

CHAPTER - VIII

Social Services:-

(a) Educational facilities :-

152. Primary Schools :- At present there are all 109 Municipal Schools as per Appendix to D(1) and D(2) out of which 72 are for boys and 37 for girls. Out of the 109 Municipal Schools 54 are located in Municipal owned buildings (39 for boys and 15 for girls) as shown in the asterisk in the Appendix and the rest are located in rental buildings.

Out of the 72 schools for boys 58 are Marathi schools, 9 are Urdu Schools, 1 is Gujarati school, 1 is Sindhi school, 1 is Telgu school and 2 are Kanadi schools. Out of 37 schools for girls, 26 are Marathi schools, 9 are Urdu schools, 2 are Sindhi schools, Besides these schools there are 25 private schools, out of which 75 are aided by the Corporation. See appendix E(3).

The total number of students taking education in municipal schools is 44241 out of which 29406 are boys and 14835 are girls.

The number of students in private schools is 24951. These include boys and girls. The Municipality is also conducting schools for giving basic training to the students.

153. High Schools:- There are 46 High Schools in Poona, out of which one is owned by Government, which is extending technical education to students. The rest of the schools are being conducted by private educational societies. See Appendix E(1).

154. Arts, Science and technical Colleges:

There are 12 colleges in Poona. A list of the colleges is given in Appendix 'E'(3). The total number of students taking education in Arts, Science and other Classes is 9091 students. Colleges conducting technical education have 2000 students. Recently the Government have established the Poly-Technic Institute which has added to the educational facilities of the City. A building has been erected on the Ghole Road opposite the municipal press building and a new building for the Poly-Technic College has been constructed on the Ganeshkhind Road near Chaturshringi. The Medical College is situated near the Sassoon Hospital and a new spacious building has been added recently. The Engineering College is situated near the sangam and gives education in all the branches of engineering of civil, mechanical, electrical, telecom, metallurgy etc. The Agricultural College is situated at Wakadewadi.

155. University of Poona: The University Act was passed in the year 1948 and immediately thereafter the Poona University was established with the Rt. Hon'ble Dr. M.R. Jayakar as its first Vice-Chancellor. In Poona there are several institutions in which scholars have devoted decades of patient learning and have imparted education to many generations of students. The University, has the benefit of experience and knowledge of these institutions. It is both of teaching and affiliating type. It is located in the old Government House at Ganeshkhind with vast open grounds round about for its extension.

156. The following is the brief account of the educational and other institutions in Poona.

Tilak Maharashtra Vidyapeeth :- founded in 1921 with a view to provide national education in non-cooperation days.

The Vaidik Sanshodhan Mandal :- It carries research in Sanskrit literature.

Training College for Men :- It is one of the oldest Government Institutions in Poona. It prepares teachers for vernacular schools in the Marathi speaking districts. It is a practical school and a hostel is attached to it.

The Vakritejak Sabha :- It was founded in 1871 to cultivate and promote the art of eloquation.

The Vasant Vyakhanamala :- It was founded in 1875. It organises lectures every year.

The ved Pothashala :- It was founded in 1881 to preserve and encourage Vedic knowledge.

The Ved Shastrotejak Sabha :- It encourages and supports learning of the vedas and Shastras and examines students every year in the curriculum prescribed by the Sabha.

The Vidya Prasarani Sabha :- started in 1922. It conducts a school namely Bharat High School and has a fine building of its own in Raviwar Peth and also a primary school.

The Yeravda Industrial School :- This is situated near the Golf Club in the neighbourhood of the Deccan College. It was started as a reformatory school. It facilitates for technical and literary education and accommodates 100 boys and trains in 18 different occupations.

Adult Education League- This institution promotes knowledge among the adults with the aid of magic lantern films and is located on Tilak Road.

New Education Society's Agarkar Girls High School:-

The school has recently built its own building in Rasta, Peth and has a strength of over 785 girls.

The College of Agriculture :- Higher education in agriculture was introduced in 1878. A farm was established to provide for practical training in agriculture. Later on, a separate college of Agriculture was started for advance training in agriculture, which provided for scientific research and training in theory and practice.

Anglo-Urdu High School :- This school promotes the Urdu language and literature. In 1920 a full fledged Anglo-Urdu High School was started.

Armed Forces Medical College :- The College came into existence in 1948. It is situated at Eaves Estate and gives courses in medical profession.

Ayurved Mahavidyalaya :- It is located in Nagesh Peth. It trains students for Ayurved Visharad and Ayurved Parangat degrees. It has got a Hospital attached to it for giving practical instructions.

The B.J. Medical College :- This was previously a school training the students for the L.C.P.S. Course. Since 1946 admissions are made to the Colleges only. At present there are 570 students in the College including girls and is affiliated to the Poona University. The clinical instructions are

imparted in the Sassoon group of Hospitals which at present contains 800 beds. Besides the M.B.B.S. degree courses, this College has also been recognized for teaching post-graduate course for the M.S. and M.D. degrees of the Poona University.

The Camp Education Society, Poona :- This Society was established in 1890 in the Poona Camp for giving primary and secondary education to the children of the poor and backward classes. The Society at present conducts two full-fledged High Schools, one in the Camp and one in Nagesh Peth and a primary school in Camp .

The Deccan Education Society:- It is the first of its kind in this part of India and conducts several schools and colleges in and outside Poona. It owes its origin to the New English School started in 1880 by late Lokmanya Tilak and others. Later on, the Fergusson College was founded in 1885. It has got 1936 students. The New English School has got more than 2,000 pupils on its rolls. The New English School on Tilak Road and the New English School at Raman Bang are in different localities. The New English School is the feeding institution of the Fergusson College and the Navin Marathi Shala has been serving as a feeder of the two branches of the New English School. This school is a model primary school and has its own set of buildings and play-ground. The youngest school belonging to the Society is the Ahilyadevi Girls High School in Poona. It carries the name of Ahilyabai the well-known historical figure from the Holkar family of Indore. The other collegiate institution belonging to the Society is the Brihan Maharashtra College .

of Commerce which came into existence in 1943. It caters for the much-needed commercial education of Maharashtra. The Society has conducted a technical institute for the last 21 years. It is a two years course of studies and is preparing candidates for Government diploma in paints and varnishes. It has a separate building of its own, which houses necessary machinery and equipment.

The Fergusson College:- This is situated at the foot of the small range of hills which now have come to be known by its name. The College originally was located in the city but in 1895 it shifted to its present site stretched along two sides of the Mutha Left Bank Canal to the north-west of the City. During the course of more than 60 years the College has considerably grown and has on its roll, a number in the neighbourhood of 2,000. It has got a set of buildings appropriate to its multifarious needs. It has almost an appearance of a University. The Amphi Theatre and a well-equipped library are other buildings worth the name. The hostels consist mainly of three blocks, double storeyed with an open space inside each of them. These carry with them the necessary attachments like kitchen, mess rooms, dining hall, bath-rooms and the canteen. A hostel for girls serves the needs of about 100 girls students. Quarters for some of the members of the staff and several menials are among the residential buildings in the premises of the College. The Chandavarkar pavillion situated between the two spacious play-grounds, the Badmington courts and more than half a dozen tennis courts and grounds for other minor games afford excellent facilities of phy-

physical culture. The College has got its own small water works.

The Brihan Maharashtra College of Commerce:-

It imparts instructions for the commerce degrees and the present strength of the College is over 600. It is located behind the servants of India Society building.

The Deccan Institute of Commerce :- This was established in the year 1888 and offers instructions on various foreign and Indian diploma examinations of the different societies. A school with a commercial bias training students for the S.S.C. Examination has also been started in Budhwar Peth.

The De Nobile College :- It is a theological College conducted by the Jesuit Fathers at Ramwadi. Many students are Indians.

The Depressed Classes Mission Society of India:-

It was started by the Maharshi Annasaheb Late Shinde in 1906 and conducts a number of primary schools for boys and girls in which education is given free. It also conducts a night school for adults. The buildings are located in Nana Peth.

The College of Engineering :- The buildings include a workshop, laboratories, drawing halls. These are situated in 23 acres tract in S. Nagar between the Central Railway line and the river Mula just beyond the Sangam bridge. The Bombay-Poona Road cuts through this tract and the College buildings are located on either side of the road. The hostels, Gymkhana and the play-grounds cover an area of about 21 acres on the other side of the

railway line. The College estate thus includes about 44 acres. A separate laboratory for Tele-communication Engineering has been fitted with air conditioned standard rooms. Accommodation is available for about 400 students in the hostals attached to the College. There are six hostel blocks.

Christian Societies :-

Several Christian Societies are conducting about 10 high schools, two training colleges, 13 lower and upper primary schools, 3 nursery schools and one night school. These give instructions to about 11,000 student students. 10 of these Institutes are located in the Cantonment and the rest in the City.

The St. Ornella's High School is located in Rasta Peth.

The High School for Indian Girls :- Hujur Pava :-

This is situated in the heart of the city. It was established in 1884. It has now on its roll more than 1100 girls. It has got its hostel which is cosmopolitan in character. It has got its own building in the heart of the City.

The Industrial Training Institute at Aundh- This institute gives training in various crafts. The institute is situated at Aundh on the old Bombay-Poona Road beyond Aundh Village.

The Law College :- This was started in the year 1924 and is located on a large plot beside the western hill. There is the main building of the college, a library with quarters for Principal and a hostel for students and a gymkhana and other buildings.

The M.E.S. Institute :- This is the oldest educational society in Poona, being founded in the year 1874. The Society conducts 10 institutions from primary to the Collegiate stage. There are two big primary schools of the Society, three big high schools, one of them being a girls high school, and a college institution. There is also a nursery and the Kinder-garten school and a secondary teachers' training institute. All the schools are equipped with spacious play-grounds and big buildings. The total number of students in various institutions is 6,000. The college gives instructions in Arts and Science Courses.

The Modern Education Society, Poona :- This was founded in the year 1932 and conducts the Wadia College which is situated on the Bund Garden Road. The site measures about 18 acres. It also conducts the Wadia Institute of Electrical Technology attached to the Wadia College, and trains about 250 students.

The Mohammedia Anglo-Urdu High School :- It was founded in 1932 and caters for 250 boys.

The Urdu High School :- It was founded in 1891. It has a strength of 200 students.

Muslim Students Union :- It aids Muslim students by the grant of scholarships, etc.

National Defence Academy, Khadakwasla :-

It is situated outside the corporation area at the foot of the hills of Sahyandri about 10 miles from Poona. The Academy Estate covers some 6000 acres of land near the lake Fife.

National Model School, Poona :- This is a

school with military bias and is situated on the estates of the famous Deccan College.

Training College for Men :- This is a Government Institution started in 1870. It has got a practical school.

Progressive Education Society :- Established in 1934; training in useful activities like shorthand, typewriting and book-keeping is given here. It has got a Modern High School on the Jangali Maharaj Road with a beautiful building and a large play-ground.

The Saraswati Mandir Sanstha :- It was founded in 1920. It started the Poona Night High School and later a Day School.

The Saraswati Vidyalaya Union :- The Vidyalaya has a primary school and a High School with about 700 pupils.

The College of Military Engineering, Kirkee :- This is situated outside the Corporation limits. It trains personnel of the Corporations of Engineering. It is located in village Dapodi on the Bombay-Poona Road.

The Shikshan Prasarak Mandali :- founded in 1883. It has got a High School Nutan Marathi Vidyalaya and an Arts and Science College viz. S.P.College, and primary schools. It has got a B.T.College called Tilak College of Education.

The S.N.D.T. Indian Women's University :- This University conducts one college at Poona and one High School.

The Shivaji Marathi Society :- Established in 1918. It runs Shivaji Maratha High School housed in its own building and also the Gandhi Training College. There is a boarding house also attached to it.

The Shivaji Preparatory Military School :- Founded in the memory of Shivaji the Great. Prepares students for S.S.C. and has got a spacious building near the Civil Courts at Shivajinagar.

Sardar Dastur High School :- It has boarding facilities for Parsees Students.

Sardar Dastur Girls High School :- The school activities include swimming, red-cross work and friends-circles.

PUBLIC INSTRUCTION (SUBURBAN).

The first primary school was a Marathi School located in a rented building near the Railway Station. This school is now situated in the compound of the Municipality.

Col. Young School at Yervada :-

The Management of this school was transferred to the Municipality in 1892. The building of this school was constructed and completed during the year 1902.

Middle school at Yervada :- This school caters for about 200 students from all classes of people living at Yervada, New Kirkee and Sangamwadi.

In 1931 three school buildings were constructed at 1) New Kirkee; 2) Sangamwadi and 3) Wakadewadi.

Research Institutes:-

The Anandashram :- Located in Budhwar Peth. This preserves and publishes old Sanskrit works and promotes ancient Indian Culture. It has got its own building, with about 8000 Sanskrit manuscripts.

The Ayurved Sanshodhan Mandal :- promotes the study in ancient Ayurvedic system.

The Bhandarkar Oriental Research Institute :- founded in 1915, offers facilities for research workers. It has got a magnificent building and vast open area and it has its own housing colony.

The Deccan College Post Graduate and Research Institute :-

It is the oldest College Institution in Poona. Now it has facilities for Post-graduate research. The college has got a spacious building and a play-ground.

The Gokhale Institute of Politics and Economics :-

Founded in 1933. Located near the Servants of India Society. It conducts investigations into economics and political problems of India which provides basis for future construction work.

Bharat Itihas Sanshodhan Mandal:- conducts historical research and has got a very good museum and library.

Servants of India Society: founded by the late G. Gokhale in 1905. It trains young men for the services of India. It has got its own

buildings near the Fergusson College :

Carvajanic Sabha :- founded by the late Joshi and has got its own building.

Literary Institutions :-

1) The Deccan Vernacular Translation Society:-

This society was founded in 1894 to encourage the production of original Marathi works and also translation of important books from other languages into Marathi, by making suitable awards to authors and translators. The Society is located at 1003, Sadashiv Peth.

2) The Maharashtra Rashtrabhasha Sabha :-

This institution was established in 1937 with the object of promoting the spread of the national language Hindi. It has got its own building in Munjoba Bol, Narayan Peth.

3) Maharashtra Sahitya Parishad :-

This is an old institution established in 1906 with the object of promoting the study and growth of Marathi language and literature. It is housed in a building of its own on Tilak Road.

4) Ranade Industrial and Economics Institute:-

This institute provides the spirit of Industrial, Technical and scientific knowledge in the country. It has its own building on the Fergusson College Road.

Women's Institutions :-

1) The Hingane Stree-Shikshana Samstha is a

situated at Hingana. This institution is founded by Dr. Karve.

2) Seva Sadan Society :- This institution was founded on 2nd October 1909 in Poona for the uplift and education of women and its building is situated on Laxmi Road.

157. List of Hospitals and Dispensaries :-

Peth and Extended area	Total No. of Establishments.
Hadapsar	7
Sonwar	19
Bopodi	5
Mangalwar	5
Shukrawar	81
Raviwar	57
Ganesh	11
Kothrud	1
Guruwar	22
S. Nagar	67
Sadashiv	122
Bhavani	21
Budhwar	79
Nana	39
Ganj	13
Shanwar	51
Kasba	38
Suburban	13
Aundh	6
Narayan	27
Yeravda	6
Pashan	1
Rasta	24

Peth and extended Area	Total No. of Estts.
Wanowrie	1
Nagesh	1
	720

188. Public Health:-

Hospitals:- Information about important medical institutes is given below.

Sasoon Hospital:- This is the oldest and largest Hospital in Poona. It was established in 1837 and has at present an accommodation of nearly 800 beds. It is conducted by Government and comprises of branches of medicine with a large X-ray plant and other equipments. It is a teaching hospital attached to the B. Medical College.

Shet Tarachand Ramnath Ayurvedic Hospital: It is established in 1925 and has an accommodation of about 120 beds. It is conducted by a Society with the help of donations from public and grants-in-aid from the Government and the Corporation. It is a general Hospital. Its special feature is that in medicine it uses Ayurvedic method of treatment. It is attached for instructions to students of the Tilak Maha Vidyalaya.

The Cantonment General Hospital :-

It is located on Shankarshet Road. It is conducted by the Poona Cantonment board.

N.M. Wadia Hospital :-

Conducted by the Church of Scottish

Mission with a total accommodation of 100 beds.

The King Edward Memorial Hospital, Rasta Path:-

This Hospital does Maternity and Gynaecological work and has an accommodation of 60 beds. An Orphan Babies' Home and an Eye-Clinic are attached to it.

The Dr. Naidu Infectious Diseases Hospital, Kennedy Road:-

It is conducted by the Corporation with a normal capacity of 120 beds. But during epidemics this can be increased to 200 beds.

General Hospital for Mental Diseases :-

This is a Government Hospital with an authorised accommodation for 1247 patients. It takes patients in accordance with the Indian Lunacy Act. It has an extensive area.

Hospital for Diseases of the Chest-Aundh:-

Recently started hospital for Tuberculosis and other chest diseases. It is run by the Government and has a total accommodation of 125 beds. Cases directed by Doctors and hospitals are admitted here for special treatment.

Kondhawa Leprosyrium :-

This is managed by private committee, and there is accommodation of 200 beds for leprosy patients.

St. Margaret's Hospital, Mangalwar Path :-

It is an Obstetric and Gynaecological hospital started in 1892 with an accommodation of 120 beds. It is run by the Church of Scotland Mission.

Institutions for Disabled:-

The David Sassoon Infirm Asylum, Sadashiv Peth, Thozar Paga:

Founded in 1833. It works for crippled and infirm poor.

The Deaf and Dumb Uplift Society, Shukrawar Peth:

It gives an elementary education to deaf and dumb children.

The Poona School and Industrial Home for the Blind:

It arranges for lodging and boarding for the blind and for their education. It has its own building at Koregaon Park Road, Poona.

Queen Mary's Technical School for Disabled Soldiers

Established in 1907. It imparts training to disabled personnel of the Defence Forces in one of the trades.

Artificial Limb Centres:-

It is run by Government and is mainly for soldiers disabled during the war but also caters for civilians.

Family Planning Association :-

It has two centres where advice and instructions for family planning are given.

Red Cross Society:-

The Society has a branch in Poona and provides amenities to patients in the various hospitals.

Arogya Mandal, Laxmi Road:-

It holds periodical health inspections of the city and conducts child welfare centres.

159. Maternity Homes :-

The Corporation gives treatment in the following Maternity Homes

- 1) Sonavane Maternity Home.
- 2) Terwada Maternity Home with a free dispensary
- 3) Dr. Dalvi Maternity Home at Wakadewadi.
- 4) Hadapsar Maternity Home.

During the year 1958-59 there were 2,667 cases of deliveries. Treatments were given to 5,317 children and milk was supplied to 78,673. 16,127 women were given treatment before delivery.

160. Family Planning:-

There are three family planning centres at the following places:-

1. Shanwar Peth Dispensary.
2. K.E.M. Hospital.
3. Gadikhana.

During the year 1958-59, 7,480 persons took advantage of these centres.

161. Municipal Dispensaries:-

The following is the list of dispensaries and clinics in the City:

<u>Name</u>	<u>Address</u>
1. Raviwar Peth Dispensary	Raviwar Peth H.No. 978 near Satranjival Chowk.
2. Bhavani Peth Disp.	Near Chhaya Talkies in Bhavani Peth.

- | | |
|---|---|
| 3. Mangalwar Peth Disp. | Barne Road, Mangalwar Peth. |
| 4. Shaniwar Peth, Disp. | H.No.164, Shanwar Peth. |
| 5. Narayan Peth Disp. | Narayan Peth near Sambhaji Bridge. |
| 6. S.Nagar-Disp. | S.Nagar General Market. |
| 7. Saukrawar Peth Disp. | H.No. 1078 Shukrawar Peth- |
| 8. Wakdewadi Disp. and Maternity Home. | S.Nagar, near S.T.Motor Stand, Wakadewadi. |
| 9. Yeravda K.S.P.B. Disp. and Maternity Home- | Near Nathibai Thakarsi Parnakuti, Yeravda. |
| 10. School Health Unit | Gadikhana Shukrawar Peth- |
| 11. T.B.Vaccination Centre. | " " |
| 12. Diagnostic Lab. | " " |
| 13. V.D. and Leprosy Clinic | " " |
| 14. Anti-Rabic treatment Centre. | " " |
| 15. Gadikhana Chest Clinic | " " |
| 16. Bhavani Peth Chest Clinic | Bhavani Peth near Chhaya Talkies. |
| 17. Gadikhana Women and Children Disp. | Gadikhana, Shukrawar Peth- |
| 18. Ambil Odha Disp. | Ambil Odha Mpl.Colony. Saddshiv Peth. |
| 19. Hadapsar Disp. Mat. Home and Mother & Child Welfare centre. | Hadapsar, Sholapur Rd. |
| 20. Nana Peth Disp. | Nana Peth near Parsi Agyari. |
| 21. Dr. Naidu I.D.H. | Kennedy Rd. behind Poone Railway Stn. |
| 22. T.B-Informary | -do- |
| 23. Mobile Disp. | -do- |
| 24. Free Eye Clinic | Bhavani Peth near Chhaya Talkies. |
| 25. Yeravda Mother and Child Welfare Centre. | Near Nathibai Damodar Thakarsi Parnkuti, Yeravda. |
| 26. Rasta Peth Mother & Child Welfare Centre. | Rasta Peth, K.E.M. Hospital. |

27.	Ambil Odha Mother & Child Welfare Centre.	Ambil Odha Mpl. Colony, Sadashiv Peth.
28.	Wakadewadi Mother & Child Welfare Centre.	S.Nagar near S.T.Stand, Wakadewadi.
29.	Sonawane Mother and Child Welfare Centre.	Sonawane Plot, Bhavani Peth.
30.	Kasba Mother & Child Welfare Centre and Kasba Creche.	Kasba Peth Municipal Colony.
31.	Shanwar Peth family Planning Centre.	Shanwar Peth Municipal Dispensary.
32.	K.E.M.Family Planning Centre.	K.E.M.Hospital, Rasta Peth.
33.	Gadikhana Family Planning Centre.	Gadikhana, Shukrawar Peth.
34.	Vaccination Centre.	Vishrambagwada, Sadashiv Peth(Dispensary).

The Municipality also runs a B.C.G. Clinic. These services are found useful to check the spread of T.B.

162. The following table gives information of Population, Births, deaths during the year 1958-59.

(The Figures in the brackets are for the year 1957-58).

Area	Mid year estimated population of 1958.	Male	Births female	Total	Birth % per 1000
City Area	5,70,367 (5,03,857)	8,559 (7,906)	8,091 (6,664)	16,650 (14,570)	29.19 (30.86)
Suburban Area.	59,974 (53,474)	694 (894)	567 (804)	1,261 (1,698)	21.02 (31.09)
Extended Area.	83,659 (76,659)	1,142 (1,147)	1,083 (1,091)	2,225 (2,238)	25.68 (29.07)
All Corpora- tion Area.	7,17,000 (6,34,000)	10,395 (9,947)	9,741 (9,559)	20,136 (19,806)	28.08 (30.73)

8:(222):

Area	D e a t h s .			Death rate
	Male	Female	Total	
City Area	3,142 (3,203)	3,120 (3,039)	6,262 (6,242)	10.98 (12.39)
Suburban Area	123 (196)	97 (185)	220 (381)	3.65 (7.10)
Extended Area	316 (446)	265 (453)	581 (899)	6.74 (10.42)
All Corporation Area.	3,581 (3,845)	3,482 (3,677)	7,063 (7,522)	9.84 (11.88)

Besides the Government and the Corporation Dispensaries, there are several private hospitals and dispensaries and Maternity Homes in the City.

CHAPTER - IX.

Community Centres :-

Markets :-

163. Vegetable Markets :- There are eight vegetable markets within the Corporation limits. Out of these five are located in the City limits and the rest in the extended area villages.

	<u>Gallas</u>
1. Mahatma Phule Market	1538
2. Bopodi Market	30
3. Hadapsar Market	12
4. Yervada Market	37
5. Ganesh Peth Market	32
6. Guruwar Peth Market	12
7. Bhavani Peth Market.	23
8. Kasba Peth Market	32.

Out of these eight markets, Mahatma Phule Market and Hadapsar Market are of great import. The Mahatma Phule Market was established in 1845. This market deals in vegetables, fruits etc.

Besides these markets, there are two Milk Bazaars. One of these Milk Bazaars has been ^{newly} ~~new~~ constructed near Dulya Maruti Temple in Ganesh ^{Peth} Peth. The other is located on the Karve Road.

164. Cattle Bazaar :-

This is situated in Mangalwar Peth behind ^{the} Police Chowky. A scheme for the development of the site of Gadi Tal at present existing in Mangalwar Peth House Nos. 226 to 232 is under-way. Sanitary blocks have been constructed and the work of constructing roads, etc. is in progress.

165. Cart Stands:- There are five cart stands in the City as mentioned below:-

1. Kavathi Adia, Sadashiv Peth-
2. Karve Road.
3. Bhavani Peth.
4. Mahatma Phule Market.
5. Swargate Gadital.

Provision for drinking arrangements for the cattle and sanitary blocks for the persons using the stand has been made.

166. Kadba Bazaar:- Grass being inflammable material, has to be removed from the City. Three sites have been fixed for this purpose.

1. Bhavani Peth near Ghaseti Bridge.
2. Nana Peth near Gadi Tal.
3. Karve Road near Gadi Tal.

167 Cattle Pounds:- There are three cattle pounds in the City, one at Narayan Peth and the other at S.Nagar and the third cattle pound in the Bhavani Peth has newly been added.

167A. Mutton, Beef and Fish Markets:- There are ten mutton markets situated in different localities of the City.

	Name of the Market	Kind	Location.
1.	Shukrawar	Mutton & Fish	Nehru Chowk
2.	Ganesh	-do-	250A Ganesh behind the Shirin Talkies.
3.	Kasba	-do- beef.	1095A Kasba Bhoi Ali, 217 Kagdi pura.
4.	Nana	Mutton	559 Nana behind the Nivdungya Vithoba .

5. Bhavani	Mutton	Near Ramoshi Gate
6. Bhavani	"	381 near Old Motor Stand.
7. Guruwar	"	435 Guruwar near Krishnahatti Chowk-
8. Yervada	"	S.No.1 Jail Road.
9. Wakadewadi	"	F.P.No.50,51 T.P. Suburban Scheme No.1
10. Karve Road	"	F.P.No.29, T.P.S. No.1.

(Note: Slaughter House is situated at S.No.4 Kondhwa).

169. Grain Market :- The whole-sale grain business is carried in the Nana and Bhavani Peths in the Adat Allis. During the rationing period the grain-godowns were constructed opposite Civil Courts for storing the grains. The roads in the Bhavani Peth and Nana Peth are very narrow and the carts are made to stand on the road for loading and unloading of grain. It is, therefore, necessary to provide an access from the rear for this loading and unloading. The grain markets are proposed to be shifted to a new spacious place near the New Timber Market.

170. Cloth Market :- The main cloth shops are in Buduwar Peth on the Station Road from Moti Chowk to Budhwar Chowk and on the Laxmi Road from Sonya Maruti to Umbraya Ganapati Chowk. Cloth shops are also seen on the other main roads of the City.

171. Timber Market :- The T.P.Scheme No.III was declared in the year 1935, and this provided for a timber market. The Bhavani, Nana, Ganesh and Raviwar Peths have got larger godowns of fuel and wood and also the saw-mills. The roads are very narrow. Much time is taken for removing the unloaded material which

is dumped on the road. This causes a great obstruction to the traffic. On account of this difficulty and chiefly on account of the danger to the life due to fire, the Corporation took up the question of shifting these bazaars outside the congested locality. A part of the bazaar i.e. the Marwari and the Pangul Ali merchants, has already been shifted to the new place reserved in the scheme. The area reserved in the new place reserved in the scheme. The area reserved in the scheme was found inadequate, and hence additional area was taken. The total area now is about 13 acres. This is now proposed to be increased. A part of the flow of the nagzari has been diverted and the low-lying portions have been filled up. The main road in the market is 80 ft. in width and the other roads are 40 ft. in width. This bazaar has got 135 plots.

Parks and Gardens :-

The Corporation has provided the following amenities:-

- (1) Public Gardens (2) A Zoo (3) Aquarium
- (4) Phul Rani Train for children (5) Swimming Pools and (6) Shivaji Akhada.

172. Public Gardens:-

The importance of public gardens in the city is quite apparent, especially in a city like Poona, which is very congested. Sufficient open spaces in the residential houses in gaathan are not available and persons in these localities are eager to go outside in gardens and other open spaces for physical and mental recreation. This is very necessary from the hygienic point of view. With the growth of the town

the need for these amenities will be on the increase. Gardens have sprung in the City only in the last 100 years. Before that there was no such necessity as the population was small and open spaces round about the houses were available. During the British regime several gardens like the Bund Garden, Empress Garden and Botanical Garden were constructed. These gave beautiful shed and afforded places for rest and recreation.

Bund Garden :-

The Bund Garden is situated on the bank of the Mula-Mutha river. This was constructed in 1869. It measures 180 yds.x80 yds. Previously, the military band used to be played three times in a week. Now it is under the Superintendence of Agrihorticultural Society.

Empress Garden :-

This is situated to the East of the Race Course. It is now under the management of the above mentioned society. The garden has extensive shady trees.

Budhwar Baug:-

Previous to 1938 there was a garden near Budhwar near Budhwar Chowk. But, it was very small. Therefore, it was removed and the place is now being used as vehicles stand.

173. The Following is the increase in population per acre which will give an idea of the necessity for gardens:-

	<u>1931</u>	<u>1941</u>	<u>1951</u>
Sadashiv	71	121	194
Narayan	92	144	213

	<u>1931</u>	<u>1941</u>	<u>1951</u>
Shanwar	119	165	229
Budhwar	184	233	352
Raviwar	180	227	370
Kasba	176	236	339
Mangalwar	80	103	176
Somwar	78	117	186
Rasta	75	136	153
Nana	85	129	213
Bhavani	69	102	190
Shukrawar	91	138	200

174. Municipal Gardens:-

The following is the list of Parks and Gardens constructed by the Municipality during the last 30 years.

1. Sambhaji Park.
2. Jijamata Baug.
3. Daruwalla Bridge Garden.
4. Shivaji Park.
5. Khadi Maidan Baug.
6. Power House Garden.
7. Kumbhar Wada Garden.
8. Peshwe Park.
9. Kamala Nehru Park.
10. Ghorpade Park.
11. Shanwar Wada Park.
12. Shivaji Talao Garden.
13. Chhatrapati Shahu Park.
14. Wilson Garden.

Sambhaji Park:-

About 2000 people come to this park every day. It has got facilities for children with merry-go-round and Recreation facilities for grown-ups are also available.

There is an aquarium in the garden. The small fountains have added to the beauty of the garden.

Peshwe Park:-

This is a popular garden situated on the foot of the Parvati hills. It has an advantage of shady trees. Earth from the excavation of the Parvati Tank was available. The natural advantage of the levels increased the utility of the garden. An artificial hill has been constructed and trees and path-ways have been grown up on this. The garden being very shady is popular with children and the tourists. A Phul Rani, a small train for the use of children is run by the Corporation.

Erandavana Park: - Kamala Nehru Park:-

A site for four acres was reserved in the T.P. Scheme No. I for the garden and in 1954 a beautiful lawn was laid at this site. The daily attendance is more than 5,000.

Ghorpade Park:-

A site was taken on long lease from Rajesahab Ghorpade and a beautiful garden has been constructed on this plot of about 3 acres.

Jijamata Baug:-

This garden has been constructed at the place of the old Shivaji's palace of Lal Mahal opposite Shanwar Wada. This is reserved for women and children only. Its name Jijamata is given after Shivaji Maharaja's mother. Being situated at the centre of the City, it is found very useful.

Shanwar Wada Park:-

The Government have now undertaken the work of constructing a garden on the site of the old palace of the Peshwas where water supply from the Katraj Tank is now made available. It is under the management of the Archaeological Department. The work of constructing a garden is yet to be completed. But, the Corporation has constructed a small lawn in the open space between two bestrians of the Shanwar Wada.

Shivaji Talao Garden :-

This is a garden at the foot of Shivaji Bridge behind New Corporation Building.

Chhtrapati Shahu Park :-

This is situated in the Somwar Peth near Narpatgir Gate and is very useful for the residents of Rasta, Somwar, Nihal and Nana Peths. A beautiful swimming tank forms part of the gardens

Wilson Garden (Suburban) :-

The residents of Yervada and New Kirkee had in the past requested for the provision of market somewhere near the Industrial School at Yervada. Six acres and fourteen gunthas of land was proposed to be acquired for this purpose. The estimated cost of the scheme was rupees two lakhs. But later on it was substituted by the Wilson Garden Development Scheme. This garden is situated near the Poona Railway Station. Out of the piece of land acquired for this garden a central portion of the centre was reserved for a garden and the rest of the area was divided into 18 plots costing the Municipality a

total sum of Rs. 1,73,184/-. Special Bye-laws for erection of buildings were framed permitting only two-thirds of the area to be built upon. In the year 1942 the garden was laid out.

Gardens (Suburban):-

The first garden was opposite the Sassoon Hospital.

The Bund Garden is maintained and cared for by the Agri-Horticultural Society.

175. Swimming Pools:-

Till the establishment of the Corporation the City had two Swimming Pools- one Shivaji Tank run by the Corporation and the other Tilak Tank - Deccan Gymkhana Swimming Tank run by the Deccan Gymkhana Colony. The Shivaji Talao is 200'x100' and has got compartments specially reserved for ladies and children. It is situated in Bhamburda by the side of the river. It is not usable during the rainy season when the flood water enters the tank.

In the year 1952 the Corporation constructed a New Tank for the use of the residents of the eastern part of the Town. This tank is located in Somwar Path near the Shahu Gardens. This tank is fitted with the filtration plant which ensures crystal clear water. The tank is constructed according to the International Standard measures prescribed for swimming races. Facilities for washing, cleaning clothes are provided. A visitor's gallery has also been constructed.

176. Shivaji Akhada :-

Poona possessed several small gymnasiums in

various parts of the city. A central arena in which prize combats could be held was a long felt necessity. The Poona City Municipality constructed the Shivaji arena by the side of the river near the Shivaji Bridge in the year 1954. This was enlarged and improved in the year 1952. About 15,000 can sit comfortably to watch the combats. This arena can also be used as an Open Air Theatre. A stage of 34' x 18' has been constructed and 1500 chairs can be accommodated for the visitors and 6000 people can sit on the ground to watch the dramatic performances.

Halls, Clubs and Recreation Centres :-

177. Halls :- Compared to the vast expansion of the town, facilities of big halls for big meetings and development of cultural activities falls short of the exact requirements. But, compared to other cities, Poona is fortunate in possessing many public halls. The various colleges and schools have their own theatres and assembly halls. The various public institutions also like the Servants of India Society, Maratha Chambers of Commerce, Seva Sadan, Kesari Maratha Sanstha, the Congress House, etc. have got their own halls. The Reay Industrial Museum has got its lecture hall on the Laxmi Road, which is used for lectures, on science.

Public meetings, which cannot be accommodated in the closed halls, are arranged in the open grounds, chiefly 1) Opposite the Shanwar Wada, 2) Behind the S.P.College, 3) the Fergusson College ground and 4) Race Course.

The yearly Vasant Vyakhayan Mala is held in the open space in New English School premises on Tilak Road.

A feature of the summer season in Poona is the holding of the several marriages in Poona. Fairly good facilities for holding these marriage ceremonies are available in Poona. There are several Mangala Karyalayas in the City.

The various gymkhanas have got their own halls, where games like badminton, table tennis are played. The Mangala Karyalayas are also used for holding music concerts and periodical educational and other conferences and lectures.

178. Clubs:- The following is the list of the important Clubs in the City.

<u>Name of the Club</u>	<u>Location</u>
1. Poona Club	Near Council Hall.
2. Deccan Gymkhana Club	Deccan Gymkhana.
3. F.Y.C.	-----
4. Geanies Club	Nana Peth.
5. Jolly Club	Narayan Peth
6. Club of Maharashtra.	Tilak Road.
7. Golf Club	Yervada.

179. Recreation Centres:- Till 1931 when the talkies were first introduced, the main source of recreation was the dramas, silent pictures and 'Tamashas'. The Aryan Cinema was the main theatre for silent picture and the Kirloskar Theatre and the Arya Bhushan Theatres for the dramas. The Vijayanand Theatre was then renovated. In 1931 the Minerva Talkies was

added, and in 1936 the Prabhat Talkies was added. The following is the list of the Cinema Theatres, showing their locations.

<u>Name of Cinema Theatre</u>	<u>Location.</u>
1. Appollo	Nagesh Peth.
2. Anant	Ghotpuri.
3. Alka	Near Sambhaji Bridge in Narayan Peth.
4. Aryan	In front of phule market.
5. Aryabhushan	In Ganesh peth on Laxmi Road.
6. Empire	Bund Garden Road.
7. Open Air Theatre	Behind the Corpora- tion Office.
8. Globe	In Shukrawar Peth on Shivaji Road.
9. Deccan	On Jangali Maharaj Road on Deccan Gym- khana.
10. Chhaya	Bhavani Peth-
11. Nishat	In Bhavani Peth near Camp Education Society's High Schoo
12. New Shirin	On the boundary of Nagazari in Ganesh Peth on Laxmi Rd.
13. Paramount	Near Budhwar Chowk & in front of Faraskha
14. Prabhat	On Bajirao Rd. in Budhwar Peth-
15. Bhanuvilas	In Narayan Peth-
16. Mahatma	Yeravda-
17. Kinerva	In Shukrawar Peth near Phule Market.
18. Vasant	Near Mana Wada.
19. Vijay	On Laxmi Rd. near Shedage Vithoba.
20. Vijayanand	Shukrawar Peth in Gavani Ali.

- | | |
|-------------------|--|
| 21. Shree Krishna | In Budhwar Peth near City Post Office. |
| 22. Hind Vijay | On Jangali Maharaj Rd. near Gynkhana Bus Terminus. |

Some of these theatres are used for performing dramas and tamashas. In the summer season temporary Open Air Theatres are constructed and dramas are held for a period of two months. Such places are Shivaji Akhada, Bharat Natya Mandir, Club of Maharashtra Ground, Kutan Marathi Vidyalaya.

180. Libraries :-

There are several libraries in the town to cater for the needs of the educated people. Among them are students and Office-going personnel. It is, therefore, natural that Poona should have many libraries.

Nagar Wachan Mandir which is the oldest one is situated on the Laxmi Road. This library has got a very good collection of books, news-papers and periodicals. The Marathi Granthalaya is another library situated in Narayan Peth. The Government Library Maharashtra Granthalaya has now been handed over to the Corporation and is now situated in Vishrambaug. This has got a collection of more than 50,000 books. There are free reading rooms in the City which only exhibit the daily and periodical news-papers. There are in all 37 free-reading rooms conducted by the Corporation, out of which 20 are situated in the city and 17 in the extended areas. These reading rooms are provided with 7 dailies, 6 weeklies and 14 periodicals. All the colleges, important schools and prominent institutions (The Servant of India Society, the Kesari

Maratha, the Bharat Itihas Sanshodhan) are equipped with very good libraries. The Poona University has an upto date collection of educational books. The Albart Edward Institute's library is situated in the eastern part of the city.

181. Temples and Holy Places :-

There are several temples and holy places rich with traditions of centuries old, in and around Poona. We give below the important places of worship in the City area.

1. Amriteshwar in Shanwar Peth built in the time of Bajirao the first.
2. Belbaug Vishnu's temple built by Nana Phadnis.
3. Chaturshringi situated on the hill near the Government House to the north-west of Poona.
4. Jogeshwari- There are two Jogeshwaries- red and yellow in Budhwar and Chukrawar Peths.
5. Kasba Ganpati: The first old temple in the heart of the City, near Shivaji's old palace Lal Mahal.
6. Nageshwar temple :- One of the oldest temples in Poona in Nagesh Peth.
7. Parpatgir in Somwar Peth: This is a temple of the Gosavi sect in Somwar Peth.
8. Onkareshwar river side temple in Shanwar Peth. A burning Chhat is situated near this temple.
9. Padmayati temple:- Three miles from Poona on Satara Road.
10. Pataleshwar Bhanburda: Ancient rock-cut cave temple in Bhanburda on the Jangali Maharaj Rd.
11. Parvati: 18th Century temple built on a hill about 250 ft. high on the South-west side of the City. Peshwa Kanasaheb built it.
12. Tulshi Baug: A beautiful temple of God Ram built in the times of Peshva Madhavrao the first.
13. Vetat Temple in Guruwar Peth.
14. Khunya Murlidhar Temple in Sadashiv Peth.
15. Nivadungya Vitoba in Nana Peth.
16. Bhikardas Maruti Temple in Sadashiv Peth.

17. Vithalwadi temple on the way to Fort Sinhgad.
18. Someshwar temple in Somwar Peth.
19. Jain Parasnath Mandir in Guruwar Peth.
20. Shaikh Sallas Dargas in Shanwar and Kasba Peths.
21. Jumma Masjid in Raviwar Peth.
22. Angarasha Takkya in Bhavani Peth.
23. Bohari Jamatkhana in Raviwar Peth.
24. Fire temple of Parsees in Nana Peth.
25. Datta Mandir in Shukrawar Peth.
26. Bhavani Devi Mandir in Bhavani Peth-
27. Modi Ganapati Mandir in Narayan Peth-
28. Rameshwar Mandir in Shukrawar Peth-
29. Ganapati temple in Parvati Tank.
30. Vriddheshwar temple in S.Nagar.

There are several other temples and places of worship in the City. These serve as a place of frequent congregation on religious occasions and need to be preserved. The tendency has lately been observed to construct tenements in the open spaces of the temple which were originally meant for assemblies. This needs to be checked. Open spaces in and around the temple proper need to be preserved both from the hygienic point of view as also for provision of meeting places of the people in the locality.

182. Other Institutions:-

Hindu Women's Rescue Home Society, Narayan Peth.

Hingane Stri Shikshan Sanstha.

Poona Women's Council.

Seventh Day Adventists Mission.

Pant Sachiv Scout Head-quarters.

Mahila Seva Gram, Erandavana.

Gujarathi Kalyani Mandal- It has a primary school on Laxmi Road and a full-fledged High

School in Raviwar Peth.

Jewish and Bene Israel Institutions, Poona.

Karnatak Sangh.

South Indian Association.

Maratha Chamber of Commerce and Industries
on Tilak Road.

Lord Reay Industrial Museum in Phule Market
and on Laxmi Road.

Anath Vidyarthi Griha- situated in Sadashiv Peth

Some Institutions of Music and Drama:-

Bharat Gayan Samaj

Gandharva Maha Vidyalaya

Gopal Gayan Samaj

Maharashtriya Kalopasak

The Social Club.

Some Religious and Philosophical Institutions:-

Acharya Kul in Sadashiv Peth.

Geeta Dharma Mandal in Sadashiv Peth.

Hari Kirtan Pathashala

Poona Philosophy Union.

Prarthana Samaj, Budhwar Peth-

Sakhare Maharaj Math, Shukrawar Peth.

Theosophical Society, S.Nagar.

Christhi Prema Seva Sangh Ashram.

Vivekanand Society.

Regional and Sectional Institutions :-

1) The Andhra Association and Achanta Seshamamba
Telgu Library, Deccan Gymkhana.

2) The Bengalees Association in Rasta Peth-

3) The Poona Rigvedi Deshastha Shikshenottejak
Samstha in Budhwar Peth.

4) The South Indian Association in Rasta Peth-

5) The Yadnyavalkya Ashram in Kasba Peth-

6) Karatha Education Society.

183. Shopping Centres:-

The history of the town reveals that when Budhwar and Raviwar Peths were established the main business was carried out from Budhwar Chowk to Moti Chowk and Budhwar Chowk to Datta Mandir and in Raviwar from Daruwalla Bridge to Someshwar including the Bohori Ali. Later on, the Laxmi Road was constructed and the important shopping centre was added from Lakadi Bridge to Quarter Gate.

In the gaathan city proper, there is no hard and fast rule regarding the location of shops. Small shops like those of grocery, vegetables, or of hair-cutting saloons are distributed all over the gaathan. The main bazaars are, however, located at certain important places. A list of categories of various shops generally found in city area is given below :-

Category of Shops:

Glass Bangles.

Perfumery.

Cotton seeds

Buru

News-papers.

Cream butter.

Chana Murnure

Grass

Snuff Tobacco

Earthenpot's maker.

Timber

Gunny Bags.

Stationery Marts.

Furniture.

Flower Shops
Moulding and welding
Flour Mills.
Sweet-meat
Turning
Vulcanizing
Cloth
Kirana
Gold and Silver Shops
Hair-cutting saloons.
Medical Stores.
Vegetable and fruits.
Leather work and shoe makers.
Typewriting
Panpatti
Cloth printing
Disposal Goods' Shop.
Automobile shops
Hard-ware
Tailoring
Bakery
Waste Paper
Book-binding and paper shops
Watch-maker
Fire-wood and charcoal
Photo
Photo-grames
Diary
Radio and Electric
Cap Mart
Book Stall
Musical Instruments.
Painting
Brass and Copper
Mutton

Fire works.

Laundry

Bidi leaves.

Motor spare parts

Soap and perfumery

Miscellaneous

Toys

Electrical goods.

Motor repairing works.

Aerated water.

Note: List of Pethwise classification of these shops is maintained in the office.

CHAPTER - X.

Government and Public Offices :-

Commercial Places:

184. Banks:- Being a district place Poona has important commercial concerns. There are several Banks including the State Bank having its two divisions one in the city and the other in the Cantonment, the District Central Cooperative Bank, the Maharashtra Bank and branches of several other banks. These banks are located in the business localities.

185. Municipal Offices :-

The Municipal Offices previous to 1930 were located in the Bazaar Market building on the top floor. This place being insufficient, several places were taken over on rent for accommodating branch offices. In the year 1930 the Vishrambaug Wada was purchased from Government and a top floor added to it and many other alterations were made. Since 1930 to 1960 the Municipal Offices remained in the Vishrambaug Wada. In the year 1953 the work of constructing a new spacious building for the Corporation was taken in hand. This site is located near the New Bridge in the S. Nagar Area. It is an imposing structure of latest design and architecture. The features of this structure are as follows :-

*The new office building consists of three wings 1) the Central Wing having ground and four floors and the other two wings having ground and three floors. The total building up area is approximately 1,44,000 sq. ft. giving accommo-

dation to all existing Municipal Offices. The total cost of the project including all the necessary amenities is approximately 33 lakhs.

The construction of the building was started in August 1958 and the building was completed in December 1959, with all the necessary amenities. ^{The} Corporation Offices have been shifted to this site from the 26th January 1960.

Religious Buildings:-

183. Temples:- The oldest temples Punyeshwar and Narayaneswar on the river Mutha were converted ^{into} ~~into~~ Muslim tombs in the 14th Century and thenceforward are known as large and small Shaikh Sallas. The Tulshibaug temple has a very elegant conical spire 140' high and ornamented with figures. The Shiva temple at Sangam seems remarkable in having a 'gopura' in the Dravidian style. The hill-temple of Parvati bears historical remainiscences. The temples in Poona erected during the Maratha period are the direct descendants of the decadent Bijapur style of architecture. Built on large plinths, they have two component parts, consisting of a basic stone-structure superimposed with moulded brick work- In the Gosavi Pura, the sanadhi of an unknown priest, very exquisite for its carving, and built in the Mughal style can be seen.

There are several temples, Mathas and Churches situated in various parts of the town. Most of these temples are several years old. The oldest is Kedareswar temple in Kasba Peth. Several other temples have been constructed during the reign of

Peshawas. The Belbaug, Tulshibaug, Khunya Murlidhar, Omkareshwar, Nageshwar, are the chiefs of them. The Parvati and Chaturshringi temples are located on the hills. Chaturshringi is a temple on the hill near the Ganeshkhind Road. This hill is considered to be prehistoric primary formation. Towards the west of it, is the Vetal Hill on whose plateau was located the former Flying Club. Fairs are held in the months of Shravan and Ashvin every year at Parvati and Chaturshringi respectively. These fairs are attended by thousands of people from Poona and outside.

The temples offer meeting places for residents of the locality. Kirtan, Bhajan or Pravachans are held on festival days in the week. Such programmes are held in many of the temples even daily and from the social point of view they serve a great purpose. It is, therefore, necessary to see that sanctity of the temples is preserved and no other structures are constructed in the area which will affect the holy atmosphere of the temple. The halls or Sabhagrahas in front of the Deity ought to be kept in good condition and sufficient open places round about the temples need to be kept.

187. Architectural Buildings :-

The Pataleshwar Caves near the Jangali Maharaj Temples date back several years back. The old Wadas of Sardars are also worthy of mention from the architectural point of view. They are generally surrounded by High Walls and have two or three quadrangles inside. The Delhi Gateway of the Shanwarwada between two Bastions consists of a double door studded with long

iron spikes. The pointed arch reveals traces of colour decorations. Above is a long gallery with projecting roof. The excavations made by the Archaeological Department in the Shanwarwada have exposed various kinds of cisterns and basements of apartments allotted to the family members of the peshwas. The Hazari Karanja is a very fine exhibit. Ten massive pillars of the 'suru' form line the verandah of Vishrambag-wada Palace. The Sassoon Hospital, the Deccan College and the Council Hall are the buildings constructed during last century in the Gothic style. Another imposing building is the present University of Poona. Till recently it was the Government House, the seasonal residence of the Governor of Bombay. It is built in the Gothic style.

188. Caves :-

The geological structure of Poona is a vast tableland composed of Deccan Trap. Many caves round about Poona are found. The world famous ^{Cave} Caves of Karla are situated about 30 miles from Poona. There is one Brahmanical cave near the Jangali Maharaj Temple. It is known as Pataleshwar Temple. The main cave is a huge rectangular building with several rows of square pillars. It was excavated probably in the 8th Century.

189. Some Buildings of Interest in Poona :-

Bharat Itihas Samshodak Mandal :- This historical institute is situated in Sadashiv ^{Pe} and has got excellent collection of rare old paintings.

College Buildings :- University of Poona. The College of Engineering (1835), Fergusson College (1895), Law College (1906), Sir Parshuram Bhaui College (1827), Wadia College (1936), Medical College (1951) near Railway Station.

Dadaji Kondadev's Dam :- Remains of this old Dam Constructed on the Ambli Odha by the foot of the Parvati Hill are still seen.

Wadas of Peshwas :- These wadas were constructed for the Peshwas and Sardars and were almost miniature fortresses. Mention can be made of Vishrambag Wada, Nana Wada, Rasta Wada.

Vishrambag Wada :- Built in 1808 and situated in Sadashiv Peth. Its entrance is surmounted by a 'Meghadambari'. Till recently it was used as Head Office of the Poona Municipal Corporation.

Nana Wada :- This was the Wada of Nana Phadnis. It is to the south of the Shanwar Wada. The front portion is preserved in good condition. It is now used for the High School of the Corporation.

Raste Wada :- It was built between 1777 and 1784. It used to have its own water supply brought through an aqueduct from Wanowrie. There is a beautiful Ram Mandir in the compound.

Besides these wadas there are other wadas like Merobadada Phadnis Wada, Purandare Wada, Phadke Wada, Khasgiwale Wada etc.

Memorial Halls :-

Poona has several halls of importance. Mention may be made of Tilak Smarak Mandir on the Tilak Road, the Gokhale Hall on t

the Gokhale Hall on the Laxmi Road, the Chiplunkar Memorial Hall on Tilak Road, the Sarvajanic Sabha Hall in Bhukrawar Peth, the John Small Memorial Hall in the Budhwar Peth, Mhaske Hall on Tilak Road, Indian Medical Associations Hall on Tilak Road.

The Servants of India Society, Poona, founded by the late Mr. G.K. Gokhale has got its own building in Shivajinagar.

Other Places :-

At Katraj a reservoir of water dating back to the days of the Peshwas is situated.

Khadakwasala :- 11 miles from Poona, the Chief source of supply of water is situated.

At Khadakwasala a Government Central Water and Power Research Station is established. The National Defence Academy is also situated at Khadakwasala.

Parks and Gardens :-

Botanical Gardens :- The Botanical Gardens cover a considerable tract of land, about half a mile north of the Poona University and adjoining the Mula river and the village of Aundh. They were laid out in 1865.

Bund Gardens :- These pretty gardens completed in 1850 and are situated near the Jamsetji Bund, across the Mula-Mutha river.

The Empress (Botanical) Gardens :- These gardens are situated on the western border of the Cantonment and cover about 41 acres.

Pashan Reservoir :- At Pashan four miles north-west of Poona there is a reservoir supplying water to the

area near Government House at Ganeshkhind. There is also a Shiva Temple. This is a suitable place for picnic parties.

Mention may be made of Aranyeshwar of Poona-Satara Road, Padmavati on the same road, Saras Bag near the Parvati Hills which has the old island temple of Ganpati, Vithalwadi on the Poona Sinhagad Road.

Public Places :-

An Aerodrom is situated near the Central Jail at Yervada and the Beam Mike Wireless Transmitting Station near Dighi. The Race Course is situated on the Sholapur Road near the Express Gardens, Hira Baug is the old Town Hall of Poona with which the late Justice M.G. Ranade was associated.

Poona is also studded with a number of clubs and gymkhanas.

Sangam :- The confluence of the Mula and Mutha rivers is just near Poona. There is also a temple with a Gopura in the South-Indian style.

Shindia's Chhatra :- This is the place in the village Wanowrie.

The Meteorological Offices :- This is the technical head quarters of the Indian Meteorological Department and is located on the Ganeshkhind Road at Shivajinagar in magnificent building with a conspicuous clock tower.

National Chemical Laboratory at Pashan :- It is situated on the Pashan Road in an area of about 47 acres on a beautiful plateau.

190. Civic Administration :-

The Local Self-Government Act came into

force in 1850 but the Poona City Municipality was established in the year 1957. The development of civic administration of the last 100 years is given in the following table :-

Y e a r	Members appointed by Govt.	Elected members	Total No. of members.	President
1857 to 1875	38	0	38	Collector (Govt. Officer.
1875 to 1883	28	0	28	"
1883 to 1885	12	12	24	"
1885 to 1893	10	20	30	Appointed by Government.
1898 to 1912	18	20	38	"
1912 to 1918	13	26	39	"
1918 to 1921	13	26	39	Elected.
1921 to 1928	7	43	50	"
1928 to 1938	5	45	50	"
1938 to 1950	0	60	60	"
From 15th Feb. 1950	Advisory Board.	--	Advisory Board	Advisory Corporation was established & the Municipal Commissioner started to conduct the administration.
26th March 52 to 8th Feb. 53.	0	65	65	Elected (Mayor), 64 Corporators have given their resignation. Municipal Commissioner had got the powers of Corporation & Standing Committee.
11th Dec. 57	0	65	65	Elected ^{members} started to conduct the administration.

In the year 1882 during the reign of Lord Repon a new Act of ^{Local} ~~Local~~ Self-Government was passed and in the year 1883 the first election of the City Municipality was held. The year 1918 was important as the President was elected from amongst the elected members of the public. Upto that year, the President used to be from amongst nominated members. From 1901 to 1925 the administration of the City Municipality was carried on according to the District Municipal Act, but since 1925 a new Act called the Municipal Boroughs Act came into force. Till the year 1949 the administration of the City Municipality was controlled according to the provisions of this new Act. A necessity had been felt to coordinate the activities and include round-about villages in one unified administration. The Bombay Government appointed a Committee in the year 1947 under the chairmanship of Shri. M.D.Bhat, I.C.S. for this purpose. The report of the Committee was duly submitted in the year 1948. As a result of findings of this Committee, a temporary Act was passed whereby the Municipal Commissioner was appointed in January 1949 in place of the Chief Officer of both the Poona City Municipality and Suburban Municipality. Thereafter the Bombay Provincial Municipal Corporations Act was passed and both the Municipalities were included in the Corporation from 1950. Subsequently the Bombay Government published a proclamation in the Gazette of 1st August 1950 and amalgamated the following areas in the Corporation.

No.	Name of the village.	Portion amalgamated in the Corporation limits.
1	Bopodi	Area of village proper, gaathan and not coming in the limits of the Kirkee Cantonment Board.

2. Dhanori S.Nos. 39 to 47 and 83 to 89.
3. Yervada Area not coming in the Kirkee Cantonment limits and village proper and gaathan.
4. Lohogaon S.Nos. 198, 204 to 207.
5. Vadgaon Sheri S.Nos. 29, 25, 34A, 34B, 24, 23, 23 to 28 and 30 to 33.
6. Ghorpadi S.Nos. 14 to 18, 20 to 22, 24 to 33 and 80, Rifle Range Survey No. 81, Ghorpade Railway Yard and S.No.78.
7. Mundhwa S.No.1 to 4, 42, to 71, 88 and 94 96, 98, 99, 101, 102 and gaathan.
8. Hadapsar. S.No.1 to 6, 9, 24, 106 to 113, 119 to 122, 152 to 153, 161 to 166, 210 (part), 211 (part) 216(part), 226 to (part) 230, 234 to 236, 256, 254, 258, 260 to 263, 265, 296A, 296B to to 298, 306 to 308, 313 to 316 (including gaathan portion.).
9. Kondhawa S.No.1 to 6, 16 to 21, 63 to 65 Khurd. and gaathan.
10. Poona City Area not coming in the Poona Cantt. Kasbe Poona limits and including proper village (Bibwewadi).
11. Dhankavadi S.No.4 to 6, 9 to 19.
12. Parvati Proper village with gaathan.
13. Erandavana -do-
14. Hingne Budruk -do-
15. Kothrud S.No.102(part), 1 to 29, 30 to 51, 59 to 61, 82 to 89, 103 to 148, 152 to 159 and gaathan.
16. S.Nagar Proper village with gaathan.
17. Pashan S.No.1 to 7, 12 (part), 14 to 68, 421, 144(Pashan tank and Water work) 146, 149, 151 and gaathan.
18. Aundh Proper village with gaathan.

The responsibility of carrying on the administration rests on 1) Corporation, 2) Standing Committee, 3) Municipal Commissioner, 4) Transport Undertaking. The Corporation has power to appoint Sub-Committees under Sec.30(1). The Corporation has accordingly framed rules for the appointment of the following Committees:

1. Public Works Committee.
2. Medical Relief and Public Health Committee.
3. Law, Revenue and General Purposes Committee.
4. Improvement Committee.

Under Section 31(1) The Corporation has power to appoint Ad-hoc Committees. The duties relating to Primary Education of children are carried out by the Corporation according to the Primary Education Act, 1947.

The important sources of income are as follows :
(As an illustration the figures of 1957-58 are taken.)

	Approximate Rs.
1. General Tax	30,82,000/-
2. Conservancy Tax	7,62,000/-
3. Water Tax	5,29,000/-
4. Cycle Tax	1,22,000/-
5. Wheel Tax	2,08,000/-
6. Hotel Tax	58,000/-
7. Theatre Tax	1,24,000/-
8. Octroi	64,24,000/-
9. Toll Tax	21,000/-
Total Income	141,15,000/-
Total No. of properties	35,000
Tax from the properties	5,66,400/-
Tax per individual	22.15

CHAPTER XI.

Z O N I N G

191. Broad Divisions:-

The old gaathan portion of the town had no specific plan for its development. It developed with the times. In old times the customs, the caste and the trades influenced the life of the people to a large extent. The professions and trades passed from one generation to other. The carpenter passed on his trade to his son and so with other trades. The localities in which a particular class of persons lived came to be known by the trade that was carried out by the people that lived in it. We have, therefore, in Poona the names given to the different localities as Moti Chowk, Bhande Ali, Tambat Ali, Chambhar Ali etc. Later on, especially during the last 25 years the ways of life have changed considerably and the trades have not been confined necessarily to a certain caste. Therefore, we notice in Poona the different types of trades are carried out in mixed localities indiscriminately. The development in Poona gaathan, therefore, did not proceed on systematic and planned lines.

192. Four Categories:-

The area of the Corporation is broadly divided into following four categories :-

1. The areas coming under the Town Planning Schemes are as follows:-

- a) Town Planning Scheme No.1 comprising of Bhamburda and Erandavana.
- b) Town Planning Scheme No.2 comprising of part of Sonwar and Mangalwar Peths.

- c) Town Planning Scheme No.1 Suburban.
The area from the Ganeshkhind Road upto
Wakadewadi.
- d) Town Planning Scheme Suburban No.II, Yervada.
- e) Sangamwadi Town Planning Scheme.
- f) Town Planning Scheme No.3, Ganj, Sadashiv,
Ghorpade, Parvati, Shukrawar etc.

2) The Area of agricultural land, which bears agricultural survey numbers. This mostly comprises of the portions outside the City gaathan in the extended area.

3) Gaathan area of the Poona City proper.

4) Gaathan area of the villages like Aundh, Mundhwa, Pashan, Hadapsar, Hibwewadi, etc.

193. Zoning in Town Planning Schemes :-

In the areas included in the various Town Planning Schemes the zoning of trades and industries has already been laid down. Sites for the following have been fixed in the areas of the Scheme.

- a) Shops and Commercial Centres.
- b) Factories.
- c) Any Class of Buildings.
- d) Flats and Offices.
- e) Residential Houses.

A list of various places demarcated in the various schemes is given below:-

- 1) Town Planning Scheme Poona No.I (Final), (Varied) Poona (Erandavana and S.Nagar).

a) Shops and Commercial Houses :-

F.P. Nos. in the principal Scheme No.1.

11, 12, 18, 19, 62, 63, 250, 251, 258, 259,
262, 263, 264, 266, 319, 505, 506, 507, 509
510, 513, 515, 517, 518, 547, 548, 567, 568
569, 619, 622, 623, 624, 625, 626, 627, 628
655, 664, 713, 714, 744, to 750, 780, 815, 81
871, 360 to 363, 366, 368.

b) Factories:-

9, 11 to 17, 19 to 23 and 25.

c) Any Class of Buildings :-

F.P.Nos. in the Principal Scheme No. I :-

298, 659, 660, 661, 889, 890, 662, 780 to 790, 819 to 823.

d) Flats and Offices :-

F.P.Nos. 788 to 790, 807, 813 to 815.

Note:- In the Varied Scheme, the variations suggested by the Local Authority are under consideration of the Arbitrator.

2) Town Planning Scheme Poona No.2 (Final).
(SOMWAR and MARPALWAR PETHS (A)).

a) Shops and Commercial Houses :

F.P.Nos. 2,4,5,13 to 16,26,27,28,31 to 34.

b) Factories:-

F.P.Nos. 1 to 5, 9 to 12, 14,15,17 to 29.

3) Town Planning Scheme Poona No.3 (Draft) Poona

a) Shops and Commercial Houses :-

F.P.Nos. 49 to 58, 80 to 83.

b) Factories :- F.P.Nos. 384 to 392, 394 to 401, 531 to 540, 542, 543, 544, 546 to 559.

c) Flats and Offices :-

F.P.Nos. 104, 106, 107 to 110, 126, 127/B, 127/C, 300 to 308, 315 to 322, 378, 379, 380, 383, 384 to 387, 392, 393, 394 to 403, 405, 406.

Note:- In the Varied Scheme, the variations suggested by the Local Authority are under consideration of the Arbitrator.

4) Sangamwadi Town Planning Scheme, Poona :-

a) Factories :-

F.P.Nos. 103, to 109, 127 to 130, 158 to 164, 166, 169 to 192.

b) Any Class of Buildings :-

F.P.Nos. 441 to 464.

c) Flats and Offices :-

F.P.Nos. 194, 217 to 222,224,251 to 253, 255 to 258.

d) Shops and Commercial Houses :-

F.P.Nos. 105, to 109, 127 to 132, 80 to 85,
 91A, 91, 84, 83, 82, 85, 90, 90A,
 81, 80, 62, 61, 58, 59, 57, 56, 55,
 54, 53, 37, 38, 36, 39, 35, 40, 42,
 31, 30C, 41, 48, 69, 68, 67, 64, 79,
 78, 77, 76, 75, 86, 87, 74, 72, 71,
 47, 46, 371, 370, 368, 367, 366, 374, 375
 376, 377, 406, 389, 405, 390, 404, 391, 4
 403, 393, 402, 394, 401, 398, 400, 399, 4
 424, 426, 423, 429, 421, 419, 420, 418,
 417, 416, 459, 458, 457, 456, 455, 454,
 433, 435, 434, 431, 430, 361, 358, 360,
 359, 380, 379, 386, 381A, 385, 382, 384,
 383, 336, 440, 438, 437, 453, 442 and 441

The development in the Town Planning Scheme area has necessarily to proceed according to the Ening Rules. A building of different character or for different use is not allowed to be constructed except in the particular marked zone.

194. Agricultural Lands :-

The agricultural lands are the lands which bear agricultural tenure in the Survey Office. These lands are used either for actual agricultural use or put to building use. Some lands with agricultural tenure have been included in the industrial zones which have been specially marked on the Development Plan. These zones are away from the City proper and spread out in all directions within the Corporation limits.

Such Industrial Zones are marked at Hadapsar, Mundhawa, Yervada, Bopodi, Aundh, Erandavana, Kothrud, Sinhagad, Road, Satara Road, Bibwewadi, Kondhawa, etc. There are certain agricultural lands in the vicinity of the rivers, nallas, ponds and other low-lying areas, which are not fit for building activity and hence they have been included in the Agricultural Zone, where no building activity would be permitted. These areas have all been marked on the Development Plan.

193. Unsystematic development in Gaothan:-

As has already been stated, industries of various natures have spread all over the City indiscriminately in the gaothan portions. A flour mill is found to be near a school and a factory near a hospital. In some cases, nuisance is caused on account of the trades, operations and industries that are being carried on in the densely populated residential localities. So far as the nuisance from these established trades etc. is concerned, immediate relief is impossible.

A provision has been made in the regulations continued in Chapter XIII that in Gaothan area no industry, factory, workshop, work-place should be permitted within a distance of 100 ft. in any direction, from a public garden or play-ground and from any building used for a school, college, hospital, public offices, dispensaries, hostels, temples, lodging and boarding houses.

Section 376 of the Bombay Provincial Municipal Corporations Act, 1949 requires a licence from the Municipal Commissioner for-

- a) Keeping certain things on any premises -
- b) For carrying on certain trades and operations-

Section 313 requires the permission of the Municipal Commissioner for the establishment of any factory, work-shop, work-place.

194. Public Health:-

~~Since several small industrial establishments have already been allowed to be set up in the gaothan~~

196: POLICY:

Various small and big scale industrial establishments are ~~now~~^{presently} at present in the gaathan areas of the Poona City. It appears, however, that the growth of these industrial establishments, has not taken place according to a ~~schematic~~^{systematic} and planned development. It is, therefore, altogether necessary that the future development of these small and big scale industrial establishments, should, at least, take place, taking into consideration various factors, eg. public health, safety, cultural life and aesthetic sense. However, as no hard and fast rule can be laid down for this, it is essential to decide a general policy.

The central ~~position~~^{part} of the city is a thickly populated area and these small and big industrial establishments have been scattered in this locality. The policy of dividing these industrial establishments into different categories and permitting continuance or starting new specific industrial establishment in specified areas is also not desirable. General policy for permitting continuance of the existing industrial establishments in the central portion of the city as also for the new industrial establishments that will develop in this area should be adopted as mentioned below, taking into account the difficulties and experience which the citizen of the Poona City have encountered in this respect so far.

(1) Those industrial establishments which were in existence in the central portion of the city in different Pethas prior to the enforcement of the Bombay Provincial Municipal Corporations

Act, 1949¹⁰ in the Poona City, i.e. prior to the establishment of the Poona Municipal Corporation (year 1950) should be allowed to continue. The Municipal Commissioner, should give permission for repair, extension or improvement of these industrial establishments in the area in which these establishments have been originally erected. However, no permission should be granted under any circumstances for either extension or improvement of these industrial establishments in ~~xxxx~~ new areas, other than those existing before 1950.

(2)(A) The Municipal Commissioner with the sanction of the General Body should divide all the industries or factories which were in existence in the gaathan areas of the Poona City, in the year 1950 or prior to this year, into two categories - light and heavy industries or factories. Those industries classified as 'large' should be shifted in the "Industrial Zones" marked in the Development Plan, when the land yearmarked is completely developed by the Corporation. However, till these industries are shifted, the Municipal Commissioner should give permission for such repairs or improvements to these industries as the Municipal Commissioner deems fit and necessary, with due consideration for the safety of the public, property and the following aspects:-

- i) Site, locality and the density of the population in that locality.
- ii) Number of similar industries already in existence.
- iii) Whether the premises are rented or owned by the person apply for permission.

- iv) Availability of adequate sanitary, water supply and drainage arrangements.
- v) Area of the site.
- vi) Nature and extent of the industrial establishment.
- vii) Horse power to be used.
- viii) Number of persons to be employed in the industry.
- ix) Availability of adequate parking space and of adequate space for loading and unloading purposes.
- x) Existence of a road of the width of not less than 30 ft.
- xi) Existence of -
 - 1) a garden or play-ground,
 - 2) a building used for a school, college, hospital, public offices, dispensary, hostel, temple and lodging and boarding house.

(2)(B) So far as the question of small scale industries is concerned, these should be permitted to continue, expand or improve, if not found to be harmful or not likely to cause any nuisance to the public, with due regard to the eleven aspects mentioned in para above.

(3) Those service industries which ~~are~~ running in the heart of the city before the Development Plan, was prepared, should be allowed to continue, if found not harmful and not causing any nuisance to the public. The Municipal Commissioner should give permission for the extension or improvement of such service industries to a certain extent considering the eleven factors mentioned above. However, the Municipal Commissioner should impose any such restriction and take suitable measures in case of these industries, so that these industries should not be harmful or causing any nuisance to the public.

(4) The heart of the city is a very thickly populated area. The Municipal Commissioner should give permission for erection of such service industries as are necessary to meet the daily needs of the public. These permissions should be given taking into consideration the necessity and the situation of that particular service industry in that locality.

(5) Permission for erection of such new small or big scale industrial establishments as are dangerous to public life and property, harmful and ~~which will~~ causing any nuisance, should not be given.

197. Size of Plots:-

There is one more point to which reference is necessary and that is about the minimum area of the building plot. In the Town Planning Scheme zones of 1/6th acre, 1/8th acre, 1/12th acre, 1/2 acre of building plots have already been determined.

In the agricultural lands, it is difficult to zone the size of the plot. However, a minimum of 1/8th of acre is insisted upon. The size of plots fronting the main roads has been laid down already in the Building Bye-laws. The relevant extract is given below:-

1) Zone 'A' for 1/8th acre plots:-

Bounded by Mutha Left Bank, Sangam Bridge, Ganeshkhind Road, South side upto Aundh and Corporation boundary from Aundh to Hingne Budruk upto Mutha River.

2) Zone 'B' for 1/2 acre plots:-

Bounded by junction of Aundh Road with Ganeshkhind Road to Kirkee Railway Station and along railway line, Sangam Bridge and then back via. Sangam Bridge Road.

back via. Sangam Bridge Road, Ganeshkhind Road to meet Aundh Road Junction.

3) Zone 'C' for 1/8th acre plots :-

Bounded by Aundh Road, Aundh Bridge, Mula river and Railway line from Dapodi Bridge to Kirkee Railway Station.

4) Zone 'D' for 1 acre plots :-

Bounded by G.I.P. Railway line from Bopodi, Sangam Bridge, Mula River and Bopodi area in Corporation.

5) Zone 'E' for 1/4th acre plots :-

Sangamwadi area.

6) Zone 'F' for 1/8th acre plots :-

Bounded by Mutha River South and Corporation Boundary south.

7) Zone 'G' for 1/2 acre plots :-

Bounded by Mula Mutha river north side Ahmednagar Road and Corporation Boundary and on the east.

8) Zone 'H' for 1/2 acre plots :-

Bounded by Ahmednagar Road, Corporation Boundary and Lohogach Road.

9) Zone 'I' for 1/8th acre plots :-

Bounded by Lohogach Road, Corporation boundary and Mula River.

These sizes are for the plots fronting the specified main roads and the rear plots will be governed by the minimum sizes prescribed in the bye-laws.

In the Gaathan proper, there is no rule as regards the minimum size of the holding. The houses have been

constructed without any set-backs on the sides. However, light and ventilation rules for rooms are observed. For the purpose of light and ventilation an open space equal to half the height of the building that is proposed to be constructed is required to be kept open according to the building byelaws. Height of the building is regulated according to the width of road. In case of buildings that are already existing no improvement seems possible.

198. Proposed Industrial Zones :-

1. Hadéppar:- The area between Sholapur Road on the South and Central Railway Line on the North, the Nagar-Patta Road on the East extending upto the Southern Railway on the west as shown on the Plan.
2. Mundhwa:- The area round about the existing paper Mill and near the existing Oil Mill as shown in the Plan.
- 3) Bopodi:-
 - 1) The area bounded by river on the North, Elphinstone Road on the South, Bombay-Poona Road on the West and Kirkes Cantonment Boundary on the East as shown in the Plan.
 - 2) Area bounded by Elphinstone Road on the North, Railway Line on the South, Bombay-Poona Road on the West as shown on the Plan,
 - 3) Area on the South side of Bopodi Gaathan extending upto Railway Line on the East, upto the river and the Botanical Garden on the West, Chikhalwadi on the South excluding the areas abutting Aundh Road as shown on the Plan.
- 4) Aundh:- Area on the western side of the Aundh village extending upto the river on the North-side, the Poona Municipal Corporation boundary on the West, and upto Police Vehicle Depot and Workshop on the South as shown on the Plan.

- 5) Kothrud- Hingne - ^① Area on the South side of Karve Road extending upto Kothrud village bounded on the West by the Kothrud-Hingne Road, extending upto the proposed Master Plan Road between Hingne-Erandavana as shown on the Plan.
- Mulk left Bank Canal.
- ^② Area round about Gandhi Gram as shown in the plan.
- 6) Erandavana: Area on the Western side of Erandavana Gaathan extending on the North upto the Town Planning Scheme Boundary, as shown on the Plan.
- 7) Satara Rd.: Strips of land on either side of Poona Satara Road beyond the Town Planning Scheme limit extending upto the Poona Municipal Corporation limit as shown on the Plan.
- 8) Kondhwa: Area near the existing Municipal Slaughter House, and S.Nos. to the East of the existing Stud Farm as shown in the Plan.
- 9) Yeravada: The area near about the existing Sathé Biscuit Factory.
- 10) Vadgaon Sheri. ^① The area opposite Be Nobilee College on Poona Ahmednagar Road.
- ^②
- 11) Pashan: Area to the North of the existing Pashan Village upto the river.

These Industrial Zones are in addition to those provided for in the various Town Planning Schemes.

Survey Nos. for Industrial Area.

S.No.	Road or Village.	Survey Numbers.
1.	Bopodi.	15B, 15C, 14B, 14A-1, 14D, 14A-1-A, 14A-2, 14C, 13, 44, 45, 45A-1, 45A-2, 45B, 45C, 45D, 9, 12C, 12A2, 12A-1, 12B, 17-A-1(Part), 37B, 17A-2, 16A-2, 16A-1, 16A-3, 16B, 19A, 27A, 23A, 8, 23/1-A-A, 22A-A, 2, 3, 22B, 22A-B, 27B, 20C-2, 21, 22D, 22E, 22C, 42A, 41B, 41C, 41A, 41D, 42B, 40C, 40A, 40B, 39, 15A, 16A-1-B, 16C, 16A-1, 19B, 20C-1, 20A-1-2, 64B, 64A, 71B, 71D, 71A-1, 12, 71, 20, 41A-1;

S.No.	Road or Village.	Survey Numbers.
27	Bopodi.	S.No.2A(Part)
28	Bopodi.	16-A/4, 5,6(Part), 17-A, 12-A/3(Part).
34.	Bopodi.	G.T.S.No.623 for small scale industry.
48.	Dhanori.	S.Nos.44,45.
59.	Yeravada.	109, 110, 107, 108, 112, 111, 106-A, 106-B, 106-C, 105.
67.	Lohogacn.	198, 199, 207.
78.	VadagaonSheri	30, 31, 32, 33.
89.	Vadgaon Sheri.	34-A, 34-B, 45-B, 45-A, 46, 47, 44, 35, 24, 23, 43, 42, 48, 22, 36, 41, 21, 37, 40, 49, 38, 39, 50, 10, 7, 2, 8, 6, 3, 1, 56, 51, 52, 7, 5, 4, 57, 55, 59, 53, 58, 54.
92.	Mundhwa.	71, 72, 73, 74, 75, 76, 69, 70, 63, 64, 67, 65, 68, 66, 46(Part), 48-A, 48-B, 48-C, 47, 45(Part), 46-A, 49, 96-A, 96-B, 96-C, 96-D, 57, 59-A-2, 59-A-1, 59-B, 94-A-2.
10.	Mundhwa.	81,82,83, 84, 87, 88, 92(Part), 93, 98, 94-A,B, 99, 94-A-1, 94-B, 94-A1-A2, 94-A/3-A, 94-C, 94-A/2, 59-B, 59-A-2, 59-A1, 53, 62, 101, 61, 91, 90, 86, 85, 79, 78, 77, 97.
12.	Hadapsar.	S.Nos. 124, 283, 247, 234, 235, 286, 122 , 132, 287, 133, 134(Part), 246, 125, 264, 131, 130, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148-A-B, 142 , 149, 151, 123, 126, 129, 250, 251, 127, 128, 122-A, 297-A, 298, 119, 118, 260, 261, 114, 269, 116, 257-A, 113, 112-A, 112-B, 255, 256, 252-A-1, 252-B, 252-A-2, 252-C, 308, 222xxx , 307, 263, 115, 117, 249, 318.
18.	Kondhwa.	S.No.17 (Part) west side for Tanning Industry.
13 & 24.	Kondhwa.	16, 17, 18, 19, 20, 63. S.for tanning industry.
14 & 25.	Kondhwa.	S.No.4 for Tanning Industry.
15 & 26.	Wanowrie.	S.No.68, 69, 70 , 71, 86. 70 A-1, 70 A-2, 70 B.

S.No.	Road or Village.	Survey Numbers.
		43,44,45,46,47 (23)
17.	Satara Road. (Parvati Side)	49, 50, 51, 52, 64 & 65. Industrial Area in these Survey Nos. is upto 700' away both sides from the centre line of Satara Rd.
17 18.	Satara Road. (East Side Kasbe Pochra)	692, 693, 694, 695, 691B, 732, 691-A, 688-B, 682-C, 440-C, 440-B, 440-A, 685, 684, 683, 678, 677-B, 677(Part), 689-A, 686, 687, 689, 690(Part). Industrial area in these Survey Nos. is upto 700' away both sides from the centre line of Satara Road.
19.	Dhankavadi.	S.Nos.13, 14, 15, 16, 17.
19 20.	Wellesley Road,	R.S.No.76(Part) Wellesley Road No.W-32, W-31, W-30-1, W-30-2 (Wellesley Road H.Nos.35, 36 C.T.S.No.31-A)
20.	Erandavana.	40, 103, 104, 39, 37, 38, 18, 36, 19, 43, 35-A-1(Part), 35-B, 35-A-2, 35-A, 20, 33, 334, 21, 32, 29, 27, 26, 25, 24, 23, 22, 12, 11, 10, 14, 13, 9, 23, 16, 17(Part), 31, 30, 15.
21 22.	Kothrud.	2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 157, 158, 159, 160, 167-A, 168-C, 166.
22.	Kothrud.	24, 18 (Part), 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 22, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 53, 59, 60, 62 for any class of buildings including heavy and light.
23 24.	Kothrud.	S.No. 82, 83, 84, 85, 86, 87, 88, 142, 152, 161, 162, 163, 164, 165 for any class of buildings including heavy and light.
24.	Pashan.	3 (Part), 4(Part), 5(Part), 6, 7(Part).
25 26.	Aundh.	158 158, 159, 160, 161, 162, 163, 164, 165, 166-A, 166-B, 167, 168, 169, 23, 170-A, 170-B 170-B, 155, 1, 2(Part), 6, 7, 8, 9, 10, 11, 18, 19, 180.
27.	Aundh.	S.No.5.
27 28.	Govardhan Wadi.	S.No.559.

11(247)

S.No.	Road or Village.	Survey Numbers.
28.	Munjeri.	S.No.560, 561.

Note:- Lands which are not included in the above list are residential lands.

199. Residential Zones:-

There is an ample area available for residential purposes. The areas have not been reserved but have been earmarked for special purposes, such as Group-Housing, Chawls, Slum Clearance Schemes, etc. The areas which have not been specifically marked for any particular use in the Development Plan are intended to be utilised for residential purpose. The industrial zones have been so marked as not to hamper the residential growth of the City. The industrial zones have been proposed in such a way that they are situated away from the Gaothan portions and the intermediate areas between Gaothan and Industrial zones are left free for being freely utilized for accommodating the residential growth.

The Gaothan portions are intended for a residential purpose. There are ample areas available for utilizing them for residential purpose as mentioned above. Some of the localities are mentioned below:-

- 1) Areas near Aundh Village.
- 2) Areas near Pashan Village.
- 3) Areas near National Chemical Laboratories.
- 4) Areas near Chaturshringi.

- 5) Areas near Hingne, Kothrud and Erandavana village.
- 6) Areas near Parvati.
- 7) Areas on Satara Road beyond the Industrial zones.
- 8) Areas near Bibwewadi.
- 9) Areas round about Kondhwa village.
- 10) Areas near Wanowrie.
- 11) Areas near Hadapsar village.
- 12) Areas near Mundhwa village.
- 13) Areas near Yeravada.
- 14) Areas near Vadgaon Sheri.

CHAPTER XII

Reservation of Sites for various Public Purposes:-

200 Purposes :-

The following are the purposes for which the reservations are made in the Development Plans:-

1. Municipal Primary Schools for Boys.
2. Municipal Primary Schools for Girls.
3. Maternity Homes.
4. Dispensaries.
5. Vegetable Markets.
6. Hardware Markets.
7. Timber Markets.
8. Drama Theatre
9. Mutton and Fish Market.
10. Stadium for Indian Games in Eastern Part.
11. Parks and Gardens.
12. Play Grounds.
13. Municipal Purposes.
14. Housing.
15. Slum Clearance.
16. Poona Municipal Transport.
17. Parking Spaces.
18. Health Centres.
19. Dhobi Ghats.
20. Other Municipal Schemes.

Reservations have already been made in the various Town Planning Schemes for various purposes. In the Statement of valuation for the reservations the sites that have been reserved in the Town Planning Scheme have been excluded. Only those sites which are in addition to the reservations in Town

planning Schemes have been valued. Also these sites which were required for sanctioned schemes like that of Water Supply and provision of acquisition has been made in these schemes, have only been shown but valuation figures of acquisition have not been added in the Statement.

201. A List of Sites Reserved for Public Purposes is given below:-

S.No.	Peth.	Survey No. or House No. or Final Plot No.
-------	-------	---

MUNICIPAL SCHOOLS.

1.	Narayan Peth.	H.Nos.176-B/2, 177,177A.
2.	Sadashiv Peth.	H.No.103 A.
3.	Sadashiv Peth.	H.No.1003.
4.	Kasba Peth.	H.Nos.106/A-B, 107/1-2 and 283.
5.	Kasba Peth.	H.Nos.1305, 1306.
6.	Somwar Peth.	H.Nos.453, 454.
7.	Raviwar Peth.	H.Nos.1480/1-A-1, 1480/1-A-2.
8.	Raviwar Peth.	H.Nos.97 and 99 (Part).
9.	Mangalwar Peth.	H.Nos.18,19,20,59.
10.	Ganesh Peth.	H.No.313 (All Nos.)
11.	Nana Peth.	H.Nos.601,602,603,604.
12.	Nana Peth.	H.Nos.560,561,562.
13.	Bhawani Peth.	H.Nos. 838,839 838,839,840, 841,842,843,844(Part).
14.	Bhawani Peth.	H.Nos.1122,1123,1124.
15.	Guruwar Peth.	H.Nos.219,220/1,220/2, 220/3,220/4-A,220/4-B, 221,222,223,233,234,15-A.
16.	Dibwewadi.	S.Nos.699/1,699/2.
17.	Shukrawar Peth.	H.Nos.14,15,20 and 19-B.
18.	Shukrawar Peth.	H.No.361.
19.	Aundh.	S.Nos.153,154.
20.	Yerawada.	New Kirkee Gaathan.
21.	Tadiwala Road.	F.P.No.213

S.No.	Peth.	Survey No. or House No. of Final Plot No.
-------	-------	--

22.	Shivajinagar.	F.P.No.784(T.P.S.I.)
23.	Ghorpade Peth.	H.No.337.

PLAYGROUNDS FOR CHILDREN.

24.	Sadashiv Peth.	H.Nos.251(Pardi No.72), 210 and 211.
25.	Sadashiv Peth.	H.Nos.743,744,748 749,750,751
26.	Narayan Peth.	H.Nos.437/A-2(Part), 437-C,436-B(Part),457.
27.	Shaniwar Peth.	H.Nos.244,242.
28.	Mangalwar Peth.	F.P.No.57(T.P.S.II)
29.	Bhawani Peth.	H.No.800/A.
30.	Bhawani Peth.	F.P.Nos.264,265,266, 270,271(T.P.S.III)
31.	Ramwadi (Vadgaon Sheri)	S.Nos.29-A(Part) and 29-B.
32.	Raviwar Peth.	H.Nos.1089,1090(Part)
33.	Somwar Peth.	F.P.Nos.55,56,57.

EXTENSION TO PARKS & GARDENS.

34.	Sadashiv Peth.	F.P.29 A(T.P.S.III)
35.	Kasba Peth.	H.Nos.144,143/A,159, 160,158/1-2-3,154/A,B, C,D,153,152,157,155, 156 & 148A.
36.	Somwar Peth.	F.P.Nos.7 & 8 (T.P.S.II)
37.	Ganesh Peth.	H.Nos.197,198,199,222, 223,224,225,226,227,228, 229,230,231.
38.	Ghorpade Peth.	H.Nos.115,116,

FOR MUNICIPAL PURPOSES.

39.	Erandavana (Gaothan)	S.No.8(Part).
40.	Shivajinagar.	F.P.No.760,761,762,763, 764,765(T.P.S.I) & H.Nos. 114,115,116,117,118,119, 120,121,122,123,124,125, 126,127,128,129,130,131, 132,133,134,135,136,137, 138,139,140-A,140-B, 140-A-B-C,142,143,144, 163(Part),163/1.
41.	Kothrud.	S.No.1(Part.) <i>North-West Corner</i>

S.No.	Peth.	Survey No.or House No. or Final Plot No.
42.	Parvati.	S.No.97(Part).
43.	Parvati.	S.No.123 Sinhgad Road.
44.	Kondhwa.	S.No.1(Part).
45.	Wanowrie.	S.No.76(Part),77(Part).
46.	Mundhwa.	S.No.3-A,3-B,2 & 4.
47.	Pashan.	S.No.1(Part).
48.	Aundh.	S.No.48 and 51.
49.	Bopodi.	S.No.7.
50.	BBpodi.	S.No.24-A. (Part)
51.	Yerawada.	S.Nos.2,3-B,3-C.
52.	Kasba Peth.	H.Nos.1196,1197,1198, 1199,1200,1145.
53.	Bhawani Peth.	F.P.Nos.264,265,266,270, 271(T.P.S.III)
54.	Chikhalwadi.	S.No.21/1A.

VEGETABLE MARKETS

55.	Bhamburda.	S.Nos.106,107/1 Hissa, No.12,13,14.
60.	Parwati.	H.Nos.15,17,S.Nos.95(Part) 142-A.
61.	Parwati.	F.P.Nos.525,526 and 527 (T.P.S.III)

MUTTON & FISH MARKETS.

62.	Bhamburda.	Caathan F.P.No.721(T.P.S.I) and H.Nos.200,201,202,203, 204,205,206,207,208,213, 160,199.
----------------	-----------------------	---

EXTENSION TO V.J. TECHNICAL SCHOOL.

63.	Shyrawar Peth.	H.Nos.621,622,623,890,896, and 895.
----------------	----------------	--

EXTENSION TO WEIGH BRIDGE.

64.	Bhawani Peth.	H.Nos.87,86,85(Part).
----------------	---------------	-----------------------

ANIMAL PONDS.

65.	Bhawani Peth.	H.Nos.876(Part).
----------------	---------------	------------------

S.No.	Peth.	Survey No. or House No. or Final Plot No.
-------	-------	--

DISPENSARY.

62-66	Shukrawar Peth.	H.Nos. 804, 805, 806 and 807.
62-67	Kasba Peth.	H.Nos. 1196, 1197, 1198, 1199, 1200, 1145.

SLUM CLEARANCE.

62-68	Bhawani Peth.	H.Nos. 855/2A, 855/2B, 855/3B, 855/3-A2, 855/3-A3, 855/3-A1 and 854.
-------	---------------	--

GROUP HOUSING.

65-68	Sadashiv Peth.	F.P.Nos. 1004, 1003, 1005 and 991(T.P.S.I)
66-70	Ghorpade Peth.	F.P.No. 154, 160, 161, 162, 163(T.P.S.III).
67-71	Ghorpade Peth.	F.P. 157, 158(T.P.S.III)

PARKING SPACES.

68-72	Sadashiv Peth.	Plot No.2 opposite to Jeevan Restaurant.
69-73	Sadashiv Peth.	631/76 Madivale Colony, Tilak Road.
70-74	Kasba Peth. Ganesh	H.Nos. 329(Part), 333(Part)
71-75	Kasba Peth.	H.No. 78.

OCTROI NAKAS.

72-76	Dhankavadi.	S.No. 15(Part).
73-77	Kasbe.	S.No. 601(Part).

BURIAL GROUNDS.

74-78	Parwati.	S.No. 92(Part) or F.P. No. 509(Part)(T.P.S.III) to be included in the category for <u>HEALTH CENTRE.</u> Municipal purpose.
-------	----------	---

75-79	Shukrawar Peth.	H.Nos. 710, 711, 731 & 732.
-------	-----------------	-----------------------------

EXTENSION OF PUMPING STATION
AT SHIVAJINAGAR.

76-80	Shivajinagar.	F.P.No. 267 Sub-Plot No. 2(T.P.S.I)
-------	---------------	-------------------------------------

S.No.	Peth.	Survey No. or House No. or Final Plot No.
-------	-------	--

FOR DHOBI GHAT.

77-81.	Kasba Peth.	H.No.1268.
78-82.	Shaniwar.	H.No.244.

STADIUM FOR INDIAN GAMES.

79-83.	Rasta.	H.Nos.470(Part), 473(Part) 477(Part), 476(Part.)
--------	--------	---

EXTENSION TO TIMBER MARKET
IN BHAWANI PETH.

80-84.	Bhawani Peth.	166 F.P.Nos.164, 165, 167, 168, 169, 170, 171, 281, 282, 283, 284, 277(T.P.S.III)
--------	---------------	--

SUPER MARKET.

81-85.	Shukrawar Peth.	H.No.14, 15-A, 20, 19-B.
--------	-----------------	--------------------------

DRAINAGE PURIFICATION AND PUMPING
STATION.

82-86.	Shivajinagar.	City Survey No.657, Pulachi Wadi.
83-87.	Erandavana.	F.P.No. 131 (T.P.S.Sub-I)
84-88.	Sangamwadi.	F.P.No.134(T.P.S.Sub-I).
85-89.	Bibwewadi.	S.No.679(Part).
86-90.	Kondhwe.	S.No.5-B(Part).
87-91.	Wanowrie.	S.No.14(Part)
88-92.	Hadapsar.	S.No.164(Part).
89-93.	Mundhwa.	S.No.2.
90-94.	Wadagaon Sheri.	S.No.29-A(Part)
91-95.	Bopodi.	S.No.24.
92-96.	Yerawada.	S.No.23(Part)
93-97.	Pashan.	S.No.1(Part).
94-98.	Kothrud.	S.No.39(Part) near Gaathan.
95-99.	Aundh	S.No.1 (Part)

HIGH LEVEL WATER TANK.

96-99.	Munjeri. (Kasbe Poona.)	S.No.668(Part)
97-100.	Bibwewadi.	S.No.628(Part).
98-101.	Hingne.Budruk.	Kothrud S.No.25(Part) Hingne S.No.18(Part)

S.No.	Peth.	Survey No. or House No. or Final Plot No.
99 98.	Kothrud.	S.No.157(Part), S.No:11(Part).
100 99.	Erandavana.	Bhamburda S.Nos.44(Part) and 137(Part).
101 100.	Erandavana.	Bhamburda S.No.262(Part)
102 101.	Kasba Peth.	H.No.1144, 1202.
103 102.	Gultekadi.	F.P.Nos.485(Part) (T.P.S.III)
104 103.	Sadashiv Peth.	H.No.598.

EXTENSION TO VEHICLE DEPOT.

105 104. Ghorpade Peth. H.No.164(Part)

FOR STADIUM.

106 105. Shukrawar Peth. S.No.21,23 + 24(Part)

POONA MUNICIPAL TRANSPORT.

107 106. Parvati. F.P.583 (T.P.S.III)
 108 107. Congress House F.P.No.779(T.P.S.I)
 Road.
 109 108. Shivajinagar. F.P.No.659(T.P.S.I)
 110 109. Wakadevadi. F.P.No.27(Part)(T.P.S.I)
 111 110. Mundhwa. S.No.55

PICNIC POINT.

~~112 111. Parvati. S.Nos.56,57,58,59,60.~~

VEGETABLE MARKET.

113 112. Shukrawar Peth. H.No.41.
 114 113. Hadapsar. S.No.257.
 115 114. Hadapsar. S.No.1.
 116 115. Ganesh Peth. H.Nos. 59, 60.
 117 116. Rasta Peth. C.T.S.No.337-C upto Bol.

Notes:- 1) The costs of site to be reserved do not include the cost of acquisition for substantial portion affected by road-widening lines.

2) The Peths and House Numbers mentioned above are according to the existing City Survey Sheets in Municipal Office.

Landmark zone

① Atunah - S.No. 158, 159, 160, 161, 162, 163, 164, 165, 166A, 166B, 167, 168, 169, 184, 170A, 170B, 180, 155, 23.

② Bojari -

S.No. 15-B, 15-C, 14-B, 14A-1B, 14D, 15C, 14A1A, 14A2, 14C, 13, 14, 15A1, 15A2, 15D, 15B, 15E, 12A1, 12A2, 12C, 12B, 12A1, 37B, 17A2, 16A1, 16A1B, 16C, 8, 19A, 19A-B, 19A-C, 19A-D, 19A-E, 19A-F, 19A-G, 19A-H, 19A-I, 17B, 20C, 20C1, 20A1, 20A2, 23A, 27A, 28/A-A, 28A-1B, 28B, 8, 3, 2, 282A, ~~282A~~, 2A-A, 12A, 11A, 11B, 11C, 11D, 11E, 11F, 11G, 11H, 11I, 11J, 11K, 11L, 11M, 11N, 11O, 11P, 11Q, 11R, 11S, 11T, 11U, 11V, 11W, 11X, 11Y, 11Z, 11AA, 11AB, 11AC, 11AD, 11AE, 11AF, 11AG, 11AH, 11AI, 11AJ, 11AK, 11AL, 11AM, 11AN, 11AO, 11AP, 11AQ, 11AR, 11AS, 11AT, 11AU, 11AV, 11AW, 11AX, 11AY, 11AZ, 11BA, 11BB, 11BC, 11BD, 11BE, 11BF, 11BG, 11BH, 11BI, 11BJ, 11BK, 11BL, 11BM, 11BN, 11BO, 11BP, 11BQ, 11BR, 11BS, 11BT, 11BU, 11BV, 11BW, 11BX, 11BY, 11BZ, 11CA, 11CB, 11CC, 11CD, 11CE, 11CF, 11CG, 11CH, 11CI, 11CJ, 11CK, 11CL, 11CM, 11CN, 11CO, 11CP, 11CQ, 11CR, 11CS, 11CT, 11CU, 11CV, 11CW, 11CX, 11CY, 11CZ, 11DA, 11DB, 11DC, 11DD, 11DE, 11DF, 11DG, 11DH, 11DI, 11DJ, 11DK, 11DL, 11DM, 11DN, 11DO, 11DP, 11DQ, 11DR, 11DS, 11DT, 11DU, 11DV, 11DW, 11DX, 11DY, 11DZ, 11EA, 11EB, 11EC, 11ED, 11EE, 11EF, 11EG, 11EH, 11EI, 11EJ, 11EK, 11EL, 11EM, 11EN, 11EO, 11EP, 11EQ, 11ER, 11ES, 11ET, 11EU, 11EV, 11EW, 11EX, 11EY, 11EZ, 11FA, 11FB, 11FC, 11FD, 11FE, 11FF, 11FG, 11FH, 11FI, 11FJ, 11FK, 11FL, 11FM, 11FN, 11FO, 11FP, 11FQ, 11FR, 11FS, 11FT, 11FU, 11FV, 11FW, 11FX, 11FY, 11FZ, 11GA, 11GB, 11GC, 11GD, 11GE, 11GF, 11GG, 11GH, 11GI, 11GJ, 11GK, 11GL, 11GM, 11GN, 11GO, 11GP, 11GQ, 11GR, 11GS, 11GT, 11GU, 11GV, 11GW, 11GX, 11GY, 11GZ, 11HA, 11HB, 11HC, 11HD, 11HE, 11HF, 11HG, 11HH, 11HI, 11HJ, 11HK, 11HL, 11HM, 11HN, 11HO, 11HP, 11HQ, 11HR, 11HS, 11HT, 11HU, 11HV, 11HW, 11HX, 11HY, 11HZ, 11IA, 11IB, 11IC, 11ID, 11IE, 11IF, 11IG, 11IH, 11II, 11IJ, 11IK, 11IL, 11IM, 11IN, 11IO, 11IP, 11IQ, 11IR, 11IS, 11IT, 11IU, 11IV, 11IW, 11IX, 11IY, 11IZ, 11JA, 11JB, 11JC, 11JD, 11JE, 11JF, 11JG, 11JH, 11JI, 11JJ, 11JK, 11JL, 11JM, 11JN, 11JO, 11JP, 11JQ, 11JR, 11JS, 11JT, 11JU, 11JV, 11JW, 11JX, 11JY, 11JZ, 11KA, 11KB, 11KC, 11KD, 11KE, 11KF, 11KG, 11KH, 11KI, 11KJ, 11KK, 11KL, 11KM, 11KN, 11KO, 11KP, 11KQ, 11KR, 11KS, 11KT, 11KU, 11KV, 11KW, 11KX, 11KY, 11KZ, 11LA, 11LB, 11LC, 11LD, 11LE, 11LF, 11LG, 11LH, 11LI, 11LJ, 11LK, 11LL, 11LM, 11LN, 11LO, 11LP, 11LQ, 11LR, 11LS, 11LT, 11LU, 11LV, 11LW, 11LX, 11LY, 11LZ, 11MA, 11MB, 11MC, 11MD, 11ME, 11MF, 11MG, 11MH, 11MI, 11MJ, 11MK, 11ML, 11MN, 11MO, 11MP, 11MQ, 11MR, 11MS, 11MT, 11MU, 11MV, 11MW, 11MX, 11MY, 11MZ, 11NA, 11NB, 11NC, 11ND, 11NE, 11NF, 11NG, 11NH, 11NI, 11NJ, 11NK, 11NL, 11NM, 11NO, 11NP, 11NQ, 11NR, 11NS, 11NT, 11NU, 11NV, 11NW, 11NX, 11NY, 11NZ, 11OA, 11OB, 11OC, 11OD, 11OE, 11OF, 11OG, 11OH, 11OI, 11OJ, 11OK, 11OL, 11OM, 11ON, 11OO, 11OP, 11OQ, 11OR, 11OS, 11OT, 11OU, 11OV, 11OW, 11OX, 11OY, 11OZ, 11PA, 11PB, 11PC, 11PD, 11PE, 11PF, 11PG, 11PH, 11PI, 11PJ, 11PK, 11PL, 11PM, 11PN, 11PO, 11PP, 11PQ, 11PR, 11PS, 11PT, 11PU, 11PV, 11PW, 11PX, 11PY, 11PZ, 11QA, 11QB, 11QC, 11QD, 11QE, 11QF, 11QG, 11QH, 11QI, 11QJ, 11QK, 11QL, 11QM, 11QN, 11QO, 11QP, 11QQ, 11QR, 11QS, 11QT, 11QU, 11QV, 11QW, 11QX, 11QY, 11QZ, 11RA, 11RB, 11RC, 11RD, 11RE, 11RF, 11RG, 11RH, 11RI, 11RJ, 11RK, 11RL, 11RM, 11RN, 11RO, 11RP, 11RQ, 11RR, 11RS, 11RT, 11RU, 11RV, 11RW, 11RX, 11RY, 11RZ, 11SA, 11SB, 11SC, 11SD, 11SE, 11SF, 11SG, 11SH, 11SI, 11SJ, 11SK, 11SL, 11SM, 11SN, 11SO, 11SP, 11SQ, 11SR, 11SS, 11ST, 11SU, 11SV, 11SW, 11SX, 11SY, 11SZ, 11TA, 11TB, 11TC, 11TD, 11TE, 11TF, 11TG, 11TH, 11TI, 11TJ, 11TK, 11TL, 11TM, 11TN, 11TO, 11TP, 11TQ, 11TR, 11TS, 11TT, 11TU, 11TV, 11TW, 11TX, 11TY, 11TZ, 11UA, 11UB, 11UC, 11UD, 11UE, 11UF, 11UG, 11UH, 11UI, 11UJ, 11UK, 11UL, 11UM, 11UN, 11UO, 11UP, 11UQ, 11UR, 11US, 11UT, 11UU, 11UV, 11UW, 11UX, 11UY, 11UZ, 11VA, 11VB, 11VC, 11VD, 11VE, 11VF, 11VG, 11VH, 11VI, 11VJ, 11VK, 11VL, 11VM, 11VN, 11VO, 11VP, 11VQ, 11VR, 11VS, 11VT, 11VU, 11VV, 11VW, 11VX, 11VY, 11VZ, 11WA, 11WB, 11WC, 11WD, 11WE, 11WF, 11WG, 11WH, 11WI, 11WJ, 11WK, 11WL, 11WM, 11WN, 11WO, 11WP, 11WQ, 11WR, 11WS, 11WT, 11WU, 11WV, 11WW, 11WX, 11WY, 11WZ, 11XA, 11XB, 11XC, 11XD, 11XE, 11XF, 11XG, 11XH, 11XI, 11XJ, 11XK, 11XL, 11XM, 11XN, 11XO, 11XP, 11XQ, 11XR, 11XS, 11XT, 11XU, 11XV, 11XW, 11XZ, 11YA, 11YB, 11YC, 11YD, 11YE, 11YF, 11YG, 11YH, 11YI, 11YJ, 11YK, 11YL, 11YM, 11YN, 11YO, 11YP, 11YQ, 11YR, 11YS, 11YT, 11YU, 11YV, 11YW, 11YZ, 11ZA, 11ZB, 11ZC, 11ZD, 11ZE, 11ZF, 11ZG, 11ZH, 11ZI, 11ZJ, 11ZK, 11ZL, 11ZM, 11ZN, 11ZO, 11ZP, 11ZQ, 11ZR, 11ZS, 11ZT, 11ZU, 11ZV, 11ZW, 11ZX, 11ZY, 11ZZ.

③ Pacham. 3 Par, 4 Par, 5 Par, 6, 7 Par.

④ Chandamama - 30, 31, 32, 33, 34, 35A, 35A-1B, 35A-2, 35B, 43, 36, 37, 38, 40, 103, 104, 39, 18.7.

⑤ Kothrud - 153, 17, 15, 16, 13, 11, 12, 9, 10, 20, 19, 18, 8, 7, 23, 22, 21, Any class of building zone.

47, 48 - 31, 32, 33, 34, 35, 36, 37, 38, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105.

★ (6) Satara Road - (1) Parwadi Side -

S.Nos: 43, 44, 45, 46, 47, 49,
50, 51, 52, 53, 61, 62, 63, 64,
65,

(2) Dhankawadi -

17, 16, 15, 14, 13,

(3) Kasabe Poona (Pibane wadi)

696, 675, 674, 673, 672, ~~690, 689, 687~~
~~686~~, 732, 691 B, 671 A, 688 B, 688 A,
440 A, 440 B, 440 C, 690 (Part), 689 (Part),
687 (Part), 686 (Part), 685, 684, 683,
679, 677 B.

700' from the Centre of the Satara

✓ (7) Kondhawa,

Tanning Industries
For Farnandor

Kondhawa, 4 A-1-A, 4 B, 4 A-2, 4 B,

Wanazie :- 70 A-1, 70 A-2, 70 A-3, 70
86, 69, 68, 71. ~~68, 69, 70~~

✓ (8) Hada p. ser. -

307, 308, 296 A, 296 A-2, 121
124, 246, 125, 126, 251, 250, 2
131, 264, 284, 286, 132, 28
257 A, 116, 263, 127, 128, 129,
133, 134, 135, 136, 137, 138, 13
141, 142, 143, 144, 145, 146, 14
148 B, 147, 150, 151, 153 A, 154
~~154, 155~~

⑨ Munshawa.

45, 45 (Part), 46, 46 (Part), 47, 48 A,
48 B, 48 C, 49, 49 A, ^{66 Part} 62, 64, 65, 66,
67, 68, 69, 70, 71, 77, 78, 79, 80, 81, ^{81 Part} 82,
83, 83 Part A, 83 B, 84 (Part), 84, 87 (Part)
87, 88 (Part), 88, 85, 86, 87, 90, 90 (Part)
91, 91 (Part), 61 (Part), 61, 62 (Part), 62,
101, 58, 60, 59 A1, 59 A2, 59 B, 59 (Part)
55, 56, 57, 96 A, 96 B, 96 C, 96 D, 94 C,
94 A-3 A, 94 A1 A2, 94 A1 A1, 94 B, 97,
98, 94 A1 B,

⑩ Wadagam Sheri.

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 21, 22, 23
24, 34 A, 34 B, 35, 36, 37, 38, 39, 40,
41, 42, 43, 44, 45 A, 45 B, 46, 47,
48, 49, 50, 51, 52, 53, 55, 56, 57,
58, 30, 31, 32, 33.

⑪ Lohagam.

206 (Part), 207, ~~208~~, ~~209~~, 198, 199,
197, 196, 195, 192, 193, 194, 131;
133, 135, 136, 137, 138, 139, 140

⑫ Yerawada

109, 110, 107, 108, 106 A, 106 B, 106
105, ~~106~~

⑬ Wanoshi

55 B, 56 B, 57 B.

Dharm . 44, 245

Poona Municipal Corporation.Development Plan.Reservations of Sites.

Municipal Lands earmarked, sites where acquisition proceedings started or cost of Reservations included in other Municipal Scheme.

<u>S.No.</u>	<u>Peth</u>	<u>R.No./F.P.No./S.No.</u>
1	Somwar	456
2	Sadashiv	753/1 Kavathi Adda.
3	Parvati	Parvati Tank.
4	Rasta	233,234,235.
5	Laxmi Road	Land in front of Tamboli Mosque.
6	Health Camp	
7	Parvati	R.S.No.123.
8	Ganj Peth	F.P.No.228 T.P.No.III.
9	Hadapsar	S.No.5B
10	Bopodi	Land near Octroi Naka fronting Elphinstone Rd.

202. Reservation under the Town Planning Schemes

The following sites have already been reserved for schools in the various town planning schemes areas.

Sites reserved for Municipal Primary Schools in Town Planning Schemes:-

T.P.Scheme No.1.

Plot	Area	
	Acre	Guntha.
V	0	28-5

T.P.Scheme No.III

1. F.P.No.8 Originally reserved for sanitary purposes now is being used for Municipal Primary School.

2. F.P.No.x 102

3. F.P.No.228

4. F.P.No.229. Partly used for the School.

Sanganwadi Town Planning Schemes:-

1. F.P.No.1

2. F.P.No.43

3. F.P.No.63.

The reservation for gardens made in the Town Planning Scheme is as under:-

Town Planning Scheme No.I:

1. Sambhaji Park.

2. Kamala Mehru Park.

3. F.P.No.809 T.P.S.I.

4. Shivaji Park.

5. 'D' Plot in T.P.S.I.

Town Planning Scheme No.II.

1. Shahu Uddyan.

Town Planning Scheme No. III.

1. Peshwe Park.
2. Ghorpade Park.
3. F.P.No.412.
4. F.P.No.500
5. F.P.No.42.
- 6 F.P.No.1.

Town Planning Scheme- Sangamwadi No.1.

<u>S.No.</u>	<u>Peth</u>	<u>House No.</u>
1	F.P.No.32,33.	
2.	F.P.No.304,303.	

Town Planning Suburban Scheme No.1:

1. F.P.No.38,39.

203. Schools and Colleges:-

1) Primary Schools :-

There are 109 primary schools run by the Corporation. Out of these 72 are of boys and 37 are of girls. Out of the total number of schools 53 schools are located in Municipal buildings and the remaining are located in the rented buildings. These rented buildings are mostly not according to the regulations prescribed for school buildings. It is, therefore, necessary to provide sites for these primary schools and construct good and suitable buildings thereon leaving sufficient open spaces round about the buildings for the children to move about. In locating the site for these buildings, attempt has been made to see that the children going to these schools are not required to cover a long distance. It is also seen that the necessity of crossing busy and thorough roads is avoided as far as possible. The provisions has been

been made in Development Plan for about 31 Primary Schools in the various peths in the gaathan portion of the town.

ii) High Schools :-

The Corporation has three Day High Schools. The Janata High School is located at Nana Wada in its own building. The other High School has at present been temporarily accommodated in the new constructed building for primary school in Bhavani Peth. The third High School is located at Yeravda in its own building. The Corporation is also running a Night High School at the same place at Nana Wada. Land for constructing permanent building for the Bhavani Peth High School is to be acquired nearly the present building. It is, therefore, not necessary to provide for school buildings for the Corporation High Schools. As regards the play-grounds, the Nana Wada High School uses the Municipal Sports Ground near the Parvati Tank. The Yeravda school has open land in front of the school and additional open space of about 2 acres is required. The Government has been requested in this matter. This land is included in the reservation statement.

iii) Society High Schools:-

As regards the various public High Schools run by the various societies, these are mostly located in their own buildings. The schools have also made arrangements for play-grounds in some cases nearby and where it is not possible it has been done at far away places.

iv) Colleges:-

The Arts, Science, Engineering, Medical and Agricultural colleges and Polytechnics have their own buildings and play-grounds. The authorities of these various institutions were requested to inform the Corporation of their future Development Plans.

204. Shopping:-

Provision has been made to allow service shops on non-shopping roads with the sanction of the Municipal Commissioner. The required set-backs are, however, insisted. In the gaokhan areas as well as in the City it is not possible to fix shopping centres on particular roads as it is seen that the shops are distributed all over the gaokhan area even on the roads having width of less than 20 ft. We have suggested in the regulations to be framed under the Development Plan that no new shops should be permitted on roads having width less than 30 ft.

205. Other Public Purposes:-

Halls, Clubs and Recreation Centres.

While sanctioning the layouts in the area of the Town Planning Schemes as also in the agricultural lands, reservation of open spaces is required to be made to the extent of 10% of the total plot area. These are useful for common purposes like the play-grounds, etc. Small halls are also permitted to be constructed as recreation centres for the areas. An account of various public gymkhanas and their play-grounds has already been given.

The Corporation has got its own Open Air Theatre in the Shivaji Akhada. Temporary Open Air Theatres are used for performing dramas wherever practicable. The necessity for such a Drama Theatre is badly felt in the western part of the town and for this purpose we have suggested the following places.

Sub-Plots No.36-41 from H.No.689, Sadashiv Peth (Natu Baug).

Stadiums:-

The Club of Maharashtra has got its own play-ground and stadium on the Tilak Road near Hira Baug. permanent Stadium is, however, yet to be constructed. This is an ideal site for the location of the permanent stadium. In the eastern part of the town near the old electric power house, a land has been proposed to be reserved for Indian Games.

Wrestling:-

Out of the two important places in the City that are used for wrestling ring stadium one is at the Deccan Gyakhana run by the Deccan Gymkhana Society and the other is at Shivaji Akhada which is managed by the Corporation.

These are used for holding the wrestling matches. There are several gymnasiums distributed all over the town but these are constructed to small restricted localities. These are not useful for holding the wrestling matches on a large scale.

The Maharashtra Mandal has got its own Play-ground on the Tilak Road where Indian

Games are taught to the students. Arrangements for giving military training have been made at this place.

The Samarth Vyayam Mandal:

The Corporation has granted its land near the Daruwala Bridge on a large long lease to the Samarth Vyayam Mandal.

Swimming Pools:-

It is proposed to use a part of the Parvati Tank for a rowing pool. This site is ideally situated. It will get water from the canal as also from the Katraj Dam and an outlet can be given to the Ambil Odha. The S.P.College and the Law College have got their Swimming Pools for their students. At present the Municipal Water Works are situated in the open plot there, but these will be shifted to the new place and afterwards these tanks can be used as Swimming Pools.

Boat Club:-

The only place for boating is above the Bund upto the Sangam.

Poona has got three Boat Clubs- one is at Bund Garden, the second is at the college of Engineering and the third is at the Club of Military. There is no other suitable place for this purpose on account of low-level of the water in the river.

203. Parks, Gardens and Open Spaces:-

There are two big-parks- one at the Empress Garden and the other at the Botanical Garden. Besides these, small parks like Sambhaji, Peshawa, Kamala

Nehru Park are situated in the different parts of the City. The Parvati Hill has been marked for National Park.

The total ultimate population of Poona is assumed as 20 lacs. Assuming 4 acres of land per thousand persons, about 8,000 acres will be for parks and gardens. Taking into consideration the area near river site and hills, which aggregate 4500 acres, the actual provision that is necessary to be made is of 3500 acres. This is a very high figure and cannot be provided for. About thousand acres can be distributed for the layouts of land which are to be developed in future and one thousand has been provided for the parks, gardens, stadiums etc.

The climate condition and soil of Poona are very favourable for rearing gardens. There are already some extremely beautiful gardens in Poona viz. the Bund Garden, the Empress Garden, the 'Botanical Garden, the Sambhaji Garden and the Peshwe Garden.

The Government of Maharashtra have under their consideration a proposal of establishing a National Park at the Parvati Hill.

Parks can be established at Ram Tekdi, Fergusson College Hill, Law College Hill, Chaturringi Hill, Fadmanagar Hill and Bibwewadi Hill.

In the bye-laws applicable to the preparation of lay-outs of land it has been provided that 10% of area must be left open for gardens. It is

provided to keep green belts round about centres of population. Sufficient land widths could be compulsorily kept open along canals and nalas.

Open Spaces:-

There are many spots in the city which are heavily congested. There are, however, a few open spaces but on account of their awkward shape, size and narrow approaches these cannot be used profitably. Such areas can be made usable by removing the few houses on their verge. This would provide sufficient open spaces for recreation and play. Children in the localities at present have to play on the streets and expose themselves to the dangers of traffic. These areas can also be conveniently used for such places on festivals, which occur several times in a year. The streets could then be kept clear from encroachments at that time.

CHAPTER XIII.

REGULATIONS.

Regulations for enforcing the provisions of the development plan and for explaining the manner in which necessary permission for developing any land can be obtained from the Poona Municipal Corporation.

207. The Corporation has made Bye-laws with respect to the matters specified in Clauses (1), (4), (5), (6), (8), (9), (11), (13), (15), (18), (20) and (48) of Section 458 of the Bombay Provincial Municipal Corporations Act, 1949, and these Bye-laws have been duly published as required by Sec. 462 of the said Act, in the Bombay Government Gazette, Part-II, dated May 22, 1958. For the proper and effectual implementation of the provisions contained in the development plan the regulations contained in paras 203 to 250 are made.

208. For regulating the developments and building constructions on lands falling within the area of the Town Planning Scheme No. I (Final) (under variation) the following regulations will apply:-

1. The regulations proposed by the Local Authority in the draft Varied Town Planning Scheme No. I will apply till the said draft Varied Town Planning Scheme becomes final. After the draft Town Planning Scheme No. I (Varied) becomes final, the regulations contained in the Town Planning Scheme No. I (Final) (Varied) will apply.

2. In respect of matters for which no provision has been made in the draft Town Planning Scheme No. I (under variation) or in the Town Planning Scheme No. I (Final) (Varied), the regulations contained in the principal Town Planning Scheme No. I (Final) will apply.

Shrikashakar
Chapter XII

Pages 285 to 309

Shri Vijaya
Pages 310 to 338

Page Nos 332, 333, 334, 335

336 Single SF

25

26

3. In respect of matters for which no provision has been made either in the draft varied Town Planning Scheme No.I or in the Town Planning Scheme No.I(Final)(Varied) or in the Town Planning Scheme No.I(Final) the bye-laws numbers 1, 4 to 14, 17 to 23, 26 to 28, 29 to 35, 36 to 73, 79, Clauses (f) to (l) only of Bye-law No.83, Clauses (b) to (n) only of Bye-law No.84, 86, 87, 94, 113, 114, 115, 116, 118 and 120 will apply.

4. Notwithstanding anything contained in the Bye-laws referred to in Regulation No.3, if it is found that any provision in the said Bye-laws conflicts with the regulations of the aforesaid Town Planning Scheme, the regulations contained in the Town Planning Scheme shall prevail.

5. The front, rear and side open spaces which are required to be kept open around the building in accordance with the regulations of the aforesaid Town Planning Scheme will be kept permanently open to the sky and no construction or erection or obstruction of any sort and no stacking of any material except materials required for household use, will be permitted on the said open spaces.

209. For regulating the development and building constructions on lands falling within the area of the Town Planning Scheme No.I(Final), the following regulations will apply:-

1. The regulations in the Town Planning Scheme No.II will apply.

2. In respect of matters for which no provision has been made in the Town Planning Scheme No.II, The Poona Municipal Corporation Bye-laws (published in the Bombay Government Gazette, dated 22nd May,

1958, Part II, pages 1121 to 1148) numbers - 1, 4 to 14, 17 to 23, 26 to 28, 29 to 35, 36 to 73, 79, Clauses (f) to (l) only of Bye-law No.83, Clauses (b) to (n) only of Bye-law No.84, 85, 87, 94, 113, 114, 115, 116, 118 and 120 will apply.

3. Notwithstanding anything contained in the Bye-laws referred to in Regulation No,2, if it is found that any provision in the said bye-laws conflicts with the regulations of the aforesaid Town Planning Scheme, the regulations contained in the Town Planning Scheme shall prevail.

4. The front, rear and side open spaces which are required to be kept open around the building in accordance with the regulations of the aforesaid Town Planning Scheme will be kept permanently open to the sky and no construction or erection or obstruction of any sort and no stacking of any material, except material required for household use, will be permitted on the said open spaces.

210. For regulating the development and building constructions on lands falling within the area of the draft Town Planning Scheme No.III and the Sangam Wadi Draft Town Planning Scheme, the following regulations will apply:-

1. The regulations proposed by the Local Authority in the abovementioned Draft Town Planning Schemes will apply within the respective areas of these draft Town Planning Schemes till these draft schemes become final.

After these draft Town Planning Schemes become final, the regulations contained in the aforesaid Town Planning Schemes(Final) will apply within the

respective areas of these draft Town Planning Schemes.

2. In respect of matters for which no provision has been made either in the aforesaid Draft Town Planning Schemes or in the aforesaid Town Planning Schemes(Final) the Poona Municipal Corporation Building Bye-laws (published in the Bombay Government Gazette, dated 22nd May 1958, Part II pages 1121 to 1148) numbers - 1, 4 to 14, 17 to 23, 26 to 28, 29 to 35, 36 to 73, 79, Clauses (f) to (l) only of Byelaw No.83, Clauses (b) to (n) only of Bye-law No.84, 85, 86, 87, 94, 113, 114, 115, 116, 118 and 120 will apply.

3. Notwithstanding anything contained in the Bye-laws referred to in Regulation No.2, if it is found that any provision in the aforesaid bye-laws conflicts with the regulations of the aforesaid Town Planning Schemes, the regulations contained in the aforesaid Town Planning Schemes shall prevail.

4. The front, rear and side open spaces which are required to be kept open around the building in accordance with the regulations of the aforesaid Town Planning Schemes will be kept permanently open to the sky and no construction or erection or obstruction of any sort and no stacking of any material, except material required for household use, will be permitted on the said open spaces.

211. For regulating the developments and building constructions on lands falling within the area of the Town Planning Scheme, Poona Suburban No.I(Final) (Varied) which at present is under variation - the following regulations will apply.

1. The regulations contained in the Town Planning Scheme, Poona Suburban No.I(Final)(Varied) will continue to apply, subject to such variations as

will be sanctioned by Government at the time of giving sanction to the Draft Varied Town Planning Scheme, Poona Suburban No.I(Final)(Varied). After the said Draft Varied Scheme becomes final, the regulations of the Varied Final Scheme (Final)(Varied) shall apply.

2. In respect of matters for which no provision has been made in the said Draft Varied Town Planning Scheme No.I(Final)(Varied) ~~xxxxx xxxxxx~~ or in the said Town Planning Scheme No.I(Final)(Varied), the regulations contained in the principal Town Planning Scheme, Poona Suburban No.I(Final) will apply.

3. In respect of matters for which no provision has been made in the said Town Planning Scheme, the Bye-laws (published in the Bombay Government Gazette dated 22nd March 1958, part II, pages 1121 to 1148) Nos. 1, 4 to 14, 17 to 23, 26 to 28, 29 to 35, 36 to 73, 79, Clauses (f) to (l) only of Bye-law No.83, Clauses (b) to (n) only of Bye-law No.84, 85, 86, 87, 94, 113,114,115,116,118 and 120 will apply.

4. Notwithstanding anything contained in the Bye-laws referred to in Regulation No.3, if it is found that any provision in the aforesaid bye-law conflicts with the regulations of the aforesaid Town Planning Scheme, the regulations contained in the aforesaid Town Planning Scheme shall prevail.

5. The front, rear and side open spaces which are required to be kept open around the building in accordance with the regulations of the aforesaid Town Planning Scheme will be kept permanently open to the sky and no construction or erection or obstruction of any sort and no stacking of any material, except material required for household use, will be permitted on the said open spaces.

212. For regulating the developments and building constructions on lands falling within the area of any Town Planning Scheme, the intention to make which will be declared henceforth, the regulations contained in the Town Planning Scheme No. I, Poona will generally apply till the regulations of the new Town Planning Schemes come into force. In respect of matters for which no provision has been made in the Town Planning Scheme No. I, the building bye-laws of the Poona Municipal Corporation (published in the Bombay Government Gazette, dated 22nd March 1953, part II, pages 1121 to 1143) Nos. 1, 4 to 14, 17 to 23, 26 to 28, 29 to 35, 36 to 73, 79, Clauses (f) to (l) only of Bye-law No. 83, Clauses (b) to (n) only of Bye-law No. 84, 85, 86, 94, 113, 114, 115, 116, 118 and 120 will apply.

If however it is found that any provision in the said bye-laws conflicts with the regulations of the aforesaid Town Planning Scheme, the regulations contained in the Town Planning Scheme shall prevail. The front, rear, and side open spaces, which are required to be kept open around the building in accordance with the regulations of the Town Planning Scheme will be kept permanently open to the sky and no construction, erection or obstruction of any sort and no stacking of any material, except material required for household use will be permitted on the said open spaces.

Regulations for controlling the layouts and sub-divisions of lands (with agricultural tenure) into building plots to be used for a residential purpose.

213. The following are the regulations:-

1. (a) The minimum area and frontage of the plots:

The minimum area of a plot which does not abut on any of the roads referred to in Building Bye-law No.96 shall be one-eighthth ($1/8$ th) of an acre. Every such plot will have a frontage of at least fifty five feet.

(b) The minimum area and frontage of a plot which abuts on any of the roads specified in Building Bye-law No.96 shall be according to the specification prescribed in that Bye-law.

2. The Open Space:- While preparing the layout, provision shall be made for a continuous open space conveniently situated to serve as air lung and capable of being used as a play-ground or garden. The area of the open space shall not be less than 10% of the total area of the land of which the layout is made.

3. Plot for a Gymkhana etc. to be reserved:-

While preparing the layout of a land measuring more than 12 acres, a plot of the area referred to in Bye-law No.104 shall be provided at a convenient spot for the erection of a Gymkhana, Recreation Hall, School Club or such other building for the use of the plot-holders in the said layout.

4. Roads:- The alignments of the roads in the layout shall be such that they shall be in conformity with the alignments of roads in the layouts of the adjoining lands. The alignments of the roads shall be such that they shall not affect detrimentally the development of the locality and that the locality as a whole shall progress on healthy and systematic lines.

The width of any colony street shall not be less than mentioned below :-

- | | |
|------------------------------|-----------|
| 1. Road length upto 500 ft. | 25' wide. |
| 2. Road length above 500 ft. | 30' Wide. |

The dead ends shall as far as possible be avoided while laying out such streets. Roads serving as an access to a single plot only shall not be less than 12' in width. The minimum width of a colony road meant to serve two plots only shall be atleast 15 feet. The minimum width of a colony road meant to serve more than two plots but less than six plots shall be atleast 20'. The minimum width of a colony road meant to serve more than six plots but less than twelve plots shall not be less than 25 feet. If, however, the plots are so situated that the length of the proposed road on which these plots abut is more than 500 ft., then the width of the colony road shall be atleast 30 feet.

The area under the roads shall not be less than what is prescribed in Building Bye-law No.104(3). If however, other roads proposed in the layout do not occupy all the area which is prescribed under Building Bye-law No.104(3), the remaining area shall be utilised and added to the open space which is to be maintained under Regulation No.2.

5. Street Lights :- The roads in the layout shall be provided with street lights according to the instructions of the Development Engineer from time to time.

6. Dust-bins :- After every set of ten building plots, an open space measuring atleast 5'x5' shall be

provided for keeping dust bins. The space so provided will be beyond the colony road and away from the open spaces mentioned in Regulations No.2 and 3. On these open spaces, dust bins will have to be provided by the promoter of the colony.

7. Open spaces:- The open space referred to in Regulation No.2, shall be protected with wire fencing after it is properly levelled. All the open spaces shall be so levelled that they are on the same level as the level of the adjoining road.

8. The layout will not be sanctioned by the Commissioner unless -

(i) the dimensions and the area of the entire land of which the layout is made, the areas and the dimensions of all the plots shown in the layout, the dimensions and the areas of all the open spaces provided in the layout, and the dimensions and area of the roads proposed in the layout are duly certified to be correct by the concerned Revenue Authorities of the Government;

(ii) the plots, open spaces and the roads shown in the layout are duly demarcated on site by the concerned Revenue Authorities of the Government and a plan showing such demarcations duly certified by the concerned Revenue Authority is produced;

(iii) the roads shown in the layout are duly constructed under the supervision of the City Engineer according to the specifications given by him. The promoter of the colony will be liable to pay in advance the supervision charges fixed by the Municipal Commissioner from time to time;

(iv) the water lines are completely laid out and that they are duly connected with the Municipal water main. The work of laying down the water lines and connecting the same with the Municipal water main will have to be carried out, under the supervision of and according to the specifications of the City Engineer. The supervision charges of the City Engineer will have to be paid in advance. If the Municipal water main is not within hundred feet from the boundary of the land, the promoter of the colony will have to pay in advance the full cost that will be required for extending the ~~water main~~ ^{water main up to the boundary of the land at which} Municipal layout is proposed to be made. After thus getting the Municipal water main extended, the promoter of the colony will have to connect the water lines laid in his land to the water main. If the Municipal water supply cannot be made available at a requisite and adequate pressure, the promoter of the colony will have to provide a sump well with an over-head tank and pumping arrangement. The size of the sump well as well as the over-head tank will have to be got approved by the City Engineer.

(v) the drainage lines are completely laid out and they are duly connected with the municipal drain. The work of laying down the drainage lines will have to be carried out under the supervision of ~~the~~ ^{the} according to the specifications of the City Engineer. The supervision charges of the City Engineer will have to be paid in advance. If the Municipal drain is not within hundred feet from the boundary of the land, the promoter of the colony will have to construct a common ~~and~~ septic tank according to the design and specifications prescribed by the Medical Officer of Health. The work of constructing the common septic tank and the work of laying down the drainage lines to be connected to the

septic tank will have to be paid in advance. If the promoter of the colony does not want to construct a common septic tank, he will have to pay in advance the full cost that will be required for extending the Municipal drainage line upto the boundary of the land of which layout is proposed to be made. After thus getting the Municipal drainage line extended, the promoter of the colony will have to connect the drainage line in his land to the Municipal drainage line. This work also will have to be done under the supervision of the City Engineer and the supervision charges will ^{have to} be paid in advance;

(vi) the dust bins as required by Regulation No.6 are provided;

(vii) the street lights as required by Regulation No.5 are provided;

(viii) the open space required to be maintained is duly fenced and levelled as required by Regulation No.7.

(ix) all the open spaces are properly levelled as required by regulation No.7.

(x) the whole land out of which the building plots are to be carved out is made suitable in all respects for building purposes.

(xi) the natural water courses existing on the land are properly trained or diverted to the satisfaction of the City Engineer;

(xii) necessary works such as construction of retaining wall are completed to prevent the land from being washed away or flooded on account of

the existence of the natural water courses in the vicinity of the land.

(xiii) the retaining walls are constructed to preserve and maintain the levels of the building plots.

214. No layout will be considered or sanctioned by the Municipal Commissioner if in the opinion of the Municipal Commissioner the land of which the layout is proposed to be made is unsuitable for building purposes on account of any of the following reasons:-

- (i) the land is subject to floods,
- (ii) unsuitable topography of the land,
- (iii) non-availability of suitable access of proper width to the land in question,
- (iv) non-availability of water supply,
- (v) non-availability of Municipal drainage system;
- (vi) if the access to the plots and the colony roads cannot be constructed with the requisite gradients and alignments.

215. If the area of the land of which the layout is proposed to be made is one acre or less than one acre, then it will not be necessary to maintain an open space as required by regulation No.2 contained in para 213.

216. Regulations for controlling the layouts and the sub-divisions of a land of a Gaathan tenure into building plots to be used for a residential purpose.

The following are the regulations:-

1. The minimum area of a plot shall be at least 1000 sq.ft. Every such plot will have a frontage of at least 25 feet.

2. The width of any street in the layout shall not be less than twenty feet.

3. The roads in the layout shall be provided with street lights according to the instructions of the Development Engineer of the Corporation.

4. (1) For every 10 buildings, minimum space admeasuring 6' x 6' should be kept vacant for dust-bin, beyond the colony road. These dust-bins should be provided by the promoter of the colony.

5. Regulation No.8 in para 213 and the regulation in para No.214 will also apply:-

217. Regulations for controlling the sub-divisions of any premises (as defined in the Bombay Provincial Municipal Corporations Act, 1949, in a gaokhan land:-

The following are the regulations:-

1. (1) Any premises in a Gaokhan land shall not be allowed to be sub-divided unless:-
 - (a) every sub-division of the premises has an independent drainage and water connection;
 - (b) every sub-division of the premises has an independent and adequate means of access to the municipal road;
 - (c) every sub-division of the premises has sufficient light and ventilation;
 - (d) the construction work, if any, of every sub-division is in accordance with the building bye-laws of the Corporation;
 - (e) every sub-division has independent water closets or privies, washing places and bathrooms in sufficient numbers;
 - (f) every sub-division is a distinct and separate unit. In other words, only the rooms or the floors cannot be allowed to be sub-divided. So also the sub-division cannot be made at random, i.e. one room of the first floor and a second room on the third floor. In short, every portion of the building that falls in a sub-division must be a continuous whole, i.e.

from ground floor to the top floor.

218. No Building standing on an agricultural land or in the Town Planning Scheme area will be allowed to be sub-divided.

219. Regulations for controlling the layouts and the sub-divisions of lands included in a Town Planning Scheme into building plot to be used for a residential purpose.

These regulations will be as follows:

1. The regulations regarding layouts of agricultural lands contained in para No. 213 to 215 will generally apply except that the minimum area of a building plot shall be as specified in the respective zone of the respective Town Planning Scheme.

220. Regulations for controlling the layouts and sub-divisions of lands (with agricultural tenure) and of lands in a Town Planning Scheme into plots to be used for locating a warehouse, factory, workshop or workplace and other industrial establishments which do not amount to small such industries.

The following are the regulations:

1. The first important condition for the sanction of such a layout will be that the land of which the layout is to be made is included in the industrial zone of the Development Plan.

2. (a) The minimum area and frontage of the plots:

The minimum area of a plot which does not abut on any of the roads referred to in building bye-law no. 96 shall be one fourth ($\frac{1}{4}$) of an acre. Every such plot will have a frontage of atleast seventy-five (75) feet.

(b) The minimum area and frontage of a plot which abuts on any of the roads, specified in building bye-law No.96, shall be according to the specifications prescribed in that bye-law.

3. The open space:-

While preparing the layout, provision shall be made for a continuous open space conveniently situated to serve as air ling. The area of this open space shall not be less than ten percent of the total area of the land of which the layout is made.

4. Roads :-

The alignments of the roads in the layout shall be such that they shall be in conformity with the alignments of roads in the layouts of the adjoining lands. The alignments of the roads shall be such that they shall not affect detrimentally the development of the locality and that the locality as a whole shall progress on healthy and systematic lines.

The minimum width of any colony road shall not be less than mentioned below-

- (1) if the number of plots abutting on a road in the layout is four 30 ft.
- (11) if the number of plots abutting on a road in the layout is more than four 40 ft.

5. Dust-bins:-

After every set of five plots an open space measuring at least 10' x 10' shall be provided for keeping a dust bin. The space so provided will be beyond the road and away from the open space mentioned in regulation No.3. On these open spaces, pucca dust bins will have to be provided by the promoter of the colony.

6. Regulations No.5, 7 and 8 contained in para 213 and the regulation contained in para 214 also apply.

221. Regulations for controlling the layouts and sub-divisions of lands (with agricultural tenure) into plots to be used for locating small scale industries. For the purpose of these regulations the Municipal Commissioner will decide whether a particular industry is a small scale industry or not with the approval of the Improvement Committee, after taking into consideration the nature of the industry, the nature of manufacture, the number of personnel to be employed and the extent of H.P. to be utilised.

2. The following are the regulations:-

1. ~~The first important condition for the selection of a site for the layout is that the land of which the layout is to be made is included in the six industrial zone of the Development Plan.~~

2. (a) The minimum area and frontage of the plot:-

The minimum area of a plot which does not abut on any of the roads referred to in Building Bye-law No.96 shall be 1/8th of an acre. Every such plot will have a frontage of at least 55 ft.

(b) The minimum area and frontage of a plot which abuts on any of the roads, specified in building bye-law No.96, shall be according to the specifications prescribed in that bye-law.

3. Roads:-

The alignments of the internal roads in the layout shall be such that they shall be in exact conformity with the alignments of roads in the layouts of the adjoining lands. The alignments of the roads shall be such that they shall not affect detrimentally the development of the locality and that the locality as a whole shall progress on healthy and systematic lines.

The minimum width of a colony road shall not be less than 30 ft.

4. Dust bins:-

After every set of five plots an open space measuring at least 5'x5' shall be provided for keeping a dust bin. The space so provided will be beyond the road. On these open spaces, pucca dustbins will have to be provided by the promoter of the colony.

5. Regulations No.5 and 8 contained in para 213 and the regulation contained in para 214 will also apply.

222. Building Regulations for controlling the development of lands granted to Backward Class Co-operative Housing Societies, under the Post War Reconstruction Scheme No.219.

These Regulations shall be as follows :-

1. Minimum Accommodation :- The tenement for the housing of a Backward Class family shall normally provide for a minimum accommodation consisting of (i) living room (ii) a kitchen and (iii) verandah, and the floor area including the verandah shall not be less than 300 sq. ft. and shall not exceed 400 sq.ft.
2. Minimum area of a building plot :- The area of a building plot shall be not less than 1200 sq. ft. in case of members engaged in non-agricultural pursuits and 1800 sq. ft. in case of members engaged in agricultural pursuits.
3. Set-back: The buildings shall be set-back atleast 5' in the front from the boundary of the road. In the case of Provincial and National Highway or other classified or important roads a greater set-back shall be provided as prescribed for such roads.
4. Side marginal open spaces :- The open spaces on the two sides shall aggregate to not less than 10 ft. and they shall be so distributed that the buildings on adjoining plots are atleast 10 ft. apart. In case of semi-detached structures, the side open spaces shall be not less than 10 ft.
5. Rear open space :- A clear open space of atleast 10 ft. in depth shall be maintained between the main building and the rear boundary of the plot.

Provided that subsidiary structures such

as bath-room or a covered washing place may only be permitted in such rear open spaces.

6. Maximum built-over area:- The built over area in any building plot shall not exceed 40% of the area of the plot.
7. Living Room:- The area of a living room shall be not less than 120 sq. ft. and no side thereof less than 9 ft.
8. Kitchen:- The kitchen shall have an area of not less than 100 sq. ft. and its width not less than 8 ft.
9. Verandah:- The verandah shall have a minimum width of 6 ft. provided that this width is increased to 8 ft. in case it is enclosed with dwarf walls with tessellated work thereon.
10. Plinth:- Every building shall have a plinth of not less 18 inches above the adjoining ground level.
11. Height :- Normally only ground floor buildings shall be permitted in such type of development of small-sized plots. Every room in a building shall measure in height 10' from floor to ceiling and in case of a sloping roof the height of the lowest point shall be not less than 7 ft. and the average height not less than 10 ft.
12. Loft:- A loft may be permitted in the living room or the kitchen provided that it shall be at a height of atleast 7 ft. from the floor level. The area of any such loft shall not normally exceed 1/3rd the area of the living room or the kitchen.
13. Light and Ventilation :- Each living room and the kitchen shall be provided with windows or such

other apertures (This does not include area of doors) the aggregate area of which shall be not less than 1/10th the floor area of the room to which these are attached.

14. Privies :- No privies shall be constructed in any of such small sized plots unless they are of the water closet type attached to under-ground sewers. Separate provision shall be made for blocks of latrines conveniently situated at the rate of atleast one seat for three tenants.

15. Open Spaces in a layout :- While preparing a layout, provision shall be made for central open spaces to serve as air lungs and also as play-grounds etc. and the area of such open spaces shall not be less than 10% of the entire area of the site.

16. Road drains and gutters :- provision shall be made for roads of atleast 20 ft. width, gutters, drains, etc. as may be necessary and these shall be constructed by the Society before proceeding with the actual construction of the quarters.

17. Shed and Barn :- In case of members engaged in agricultural pursuits the cattle shed and barn shall be provided in the rear portion of the plot at a clear distance of atleast 20 ft. from the main building. This may be allowed along the rear boundary of the plot.

18. Chawl type construction :- Chawl-type construction shall not be permitted except in special circumstances.

19. Storeyed structures :- In case the land values are very high there would be no objection to have

storeyed structures provided that such structures remain permanently in the ownership of the Co-operative Housing Society. The number of tenements on the upper floor would generally be half those on the ground floor and the rest of the area shall be retained as open terraces for the use of occupants of the tenements on upper floor.

20. Regulations 4 (excluding the requirement regarding the width of the road), 5 and 8 contained in Para 213 and the regulation contained in Para 214 will also apply.

21. Regulations Nos. 5 and 8 contained in Para 213 and the regulation contained in Para 214 will also apply.

213. Regulations for controlling the layouts and sub-divisions of lands (with agricultural tenure) and of lands included in the Town Planning Schemes into building plots to be used for a residential purpose, provided that the land is owned by a Low Income Group, Co-operative Housing Society.

The following are the regulations :-

1. The Minimum area and the frontage of the plot.

(a) The minimum area and the frontage of a plot which does not abut on any of the roads referred in Building Bye-law No. 26 but which abuts on a Town Planning Scheme road shall not be less than 1/8th of an acre with a frontage of atleast 55 ft. In case of plots fronting on the colony roads, the minimum area of the plot shall ^{be} 3600 Sq. ft. with a frontage of atleast 40 ft.

(b) The minimum area and frontage of a plot which abuts on any of the roads specified in Building Bye-law No.96, shall be according to the specifications prescribed in that bye-law.

2. Plot for Gymkhana etc. to be reserved:-

While preparing the layout, an area of at least 3 per cent of the total area of the land will be reserved for erection of a gymkhana, recreation hall, school, club or such other building for the use of the plot-holders. This regulation will not apply to the layouts of lands having areas less than three acres.

3. Regulations Nos. 2,5,6,7 and 8 contained in para 213 and Regulations contained in para 214 shall also apply:

4. The alignments of the roads in the layout shall be such that they shall be in conformity with the alignments of the roads in the layouts of the adjoining lands. The alignments of roads shall be such that they shall not affect detrimentally the development of the locality and that the locality as a whole shall progress on healthy and systematic lines.

The minimum width of the internal roads in the above-mentioned colonies shall be 20 ft.

The area under the roads shall not be less than what is prescribed in Building Bye-law No.104(3). If, however, all the roads proposed in the layout do not occupy all the area which is prescribed under Building Bye-law No.104(3), the remaining area shall be utilised for and added to

the open space which is to be maintained under regulation No.2 contained in para 223.

5. Set-back:-

The set-back on any colony road shall not be less than 10'.

6. Side Marginal Open Space:-

In case of a plot of the area of 3600 Sq.ft the marginal open space on each side shall not be less than 7½'.

7. Rear Open Space:-

The minimum rear open space shall be 20'.

8. The Maximum Built up Area:-

Not more than 1/3rd area of the plot shall be allowed to be built over.

In addition to 1/3rd permissible buildable area a garage in a corner of the plot with an area not exceeding 80 sq. ft., i.e. 10'x8' may be permitted. The distance between any structure and such garage shall not be less than 5'.

9. Subsidiary structures such as out house etc. shall be in conformity with the building bye-laws and building regulations of the Town Planning Scheme. Only double storeyed building i.e. ground floor and first floor only shall be allowed in plots of 3600 sq.ft. and in plots less than 1/8th acre. In case of plots of 1/8th acre the number of floors may be permitted according to the regulations in respect of the Town Planning Scheme.

11. Size of tenements:-

11. Size of tenements:-

Only three roomed tenements may be permitted and in no case a single room tenement shall be allowed.

12. Other building regulations of the Town Planning Schemes and building bye-laws applicable to the construction of buildings on agricultural lands shall also apply in respect of matters for which no specific provision has been made in these regulations.

224. Regulations for controlling the layouts for the purpose of a Group Housing Scheme of lands of an agricultural tenure and of lands in the Town Planning Schemes provided that the land is owned by a Group Housing Society duly registered according to the law governing the registration of Societies and the houses that are constructed under the Scheme are to be used only for a residential purpose.

The following are the regulations :-

1. That the area of the land to be used for constructing houses under a Group Housing Scheme shall not be less than one acre.

2. The alignments of the internal roads in the layout shall be such that they shall be in conformity with the alignments of roads in the layouts of the adjoining lands. The alignments of the roads shall be such that they shall not affect detrimentally the development of the locality and that the locality as a whole shall progress on healthy and systematic lines.

The width of the internal roads shall not be less than twenty feet.

3. The land shall in no case be allowed to be subdivided and the land under and around the buildings and all other open land shall for ever continue to belong to the Society.

4. The plinth area of every building that will be constructed on the land shall be the same.

5. Every building shall be provided with an access of atleast five feet from the internal road in the layout.

6. The minimum open space between any two buildings shall not be less than 15 ft. in any direction. This open space shall be kept permanently open and free from any balcony, projection, construction, erection, or obstruction of any sort.

7. While preparing the layout, provision shall be made for a continuous open space conveniently situated for being used as a play ground for the benefit of residents of the scheme. The area of the open space shall not be less than 10% of the total area of the land.

8. No fence or compound of any sort shall be allowed to be constructed around the building. A compound may be permitted only on the outer boundary of the main land on which the group houses are constructed.

9. The construction of the building shall be regulated by the building bye-laws Nos. 96 to 122 in case the land is of an agricultural tenure. If the land is included in a Town Planning Scheme, the regulations of the respective Town Planning Scheme shall apply.

10. In a layout of land of one acre, an open space measuring atleast 10' x 10' shall be provided for keeping dust bins. The space so provided will be beyond the internal road. On this open space, dust bins will have to be provided by the Society. This open space shall be separate and away from the open space referred to in Regulation No.7.

11. The open space referred to in Regulation No.7 shall be so levelled that it is on the same level as the level of the adjoining road.

12. The roads in the layout shall be provided with street lights according to the instructions of the Development Engineer from time to time.

13. Every building shall have an independent water and drainage connection.

14. The maximum built up area of all the buildings shall not exceed one third of the total area of the whole land.

15. Every building shall be restricted to two floors, i.e. ground and one upper floor.

16. There shall not be more than one tenement per floor and that every tenement shall consist of a minimum number of three rooms, a bath room, a water closet and a verandah.

17. The layout will not be sanctioned by the Commissioner unless-

(i) The dimensions and the area of the entire land of which the layout is made, the dimensions and the areas of all the open

spaces provided in the layout as per regulations mentioned above and the dimensions and the area of the roads proposed in the layout are duly certified to be correct by the concerned Revenue Authorities of the Government.

(ii) The entire land shall be duly demarcated on site by the concerned Revenue Authorities of the Government and a plan showing such demarcation duly certified as correct by the concerned Revenue Authority is produced.

(iii) In the layout plan the building line of each and every building that is to be constructed on the land shall be clearly indicated in the layout plan. So also, the open spaces to be kept around the building shall also be clearly indicated in the layout plan. The additional open spaces to be provided in the layout according to the above regulations and the roads shall also be clearly demarcated in the layout plan.

(iv) The roads shown in the layout are duly constructed under the supervision of the City Engineer according to the specifications given by him. The Society will be liable to pay in advance the supervision charges fixed by the Municipal Commissioner.

(v) The water lines are completely laid out and that they are duly connected with

with the Municipal water main. The work of laying down the water lines and connecting the same with the Municipal water main will have to be carried out, under the supervision of and according to the specifications of the City Engineer. The supervision charges of the City Engineer will have to be paid in advance. If the Municipal water main is not within hundred feet from the boundary of the land, the Society will have to pay in advance the full cost that will be required for extending the Municipal water main upto the boundary of the land of which layout is proposed to be made. After thus getting the municipal water main extended, the Society will have to connect the water lines laid in its land to the water main. If the Municipal water supply cannot be made available to the requisite and adequate pressure, the Society will have to provide a sump well with an overhead tank and pumping arrangement. The size of the sump well as well as the overhead tank will have to be got approved by the City Engineer.

(vi) The drainage lines are completely laid out and they are duly connected with the municipal drain. The work of laying down the drainage lines will have

to be carried out under the supervision of and according to the specifications of the City Engineer. The supervision charges of the City Engineer will have to be paid in advance. If the Municipal drain is not within hundred feet from the boundary of the land, the Society will have to construct a common septic tank according to the design and specifications prescribed by the Medical Officer of Health. The work of constructing the common septic tank and the work of laying down the drainage lines to be connected to the septic tank will have to be carried out under the supervision of the City Engineer. The supervision charges will have to be paid in advance. If the Society does not want to construct a common septic tank, it will have to pay in advance the full cost that will be required for extending the Municipal drainage line upto the boundary of the land of which layout is proposed to be made. After thus getting the Municipal drainage line extended, the Society will have to connect the drainage lines in the land to the Municipal drainage line. This work also will have to be done under the supervision of the City Engineer and the supervision charges will have to be paid in advance.

(vii) The dust bins as required by Regulation No. 10 are provided.

(viii) The street lights as required by Regulation No.12 are provided.

(ix) The open space required to be maintained is duly and properly levelled as required by Regulation No.11.

(x) the whole land is made suitable in all respects for building purposes.

(xi) the natural water courses existing on the land are properly trained or diverted to the satisfaction of the City Engineer.

(xii) necessary works such as construction of a retaining wall are completed to prevent the land from being washed away or flooded on account of the existence of the natural water courses in the vicinity of the land.

(xiii) the retaining walls are constructed to preserve and maintain the levels of the building plots.

18. No layout will be considered or sanctioned by the Municipal Commissioner if in the opinion of the Municipal Commissioner the land of which the layout is proposed to be made is unsuitable for building purposes on account of any of the following reasons:-

(i) the land is subject to floods,

13 (b) (12)
200 (200)

- (ii) unsuitable topography of the land,
- (iii) non-availability of suitable access of proper width to the land in question,
- (iv) non-availability of water supply,
- (v) non-availability of Municipal drainage system,

225. Regulations for prescribing the manner in which sanction to the layout of land owned by a Group Housing Society duly registered according to the law governing the registration of societies for constructing houses for a residential purposes under a Group Housing Scheme is obtained. These regulations will apply when the land is of an agricultural tenure or is situated in a Town Planning Scheme.

These regulations are as under :-

1. The sanction shall be sought by a written application addressed to the City Engineer. The application shall be duly signed on behalf of the Society by such person as is duly authorised in this behalf by the Society.

2. The application shall be accompanied by the following documents :-

- (a) a certified copy of the extract from the City Survey or District Inspector of Land Records showing the ownership of the applicant over the land in question.
- (b) a site plan showing the location of the land in question drawn to a scale of 660 ft. to an inch duly certified to be correct by the concerned Government Revenue Authority. In this site plan the

the owner's boundary shall be shown in red colour.

- (c) a layout plan showing the building line of each and every building that is to be constructed on the land. This layout plan shall be drawn to a scale 50'=1".

(Note: Before drawing the layout plan, the applicant is advised to study carefully the regulations in this behalf in order to avoid rejection of the layout on account of a faulty and defective proposals.)

The layout plan shall show the following :-

- (i) The roads shall be shown in wash of burnt sienna. The length and the width of the road shall be clearly indicated by figures.
- (ii) The roads proposed by the Local Authority either in the Development Plan or any other scheme shall be clearly shown.
- (iii) The natural water courses such as Nallas, etc., existing on the land and the manner in which it is proposed to train or divert the same.
- (iv) The natural water courses existing in the vicinity of the land and the manner in which it is proposed to prevent the land from being flooded or washed away.

- (v) Position of the Municipal water main and the Municipal drain shall be indicated by letters.
- (vi) Existing and proposed drainage lines within the layout including size of the drain, gradients and invert levels. The existing drainage lines shall be shown in yellow dotted lines and the proposed drainage lines shall be shown in yellow full lines.
- (vii) Existing and proposed water lines shall be shown in green and in the manner prescribed for drainage lines.
- (viii) Open land to be reserved for a play ground or erecting a public building (where required) shall be clearly indicated in green wash).
- (ix) Open spaces required to be provided shall be shown in green wash and the dimensions and the areas shall be clearly written.
- (x) If necessary, position of the sump well with the overhead tank together with the dimensions and the area of the land provided for this purpose.
- (xi) The position of the common septic tank and the dimensions and the area of the land provided for this purpose.

- (xii) The position of dust bins.
- (xiii) Existing structures and wells.
- (xiv) Contours at a vertical interval not more than 5' shall be shown in thin and dotted lines and the levels shall be connected with bench marks wherever necessary. High flood contour shall be indicated distinctly wherever necessary.
- (xv) Road in existence in the immediate vicinity of the land in question so as to show how the roads in the layout co-ordinate with these roads.
- (xvi) The following table of dimensions and areas shall be given:-
 - (a) dimensions and area of the original land.
 - (b) dimensions and area of each building that is proposed to be constructed.
 - (c) dimensions and the area of the open space for the play ground in the layout and the percentage which this area bears to the area of the entire land.
 - (d) dimensions and area under the roads.
 - (e) the dimensions and the area of the open space required for the dust bins.

(e) the dimensions and the area of the open space required for the dust bins.

3. The documents referred to in Clause (b) and (c) of Regulation No.2 shall be prepared on ferro paper or other similar paper. Five copies of these documents shall accompany the application referred to in Regulation No.1.

4. If the proposals contained in the layout submitted by the applicant are formerly approved by the City Engineer, the applicant shall proceed to get the building lines, roads and open spaces demarcated on site. After getting the building lines, roads and open spaces thus demarcated, the applicant shall inform in writing to the City Engineer about the completion of the aforesaid demarcation on site. After the verification of this demarcation, the City Engineer may permit the applicant to proceed with the development work of roads, water lines, drainage lines, etc. After such a permission is received, but not otherwise, the applicant shall proceed with the development work in conformity with the regulations in this behalf. When all the developments including street lights and dust bins are completed in every respect the applicant shall submit to the City Engineer the following documents:-

(a) Five copies of the layout plan prepared as before and one extra copy made on a tracing paper.

(b) Five copies of the site Plan duly

certified by the District Inspector of Land Records or other concerned Revenue Authority.

- (c) Original certificate from the Development Engineer and the City Engineer and the Medical Officer of Health in support of the fact that all the developments have been duly carried out.

5. After the receipt of the documents referred to in Regulation No.4, the City Engineer may sanction the layout.

6. No permission for building construction will be granted unless the layout is sanctioned by the City Engineer under Regulation No.5.

The sanction given to the development works under Regulation No.4 shall lapse if the development works for which sanction was given are not completed within one year from the date of the sanction and fresh sanction will have to be obtained by any person who may intend to carry out the development. works.

No person shall commence to carry out any development work -

- (a) until he has been granted the requisite sanction under Regulation No.4;
- (b) until he has given written notice to the City Engineer of the proposed date of commencement;

Provided that if the commencement does not take place within seven clear days

of the date so notified, the notice shall be deemed not to have been given;

(c) unless he has made such sanitary arrangements as the City Engineer may require for the City Engineer may & workmen employed on the work;

(d) after the expiry of the period of one year from the date of the suspension or stoppage of such work when it is once commenced.

226. Special Regulations for building constructions on lands of Gaethan tenure :-

In addition to the Building Bye-laws No.1 to 94, the following special regulations will govern the construction of buildings on lands of Gaethan tenure provided that in case of a conflict between the said bye-laws and these special regulations, the special regulations shall prevail to the exclusion of these bye-laws. The special regulations are as follows :-

1. Set back:- The building line (as defined in the aforesaid bye-laws) shall be atleast 5 feet beyond the regular line of a public street. The regular line of public streets are marked on the City Survey Sheets. In other words, every building that is to be constructed or re-constructed shall be set-back atleast 5 feet beyond the regular line of the public street that is marked on the City Survey Sheets.

2. Permissible built up area :- The total built up area of any building shall not exceed 2/3rds of the area of the plot.

3. Prohibition of projections upon streets :- No person shall be allowed to erect, set up, add to or place against or in front of any premises any steps, foot-board, gate or any other structure or

fixture which will.

- (a) overhang, jut or project into or in any way encroach upon any street;
- (b) jut or project into or encroach upon any channel in any street.

4. Prohibition of Balconies, Sun-shade, Weather Frames and other projections over streets:-

No person shall be allowed -

- (a) to erect an arcade over any street or any portion thereof;
- (b) to put up a verandah, balcony, arch, frames, canopy, awning, or other structure or thing projecting from any storey over or across any street or portion thereof.

227. For various residential colonies like Wadiwale Colony, Koregaon Park Colony, Agarwal Colony, Padarnji Park Colony, etc., special building regulations were made. So also, special building regulations were made for constructing buildings on plots abutting on certain roads such as Laxmi Road, etc. All these regulations will continue to be in force in respect of constructions in these colonies and on these roads.

228. Regulations for Industrial Labour Housing:-

The requirements of this class are similar to those of backward class people and the regulations applicable for backward class housing shall also apply in this case. However, where chawls are constructed for the use of industrial labour, the length of such chawls shall not exceed 100 ft. and there shall be an open space of atleast 15 ft. in front, 20 ft. in the

rear and 10 ft. on sides of the chawl. The distance between the two chawls standing on the same plot shall be at least twice the height of the chawls if the two chawls are of the same height. In case the chawls are of different height, the distance between the two chawls shall be at least twice the height of the chawl which is the taller of the two.

The front, rear and side open spaces which are required to be kept open around the building in accordance with the regulations of the aforesaid Town Planning Scheme will be kept permanently open to sky and no construction or erection or obstruction of any sort and no stacking of any material, except material required for household use, will be permitted on the said open spaces.

229. Regulations for prescribing the matter in which necessary permission under Sec. 12 of the Bombay Town Planning Act, 1954 for carrying on any development work in any building or in or over any land within the limits in respect of which a declaration of intention to prepare a development plan is declared by the local authority is to be obtained.

The following are the regulations:-

1. Every applicant for development permission under Sec. 12 of the Bombay Town Planning Act of 1954 shall follow the procedure prescribed in the Poona Municipal Corporation Building Bye-laws No. 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13.
2. All the plans shall be submitted in quadruplicate when the land is not of Gaathan

tenure.

3. Where it is intended to construct a new building or to make a material change in the use of the existing building or land, the intended user (as well as the existing user) shall be clearly specified.

4. When it is proposed to construct a building for the use of a factory, the applicant shall produce the following additional documents:-

(a) A flow chart of the manufacturing process supplemented by a brief description of the process in the various stages.

(b) Plans in quadruplicate each drawn to a scale clearly showing:-

(i) the site plan of the factory with all the existing or proposed buildings, roads, drains, etc.

(ii) the plan, elevation and necessary cross sections of the various buildings indicating all relevant details relating to natural lighting, ventilation, arrangement for trade waste and effluents, means of escape in case of fire, etc. The plans shall also clearly indicate the position of the plant and machinery, and passage ways.

(c) Such other particulars as would be required by the City Engineer to enable building permission to be given

No person shall commence the development

work as is described in Section 12 of the Bombay Town Planning Act, 1954 in any building or in or over any land-

(a) until he has been granted a commencement certificate;

(b) until he has given notice to the City Engineer of the proposed date of commencement.

Provided that if the commencement does not take place within seven clear days of the date so notified, the notice shall be deemed not to have been given.

(c) until he has made such sanitary arrangements as the Commissioner may require for the workmen employed on the work.

(d) after the expiry of the period of one year from the date of the commencement certificate or after the expiry of the period of one year from the date of the suspension or stoppage of such work when it is once commenced.

For clarification:-

(1) The block plan shall be drawn to a scale of 1" = 50 feet.

(2) Every application for development permission shall be accompanied by a site plan drawn to a scale of 1" = 660 ft. when the land is not of Gaathan tenure.

230. Regulations prescribing the manner in which sanction for sub-division of land into building plots or for layout of a private street is to be obtained from the Local Authority.

These regulations are as under:-

1. The sanction shall be sought by a written application addressed to the City Engineer.

The application shall be duly signed by the owner of the land.

2. The application shall indicate the use to which the building plots are to be put.

3. The application shall be accompanied by the following documents :-

(a) a certified copy of the extract from the City Survey or District Inspector of Land Records showing the ownership of the applicant over the land in question.

(b) a site plan showing the location of the land in question drawn to a scale of 660 ft. to an inch duly certified to be correct by the concerned Government Revenue Authority. In this site plan the owners' boundary shall be shown in red colour.

(c) a layout plan showing the proposed sub-division, street, etc. This layout plan shall be drawn to a scale of 50' = 1". (Note:- Before drawing the layout plan, the owner is advised to study carefully the regulations in this behalf in order to avoid rejection of the proposal for permission to the sub-division on account of faulty and defective proposals in the layout).

The layout plan shall show the following :-

(i) The roads shall be shown in wash of burnt sienna. The length and the width

of the road shall be clearly indicated by figures.

- (ii) The roads proposed by the Local Authority either in the Development Plan or any other scheme shall be clearly shown.
- (iii) The natural water courses such as nalls etc. existing on the land and the manner in which it is proposed to train or divert the same.
- (iv) The natural water courses existing in the vicinity of the land and the manner in which it is proposed to prevent the land from being flooded or washed away.
- (v) Position of the Municipal water main and the Municipal drain shall be clearly indicated by letters.
- (vi) Existing and proposed drainage lines within the layout including size of the drain, gradients and invert levels. The existing drainage lines shall be shown in yellow dotted lines and the proposed drainage lines shall be shown in yellow full lines.
- (vii) Existing and proposed water lines shall be shown in green and in the manner prescribed for drainage lines.
- (viii) Open spaces required to be provided shall be shown in green wash and the dimensions and the areas shall be clearly written.

- (ix) Open land to be reserved for erecting a public building (where required) shall be clearly indicated in green wash.
- (x) Building lines and open spaces to be kept round about the building shall be shown on all the plots.
- (xi) If necessary, position of the sump well with the over-head tank together with the dimensions and the area of the land provided for this purpose.
- (xii) The position of the common septic tank and the dimensions and the area of the land provided for this purpose.
- (xiii) The position of dust bins.
- (xiv) Existing structures and wells.
- (xv) Contours at a vertical interval of not more than 5' shall be shown on thin and dotted lines and the levels shall be connected with bench marks wherever necessary.
- (xvi) Roads in existence in the immediate vicinity of the land in question so as to show how the roads in the layout co-ordinate with these roads.
- (xvii) The following table of dimensions and areas shall be given :-
 - (a) dimensions and area of the original land-
 - (b) dimensions and area of each plot.

(c) dimensions and the area of the open space in the layout and the percentage which this area bears to the area of the entire land.

(d) dimensions and areas under the roads and the percentage which this area bears to the area of the entire land.

(e) the dimensions and the area of the open space required for the construction of the public building and the percentage which this area bears to the area of the entire land.

4. Documents referred to in Clause (b) and (c) of Regulation No.3, shall be prepared on Ferro paper or other similar paper. Five copies of these documents shall accompany the application referred to in Regulation No.1.

5. If the proposals contained in the layout submitted by the applicant are formally approved by the City Engineer, the applicant shall proceed to get the plots, roads and open spaces demarcated on site through the District Inspector of Land Records or the concerned Revenue Authority. After getting the plots, roads and open spaces thus demarcated the applicant shall submit to the City Engineer the demarcation certificate from the District Inspector of Land Records or the concerned Revenue Authority. After the receipt of the demarcation certificate, the City Engineer may permit the applicant to proceed with the development work of roads, water lines, drainage lines, etc. After such a permission is received but not otherwise, the applicant shall

proceed with the development work in conformity with the regulations in this behalf. When all the developments including street lights and dust bins are completed in every respect, the applicant shall submit to the City Engineer the following documents:-

- (a) Five copies of the layout plan prepared as before and exactly according to the demarcation certificate and one extra copy made on a tracing paper.
- (b) Five copies of the site plan duly certified by the District Inspector of Land Records or other concerned Revenue Authority.
- (c) Original certificate from the development Engineer and the City Engineer and the Medical Officer of Health in support of the fact that all the developments have been duly carried out.

6. After the receipt of the document, referred to in Regulation 5, the City Engineer will sanction the layout.

7. No permission for building construction on any plot shown in the layout will be granted unless the layout is sanctioned by the City Engineer under regulation 5.

The sanction given to the works as are described in the Sections 12 and 16 of the Bombay Town Planning Act, 1954, it shall lapse if the works for which the sanction was given, are not completed within one year from the date of the sanction and a fresh sanction will have to be obtained by any person who intends to carry out the said works by producing the previously sanctioned plans.

No person shall commence to do any work as is described in Sec. 12 and Sec. 13 of the Bombay Town Planning Act, 1954.

- (a) until he has been granted the requisite sanction under Sec. 12 or Sec. 13 of the Bombay Town Planning Act, 1954;
- (b) until he has given written notice to the City Engineer of the proposed date of commencement;

Provided that if the commencement does not take place within seven clear days of the date so notified, the notice shall be deemed not to have been given ;

- (c) unless he has made such sanitary arrangements as the City Engineer may require for the workmen employed on the work;
- (d) After the expiry of the period of one year from the date of the suspension or stoppage of such works when it is once commenced.

231. In the heavy industrial zone marked on the development plan, buildings or premises may be used for any industry. The special previous written permission of the Municipal Commissioner, however, shall be required for the following uses and industries :-

- (1) Fertilizer manufacture from organic materials, provided however, that these provisions shall not apply to the manufacture of fertilizers from previously processed materials which have no obnoxious odours or fumes and which do not produce obnoxious odour or fumes in the compounding or manufacturing thereof.

- (ii) Sulphurous, sulphuric, picric, nitric, hydrochloric or other corrosive acid manufacture or their use or storage, except as accessory to a permitted industry.
- (iii) Blast furnace.
- (iv) Ammonia manufacture.
- (v) Incineration, reduction or dumping of offal, dead animals, garbage or refuse on a commercial basis or the establishment of loading and transfer platforms, except where restricted, regulated or controlled by duly constituted governmental or municipal authorities having the power to restrict, regulate or control the same.
- (vi) Tar distillation or manufacture.
- (vii) Lime manufacture.
- (viii) Manufacture of explosive or inflammable products of cellulose.
- (ix) Celluloid manufacture or treatment.
- (x) Manufacture of photographic films.
- (xi) Chlorine manufacture.
- (xii) Bleaching powder manufacture.
- (xiii) Gelatine or glue manufacture or processes involving recovery from fish or animal offal.
- (xiv) Aluminium, magnesium, tin, copper, zinc or iron smelting.
- (xv) Manufacture or storage of explosives or fire-works.
- (xvi) Match manufacture.
- (xvii) Fat rendering.
- (xviii) Candle or paraffin wax products manufacturing.
- (xix) Fat, tallow, grease or lard refining or manufacture.
- (xx) Manufacture of explosive or inflammable products of pyroxylin.
- (xxi) Pyroxylin manufacture.

(xxii) Dye-stuff manufacture.

(xxiii) Turpentine, varnish or size manufacture or refining.

(xxiv) Gypsum plaster or plaster of paris manufacture.

232. In the light industrial zone marked on the development plan, buildings or premises may be used for any industry which is not a heavy industry. However, the following uses and industries are not permitted in this zone :-

- (i) Acetene manufacture.
- (ii) Acetylene Gas manufacture, or storage exceeding 100cft.
- (iii) Acid manufacture.
- (iv) Alcohol manufacture.
- (v) Ammonia manufacture.
- (vi) Arsenal (Arsenic).
- (vii) Asphalt manufacture or refining.
- (viii) Automobiles, trucks and trailers (including parts) manufacture and engine re-building, except motor body building not employing pneumatic re-tting.
- (ix) Blast furnace.
- (x) Bleaching powder manufacture.
- (xi) Boiler work manufacture or repairs, excepting repairs to boilers with heating surface not exceeding 50 sq.ft.
- (xii) Brick, tile or terra cotta manufacture.
- (xiii) Celluloid or cellulose manufacture or treatment and articles manufacture.
- (xiv) Concrete products manufacture including ~~concrete~~ Coke manufacturing Ovens.
- (xv) Concrete products manufacture including concrete central mixing and proportioning plants, employing more than twenty persons in this industrial activity.

- xvi) Cotton Ginning, Cleaning, Refining or pressing and manufacture of cotton-wadding or lint, except cotton cleaning for the purposes of preparing mattresses with motive power not exceeding 15 H.P. and employing not more than 9 persons in this industrial activity.
- xvii) Disinfectants manufacture, except mixing of prepared ingredients employing not more than twenty persons in this industrial activity.
- xviii) Distillation of bones, coal or wood.
- xix) Dyeing and Bleaching of Textiles employing more than 20 persons in this industrial activity.
- xx) Exterminator or pest poison manufacture.
- xxi) Explosives or fire works manufacture or storage except storage in connection with retail sale.
- xxii) Fat rendering.
- xxiii) Fertilizer manufacture.
- xxiv) Film photographic manufacture.
- xxv) Flour mill with motive power exceeding 25 H.P. grain-crushing or processing mill with motive power exceeding 50 H.P. masala-grinding mill with motive power exceeding 15 H.P. or a combination of any of the above mills with aggregate motive power exceeding 60 H.P. and each one mill using ~~exceeding 60 H.P.~~ and each one mill using motive power in excess of the above limits.
- xxvi) Forges more than five in number of employing more than 20 persons in this industrial activity.
- xxvii) Garbage, offal or dead animals reduction, dumping or incineration.
- xxviii) Gas manufacture or storage exceeding 10 cft. except manufacture of gas as an accessory to a permissible industry.
- xxix) Glass manufacture except manufacturing of glass products from manufactured glass.
- xxx) Glue size or gelatine manufacture.
- xxxi) Hair, Felt, fur and feather, bulk processing, washing, curing and dyeing.
- xxxii) Hydrogen and Oxygen manufacture.
- xxxiii) Ink manufacture from primary raw-materials and manufacture of printing ink, employing more than 20 persons and 25 H.P. motive power in this industrial activity.

- xxxiv) Lime manufacture.
- xxxv) Metal foundries with an aggregate capacity exceeding 10 tons a day and employing more than 50 workers a day in this industrial activity.
- xxxvi) Metal processing (including fabrication and machinery manufacturing) factories working beyond the period of 6 a.m. to 8 p.m. and employing more than an aggregate number of or 50 persons per day in this Industrial Activity or employing such machine tools or processes as power hammer, forging machine, pneumatic drilling or rivetting, sheet working with heavy sledge hammer etc. or processes expressly prohibited herein.
- xxxvii) Metal finishing, enameling, Japanning, plating, galvanising, lacquering, grinding, polishing, rust-proofing, and heat treatment employing more than 20 persons in this industrial activity.
- xxxviii) Metal Polish manufacture employing more than 20 persons in this Industrial Activity.
- xxix) Paint, Oil, shellac, turpentine or varnish manufacture except manufacture of edible oils and paint making (not including turpentine or varnish making) with motive power not exceeding 25 H.P. and employing not more than 20 persons in these industrial activities.
- xl) Oil cloth or linoleum manufacture, excepting waterwater proofing of paper or cloth employing not more than 20 persons in this Industrial activity.
- Xli) Paper, cardboard or pulp manufacture.
- Xlii) Petroleum or its products, refining or wholesale storage.
- Xliii) Plastic materials and synthetic resins manufacture.
- Xliv) ~~Polish works~~
- Xlv) Pyroxylin manufacture or products.
- Xlvi) Rolling mill.
- Xlvii) Rubber (natural or synthetic) or gutta parcha manufacture except manufacture of latex goods and small rubber products and synthetic treated fabrics such as washers, gloves, footwear, bathing caps, atomizers, hoses, tubings, wire-insulation, toys and balls but including manufacture of tyres, tubes and tyre-re-capping.
- Xlviii) Smelting, reduction, refining and alloying of metals and metal ores except of rare and precious metals.
- Xlix) Starch, glucose or dextrine manufacture.

- XLx) Tanning, curing or storage of raw hides or skins,
- L) Tar distillation or manufacture.
- Li) Tar products manufacture.
- Lii) Textile manufacture including manufacture of rope and cordage and employing more than 5 H.P. but excepting manufacturing of hosiery net and embroidery.
- Liii) Vegetable oil manufacturing and processing plants with motive power exceeding 25 H.P.
- Liv) In general those uses which may be obnoxious or offensive by reason of a emission of odour, liquid-effluvia, dust, smoke, gas, noise, vibrations or fire hazards.

For the purpose of this regulation the Municipal Commissioner will decide with the approval of the Improvement Committee, whether a particular industry or a heavy industry, after taking into consideration the nature of the industry, the nature of manufacture, the number of the personnel to be employed and the extent of the H.P. to be used.

233. Prohibition of residential quarters in Industrial Zones:

In the industrial zones reserved in the development plan, no residential apartment will be allowed to be constructed in a building which is meant to be used as a factory, workshop, workplace, warehouse or any other industrial establishment. Only the construction of residential quarter for the use of the care-taker or managerial quarters of the factory, workshop, workplace, warehouse or any other industrial establishments, will be allowed in the same compound.

Between the caretakers' residential quarters and the building of the factory, workshop, etc. a minimum distance of 20' will be provided.

234. Timber shops, timber depots, timber godowns and saw mills will be permitted only in the heavy industrial zone, marked on the development plan (the prohibition imposed by this regulation will not apply to the timber markets) specially established by the Corporation.

235. Methylated spirit and denatured spirit exceeding four Cwts. in quantity will be permitted to be stored only in the heavy industrial zone marked on the Development Plan. (The prohibition imposed by this regulation will not apply to the godowns specially constructed by the Poona Municipal Corporation.

236. Tanneries and storing of hides and skins whether dry or raw will be permitted only at Kondhwa as shown in the Development Plan.

237. General Regulations:

Permission for utility shops shall be given as mentioned in permission by-law No.97 on the roads having width less than 30'. However, no permission shall be granted for petrol pump and service station on such roads which are less than 30' in width.

238. The open space belonging to any premises that abut on a street shall be maintained as far as possible at the same level as the foot-path level or the street level in front.

239. Office buildings, factories, warehouses, godowns and other industrial establishments shall be provided with sufficient parking space depending on the nature and extent of business.

240. Theatres, cinema houses, assembly halls,

buildings intended for religious worship, markets, schools or other educational ~~instituti-~~ institutions and other such buildings shall be set back at least fifteen ft. from every boundary of the plot.

241. The length or width of a residential building shall not exceed 100'.

242. In lands of agricultural tenure, the area occupied by a building construction shall not exceed one-third of the area of the plot.

243. In the case of buildings built on lands of agricultural tenure, a clear distance of not less than 15 ft. shall be left between any two buildings in the same plot.

244. Each room of a factory, workshop, workplace, warehouse, godown and such other industrial establishment, shall in relation to its size and the number of persons employed in it, be provided with an adequate number of ~~exits~~ exits for the use in case of fire, so positioned that each person will have a reasonably free and unobstructed passage from his workplace to an exit.

No exit intended for use in case of fire shall be less than three feet in width nor less than six feet six inches in height.

245. Every stairway which affords a means of escape in case of fire shall be of fire resisting material and shall not be less than 36 inches in width.

246. In every factory, effective arrangements

to the satisfaction of the Municipal Commissioner shall be made for the disposal of the trade waste and effluents due to manufacturing process carried on therein.

247. In gaathan area no industry, factory, workshop shall be permitted within a distance of 100' in any direction from a public garden or playground and from any building used for a school, college, hospital, public offices, dispensaries, hostels, temples, lodging and boarding houses.

247-A. Notwithstanding anything in the foregoing regulations, it shall be in the discretion of the Commissioner to permit any of the requirements prescribed by any such regulation to be modified with a view to remove grave hardship.

† CHAPTER XIV.

IMPLEMENTATION OF DEVELOPMENT PLAN ETC.

14.4. Umbral Zone round about the limits of the Corporation area.)

The area in the immediate neighbourhood of the Corporation is bound to derive benefit from the developments that would take place in the Corporation limits, without the owners of these areas being called upon to pay for the same. Similarly extra Corporation areas will also contribute towards the prosperity of the City. In order to control such growth, it will be necessary to have some power to control the developments in the immediate vicinity of the Corporation limits. Bridges, roads will have to be constructed in these areas and other services, which could not be located in the City can be accommodated in the neighbouring districts.

It is, therefore, necessary to have some control over the developments that might take place within a distance of say 5 miles from the limits of the Corporation.

In order, therefore, to exercise immediate control on the areas in the umbral zone, it is necessary to give effect to the recommendation made in the report of the Greater Poona Municipal Construction Committee (1948) at para 128 page 98 of this report. According to this recommendation a Board is suggested consisting of the Collector, the Mayor, the Municipal Commissioner, the City Engineer, the President of the Poona District Panchayat Parishad and the Consulting Surveyor to Government, the Consulting Public Health Engineer to Government, Dist. Superintendent of Police, Poona, the Executive Engineer, Poona Division and the Director of Public Health as members. The Government of Maharashtra is requested to set up the above new controlling Board for development of Poona City.

~~achieve the development of urban areas.~~
~~achieve the development of urban areas.~~

247 sec. Finance of the Development Plan:-

In the absence of substantial Government Grant it would not be possible to implement the Plan fully. The additional charges and increased running expenses will throw a burden on the present local resources of the Corporation. Some of the development works such as provision of recreation centres etc. would not increase municipal revenue but the provision such as establishment of markets, industrial estate etc. would increase the municipal revenue. But that also will take some time. The Corporation can raise loans in the open market to the extent of 200% of the rateable value which is about 3.5 crores. The present demands of water supply and drainage will have to be met first which are to the tune of Rs.2 crores. Sanction of the Government to raise the loan would be necessary.

253 Betterment Charges :-

Whenever any schemes of works are carried out, such as widening a street or provision of open spaces or parking places, it would be necessary to consider the question of recovery of betterment charges from those properties which derive benefit from the scheme. This proposal of recovery of betterment charges from these properties which are adjoining the localized development is objected by the owners. It becomes difficult to say which properties have their value affected positively and to what extent. It is, therefore, necessary to apportion costs of the scheme between the Corporation and the owners whose properties are affected. In the case of road widening lines, the owner whose part of the property is acquired under the Road Widening Schemes, objects to pay the

charges for the betterment of his property. Improvement Schemes will have to be prepared to apportion this cost. In the case of whole stretch of roads, it will be suitable to acquire additional lands outside the road widening line either side of the proposed road and to sell this land as plot or to allow the owner to retain this land provided he pays the betterment charges. This policy has also been adopted in the construction of some new roads in the past.

~~251~~
~~257~~ Resources :-

The main sources of income of the Corporation are as under. As an illustration the figures for the year 1957-58 are taken.

1) General Tax :-	30,82,000/-	11
2) Conservancy Tax :-	7,62,000/-	
3) Water Tax:-	5,29,000/-	
4) Cycle Tax:-	1,22,000/-	
5) Wheel Tax:-	2,08,000/-	
6) Hotel Tax:-	58,000/-	
7) Theatre Tax:-	1,24,000/-	
8) Octroi:-	64,24,000/-	
9) Toll Tax:-	31,000/-	
Total Income :-	1,41,15,000/-	
Tax from the properties	25,220	
	56,6400/-	
Total No. of properties:-	35,000.	
Tax per individual:-	22,15.	

The Corporation has seen to undertake a big Filtration Water Supply Project costing about a crore of rupees. The old system of water lines in the City is to be overhauled. Some of main drainage lines in the City have to be duplicated immediately. The Corporation has taken up the Slum Clearance Schemes and the industrial estate schemes. All these schemes, except the Slum

Clearance Schemes have been taken in hand without Government aid. No more aid is available for other schemes. It would, therefore, be many years before a large part of the work envisaged in the Development Plan is carried out. The total cost of the works will amount to crores of rupees. All the expenditure cannot be incurred immediately. It will have to be distributed over several years. The most important thing in the Development Plan is in respect of reservation of lands for roads, open spaces which cannot be provided for on a later date when developments are allowed to take place on lands. The works proposed in the Plan are for the future generation and ^{as} such it is improper to burden the present generation with increasing cost. These expenses will have to be borne from long term loans with the permission of the Government.

In the Development Plan, as the conditions would change in later years, some variations in the proposals which have been made may be found necessary. The whole structure of the Development Plan has been designed in such a way as to accommodate this future change without great inconvenience. Two things are important. The reservation of lands for municipal roads, approaches or bridges and sizable open spaces will have to be made. It will also be necessary adhere to planned zoning.

Small changes for executing the development plan could be introduced without affecting the underlying intention. No one, therefore, be unduly anxious about the effect of the Development Plan on his property. The proposals of the Development Plan have to be implemented for the advantage of all concerned. In making a beginning for carrying out the Development Plan, works which have certain fixity should be taken first to start with. However, while making changes in the Development Plan, permission will be taken from the concerned Committees as per Act of the Poona Municipal Corporation.

~~A beginning for carrying out the development Plan, works which have certain fixity should be taken first to start with.~~

237
205. Execution of the Development Plan :-

The Development Plan provides in broad outlines scheme in advance according to which the improvement and expansion of town will be carried out. It gives a picture of the future town so as to enable the Corporation to chalk out its programme of the various stages in which the ultimate development will be completed. The Development Plan shows how development is expected to take place. It will be necessary to provide later on a large number of working plans and estimates for various works that are envisaged in the Development Plan. Most of the lands in the plan are owned by private individuals and the owners will be asked to develop their lands only in accordance with the proposals of the Development Plan.

The most important part of the Development Plan consists of roads, open spaces, reservation for parks and recreation, and other works for public purposes. The principal factors for the execution of the Plan are :-

- 1) The Agency
- 2) The manner in which the Scheme should be carried out
- 3) Resources
- 4) The order of priority of work.

238
206. Agency:-

Poona has got a Corporation constituted under the Bombay Provincial Municipal Corporation Act, 1949, and it would obviously be the responsibility of the

Corporation to carry out the schemes that are required in the interest of the town.

²⁵⁴
~~257~~. Manner in which the Development Plan should be carried out:-

a) Widening of the roads:- One of the objects of the Development Plan is to improve the old town where the Development has become obsolete due to the change of mode of living with the advancement of time. The old narrow systems of roads are found to be insufficient to carry the increased regular traffic and it has become essential to widen these roads to meet the present and future traffic on these roads. The Corporation during the last ten years has, therefore, taken in hand this problem of widening the roads. An account of this is given separately. There are three methods in which this aim of widening the roads could be effected which are briefly as follows:-

1) As Regular Line of Streets:-

The Corporation has taken necessary action under Section 210(1)(a) of the Bombay Provincial Municipal Corporations Act, 1949, and declared regular lines of streets. These have been included in the Development Plan. It is possible to control the development under the Corporation Act and the owner is asked to set-back the buildings according to the prescribed lines. This method is already followed in the execution of the widening of the streets which are not required to be taken up urgently i.e. for unimportant and minor streets and these in purely residential locality where there would normally be less congestion of traffic etc. The policy that has been adopted by the Corporation during the last ten years will yield substanti

results in a period of about 20 years. By that time the life of the existing buildings will be over and proposals for reconstruction will be submitted to the Corporation. In all these cases the owners will be asked to set back to the regular line of streets.

(i) Under the Land Acquisition Act :-

Whenever the widening of any street is of urgent nature and it is essential to acquire the same immediately to remove the bottle-necks etc. or to accommodate the larger traffic, recourse is taken under the Land Acquisition Act to execute the proposals. The Corporation is required to pay 15% extra as solatium above the market value of the property. This method has been used extensively for all the major acquisition of road widening done during the past. An account of such acquisitions has been separately given.

(ii) Under the Town Planning Act by preparing Town Planning Schemes :-

Under the Bombay Town Planning Act, 1964, the Corporation can make Town Planning Schemes for smaller areas of 50 to 75 acres for the implementation of the proposals in the Final Development Plan and it can be applied to built-up areas even after the widening of streets. Under this method there is advantage that the Corporation will not be required to pay 15% extra as solatium required under the Land Acquisition Act. In addition, it would be possible for the Corporation to recover some amount from the owners by way of Betterment Contribution to the extent of 50% of the improvement in the value of the property due to the widening of the streets. Thus this would reduce the burden on the finance of the Corporation. It would, therefore, be

advisable to carry out the road widening schemes especially in the shopping areas and main or busy main streets under this method.

(b) Acquisition of the sites reserved for various public purposes :-

According to the provisions made in the Bombay Town Planning Act of 1954, it is obligatory on the local authorities to acquire all the sites reserved in the development plan for the various public purposes within a period of 10 years failing which such reservation is liable to lapse. It would, therefore, be necessary for the Corporation to acquire all these sites within the stipulated period of ten years. A proper programme of acquisition is required to be chalked out. A specific provision in the budget each year according to this programme will have to be made and the programme executed according to the schedule. It would be advisable to take recourse of the Land Acquisition Act for acquiring the sites.

(c) Providing amenities like construction of schools, dispensaries, libraries, markets, parks and gardens etc.

In the Development plan a provision has been made for the reservation and acquiring sites for the construction of schools, dispensaries, markets etc. The Corporation will have to provide for various amenities out of its own funds. The Corporation would make some provision in the budget for such purposes according to the funds available.

(d) Removal or improvement of the various congested localities and slum areas:-

For the improvement or the removal of the congested localities in the gaokhan, proposals have been made

been made in the Development Plan, such as opening of new roads, widening of existing roads, provision of open spaces etc. These works will have to be given priority. There are number of slums in the outlying areas where the number of temporary hutments have been erected by leasing out tiny pieces of lands. In some cases there is no proper layout made nor amenities such as roads, drainage, water facilities, latrines available. In such cases, it is necessary to take action to compel the owners to carry out improvements in slum areas and to remove the slums. Already a close watch on all the developments in the town is kept by appointing inspectors and any unauthorised work is removed immediately by taking action under the Act. The existing slums will have to be improved in some places, wherever it is possible to do so, and where it is not possible to do so, sites have been marked at different places to shift these slums and accommodate the inmates in properly constructed tenements. While granting permission for constructions of buildings in the agricultural lands, the owner is asked to get a layout prepared for which the provision of roads, open space, drainage and water lines etc. is first insisted. No permission is given without the preparation of such layouts and carrying out the works in the layouts. It will, therefore, become easy to implement the proposals of the Development Plan. While granting lands for various purposes such as Backward Class Cooperative Housing Society, Low Income Group Housing Society, Schools or Play-grounds or for any other public purpose, it would be necessary to see the proposals of the Development Plan regarding zo-

etc. before the granting of the lands is recommended. It would also be necessary to see that internal developments of the land so granted viz. the construction of roads, water lines, drains etc. is carried out according to the specifications of the Corporation regarding the development of layouts. It is also necessary to see that the unauthorised constructions of the temporary hutments in the open lands do not take place, particularly in lands which are far away from City for example at Aundh, Yervada etc. The hutments that have been constructed at Yervada are proposed to be taken up under the Slum Clearance Scheme. But it is necessary to see that no addition is made to them. Here also we will have to demarcate the existing sites and prepare plans to check up the development properly from time to time. A plinth of typed design should be constructed providing minimum accommodation for such persons and the site should then be granted after charging the cost of plinth on reasonable terms as is done for Wadarwadi Slum Dwellers.

35

258: Priority List :-

A priority list is necessary to guide the starting of the work and make a beginning of implementing the Development Plan. It is expected that if immediate beginning is made, then within three years, tangible results of the developments made accordingly, could be seen and they will pave the way for progress in other directions :-

The important works are detailed as below :-

- 1) Undertaking of Filter Water Supply Scheme for City.
- 2) Water Supply Scheme for the extended areas,

- villages of Hingane and Kothrud,
- 3) The sites required for public purposes.
 - 4) Construction of bridges at Vithalwadi, at Sangamwadi and Omkareshwar.
 - 5) Development of the Industrial Estate at Madapsar and Satara Road.
 - 6) The draft Town Planning Schemes at present with the Arbitration need to be finalized early.
 - 7) Developing sites for housing ~~accommodation for the increasing population of the City as well as~~ those likely to be disoused by road-widening schemes in the City.

The Corporation would have to acquire the sites reserved for various public purposes first. Among the works of acquisition the Corporation will have to decide which work is to be given priority according to the needs of various localities and the circumstances prevailing at that time. For example, if the Slum Clearance Schemes are to be taken in hand early with Government aid, these lands will have to be acquired first. The necessity of schools is felt in certain localities and acquisition of that part will have to be considered. The acquisition of that part will have to be considered. The acquisition problem will depend upon the funds that are made available for other construction work. The acquisition of lands required for water supply schemes has been included in the Water Supply Scheme and that part of acquisition will be taken along with the execution of the water Supply Scheme. Government will have to be moved to give a substantial aid of grant for the purpose of acquisition since some acquisitions are mainly intended to improve the congestion and insanitary conditions prevailing in the town and giving public amenities. This will greatly help the implementation of the Development Plan for the improvement of the town.

256
257

327
K : (250).

257. Demarcation:-

For the execution of the Development Plan it is very necessary that a demarcation of sites designated for various public purposes should be carried out on site so that the person concerned would know about the exact proposals of the Development Plan. It would also be easy to control the development of the sites and know authorized constructions meant to be carried out till the sites are actually acquired. The owners concerned will be informed in writing about such proposals. New proposals in the Development Plan which are not previously included in the Town Planning Scheme will have to be incorporated in these various Town Planning Schemes and the Arbitrator will have to be requested to accord the sanction. The important roads in the plans to be demarcated on sites to prevent construction of buildings in wrong places.

257. Establishment of a Special Office for the Finalization of the Town Planning Schemes and acquisition of sites reserved for public purposes in the Development Plans:-

It would be seen from the above report that the Corporation has developed major part of the town on planned and systematic lines by taking various improvements and Town Planning Schemes. The development in these schemes has been proceeding according to the plan. After the Development Plan is sanctioned it will be obligatory on the Corporation to acquire various sites for various public purposes. The Corporation has already two Special Land Acquisition Officers taken from Government exclusively for the works of acquisition. The offices of two Land

Acquisition Officers will have to be continued till the work of acquisition of sites in the Plan is over. It will also be necessary to create a Special Office of the Town Planning Department to finalize the various Town Planning Schemes now in hand with the Arbitrator. Some of these schemes are more than 25 years old and it is very necessary that these schemes are finalized early so that the works of roads, culverts etc. mentioned in the Scheme are completed, and the land is made available for private buildings.

Cantonment Area :-

The areas of the Poona Cantonment and the Kirkee Cantonment are not included in the administration of the Poona Municipal Corporation. Even if these are included at a later date, it will not be necessary to do much in respect of a development because these areas have already been planned. We have only to see that the present standard is maintained.

2.3.1. Consultations :-

After the declaration of the intention of preparing a Development Plan was published, suggestions were invited from the different departments of the Government and Corporation and also from the Heads of the Institutions in the City which are given below :-

- 1) The Superintending Engineer,
Deccan Irrigation Circle,
Central Buildings,
Poona-1.
- 2) The Superintending Engineer,
Deccan Irrigation Circle No. II,
Secretariate Building,
Poona-1.
- 3) The Director,
National Chemical Laboratory,
Poona.

- 4) The Divisional Controller,
State Transport, Shivajinagar,
Poona -5.
- 5) The Chief Conservator of Forests,
Central Buildings,
Poona -1.
- 6) The Director of Agriculture
Central Buildings,
Poona-1.
- 7) The Collector of Poona,
Poona -1.
- 8) The Dist. Supdt. of Police,
Poona.
- 9) The Registrar of Co-operative Societies,
Central Buildings,
Poona -1.
- 10) The Executive Officer,
Poona Cantonment,
Poona.
- 11) The Managing Director,
Pimpri Penicillin Factory,
Poona.
- 12) The Superintending Engineer,
Central Circle, P.W.D.,
Poona-1.
- 13) The Superintending Engineer,
Southern Public Health,
Central Buildings,
Poona-1.
- 14) The Commandant,
National Defence Academy,
Khadakwasla,
Poona.
- 15) The Deputy Engineer,
Central Railways,
Poona Station,
Poona-1.
- 16) The Deputy Engineer,
Southern Railways,
Poona Station,
Poona -1.
- 17) The Executive Engineer,
Central Public Works Department,
Poona-1.
- 18) The Superintending Engineer,
Deccan Irrigation Circle No.1,
Poona -1.
- 19) The Dairy Development Officer,
Commonwealth Building,
Poona-2.
- 20) The Senior Supdt. of Post Offices,
Poona Division, Poona No.1.

- 21) The Divisional Manager,
Life Insurance Corporation,
Maharashtra Bank Building,
Poona -2.
- 22) The Director of Central Water and Power
Research Station,
Bombay-Poona Road,
Poona.
- 23) The Director of Social Welfare,
Bombay State,
Poona-1.
- 24) The Divisional Engineer,
Central telegraph Office,
Poona -1.
- 25) Gokhale Institute of Politics and Economics,
Poona.
- 26) Bhandarkar Oriental Research Institute,
Poona.
- 27) The Principal,
Law College,
Poona.

A meeting of the representatives of the various departments was called in the Corporation where the object of the Development Plan was explained and their suggestions in the preparation of the Plan were invited.

~~219~~
~~267~~ Conclusion :-

In preparing this Development Plan an attempt has been made to keep before the public and various authorities a frame-work for the evolution of the town in its various aspects like health, convenience and beauty. It is obviously not possible to accurately forecast exactly the size and nature of the growth of Poona. But this plan will serve as the frame-work and details of the Plan could be filled in from time to time. The extra municipal areas will have to be controlled by appointing an Advisory Committee as suggested by the Bhat Committee.

This Plan has been based on materials drawn from various sources and information collected from surveys that have been carried out. The original draft Master Plan prepared in the year 1952 has been taken as the basis of our work. This has been enlarged by taking into account the changes that have occurred since 1952. Further details regarding the surveys and data have been added. The proposal regarding the railway made in the Master Plan of 1952 has been dropped as the same has been abandoned by Government. The procedures followed by Government in preparing the Master Plan of Sholapur have been followed in the preparation of this Plan also.

It is hoped that the persons affected by the Plan will look upon this Plan in the larger interest of the town rather than the restricted interest of an individual. Any suggestions for improvements from the public could certainly be welcomed. In fact, the success of Plan depends upon the active cooperation of the people for whom it is meant. It is hoped that the Corporation and the public would consider the Plan carefully and would make their suggestions. It is also hoped that the City of Poona could be benefitted by this Plan and continue to progress rapidly according to the framework put in this report.

Y: 8115-23156 CP. Nst5

Ko

93629

Appendix 'A'

Statement showing the maximum, minimum and average temperature and total rainfall during the period 1950 to 1959.

<u>Y e a r</u>	<u>Temperature</u> Maximum / Minimum		<u>Rain-fall</u>
1950	89.8	64.1 in F.	28.09 Inches
1951	80.6	65.2 " "	27.33 "
1952	90.6	64.7 " "	22.22 "
1953	91.1	65.4 " "	22.28 "
1954	89.5	64.7 " "	28.08 "
1955	89.7	65.3 " "	32.69 "
1956	88.6	65.4 " "	43.57 "
1957	32.4	18.7 in C.	562.2 Mm.
1958	32.1	19.2 " "	760.4 "
1959	32.3	18.8 " "	907.7 "

Appendix 'B'

Statement of Population as per Census of 1951.

Ward No.	Area in Acres.	Population.	Density per acre.
1	159.17	28,909	182
2	93.05	14,042	151
3	111.12	23,643	213
4	138.52	31,883	190
5	1896.32	23,371	11
6	40.90	15,048	368
7	228.00	28,643	201
8		17,157	
9	49.70	17,574	35
10	101.07	36,632	362
11	84.00	30,947	368
12	80.07	20,480	256
13	75.25	16,242	215
14	243.50	22,974	94
15	766.77	20,789	27
16	9271.00	54,8586	6
17	3298.00	25,778	8
18	3445.00	22,590	8
19	4104.00	22,940	6
20.	2230.00	11,246	5
	<u>Total:-</u>	<u>4,85,484</u>	

Appendix 'B(1)'

Statement showing the estimated Population in 1960, and density per Acre (taking the basis as Population figures of 1951).

W a r d No.	Area of each ward in acres.	Population	Density Per Acre.
1	159.17	46,240	290.6
2	93.06	22,460	241.4
3	111.12	37,820	340.4
4	168.52	51,000	302.7
5	1998.32	37,400	18.73
6	40.90	24,050	588.3
7)	228.00	73,110	363.9
8)			
9	49.70	28,100	565.2
10	101.07	60,180	596.0
11	84.00	49,500	589.2
12	80.07	32,760	403.8
13	75.25	25,980	345.3
14	243.50	36,760	151.00
15	766.77	33,250	43.35
16	9271.00	87,500	9.44
17	3298.00	41,230	12.50
18	3445.00	36,140	10.50
19	4104.00	36,700	8.94
20	2230.00	17,980	9.24
	Total:-	7,78,170	

Appendix 'C'

Sample Survey of Houses.

A note prepared by M/s Idgunji and Co. on the results of the sample surveys of population densities and housing conditions carried out by the Poona Municipal Corporation in May 1960 in accordance with the Government Circular No. TPA-1155(a) M, LSG & PHD Deptt., dated 10th April 1957.

A Sample Survey to assess the housing needs in the Corporation limits, in accordance with the suggestions made in the Government Circular No. TPA-1155(a) -M, dated 10th April, 1957, was carried out by the Poona City Municipal Corporation in May, 1960. Owing to the paucity of time and sufficient numbers of trained staff to undertake the investigation of a larger and more adequate size of the sample, it was decided to collect the required data in respect of only one per cent (1%) of the properties of the twenty wards in the Corporation limits. A property, rather than a house, was taken as a unit for the purpose of this survey as it was found to be more convenient for the collection of the needed particulars.

The total number of properties in all the twenty wards was 22,001 (twenty-two thousand and one), and the following procedure was adopted to obtain a random sample of one per cent. All the twenty wards were arranged serially and the properties therein given continuous serial numbers in such a way that the serial number of the last property in the last ward was the same as the total number of properties in all the wards namely, 22,001. A systematic sample of $p\%$ ($P = 1$) was selected. If N be the total number of properties in all the wards and n the size of the sample, then $n = Np/100$ (rounded to a whole

number) and the interval of the systematic sample would be N/n . Thus the interval of the sample, rounded to a whole number, was 100.

A random number (namely, 3474) was selected from a five digit column of Random Table XXXIII (on page 114) of Statistical Tables by Fisher and Yates (fourth edition) which was smaller than 22,001. The interval of the sample being 100, the next serial numbers selected were 3474 plus 100, 100, 3474 plus 200, 3474 plus 300 etc., and the corresponding actual property numbers in the appropriate wards were noted and supplied to the investigating staff. There were in all 222 such property numbers in respect of which particulars regarding the following items were collected :

- 1) No. of tenements, 2) No. of stories in the building, 3) No. of habitable rooms on the ground floor and upper floors, 4) Structural condition of the property, 5) Nos. of adults and Nos. of children living in the rooms, 6) Predominant use of the building, 7) Open spaces, if any in and around the property and 8) No. of independent w.c.s. and baths. If, for any unavoidable reasons, the required particulars were not available regarding a property, the adjoining property was taken for the collection of the data.

A tenement may be regarded as a unit of one or more rooms occupied by members of one family. The structural condition of the property was recorded as belonging to one of the four categories : 1) Good- having estimated future life greater than fifty years, 2) Fair- having estimated future life between 20 and fifty years, 3) Poor - having estimated future life between 5 and 20 years, and

4) Very Poor- having estimated future life less than five years. The predominant use of property was recorded as of: 1) purely residential, 2) purely commercial, 3) purely industrial and 4) public or any combination thereof;;

The information as collected and recorded by the staff of the Poona Municipal Corporation by contacting the heads of the families living in the properties selected in the sample survey is summarised in Table I which is attached herewith.

Table I shows in a summary form, wardwise, the following items of particulars: 1) Ward No., 2) No. of properties, 3) Nos: shown separately of properties with storées (including ground floor) 1, 2, 3 and 4. In each ward the total number of the figures stated in the columns of this item should be equal to the number shown in the column of the previous item, namely No. of properties. This could be verified for each Ward. It may be mentioned that wards 17 and 18 have been combined as there was only one sample property investigated in ward 18, and 17 appeared similar to ward 18 and the combination of the two wards would not vitiate any statistical inferences. 4) No. of tenements, 5) habitable rooms- sub-divided into ground floor rooms and upper floor rooms, 6) No. of inhabitants sub-divided into adults and children, 7) structural condition of the properties, 8) ventilation of rooms- well or ill tentilated, 9) Nos. of w.cs and baths, and finally 10) predominant use of properties. It may be observed that the information summarised in Table I forms the bases of the other tables that follow.

Table II which is attached herewith sets out columns

showing wardwise population density and sanitary conditions as disclosed by the sample survey. The items of information shown in the columns are as follows : 1) Ward No., 2) Nos. of persons living, 3) No. of habitable rooms, 4) persons per habitable room, 5) percentage of well and ill ventilated rooms, 6) Nos. of persons using (a) one w.c. and (b) one bathroom, and 7) tenements per w.c. and 8) tenements per bath-room. It may be noticed that the figures shown in Table II have been computed from the data summarised in Table I.

Table III classifies the properties according to: 1) Predominant use of the properties and 2) the structural condition of the properties. It could be inferred from this Table that there were 62.61% of all the 222 properties under investigation which were used exclusively for residential purposes and some 34.68% for residential-cum-commercial (or industrial) purposes. Out of 139 properties which were exclusively used for residential purposes, 97 properties i.e. 69.78% have future life of less than 20 years. Considering all the 222 properties sampled, 149 of these i.e. 67.12% of them have a future life of less than 20 years whereas the remaining 73 properties i.e. 32.88% only have a future estimated life of greater than 20 years. It may also be noted that the percentage of very poor properties i.e. with buildings of future life estimated as less than five years was as high as ~~73.51%~~ 16.52% - some 40 properties out of the total of 222 being adjudged as "very poor".

Table IV gives 95% confidence intervals for certain characteristics like 1) persons per habitable room for the whole Corporation area,

2) percentage of residential buildings in the Corporation limits etc. It may be observed that, as the systematic random samples were taken for the whole Corporation area and not for the wards separately, the confidence limits could be worked out for characteristics pertaining to the whole Corporation area and not to individual wards. One per cent sample would generally be regarded as rather insufficient—resulting in wider confidence intervals. Had the sampling been of the size of 3 or 5 %, the confidence intervals for the same degree of confidence would have been considerably narrower—tending to present a more accurate picture of the existing conditions. The lack of floor area of habitable rooms in the recorded data of sampled properties makes it necessary to base the conclusions about the population density on the persons per habitable room rather than, say, per hundred square feet of habitable area.

Table V sets out each of the 19 areas against which the total number of properties are shown followed by the estimated number of poor (and very poor) properties if they faithfully follow the pattern revealed by the sample survey. It may be noted that, out of a total of 22,001 properties in the Municipal limits, as many as 14,756 properties i.e. some 67% have buildings with an estimated future life of less than 20 years. The 95% confidence interval for poor properties, in Table IV, shows that the percentage of poor properties for the whole Corporation limits lies between 60.97% and 73.27%. It may be noted from Table V that the following wards show a percentage of poor properties higher than 73.27% : Wards Number 1, 2, 4, 5, 8, 10, 11, 12, (17 & 18) and 20. These wards would need special attention in any comprehensive scheme of housing development.

TABULATED DATA OF RANDOM SAMPLE SURVEY CARRIED OUT BY THE POONA CITY MUNICIPAL CORPORATION IN MAY

TABLE - I

Ward No.	No. of Properties.	Properties with stories (inc. Gr. Fl.)				No. of Tenements.	Habitable rooms.					No. of inhabitants.					Structure condition of rooms.			Ventilation of rooms.		Sanitation		Use of Properties.		
		1	2	3	4		G.P.	U.P.	T.	Ad.	Ch.	T.	V.P.	Pl.	St.	IV.	T.	WC.	Bath	K.	R	C	C			
I	9	2	6	1	-	60	40	46	92	164	181	288	4	4	41	51	92	9	8	4	5	-				
II	6	2	4	-	-	36	37	22	59	101	50	151	1	6	37	22	59	8	6	8	1	-				
III	13	6	4	3	-	106	58	61	119	150	331	281	2	9	103	16	119	17	10	8	4	1				
IV	11	4	3	4	-	28	42	31	73	93	51	164	3	6	38	25	73	9	4	7	4	1				
V	20	11	5	3	1	138	104	58	162	231	259	590	4	14	61	81	162	19	10	21	5	1				
VI	8	4	1	4	-	24	31	22	53	80	64	144	1	3	26	13	53	10	2	3	5	-				
VII	10	1	6	3	-	81	56	62	128	197	128	320	-	5	109	9	118	18	11	1	8	1				
VIII	8	4	2	2	-	26	22	12	24	67	52	119	1	5	30	4	34	8	4	2	6	-				
IX	11	1	3	4	3	101	39	110	199	228	177	405	2	5	79	50	149	29	26	4	6	1				
X	21	2	9	6	5	96	66	144	210	292	211	513	5	11	169	60	210	34	37	11	8	2				
XI	15	3	7	5	-	66	77	74	151	141	105	246	2	9	123	28	161	16	13	13	2	-				
XII	7	5	2	-	-	63	57	56	113	181	97	278	-	5	69	44	113	11	10	3	3	1				
XIII	7	5	2	-	-	36	37	41	78	106	57	173	-	4	69	9	78	16	12	8	4	-				
XIV	12	2	4	5	1	62	67	87	154	194	135	307	-	5	112	42	154	26	21	8	4	-				
XV	17	6	6	5	-	92	113	91	204	266	189	394	1	3	74	52	204	37	38	12	5	-				
XVI	24	14	8	2	-	62	119	47	156	185	152	337	7	9	106	80	166	29	28	23	1	-				
XVII & XVIII	4	2	2	-	-	22	17	7	24	54	35	87	2	2	9	15	24	-	-	4	-	-				
XIX	8	6	1	-	-	18	27	-	27	47	48	95	1	4	9	18	27	-	-	7	1	-				
XX	11	8	3	-	-	16	48	4	52	45	37	82	4	5	16	35	52	1	-	8	3	-				
Total	222	88	77	47	10	1132	1063	975	2038	2851	2104	4926	40	120	1420	618	2038	299	239	140	75	7				

POONA CITY MUNICIPAL CORPORATION'S SAMPLE SURVEY 1960

Columns showing wardwise Population Density vary Conditions.

T A B L E - II

Ward No.	No. of Persons living	No. of habitable Rooms.	Persons per habitable Room.	Percentage of		of persons using	Tenement per W.C.	Tenement per Bathrooms/	
				Well-Ventilated Rooms.	Ill-Ventilated Rooms.	one Bath			
I	288	92	3.10	49.50	50.50	7	47.50	6.67	10.00
II	151	59	2.56	62.71	37.29	8	25.13	4.50	6.00
III	281	119	2.37	86.55	13.45	13	28.10	6.24	17.00
IV	154	73	2.13	52.05	47.95	11	29.00	3.11	7.00
V	590	162	3.64	50.00	50.00	15	59.00	7.26	13.80
VI	144	53	2.72	66.04	33.96	40	72.00	2.40	12.00
VII	320	118	2.71	92.37	7.63	78	29.09	4.50	7.35
VIII	119	34	3.21	88.23	11.77	68	29.75	5.25	6.50
IX	405	149	2.72	86.44	13.56	98	16.67	3.48	3.88
X	513	210	2.44	76.19	23.81	108	13.26	2.82	2.59
XI	246	151	1.63	61.45	38.55	112	11.23	4.06	5.00
XII	278	113	2.46	61.06	38.94	27	28.80	5.73	6.30
XIII	173	78	2.21	82.46	17.54	41	14.41	3.35	3.00
XIV	329	154	2.14	72.72	27.28	75	15.67	2.21	2.95
XV	394	204	1.93	85.30	14.70	164	10.01	2.49	2.36
XVI	337	166	2.03	63.85	36.15	162	12.03	2.14	2.21
XVII & XVIII	89	24	3.71	37.50	62.50	-	-	-	-
XIX	95	27	3.52	33.33	66.67	-	-	-	-
XX	82	52	1.58	30.77	69.23	1.00	-	-	-
Total:-	4985	2088	Average 2.40	69.68	30.32	1.82	28.17	3.81	6.75

POONA CITY MUNICIPAL CORPORATION

Sample Survey of May, 1960.

Table III and IV showing structural conditions and use of properties and 95% confidence intervals respectively.

Table III.

Showing structural conditions and use of properties.

Condn.	Use	Residential	Semi-resdnl	Commercial	Total
Good		10	10	--	20
Fair		32	19	2	53
Poor		67	38	4	109
V.Poor		30	10	-	40
Totals		139	77	6	222

Table IV

95% Confidence intervals for selected characteristics.

Characteristic	Mean Value	95% confidence limit	Lower Value	Upper Value
Persons per habitable room.	2.446	± 0.182	2.224	2.628
Percentage of poor properties.	67.12%	± 6.15%	60.97%	73.27%
Percentage of purely residential Properties.	62.61%	± 6.33%	56.28%	68.94%

95% confidence interval for the ratio of persons per habitable room was obtained from the formula :-

$$V(R) = \frac{N-n}{Nn(n-1)X^2} = \left(\sum y_i^2 + R^2 \sum x_i^2 - 2R \sum y_i x_i \right)$$

when N=2001, n= 222, X=2038/222=9.18018, R=4985/2038 = 2.446 = 224399, = 32417 and = 78191 which were

computed from the particulars obtained for each of the 222 properties investigated. And the 95% C.I. is given

by $\pm 1.96 \cdot \{V(R)\}^{\frac{1}{2}}$

In calculations for the 95% confidence intervals in respect of 1) percentage of poor properties and 2) percentage of purely residential properties the formula used was $V(p) = \frac{N-p}{N} \times \frac{p}{n-1}$ and the 95% C.I. given by $\pm 1.96 \{V(p)\}^{1/2}$

The results of the confidence intervals for these three characteristics have been set out in Table IV shown above.

**POONA CITY MUNICIPAL CORPORATION'S SAMPLE SURVEY OF
MAY 1960.**

T A B L E - V

Showing wardwise numbers of existing properties and the
estimated poor properties according to the sample pattern.

Ward No.	Areas included in the ward.	Total no. of existing properties.	Estimated no. of poor properties.
1	Sonwar & Mangalwar Peth	955	849
2	Rasta & Nagesh	601	601
3	Nana Peth	1208	743
4	Bhavani Peth- 1 & 2	1076	879
5	Ganj- 1 & 2, Gherpade Peth & Gultekadi	1849	1664
6	Guruwar Peth	869	435
7	Shukrawar Peth-I	950	475
8	Shukrawar Peth-II	809	708
9	Budhwar Peth	1103	602
10	Raviwar I & II and Ganesh Peth	2082	1686
11	Kasaba Peth I & II	1483	1089
12	Shanwar Peth	624	535
13	Narayan Peth	721	412
14	Sadashiv Peth-I	1200	300
15	Sadashiv Peth-II	1717	403
16	Shivajinagar-I & II Krandavana etc. and Hingane-	2297	1632
17 & 18	Mundhava, Gherpuri, Suburban & Yeravada.	443	443
19	Greater Poona NW Ward Bopodi etc.	808	604
20	Hadapsar, Kondhava Kh. and Wanowrie	1206	1096
Totals:-		22,001	14,756

APPENDIX 'D'(1)

List of Municipal Primary Schools conducted by
the Poona Municipal Corporation and the number of
students.

<u>S. No.</u>	<u>Sl. No.</u>	<u>Address.</u>	<u>No. of Students.</u>
1	2	3	4
1	1	20, Shukrawar Peth, Phule Market, Poona-2.	1134
2	2	Shivajinagar Police Head Quarters, Poona-5.	922
3	*3	Nagsh Peth, Daruwala-Bridge, Poona No.2.	1191
4	*4	343, Sonwar Peth, Poona-2.	318
5	5	1003 Sadashiv Peth, Opp. to Howd, Poona-2.	703
6	*6	96, Ganesh peth, near Dulya Maruti, Poona-2.	672
7	7	894-895, Bhavani Peth, near Bhavani Mandir, Poona-2.	670
8	*8	563-570, Kasba Peth, near Gunda Ganapati, Poona-2.	547
9	*9	269A Kana Peth, Poona-2.	236
10	*10	1091 to 1099, Raviwar Peth, Durjansing Paga, Poona-2.	269
11	*11	730, Bulhwar Peth, behind City Post Office, Poona-2.	410
12	*12	8, Mangalwar Peth, Poona-2. Near Gadi Tal.	471
13	*13	119-20 Mangalwar peth, Earne Road, Poona-2.	234
14	*14	561, S.Nagar, Opp. to Rokdoba Mandir.	778
15	*15	119-20, Mangalwar Peth, Earne Road Poona-2.	1240
16	16	108, Ganj Peth, Poona-2.	1157
17	67	103, Ganj Peth, Poona-2.	350
18	*17	Navi Peth, Poona-2.	507
19	18	179-80 Ganj Peth, Poona-2.	393
20	19	246 Rasta Peth, Poona-2.	705
21	*20	370, Kana Peth, Poona-2. (in Municipal School No.9)	374

1	2	3	4
22	21	604 Nana Peth, Poona-2.	458
23	22	1671, Raviwar Peth, Poona-2.	200
24	23	635, Shukrawar Peth, Poona-2.	326
25	*24	Rathakhana, Shukrawar Peth, Poona-2.	446
26	25	173, Kasba Peth, Gunjalacha wada, Poona-2.	219
27	26	1402, Raviwar Peth, Dhor Ali, Poona-2.	188
28	27	1152, Bhavani Peth, Poona-2.	248
29	28	1004, * * *	260
30	*29	446, * *	
31	30	759, S. Nagar, Near Post-Office, Poona-4.	444
32	*31	Near Ghorpade Peth Garden, Poona-2.	1182
33	32	Ramoshi Ali, Hadapsar, Poona.	549
34	33	194/19, Sadashiv Peth, Poona-2.	378
35	*34	Janaicha Mala, Ganj Peth, Poona-2.	239
36	35	Vaiduwadi, Hadapsar, Poona	79
37	36	626, Budhwar Peth, Poona-2.	668
38	*37	Rathakhana, Shukrawar Peth, Poona-2.	444
39	38	Pantacha Got, Narayan Peth, Poona-2.	308
40	*39	Near Modi Ganpati, Narayan Peth, Poona-2.	687
41	*40	343, Somwar Peth, Poona-2.	177
42	*41	563-70, Kasba Peth, Poona-2. near Gunda Ganpati-	1197
43	*42	Wadar-wadi, Health Camp, behind behind Fergusson College, Poona-4.	430
44	*43	8, Sassoon Rd., Civil Line, near Poona Station.	1127
45	*44	8, Sassoon Rd., Civil Line, Poona-2.	76
46	*45	Colonel Young School, near Bund Bridges, Poona-6, Yervada.	1049
47	46	Near Yervada Mosque, Yervada, Poona-6.	265
48	*47	Wakadewadi, Poona 5.	1324

1	2	3	4
49	*48	New Kirkee, Nagar Road, Post Yervada, Poona-6.	610
50	*49	Ranwadi, Poona-6.	166
51	50	759, S.Nagar, near Post Office Poona-4.	34
52	*51	Central School, Yervada, Opp. Mental Hospital, Poona.	1017
53	52	Near Mental Hospital, Yervada Poona-6.	80
54	*53	Mundhawa, Poona No.1	631
55	*54	Aundh, Poona No.7.	894
56	55	Pashan, Poona.	251
57	56	Hadapsar, Mosque, Poona.	58
58	57	Agricultural College, Poona.	89
59	*58	Kondhawe Khurda, Poona.	262
60	*59	Bopodi, Poona No.3.	875
61	*68		1055
62	60	Chikhalwadi, Poona-3.	302
63	61	Opp. to Civil Court, Asha-Nagar, Poona-	237
64	*52	Wanowrie, Poona No.1	752
65	*63	Hadapsar, Poona.	640
66	*64	Bibwewadi, Poona.	175
67	*65	Ambil Odha, Colony, Sadashiv Peth, Poona-2.	219
68	66	Ganeshkhind, Poona.	442
69	67	103, Ganj Peth, Poona (in Municipal School No.13).	
70	68	Bopodi Poona (in School No.59)	
71	*69	Sholapur Road, Poona.	164
72	*70	Kothrud, Poona.	300

* N.B. : These Schools are located in Municipal Buildings.

Appendix 'D' (2)

List of Municipal Primary Schools.

'GIRL'S SCHOOLS.

<u>S. No.</u>	<u>Mpl. Girl's School No.</u>	<u>Address.</u>	<u>No. of Students.</u>
1	2	3	4
1	1	315, Shanwar Peth, Poona-2.	381
2	*2	Rathakhana, Shukrawar Peth, Poona-2.	575
3	3	204, Rasta Peth, Poona-2.	342
4	*4	762, Sadashiv Peth, near Shanipar, Poona-2.	568
5	*5	468, Panjarpol Shanwar Peth, Poona-2.	1199
6	6	661, Budhwar Peth & 85, Raviwar Peth, Poona-2.	820
7	7	" "	741
8	8 Urdu	1206 Kasba Peth, Poona No.2.	213
9	*9	974 Raviwar peth, Poona-2.	871
10	10 Urdu	1016-20 Bhavani Peth-	559
11	11 "	490 Nana Peth, Poona-2.	202
12	12 "	1195 Raviwar Peth, Poona-2.	336
13	13 "	178 Ganj Peth, Momin Pura, Poona-	461
14	14	1255 Bhavani Peth, Kirad-wada.	692
15	15	288 Mangalwar Peth.	1057
16	16	341 Ganesh Peth, Poona-2.	225
17	17	261 Nana Peth, Poona-2.	731
18	18	233 Kasba Peth, Poona-2.	445
19	*19	Near Modi Ganapati Narayan Peth, Poona-2.	444
20	*20	Mundhawa, Poona	181
21	21 Urdu	36 Ganesh Peth, Poona-2.	265
22	22 "	772 Bhavani Peth, Poona-2.	120
23	23 Sindhi	353 Shukrawar Peth, Poona-2.	105
24	*24	515-13 Guruwar Peth, Kumbhar-wada, Poona.	1093

1	2	3	4
25	*36	515-16 Guruwar Peth, Kumbharwada, Poona.	467
26	25	26-37 Ghorpade Peth, Poona-2.	400
27	26	502 Sadashiv Peth, Poona-2.	627
28	*27	661, S.Nagar, Poona.	658
29	28	Sindhi 635 Nana Peth, Poona.	105
30	*29	Urdu 561 S.Nagar, Poona.	56
31	*30	762, Sadashiv Peth, Poona-2.	546
32	*31	Urdu 8, Mangalwar Peth, Poona-2.	90
33	32	353, Shukrawar Peth, Poona-2.	508
34	33	947-48 Shukrawar Peth, Poona-2.	638
35	*34	Civil Line School, near Poona Station, Poona.	354
36	35	Colonel Young School Yergada near Yervada Hospital, Poona-6.	475
37	*36	515-16, Guruwar Peth, Kumbharwada, Poona (in School No.24 of Girls School).	

*N.B.: These Schools are located in Municipal Buildings.

Appendix 'D'(3).

Statement showing the Primary Schools aided by the Municipality and the Number of Students.

<u>S. No.</u>	<u>Name of the School.</u>	<u>No. of Students.</u>
1	2	3
1	Navin Marathi Shala, Shanwar Peth, Poona-2.	848
2	M.E.S. Bhava Primary School, 201 Sadashiv Peth, Poona-2.	1378
3	Nutan Marathi Vidyalaya, Shanwar Peth.	1527
4	Shri. Gopal Prathamik Shala, 509 Sadashiv Peth.	513
5	St. Hilda's Primary School for Girls, Poona.	569
6	Sir. Chintamanrao Patwardhan High School, Huzur Paga, Poona.	560
7	Prathamik Vidya Mandir, S. Nagar, Poona-5.	1062
8	Madressa Badria School, 635 Raviwar Peth.	259
9	M.E.S. Society's Bal-Shikshan, Mandir, Deccan Gymkhana, Poona-4.	839
10	Church of Scotland Mission School, 307, S. Nagar, Poona-5.	234
11	Gujarathi Vidya Mandir, Guruwar Peth, Poona-2.	550
12	Nutan Bal Vikas Mandir, Saraswati Colony Poona-2.	63
13	Madressa Islamiya School, Nana Peth, Poona-2.	139
14	Deccan Welfare School, 13 Cannought Rd. Poona No. 1.	105
15	Wali Md. Dost. Md. and Peer Md. Muslim Girls Orphanage, Bund Rd., Poona No. 1.	83
16	Ideal Primary School, 511 Shanwar Peth Poona-2.	420
17	Agnibotri Vidyalaya Ganesh Peth, Poona-2.	498
18	Nutan Samartha Vidyalaya, 1576, Shukrawar Peth, Poona-2.	530
19	T.S. Pathak School, 32 Ganj Peth, Poona.	536
20	G.B. Mirasdar School, 861 Shukrawar Peth Poona-2.	545

1	2	3
21	Depressed Class Mission Boys' School 896, Nana Peth, Poona-2.	346
22	Vidya Prasarini Sabheche Bharat Marathi Vidyalaya, 166 Shanwar Peth, Poona-2.	197
23	Prathamik Shikshak Shikshan Mandal Primary School, Rasta Peth, Poona-2.	715
24	Saraswati Mandir, Prathamik School, Shukrawar Peth, Poona-2.	725
25	Sevasadan Classes for Grown-up Women, 789-90 Sadashiv Peth, Poona-2.	257
26	Depressed Class Mission Girls' School 899 Nana Peth, Poona-2.	Merged in Boys' School.
27	St. Edward Boys' School Panch Howd Shukrawar Peth, Poona-2.	538
28	Church of Scotland Mission Girls' School, Kasba Peth, Poona-2.	234
29	Church of Scotland Mission Girls' School, 845 Ganj Peth, Poona-2.	231
30	Nutan Bharat Marathi Vidyalaya 99, Raviwar Peth, Poona-2.	460
31	Saraswati Vidyalaya Union's Primary School, 322, Somwar Peth, Poona-2.	516
32	Lady Lilawati, Kikabhai Frenchand Jain Pathashala, 107-111 Guruwar Peth, Poona-2.	254
33	Vidya Vikas Mandali's Primary School, 514-A Budhwar Peth, Poona-2.	422
34	Adarsha Primary School, 46 Ganj Peth, Poona-2.	356
35	Gujarathi Kelvani Mandali's Primary School, 65 Raviwar Peth, Poona-2.	1028
36	New Poona Education Society's Primary School, 377, Shanwar Peth, Poona-2.	450
37	Mulinchi Prathamik Shala, Kanya Shalar Building, Shanwar Peth, Poona-2.	524
38	Adarsha Pry. School, Matu Bag, Poona-2.	463
39	Sardar Laxmibai Raste Pry. School Rasta Peth, Poona-2.	
40	S.Gaiwad School, Ganj Peth, Poona.	89
41	Shri. Dnyanashwar Free Pry. School Erandavana, Poona-4.	202
42	Karandikar Prathamik Vidyalaya, 940 Sadashiv Peth, Poona-2.	176
43	D.S.Bari School, 258-A, Ganj Peth.	98

1	2	3
44	R. Shinde School, 929 Nana Peth.	114
45	Anjuman Faizul Islam School, Laruwala Bridge, Poona-2.	194
46	Anath Hindu Mahilashram, Prathamik Shala, 299 Narayan Peth, Poona-2.	332
47	Shri. Krishna Night School, Ganesh Peth.	153
48	Dayanand Arya Vidyalaya, 248 Nana Peth.	207
49	Sitaram Free School, 1302 Shukrawar Peth.	292
50	Shri. Guru Nanak School, Ganesh Peth.	202
51	Rashtra Dharma Saraswati Math Pry. School, Pashan, Poona.	83
52	Navin Hind Pry. School, 769, Bhavani Peth.	281
53	Mount Carmel Convent School, Nana Peth, Poona-2.	
54	St. Mira's Pry. School, 10, Cannought Rd., Poona No.1.	211
55	Pry. Section- Ornella's High School Nana Peth, Poona-2.	636
56	Pry. Section- St. Helena's Cecilia's High School, Nana Susie Derabji Rd., Poona No.1	
57	Shri. Kedareshwar Prathamik Vidyalaya, 1476 Raviwar Peth.	172
58	Navin Hind Hindi Pry. School, 769 Bhavani Peth, Poona-2.	251
59	Tamil Seva Sangh Pry. School, Bopodi, Poona-3.	68
60	Adarsha Vidya Bhavan, Old Boys' Batalion, Aundh Road, Poona 7.	163
61	Navin Hind Hindi Pry. School, Tadiwala Rd. Poona No.1.	147
62	Ornella's Marathi Prathamik Vidyalaya, Nana Peth.	230
63	Janata Vidyalaya, Tadiwala Rd. Poona No.1.	121
64	Sant Gadage Maharaj Prathamik Shala, Kavadevado, Koregaon Park.	219
65	Shri. Krishna Prathamik Vidyalaya Narayan Peth, Poona-2.	226
66	Parvati Pry. School, Parvati Poona-2.	106
67	Shri. Adarsha Gujarathi Prathamik Shala Satranjiwala Chowk, Poona-2.	
68	Free Pry. Tamil School, Bopodi Naka Bopodi, Poona-3.	
69	Fatima Pry. Tamil School, Yeravada, Poona-6	92

1	2	3
70	Bal Mandir Pry. School, Deshmukhawadi, Sadashiv Peth, Poona-2.	59
71	Nutan Bal Vikas Mandir, 196/31, Sadashiv Peth, Poona-2.	129
72	Anandbai Karve Pry. School, Kothrud, Poona.	276
73	Bal Jeevan Vikas Pry. School, 1251, Bhavani Peth.	127
74	Shri. Shivaji Maratha Pry. School.	
75	Bal Shishu Mandir, Poona Erandavana.	67

Appendix 'E'(1).

Statement showing the various High Schools and
number of students.

<u>S. No.</u>	<u>Name of the School.</u>	<u>No. of students.</u>
1	2	3
1	Navin Hind H.School, Poona-2.	1065
2	H.H.Sir. Chintamanrao Patwardhan H.School (Huzurpaga), Poona-2.	1477
3	Agarkar H.School for Girls, Poona.2.	785
4	Ahilyadevi High School, Poona.2.	1184
5	Rasta Peth Education Society's Night H.School	311
6	R.P.Education Society's H.School	1113
7	P.M.C. Night High School, Poona.2.	262
8	S.N.D.T.Kanyashala, Poona.2.(Girls).	882
9	N.M.V.High School, Poona-2.	2676
10	Shri. Shivaji Preparatory Military school, Poona-5.	215.
11	Lokmanya Tilak Vidyalaya, Poona-2.	102
12	Poona English School, Poona-2.	1424
13	M.E.S.Boys' High School, Poona-2.	1541
14	Bharat High School, Poona-2.	1443
15	New English School, Tilak Road, Poona-2.	1493
16	Camp Education Society's Raja Dhanarajgirji H.School, Poona-2.	666
17	Maharashtra Vidyalaya H.School, Poona-2.	570
18	Modern High School for Boys, Poona-5.	1481
19	M.E.Society's High School, Deccan Gymkhana Poona-8.	1411
20	Adarsha Vidyalaya H.School, Poona-2.	500
21	P.M.C.H.School, Poona-2., Bhavani Peth.	172
22	Rashtriya Shikshan Prasarak Mandal's High School, Poona-2.	73
23	Bharat English School (Secondary Middle), Poona-2.	174
24	Shri. Gopal High School, Poona-2.	374

1	2	3
25	Sevasadan High School, Poona-2.	515(Girls)
26	Mahilashraa High School, Hingne	424
27	V.R.Velankar High School, Poona-2.	307
28	P.M.C.High School, K.B.Patil's High School, Poona-2.	1178(Boys)
29	Saraswati Vidyalaya Union High School.	767
30	Shri. Shivaji Mahatha Night High School, Poona-2.	147
31	Ratanben Chunilal Mehta Gujarathi H.School, Poona-2.	817
32	Mahatma Jyotiba Phule's High School, Poona-2.	642
33	Shri. Shivaji Maratha H. School, Poona-2.	1093
34	New English School, Ramanbag, Poona-2.	1352
35	Poona Night High School, Poona-2.	226
36	Ornella's High School, Poona-2.	689
37	New Night High School, Poona-2.	168
38	Sadhana Vidyalaya, Hadapsar .	228
39	Vidya Vikas Mandir, Bopodi(H.School).	26
40	Guru Nanak H.School, Poona-2.(Secondari)	191
41	Shri. Shivaji Vidya Mandir, Aundh, Poona-2.	60
42	P.E.Society's High School for Girls	942(Girls)
43	National Model School, Poona-6 Yervada.	176
44	Corporation High School, Yervada.	300
45	Ideal English School, Mehunpura, Rajmachi-kar's Bol, Poona-2.	277
46	Badriya High School, Poona-2.	286

Appendix 'E'(2).

Statement showing the various High Schools and Colleges and number of students.

TRAINING COLLEGES.

<u>S. No.</u>	<u>Name of the College</u>	<u>No. of students.</u>
1	Government Training College for Women, Poona-1(near Red temple).	120
2	C.S.M.Training College for Women Poona-2.(behind quarter Gate Police Chowky).	123
3	Urdu Training College for Women Poona-2 with practising School.	97 245
4	Parvatibai Training College for Women, Poona-4.	84
5	Urdu Training College for Men, Poona-2.	192
6	Gandhi Training College for Men, Poona-2.	117
7)	Seva Sadan Training College for Women Poona-2.	79
)	Seva Sadan Practising School.	313
8	Training College for Men, Sadashiv peth, Poona-2.	286
9	Baladhyapana Mandir (Pre-Primary Training College, Poona-4.	45
10	Training College for Men, Practising School.	450

Appendix 'E'(3).

Government Technical and Industrial High Schools
and Schools in Poona.

S. No.	Name of the Institution	No. of students.
1	2	3
1	Govt. Tech. High. School, Poona-4.	147 in Std. VIII 139 in " IX 126 in " X 61 in " XI Wiremen App- rentices = 76 Carpentary Trade = 2.
2	Industrial Training Institute, Aundh.	
	Daman Civil	52
	Electrician	19
	Lineman-Wireman	32
	Mechanics	14
	Painter and Decorator	9
	Fitters	47
	Sheet Metal Workers.	26
	Surgeyor	32
	M. Mechanic	36
	Turners	15
	Welders	5
	Daman Mechanical	19
	Moulders.	13
	Blacksmith	6
	Grinders	7
	Pattern Maker	13
	Work and Orientation Centre Aundh.	
	Electroplater	9
	Electricians and Fitters*	10 and 6*
3	Industrial Training Centre, Poona 1.	
	Draftsman mechanical	60
	Electrician	34

Mechanic refrigeration	41
Mechanic Radio	29
Fitters-	91
Turners	29
Welders(Electric and Gas)	36
Wireless Operator	22

Non-Government Technical High Schools.

		Std.
1. V.J.Municipal Technical High School, Poona.	104 in	VIII
	19 in	IX
	35 in	X
	38 in	XI
2. R.C.M.Gujarathi High School, Poona.	52 in	VIII
3. Molédina Anglo Urdu High School.	43 in	VIII
4. J.N.Petit High School.	22 in	VIII
	13 in	IX
	10 in	X
	12 in	XI

Grade Course	Wiremen and Apprentice	19
	Fitter I & II	13
	Turners I & II	12

5. V.J.Municipal Technical Institute

	Carpentary I & II	5
	Draftsman Mechanical	3
	Electrician Apprentice	45
	Wiremen	30

6. Joseph Technical High School.

	Fitters	15
	Turners	12
	M.Mechanic	7

Sky-light Institute of Radio and Electric, Poona.

	Radio Servicing	28
--	-----------------	----

Queen Mary's Technical Institute, Poona.

	Oil Engine Driving	5
	Electricians	28
	Printing and Dyeing	2

7. Sir Cusbow W. Institute of
Technology.

Wireless Operators I & II	102
Radio Servicing	47
Wireman Apprentice	84

Appendix 'E'(4).

Colleges affiliated to the University of Poona:

<u>S.No.</u>	<u>Name of the College</u>	<u>No. of students.</u>
1.	Fergusson College of Arts and Science, Poona-4.	1,913 23
2	Agricultural College, Poona-5.	459 22
3	Tilak College of Education, Poona-2.	219
4	B.J. Medical College, Poona 1.	570
5	College of Engineering Poona 5.	706 10
6	Ayurved Mahavidyalaya, 22 Nagesh Peth, Poona 2.	232
7	Sir. Parshuram Bhau College, Arts and Science, Poona-2.	2386
8	Nawrojee Wadia College of Arts and Science, Poona 1.	1935 111
9	M.E.S. College, Poona 4.	955 9
10	B.M. College of Commerce, Poona 4.	1019 27
11	Law College, Poona 4.	
12	Shri. Shahu Mandir Mahavidyalaya, 425 Shukrawar Peth, Poona-2.	141
<u>Private Institutions.</u>		
13	Gokhale Institute of Politics and Economics, Poona 4.	14
14	Deccan College, Post Graduate and Research Institute, Poona 6.	
15	Bhandarkar Institute, Poona 4.	

Appendix 'F' (A)

Statement showing the Sites proposed to be
acquired in the Development Plan.

Reservation of Sites.

Municipal School.

<u>S. No.</u>	<u>P e t h .</u>	<u>H.No./F.P.No./or S.No.</u>
1	2	3
1.	Sadashiv	H.No. 743,744,745,746,747,748.
2	Sadashiv	H.No.253/1, 253/2B and 253/2C.
3	Sadashiv	H.No.471/1,1039, 471/A.
4	Narayan	H.No. 176B/2, 177A/2,177.
5	Shaniwar	H.No.272.
6	Sadashiv	H.No. 103/A.
7	Kasba	H.No.103/A, B 107/1-2,283.
8	Kasba	H.Nos. 1196,1197,1198,1199,1200, and 1145.
9	Somwar	H.Nos. 454 and 453.
10	Mangalwar	H.No. 18,19,20 and 59.
11	Rasta	H.No.161,162,163,164 and Govt.No. 530.
12	Raviwar	H.No.1480/1A1 and 1480/1A2.
13	Raviwar	H.No.97 and 99 (Part).
14	Ganesh	H.Nos. 182,183,184,185,186,187, 188,189 and 190.
15	Ganesh	H.Nos. 313 (all Nos.).
16	Nana	H.Nos. 601,602,603 and 604.
17	Nana	H.Nos.261.
18	Nana	H.Nos. 560,561,562.
19	Nana	H.Nos. 368.
20	Bhavani	H.Nos. 838,839,840,841,842,843, 844(part).
21	Bhavani	H.Nos. 1122,1123,1124.
22	Bhavani	F.P.Nos.264,265,266,270,271, T.P.Schems No.III.

Appendix 'G'

Statement showing existing Parks, Gardens and Play-ground.

S.No.	Name of the Garden	Area	
		Acre	Guntha
1	Kamala Nehru Park	4	
2	Sambhaji Uyan	10	28.65
3	Shivaji Swimming Tank Garden	2	9.12
4	Shivaji Garden	1	0.25
5	Shanwar-wada Garden	0	38.92
6	Jijamata Garden	0	19.00
7	Wilson Garden	20	26.66
8	Victoria Garden	0	17.00
9	Shahu Garden	2	20.00
10	Peshawa Uyan	7	11.06
11	Ghorpade Uyan	2	38.00

Government Gardens.

- 1 Botanical Garden
- 2 Eapress Garden
- 3 Bund Garden

Play-Grounds.

- 1 Shivajinagar Gaethan.

TYPICAL SURVEY OF THE SLUMS EXISTING IN
THE POONA MUNICIPAL CORPORATION LIMITS.

Appendix - 'H'.

S. No.	S.No./F.N.No./H.No.	Approx. total No. of Slums.	Type and nature of slums.	The information of residents.
1	2	3	4	5
1	Navi Peth T.P. Scheme No.1 near Mpl. School.	18	Built in stone & mud with tin sheet as roof.	Labourers and workers.
2	S.No.196	10	-do-	-do-
3	S.No.105/106	30	Built in stone, Kachaa bricks & mud with tin sheet as roof.	Hawkers and Labourers.
4	S.No.587 Purandara Colony.	65 to 70	Temp. sheds Area: 8'x3' Ht. about 5'	Hawkers and workers.
5	-do-	50 to 60	-do- 8'x10'	Labourers and workers.
6	S.No.32	15	-do- 5'x6'	Hawkers.
7	S.No.587/588	25 to 30	-do- 10'x8' Ht.6'	Labourers and Hawkers.
8	S.No.38 Satara Rd.	72	Built with mud, stone and chips, 12'x10'	Hawkers, carpenters, repairers, Milkmen.
9	Bhavani Peth, Bhangi-Hatti.	350 to 400	Built with Kachaa bricks and mud plaster 6'x8', 12'x8', 10'x8'	Hawkers, Shopkeepers, Labourers.
10	633 Ganj Peth	150	-do- 6'x8', 10'x12'	Hawkers and workers.
11	S.No.44 near Erandavana mines.	30 to 35	-do- 10'x8'	Wadars, mine workers.
12	S.No. 42 Erandavana	40	Old sheds & houses 20'x30', 12'x15'	Milkmen, Poultry workers & mine workers.
13	S.No.44 Erandavana Wadarwadi	100 to 110	Temp. tin sheds with 6' height.	Wadar people Labourers.
14	S.No.261	80	-do-	Wadars.
15	S.No.261 Wadarwadi	700	-do- 8'x3', 8'x10', 12'x14'.	
16	S.No.103, Shivaji Bridge.	130	-do-	Labourers, Beggars.
17	S.No.85	200	Temp. tin sheds with 6' height 8'x6', 8'x10', 12'x14'.	Labourers & workers.

1	2	3	4	5
18	S.No.14 Wadadewadi	80	Built of tin sheets 12'x15'.	Workers, Mangs.
19	S.No.29	30 to 40	Built of tin sheets with tin sheeted roof.	Labourers, workers etc.
20	66 Kasba (near Magari)	10 to 12	Tin sheeted huts with walls of bricks.	-do-
21	S.No.892 Kagdipura	20 to 22	-do-	-do-
22	H.No.917 Kasba	25 to 30	-do-	Bhistis, Masons.
23	919 Kasba Peth, (near Vartak Wadi)	15 to 20	-do- Sizes 6'x10', 8'x8'.	-do-
24	928 Kasba Peth (near Kane Wadi Dispensary)	40	One tenement huts	Drainage workers Labourers.
25	61 to 62 Mangalwar	12	-do-	Labourers.
26	85 Mangalwar	40	-do-	-do-
27	Plot No.7 Mangalwar	20 to 22	Tin sheeted huts size 8'x8'.	Labourers, workers.
28	467 Mangalwar	60	Built of tin sheets with grassy roofs. sizes 8'x8'.	Telgu Labourers and coolies.
29	224 Mangalwar, Juna Bazar	100	-do- size 8'x6'	Labourers, working at Mal-Dhakka.
30	225 Mangalwar	10 to 15	-do-	-do-
31	226 Mangalwar	225	Tin sheet huts Sizes 8'x8'.	Labourers, Bigaries.
32	227/228 Mangalwar	30	-do-	-do-
33	S.No.438 near R.T.O. Office.	20	-do-	Mill workers and Labourers.
34	Behind Raja Bahadur Mill	80	Chawls and combined huts.	-do-
35	962 Bhavani	40	Tin sheeted huts	Hawkers.
36	964 "	7	-do-	-do-
37	850 "	60	Small huts size 8'x6'	Sweepers, Hawkars.
38	848 "	12	-do-	Hawkars and workers.
39	949 "	15	-do-	-do-

1	2	3	4	5
40	H.No.853 Bhavani	16	Tin sheet huts size 25'x8'.	Labourers.
41	H.No.855 "	3 Chawls (101 rooms)	Tin sheet huts	-do-
42	H.No.856 "	20	Tin sheet huts	-do-
43	H.No.854 "	64	-do-	Labourers & Bigaries.
44	H.No.797 "	35 to 45	Tin sheet huts	Labourers.
45	H.No.786 "	30	-do-	-do-
46	H.No.771 "	55	-do- size 8'x6'	-do-
47	H.No.50 "	8	-do-	-do-
48	S.No.10 Wadarwadi(Yerva-da)	125	Built in tin-sheets and timber-	Wadars, Mine workers.
49	Near Kondwada	25 to 30	-do-	Harijan, Budhists, Labourers & Govt.servants.
50	S.No.9 near Mahatma Talkies.	10 to 12	-do-	-do-
51	S.No.2 Yervada	7 Chawls	-do-	Labourers, Hawkers, Factory workers, Masons, Lohars.
52	Near Mahatma Talkies	60	-do-	-do-
53	Yervada S.No.10A.	60	-do-	-do-
54	S.No.8, Yervada (New Kirkee)	250	Built in stone and mud.	Air Force workers.
55	972,973 Nana (near Nagzari)	9 Chawls	-do-	Masons, Shop Servants.
56	14 Nana	8	-do-	-do-
57	385A/B Nana	40	Tin sheet huts size 8'x3'.	Labourers, Masons.
58	396 Nana	6 huts	-do-	Milkmen.
59	Bhokarwadi 742 to 743, 755 to 758, 777 to 805, 856 to 865, 886 to 929, 931 to 935.	100 to 110	Tin sheet huts size 8'x6', 10'x8'	Labourers, Hawkers & drainage workers.
60	830 Bhavani	10	-do-	Labourers & Bigaries.
61	828 "	12	-do-	-do-
62	826 "	20	-do-	-do-

1	2	3	4	5
63	Near Yesin Darga(Gultekadi)	60	Built in stone bricks.	M.E.S.workers Race Course workers and Hanga.
64	1022, 1024, 1025, Chambhar Ali Bhavani-	35	-do- Size 8'x6'.	Labourers, Bigaries etc.
65	52, 56 Ganesh.	12	Tin sheet huts.	Labourers, Bigaries, etc.
66	182, 183 Ghorpade	25	-do-	Labourers, workers.
67	969 Ganj(Dattu Hakim Chawls)	18	-do-	-do-
68	1101 Ghorpade	30	-do- Size 8'x6'	Bigaries.
69	176, 177 Narayan.	130	Built in stone, Bamboos with mud mortar as plaster.	Workers, Shop-keepers.
70	S.No.11, S.Nagar (near Sangam Bridge).	52	-do- size 8'x6', 8'x10'.	Masons, Labourers.
71	S.No.191C Yervada.	150	Tin-sheet huts size as usual.	Labourers, Class.

TYPICAL SURVEY OF THE SLUMS EXISTING IN THE
POONA MUNICIPAL CORPORATION LIMITS.

Appendix 'H'(1)

S. No.	S.No./ F.P.No.	Approx. total No. of Slums.	Type and nature of Slums.	Sanitary accommodations.	Information of residents paying tax.	Whether rented or paying tax.
1	2	3	4	5	6	7
1	784 S.Nagar	54	Slums built in with bamboos, tin sheets, with tin sheeted roof, Ht. about 3 to 6 ft. Areas 6'x4', 8'x5', 4'x3'.	Nil	Bigaries, Hawkers & Labouers	Rented.
2	783 S.Nagar	122	Slums built of stone chips, mud plaster upto 2' with tin sheet roof. Ht. 5' to 7'. Area 8'x5', 5'x4', 10'x8'.	No. w.cs. Corporation water tap.	-do-	-do-
3	823 S.Nagar	28	-do- Ht. 5' to 8'. Areas same as above.	Yes	-do-	-do-
4	P.No.85 S.Nagar	126	Slums built with wooden plank, stone chips, mud plaster, Ht. 4' to 9', Areas: 10'x8' and 5'x4'.	Yes	-do-	-do-
5	P.No.106, S.Nagar	17	-do- Areas: 5'x4', 8'x3', 6'x4', Ht. about 5' to 7'.	Nil	-do-	-do-
6	F.P.No.14, S.Nagar (Near Rajurkar Mills)	70	Slums made of wooden planks, strips, bamboos, tin sheet, Ht. 5' to 7'. Areas same as above.	W.Cs. not available	Depot workers, Private smiths.	-do-
7	F.P.No.29 S.Nagar (Near Bhaiya Kadi Nala).	40	-do- Ht. 5' to 9' Areas: 8'x5', 10'x8', 6'x4'.	W.Cs not available	Private water tap.	-do-
8	S.No.39 Aundh Rd.	35	Built of wooden strips, planks, bamboos, Ht. 5' to 7'. Areas: 12' to 10', 10'x8', 16'x8'.	W.Cs. not available	Depot workers.	-do-
9	S.No.39 (Junction of Aundh Rd. & Bopodi Rd.)	32	Built in bamboos wooden planks, mud mortar, Ht. 5' to 8'. Areas: 15'x10', 8'x10', 8'x5'.	W.cs not available	Factory workers, Mpl. Tap. Labouers.	-do-

1	2	3	4	5	6	7
10	S.No.25 Aurdh Rd.	35	Built in bamboos, wooden plank, mud, & mortar, Ht. 5' to 8', Areas: 15'x10', 8'x10', 8'x5'.	No w.cs. Factory & taps. Depot workers.	Rented.	
11	37 Bombay Poona Rd.	15	Built in bamboos, wooden planks, mud mortar, Ht. 5' to 8'. Areas: 25'x8', 15'x8'.	W.Cs. available water tap.	-do-	-do-
12	Bombay-Poona Rd. near Kirloskar Oil Engine Factory.	15	Built in pieces of C.I. sheets, wooden planks with roof of coconut tree leaves. Ht. 5' to 6'. Areas: 10'x8', 8'x5'.	Nil.	Workers & Hawkers.	-do-
13	S.No.5/A Hadapsar (Sholapur-Saswad Rd.)	10	Built in wooden planks, bamboos, tin sheet roof Areas: 12x10', 15'x10', 8'x4', 10'x8'.	Nil	Labouers	-do-
14	S.No.4 Hadapsar	31	-do- Ht. 5' to 7', Areas: 10x8', 8'x8'.	Nil	Mill work-ers, Labo-urers, Wadars.	Part-ially owned & Partia-ly rented.
15	S.No.251 near canal Hadapsar.	5	-do-	W.cs. not avai- lable Mpl. water tap.	Eurud people	-do-
16	S.No.254 Hadapsar, near canal	40	Temp. sheds, tin sheet roof, Ht. about 4'. Areas: 8'x6', 10'x8', 12'x10'.	Nil	Wadars	Rented
17	S.No.314, 315, 316, near Industrial Estate Hadapsar.	40	Built in wooden planks, stone chips, mud plaster and tin sheets. Ht. about 5' to 7'. Areas as above.	Nil	Mazdoors, labourers, Carpen- ters.	Partly owned Partly rented.
18	S.No.109, 110, 111, near Kirloskar Pneumatic Co.	35	-do-	Mpl. wa- ter, No w.cs.	Workers	Rented
19	S.No.32 Hadapsar	15	-do-	Nil	"	"

1	2	3	4
---	---	---	---

PLAY-GROUNDS FOR CHILDRENS.

46	Sadashiv Peth	H.Nos. 251(Pardi No. 72) 210 and 211.	Rs. 2,93,500/- ✓
54	Sadashiv Peth	H.Nos. 743, 744, 748.	Rs. 1,00,000/- ✓
55	Narayan Peth	H.Nos. 437/A-2(Part) 437-C, 433-B(Part), 457.	Rs. 1,05,700/- ✓
70	Shaniwar Peth	H.No.s. 244, 242	Rs. 3,66,300/- ✓
87	Mangalwar Peth	F.P.No. 57 (T.P.S.II)	Rs. 68,300/- ✓
88	Bhawani Peth	H.No.800/A	Rs. 1,15,000/- ✓
89	Bhawani Peth	F.W.Nos. 264, 265, 266, 270 271, (T.P.S.III)	Rs. 1,38,000/- ✓
1130	Ramwadi (Vadgaon Sheri)	S.Nos. 29-A (Part) and 29-B	Rs. 6,000/- ✓
1231	Raviwar Peth	H.Nos. 1089, 1090(Part).	Rs. 40,000/- ✓
130	Sonwar Peth	F.P.Nos. 55, 56, 57.	Rs. 2,06,000/- ✓

EXTENSION TO PARKS & GARDENS.

54	Sadashiv Peth	T.P.No. 23-A (T.P.S.III)	Rs. 3,32,600/-
35	Kisba Peth	H.Nos. 141, 143/A, 159, 160 158/1-2-3, 154/A, B, C, D. 153, 152, 157, 155, 156, 148-A	Rs. 2,14,600/- ✓
36	Sonwar Peth	F.P.Nos. 7 & 8 (T.P.S.II)	Rs. 82,800/- ✓
37	Ganesh Peth	H.Nos. 197, 198, 199, 222, 223 224, 225, 226, 227, 228, 229, 230, 231.	Rs. 3,95,000/- ✓
38	Ghorpade Peth.	H.Nos. 115 and 116.	Rs. 1,700/- ✓

FOR MUNICIPAL PURPOSES.

37	Erandavana (Gaothan)	S.No. B (Part)	Rs. 57,000/- ✓
40	Shivajinagar	F.P.No. 760 to 765 (T.P.S.I) & H.Nos. 114 to 139 and 140-A, 140-B, 141-A, B, C, 142 143, 144, 163 (Part), 163/1.	Rs. 3,21,000/- ✓
41	Kothrud	S.No. 1 (Part) ^{Shivajinagar}	Rs. 37,000/- ✓
42	Parvati	S.No. 97 (Part)	Rs. 17,000/- ✓
43	Parvati	S.No. 123 Singhad Road	Rs. 9,000/- ✓
44	Kondhwa	S.No. 1 (Part)	Rs. 33,000/- ✓
45	Wanowrie.	S.No. 76 (Part), 77 (Part)	Rs. 15,000/- ✓
46	Mundhwa	S.No. 3-A, 3-B, 2 and 4.	Rs. 46,000/- ✓
47	Pashan.	S.No. 1 (Part)	Rs. 48,000/- ✓
48	Aundh	S.No. 48 and 51	Rs. 15,000/- ✓

1	2	3	4
49.	Bopodi	S.No. 7.	Rs. 7,500/- ✓
50.	Bopodi	S.No. 24-A (Part)	Rs. 10,000/- ✓
51.	Yeravada	S.Nos. 2, 3-B, 3-C	Rs. 40,000/- ✓
52.	Kasba Peth	H.Nos. 1196, 1197, 1198, 1199, 1200, 1145.	Rs. 60,000/- ✓
53.	Bhawani Peth	F.P.Nos. 264, 265, 266, 270, 271 (T.P.S.III).	Rs. 2,00,000/- ✓
54.	Chikhalwadi	S.No. 21/1-A	Rs. 10,000/- ✓
<u>VEGETABLE MARKET.</u>			
55.	Shukrawar Peth	H.No. 41.	Rs. 2,24,000/- ✓
56.	Hadapsar.	S.No. 257.	Rs. 35,000/- ✓
57.	Hadapsar.	S.No. 1 (east part)	Rs. 1,22,000/- ✓
58.	Ganesh Peth	H.Nos. 59, 60.	Rs. 20,000/- ✓
59.	Rasta Peth	C.T.S. 338-C	Rs. 39,000/- ✓
<u>Fairs & PARKING SPACES FOR FAIRS.</u>			
60.	Bhamburda.	S.Nos. 106, 107/1 Hissa No. 12, 13, 14. 6 (Part)	Rs. 78,000/-
61.	Parvati	S.Nos. 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 & S.No. 106/2 H.Nos. 15, 17, S.Nos. 95 (Part), 142-A.	Rs. 94,000/- ✓
62.	Parvati	F.P.Nos. 525, 526, 527 T.P.S.III	Rs. 81,000/- ✓
<u>MUTTON & FISH MARKETS.</u>			
63.	Bhamburda.	Ganesh F.P.No. 721 (T.P.S.I) and H.Nos. 200 to 208 and 213, 167, 199.	Rs. 52,000/-
<u>EXTENSION TO V.J. TECHNICAL SCHOOL.</u>			
64.	Shukrawar Peth	H.Nos. 621, 622, 623, 890, 896 and 895.	Rs. 79,000/- ✓
<u>EXTENSION TO WEIGH BRIDGE.</u>			
65.	Bhawani Peth.	H.Nos. 87, 86, 85 (Part)	Rs. 82,000/- ✓
<u>ANIMAL - PONDS.</u>			
66.	Bhawani Peth.	H.No. 876 (Part)	Rs. 6,500/- ✓
<u>DISPENSARY.</u>			
67.	Shukrawar Peth	H.Nos. 804, 805, 806 and 807	Rs. 76,000/- ✓
68.	Kasba Peth	H.Nos. 1196 to 1200 and 1145.	Rs. 20,000/- ✓
<u>SLUM CLEARANCE</u>			
69.	Bhawani Peth	H.Nos. 855/2A, 855/2B, 855/3B, 855/3-12, 855/3-A3, 855/3-A1 and 854.	Rs. 5,12,000/- ✓

1	2	3	4
<u>GROUP HOUSING.</u>			
70.	Sadashiv Peth	F.P.Nos. 1004, 1003, 1005 and 991 (T.P.S.II)	Rs. 2,48,000/- ✓
71.	Ghorpade Peth	F.P.No. 154, 160, 161, 162, 163 (T.P.S.III).	Rs. 1,20,000/- ✓
72.	Ghorpade Peth	F.P.No. 157, 158 (T.P.S.III).	Rs. 46,000/- ✓
<u>PARKING SPACES.</u>			
73.	Sadashiv Peth	Plot No. 2 opposite to Jeevan Restaurant.	Rs. 7,600/- ✓
74.	Sadashiv Peth	631/73 Madivale Colony, Tilak Road.	Rs. 10,000/- ✓
75.	Kasba Peth	H.Nos. 329, (Part) 333 (Part):	Rs. 9,900/- ✓
76.	Ganesh Peth	H.No. 78.	Rs. 12,000/-
<u>OCTROI NATAS.</u>			
77.	Dhantavadi	S.No. 15 (Part) 601 (Part)	Rs. 2,000/- ✓
78.	Kasba Poona	S.No. 231 (Part) 231 (Part)	Rs. 500/- ✓
<u>BURIAL GROUND.</u>			
79.	Parvati	S.No. 92 (Part) or F.P.No. 509 (Part) (T.P.S.III)	Rs. 6,000/- ✓
<u>HEALTH CENTRE.</u>			
80.	Shukrawar Peth	H.Nos. 237 710, 711, 731 and 732.	Rs. 2,36,000/- ✓
<u>EXTENSION OF PUMPING STATION AT SHIVAJINAGAR.</u>			
81.	Shivaji Nagar	F.P.No. 267 Sub-plot No. 2 (T.P.S.II)	Rs. 17,000/- ✓
<u>FOR DHOBI GHAT</u>			
82.	Kasba Peth.	H.No. 1238.	Rs. 12,000/- ✓
83.	Shaniwar Peth	H.No. 244.	See serial No. 27.
<u>STADIUM FOR INDIAN GAMES</u>			
84.	Rasta Peth	H.Nos. 470-470 (Part), 473 (Part), 477 (Part), 476 (Part)	Rs. 76,500/- ✓
<u>EXTENSION TO TIMBER MARKET IN BHAWANI PETH.</u>			
85.	Bhawani Peth	F.P.Nos. 154 to 171 and 281 to 284, 277 (T.P.S.III).	Rs. 4,50,000/- ✓
<u>SUPER MARKET</u>			
86.	Shukrawar Peth	H.No. 14, 15-A, 20, 19-B.	See Serial No. 17.

79. Parvati
for municipal
purpose.

80.

81.

82.

83.

84.

85.

86.

1	2	3	4
<u>DRAINAGE PURIFICATION AND PUMPING STATION.</u>			
1	Shivajinagar	City Survey No.657, Fulachi Wadi.	Rs. 5,000/- ✓
5.85	Erandavana	F.P.No. 121 (T.P.S. Sub-I) No.	Rs. Municipal Land.
5.86	Sangamwadi	F.P.No. 1134 (T.P.S. Sub-I).	Rs. 20,000/- ✓
6.57	Bibwewadi	S.No. 679 (Part)	Rs. 1,800/- ✓
1.13	Kondhwa	S.No. 5-B (Part)	Rs. 2,300/- ✓
2.7	Wanowrie.	S.No. 14 (Part)	Rs. 2,300/- ✓
3.7	Hadapsar	S.No. 164 (Part)	Rs. 3,500/- ✓
4.71	Mundhwa	S.No. 2	Municipal Land.
5.72	Wadgaon Sheri	S.No. 29-A (Part)	Rs. 1,200/- ✓
6.93	Yeravada	S.No. 23 (Part)	Rs. 2,300/- ✓
7.14	Bopodi	S.No. 24	Rs. 2,300/- ✓
8.41	Pashan	S.No. 1 (Part)	Rs. 2,300/- ✓
9.86	Kothrud	S.No. 39 (Part) near Gaathan.	Rs. 5,000/- ✓
10.97	Aundh	S.No. 1 (Part)	Rs. 2,300/- ✓
<u>HIGH LEVEL WATER TANK.</u>			
01.98	Munjeri. (Kasbe Poona)	S.No. 668 (Part)	Rs. 1,000/- ✓
02.99	Bibwewadi	S.No. 623 (Part)	Rs. 5,000/- ✓
03.100	Hingne Budruk	Kothrud S.No.29 (Part) Hingne S.No. 18 (Part)	Rs. 1,200/-
04.101	Kothrud	S.No. 157 (Part) S.No. 11 (Part)	Rs. 3,500/-
05.102	Erandavana	Bhamburda S.Nos.44 (Part) and 137 (Part)	Rs. 7,000/-
06.103	Erandavana	Bhamburda S.No.262 (Part)	Rs. 2,500/-
07.104	Kasba Peth	H.No. 1144, 1202	Rs. 15,000/-
08.105	Gultekadi	F.P. Nos. 465 (Part) (T.P.S.III)	Rs. 3,500/-
09.106	Sadashiv Peth	H.No. 598	Rs. 33,000/-

1	2	3	4
---	---	---	---

EXTENSION OF VEHICLE DEPOT.

¹⁰⁷
110. Ghorpade Peth. H.No.164 (Part) Rs. 45,000/-

FOR STADIUM.

¹⁰⁸
111. Shukrawar Peth. S.No.21,23 & 24 (Part) Rs. 40,000/-

POONA MUNICIPAL TRANSPORT.

¹⁰⁹
112. Parvati. F.P.No.538 (T.P.S.III) Rs. 12,000/-

¹¹⁰
113. Congress House Road. F.P.No.779 (T.P.S.I) Rs.1,11,000/-

¹¹¹
114. Shivajinagar. H.No.659,656 (T.P.S.I) Rs. 60,000/-

¹¹²
115. Wakadewadi. F.P.No.27(Part) Rs.1,66,000/-
(T.P.S.I)

¹¹³
116. Mundhwa. S.No.35 Rs. 7,000/-

RIGNI-POINT

~~117. Parvati. S.No.56,57,58,59,60. Rs. 60,000/-~~

Notes: (1) The costs of sites to be reserved do not include the cost of acquisition for substantial portion affected by road widening lines.

(2) The Peths and House Numbers mentioned above are according to the existing City Survey Sheets in the Municipal Office.

¹¹⁴
City Engineer,
Poona Municipal Corporation.

¹¹⁵
Municipal Commissioner,
Poona Municipal Corporation.

Appendix 'J'.

List of sites reserved for public purposes in the
Development Plan.

S. No.	P e t h .	Survey No. or House No. or Final Plot No.	Approximate estimated cost of acquisition.
1	2	3	4

MUNICIPAL SCHOOLS.

✓1.	: Narayan Peth	: H.Nos. 176-B/2, 177, 177 A.	: Rs. 1,00,000/- ✓
✓2.	: Sadashiv Peth	: H.No. 103 -A.	: Rs. 47,000/- ✓
✓3.	: Sadashiv Peth	: H.No. 1003.	: Rs. 50,000/- ✓
✓4.	: Kasba Peth	: H.Nos. 106/A-B, 107/1-2 and 283.	: Rs. 82,000/- ✓
✓5.	: Kasba Peth	: H.Nos. 1305, 1306.	: Rs. 2,00,000/- ✓
✓6.	: Somwar Peth	: H.Nos. 453, 454.	: Rs. 1,50,000/- ✓
✓7.	: Raviwar Peth	: H.Nos. 1480/1-A-1, 1480/1-A-2.	: Rs. 1,21,000/- ✓
✓8.	: Raviwar Peth.	: Nos. 97 and 99 (Part)	: Rs. 80,000/- ✓
✓9.	: Mangalwar Peth	: H.Nos. 18, 19, 20, 59.	: Rs. 1,62,000/- ✓
✓10.	: Ganesh Peth	: H.Nos. 313 (All Nos.)	: Rs. 33,000/- ✓
✓11.	: Nana Peth	: H.Nos. 601, 602, 603, 604.	: Rs. 70,000/- ✓
✓12.	: Nana Peth	: H.Nos. 560, 561, 562.	: Rs. 2,50,000/- ✓
✓13.	: Bhawani Peth	: H.Nos. 838, 839, 840, 841, 842, 843, 844 (Part)	: Rs. 1,41,000/- ✓
✓14.	: Bhawani Peth	: H.Nos. 1122, 1123, 1124.	: Rs. 97,000/- ✓
✓15.	: Guruwar Peth	: H.Nos. 219, 220/1, 220/2, 220/3, 220/4-A, 220/4-B, 221, 222, 223, 223, 234, 15-A.	: Rs. 70,000/- ✓
16.	: Bibwewadi	: S.Nos. 633/1 and 633/2	: Rs. 9,300/-
✓17.	: Shikrawar Peth	: H.Nos. 14, 15, 20 and 19-B.	: Rs. 3,77,000/- ✓
✓18.	: Shukrawar Peth	: H.No. 361	: Rs. 2,44,000/- ✓
✓19.	: Aundh.	: S.Nos. 153, 154 (Part)	: Rs. 41,000/- ✓
✓20.	: Yerawada.	: New Kirkee Gaathan	: Rs. 46,000/- ✓
✓21.	: Tadiwala Road, Sangamwadi T.P.S.	: F.P.No. 213	: Rs. 34,639/- ✓
✓22.	: Shivajinagar	: F.P.No. 784 (T.P.S.I.)	: Rs. 71,000/- ✓
✓23.	: Ghorpade Peth.	: H.No. 337	: Rs. 20,000/- ✓

DEVELOPMENT PLAN.

List of Maps.

<u>S.No.</u>	<u>N a m e</u>
1	Index Plan.
2	Expansion of Municipal Limits.
3	Plan showing Wards, Population and Density.
4	Existing and Proposed T.P.Schemes.
5	Existing sites of slums and proposed sites for Slums Clearance.
6	Classified Roads and Road Communication.
7	Existing Bus Routes and Proposed Bus Routes.
8	Water lines and Reservoirs.
9	Existing Drainage lines and Existing and Proposed Pumping Stations.
10	Educational Centres.
11	Road widths and their Cross Sections.
12	Improvement Schemes.
13	General Plan.

Y: 8115-23156CP-N6t5

KO

93929

(Mrs. Pare. 4th floor. 10th floor. 10th floor)