



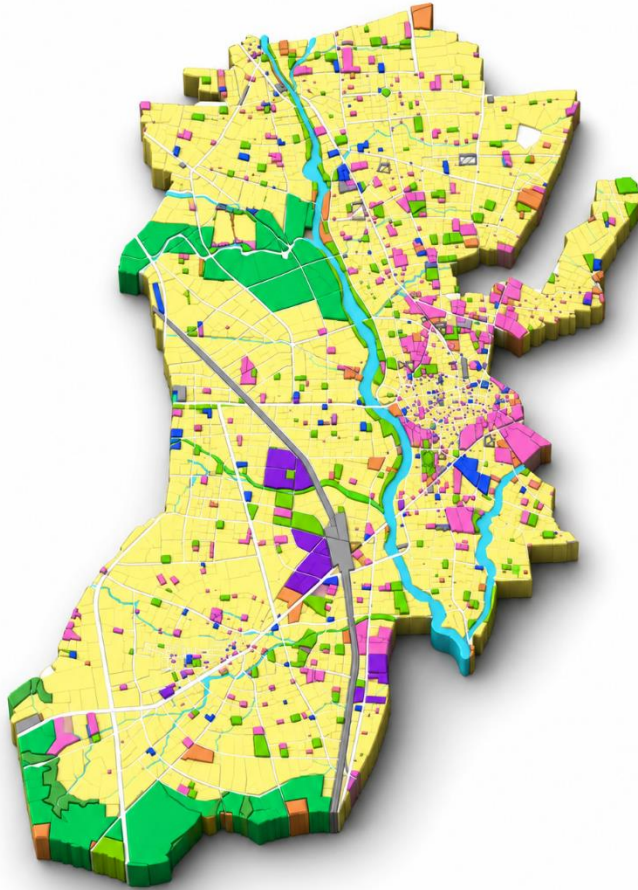
Ahilyanagar Municipal Corporation, Ahilyanagar.

Draft Revised Development Plan of Ahilyanagar

Proposed Land Use Report

Original Limit (3rd Revision) + Additional Area (1st Revision).

Published U/S 26(1) of Maharashtra Regional & Town Planning Act 1966.



Deputy Director, Development Plan (DP), Special Unit
Ahilyanagar Municipal Corporation
Ahilyanagar, Maharashtra

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**AHILYANAGAR MUNICIPAL CORPORATION,
AHILYANAGAR**

**DRAFT REVISED
DEVELOPMENT PLAN
OF
AHILYANAGAR
(3rd O.L.+1st A.A)
Proposed Land Use Report**

Published U/S 26(1) of the MR and TP Act,1966



[Signature]
Town Planning Officer,

Deputy Director of Town Planning,
Development Plan Special Unit,
Ahilyanagar Municipal
Corporation, Ahilyanagar



[Signature]
Commissioner,
Ahilyanagar Municipal
Corporation



[Signature]
Mayor
Ahilyanagar Municipal
Corporation

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INDEX

PART-I EXISTING SITUATION

CHAPTER 1. INTRODUCTION.....	18
1.1 Introduction	18
1.2 City History	18
1.3 Planning Area:	18
1.4 City Administration:.....	18
1.4.1 Structure and Governance:	19
1.5 Growth of Towns and Extension of Municipal Limits	21
CHAPTER 2. GEOGRAPHICAL LOCATION	24
2.1 Location and Regional Setting	24
2.2 Regional Connectivity	25
2.2.1 Road Network Connectivity	25
2.2.2 Rail Connectivity.....	25
2.2.3 Airways.....	26
2.3 Topography and Landscape	28
2.3.1 Climatology	29
2.3.2 Temperature	29
2.3.3 Rainfall	31
2.3.4 Humidity.....	32
2.3.4 Wind Speed	33
2.4 Growth Drivers.....	34
CHAPTER 3. EXISTING LAND USE ANALYSIS.....	36
3.1 Introduction	36
3.2 Existing land use distribution.....	36
3.3 Land Use Distribution	38
13.3.1 Developed Area.....	38
3.3.2 Non-Developed Area.....	41
CHAPTER 4. DEMOGRAPHIC CHARACTERISTICS	42
4.1 Introduction	42
4.2 Growth of Population	42
4.3 Population Profile.....	43
4.4 Distribution of Population.....	44

4.5 Distribution of Ward wise Population in Ahilyanagar MC.....	45
4.6 Structure of Population.....	47
4.6.1 Age and Sex Ratio.....	47
4.6.2 Literacy Rate.....	49
4.6.3 Literacy Rates 2001 vs 2011.....	50
4.6.4 Literacy Rates District vs Ahilyanagar Municipal Corporation.....	51
4.6.5 Caste Wise Population	52
4.6.6 SC & ST Population Comparison: 2001 vs 2011	53
4.6.7 Cast Wise Population District vs Ahilyanagar Municipal Corporation	54
4.6.8 Occupational Structure and Employment Pattern.....	55
4.7 Slums.....	58
4.8 Registered Births and Deaths	59
CHAPTER 5. DEVELOPMENT PLAN PROCESS VISION AND OBJECTIVE.....	61
5.1 Planning Efforts in Past.....	61
5.1.1 Regional Plan.....	61
5.1.2 Development Plan.....	61
5.1.3 Development Plan 1st Revised	62
5.1.4 Development Plan 2 nd Revised.....	62
5.1.5 Development Plan for Extended Area	62
5.1.6 Development Plan 3rd Revised	62
5.1.7 Town Planning Schemes in Ahilyanagar City	62
5.2 Land Use of Previous 2nd Revised Development Plan.....	65
4.2.1 Distribution of Land Use of Old Area	65
5.2.2 Distribution of Land Use of Additional Area	65
5.3 Need for the Development Plan	65
5.4 Objectives of Development Plan.....	66
5.5 Legal Procedure as per MR and TP ACT 1966	66
5.6 GIS Based Development Plan	69
CHAPTER 6. TRANSPORTATION.....	70
6.1 Introduction	70
6.2 Existing Transport Network.....	70
6.2.1 Road Network	70
6.2.2. Public Transport	73
6.2.3 MSRTC Bus Service	76
6.2.4 Registered Vehicles.....	77

6.2.5 Accidental Statistics	78
CHAPTER 7. PHYSICAL INFRASTRUCTURE	81
7.1 Introduction	81
7.2 Water Supply	81
7.2.1 Source of water Supply	81
7.2.2 Treatment and Storage	82
7.2.3 Distribution Network and Transmission	86
7.2.4 Coverage of Water Supply Connections	86
7.2.5 Per Capita Water	86
7.2.6 Extent of Metering of Water Connections.....	86
7.2.7 Extent of Non-revenue Water.....	87
7.2.8 Quality of Water Supply	87
7.2.9 Service Level Benchmarks	87
7.3. Water Demand.....	87
7.3.1 Domestic Water Demand (135 LPCD)	87
7.3.2 Non-Domestic Water Demand (IS 1172:1993)	88
7.3.3 Floating Population Water Demand (20 LPCD).....	89
7.3.4 Unaccounted for Water (UFW) Losses @ 15%	89
7.3.5 Fire Fighting Demand (IS 9668).....	89
7.4 Recommended Design Capacity	90
7.4.1 Component-wise Infrastructure Requirements.....	90
7.4.2 Source Requirements.....	90
7.3 Sewerage	91
7.3.1 Existing Sewerage System.....	91
7.3.2 Sewage Treatment	94
7.3.3 Sewage Generation Calculation	95
7.3.4 Public Toilets	96
7.3.5 Storm Water Drainage	99
7.4 Solid Waste Management.....	101
7.4.1 Solid Waste Generation	101
7.4.2 Physical Characteristics of MSW	101
7.4.3 Solid Waste Segregation	103
7.4.4 Solid Waste Collection and Transportation	104
7.4.5 Solid waste Treatment and Processing.....	104
7.4.6 Wet Waste Processing	105

7.4.7 Dry Waste Processing.....	105
7.4.8 Disposal Site	105
7.4.9 Gap Analysis	106
CHAPTER 8. SOCIAL INFRASTRUCTURE	108
8.1 Introduction	108
8.2 Educational Facilities	108
8.2.1 Existing Situation.....	108
8.3 Health Facilities.....	113
8.4 Commercial Facilities	115
8.5 Recreational Facilities	117
8.5.1 Gardens, Playgrounds and Swimming Pools.....	117
8.5.2 Social Clubs	117
8.5.3 Cultural Centres/Theatres.....	117
8.6 Cremation And burial Grounds	119
8.7 Housing Status and Structure Details.....	120
8.7.1 Housing Status	120
8.7.2 Age and Condition of Houses.....	121
8.7.3 Number of Dwelling Units.....	122
8.7.4 Household Size	123
8.7.5 Ownership Status	123
CHAPTER 9. PUBLIC UTILITIES	124
9.1 Introduction	124
9.2 Fire Stations.....	124
9.3 Post Office Services	125
9.4 Electricity Distribution.....	126
8.5 Number of Electric Substations within City	126
9.6 Gas Supply	129
CHAPTER 10. ECONOMY	130
10.1 Introduction	130
10.2 History of Industrial Development.....	130
10.3 Employment Characteristics	130
10.4 Industrial Estate.....	131
10.5 Large- & Small-Scale Industries	131
10.6 Shops and Commercial Establishment.....	131

10.6.1 Agricultural Produce Market Committee.....	132
10.6.2 Vegetable Market	132
10.6.3 Meat Markets.....	132
10.7 Municipal Revenue	133
10.8 Municipal Expenditure.....	135
10.9 Municipal Revenue Vs Municipal Expenditure	137
CHAPTER 11. ASI SITES AND TOURISM.....	138
11.1 Conservation of Ancient Buildings of Archaeological/Architectural Interest and Their Environs	138
11.2 ASI Sites in and Around the Municipal Limit	138
11.3 Tourist Spots	139
CHAPTER 12. ENVIRONMENT.....	156
12.1 Introduction	156
12.2 Water Quality	156
12.3 Air Quality Monitoring	160
12.3 Environmental Vulnerability.....	162
12.3.1 Flooding.....	162
CHAPTER 13. URBAN MORPHOLOGY	164
13.1 Spatial Patterns of Built and Unbuilt Spaces in Ahilyanagar.....	164
13.2 Building Height Distribution within AMC Limit	166
12.2.1 Village wise Building Height Distribution.....	168
CHAPTER 14. OBSERVATIONS AND INFERENCES	175
14.1 Geographic Setting.....	175
14.2 Demographic Characteristics	175
14.3 Traffic & Transportation	176
14.4 Physical Infrastructure.....	177
14.5 Economy.....	177
14.6 Environmental Concerns and Challenges	178
14.7 Land Use Distribution	179
CHAPTER 15. FRAMMING OF PROPOSALS.....	182
15.1 Vision	182
15.2 Goals.....	182
15.3 Objectives.....	182
15.4 SWOT Analysis.....	183
15.5 Performance of Past Development Plans	184

15.6 Analysis of Previous DP	184
15.6.1 Development Status of Reservation Sites.....	184
15.6.2 Proposed Roads	185
15.9 Population Projection	187
15.9.1 Population Trend	187
15.9.2 Population Projections.....	187
15.9.3 Summary	190
15.9.4 Planning Sectors.....	191
15.9.4 Population Projection at Sector Level.....	193
15.10 Planning Standards and Norms	193
15.10.1 Selection of Planning Standards	193
1. Garden / Open Spaces	194
2. Educational Facilities.....	194
3.Playgrounds.....	195
4.Weekly Market and Shopping Center	195
5.Health Facilities: Dispensary and Maternity Home	195
6.Town Hall and Library	195
7.Sewage Treatment Plant (STP).....	195
8.Cremation Ground	195
9.Burial Ground / Grave Yard.....	195
10.Solid Waste Management(SWM) Facilities.....	196
11.Water Treatment Plan (WTP)	196
12.Fire Brigade and Emergency Services	196
15.11 Computation and Provision of Amenities	196
15.13 Sector wise area and Population Density	199
15.13.1 Projected Residential Requirement Area calculations.....	200
15.14 Total Land Demand for Amenities.....	201
15.15 Sector Wise Area Demand and Gap Analysis for Amenities.....	201
15.16 Stakeholder Consideration in Planning	203
CHAPTER 16. APPROACH TOWARDS SPATIAL DISTRIBUTION OF VARIOUS RESERVATIONS.....	207
16.1 Sector Wise Reservations.....	207
16.2 Reservation Areas	210
16.2.1 Road Network Proposals under the Revised Development Plan.....	213
16.3 Sector-wise comparison between the projected amenity	214

CHAPTER 17. PROPOSED LAND USE.....	218
17.1 General	218
17.1 Developable Area	220
17.2 Non-Developable Area.....	221
CHAPTER 18. DEVELOPMENT CONTROL REGULATIONS	223
CHAPTER 19. IMPLEMENTATION OF DEVELOPMENT PLAN.....	226
19.1 General	226
19.2 Cost of Proposal	227
19.3 Implementation Through Resource Mobilization	227
19.3.1 Strategies for Resource Mobilization.....	228
19.4 Phase-wise Implementation Program.....	229
CHAPTER 20. RECOMMENDATIONS & CONCLUSION	231
20.1 Recommendations	231
20.2 Conclusion.....	232
CHAPTER 21. ANNEXURE.....	234
21.1 Annexure I - Census Ward wise Demographic Characteristics	234
21.2 Annexure II – Details of Notified Slums Within Municipal Area	240
21.3.3 Annexure III –Existing Educational Institutions.....	241
21.4 Annexure IV – Details of Hospitals Within Municipal Area.....	250
21.5 Annexure V – Details of Municipal Revenue and Expenditure.....	276
21.6 Annexure - VI The list of survey numbers where development is observed in green zone marked in previously sanctioned DP	277
21.7 Annexure - VII The details of layouts affected by flood line	278
21.8. Annexure – VIII Deviation Statement (Original Limit).....	280
21.9. Annexure – IX Deviation Statement (Additional Limit)	300
21.10 Annexure - X list of reservations and its development cost.....	328
21.11 Annexure – XI Phasing Program	363
21.12 Annexure – XII General Body Resolution No. 23 dated 30-07-2026.	364
BIBLIOGRAPHY	374

List of Figures

Figure 1-1 AMC Main Building	19
<i>Figure 2-1 Ahilyanagar Railway Station</i>	<i>26</i>
Figure 2-2 Juhu-Mula Dam Seaplane Service.....	27
Figure 2-3 Shirdi International Airport.....	27
Figure 2-4 Annual Temperature.....	30
Figure 2-5 Yearly Temperature	31
Figure 2-6 Annual Rainfall.....	32
Figure 2-7Annual Humidity	33
Figure 2-8 Average Wind Speed in Ahilyanagar.....	34
Figure 3-1 ELU percentage to total area	38
Figure 3-2 ELU percentage to developed area	40
Figure 3-3 Developed and Non-Developed Area	41
Figure 4-1 Decadal Population Growth.....	43
Figure 4-2 Sex Ratio	47
Figure 4-3 Population Composition Male and Female	48
Figure 4-4 Children Population below 6 years.....	48
Figure 4-5 Literacy Ratio in %.....	49
Figure 4-6 Literacy Rate male and Female.....	50
Figure 4-7 Literacy Rates 2001 vs 2011.....	51
Figure 4-8 Literacy rates AMC vs Ahilyanagar District	52
Figure 4-9 Caste Wise Population Composition.....	53
Figure 4-10 SC&ST Population Comparison 2001vs 2011.....	54
Figure 4-11 Caste Wise Population District vs AMC	55
Figure 4-12 Workforce Participation	56
Figure 4-13 Occupational Structure and Employment Pattern	58
Figure 4-14 Natural Growth Rate.....	60
Figure 5-1 Regional Plan of Ahilyanagar	61
Figure 6-1 Registered Vehicles Count	78
Figure 7-1 Distribution Network	85
Figure 7-2 Sewerage Network.....	92
Figure 7-3 Location of Treatment Plant	93
Figure 7-4 Existing Sewage Treatment Plant	95
Figure 7-5 Characterisation of Municipal Solid Waste Trough Quartering Method,.....	101
Figure 7-6 Physical Characteristics of Municipal Solid Waste.....	103
Figure 8-1 Educational Facilities	110
Figure 8-2 Schools with or Without Playgrounds	111
Figure 8-3 percentage Distribution of Houses by Construction Material.....	121
Figure 8-4 Condition of Houses.....	122
Figure 8-5 No of Dwelling Units	122
Figure 8-6 Household Size.....	123
Figure 8-7 Ownership Status.....	123
Figure 9-1 Low Tension Consumption & Count	127
Figure 9-2 High Tension Consumption & Count	128
Figure 10-1Employment Characteristics.....	130
Figure 10-2 Meat and Fish Markets	132

Figure 10-3 Municipal Revenue	134
Figure 10-4 Municipal Expenditure.....	136
Figure 11-1 Ahilyanagar Fort.....	139
Figure 11-2 Leaders Block	140
Figure 11-3 Bagh Rauza Fort	141
Figure 11-4 Hasht Behist Bagh	142
Figure 11-5 Damdi Masjid	143
Figure 11-6 Farah Baksh Palace	144
Figure 11-7 Salabat Khan's Tomb.....	145
Figure 11-8 Alamgir	146
Figure 11-9 Dongergan	147
Figure 11-10 Hume Memorial Church	148
Figure 11-11 Meherabad	149
Figure 11-12 Anand Dham	150
Figure 11-13 Vedanta Datta Devasthan.....	151
Figure 11-14 Cavalry Tank Museum.....	152
Figure 11-15 Snehalaya.....	153
Figure 11-16 Historical Museum	154
Figure 11-17 Shree Ayyappa Temple	155
Figure 12-1 Air Quality Index of AMC	160
Figure 12-2 Concentration of CO and NH ₃	161
Figure 13-1 Building Height Distribution.....	167
Figure 15-1 Graphical Method	190
Figure 15-2 Planning Sectors.....	192
Figure 15-3 Issues in City.....	204
Figure 15-4 Issues in Wards	205
Figure 17-1 developable % Non-Developable Area	222

List of Tables

Table 1-1 Area Details of Ahilyanagar Municipal Corporation	21
Table 1-2 Village Wise Area of A.M.C	22
Table 2-1 Monthly Average Temperature of Ahilyanagar City	29
Table 2-2 Yearly Temperature Analysis	30
Table 3-1 Existing Land Use Distribution	37
Table 3-2 Existing Land Use Developed and Non-Developed Area	39
Table 4-1 Decadal Population Variation	42
Table 4-2 Population and Density Across Three Decades.....	44
Table 4-3 Existing Demographic Analysis.....	44
Table 4-4 Ward Wise Population Density	45
Table 4-5 Age and Sex Ratio.....	47
Table 4-6 Literacy Rate of Ahilyanagar City	49
Table 4-7 Literacy Rates 2001 vs 2011.....	50
Table 4-8 District Literacy Rate	51
Table 4-9 SC & ST Population Comparison: 2001 vs 2011	53
Table 4-10 Workforce Composition and Participation	55
Table 4-11 Occupational Structure	57
Table 4-12 Registered Births and Deaths.....	59

Table 5-1 Legal procedure as per MR& TP Act	67
Table 6-1 Types of roads and length	71
Table 6-2 Existing Road Density	72
Table 6-3 Existing AMT Route	74
Table 6-4 Existing Bus Fare of AMT	75
Table 6-5 Yearly Vehicle Registration in Ahilyanagar	77
Table 6-6 Accident Reports	79
Table 6-7 Black Spots	79
Table 7-1 The Source of Supply and Water Supply History	82
Table 7-2 The List of Existing ESRs in AMC	83
Table 7-3 List of proposed ESRs in AMC	83
Table 7-4 Service Level Benchmarks	87
Table 7-5 Population Forecasting for 30 Years	88
Table 7-6 Component-wise Breakdown (as per IS 1172):	88
Table 7-7 Sewerage System Particulars	94
Table 7-8 List of Public Toilets in AMC	97
Table 7-9 Existing rivers and nallas as Storm Water Drainage	99
Table 7-10 Waste Characterisation	102
Table 7-11 Existing Waste Collecting Vehicles	104
Table 7-12 Details of existing waste processing facility in Ahilyanagar	105
Table 7-13 Gap Analysis of Solid Waste	106
Table 7-14 Gap Analysis for Wet Waste Processing	107
Table 7-15 Gap Analysis for Dry Waste Processing	107
Table 8-1 Existing Educational Facilities Count	108
Table 8-2 Types of Educational Facilities	109
Table 8-3 Types of Medical facilities	113
Table 8-4 Total No of Medical Facilities	113
Table 8-5 The details of all commercial facilities in Ahilyanagar Municipal Corporation	115
Table 8-6 Existing Cinema Halls within city	119
Table 8-7 Existing Cremation and Burial Grounds	119
Table 8-8 Percentage Distribution of Houses by Construction Material of Wall	120
Table 9-1 List of Existing Fire Stations	124
Table 9-2 Available Equipment	124
Table 9-3 List of Post Offices	125
Table 9-4 Electric Substations Within City	126
Table 9-5 Low Tension Consumption Pattern	127
Table 9-6 High Tension Consumption Pattern	128
Table 10-1 Existing Industrial Layout	131
Table 10-2 Municipal Revenue vs Expenditure	137
Table 11-1 Heritage Sites	138
Table 12-1 Water Quality Index of Ahilyanagar City	156
Table 13-1 Building Height	166
Table 13-2 Built-up Area in AMC	167
Table 15-1 SWOT	183
Table 15-2 Population Growth Rate	187
Table 15-3 Planning Sectors	191
Table 15-4 Population Projections	193

Table 15-5 Planning Standards	196
Table 15-6 Existing Population Density.....	199
Table 15-7 Land Demand for Amenities	201
Table 15-8 Sector Wise Land Demand	202
Table 16-1 Reservation distribution across planning sector.....	209
Table 17-1 Proposed Land Use	218
Table 19-1 Cost of Proposals.....	227
Table 19-2 Phasing Strategies	229

List of Maps

Map 1-1 City Ward Map.....	20
Map 1-2 <i>Extended and Old limit of Planning Area of Ahilyanagar Municipal Corporation.</i>	23
Map 2-1 Location and Regional Map of Ahilyanagar Municipal Corporation	24
Map 2-2 Digital Elevation Model of AMC	28
Map 4-1 Ward Wise Population Density Map	46
Map 5-1 Town Planning Schemes in Ahilyanagar Municipal Area.....	64
6-1 <i>Existing Road Network</i>	71
Map 6-2 Accident Prone areas in city	80
Map 7-1 <i>Source of water supply to City</i>	84
Map 7-2 <i>Public Toilets Within City</i>	98
Map 7-3 Existing Nallahs as a Drains Within City.....	100
Map 8-1 Existing Educational Facilities Within city	112
Map 8-2 Existing Healthcare Facilities Within City	114
Map 8-3 Existing Gardens Within City	118
Map 9-1 Existing Gas Supply Network	129
Map 12-1 Flood Line Map of City.....	163
Map 13-1 <i>Figure Ground Map of Ahilyanagar City</i>	165
Map 13-2 Building Height Distribution of Nagapur	168
Map 13-3 Building Height Distribution of Bolhegaon	169
Map 13-4 Building Height Distribution of Nalegaon.....	170
Map 13-5 Building Height Distribution of Kedgaon.....	171
Map 13-6 Building Height Distribution of Savedi(P) and Bhistbag	172
Map 13-7 Building Height Distribution of Bhingar(P)and Gaothan Area.....	173
Map 13-8 Building Height Distribution of Maliwada, Chahurana(P), Bhingar(P)	174

Abbreviations

AMC	Ahilyanagar Municipal Corporation
AMRUT	Atal Mission for Rejuvenation and Urban Transformation
APMC	Agriculture Produce Market Committees
AQI	Air Quality Index
BOO	Build, Operate, Own
BPCL	Bharat Petroleum Corporation Limited
CPHEEO	Central Public Health and Environmental Engineering Organisation
DEM	Digital Elevation Model
DGPS	Differential Global Positioning System
DP	Development Plan
ELU	Existing Land Use
ESR	Elevated Service Reservoir
GCP	Ground Control Point
GIS	Geographic Information System
HH	Household
HT	High Tension (Electric Line)
LPCD	Litres Per Capita Per Day
LT	Low Tension (Electric Line)
MIDC	Maharashtra Industrial Development Corporation
MLD	Million Litres per Day
MR & TP	Maharashtra Regional and Town Planning (Act)
MSRTC	Maharashtra State Road Transport Corporation
MSW	Municipal Solid Waste
NH	National Highway
RSPM	Respirable Suspended Particulate Matter
RTO	Regional Transport Office
SC	Scheduled Caste
SH	State Highway
ST	Scheduled Tribe
STP	Sewage Treatment Plant
SWM	Solid Waste Management

PART-I EXISTING SITUATION

CHAPTER 1. INTRODUCTION

1.1 Introduction

Ahilyanagar is a culturally diverse and historically significant city located in the state of Maharashtra, India. It serves as the administrative headquarters of Ahilyanagar district and is situated on the banks of the Sina River. Covering a total area of 68.20 square kilometres, the city had a population of 3,46,755 according to the 2011 Census.

The city is well-connected by both road and rail, making it an important transportation hub in the region. The town is connected by National Highways like (NH 61, NH 753F) to major urban centres like Pune, Mumbai, and Nashik, facilitating easy travel and trade. The Ahilyanagar Railway Station connects the town to key cities such as Pune, Mumbai, and Nagpur, as well as other regions in Maharashtra.

Ahilyanagar is known for its agricultural contributions, with fertile lands surrounding the town that support crops like sugarcane, groundnut, and vegetables. The area also has small-scale industries, including food processing, dairy production, and manufacturing of traditional handicrafts. The combination of historical significance, agricultural activities, and local craftsmanship makes Ahilyanagar an important cultural and economic hub in Maharashtra.

1.2 City History

Ahilyanagar City lies on the banks of the **Sina River** and has a rich history dating back to medieval times. Founded in 1494 by **Ahmad Nizam Shah I**, the city was once a major centre of the **Nizam Shahi dynasty** and played a key role in the Deccan Sultanates, only to be ruled later by Shahjahan and Peshwas respectively.

The city is called **Ahilyanagar** to honour the memory of **Ahilyabai Holkar**, a queen from the Holkar dynasty who was widely revered for her governance and charitable contributions. This name reflects the city's cultural significance, as she was instrumental in promoting arts, education, and social reforms.

1.3 Planning Area:

The total area of Ahilyanagar Municipal Corporation is 68.20 sq.km. There are 11 villages coming under Ahilyanagar Municipal Corporation viz Nagapur(P), Bolhegaon, Nalegaon, Morchudnagar, Kedgaon, Savedi(P), Bhistbag, Bhingar(P), Chahurana Bk., Chahurana Kh. and Maliwada.

1.4 City Administration:

Ahilyanagar Municipal Council was established in 1854. Earlier the Administration of the town was governed under Maharashtra Municipalities Act, 1965. Later, the Municipal Council was dissolved and reconstituted as a Municipal Corporation as per vide Urban Development Department Notification No. GEN-102000/190/C.S.9/UD-24 dated on 30th June 2003. Ahilyanagar is classified as a 'D' class Municipal Corporation, with a population of 3,46,755 as per the 2011 Census. There are 17 Election wards and 65 Councillors, out of which 6 are co-opt. members.



Figure 1-1 AMC Main Building

1.4.1 Structure and Governance:

Administrative and Electoral Wards:

The Ahilyanagar Municipal Corporation is divided into 17 administrative wards, each of which also serves as an electoral ward. Collectively, these wards elect a total of 68 corporators, with each corporator representing a specific ward segment. Corporators are elected through local body elections for a term of five years, in accordance with municipal governance norms. In exceptional circumstances, such as the dissolution of the corporation, the State Government may appoint an administrator to oversee and manage the affairs of the city.

Municipal Commissioner:

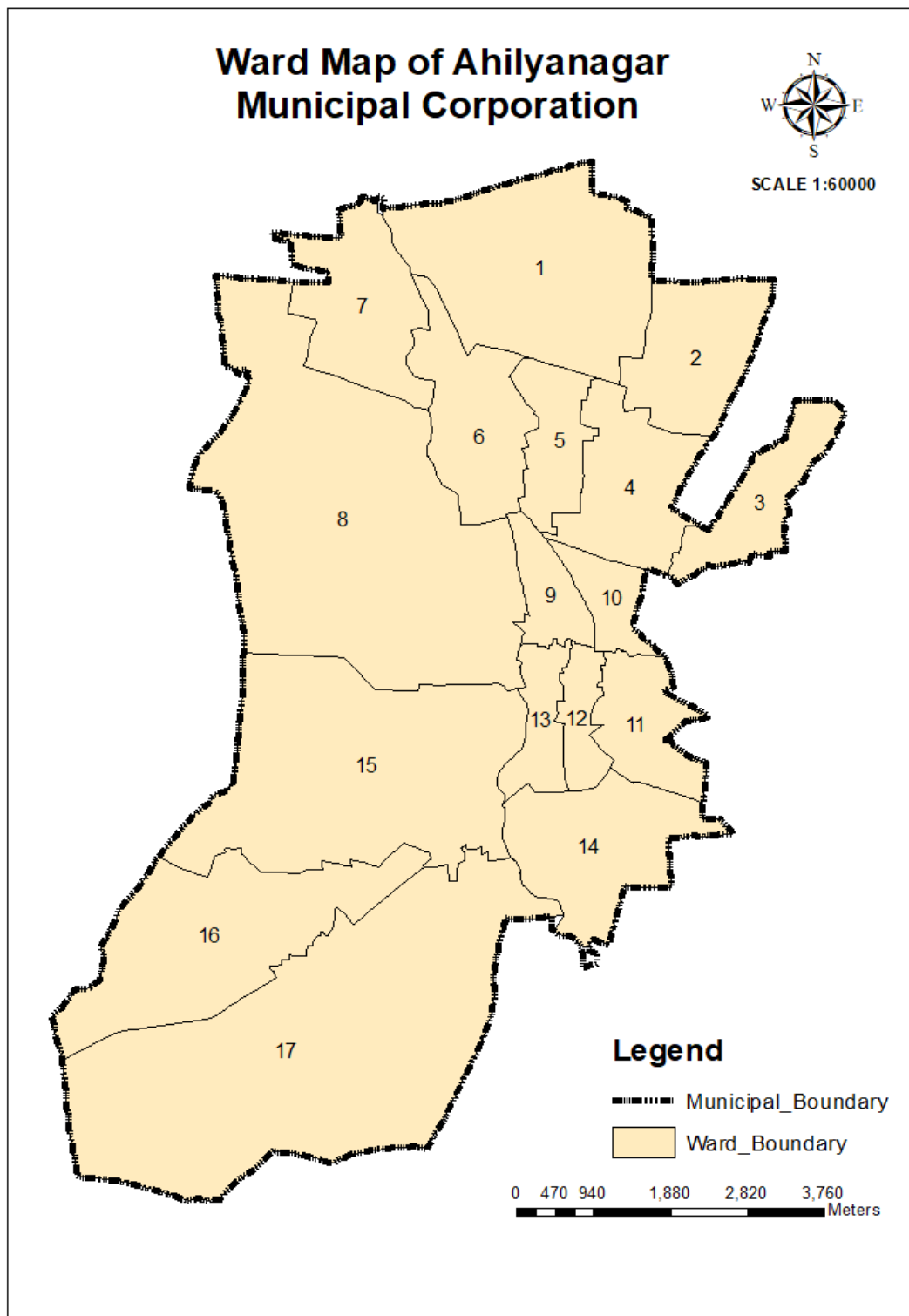
The Municipal Commissioner is the administrative head of the AMC is responsible for the day-to-day administration and the execution of policies related to services like water supply, sanitation, waste management, and infrastructure development etc.

Mayor and Deputy Mayor:

The mayor is the political head of the Ahilyanagar Municipal Corporation and is elected by the corporators from among themselves. The mayor's role is primarily ceremonial, presiding over General Body meetings, while influencing local policies. The Deputy Mayor assists in these responsibilities.

General Body:

The AMC's General Body consists of elected corporators who make policy decisions and pass resolutions.



Map 1-1 City Ward Map

1.5 Growth of Towns and Extension of Municipal Limits

Originally the administrative boundary of the Municipal Council was confined to the city limits. Later the first extension of municipal limit took place in the year 1888 to include Northern and Southern area. Further extension was made in the year 1926 on southern and western side. Subsequently, in 1959, some of the cantonment area on the Eastern side of the city was added to the Municipal limit. In the year 1962, further extension of Municipal limit was made on the Northern side to include some of the area of Savedi up to present “old” Municipal limit. The old municipal limit comprises of an area of 18.29 Sq.km (1829 Ha).

In the year 1988, a proposal of inclusion of lands of the twelve adjoining villages around the old Municipal limit was initiated by the Municipal Council. With some changes in the proposal the latest extension is implemented with effect from 1st July 1999 and surrounding villages Savedi, Bhistbag, Nagapur (Part), Bolhegaon, Nalegaon, Kedgaon, Burudgaon, Maliwada, Chahurana Kh., Chahurana Bk., Bhingar (Part) and Morchudnagar were included in the Municipal limit.

This additional area measures 64.92 Sq.km. (6492 Hectare). With this extended area, the total area of Municipal limit admeasured 83.21 Sq.km. (8321 Hectare).

But after that the deduction of village Nagapur (Part) as per Government Gazette, G.R. No. AHC.1004/49/C.R.55/04/UD-24 dated on 15th January 2008 and Burudgaon as per Government Gazette, G.R. No. AHC.1004/52/C.R.159/04/UD-24 dated on 16th June 2011 and Savedi (Partly Survey. No. 71, 72, 73, 74, 76, 77) from Ahilyanagar Municipal Corporation limit, total area of Ahilyanagar Municipal Corporation is 68.20 Sq.km (6820 Hectare) its area details and statement given in Table No.1-1

The Development Plan of Ahilyanagar Municipal Corporation's extended limit has been approved by the Government on 4th April 2011 and has been implemented from 15th May 2012.

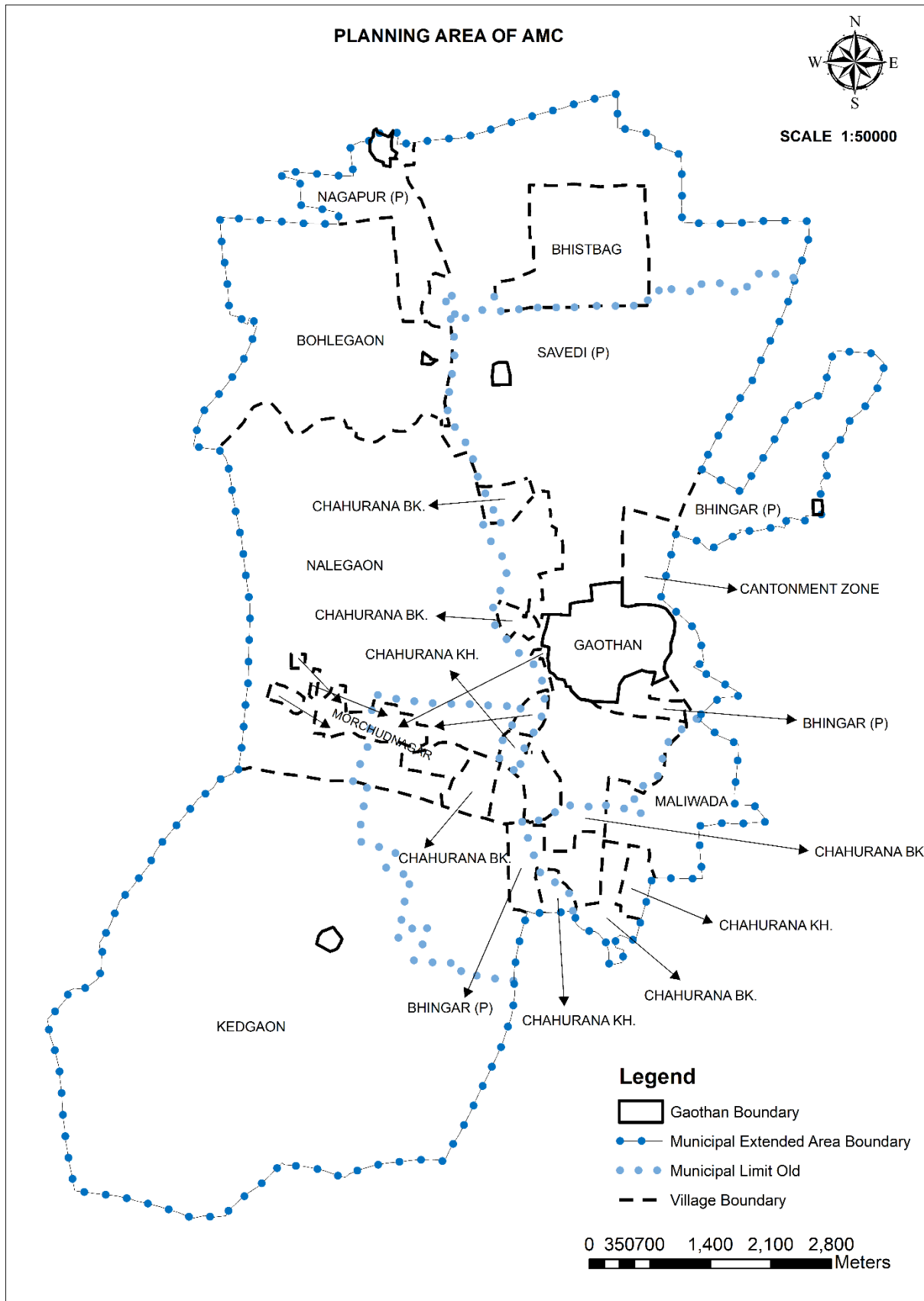
Table 1-1 Area Details of Ahilyanagar Municipal Corporation

Sr. No.	Year	Area Before Extension (Ha)	Extended Area (Ha)	Total Area (Ha)	Remark
1	Before 1999	-	-	1829.00	Only Ahilyanagar Gaothan area included.
2	1999 to 2012	1829.00	6492.54	8321.54	In Ahilyanagar Gaothan 12 villages added. 1) Bhingar (Part) 2) Maliwada 3) Chahurana Kh. 4) Chahurana Bk.

					5) Kedgaon 6) Morchudnagar 7) Nalegaon 8) Bolhegaon 9) Nagapur (Part) 10) Savedi (Part) 11) Bhistbag 12) Burudgaon
3	After 2012	1829.00	4991.00	6820.00	From total area under second row, previous total area Burudgaon, MIDC area in Nagapur and some part of Savedi excluded.

Table 1-2 Village Wise Area of A.M.C

Sr. No.	Name of Revenue Village	Area (Ha)
1	Nagapur (Part)	144.09
2	Bhistbag	203.34
3	Savedi (Part)	1379.89
4	Bhingar (Part)	310.92
5	Cantonment/ Defence land	101.58
	Ahilyanagar Gaothan	138.87
6	Chahurana Bk.	290.53
7	Chahurana Kh.	78.32
8	Maliwada	174.31
9	Kedgaon	2100.96
10	Nalegaon- Morchudnagar	1361.38
11	Bolhegaon	536.73
Total Area		6820.92



Map 1-2 Extended and Old limit of Planning Area of Ahilyanagar Municipal Corporation.

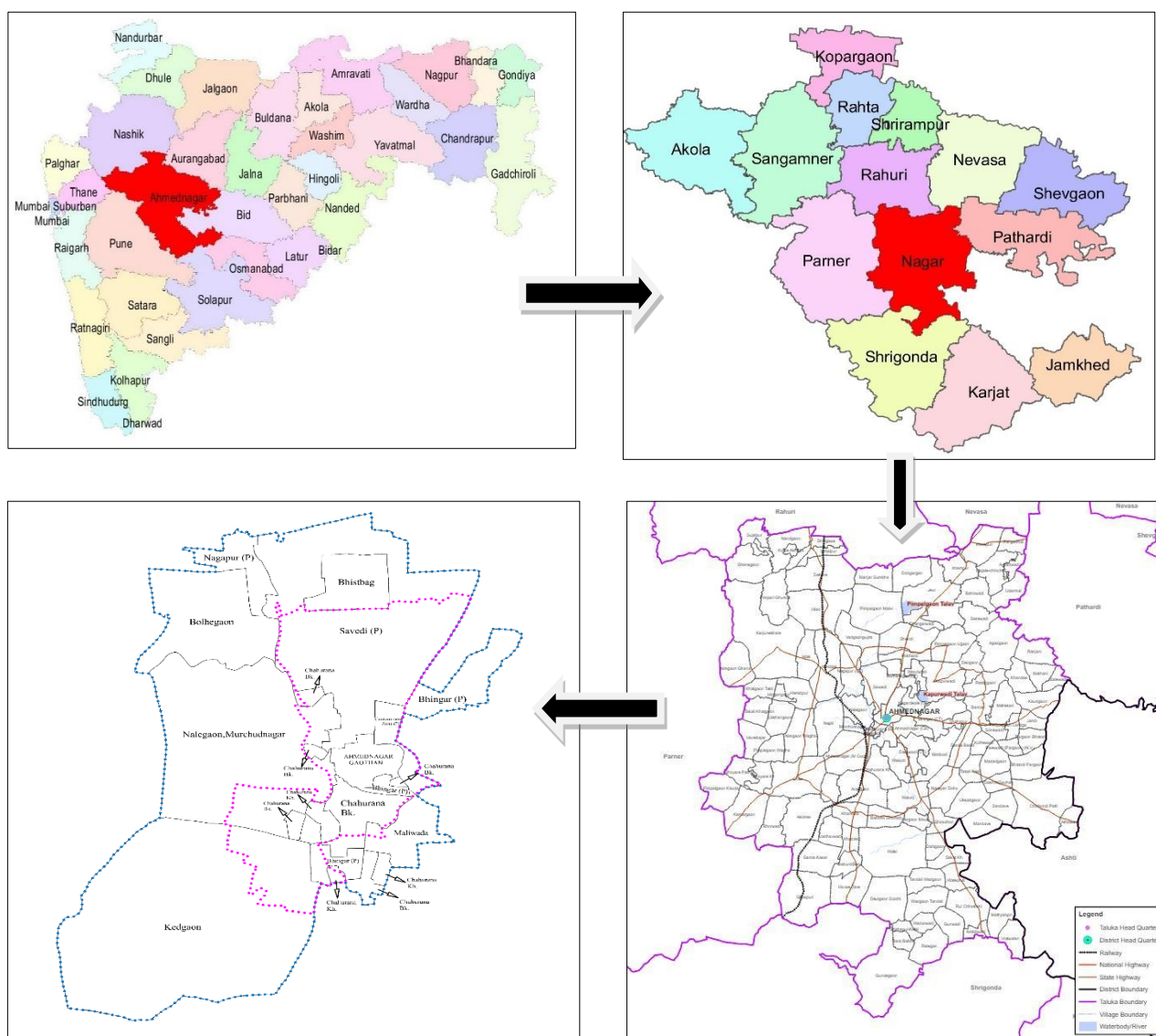
CHAPTER 2. GEOGRAPHICAL LOCATION

2.1 Location and Regional Setting

Ahilyanagar District is the largest district in the state of Maharashtra in terms of geographical area. Geographically, it lies at latitude 19°6' North and longitude 74°44' East. The district has an average elevation of 656.40 meters above mean sea level, contributing to its diverse climate and terrain.

The map below illustrates the regional location of Ahilyanagar City, highlighting its position within Maharashtra and its connectivity to neighbouring districts.

Location of Ahilyanagar Municipal Corporation Area



Map 2-1 Location and Regional Map of Ahilyanagar Municipal Corporation

Ahilyanagar district lies in the Nashik Division and forms part of the western region of Maharashtra State. It shares borders with seven adjacent districts:

- **North:** Nashik
- **Northeast:** Chhatrapati Sambhajanagar
- **North West:** Thane
- **South:** Solapur
- **West:** Pune
- **East:** Beed and Dharashiv

Ahilyanagar district is divided into **14 tehsils**, namely: Kopargaon, Akola, Sangamner, Rahta, Shrirampur, Rahuri, Newasa, Shevgaon, Pathardi, Ahilyanagar, Parner, Shrigonda, Karjat, and Jamkhed.

Ahilyanagar city, which serves as the **district headquarters**, is located in the **Ahilyanagar tehsil**, situated in the **eastern part of the district**.

2.2 Regional Connectivity

2.2.1 Road Network Connectivity

Ahilyanagar serves as an important junction for connecting several major districts of Maharashtra. National highways, including NH 160 and NH 753F, crucially connects other major cities of the state. NH 160 lies on the periphery of the municipal boundary and serves as a link road, connecting Nashik to the north and Baramati, Sangli, and Karnataka to the south. NH 753F connects major cities like Ch. Sambhajanagar, Jalgaon, etc. The city is also connected by state highways to other regions. MH SH 27 connects to Pune city. MH SH 2 connects to the western region of the state, including Kalyan and nearby cities. MH SH 10 connects the city to the northern side, including Manmad, Rahuri, and also to Nashik district.

2.2.2 Rail Connectivity

Ahilyanagar railway station comes under the Solapur Division of Central Railway zone of the Indian Railways. 16 passenger trains and 7 goods trains make the daily commute to and from the city. Railway station is situated within old municipal limit on Pune Road at South-West corner of the city. Ahilyanagar has rail connectivity with Pune, Manmad, Kopargaon, Shirdi, Daund, Goa, Nashik and other metro-cities like New Delhi, Mumbai, Chennai, Kolkata, Bangalore. However, the city still lacks direct rail connectivity to several major cities in India.



Figure 2-1 Ahilyanagar Railway Station

The Central Railway has fixed the alignment of new broad gauge railway line i.e., Ahilyanagar-Beed- Parali which passes through Kedgaon and Burudgaon. It meets the Daund- Manmad Railway Line at S.No. 148 in Kedgaon.

2.2.3 Airways

Ahilyanagar briefly experienced air connectivity through a seaplane service operated by Maritime Energy Heli Air Services Pvt. Ltd. (MEHAIR), which connected Juhu (Mumbai) to the Mula Dam reservoir. This service was launched in September 2014 but was discontinued shortly thereafter and is no longer operational. Currently, the nearest airports providing air connectivity to Ahilyanagar are Shirdi International Airport (approximately 80 km away), Pune Airport (approximately 120 km away), and Chhatrapati Sambhajanagar Airport (approximately 125 km away).



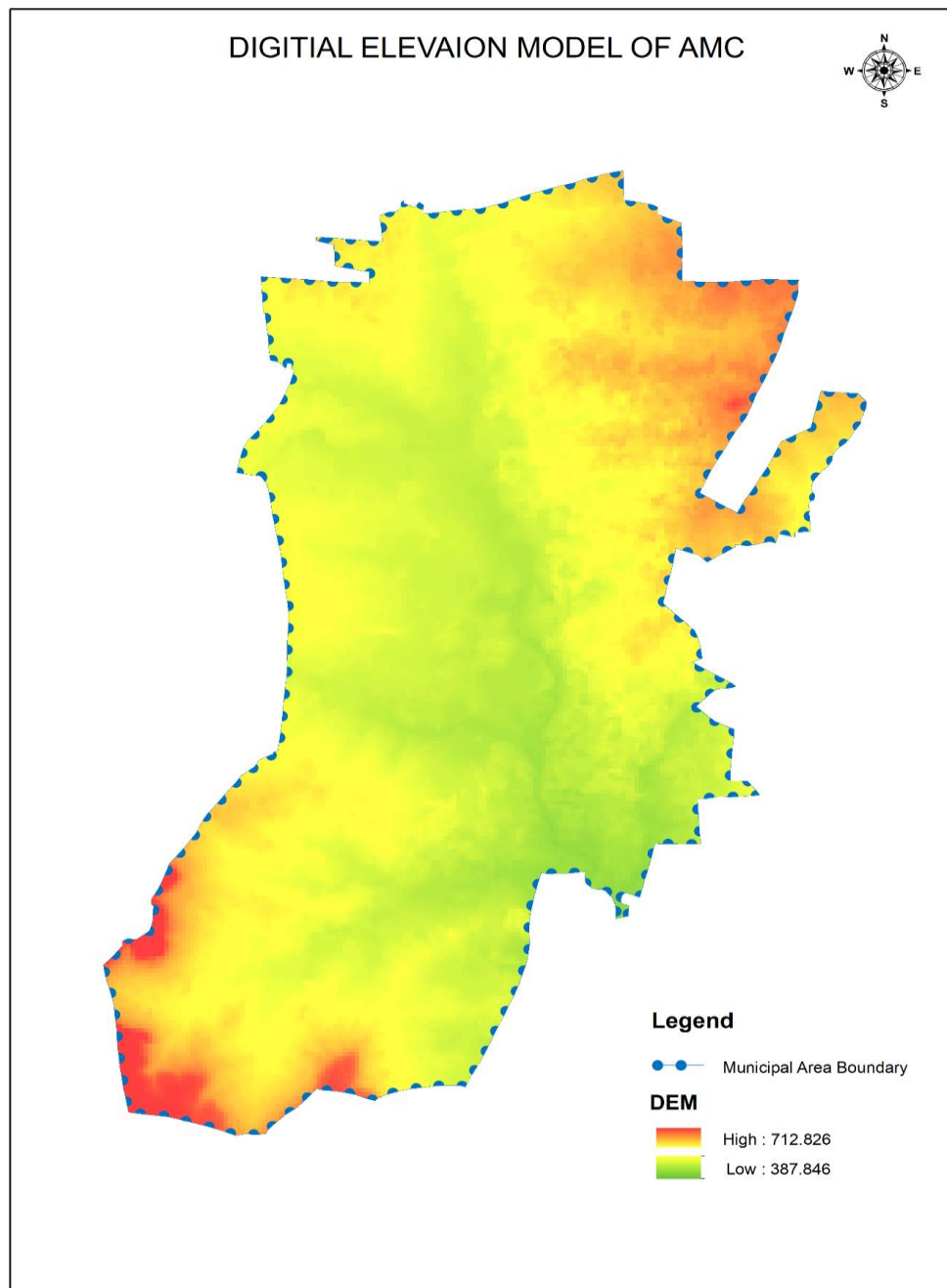
Figure 2-2 Juhu-Mula Dam Seaplane Service



Figure 2-3 Shirdi International Airport

2.3 Topography and Landscape

The city has a flat topography with the average elevation being 656.40 m above mean sea level. There is gentle slope from North-East towards South-East. The city is situated along bank of Sina River which is one of the important tributaries of Bhima River. Even if the area at large is covered with black cotton soil, the soil strata in some parts of village Savedi and Kedgaon are hard murum. Below Map 2-1 shows the elevation of AMC.



Map 2-2 Digital Elevation Model of AMC

2.3.1 Climatology

Climate of Ahilyanagar district is generally hot and dry. In Maharashtra, Ahilyanagar district is mainly known as a drought prone area. The district at large observes an uneven distribution of rainfall. Rainfall in the western part of Akole and Sangamner taluka is higher than other talukas.

2.3.2 Temperature

The Table 2-1 below displays maximum and minimum temperature for the whole year as an average taken from last 12+ years of historical data for Ahilyanagar

Table 2-1 Monthly Average Temperature of Ahilyanagar City

Month	Temperature in °C		
	Avg.Max	Avg.Min	Total Average
January	29	18	23.5
February	32	20	26
March	35	23	29
April	38	26	32
May	38	26	32
June	32	24	28
July	28	23	25.5
August	28	22	25
September	29	22	25.5
October	30	22	26
November	29	19	24
December	28	18	23

Source: <https://www.worldweatheronline.com>

April and May stand out as the hottest months, with average maximum temperatures peaking at 38°C and total averages of about 32°C, supported by minimums around 26°C. In contrast, December and January represent the coolest part of the year, when minimum temperatures drop to 18°C and the averages remain between 23°C and 23.5°C.

The monsoon months from June to September register moderate averages in the range of 25°C to 28°C, influenced by monsoonal activity. This period also shows a relatively narrow difference between maximum and minimum temperatures, indicating stable day–night conditions.

Overall, the dataset portrays a typical tropical climate marked by hot summers, mild winters, and moderate transitional phases, offering a dependable basis for seasonal planning in sectors such as agriculture, water management, and public health.

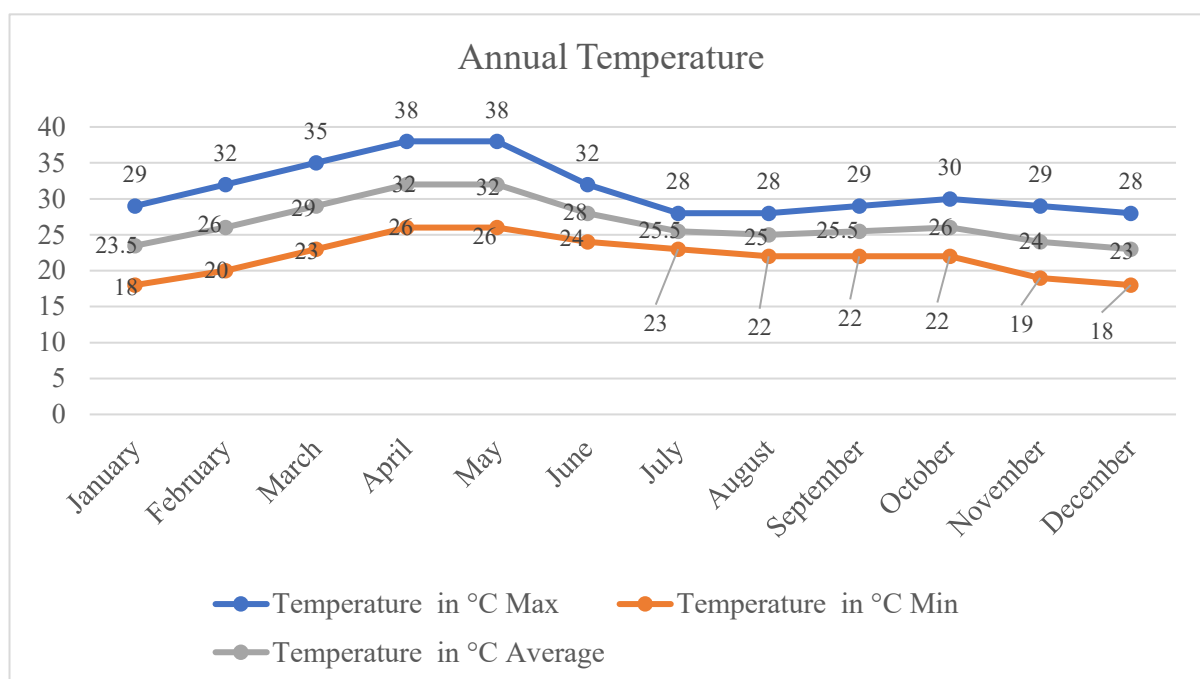


Figure 2-4 Annual Temperature

Table 2-2 Yearly Temperature Analysis

Month	Yearly Average Temperature					
	2019	2020	2021	2022	2023	2024
January	22	23	25	22	23	23
February	25	26	25	25	26	26
March	29	27	30	30	28	29
April	33	32	31	33	30	32
May	32	33	30	32	32	32
June	29	26	26	28	29	27
July	25	25	25	24	24	24
August	24	24	25	25	25	25
September	24	25	24	24	25	24
October	24	25	25	24	26	25
November	24	24	24	23	25	24
December	23	23	22	23	23	23

Source: <https://www.worldweatheronline.com>

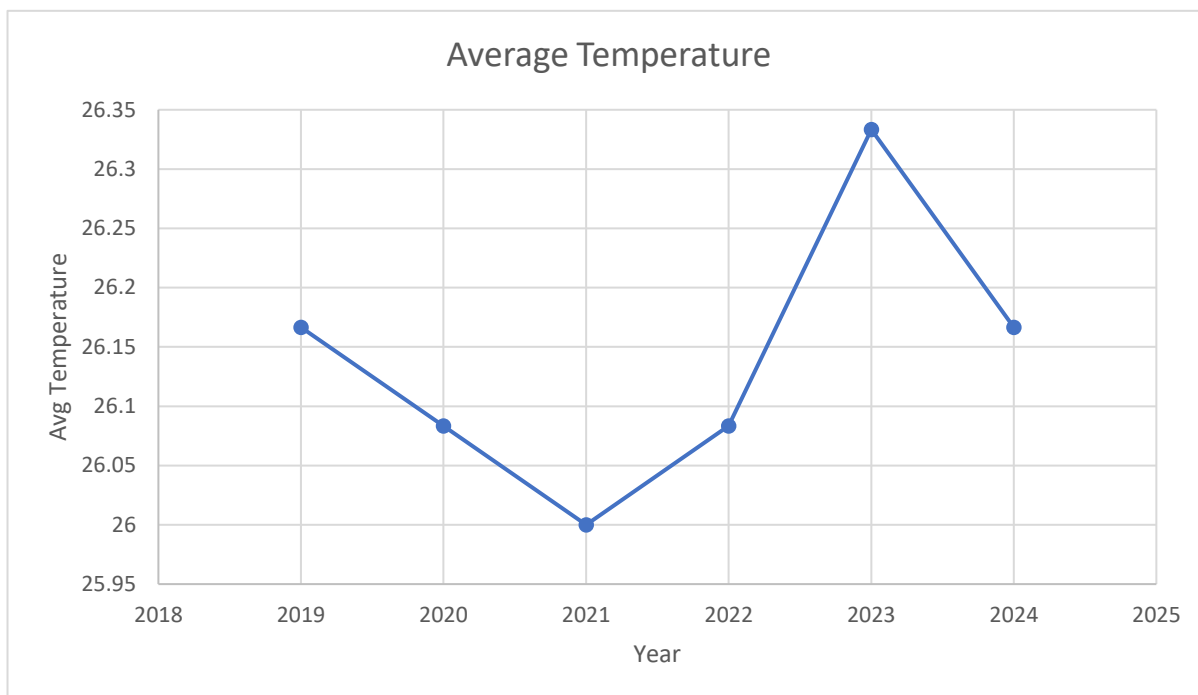


Figure 2-5 Yearly Temperature

An analysis of yearly average temperatures from 2019 to 2024 reveals consistent seasonal patterns with moderate fluctuations across the years. April and May emerge as the hottest months, with April frequently reaching peak temperatures of 32–33°C. In contrast, December, January, and November consistently recorded the lowest temperatures, typically ranging between 22°C and 24°C. While most months show relatively stable trends, notable variations are observed in March and June, where temperatures fluctuated by up to 3°C over the six-year period. Overall, there is no clear evidence of a consistent warming or cooling trend across all months, although short-term changes in specific months—such as the drop in June temperatures in 2020 and 2021—suggest localized climatic variability. These insights can inform studies on seasonal trends and their relationship with broader climatic patterns.

2.3.3 Rainfall

The rainfall data reveals a distinct monsoonal pattern, with the bulk of precipitation concentrated between June and September. July records the highest rainfall at **225.8 mm** across an average of **17 rainy days**, followed closely by September (**217.5 mm**) and August (**176.3 mm**). These four months mark the core of the rainy season, characterized by frequent and heavy showers. In contrast, the dry season spans from **January to May** and **December**, where both the average number of rainy days and precipitation levels remain minimal—often below **2 days** and **10 mm**. The transitional months of **October** and **November** show a noticeable decline in

rainfall but still contribute significant amounts, particularly October with **110.6 mm** over **8 days**.

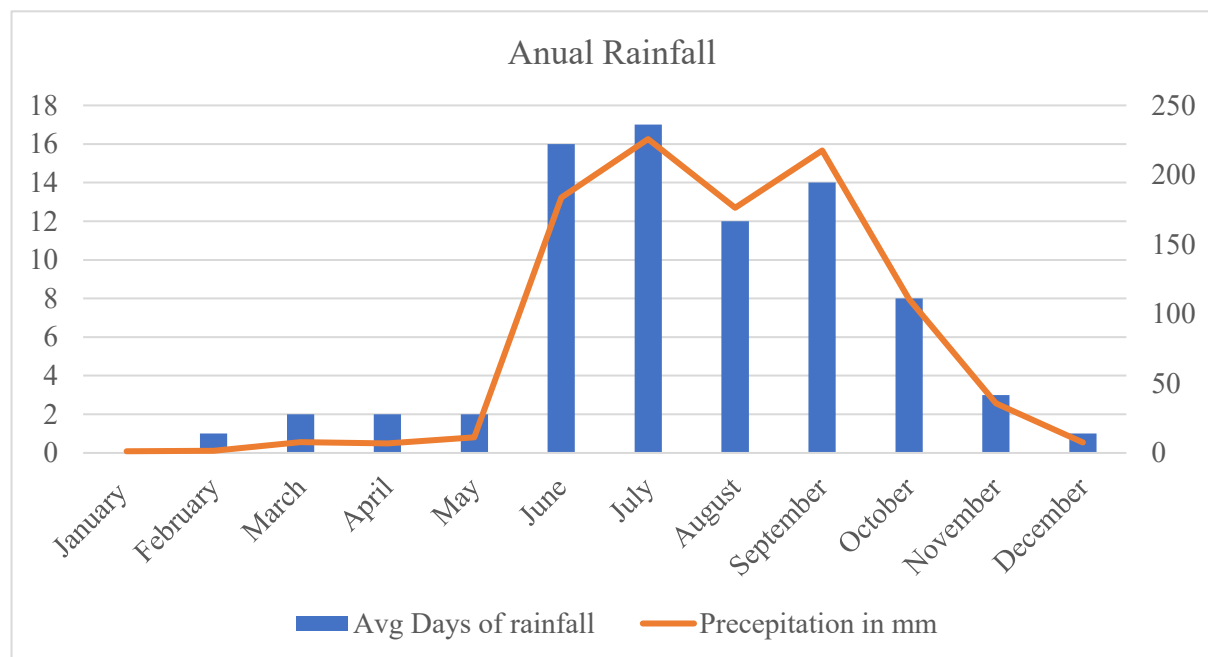


Figure 2-6 Annual Rainfall

2.3.4 Humidity

The data indicates a strong correlation between humidity and cloud cover, with both peaking during the monsoon months. **July** stands out as the most humid month with **82% humidity** and the highest cloud cover at **81%**, followed closely by **August (79%, 67%)** and **September (76%, 57%)**. These values align with peak rainfall periods, reflecting saturated atmospheric conditions. In contrast, the driest months—**March and April**—show the lowest humidity levels at **22% and 25%**, respectively, along with minimal cloud cover (3% and 12%). The post-monsoon months of **October to December** show a gradual decline in both humidity and cloudiness, stabilizing to moderate levels by year-end. This cyclical trend underscores the influence of seasonal monsoons on atmospheric moisture and cloud dynamics, which play a critical role in local weather patterns and visibility conditions.

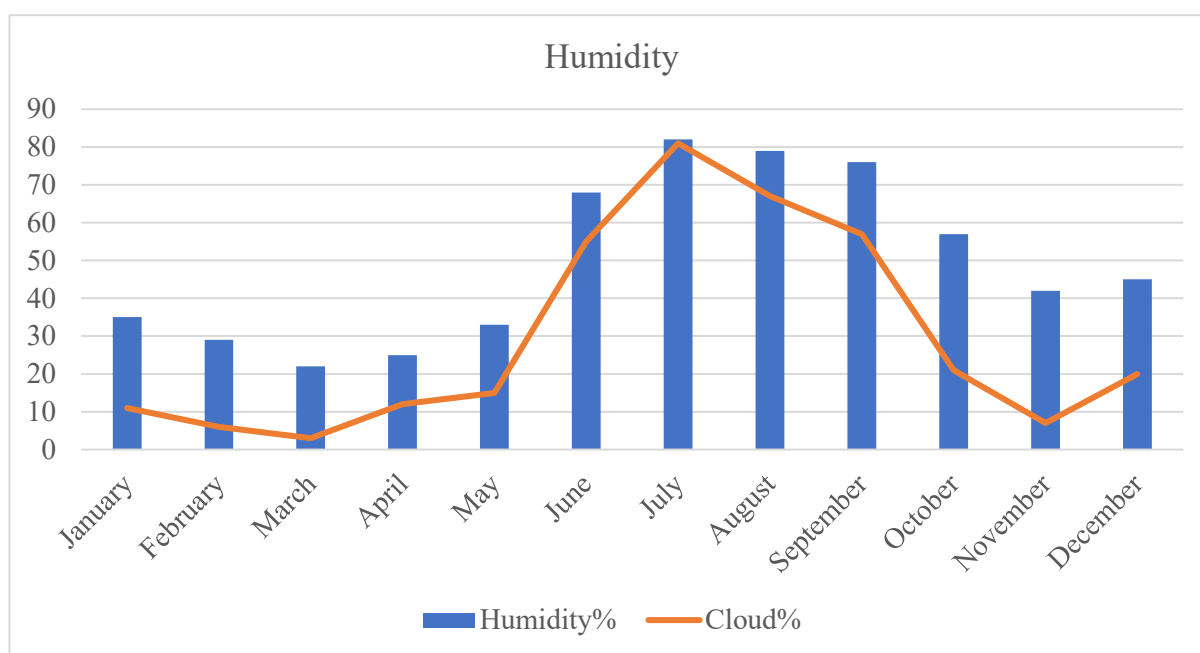


Figure 2-7 Annual Humidity

2.3.4 Wind Speed

The wind data for Ahilyanagar City shows notable variations in wind speeds across the months of the year. In the early months, from January to April, wind speeds remain relatively mild. January has a maximum wind speed of 17 km/h, with an average wind speed of 10.3 km/h. As the year progresses, wind speeds gradually increase, with May recording the highest average wind speed at 17.8 km/h, and the maximum wind speed reaching 28.7 km/h. June and July experience stronger winds, with July peaking at a maximum wind speed of 37.4 km/h and an average wind speed of 27.8 km/h, likely reflecting more intense weather systems such as monsoon storms. After July, wind speeds begin to decrease, with August and September showing moderate winds, around 24 km/h for maximum winds and 17-18 km/h for average winds. By the end of the year, wind speeds drop again, with December showing the lowest recorded wind speeds, with maximum winds at 15.9 km/h and average winds at 9.8 km/h. Overall, the data suggests that the windiest period in Ahilyanagar occurs during the monsoon months, especially in July, with the winds becoming calmer during the post-monsoon and winter months, from October to December.

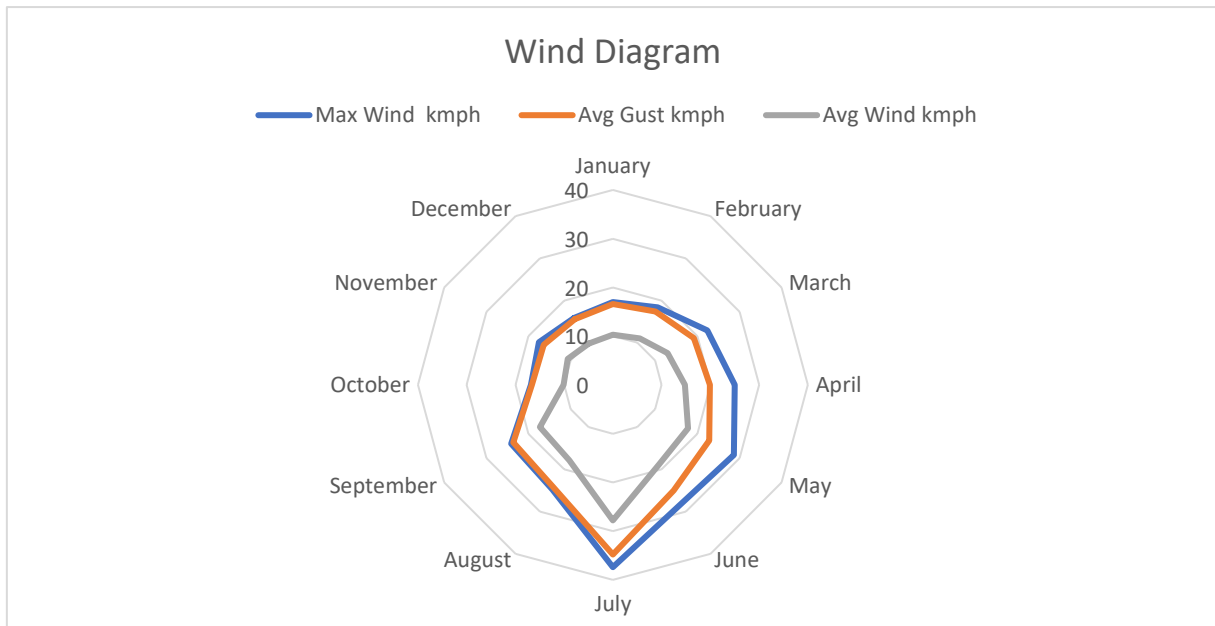


Figure 2-8 Average Wind Speed in Ahilyanagar

2.4 Growth Drivers

Ahilyanagar City's growth is driven by a strategic blend of location advantages, infrastructural upgrades, and a steadily expanding industrial base. Its proximity to critical transport corridors, such as National Highway and regional expressways, has significantly enhanced connectivity, facilitating seamless movement of goods and people. These transport linkages serve as catalysts for trade and commerce, establishing Ahilyanagar as a vital regional node. Ongoing road expansions and new transportation projects continue to strengthen the city's ties with neighbouring industrial hubs and metropolitan centres, further stimulating economic activities.

The city is also witnessing robust urbanization, underpinned by the development of new industrial zones and the expansion of infrastructure. Special focus has been given to the establishment of industrial estates, technology parks, and dedicated manufacturing clusters, fostering an ecosystem conducive to business growth and employment generation. These initiatives have positioned Ahilyanagar as a rising industrial hub in the region.

Ahilyanagar is also carving out a niche in key industries such as agriculture, textiles, and small-scale manufacturing. It hosts several textile units and facilities for agricultural product processing, contributing significantly to the regional supply chain. With active government support for micro, small, and medium enterprises (MSMEs), the city has seen an upsurge in entrepreneurship and industrial diversification, which directly supports local job creation and economic resilience.

In addition to industrial growth, the education and research sectors also contribute to Ahilyanagar's development. Notably, the presence of Mahatma Phule Krishi Vidyapeeth in Rahuri reinforces the city's role in agricultural innovation and research. Furthermore, strategic defence institutions like the Indian Armoured Corps Centre and the Vehicle Research and Development Establishment (VRDE) enhance the city's national importance and create specialized employment opportunities.

Urban development in Ahilyanagar is progressing with a focus on sustainable planning and inclusive infrastructure. The city is embracing modern urban frameworks that prioritize accessibility, liveability, and environmental sustainability, reinforcing its trajectory toward becoming a well-rounded and future-ready urban centre.

CHAPTER 3. EXISTING LAND USE ANALYSIS

3.1 Introduction

The data gathered through extensive Existing Land use survey to capture existing land use details of each parcel at block level was used to create Existing Land Use map on a GIS platform. Examination of the existing land uses and their distribution over the area helps to understand the town and its activities. The Existing Land Use provided information regarding the various uses the land is being put to and extent of development that has taken place since the previous Development Plan. Urban lands are subjected to diverse land uses which form intricate and complicated mixture in the city. The procedure for the preparation of ELU map is mentioned in the Section 25 of the MR&TP Act, 1966.

3.2 Existing land use distribution

The existing land use distribution in Ahilyanagar, covering approximately 6,809.10 hectares, reflects a transitional urban–rural character with a mix of agricultural, residential, commercial, institutional, and vacant lands. Agriculture remains dominant, occupying 2,375.52 hectares (34.89%), highlighting the region’s strong agrarian base. Residential areas cover 908.33 hectares (13.34%), indicating moderate urbanization with scope for housing growth. A substantial 1,299.82 hectares (19.09%) of layout/plotted vacant land, along with 109.78 hectares (1.61%) of private vacant land, presents major opportunities for planned development.

Transportation and right-of-way (ROW) infrastructure spans 998.18 hectares (14.66%), reflecting an extensive road network and mobility corridors supporting connectivity across the city. Commercial areas occupy 169.48 hectares (2.49%), while industrial zones account for 54.57 hectares (0.80%), indicating a modest but present economic base. Mixed-use zones (131.08 hectares or 1.93%) foster integrated residential–commercial activity.

Public infrastructure allocations include 138.75 hectares (2.04%) for education, 22.63 hectares (0.33%) for health services, and 55.21 hectares (0.81%) for public utilities. Public/semi-public uses total 30.57 hectares (0.45%), while state government property covers 75.05 hectares (1.10%) and central government property occupies 2.03 hectares (0.03%). Religious spaces (32.61 hectares or 0.48%) and recreational areas (24.44 hectares or 0.36%) reflect cultural and leisure provisions.

Ecologically and environmentally significant zones include water bodies (207.04 hectares or 3.04%), hills (51.81 hectares or 0.76%), and defence land (64.77 hectares or 0.95%). Slums cover 28.61 hectares (0.42%), pointing to the need for targeted redevelopment. The “Others” category—covering 25.53 hectares (0.37%)—includes brick kilns, dairy farms, and booths, supporting rural livelihoods. Communication-related land use occupies 2.65 hectares (0.04%), while heritage properties span 0.65 hectares (0.01%).

Overall, Ahilyanagar presents a semi-urban profile with a strong agricultural foundation and extensive vacant land, offering substantial potential for planned urban growth, infrastructure

upgrades, and economic development, while safeguarding its ecological resources and cultural heritage.

Table 3-1 Existing Land Use Distribution

Sr. No.	Land Use	Area (ha)	% to total Area
1	Residential	908.33	13.34%
2	Commercial	169.48	2.49%
3	Educational	138.75	2.04%
4	Industrial	54.57	0.80%
5	Health Services	22.63	0.33%
6	Central Govt. Property	2.03	0.03%
7	State Govt. Property	75.05	1.10%
8	Religious	32.61	0.48%
9	Public & Semi Public	30.57	0.45%
10	Public Utility	55.21	0.81%
11	Recreational	24.44	0.36%
12	Transportation + ROW	998.16	14.66%
13	Communication	2.65	0.04%
14	Heritage	0.65	0.01%
15	Mixed	131.08	1.93%
16	Others	25.53	0.37%
17	Agriculture	2375.52	34.89%
20	Water Bodies	207.04	3.04%
21	Layout/ Plotted Vacant Land	1299.82	19.09%
22	Private Vacant	109.78	1.61%
23	Slum	28.61	0.42%
24	Hill	51.81	0.76%
25	Defence	64.77	0.95%
Total		6809.07	100.00%

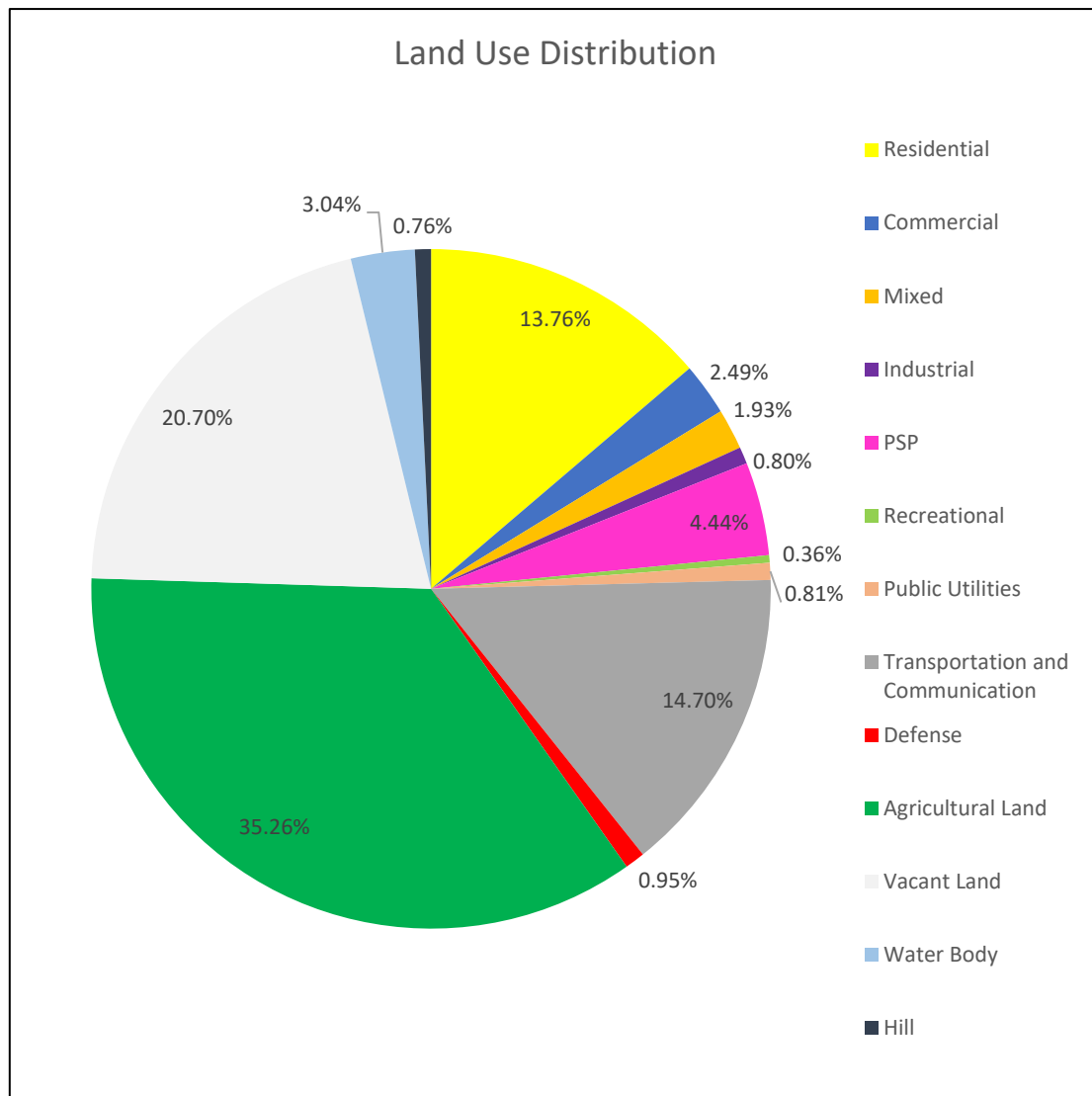


Figure 3-1 ELU percentage to total area

**Note: The areas under educational, health services, state government property, central government property, and religious categories are included in the Public/Semi-Public (PSP) classification.*

3.3 Land Use Distribution

13.3.1 Developed Area

Ahilyanagar's developed area spans 2,739.57 hectares, accounting for 40.23% of the total city area. Within this developed land, transportation and communication infrastructure occupies the largest share at 1,000.83 hectares (36.53%), underscoring the city's emphasis on connectivity and accessibility. Residential use follows closely, covering 936.93 hectares (34.20%), indicating a strong focus on urban housing and settlement.

Public and semi-public (PSP) land—comprising essential services such as education, healthcare, and government facilities—covers 302.28 hectares (11.03%), reinforcing the role of civic and institutional infrastructure in the city. Commercial areas span 169.48 hectares

(6.19%), while mixed-use zones occupy 131.08 hectares (4.78%), promoting integrated residential and economic activity.

Public utilities, which deliver essential urban services, cover 55.21 hectares (2.02%), and defence land constitutes 64.77 hectares (2.36%), reflecting reserved governmental areas. Industrial use, though limited, occupies 54.57 hectares (1.99%), suggesting opportunities for expansion in economic and employment sectors. Recreational spaces remain minimal at 24.44 hectares (0.89%), indicating the need to strengthen open and leisure spaces within the urban environment.

Table 3-2 Existing Land Use Developed and Non-Developed Area

Sr No	Land use	Area	% to developed area	%to total area
A) Developed Area				
1	Residential	936.93	34.20%	13.76%
2	Commercial	169.48	6.19%	2.49%
3	Mixed	131.08	4.78%	1.93%
4	Industrial	54.57	1.99%	0.80%
5	PSP	302.28	11.03%	4.44%
6	Recreational	24.44	0.89%	0.36%
7	Public Utilities	55.21	2.02%	0.81%
8	Transportation and Communication	1000.81	36.53%	14.70%
9	Defence	64.77	2.36%	0.95%
	Total	2739.57	100.00%	40.23%
B) Non-Developed Area				
10	Agricultural Land	2401.05	59.00%	35.26%
11	Vacant Land	1409.60	34.64%	20.70%
12	Water Body	207.04	5.09%	3.04%
13	Hill	51.82	1.27%	0.76%
	Total	4069.51	100.00%	59.77%
	Total (A+B)	6809.08*	-	-
Developed and non-developed				
14	A) Developed Area	2739.57	-	40.23%
15	B) Non-Developed Area	4069.50	-	59.77%
	Total Area	6809.08*	-	100.00%

* The total area of the planning boundary was earlier computed as 6809.09 Ha in the ELU The planning boundary area is revised from 6809.09 Ha to 6809.08 Ha after GIS topology correction.

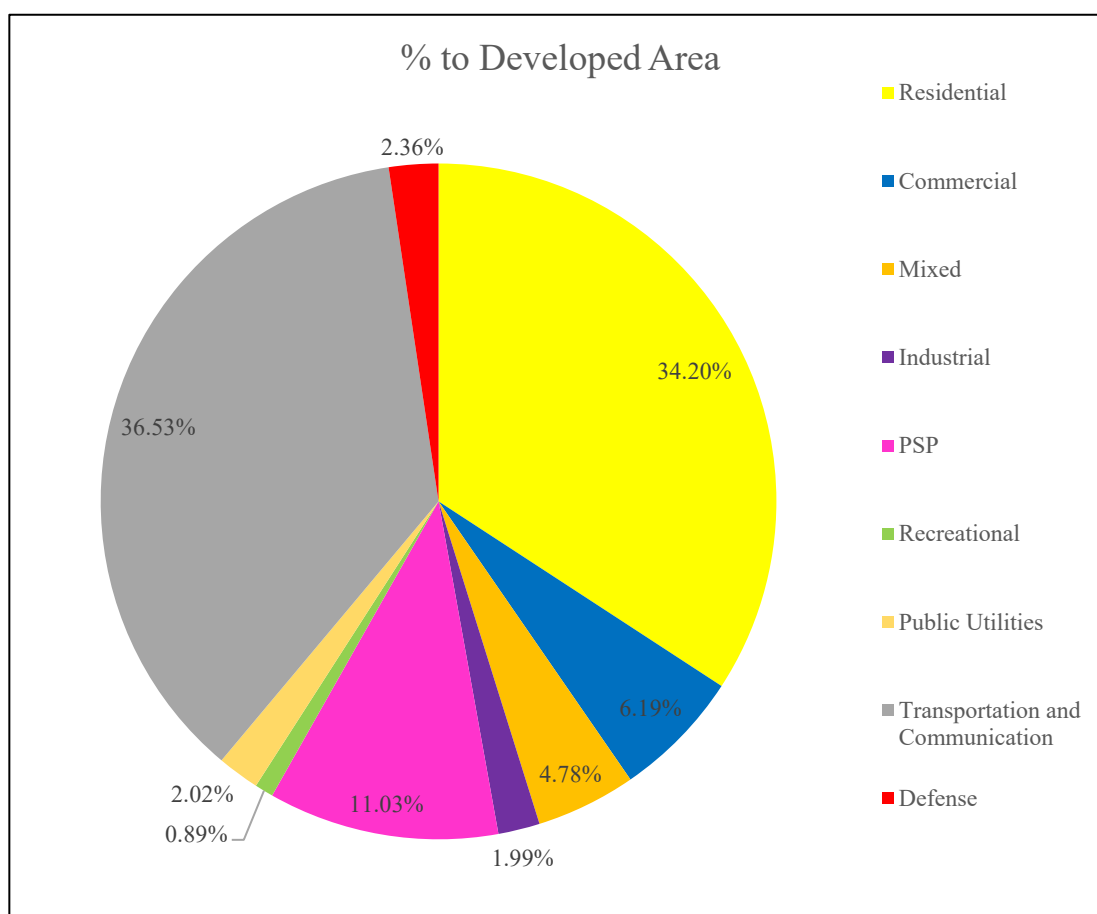


Figure 3-2 ELU percentage to developed area

**Note:*

1. Areas classified under “Slums” and “Others” are included in the Residential and Agricultural categories, respectively.
2. As per the data received from NHAI, the NH-61 bypass is shown with a 60-meter acquisition record. This has been included under the Transportation and Communication category in the Existing Land Use (ELU) map.
3. Survey No. 324B, Site No. 119 is proposed for 'Site and Services' in the sanctioned DP (2012) and is marked as private land. However, the land is currently in use by the Defence Department and is recorded as 'Golibarkade' in the 7/12 extract. Accordingly, it has been shown as Defence use in the ELU.

3.3.2 Non-Developed Area

Ahilyanagar's land use comprises 40.23% developed area (2,739.59 hectares), which includes residential, commercial, transportation, and public/semi-public uses, and 59.77% non-developed area (4,069.50 hectares), primarily consisting of agricultural land, vacant plots, and water bodies. This distribution reflects a semi-urban character with a strong rural base, offering substantial scope for planned and sustainable urban expansion while preserving ecological and agricultural assets.

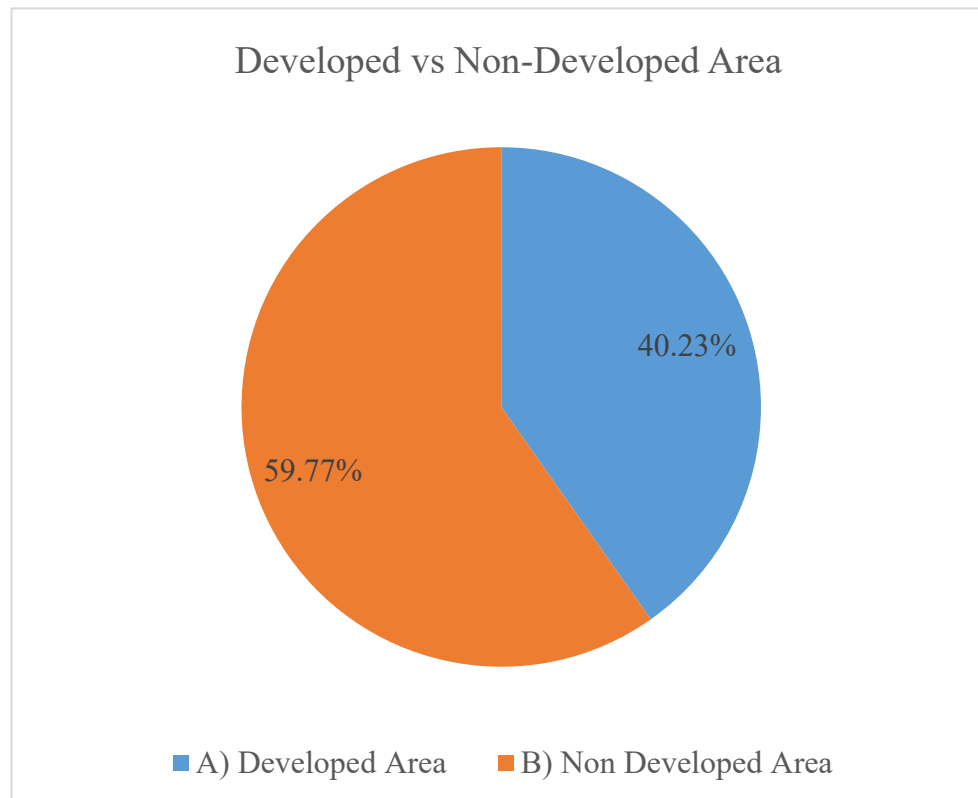


Figure 3-3 Developed and Non-Developed Area

CHAPTER 4. DEMOGRAPHIC CHARACTERISTICS

4.1 Introduction

Demographic characteristics of a city provide a comprehensive understanding of its population structure, highlighting key factors such as population size, density, age distribution, gender ratio, and ethnic composition. These characteristics play a crucial role in shaping the city's social, economic, and cultural landscape. By analysing the demographic trends, one can gain insights into the city's growth patterns, its developmental needs, and the potential for future expansion. Furthermore, demographic data is vital for policymakers and urban planners, as it helps in designing targeted infrastructure, public services, and community programs that cater to the specific needs of the population. Understanding the demographics of a city is essential for fostering sustainable development and ensuring that the needs of all residents are met as the city evolves.

4.2 Growth of Population

As per the 2011 Census, the total population of the Ahilyanagar Municipal Corporation area was 3,46,755, compared to 3,03,696 in 2001, reflecting a decadal growth rate of 14.18% during 2001–2011. The population in 1991 was 2,35,766, indicating a growth rate of 28.81% during 1991–2001. In 1981, the population stood at 1,62,078, showing a significant decadal growth rate of 45.46% from 1981 to 1991. Similarly, the population in 1971 was 1,29,961, with a growth rate of 24.71% compared to 1961. The following table presents the decadal population growth trend:

Table 4-1 Decadal Population Variation

Sr. No.	Census Year	Population	Population Growth per Decade	Decadal Growth Rate (%)	Annual Growth Rate (%)
1	1961	106873	-	-	-
2	1971	129961	23088	21.60%	1.97%
3	1981	162078	32117	24.71%	2.23%
4	1991	235766	73688	45.46%	3.82%
5	2001	303696	67930	28.81%	2.56%
6	2011	346755	43059	14.18%	1.33%

Source: Census Of India, 2011

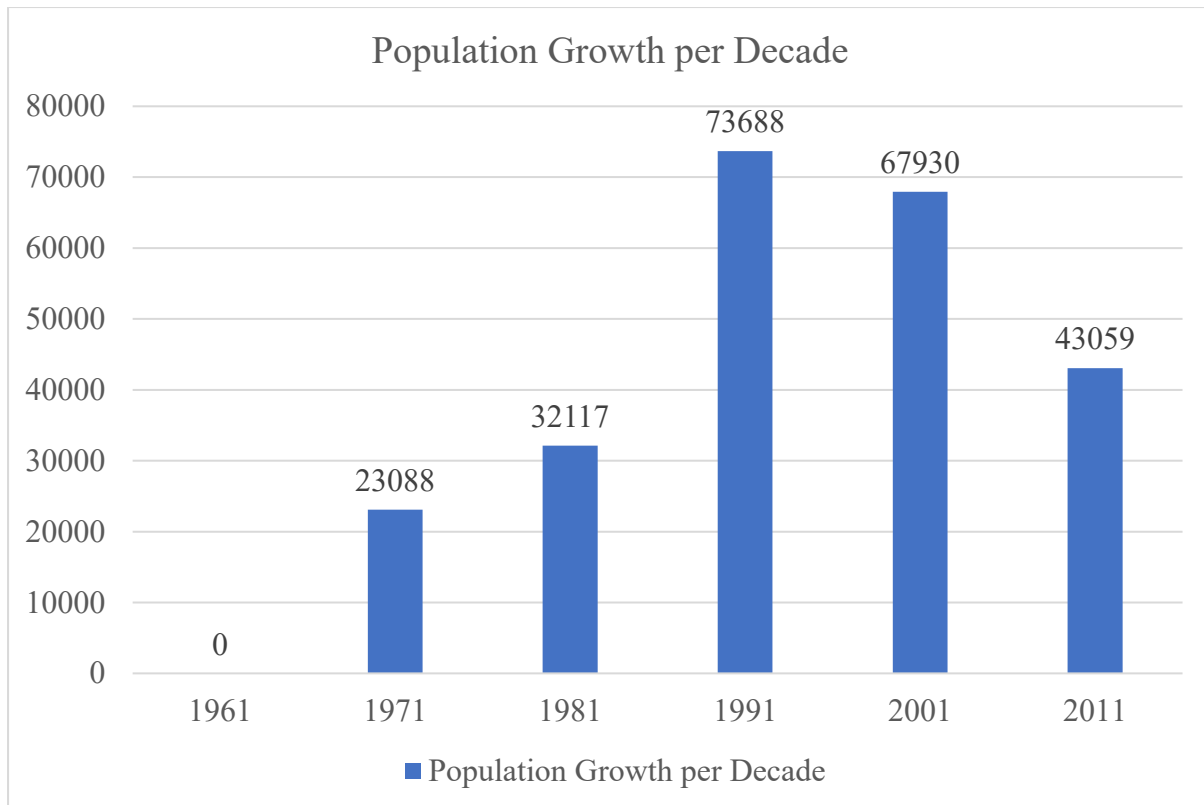


Figure 4-1 Decadal Population Growth

The reason for an abrupt increase in population growth rate during 1981-1991 decades is given below-

- Existence of Zone plan widely opened the area for residential use within the out-skirt areas.
- Comparatively less prices of land within this area.
- Existence of Industrial area (M.I.D.C) and tendency of people to reside nearby working industrial estate like Kedgaon Industrial Estate.
- Availability of infrastructure development and amenities for city.
- Presence of higher educational facilities like Polytechnic, Medical, Engineering Colleges and allied development.

These factors initiated residential and allied development in outskirts area.

4.3 Population Profile

Ahilyanagar Municipal Corporation has total administration over 75,143 households which it supplies basic amenities like water and sewerage. It is also authorised to build roads within Ahilyanagar census town limits and impose taxes on properties coming under its jurisdiction.

The details about population and other demographic characteristic for Ahilyanagar Municipal Corporation limit available as per census 2011 and given in Table 3-2

Table 4-2 Population and Density Across Three Decades

Census Year	Population	Area (Ha)	Gross Density Persons Per Hectare
1991	235766	1829	128.9043
2001	303696	8321	36.49
2011	346755	6820	50.84384

Source: Census Of India, 2011

Table 4-3 Existing Demographic Analysis

Description	Population	Description	-
Population - Total	346755	No. of Household	75143
Population - Male	176823	Sex Ratio	961
Population - Female	169932	Sex Ratio (0-6 Years)	888
Population (0-6 Years)	37936	Sex Ratio (SC)	986
SC Population	44911	Sex Ratio (ST)	935
ST Population	3813	Proportion of SC (%)	12.95%
Literates	277627	Proportion of ST (%)	1.10%
Illiterates	69128	Literacy Rate (%)	80.06%
Total Workers	122722	Work Participation Rate (%)	35.39%
Main Worker	111882	% Of Main Workers with respect to Total Population	32.27%
Marginal Worker	10840	% Of Marginal Workers w.r.t. Total Population	3.13%
Non-Worker	224033	% Of non-Workers w.r.t. Total Population	64.61%

Source: Census Of India, 2011

4.4 Distribution of Population

Overall population density of Ahilyanagar Municipal Corporation has been increasing over the years. On the basis of last 3 census figures, the population density of Ahilyanagar Municipal Corporation for 1991 was 128.90 persons per hectare which is subsequently decreased to 36.49 in 2001 as area of Ahilyanagar increased by adding area of surrounding villages in municipal limit. In 2011 again, density increased to 50.84 persons per Hectare.

The Ahilyanagar Municipal Corporation is divided into 17 wards. Table below represent ward wise population, gross density as per General Election 2018. Ward No. 12, located in the

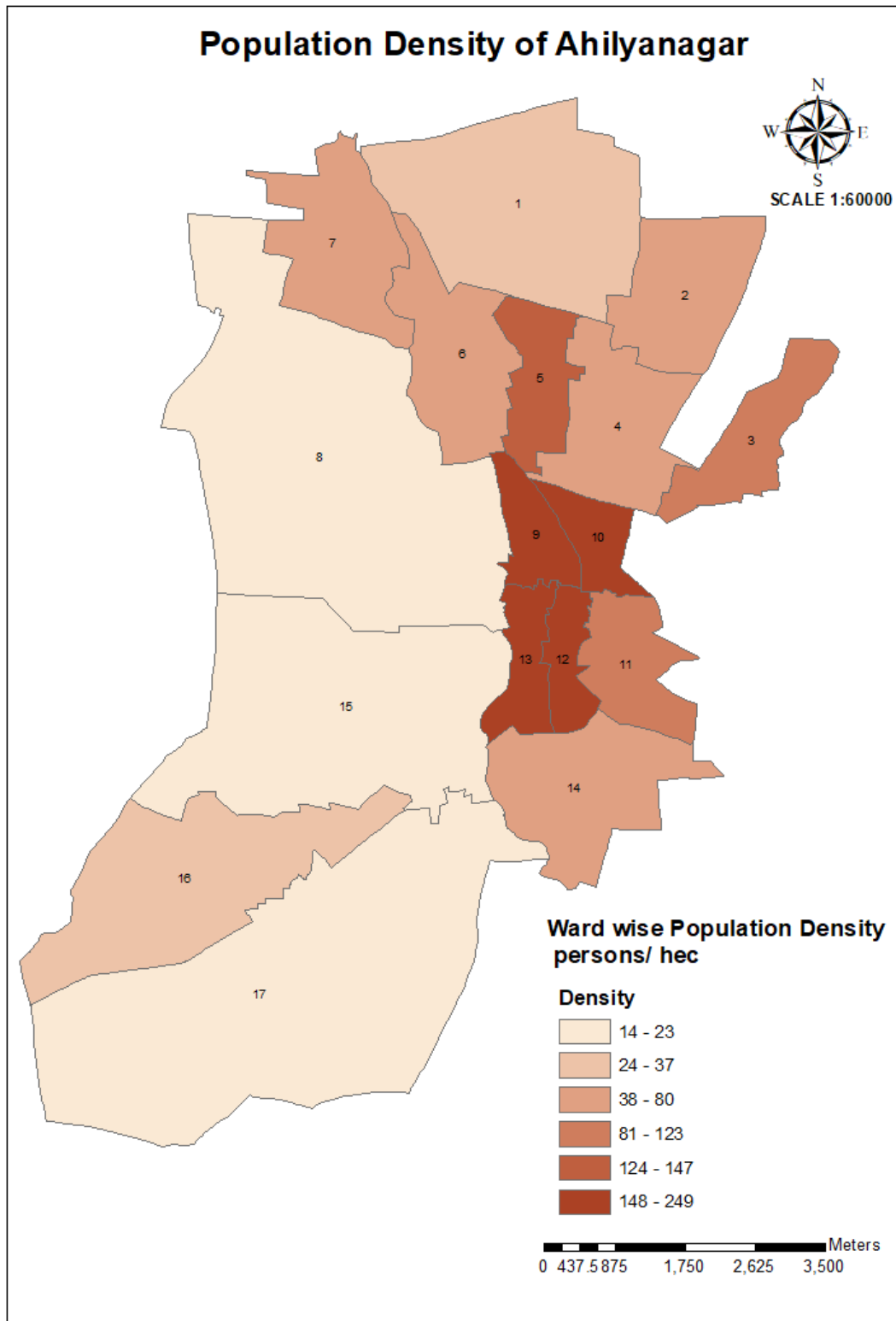
congested Gaothan area, has the highest gross population density at 249 persons per hectare. The lowest gross density of 14 persons per hectare is in ward no.17 of Kedgaon village.

4.5 Distribution of Ward wise Population in Ahilyanagar MC

Table 4-4 Ward Wise Population Density

Ward No.	Population	SC Population	ST Population	Approx. Ward Boundary Area	Density Persons per Hectare
1	20870	2326	359	595.02	35
2	20401	2179	227	255.22	80
3	20986	439	76	182.18	115
4	20630	1354	262	264.64	78
5	20988	1334	122	142.79	147
6	19527	1805	395	266.44	73
7	20121	4488	200	292.94	69
8	20537	2376	304	1233.89	17
9	21356	6757	169	99.31	215
10	20373	4193	211	88.66	230
11	20749	2314	84	168.99	123
12	20261	1570	107	81.31	249
13	20759	1444	119	102.72	202
14	20731	2148	269	328.82	63
15	19269	3834	306	847.85	23
16	20101	2784	324	541.05	37
17	19096	3566	279	1329.67	14

Source: General Election Ward, 2018 of Ahmednagar Municipal Corporation.



Map 4-1 Ward Wise Population Density Map

4.6 Structure of Population

4.6.1 Age and Sex Ratio

As per census 2011, total population of Ahilyanagar Municipal Corporation is 3,46,755. Out of which 1,76,823 are male and 1,69,932 are female which is 50.99% and 49.01% of total population respectively and sex ratio works out to be 961 females per 1000 males. The children under 0-6 years total population are 37,936 out of which 20,094 are boys and 17,842 are girls which comes out as 52.97% and 47.03% of total population respectively, and sex ratio works out to be 888 girls per 1000 boys. Following Table shows composition of Age sex ratio of last 3 decades for Ahilyanagar Municipal Corporation.

Table 4-5 Age and Sex Ratio

Sr. No.	Year	Population	Male	Female	Sex Ratio
1	1991	235766	122889	112877	919
2	2001	303696	157566	146130	927
3	2011	346755	176823	169932	961
Sr. No.	Year	Population(0-6Yrs.)	Boys	Girls	Sex Ratio
4	1991	38517	19891	18626	936
5	2001	38101	20423	17678	866
6	2011	37936	20094	17842	888

Source: Census Of India, 2011

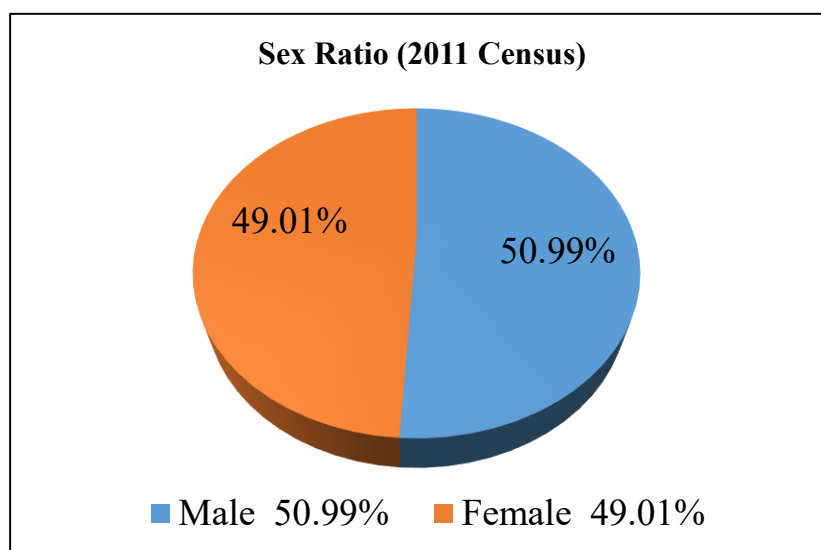


Figure 4-2 Sex Ratio

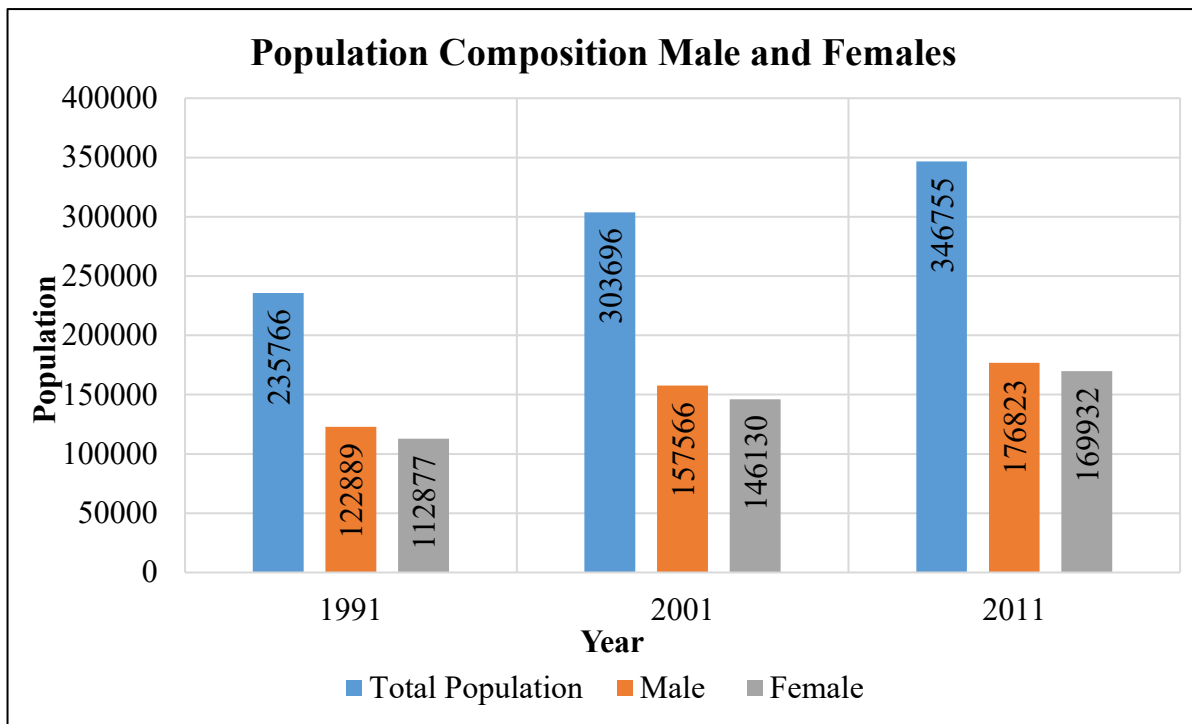


Figure 4-3 Population Composition Male and Female

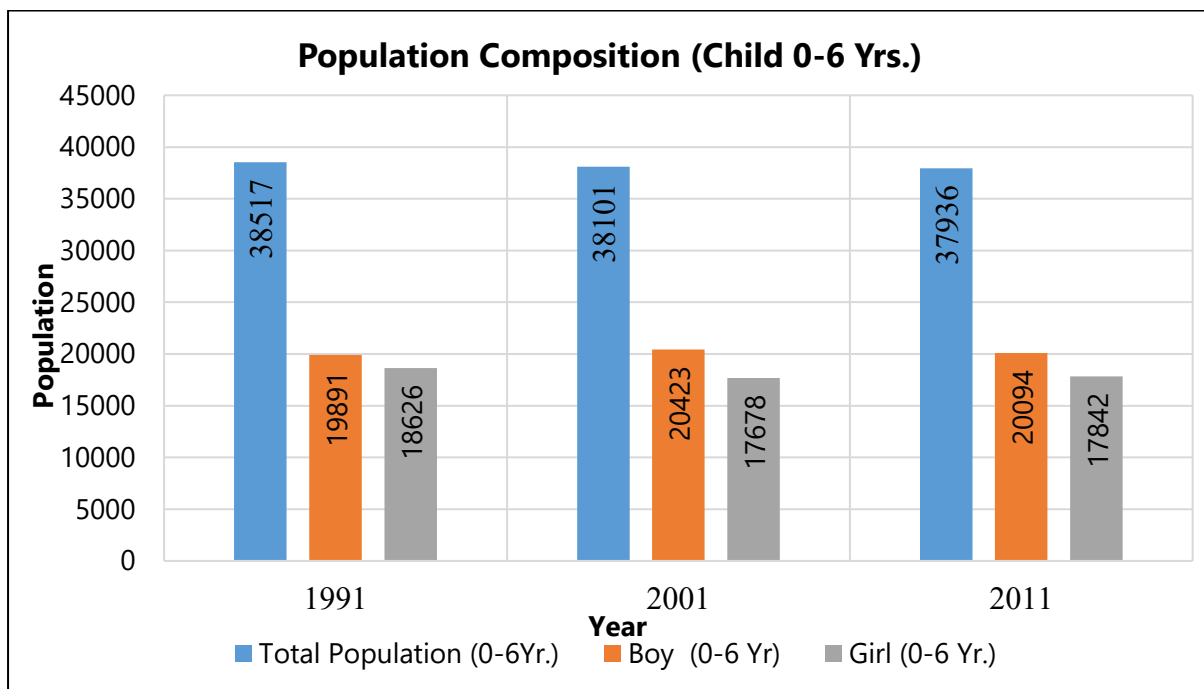


Figure 4-4 Children Population below 6 years

4.6.2 Literacy Rate

Literacy rate is basic demographic characteristic which gives better idea about literacy of town. Total Literate is 2,77,627 individuals which is 80.06% of total population means Ahilyanagar has sufficient educational facilities like Pre-Primary, Primary, Secondary, Higher Secondary Schools and Colleges for our upcoming generation, out of which male literates are 52.62% and female literates are 47.38%. The Literacy data for Ahilyanagar as per Census 2011 is represented in below Table 3-6 and shown graphically in figure 3-5

Table 4-6 Literacy Rate of Ahilyanagar City

Sr. No.	Details	Population (Census-2011)	Literate	Illiterate	% Of Literacy	Literacy Ratio
1	Total	346755	277627	69128	80.06%	-
2	Male	176823	146100	30723	82.62%	52.62%
3	Female	169932	131527	38405	77.40%	47.38%

Source: Census Of India, 2011

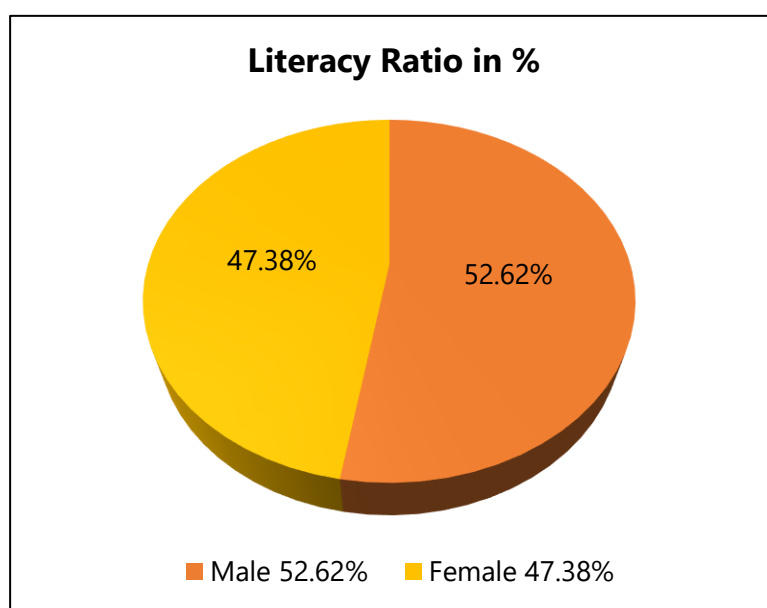


Figure 4-5 Literacy Ratio in %

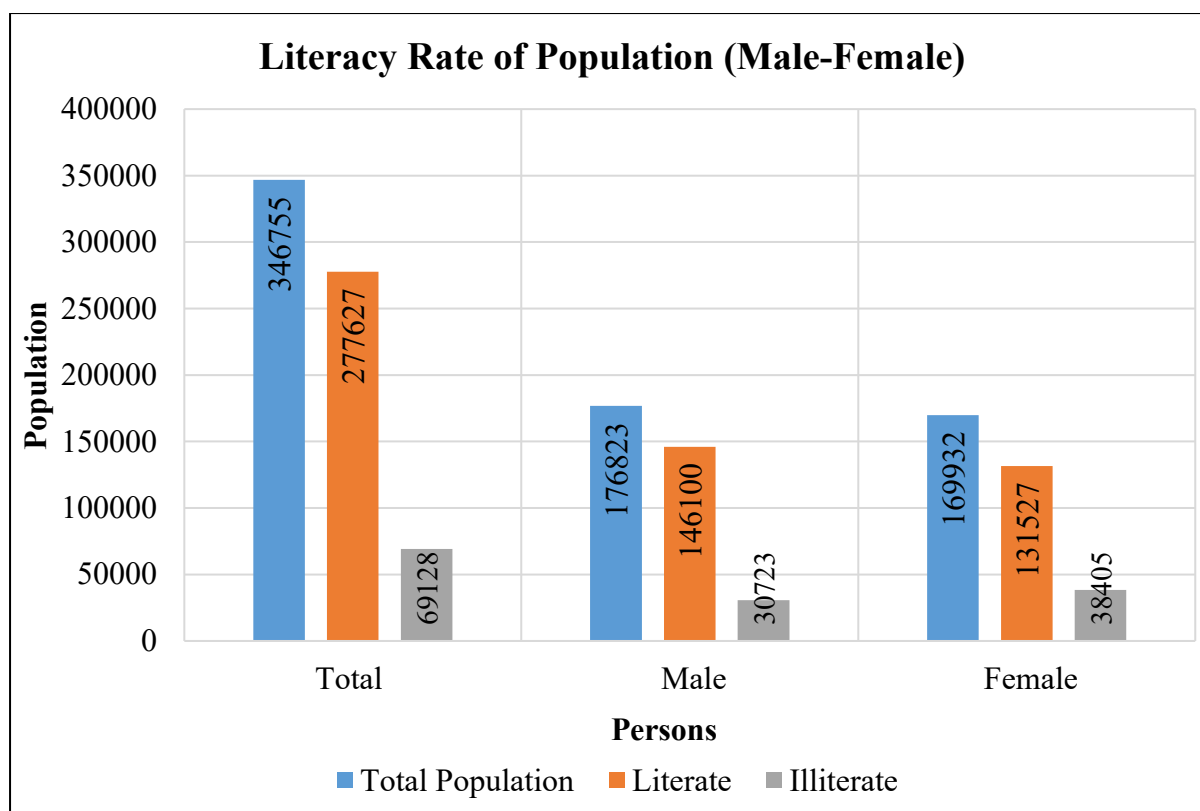


Figure 4-6 Literacy Rate male and Female

4.6.3 Literacy Rates 2001 vs 2011

Table 4-7 Literacy Rates 2001 vs 2011

Category	Year	Population	Literate	Illiterate	% of Literacy	Literacy Ratio
Total	2001	3,03,696	2,33,731	69,965	76.96%	—
	2011	3,46,755	2,77,627	69,128	80.06%	—
Male	2001	1,57,566	1,28,010	29,556	81.24%	54.77%
	2011	1,76,823	1,46,100	30,723	82.62%	52.62%
Female	2001	1,46,130	1,05,721	40,409	72.35%	45.23%
	2011	1,69,932	1,31,527	38,405	77.40%	47.38%

Source: Census of India, 2001&2011

Between the Census years 2001 and 2011, there was a noticeable improvement in the literacy status of Ahilyanagar Municipal Corporation. The total population increased from 3,03,696 in 2001 to 3,46,755 in 2011. Corresponding to this population growth, the overall literacy rate rose from 76.96% to 80.06%, indicating positive progress in educational access and awareness during the decade.

Male literacy showed marginal improvement, increasing from 81.24% in 2001 to 82.62% in 2011. However, the male literacy ratio, representing the share of literate males in the total literate population, declined slightly from 54.77% to 52.62%. This slight decline is attributed to the relatively faster rise in female literacy during the same period.

Female literacy experienced significant growth, with the literacy rate increasing from 72.35% in 2001 to 77.40% in 2011. The female literacy ratio also improved from 45.23% to 47.38%, indicating an increasing share of women in the literate population. This trend reflects substantial progress toward gender equity in education.

Overall, the decade between 2001 and 2011 marks a period of considerable advancement in literacy, particularly among females. The data underscores ongoing improvements in educational outreach and a narrowing gender gap, contributing to the broader goal of inclusive and equitable education for all.

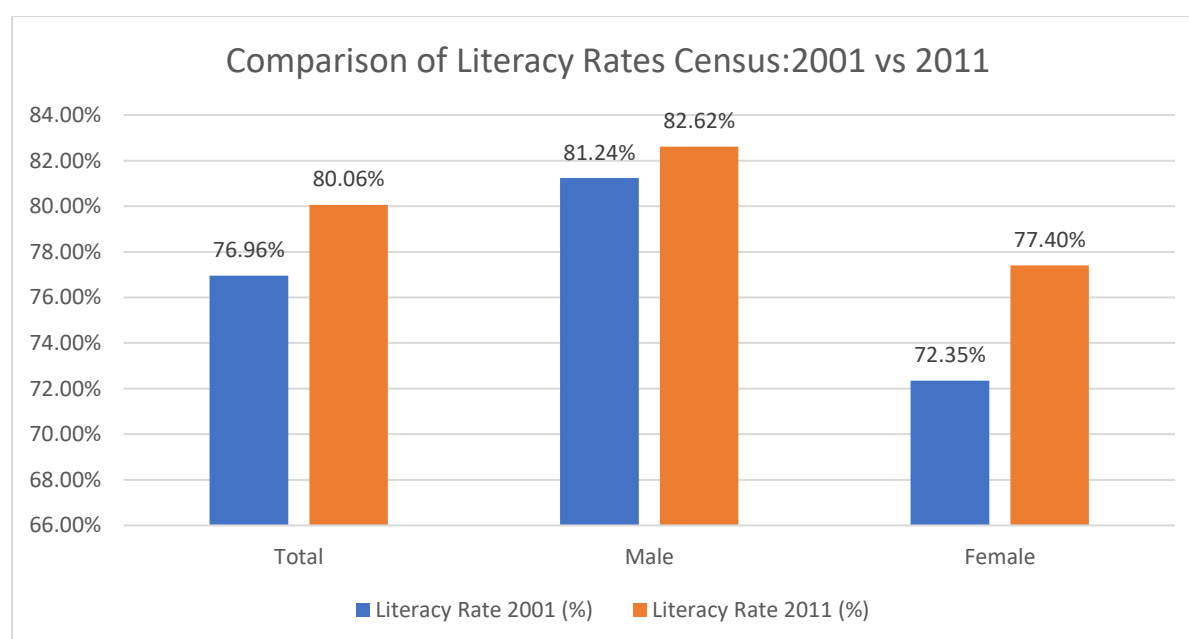


Figure 4-7 Literacy Rates 2001 vs 2011

4.6.4 Literacy Rates District vs Ahilyanagar Municipal Corporation

Table 4-8 District Literacy Rate

Sr No	Details	District Population	Literates	Illiterates	% of Literacy	Literacy Ratio
1	Total	45,43,159	31,51,890	13,91,269	69.39%	-
2	Male	23,42,825	17,73,355	5,69,470	75.69%	51.92%
3	Female	22,00,334	13,78,535	8,21,799	62.65%	48.08%

Source: Census of India, 2011

As per Census 2011, Ahilyanagar Municipal Corporation exhibits higher literacy rates compared to the overall Ahilyanagar District. The total literacy rate in the municipal area stands at 80.06%, which is significantly higher than the district average of 69.39%, indicating a positive gap of 10.67 percentage points. Gender-wise, male literacy in the municipal corporation is 82.62%, compared to 75.69% in the district, while female literacy in the municipal area is 77.40%, substantially higher than the district's 62.65%. This reflects a notable improvement of 14.75 percentage points in female literacy in the urban area. These figures highlight the relatively better access to education and improved literacy outcomes within the municipal limits, particularly for women, when compared to the broader district region.

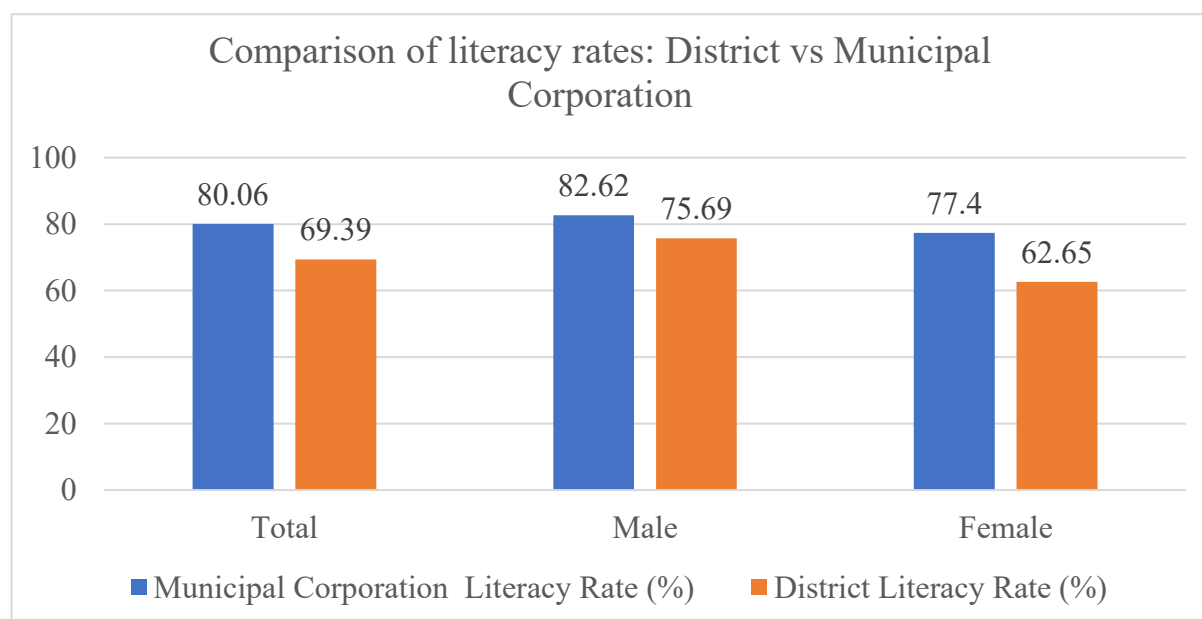


Figure 4-8 Literacy rates AMC vs Ahilyanagar District

4.6.5 Caste Wise Population

As per planning area, Ahilyanagar Municipal Corporation has population about 3,46,755 individuals, among them 1,76,823 (51%) are male and 1,69,932 (49%) are female and out of total population 44911 (13%) are from Schedule Caste and 3813(1%) are Schedule Tribe which is represented in below Table and Chart as per census 2011.

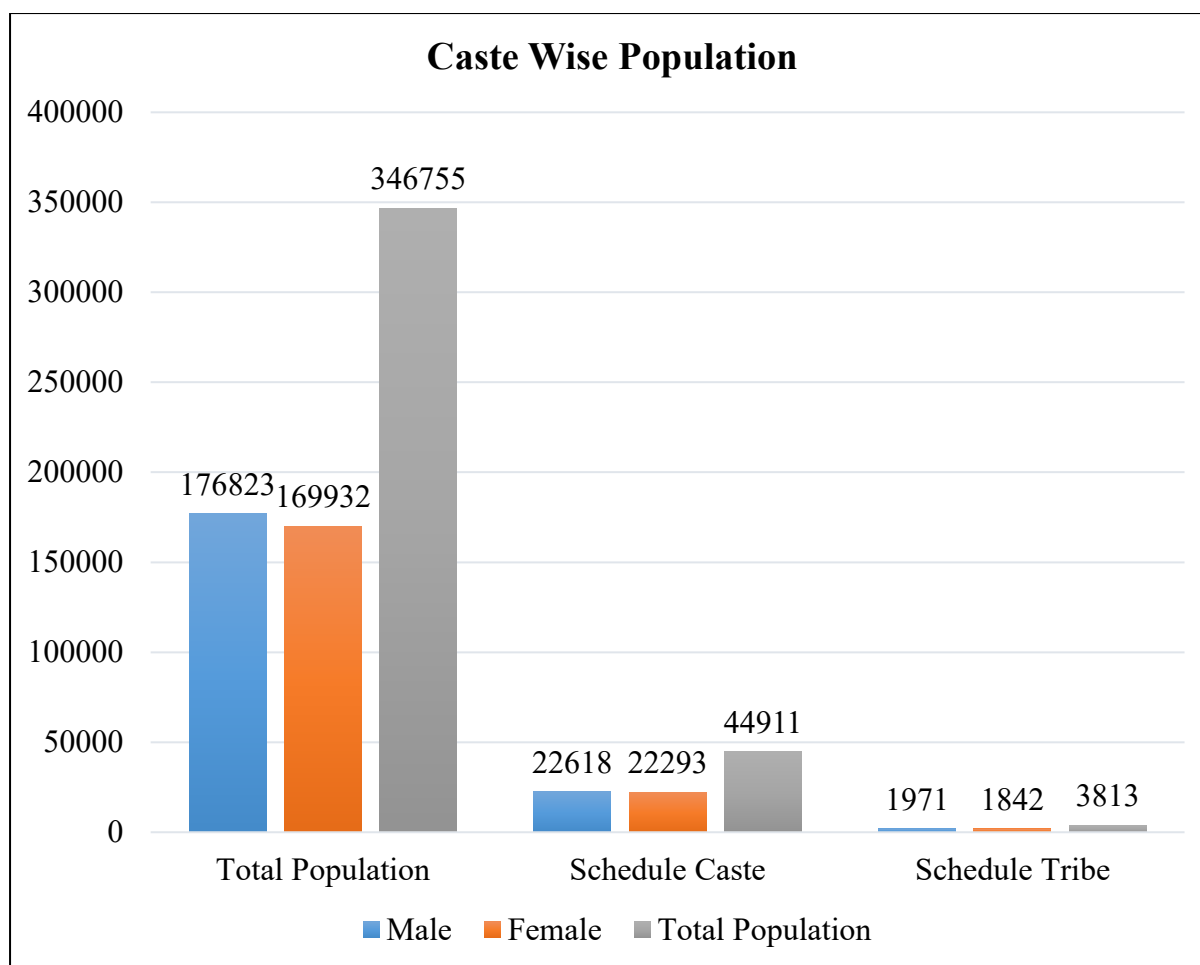


Figure 4-9 Caste Wise Population Composition

4.6.6 SC & ST Population Comparison: 2001 vs 2011

Table 4-9 SC & ST Population Comparison: 2001 vs 2011

Category	Year	Total SC	Male SC	Female SC	Total ST	Male ST	Female ST
	2001	34,609	17,639	16,970	2,291	1,178	1,113
	2011	44,911	22,618	22,293	3,813	1,971	1,842
Increase		10,302	4,979	5,323	1,522	793	729
% Growth		29.76%	28.22%	31.37%	66.44%	67.29%	65.50%

Source: Census of India 2011

As per the Census data of 2001 and 2011 for Ahilyanagar Municipal Corporation, a significant increase has been observed in both Scheduled Caste (SC) and Scheduled Tribe (ST) populations. The total SC population rose from 34,609 in 2001 to 44,911 in 2011, marking an increase of 10,302 individuals, which accounts for a growth of approximately 29.76%. Among them, the male SC population increased by 28.22%, while the female SC population grew by 31.37%. In comparison, the ST population showed an even sharper rise, growing from 2,291 in 2001 to 3,813 in 2011 — a substantial increase of 66.44%. The male ST population grew by 67.29% and the female ST population by 65.50%. This notable growth in the SC and ST

populations, particularly among the ST community, may be attributed to natural population growth and increased urban migration, along with improved enumeration practices during the 2011 Census.

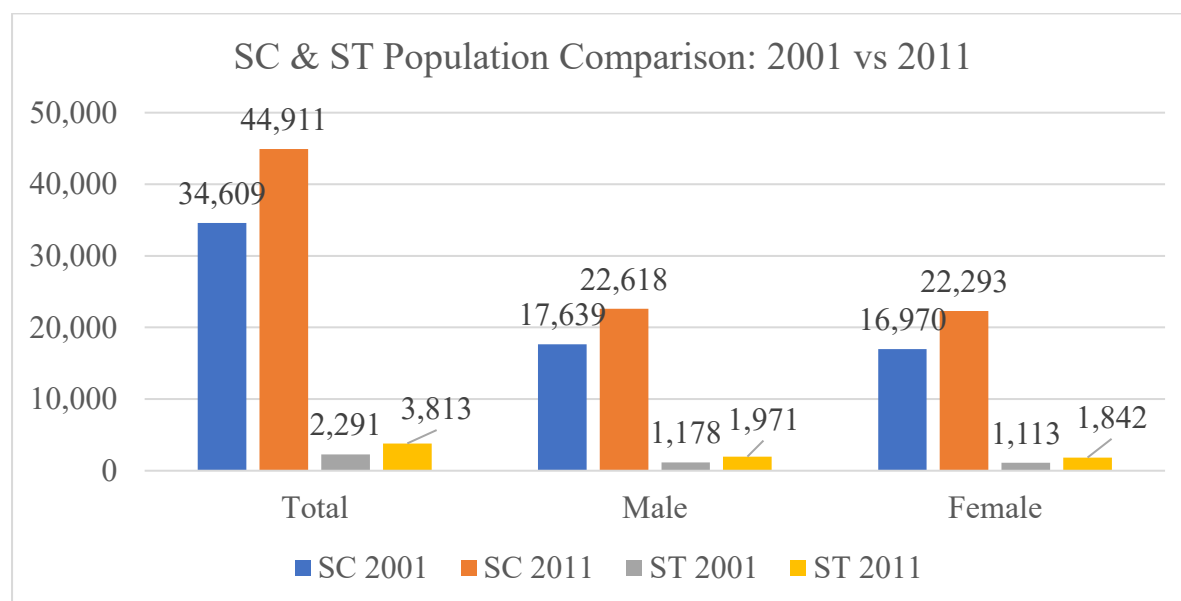


Figure 4-10 SC&ST Population Comparison 2001vs 2011

4.6.7 Cast Wise Population District vs Ahilyanagar Municipal Corporation

The Scheduled Caste (SC) population in Ahilyanagar Municipal Corporation stands at 44,911, which accounts for 12.95% of the city's total population of 3,46,755. In comparison, the Ahilyanagar District has an SC population of 5,73,698, forming 12.63% of the total district population of 45,43,159.

When gender is taken into account, the male SC population is 12.79% in the city and 12.44% in the district, while the female SC population constitutes 13.12% in the city and 12.82% in the district. This data indicates that the percentage of SC population is slightly higher in the Municipal Corporation area across all demographic categories—total, male, and female—compared to the district overall.

This marginal increase in SC representation within the urban area may reflect factors such as better access to urban services, migration for employment or education, and concentrated settlements within the city limits.

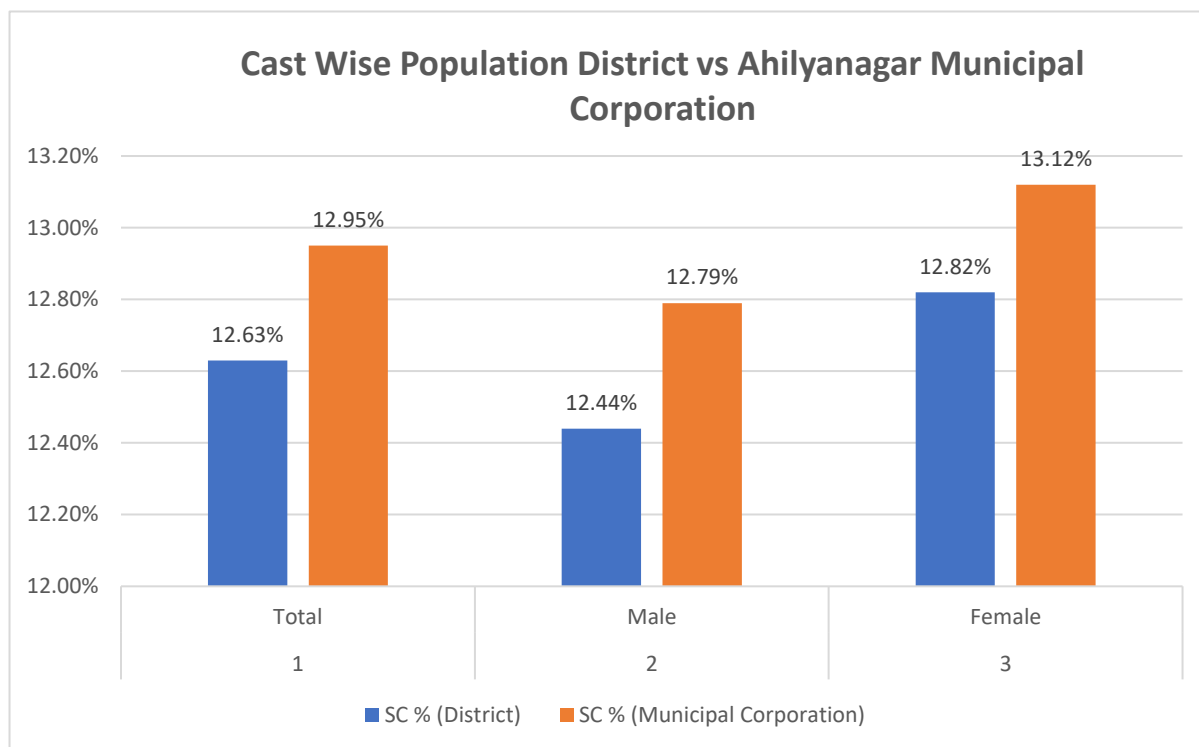


Figure 4-11 Caste Wise Population District vs AMC

4.6.8 Occupational Structure and Employment Pattern

The total population of the city i.e., Municipal Corporation as per 2011 census is 3,46,755 out of which total working population in the city is 1,22,722 which includes both main and marginal workers that works out to be 35.39% of the total population.

The male working population is 92,319 (75.23%) of total working population in Municipal Corporation where Contribution of females in the working population is comparatively less i.e., about 30,403 females forming only 24.77% of the total working population.

The workers are mainly classified as Main and Marginal Workers on the basis of their work. Those workers who had worked for the major part of year were termed as main workers. Major part of the year meant six months (183 days) or more. Those who had not worked for the major part of year is termed as Marginal Worker (i.e., those who had worked less than six month or less than 183 days in a year). In Ahilyanagar, Main worker's population is more than Marginal worker with main workers population percentage being 91.17% and Marginal workers population percentage being 8.83% of total working population.

Table 4-10 Workforce Composition and Participation

Classification	Male	Female	Total	% With Total Population
Main Worker	85926	25956	111882	32.27%
Marginal Worker	6393	4447	10840	3.13%

Non-Worker	84504	139529	224033	64.61%
Total Population	176823	169932	346755	100.00%

Source: Census Of India, 2011

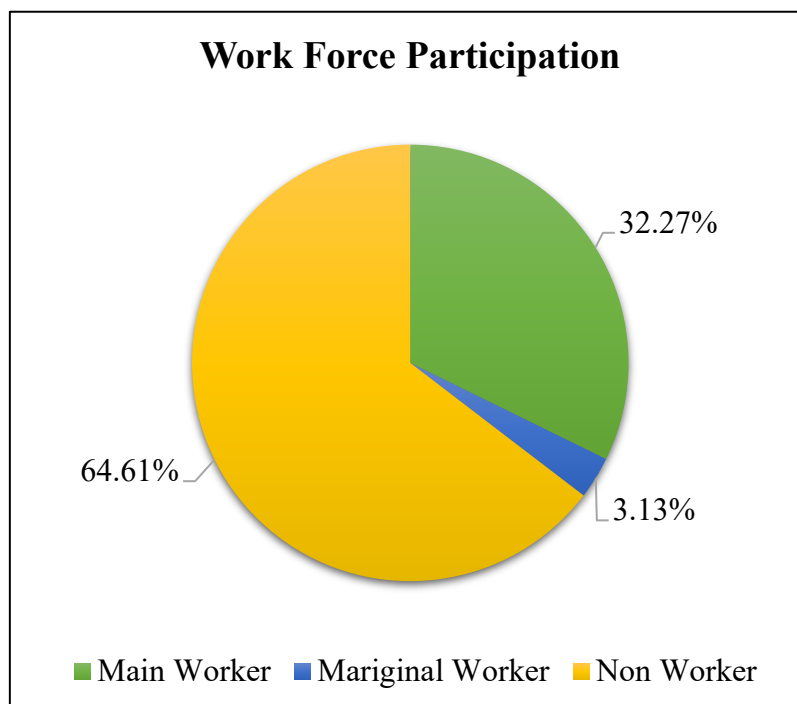


Figure 4-12 Workforce Participation

The above chart and table represent the work force participation, the percentage of main worker is 32.27% and marginal worker is 3.13% but percentage of non-working population is much more than working population i.e., 64.61% of total population.

The Indian economy is broadly classified into three sectors: Primary, Secondary, and Tertiary. The primary sector, which involves activities based on natural resources such as agriculture, supports only 3.23% of the working population in Ahilyanagar, amounting to 3,962 individuals. The secondary sector, mainly comprising household industries, employs 7.01% of the workforce. In contrast, the tertiary sector, which includes various service-based occupations, engages a significant 89.76% of the total workers. This indicates that the economy of Ahilyanagar is predominantly driven by the Tertiary sector, reflecting a shift away from agriculture and industry toward service-oriented employment.

Table 4-11 Occupational Structure

Sr. No	Occupations	Males	Females	Total	% With Total Population	% With Workers	% With Male Workers	% With Female Workers
1	Main Cultivators	1,381	459	1,840	0.53%	1.50%	1.50%	1.51%
2	Marginal Cultivators	129	108	237	0.07%	0.19%	0.14%	0.36%
3	Main Agri. Labour	953	565	1,518	0.44%	1.24%	1.03%	1.86%
4	Marginal Agri. Labour	193	174	367	0.11%	0.30%	0.21%	0.57%
A	Total Primary Sector	2,656	1,306	3,962	1.14%	3.23%	2.88%	4.30%
5	Main House Hold Industries	3328	4080	7,408	2.14%	6.04%	3.60%	13.42%
6	Marginal House Hold Industries	374	826	1,200	0.35%	0.98%	0.41%	2.72%
B	Total Secondary Sector	3702	4906	8608	2.48%	7.01%	4.01%	16.14%
7	Main Other Workers	80264	20852	1,01,116	29.16%	82.39%	86.94%	68.59%
8	Marginal Other Workers	5,697	3,339	9,036	2.61%	7.36%	6.17%	10.98%
C	Total Tertiary Sector	85,961	24,191	1,10,152	31.77%	89.76%	93.11%	79.57%
9	Total Workers	92319	30403	1,22,722	35.39%	100.00%	100.00%	100.00%
10	Total non-Workers	84504	139529	2,24,033	64.61%			
	Total Population	1,76,823	1,69,932	3,46,755	100.00%			

Source: Census Of India, 2011

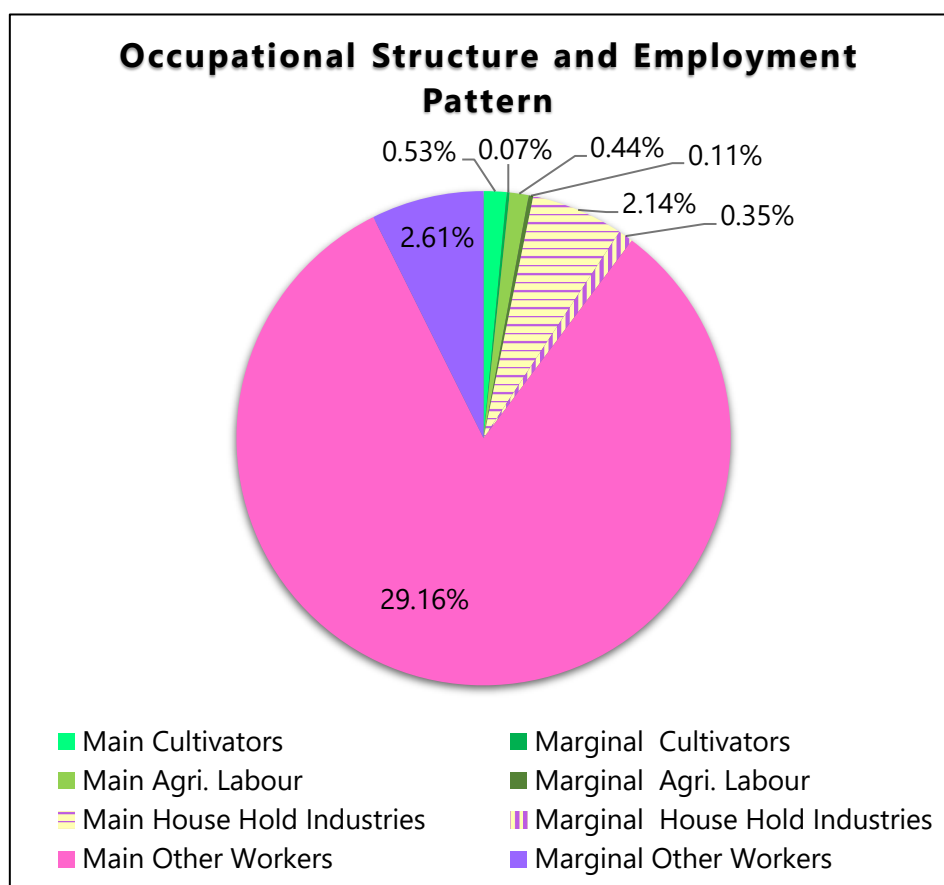


Figure 4-13 Occupational Structure and Employment Pattern

4.7 Slums

The paradox of economic growth in urban areas is the simultaneous rise in urban poverty. Slums and informal settlements remain one of the most pressing challenges in urban development. In Ahilyanagar, the growing population, continuous migration, and limited availability of land have led to increasing encroachments on both public and private lands to meet housing demands.

As per the 2011 Census and Municipal records, there are 17 notified and 5 non-notified slums within the jurisdiction of the Ahilyanagar Municipal Corporation (AMC). Approximately 7.07% of the city's total population resides in these slum areas.

An analysis of population densities within slum blocks reveals that Siddharth Nagar is the most densely populated and congested slum in the town. The density patterns of other slum areas, along with a detailed list of notified and non-notified slums within municipal limits, are presented in Annexure II.

While the Municipal Corporation has provided basic infrastructure such as street lighting, public latrines, water taps, and roads, these amenities remain inadequate to meet the needs of the residents. The notified slums have been delineated on the Existing Land Use (ELU) Map as per the previously approved Development Plan.

4.8 Registered Births and Deaths

Table 4-12 Registered Births and Deaths

Year	Births	Deaths	Total Increase	Estimated Population	Natural Growth Rate
2020	12792	6813	5979	4,09,250	1.48%
2021	13316	11032	2284	4,11,534	0.56%
2022	11599	5293	6306	4,17,840	1.53%
2023	10651	5363	5288	4,23,128	1.27%
2024	9738	5683	4055	4,27,183	0.96%

Source: Ahilyanagar Municipal Corporation

Between the years 2020 and 2024, the estimated population showed a steady upward trend, increasing from approximately 4,09,250 in 2020 to 4,27,183 in 2024. This rise of 17,933 persons over five years was primarily due to natural population growth, calculated as the difference between the number of births and deaths each year. In 2020, the natural increase was 5,979, with 12,792 births and 6,813 deaths, resulting in a natural growth rate of 1.48%. The year 2021 saw the highest number of deaths (11,032) against 13,316 births, reducing the net increase to just 2,284 and the growth rate to 0.56%, indicating a possible public health impact during that period. In contrast, 2022 recorded the highest growth of the five years, with a net increase of 6,306 and a growth rate of 1.53%, supported by a decline in deaths to 5,293. However, the following years showed a decline in both births and the natural growth rate. By 2024, the number of births had dropped to 9,738 and deaths stood at 5,683, leading to the lowest net increase (4,055) and a growth rate of 0.96%. The overall trend suggests a gradual slowing of population growth, likely influenced by declining fertility rates and improved mortality management. This trend has significant implications for future resource planning, healthcare, education, and infrastructure development.

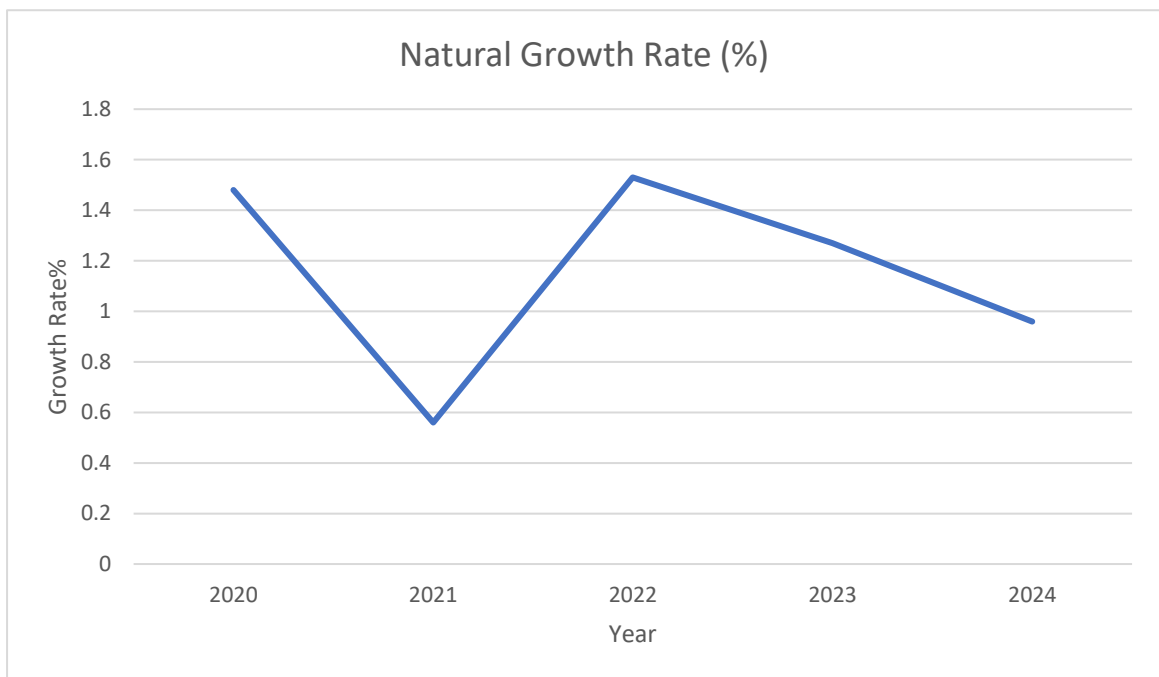


Figure 4-14 Natural Growth Rate

CHAPTER 5. DEVELOPMENT PLAN PROCESS VISION AND OBJECTIVE

5.1 Planning Efforts in Past

5.1.1 Regional Plan

The Government of Maharashtra constituted the entire revenue district of Ahilyanagar as a Region in the year 1991, in accordance with the provisions of the Maharashtra Regional and Town Planning (MRTP) Act, 1966. Subsequently, a Regional Planning Board for Ahilyanagar was also constituted in 1991 to oversee the preparation of the Regional Plan. The Regional Plan of Ahilyanagar District was prepared and formally published on 14th July 2005 through Government Notification No. TPS-1600/932/Pr.No.32/2003 Part-I. The plan outlines a comprehensive spatial development strategy for the district, addressing land use, infrastructure, environment, and economic growth. The spatial representation of this Regional Plan is shown in Figure 4-1.

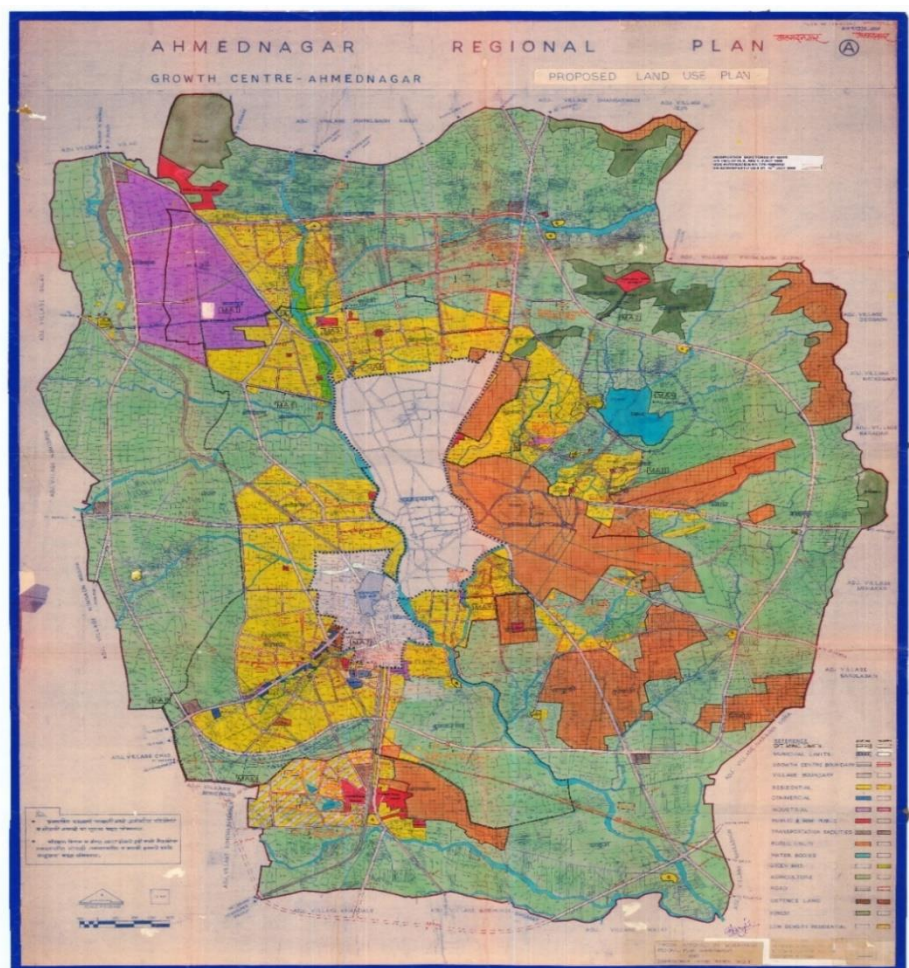


Figure 5-1 Regional Plan of Ahilyanagar

5.1.2 Development Plan

The First Development Plan of Ahilyanagar Municipal Council was prepared in the year 1958-59 under the provision of Bombay Town Planning Act 1954 and sanctioned in year 1963. The Bombay Town Planning Act 1954 was repealed and replaced by the Maharashtra Regional and

Town Planning Act, 1966. The Final Development Plan sanctioned under the Bombay Town Planning Act, 1954 was however saved as per the provisions, of section 165 of Maharashtra Regional and Town Planning Act, 1966.

5.1.3 Development Plan 1st Revised

As per section 38 of the Maharashtra Regional & Town Planning Act, 1966, the Development Plan may be revised at least once in twenty years from the date on which final development plan comes into operation. In the view of these, Revised Development Plan has prepared & sanctioned by Government of Maharashtra in 1978 under the provision of Maharashtra Regional & Town Planning Act, 1966.

5.1.4 Development Plan 2nd Revised

The Second Revised Development Plan has been submitted to Government for final sanction in year 1999 and Government gives accordingly sanctions to this plan vide Notification No. TPS-1699/1612/CR-27(B)/03/UD-9 dated on 04th July 2005 and executed from 22nd August 2005.

5.1.5 Development Plan for Extended Area

After extension of municipal limit, the Development Plan of Ahilyanagar Municipal Corporation's for Additional Area (Extended limit) has been approved by the Government on 4th April 2011 and has been implemented from 15th May 2012.

Since, the planning process for revising the development plan of such original (old) and additional area has started at different periods, implementation of planning proposals is subjected to many hurdles.

5.1.6 Development Plan 3rd Revised

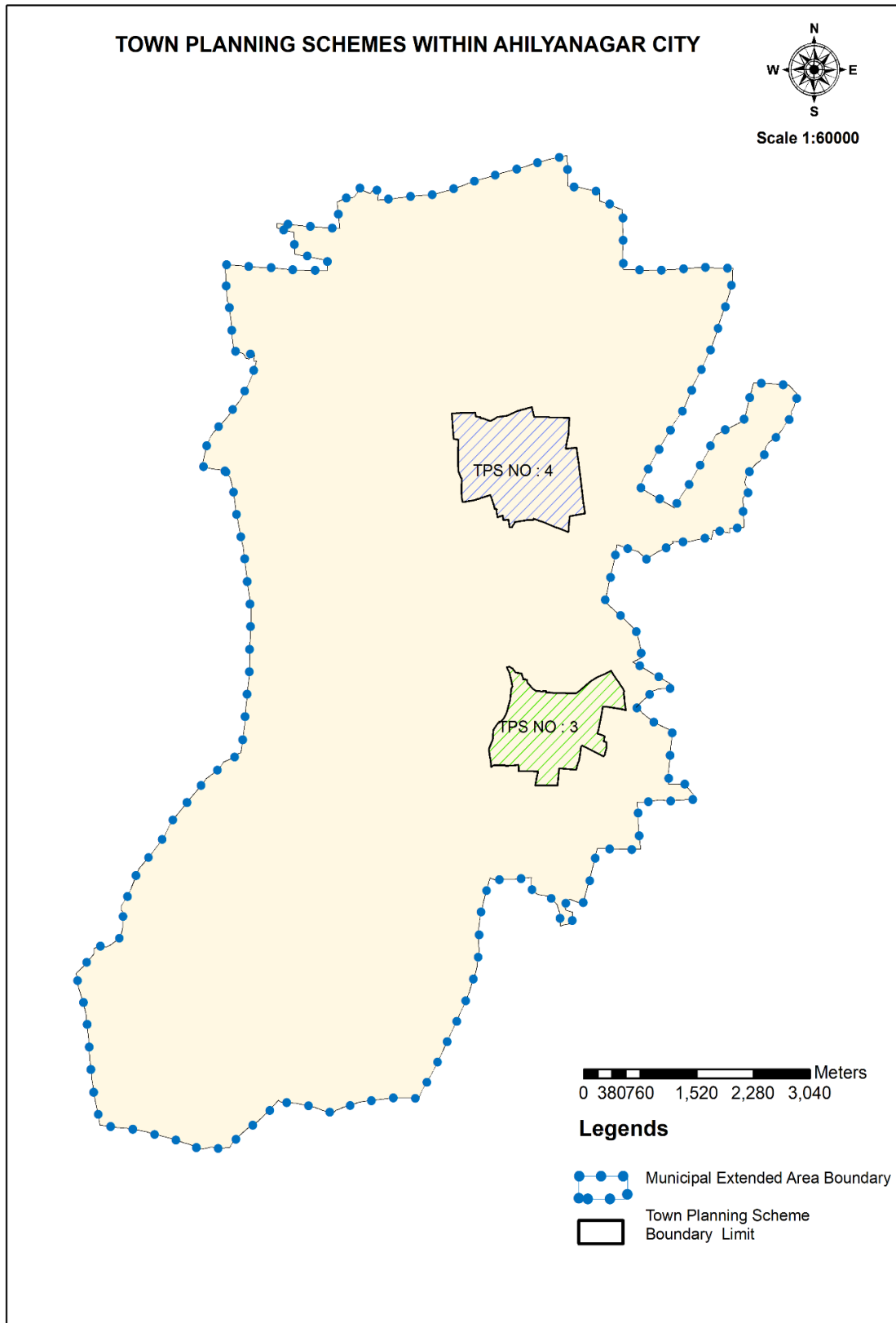
Looking at the future growth of the city, growing population and the changes in need of the people, the Planning will be done in a better way at the same stage. Accordingly, as per the Government Resolution No. TPS-1818/1647/Pr.Kr. 252/18/Navi-13 on dated 15/10/2018 given direction for preparation of new revision of development plan with combine total area of old limit and new extended limit.

The General Body of the Ahilyanagar Municipal Corporation (AMC) passed Resolution No. 31 on 7th March 2024, declaring its intention to revise the Development Plan for the entire municipal limits. This resolution was published in the Maharashtra Government Gazette on 14th March 2024. It was further directed that the revised Development Plan be prepared for both the original and the newly extended boundaries of the AMC using the Geographical Information System (GIS). Accordingly, this plan represents the third revision of the Development Plan for the original municipal limits and the first revised Development Plan for the extended areas of the Ahilyanagar Municipal Corporation.

5.1.7 Town Planning Schemes in Ahilyanagar City

The first two Town Planning Schemes in Ahilyanagar — Town Planning Scheme No. I (Final) - Dane Debera and Town Planning Scheme No. II (Final) - Ganj Market — were prepared by the Ahilyanagar Municipal Council in 1928, under the provisions of the Bombay Town

Planning Act, 1915. These early schemes were limited in spatial extent and were not obligatory for municipal councils at the time. With the repeal of the 1915 Act, the Bombay Town Planning Act, 1954 came into force. Under this Act, the third Town Planning Scheme was initiated, covering an area of approximately 148 hectares. Subsequently, the 1954 Act was repealed and replaced by the Maharashtra Regional and Town Planning (MRTP) Act, 1966, which laid the legal foundation for preparation and implementation of Development Plans across the state. In accordance with this Act, the fourth Town Planning Scheme (TP Scheme No. IV) was prepared by the Municipal Council, encompassing an area of 208 hectares, and was sanctioned by the Government of Maharashtra in 1984.



Map 5-1 Town Planning Schemes in Ahilyanagar Municipal Area

5.2 Land Use of Previous 2nd Revised Development Plan

4.2.1 Distribution of Land Use of Old Area

It has observed from existing land use analysis that maximum area is under agricultural use (23.67%). Next to it comprises vacant land (21.85%) which is followed by residential use (16.20%). Out of total area of 1987 ha. 48.24% is developed area.

Out of total developed area maximum area comes under residential use measuring 33.57%. Next to this is Transport and Communication 25.43%. Closely followed by public and semi-public use. The land under commercial and industrial use 11.67% of total developed area. The land under public utility is negligible i.e. 2.52% of the total developed area.

5.2.2 Distribution of Land Use of Additional Area

Analysis of existing land use states that maximum area (64.46%) is under agricultural use. Share of vacant land is 19.89% followed by residential use 5.177%. Out of total area 6034 ha, the percentage of developed area worked out to be 12.10%.

Out of the total developed area, the maximum share—42.78%—is under residential use. This is followed by land under transport and communication, which accounts for 28.85%, and industrial use. Notably, a portion of the MIDC area located in Nagapur village has been excluded from the area limits, which has ultimately increased the proportion of land classified as industrial to 14.25%. The remaining developed area comprises land under public/semi-public use (6.07%), public utilities (4.10%), and commercial use (3.95%).

5.3 Need for the Development Plan

The need for a development plan, as outlined in the Maharashtra Regional and Town Planning (MRTP) Act, 1966, is essential for managing the planned use and development of land within a designated area. A development plan serves several key purposes:

- **Regulation of Land Use:** It allocates land for specific purposes such as residential, industrial, commercial, agricultural, and recreational uses, ensuring that each area is developed in a way that meets the community's needs and avoids conflicts between incompatible land uses.
- **Public Infrastructure and Services:** The plan designates land for public purposes, including educational institutions, healthcare facilities, cultural centres, markets, and government buildings. It also includes proposals for transport networks (roads, railways, airports), utilities (water supply, sewage, electricity), and other public amenities, ensuring these services are integrated into urban development.
- **Environmental and Heritage Preservation:** The development plan emphasizes the conservation of natural landscapes, open spaces, and heritage sites. It also includes provisions for flood control, pollution prevention, and the reclamation of unhealthy areas to improve the overall living conditions.
- **Community Well-being and Social Welfare:** By reserving land for community facilities like playgrounds, stadia, and welfare institutions, the development plan ensures that the social and recreational needs of the population are met.

- **Development Control and Regulation:** The plan provides guidelines for regulating construction, including building height, density, and location, to have to a check on orderly and sustainable manner. It also includes provisions for controlling land use changes, maintaining open spaces, and addressing issues like parking and waste management.
- **Economic Growth and Industrial Development:** The plan designates areas for service industries, industrial estates, and large-scale development, facilitating economic growth and employment opportunities.

5.4 Objectives of Development Plan

The process laid down in the MR and TP Act, 1966 involves both procedural and administrative actions and technical planning tasks.

- **Existing Land Use Map:** Create a detailed map using advanced technology for spatial analysis of current land use, future growth impact, and easy updates for monitoring the plan's implementation.
- **Current Land Use Assessment:** Evaluate the availability of land for housing, industry, public services (education, healthcare, etc.), and utilities (water, sewerage, waste management, transport).
- **Growth Scenarios:** Project growth scenarios for 2024, 2039, and 2049 in terms of population, economy, employment, and land use, estimating the demand for housing and economic space.
- **Public Land and Floor Space Norms:** Establish guidelines for land and floor space allocation for public purposes.
- **Land and Infrastructure Demand:** Estimate future demand for public land, floor space, and infrastructure services like water supply and sewerage.
- **Land Use Plan:** Translate the analysis into a proposed land use plan, including FSI, density patterns, land acquisition methods, and development control regulations.
- **Implementation Cost and Financing:** Estimate the cost of the development plan and propose a sustainable financing strategy.
- **Monitoring and Evaluation:** Develop a system to monitor and evaluate the plan's implementation and outcomes.
- **Draft Development Plan Report:** Prepare and publish a Draft Development Plan report for the Municipal Corporation, inviting public suggestions and objections.
- **Stakeholder Consultation:** Assist municipal corporation with organizing stakeholder consultations during the planning process, particularly after the draft publication, if required.

5.5 Legal Procedure as per MR and TP ACT 1966

Section 38 of the Maharashtra Regional and Town Planning Act 1966 stipulates the revision of development plan is to make Ahilyanagar a liveable, sustainable and inclusive city at least once in twenty years. The procedure for preparation and sanctioning of the Development Plan is given in Sections 23 to 31 of chapter II of MR and TP Act, 1966.

Table 5-1 Legal procedure as per MR& TP Act

MRTP Act,1966	Mandate
Section 23	Declaration of intention to prepare a Development Plan The planning authority before carrying out a survey and preparing an Existing Land Use map, by a resolution, makes a declaration of its intention, to prepare the Development Plan and sends it to the state government along with a copy of the plan showing only the boundary of the entire area proposed to be included in the Development Plan, which will be published in the official gazette and also in one or more local newspapers inviting suggestions and objections from the public within a period of not less than 60 days from the publication of the notice in the official gazette.
Section 24	Appointment of Town Planning Officer At the time of the declaration of intention to prepare a Development Plan, the planning authority resolves to appoint the Town Planning Officer for carrying out a survey, prepare an ELU map thereof, and formulate proposals of the DP of that area for submission to the planning Authority.
Section 25	Provision for survey and preparation of existing-land use map The planning authority or the said officer shall survey the lands and prepare an ELU within 6 months from the date of declaration of intention or not later than such further time as the state government may from time to time extend. Provided that, the period so extended shall not, in any case, exceed one year in the aggregate
Section 26	Preparation and publication of notice of Draft Development Plan The Planning Authority shall prepare a Draft Development Plan within 2 years from the date of a notice published under section 23. Also, publish a notice in the Official Gazette stating that the Development Plan has been prepared and invite objections and suggestions within a period of 30 days from the date of notice in the Official Gazette. State Government may, on an application of the Planning Authority, by an order in writing, and for reasons to be recorded from time to time extend the period for preparation. The period so extended shall not exceed 6 months in aggregate.
Section 27	Provision of Regional Plan to be considered Where any area within the jurisdiction of a Planning Authority is included in a Region, the Planning Authority or the said Officer

	shall consider the proposals made in any Draft Regional Plan or any final regional plan while preparing the Draft Development Plan.
Section 28	Objections to draft Development plan. When suggestions or objections to a draft Development Plan are submitted within the prescribed time, the Planning Authority or designated officer reviews them along with the Planning Committee's report and may make suitable modifications to the plan. The Planning Committee generally includes three Standing Committee members and up to four experts appointed by the Director of Town Planning, though its composition can vary if the powers of the Planning Authority are exercised by other authorities such as the State Government or Town Planning officers.
Section 30	Submission of the Draft Development Plan The planning authority shall submit the Draft Development Plan along with the list of modifications or changes made in the Draft Development Plan to the state government for sanction within a period of 12 months from the date of publication of notice regarding its preparation.
Section 31	Sanction to the Draft Development Plan Within 12 months from the date of receipt of the Draft Development Plan from the planning authority, the state government, after consulting with the Director of Town Planning, may sanction the Draft DP or return it to the planning authority for modification as it may direct or refuse to accord sanction and direct to prepare a fresh DP.
Section 38	Revision of Development Plan At least once in twenty years from the date on which a Development Plan has come into operation Planning Authority shall at any time when so directed by the State Government revise the Development Plan either wholly, or the parts separately after carrying out, if necessary, fresh survey and preparing an existing-land-use map of the area within its jurisdiction.
Section 42	Implementation of plans On the coming into operation of any plan or plans, it shall be the duty of every Planning Authority to take such steps as may be necessary to carry out the provisions of such plan or plans

Source: MR&TP ACT, 1966

5.6 GIS Based Development Plan

The formulation of GIS-based Master/Development Plans for 500 cities is a key reform under the AMRUT initiative, approved as a 100% centrally funded sub-scheme. As per the AMRUT Mission and Maharashtra Government Regulations, specifically Notification No. TPS-1818/1419/303/18/UD-13 dated 25/01/2019 and its Corrigendum dated 17/06/2019, it is required that development plans and existing land use maps be prepared using GIS, with various survey maps overlaid on a base map.

The Master Plan/Development Plan is a crucial tool for urban land management, allocating land uses to ensure sustainable city or town development. These plans are generally designed for 20-year periods, with reviews and revisions every five years. The formulation of such plans begins with the preparation of a base map, existing land use surveys, and the collection of socio-economic data to assess the current situation and propose future land use strategies. With advances in remote sensing and GIS, the planning process can be accelerated by integrating spatial and attribute data, enabling a thorough analysis of urban growth, land use, infrastructure, and projected population growth.

The goal is to create common, digital, geo-referenced base and land use maps using GIS, allowing for greater use of spatial technologies to support various urban planning tasks, such as master plans, development plans, zonal plans, utility plans, and infrastructure plans. The use of GIS will facilitate effective land use management, spatial growth control, project planning, urban management, and provide a user-friendly and accessible platform for all stakeholders.

CHAPTER 6. TRANSPORTATION

6.1 Introduction

An effective and efficient transportation system is essential for the development of an area. It connects people to employment opportunities, public services, shopping, social networks, and businesses to labour, consumer, buyer, and supplier markets. This chapter focuses on the city's transportation landscape, beginning with an overview of the existing transport network and current traffic conditions. The following sections provide a comprehensive outline of the city's traffic and transportation.

6.2 Existing Transport Network

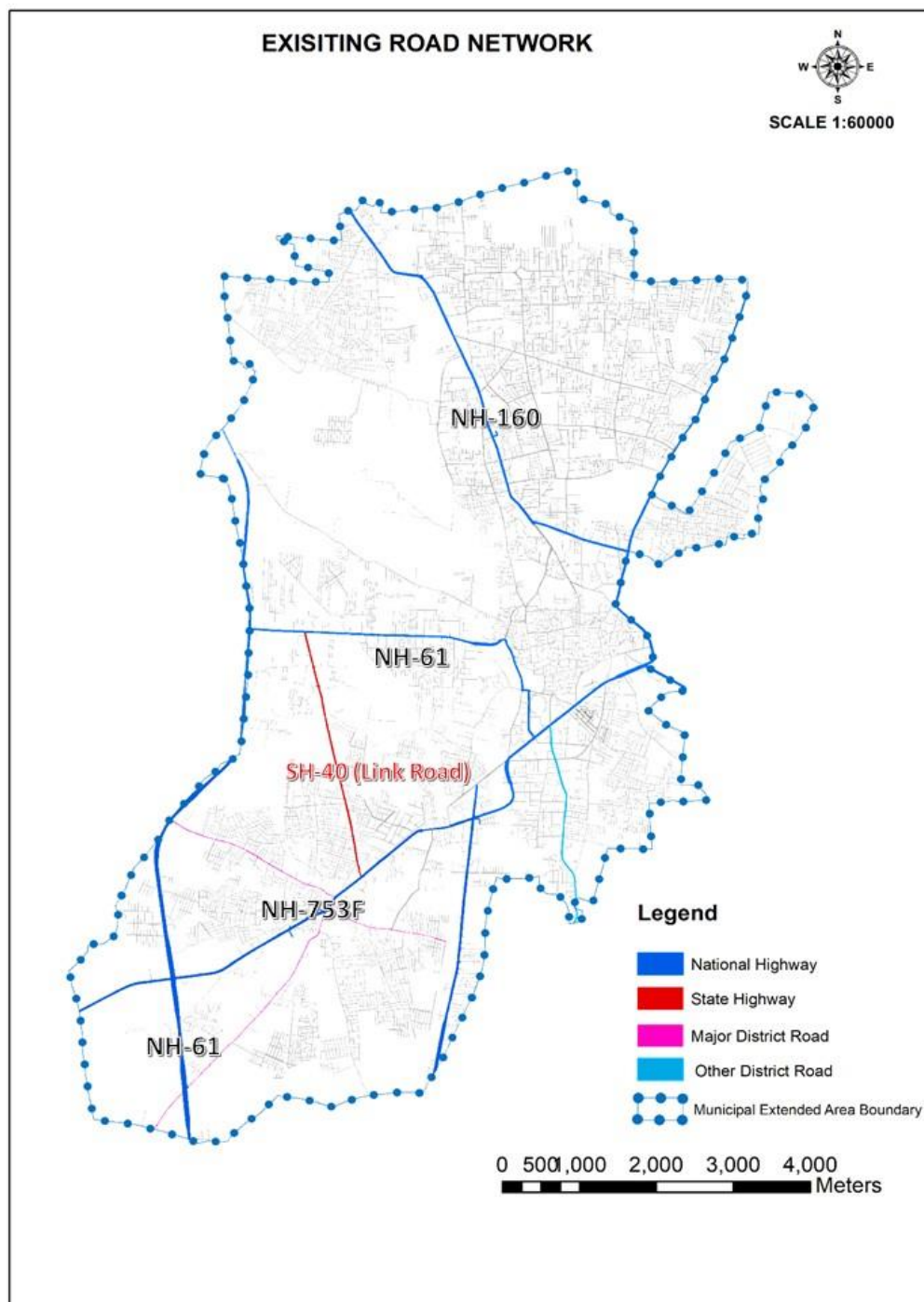
6.2.1 Road Network

Ahilyanagar is a key hub on several national highways, enhancing its connectivity to major urban centres and facilitating trade and travel. The **NH 61** bypass around Ahilyanagar offers a crucial route for long-distance vehicles, allowing them to bypass city congestion, thus improving internal traffic flow. Maintaining this bypass is essential to avoid overloading the city's roads. Lastly, **NH 753F**, a flyover connecting Ahilyanagar to Ch. Sambhaji Nagar, is another part of key National Highway that aids regional travel and commerce, also links Ahilyanagar to Pune, is a vital providing inter-city connectivity and supporting commerce and travel between these two significant cities. To maintain smooth movement and encourage trade, the development plan should prioritize its maintenance and upgrade. Similarly, **NH 61**, connecting Ahilyanagar to Kalyan, is crucial for intra-state travel, providing access to Kalyan's industrial and commercial hubs. The development plan should focus on enhancing the road's capacity and safety features to accommodate growing traffic. **NH 160**, which links Ahilyanagar to Manmad, serves as an important route for trade and travel, especially given Manmad's significance as a railway junction and industrial centre. There is only a state highway within the municipal area. Which serves as link road for NH 61 and NH 753F. The roads within the Ahilyanagar Municipal Corporation play a critical role in shaping the region's transportation network, connecting it to important urban centres and facilitating economic activities. These roads classified as Major District Roads (MDR), Other District Roads (ODR), Village Roads (VR) etc.

The table 5-1 provides a breakdown of various road classifications and their lengths within the Ahilyanagar Municipal Corporation, highlighting their importance in the region's transportation infrastructure.

Table 6-1 Types of roads and length

SR No	Type of Road	Length in km
1	NH	34.33
2	SH	3.36
2	MDR	7.68
4	ODR	2.74



6-1 Existing Road Network

Table 6-2 Existing Road Density

Parameter	Value
Total Road Length	1146 km
Total Area	68.20 Sq.km.
Road Density	16 km per sq.km.

A large portion, 1097.89 km consists of urban roads, reflecting the city's focus on local transportation infrastructure. State Highways make up only 3.36km while Other District Roads (ODR) account for 2.74 km. National Highways and Major District Roads (MDR) comprise 34.33 km and 7.68km of the total road network, respectively, indicating their relatively smaller presence in the city's overall road infrastructure.

1.Road Density

The road density in Ahilyanagar city is approximately 16 km per sq.km, indicating a high density of roads relative to the city area. This suggests a well-connected road network, which can facilitate efficient transportation and accessibility within the city. However, high road density may also imply challenges like congestion, increased maintenance requirements, and potential impacts on green spaces and urban development planning.

2.Road Condition

Road condition in several major important areas within Ahilyanagar corporation is poor. Currently the municipal corporation taken initiative to redevelop and reconstruct the major roads and increase their width to avoid congestion and traffic.

3. Parking Facilities

The city of Ahilyanagar currently faces a significant shortage of organized parking facilities. Inadequate provision of off-street and structured parking, especially in commercial zones and high-density residential areas, leads to frequent on-road parking, congestion, and traffic bottlenecks. This deficiency highlights the urgent need for dedicated parking infrastructure in the city's development plan.

6.2.2. Public Transport

Maharashtra State Road Corporation (MSRTC) was operating bus services in Ahilyanagar. However, in the view of sustained loss MSRTC stopped the bus operating process in 2004. Subsequently in 2007, Ahilyanagar Municipal Corporation (AMC) appointed “Ahilyanagar Pravasi and Maalvaahatuk Sanstha” as the city bus operator with fleet size of 15 buses. However, due to poor financial performance the services were stopped. As a result, Intermediate Public Transport (IPT) and private vehicle increased rapidly.

On the principle of Privately Build, operate and own (BOO), the Municipal Corporation appointed “M/s Deepali Transport”, Ahilyanagar, (Private Operator) as Bus Operator to commissioned bus services in Ahilyanagar with fleet size of 15 from July 2019. The undertaking has been named as “Ahilyanagar Municipal Corporation” (AMC). The tenure of the contract is between AMC and M/s. Deepali Transport for 10 years.

The private operator runs Ahilyanagar’s city buses and owns the buses and depots. There is no city bus runs by Ahilyanagar Municipal Corporation. This has resulted to an unorganized public transport system in the city.

6.2.2.1 Existing Bus Operation

Fleet Size: 15 Buses

No of Routes: 9 but on ground are 5 to 6

Bus Typology: Standard Bus

Fuel Type: Diesel Buses

Average Age of Bus: 4 Years

Network Length: 96 km

Average Headway: 34 minutes

Total Daily Passenger: 3872

6.2.2.2 Operation Schedule

Time of departure of first bus is 6 am and time of arrival of last bus is at 11 pm. The existing bus service operated for 17 hours.

6.2.2.3 Existing Bus Route Details

Below table shows the existing routes of the municipal transport system.

Table 6-3 Existing AMT Route

Sr no	Route Name	Origin	Destination	No of Stops	Route Length	Headway	Earning per km.	No of Passengers
1	R1	MSRTC Bus Stand	Vilad Ghat	30	16.5	45	RS 22/- (Per Day total travel length =2700 KM)	320
2	R2	MSRTC Bus Stand	Nitya Sewa	29	10	30		335
3	R3	MSRTC Bus Stand	Nirmal Nagar	29	9.5	30		479
4	R4	MSRTC Bus Stand	Nirmal Nagar	17	11.5	45		528
5	R5	MSRTC Bus Stand	MIDC(Nimbalak)	33	13	45		429
6	R6	MSRTC Bus Stand	Engineering College	33	15	20		598
7	R7	MSRTC Bus Stand	Alamgir	13	6	30		481
8	R8	MSRTC Bus Stand	Shahoo Nagar	13	7	20		403
9	R9	MSRTC Bus Stand	VRDE	14	7	45		299

Source: E-Bus Seva Draft Scheme, Ahilyanagar

6.2.2.4 Existing Bus Fare

Ahilyanagar Municipal Transport has distance-based fare structure. The existing bus fare structure is presented in below table

Table 6-4 Existing Bus Fare of AMT

Kilometres in Range		Fare in Rs	
Exceeding	Non-Exceeding	Adult	Child
0	2	8	4
2	4	10	5
4	6	12	6
6	8	16	8
8	10	20	10
10	12 and above	30	15

Source: *Source: E-Bus Seva Draft Scheme, Ahilyanagar*

The city's fare collection is hand held via Electronic Ticket Machine (ETM). The fare system information is also integrated with Smart card system that is being used as alternative media's.

6.2.2.4 Existing Bus Support Infrastructure

The support infrastructure for city bus services such as Bus Q shelters, Depots, terminals and ITS facilities are essential for any city bus service to operate successfully. The details for available infrastructure components are presented below.

Existing Bus Shelters

The existing bus shelters were planned by municipal Corporation. Currently there are 12 existing bus shelters operated by AMC.

Existing Bus Depots and Terminals

Vendors operate the bus depots which falls in the peripheral part of the city. The existing depots owned by operator covers about 1050 sq.m. of area. Commencing schedules, change of drivers, allocation of duties is some of the important activities take place at this location.

6.2.2.5 Existing Institutional Setup

The Ahilyanagar Municipal Corporation service operates on BOO basis based on the agreement placed between Ahilyanagar Municipal Corporation and Deepali Transport, Ahilyanagar. Any request for modifications to the current city bus service (such as fare revision) is typically approved by the standing committee before being forwarded to the Regional Transport Authority (RTA). The RTA comprises of Collector, Superintendent of Police and deputy RTO. There are many parameters which regulate the success of a public transportation system with the most critical parameter being ridership which forms the basis of the implementation of a public transportation service.

6.2.3 MSRTC Bus Service

The Maharashtra State Road Transport Corporation (MSRTC) provides extensive bus services from Ahilyanagar, connecting it with numerous towns, cities, and rural areas across Maharashtra and neighbouring states. Key features of the MSRTC bus service from Ahilyanagar include:

Intercity Services: MSRTC buses connect Ahilyanagar to major cities such as Pune, Mumbai, Ch. Sambhaji Nagar, Dhule, Nashik offering regular services that cater to daily commuters, students, and travellers.

Types of Buses:

Shiv Shahi: Semi-luxury buses with air conditioning for a comfortable journey over longer distances.

Shivneri: Premium air-conditioned buses, mainly used for routes to Pune and Mumbai, Ch. Sambhajanagar.

Hirkani and Parivartan: Regular buses for budget-conscious travellers, covering short to medium distances.

Shivai: Under PM E Bus Seva and Fame 1 and Fame 2 electric buses operated to Pune Ahilyanagar and Ch. Sambhajanagar

Up to 650 buses arrive daily at the four major bus stops within the city, ensuring reliable transportation for daily commuters across various regions. The city is connected through 36 intercity and intracity routes, efficiently facilitating movement of approximately 7,500 passengers every day.

Major Daily Bus Routes

1. **Nashik** – via Rahuri and Sangamner
2. **Dhule** – via Shirdi, Kopargaon, Yewala, Manmad, Malegaon
3. **Chhatrapati Sambhajanagar** – via Ghodegaon and Newasa Fata
4. **Pune** – via Shirur
5. **Mumbai** – via Shirur and Pune
6. **Pandharpur** – via Karmala
7. **Solapur** – via Karmala and Jeur
8. **Dharashiv (Osmanabad)** – via Jamkhed and Bhum
9. **Kalyan** – via Alephata
10. **Gangapur** – via Solapur and Akkalkot
11. **Shegaon** – via Chhatrapati Sambhajanagar, Jalna, Chikhali, and Khamgaon

6.2.4 Registered Vehicles

Category wise new motor vehicles registration data in Ahilyanagar has been compiled from the Regional Traffic Office (RTO) for the period 2018-2023 and has been presented in the Table 5-5.

It is observed from the data that there has been a significant and consistent increase in the number of trucks over the years, particularly from 2018–19 to 2023–24, indicating a steady growth in commercial and goods transport. Passenger buses showed a fluctuating trend, with a decline in 2020–21, likely due to the pandemic, followed by a notable rise in 2022–23, reflecting recovery in public transport services. Auto rickshaws initially declined but later registered a sharp increase in the final year, highlighting renewed demand in short-distance transport. The categories of motorcycles, cars, and jeeps consistently show zero or missing values, suggesting either lack of available data or no recorded registrations in these segments during the specified years.

Table 6-5 Yearly Vehicle Registration in Ahilyanagar

Year	Trucks	Passenger Buses	Cars, Jeeps	Taxi	Auto Rikshaws	Motor Cycles and Scooters	Total
2018-19	764	61	No Data Available	167	647	No Data Available	1639
2019-20	797	106		82	441		1426
2020-21	1205	45		31	270		1551
2021-22	1842	46		71	252		2211
2022-23	2643	208		115	197		3163
2023-24	2986	269		255	947		4457

Source: RTO, Ahilyanagar

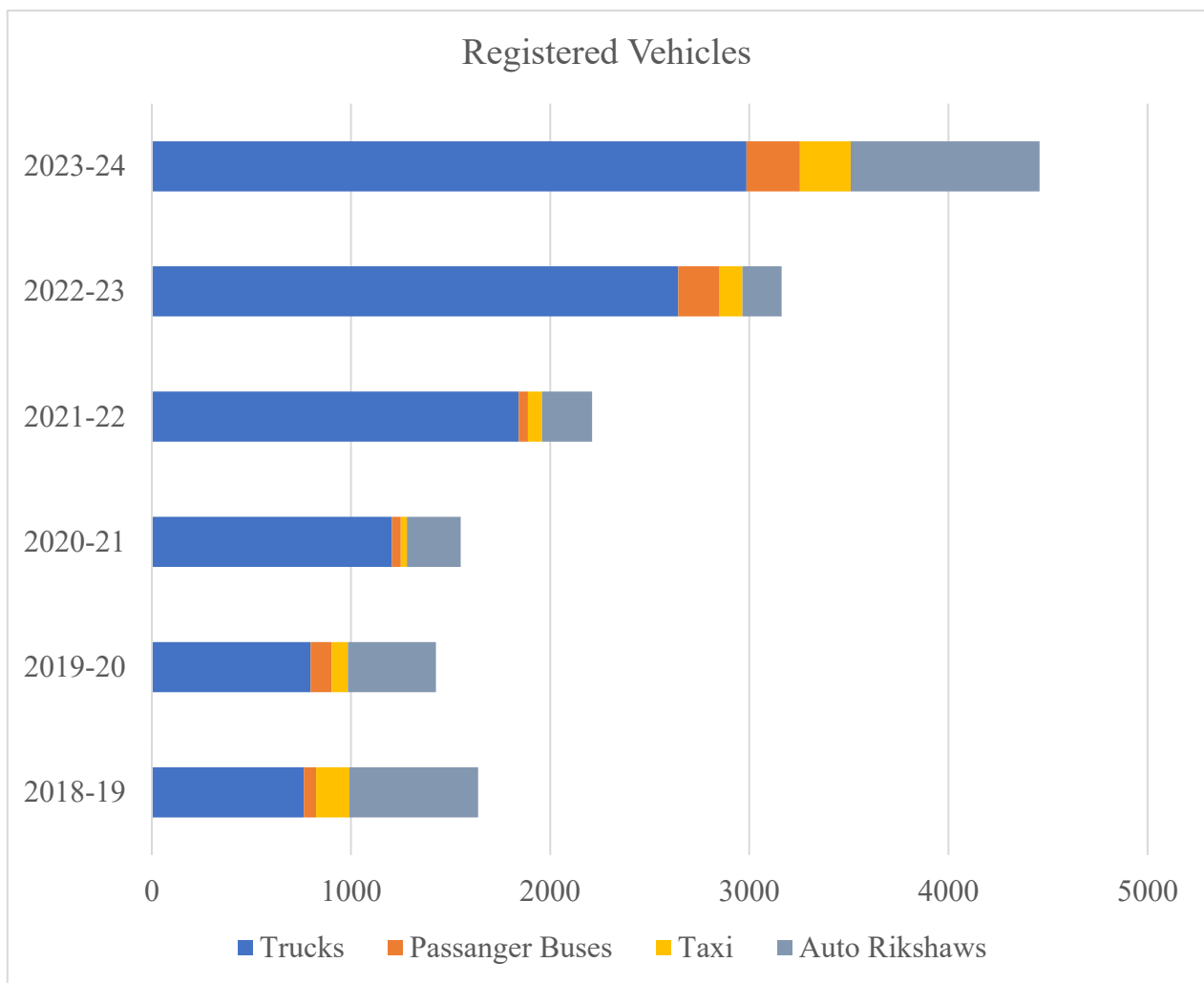


Figure 6-1 Registered Vehicles Count

The total number of new vehicle registrations increased from 1639 in 2018-19 to 4457 in 2023-24. Trucks represent the highest share of vehicle registrations, showing a continuous growth trend. Passenger buses and auto rickshaws have also contributed to the total but to a lesser extent. The figures reflect an overall growth in vehicle registrations with trucks leading this growth significantly.

6.2.5 Accidental Statistics

1. The accident data received from DCP, Traffic for the years from 2022 to 2024 is given in table 5-6

Table 6-6 Accident Reports

Year	Police Station	Fatal Accidents	Accidents with Major Injuries	Accidents with Minor Injuries
2022	Kotwali	26	29	24
	Topkhana	12	30	17
	Bhingar Camp	16	30	7
	MIDC	46	48	12
Total (2022)		100	137	60
2023	Kotwali	23	21	12
	Topkhana	10	18	37
	Bhingar Camp	23	42	7
	MIDC	43	65	3
Total (2023)		99	146	59
2024	Kotwali	16	27	30
	Topkhana	17	60	0
	Bhingar Camp	25	46	3
	MIDC	48	61	6
Total (2024)		106	194	39

Source: Traffic Wing, SP office, Ahilyanagar

The rate of accidents is high in the city. It is observed that most of the accidents in the city involve major and fatal accidents. This could be happened due to the absence of design speed notations and conflicting points at the intersection.

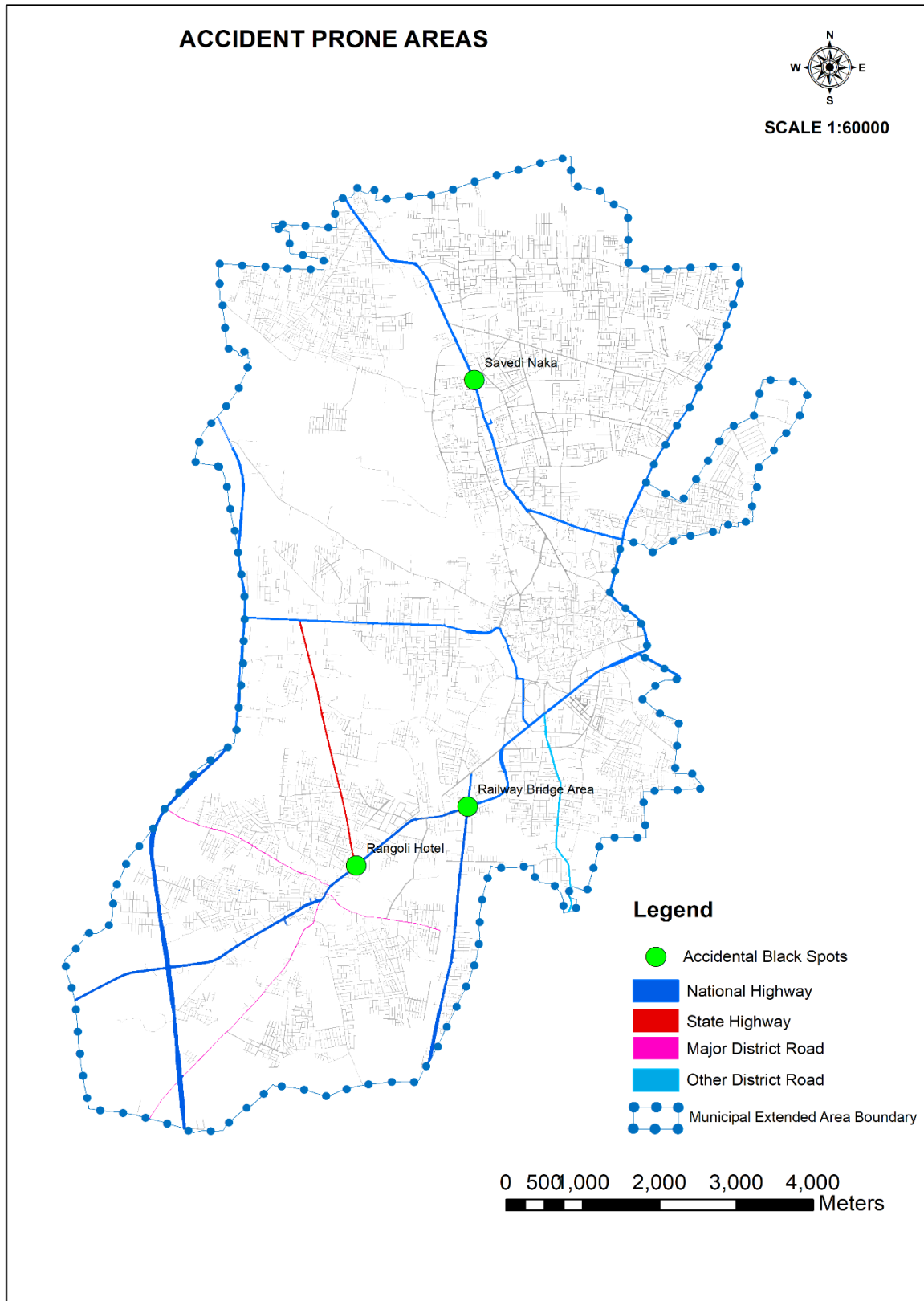
2. Black Spots

These are the locations which are prone to the most of the accidents in a city.

Table 6-7 Black Spots

Sr no	Police Station	Road Name	Black Spot Place Name
1	Kotwali	Ahilyanagar Pune (NH 753F)	Rangoli Hotel
2		Ahilyanagar Pune (NH 753F)	Railway Bridge
3	Topkhana	Ahilyanagar Pune (NH 160)	Savedi Naka

Source: Traffic Wing, SP office, Ahilyanagar



Map 6-2 Accident Prone areas in city

CHAPTER 7. PHYSICAL INFRASTRUCTURE

7.1 Introduction

Provision and equitable access to basic physical infrastructure in terms of water supply, sewerage, and solid waste management are essential to achieve better quality of life of citizens. Increasing population inevitably places these services under pressure, leading to disparities in terms of insufficiencies and access. This chapter focuses on existing situation of water supply, sewerage and solid waste management and issues arising for these services in fulfilling the growing demand.

7.2 Water Supply

Water supply is one of the primary needs of any community irrespective of the classification being urban or rural. Out of all municipal services, provision of potable water is perhaps the most vital. In all cases, the water supply system must fulfil both quality and quantity requirements. Water supply system comprises of infrastructure for the collection, transmission, treatment & storage, and distribution of water for homes, commercial establishments, industry, and irrigation, as well as for such public needs as firefighting and street flushing. This section analysis existing water supply system, issues in present context, existing and proposed water supply projects.

7.2.1 Source of water Supply

The Ahilyanagar Municipal Corporation's urban water supply scheme sources its raw water from the Dnyaneshwar Reservoir, located approximately 32 kilometres from the city. At this source point in Mulanagar, a jack well and pumping station have been established. The pumping station is equipped with three 725 horsepower (HP) motor/pump sets and three 400 HP motor/pump sets, which are currently operational. The untreated water lifted from this location is conveyed through various pipelines to a nearby elevated Balancing Tank (BPT). From the BPT, the water is transported to the Vilad Water Treatment Plant via three major pipelines: one 700 mm diameter Cast Iron (CI) pipeline and two 1100 mm diameter Pre-stressed Concrete (PSC) pipelines.

At Vasanttekdi, two main balancing reservoirs with storage capacities of 6.8 million litres and 5.0 million litres are functional. The purified water received from Vilad is stored in these reservoirs, and a systematic daily distribution plan is implemented to supply water in phases to both the central city area and the extended suburban regions.

Table 7-1 The Source of Supply and Water Supply History

Sr No	Source	Capacity in MLD	Scheme Completion Year	Status	Present Condition
1	Mula Dam	22	1972	Phase-I	Not Suitable for Further Utilization
2	Mula Dam	38	1988	Phase-II	Not Suitable for Further Utilization
3	Mula Dam	70	1997	Phase-II rev	Suitable for Further Utilization
4	Mula Dam	70	2016(2027)	Phase-III	Phase III designed for Intermediate Stage year 2027
5	Mula Dam	50	Ongoing	Amrut 1.0	Suitable for Further Utilization

Source: Water Supply Dept.AMC, Ahilyanagar

7.2.2 Treatment and Storage

At the Vilad Water Treatment Plant, four treatment units with daily capacities of 16 MLD, 22 MLD, 35 MLD, and 45 MLD are operational. The raw water brought from Mulanagar undergoes purification through a combination of natural, technical, and chemical processes. Once treated, the purified water is pumped using three pump houses fitted with 300 HP, 400 HP, and 600 HP motor/pump sets, and is transmitted through three main pipelines of 600 mm (DI), 800 mm (MS), and 1000 mm (MS) diameters, respectively, to the Vasanttekdi Distribution Centre. From here the treated water is further distributed into 21 reservoirs (ESR &GSR) spread over city. From these reservoirs water is supplied to the residents in 5 water supply zones. The total storage capacity of existing storage reservoirs is 197.02 lakh liters. The AMC also proposed the new 7 ESRs within the municipal limit.

Table 7-2 The List of Existing ESRs in AMC

Sr No	Name of ESR	ESR/ GSR	Number	Staging Height in (m)	Capacity in Lakh Liters
1	Nagapur	ESR	1	15	11.12
2	Bhistbag	ESR	1	12	19.50
3	Nirmal Nagar	ESR	1	15	8.50
4	Vasant Tekdi	ESR+GSR	3	13	22.50
5	Mukund Nagar	ESR	1	15	14.20
6	Old Bagade	ESR+GSR	3	10	13
7	RTO	ESR	1	18	0
8	Saroshbag	ESR	1	16	0
9	Lal Taki	ESR	1	12	25
10	Shanti Nagar	ESR	1	15	7
11	Samarth Nagar	ESR	1	15	15
12	Agarkar	ESR	1	15	10
13	Shivaji Nagar	ESR	1	15	10
14	Shivaji Nagar	ESR	1	16	2.50
15	Jape Nagar	ESR	1	15	4.20
16	Jape Nagar	ESR	1	15	5
17	Eknath Nagar	ESR	1	9	3.50
18	Omkar Nagar	ESR	1	14	18.50
19	Mohini Nagar	ESR	1	19	2.50
20	Mohini Nagar	ESR	1	14	5
Total			21		197.02

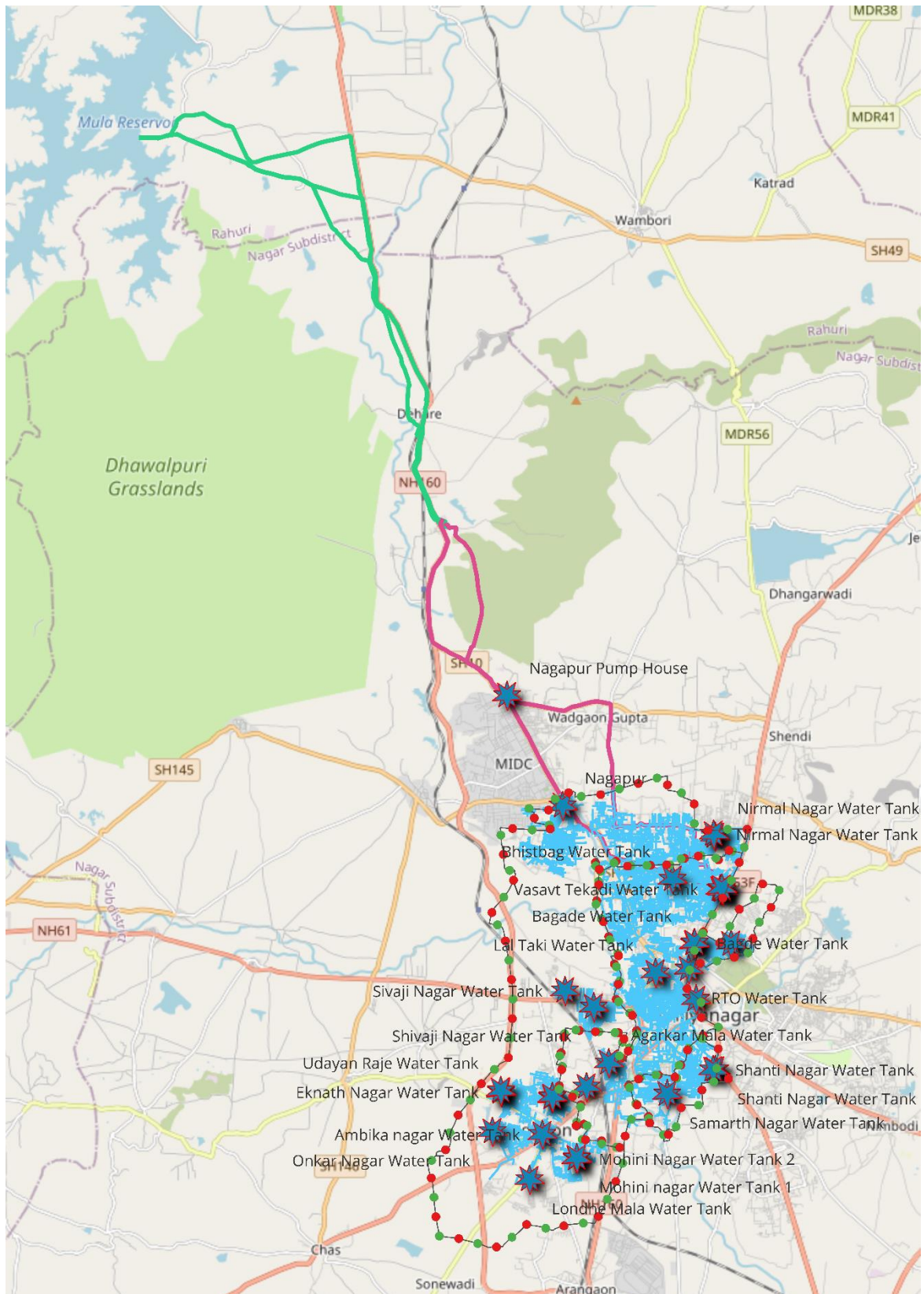
Source: Water Supply Dept.AMC, Ahilyanagar

* The ESR at RTO and Saroshbag are under the repairing process. The capacity of both ESRs is 18.40 and 25.10 respectively.

Table 7-3 List of proposed ESRs in AMC

Sr no	Name of ESR	Staging Height in (m)	Capacity in Lakh Liters
1	Nagapur	23	20.10
2	Kalyan Road	19	11
3	Matkar Plot	14	11.80
4	Indira Nagar	18	2.10
5	Bhistbag	20	23.60

Source: Water Supply Dept.AMC, Ahilyanagar



Map 7-1 Source of water supply to City

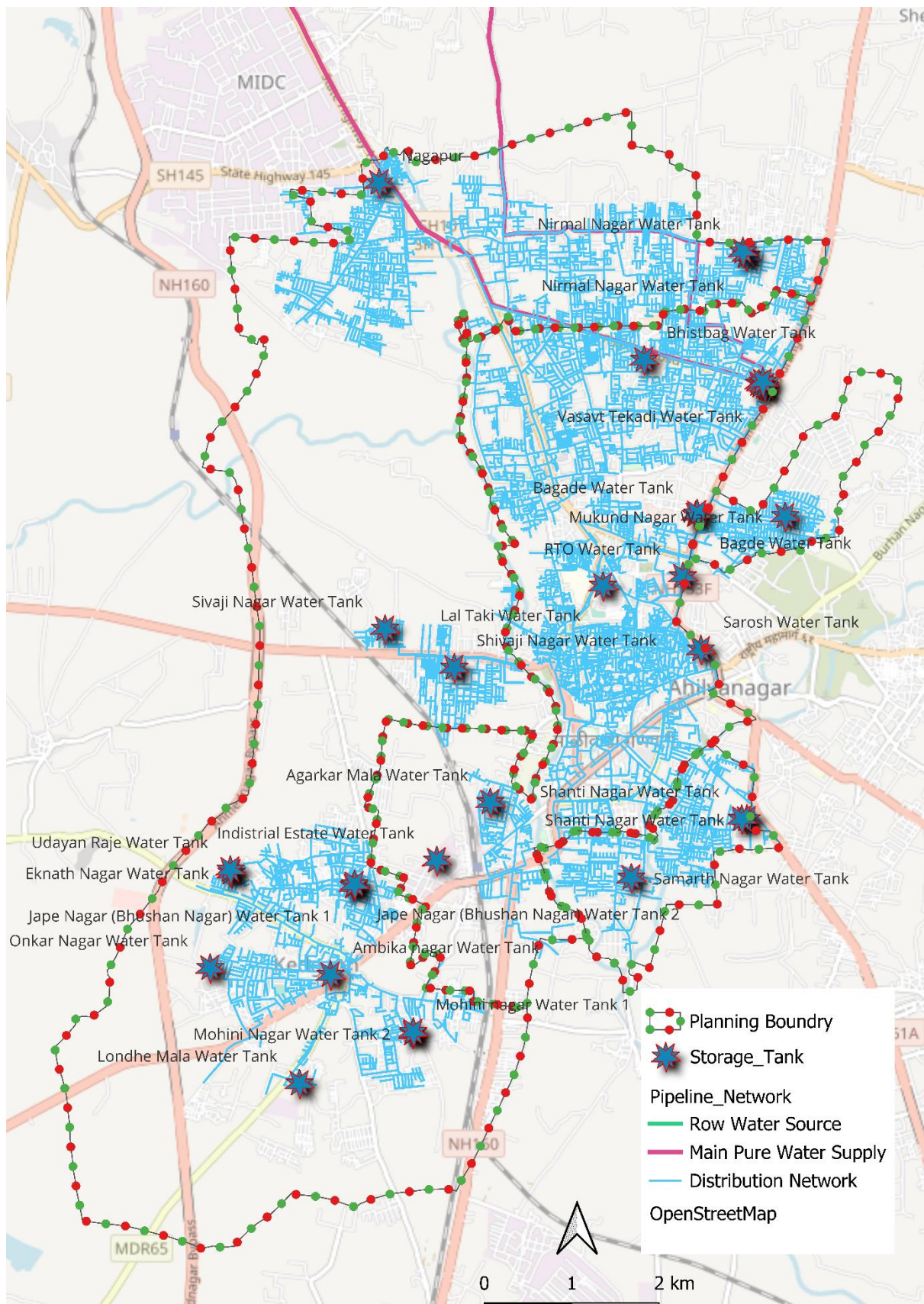


Figure 7-1 Distribution Network

7.2.3 Distribution Network and Transmission

There are 21 reservoirs supplying water across city and covering the entire city. The entire network laid in UIDSSMT scheme. The total length of all the water supply lines is 625 km approx.

The distribution systems have been laid in 1972, 1988, 1991. The treated water is pumped from Vilad water treatment plant and then stored at MBR of respective authority. Then transmitted in 5 different water supply zones viz.

A) Zone A- Nagapur, Bhistbag, Kalyan Road and Shivaji Nagar Area

B) Zone B – Kedgaon Area

C) Zone C- Part of Nirmal Nagar and Bhistbag Mahal

D) Zone D- Ch. Sambhaji Nagar-Pune Highway Eastern Part of City

E) Zone E- Ch. Sambhaji Nagar-Pune Highway Eastern Part of City.

Almost 85% of the pipeline is of AC, RCC, PVC. Remaining are DI and CI which are being laid recently and are used in the proposed project. Hydraulic modelling has been carried out adopting the present pattern of water distribution in order to define the present conditions of flow and pressure in the city. It was verified that large portions of the service area are affected by pressure lower than 10 m that precludes adequate water supply to many consumers. Predominantly apart from this most of the outskirts of the city part is having no network area.

7.2.4 Coverage of Water Supply Connections

Ahilyanagar city has approximately 80% water supply coverage. Most of the areas in city are served through hydraulic design of distribution system while in hilly areas pumping system is provided. The city has 64361 domestic and 1404 non-domestic connections. Domestic connections serve around 80% households of the city. The public taps, stand post and hand pumps are not operational in the city

7.2.5 Per Capita Water

Per capita supply of water to the residents is 132 LPCD in Ahilyanagar which is slightly below that the standard prescribed by CPHEEO.

7.2.6 Extent of Metering of Water Connections

Over the last few years, the daily average production has been 120 MLD. Less than 1% connections are metered, so it is not possible to determine billed consumption. As per data received by water supply department shows extend of non-revenue water is around 40% in Ahilyanagar. The metering charges for the domestic connection is Rs 2400 annually and for non-domestic or commercial are Rs 6000 annually.

****Note-** These Domestic and Non domestic charges are lump-sum amounts applied by the AMC.*

7.2.7 Extent of Non-revenue Water

As per water audit conducted in 2023 shows extend of non-revenue water is around 40% in Ahilyanagar.

7.2.8 Quality of Water Supply

Quality of water supplied is measured as the percentage of water samples that meet or exceed the specified potable water standards, as defined by the Central Public Health and Environmental Engineering Organisation (CPHEEO). Mula Dam authorities conduct test at treatment plant while water supply department of AMC conducts test at ESRs on a daily basis.

7.2.9 Service Level Benchmarks

Table 7-4 Service Level Benchmarks

Sr no	Parameter	Benchmark	Service Level in FY 2024-25
1	Coverage of water supply connections (%)	100	80%
2	Per capital supply of water at consumer end (LPCD)	135	132
3	Extent of metering of water connections (%)	100	1%
4	Extent of non-revenue water (%)	20	40%
5	Continuity of water supply (hrs per day)	24	4

Source: Water Supply Dept.AMC, Ahilyanagar

7.3. Water Demand

7.3.1 Domestic Water Demand (135 LPCD)

Base Population (2054): **9,54,148**

Per Capita Water Norm: **135 LPCD**

$$\text{Domestic Water} = 9,54,148 \times 135 = 128,809,980 \text{ litres/day} = 128.81 \text{ MLD}$$

Table 7-5 Population Forecasting for 30 Years

Year	Population	Status	Growth from 2011
1961	1,06,873	Historical	-
1971	1,29,961	Historical	-
1981	1,62,078	Historical	-
1991	2,35,766	Historical	-
2001	3,03,696	Historical	-
2011	3,46,755	Base Year	-
2021	4,38,787	Forecast	+26.5%
2031	5,55,245	Forecast	+60.1%
2041	7,02,612	Forecast	+102.6%
2054	9,54,148	Forecast	+175.2%

Table 7-6 Component-wise Breakdown (as per IS 1172):

Activity	LPCD	% of Total
Drinking & Cooking	10	7.4%
Bathing	55	40.7%
Toilet Flushing	30	22.2%
Laundry	20	14.8%
Dishwashing & Cleaning	20	14.8%
TOTAL	135	100.0%

The domestic component constitutes 77.2% of the total water demand, reflecting the primarily residential character of Ahilyanagar. The high bathing water requirement (55 LPCD) is typical for Indian climatic conditions. The 135 LPCD norm is appropriate for a city with planned sewerage infrastructure.

7.3.2 Non-Domestic Water Demand (IS 1172:1993)

Category	% of Pop	Population	LPCD	Water (MLD)
Commercial (Shops, Malls, Hotels)	8%	76,332	45	3.435
Hospitals & Medical	1%	9,541	340	3.244
Institutional (Schools, Colleges)	5%	47,707	45	2.147
Offices & Govt Bldgs	3%	28,624	45	1.288
Industries/Workshops	2%	19,083	45	0.859
Public Utilities	1%	9,541	20	0.191
TOTAL	20%	1,90,828	-	11.163

Non-domestic demand accounts for only 6.7% of total water demand, which is typical for a moderately industrialized city. The hospital sector (340 LPCD) has the highest per-capita consumption due to 24-hour operations and hygiene requirements. Commercial establishments represent the largest absolute non-domestic consumer (3.435 MLD), reflecting Ahilyanagar's role as a regional trade and services hub.

7.3.3 Floating Population Water Demand (20 LPCD)

Floating Population: 15% of Resident Population = $9,54,148 \times 0.15 = 1,43,122$ persons

Water Norm: 20 LPCD

$$\text{Floating Water} = 1,43,122 \times 20 = 2,862,440 \text{ litres/day} = 2.86 \text{ MLD}$$

The 15% floating population assumption accounts for daily commuters from surrounding rural areas, pilgrims visiting religious sites (Ahilyanagar has significant religious tourism), and business travellers. The 20 LPCD norm is conservative, covering basic drinking, sanitation, and incidental needs without full residential amenities. This component, though small (1.7% of total), is critical for public health and tourist infrastructure planning.

7.3.4 Unaccounted for Water (UFW) Losses @ 15%

Total Raw Water Demand = Domestic + Non-Domestic + Floating = $128.81 + 11.16 + 2.86 = 142.84 \text{ MLD}$

$$\text{UFW Losses} = 142.84 \times 15\% = 21.43 \text{ MLD}$$

The 15% UFW allowance is the CPHEEO-recommended standard for Indian cities. This includes:

- Physical losses (leakage): ~8-10%
- Commercial losses (theft, unauthorized use): ~3-4%
- Metering inaccuracies: ~1-2%
- Fire reserve storage: ~1%

7.3.5 Fire Fighting Demand (IS 9668)

Fire demand is calculated using Kuichling's Formula:

$$Q = 3182 \times \sqrt{P}$$

Where P = population in thousands = 954.1

$$Q = 3182 \times \sqrt{954.1} = 3182 \times 30.89 = 98,290 \text{ litres/minute}$$

For continuous operation over 1 hour: Fire Demand = $98,290 \times 60 / 10^6 = 5.90 \text{ MLD}$

However, as per CPHEEO practice for Indian cities, the adopted fire demand for design is: 2.50 MLD

The adopted 2.50 MLD fire demand is consistent with CPHEEO guidelines for cities in the 5-10 lakh population range. This is stored as a static reserve in elevated service reservoirs (ESRs) and is not part of the daily production capacity. The fire demand is typically the governing factor for ESR capacity design.

7.4 Recommended Design Capacity

As per standard engineering practice:

$$\text{Design Capacity} = \text{Maximum Day Demand} + \text{Fire Demand} = 295.67 + 2.50 = 298.17 \text{ MLD}$$

7.4.1 Component-wise Infrastructure Requirements

Infrastructure Component	Design Capacity	Remarks
Water Treatment Plant	300 MLD	2 units of 150 MLD each
Raw Water Intake	320 MLD	Including future expansion
Clear Water Reservoirs	150 MLD	2-day storage capacity
Elevated Service Reservoirs	45 MLD	8-hour peak storage
Distribution Network	450 MLD	Designed for peak hour
Pumping Stations	450 MLD	With 25% standby capacity

Why the treatment plant must be sized for Maximum Day, not Average Day:

- The plant must have enough capacity to meet demand even on the **highest consumption day**
- If sized only for average day, the city would face **water shortages** during peak summer or festival periods
- The plant can operate at reduced capacity on normal days, but must **surge to 1.8× on peak days**

7.4.2 Source Requirements

Assuming 80% treatment plant efficiency:

$$\text{Raw Water Requirement} = 300 / 0.80 = 375 \text{ MLD}$$

This translates to approximately:

$$375 \text{ MLD} = 4.34 \text{ cubic meters/second} = 153.3 \text{ cusecs}$$

Parameter	Value
Resident Population	9,54,148
Floating Population	1,43,122
Total Population Served	10,97,270
Domestic Water (135 LPCD)	128.81 MLD
Floating Pop Water (20 LPCD)	2.86 MLD
Total Water Requirement	131.67 MLD
UFW Losses (15%)	19.75 MLD
Water to be Produced (Avg Day)	151.42 MLD
Treatment Plant Capacity (Max Day)	272.56 MLD
Raw Water Supply Required	340.70 MLD

7.3 Sewerage

A sewerage system, or wastewater collection system, is a network of pipes, pumping stations, and appurtenances that convey sewage from its points of origin to a point of treatment and disposal. The main function of a sanitary sewer system is to protect water quality and public health. The details of the sewerage management system of the corporation mentioned in this section.

7.3.1 Existing Sewerage System

Provision of sanitation and wastewater disposal facilities to the citizens is an obligatory function of the municipal corporation. Ahilyanagar Municipal Corporation had made it compulsory for the provisions of septic tanks; furthermore, septic tank latrines were also used for any new constructions. The main roads running along the city are equipped with drains which mainly collect and carry the sullage water from all the households. The total length of the drainage system is 562.224 km. The underground sewerage system scheme includes network of 148.399 km.

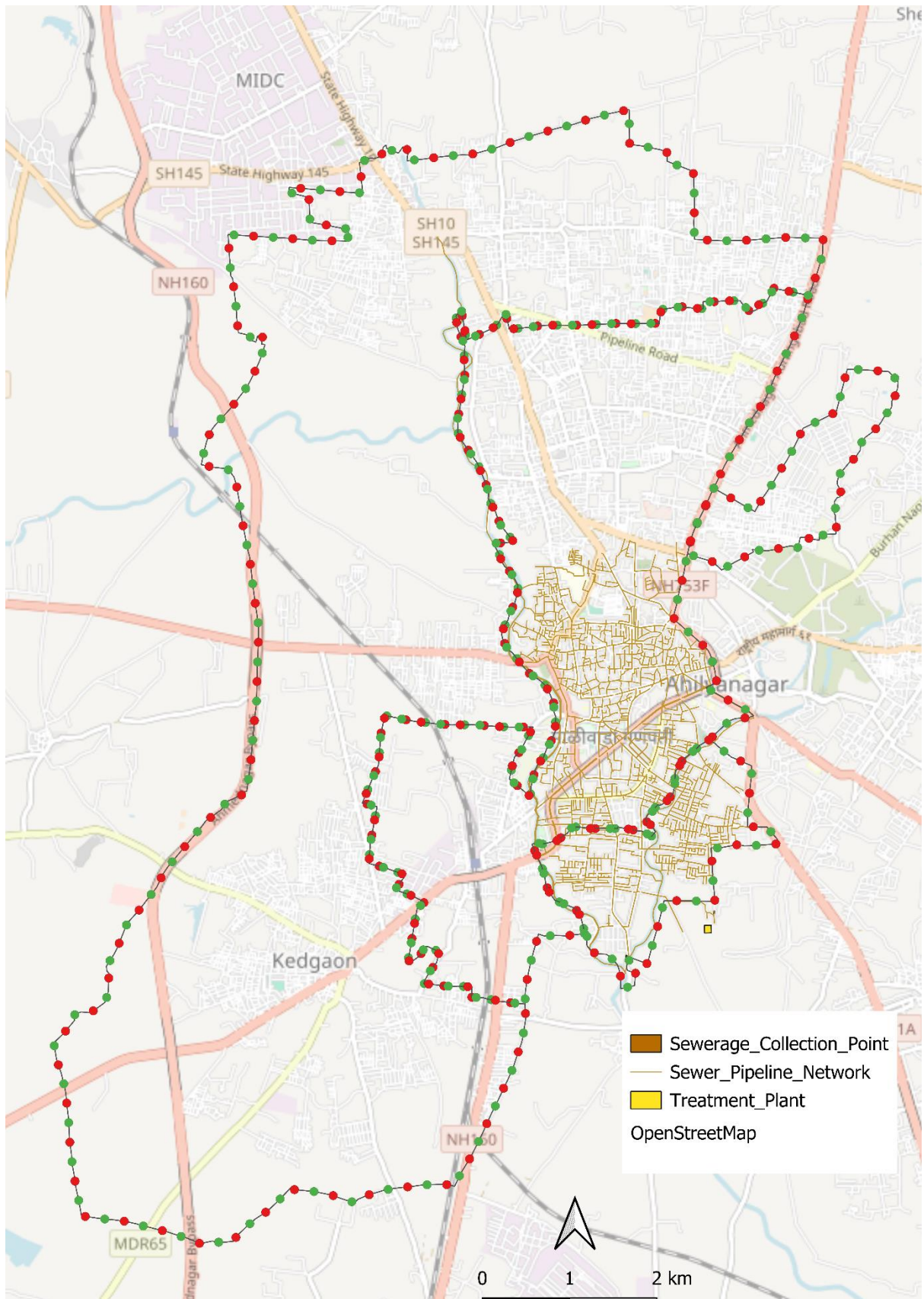


Figure 7-2 Sewerage Network

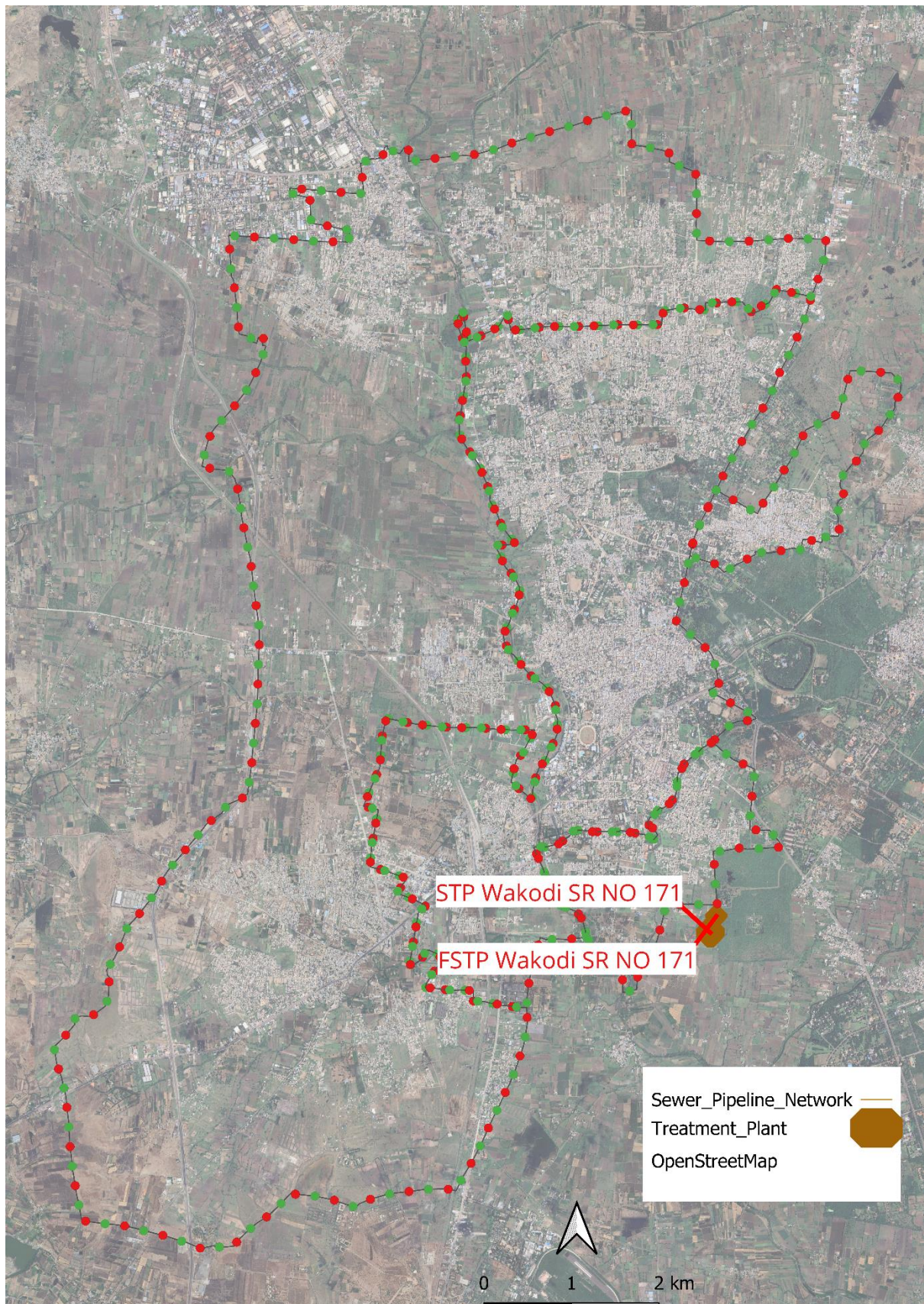


Figure 7-3 Location of Treatment Plant

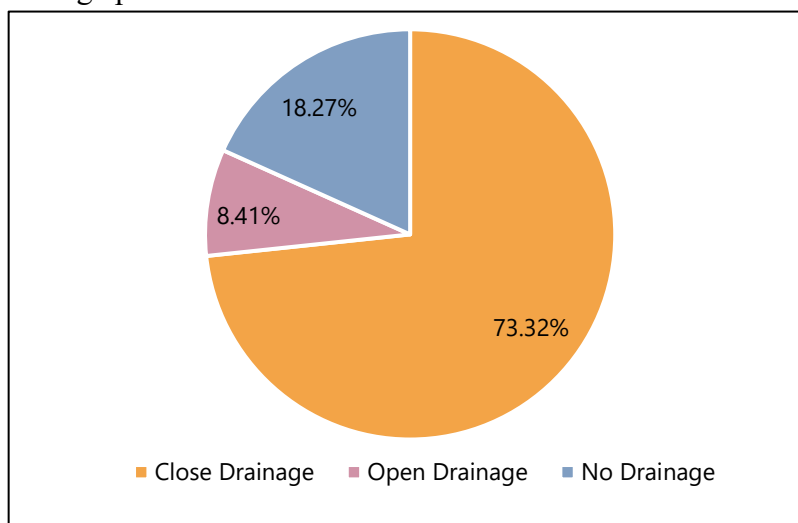
Table 7-7 Sewerage System Particulars

Sr No	Particulars	Details
1	Length of Sewer Lines	710.623 km
2	No. of Sewage Treatment Plant	1
3	No. of Manholes	6675
4	Total estimated sewage generated	81.6MLD
5	Total treatment capacity	57 MLD

Source: PWD Dept., AMC, Ahilyanagar

7.3.2 Sewage Treatment

In Ahilyanagar, 73.32% of households are connected to a closed drainage system, 18.27% have no drainage facility, and 8.41% use open drains. At present, only the inner city has an underground drainage network, while both sullage and storm water are discharged into the Sina River through open drains and sewers. Farmers often pump untreated wastewater directly for irrigation, and a large portion drains into nallas and the river without treatment.



Source: Compiled from "Tables on houses, households, amenities & assets". Census of India, 2011.

The city has a single sewage treatment plant (STP) located about 4 km away at Wakodi village near Farah Bagh. Originally designed with a capacity of 10.5 MLD, it has since been upgraded to 57 MLD. Under the AMRUT 2.0 programme, the Municipal Corporation is implementing an underground drainage scheme to repair and modernise the STP, while extending the

sewerage network to both inner and outer areas to ensure efficient sewage treatment in the future.



Figure 7-4 Existing Sewage Treatment Plant

7.3.3 Sewage Generation Calculation

Sewage generation = 80% of water supplied (as per CPHEEO norms)

$$\text{Sewage} = 142.84 \times 80\% = 114.05 \text{ MLD}$$

Category	Water (MLD)	Return %	Sewage (MLD)
Domestic	128.81	80%	103.05
Commercial	3.44	75%	2.58
Hospitals	3.24	85%	2.76
Institutional	2.15	80%	1.72
Offices	1.29	75%	0.97
Industries	0.86	70%	0.60
Public Utilities	0.19	50%	0.10
Floating Population	2.86	80%	2.29
TOTAL	142.84	-	114.05

1. Infiltration & Stormwater Inflow

Infiltration (8%) + Stormwater Inflow (5%) = 13% of sewage

$$\text{Total with I\&I} = 114.05 + 9.12 + 5.70 = 128.88 \text{ MLD}$$

Component	Flow (MLD)	%
Sewage Generation	114.05	88.4%
Infiltration (8%)	9.12	7.1%
Stormwater Inflow (5%)	5.70	4.4%

2. Peak Flow & Stp Design Capacity

Peak Factor for Sewer Design = 3.0

Peak Factor for STP Design = 2.25

Parameter	Calculation	Result (MLD)
Average Sewage	$114.05 + 9.12 + 5.70$	128.88
Peak Flow (Sewers)	128.88×3.0	386.64
Peak Flow (STP)	128.88×2.25	290.00
STP Design Capacity	-	290.00

3. Existing Vs Required Stp Capacity

Parameter	Value (MLD)
Existing STP Capacity	57.00
Required STP Capacity (2054)	290.00
CAPACITY GAP	233.00
% Increase Required	409%

The existing 57 MLD STP capacity is grossly inadequate for 2054 requirements. A new STP of 290 MLD capacity must be constructed, representing a 409% increase over existing capacity. The existing plant may be retained for interim use or upgraded as a pre-treatment facility.

4. Pollutant Load

Parameter	Concentration (mg/L)	Load (T/day)
BOD5	225	25.66
TSS	300	34.22
COD	450	51.32
Total Nitrogen	50	5.70
Total Phosphorus	10	1.14

5. Recommended Treatment Technology

For 290 MLD capacity, **MBBR (Moving Bed Biofilm Reactor)** is recommended.

Stage	Process	Expected Removal
Primary	Screening + Grit + Primary Clarifier	BOD 25-30%, TSS 50-60%
Secondary	MBBR + Secondary Clarifier	BOD 85-90%, TSS 80-85%
Tertiary	Filtration + Chlorination/UV	BOD >95%, TSS >93%
Sludge	Anaerobic Digestion + Dewatering	20% solids cake

Effluent Standards: BOD < 10 mg/L, TSS < 20 mg/L, COD < 50 mg/L (CPCB for inland surface waters)

7.3.4 Public Toilets

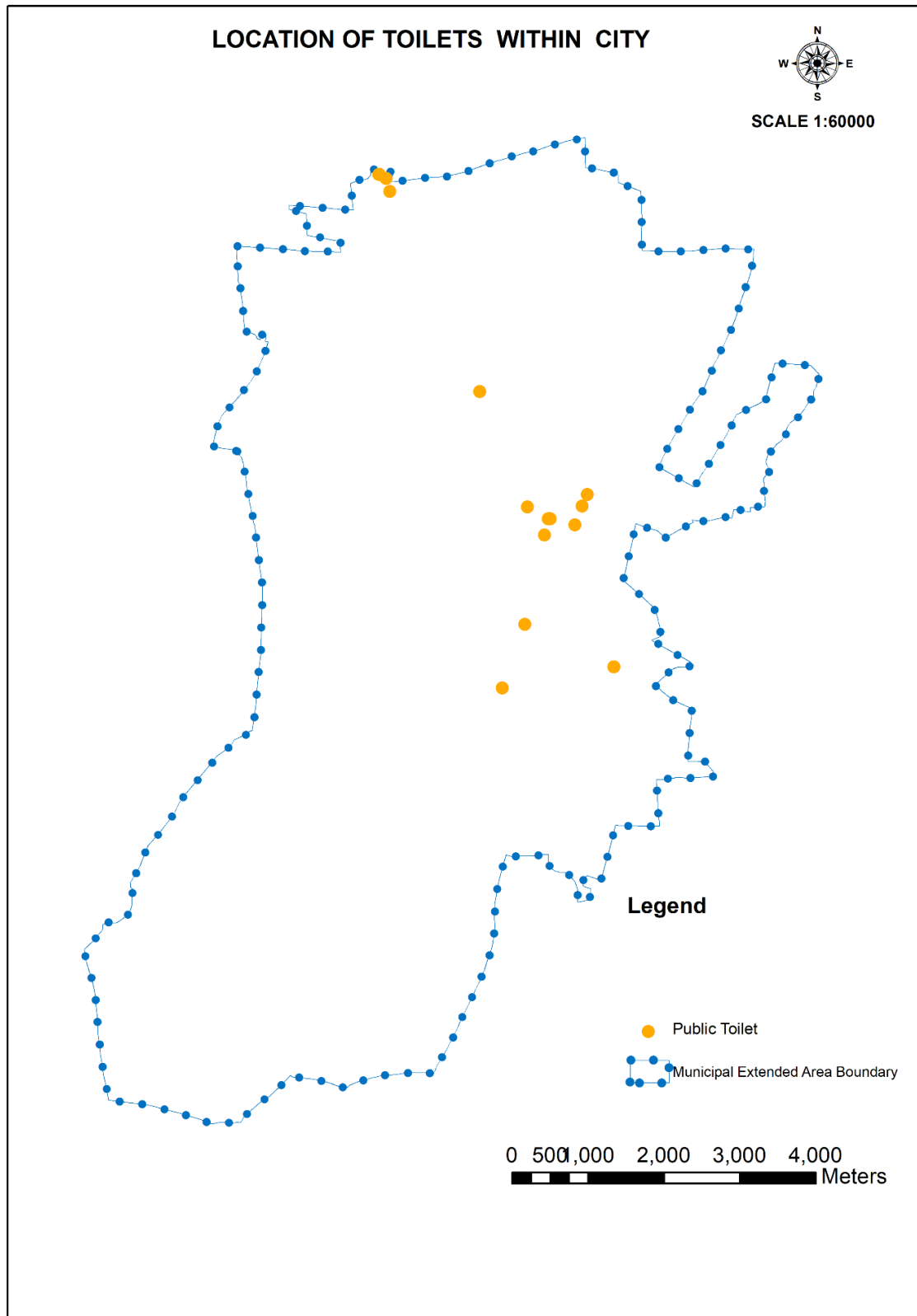
Access to poor sanitation is not just unpleasant, it is dangerous. When people have no option but to defecate in the open, they run the risk of catching or spreading an infectious disease & creates unhygienic condition.

Proper sanitation facilities (Public Toilet) promote environmental health because they allow people to dispose of their waste appropriately, preventing contamination of their environment and reducing risk to themselves and their neighbours. For that it is essential to plan accordingly in terms of safety, security and beauty of the town. Hence, it is necessary to study about availability of public toilets runs under Municipality which is presented in Table 6-6

Table 7-8 List of Public Toilets in AMC

Sr. No.	Zone	Location	Total Seat
1	North East	Tarakpur Bus Stand	30
2	East	Gandhi Maidan	10
3	South West	New Arts College Road	10
4	South	Maliwada Bus Stand	20
5	South	Near Old Corporation office	3
6	South West	Near Jalaram Bakery Kedgaon	30
7	North East	Near Railway Station	30
8	East	Ramwadi Slum	10
9	West	Nepti Road	10
10	South West	Chanakya Chowk Burudgaon Road	10
11	North	Gokulwadi Slum	12
12	South West	Bus Stand No.3 Pune Road	20
13	North East	Tofkhana	10

Source: PWD Dept., AMC, Ahilyanagar



Map 7-2 Public Toilets Within City

7.3.5 Storm Water Drainage

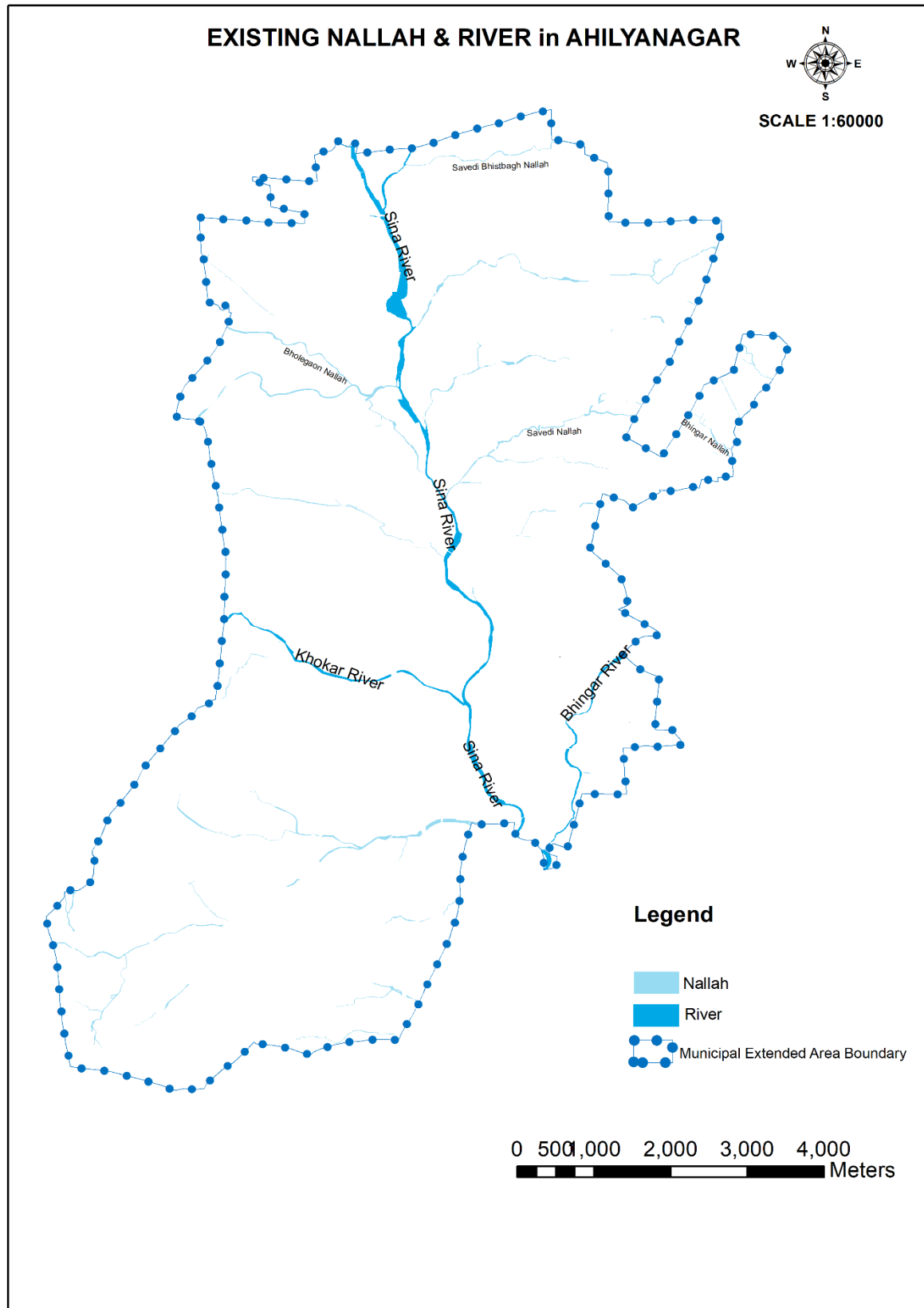
The natural geography of Ahilyanagar is shaped by a network of rivers and drainage channels, which play a crucial role in managing storm water. However, there is currently no comprehensive storm water drainage system developed by the Ahilyanagar Municipal Corporation (AMC). Storm water in the city primarily flows through a combination of open and closed drains. Although the existing storm water network appears to be partially planned, it remains largely inadequate. The total length of the existing natural and man-made *nallas* is approximately 42.21 km, and these ultimately discharge into the Sina River. In certain areas, local residents have altered minor *nallas* by adding pipelines and converting them into informal underground drains, which may disrupt the natural flow and create maintenance issues. Such underground *nallas* are indicated in **dotted blue colour** in the ELU maps.

Table 7-9 Existing rivers and nallas as Storm Water Drainage

Sr. No	Name of River & Nala	Length (In KM)
1	Sina River	10.94
2	Khokar River	3.69
3	Kedgaon Nala-1	5.06
4	Kedgaon Nala-2	1.76
5	Bhingar River	3.76
6	Bolhegaon Nala-1	3.22
7	Bolhegaon Nala-2	2.23
8	Savedi-Bhistbag Nala-1	5.27
9	Savedi Nala-1	1.01
10	Bhingar Nala-1	2.05
11	Bhingar Nala-2	0.50
12	Savedi Nala-2	2.72
13	Savedi Nala-3	
Total Length		42.21

Source: PWD Dept., AMC, Ahilyanagar

Ahilyanagar comes under the rain shadow region thus the rainfall in the region is less compared to other districts. The probability of flooding in the area is quite low but due to some human factors and the improper planning of constructions around the riverside caused the shrinking in the cross section of river thus large catchments of water are formed within a short time. The Storm Water Drainage Department, of Ahilyanagar Municipal Corporation & Public Works Department are responsible for implementing the Integrated Storm Water Drainage Project in the city.



Map 7-3 Existing Nallahs as a Drains Within City

7.4 Solid Waste Management

Integrated Municipal Solid Waste Management typically involves timely collection of waste; transportation; its treatment to reduce volume and ultimately safe disposal of waste in ways that most effectively protect human health and the environment. The Municipal Solid Waste (MSW) of Ahilyanagar is handled by the Ahilyanagar Municipal Corporation as per the Solid Waste Management Rules (2016), notified by the Ministry of Environment & Forests (MoEF), Govt. of India. The Corporation manages the collection, transportation and disposal of solid waste generated in the city. As per prescriptions of the Solid Waste Management Rules (2016), the Corporation is working on implementing source segregation; bulk waste generators and decentralized waste management process in all the wards.

7.4.1 Solid Waste Generation

Municipal solid waste in a city of India is mixed in nature, consisting maximum residential waste. Other waste generation sources are commercial units, markets, hotels and restaurants, institutions including schools, colleges, offices, drain silt and green area including park, gardens.

7.4.2 Physical Characteristics of MSW

7.4.2.1 Waste Characterisation

To determine the waste composition and other relevant parameters, the quartering and coning method was used, 10kg sample of waste was collected from a waste of 100kg which was collected from various sources like residential areas (including slums), commercial, business, and market areas (vegetable market, meat market, grain market, etc.) thoroughly mixed and then analysed with the help of quartering and coning method. The sample was placed as a uniform heap. The heap was divided into four portions using straight lines perpendicular to each other. Waste from opposing corners of the divided heap was removed to leave half of the original sample. The remaining portions were again thoroughly mixed and the quartering process was repeated until a desired size was obtained.

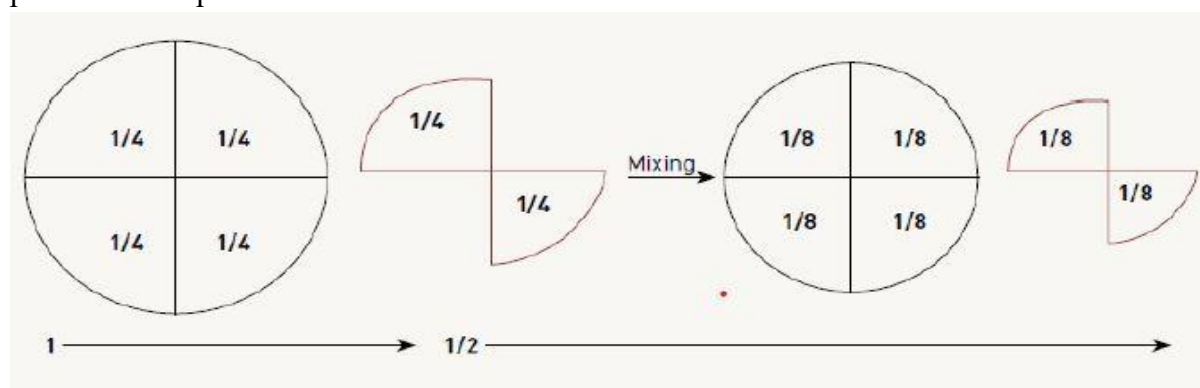


Figure 7-5 Characterisation of Municipal Solid Waste Trough Quartering Method,

The samples were analysed to arrive at physical composition and segregated into constituents the same was recorded. Components of all the waste sample were segregated in various categories like Food/fruit, Leaves/hay/straw, Paper/cardboard/packaging, Rubber/leather, Plastic/polythene, Textile, wood, Glass and crockery, Tin cans, Stone/brick, Coal ash/fine

earth/dust and metals. The waste samples were analysed for organic bio degradable waste, inert waste, and recycling waste. The below chart table shows the category wise share of each MSW component.

Table 7-10 Waste Characterisation

Sr No	Parameter	Unit (%)
1	Plastic	10.31
2	Paper	9.10
3	Glass & Metals	7.24
4	Leather, Rubber	2.18
5	Clothes	8.22
6	Food Waste	35.52
7	Horticulture	5.64
8	Vegetable, Fish, mutton waste	15.22
9	Misc, inert, silt	6.57
Total		100

Source: SWM Dept., AMC, Ahilyanagar

As per the coning and quartering survey done during the preparation of SWM DPR for Ahilyanagar town the composting of biodegradable waste was 60.88%, non-biodegradable waste is 29.01% and other waste (inert) is around 10.11%. However, as per the latest information provided by the AMC officials the total solid waste generation of the town is around 162 TPD. Among this the biodegradable waste is 98.63 TPD which is around 60.88% of the total waste collection and non-biodegradable waste is around 47 TPD which is around 29.01% of the total waste collection. The marginal amount of Domestic Hazardous Waste and E Waste is also being collected by AMC.

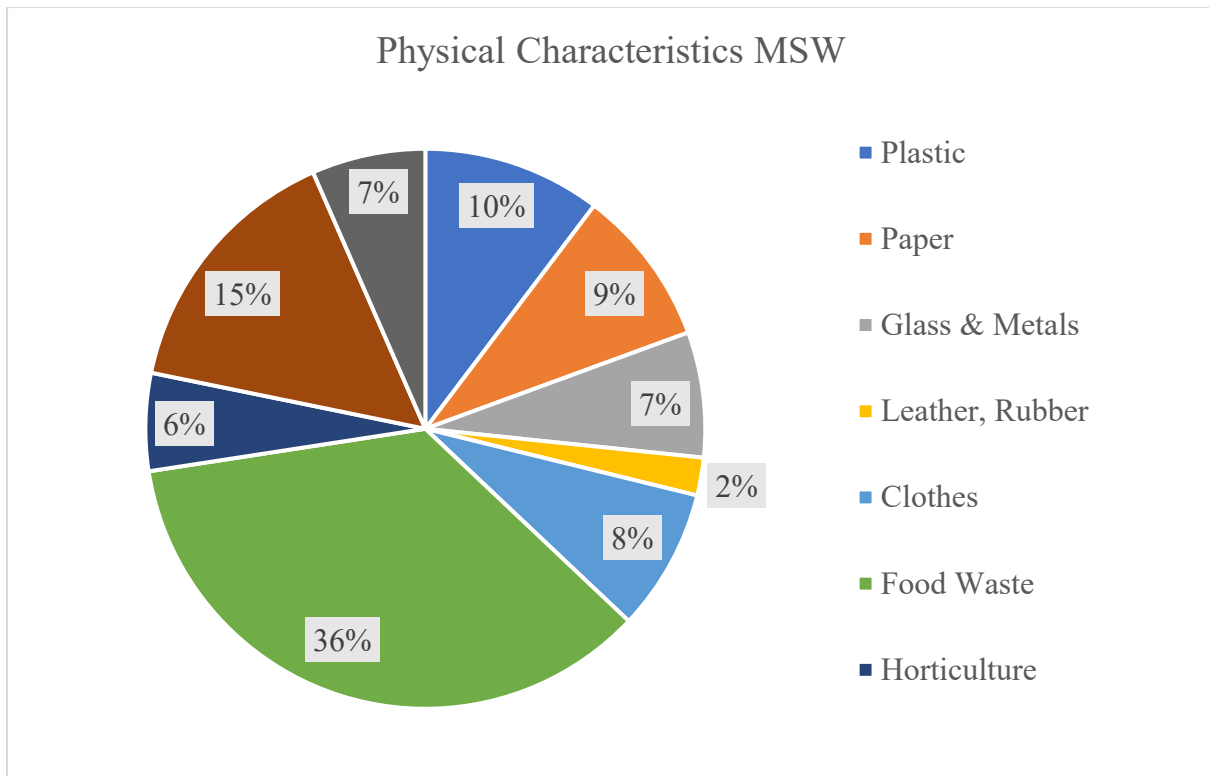


Figure 7-6 Physical Characteristics of Municipal Solid Waste

7.4.3 Solid Waste Segregation

1st level segregation at household level: Ahilyanagar town has successfully implemented a comprehensive solid waste segregation system, as reported by the Ahilyanagar Municipal Corporation. The initiative has achieved 100% waste segregation adoption by households, with a clear separation of wet and dry waste. This segregation practice ensures that different types of waste are kept separate, allowing for efficient and effective waste management. Moreover, Ahilyanagar has adopted a bin-free approach, eliminating the need for traditional disposal bins in the town. Instead, the focus is on door-to-door waste collection, where waste is collected directly from households. This system promotes cleanliness and hygiene while minimizing litter and enhancing the overall appearance of the town. The commitment to waste segregation and the adoption of innovative waste management practices contribute to Ahilyanagar efforts in creating a cleaner and more sustainable environment.

2nd level segregation at waste processing site: It is to be noted that, though it is said that 100% segregation takes place at household level, factual condition shows that the received waste at waste processing site contains mixed waste for which second level of segregation is necessary. It is observed that, the received wet waste at composting facility contains small percentage of non-biodegradable items like plastic, paper etc. If the wet waste is directly put into windrows, it can affect the compost quality significantly. Therefore, it is recommended to undertake second level of segregation at the processing facility. For this purpose, pre-sorting unit shall be proposed for segregation of mixed waste received at the processing facility to run the processing more efficiently.

7.4.4 Solid Waste Collection and Transportation

The Ahilyanagar Municipal Corporation ensures the implementation of a comprehensive waste collection system, by conducting daily waste collection activities that encompass all wards. To accomplish this, a door-to-door approach is adopted, whereby waste is directly gathered from various sources, including residential, commercial, and public areas. The Urban Local Body (ULB) has allocated 1 vehicle specifically for solid waste collection. This comprises 1 Ghanta Gadi dedicated to waste collection.

To maintain effective waste management practices, the ULB emphasizes the importance of household segregation, dividing waste into two distinct categories: wet waste, consisting of organic materials, and dry waste, which is a mix of different materials. Prior to collection, residents are encouraged to separate these waste types accordingly.

Furthermore, the collected waste is promptly transported to the designated waste processing site without any intermediary buffer storage zones present within the town. This streamlined approach ensures a swift and efficient disposal process. By implementing these waste management practices, the Ahilyanagar Municipal Corporation upholds to maintaining a clean and sustainable environment.

Table 7-11 Existing Waste Collecting Vehicles

Sr No	Type of Vehicle	Total Quantity	Capacity (In Tons)	No of daily Trips
1	Mini Lorries	15	1.5	1-2
2	Tipper Trucks	15	2	1-2

Source: SWM Dept., AMC, Ahilyanagar

7.4.5 Solid waste Treatment and Processing

The waste processing site in Ahilyanagar is in the southern part of the town. The total area of the site is around 8 Ha and is used for processing and disposal of municipal solid waste to access the site, there is an approach road that is 12 meters wide. Ahilyanagar town has no permanent system for the treatment and processing of solid waste. The town generates a total of 150 Tons per Day (TPD) of waste, with 90 TPD being wet waste and 50 TPD being dry waste which gets temporary processed at waste processing site.

The below table shows the details of waste category wise treatment methods adopted in Ahilyanagar.

Table 7-12 Details of existing waste processing facility in Ahilyanagar

Waste	Type Of facility	Present Capacity	Current Status
Wet Waste	Windrow Processing/ Bio Gas Plant	90 TPD	Machinery Available but non-functional. AMC has informed contractor to repair for future use. Monsoon shed is needed for processing during rainy season.
Dry Waste/ Recyclable Waste	Shredding, bailing and storage	50 TPD	Civil infrastructure is sufficient. Pre-sorting machineries are needed. AMC's new work order for contractor will include procurement of machineries.
Hazardous Waste	Medical and Hazardous waste Incinerator	0.3TPD Dead Animal Cremation system and 10 MT Hazardous waste incinerator is available	Machinery Available and Functional
Inert Waste	Sanitary Landfill	0	Current landfill is fully filled

Source: SWM Dept., AMC, Ahilyanagar

7.4.6 Wet Waste Processing

Current wet waste, which amounts to 90 TPD as per data shared by AMC is processed through Windrow composting (80) and Bio Gas (10), which involves the decomposition of organic waste. However, there is a leachate treatment plant of 20KLD capacity, where the leachate is processed and the permeate is used to water the plants on the SWM site.

7.4.7 Dry Waste Processing

Dry waste around 50 TPD as per AMC data, is collected and further segregated manually into distinct categories such as glass, paper, cloth, rubber, plastic (bottles, white film, and colour film), and coconut waste and cardboard. However, at present this is manually sorted. Further shredding and bailing are done. These segregated materials are then stored separately.

7.4.8 Disposal Site

Currently, the municipal corporation faces a significant challenge in managing disposal of inert and rejects due to the absence of a dedicated disposal facility. It is observed that the waste is openly dumped which can cause nuisance and environmental hazard. However, recognizing the urgency of the situation, the Corporation has decided on bio-mining of existing landfill

facility. Inert and reject materials obtained from waste will be sent to the reclaimed sanitary landfill facility.

7.4.9 Gap Analysis

It is to be noted that the present SWM system in Ahilyanagar especially for processing and disposal is temporary which is need to be improved and permanent processing and disposing units to be provided. Also, with increasing population, it is necessary to augment the existing facilities and improvise on the system where some issues and gaps are found. While preparing the plan for the proposed solid waste management system in the town, it is extremely important to interact with all the stakeholders involved in this process which provides significant inputs for the formulation of proposals. It is important to understand current limitations, issues involved in the existing system. This chapter summarizes the existing SWM situation in the town and identify the present gaps for which the current detailed project report will cater for.

Table 7-13 Gap Analysis of Solid Waste

Sr No	Components of SWM system in Town	Existing Situation	Present Gap
1	Door to door collection of waste	100 % collection of waste from the town	For future waste generation, appropriate and suitable vehicles to be procured to achieve 100% collection efficiency. Also required man power to be employed for the same. Coverage of the vehicles must be increased based on the development and expansion of the town
2	Segregation of waste into dry and wet waste	100 % segregation adopted at household level	Though 100% segregation is achieved at household level, second level of segregation facility/ space must be provided to check the quality of the waste to be put in the processing plants. This stage is required to maximize the efficiency of the processes and achieve desired quality of the output.
3	Waste transportation to waste processing site	Suitable vehicles like auto tippers, tri cycles are provided for the waste transportation	Currently the Corporation has sufficient vehicles required for collection and transportation of the waste.
4	Wet Waste (Bio-degradable Waste Processing)	Windrow Processing/ Bio Gas Plant	Current facility is sufficient to treat the future wet waste demand, only monsoon shed on the existing windrow platform needs to be provided.
5	Dry waste processing (non-Bio-	MRF facility	Currently MRF facility is sufficient to some extent and AMC has to accommodate future dry waste processing in the existing sheds. This

	degradable Waste Processing)		may need some re-organization within provided facilities.
6	Domestic Hazardous Waste	Medical and Hazardous waste Incinerator	0.3TPD Dead Animal Cremation system and 10 MT Hazardous waste incinerator is available.
7	Inert waste	Sanitary Landfill	Landfill is available but is filled and needs bio-mining for reuse.

Source: SWM Dept., AMC, Ahilyanagar

Table 7-14 Gap Analysis for Wet Waste Processing

Sr no	Year	Population	Waste generation TPD	Bio-degradable waste	Present Capacity	Present Gap
1	2023	447891	173.334	97.726	90	-7.726
2	2026	472855	191.506	107.971	90	-17.971

Source: SWM Dept., AMC, Ahilyanagar

AMC has existing 80 TPD capacity windrow composting facility and 10 TPD of Bio Gas Facility (2 biogas plants of 5 TPD each).

Table 7-15 Gap Analysis for Dry Waste Processing

Sr no	Year	Population	Waste generation TPD	Bio-degradable waste	Present Capacity	Present Gap
1	2023	447891	173.334	64.22	50	-14.22
2	2026	472855	191.506	70.953	50	-20.953

Source: SWM Dept., AMC, Ahilyanagar

CHAPTER 8. SOCIAL INFRASTRUCTURE

8.1 Introduction

Social infrastructure includes government-provided facilities and services aimed at enhancing community well-being. A Development Plan supports residents' quality of life and orderly city growth through zoning, transportation networks, and development controls. High-quality social amenities are essential for comprehensive development alongside physical infrastructure. This chapter reviews social infrastructure in the project area, covering education (from pre-primary to higher levels), specialized institutes (if applicable), public health facilities, and recreational amenities.

8.2 Educational Facilities

Education is vital to a city's development by fostering human capital. It influences an area's growth and is reflected in literacy rates and access to educational facilities. In Ahilyanagar city, educational services are provided by the Ahilyanagar Municipal Corporation (AMC) as well as through partnership with private institutions.

8.2.1 Existing Situation

1. Education Facilities in AMC

Ahilyanagar City has a diverse range of educational facilities, totalling 197 institutions managed by various organizations. The Ahilyanagar Municipal Corporation (AMC) operates 11 schools, while the government manages no school. There are four partially aided schools and 105 private aided schools, alongside seven private unaided schools. Additionally, the city hosts 50 self-financed schools, three schools run by social welfare organizations, and seventeen school under the Zilla Parishad (ZP). This variety of management structures contributes to a well-rounded educational landscape across Ahilyanagar City.

Table 8-1 Existing Educational Facilities Count

Sr. No	Management type	Total Schools	Play Ground	
			Available	Not available
1	AMC	11	9	2
2	Govt	0	0	0
3	Partially Aided	4	4	0
4	Private Aided	105	98	7
5	Private Unaided	7	5	2
6	Self-Finance	50	50	0
7	Social Welfare	3	3	0
8	ZP	17	15	2

Source: Education Dept., ZP, Ahilyanagar

2. Types of Educational Facilities in AMC

The below chart shows the school types and educational level they offer within the municipal corporation area. Total 197 schools offer the education from beginning i.e., from primary to higher secondary.

Table 8-2 Types of Educational Facilities

Sr. No	School Type	Total Schools
1	Primary	54
2	Primary with upper primary	59
3	Primary with upper primary, primary, secondary, higher secondary	25
4	Upper Primary, secondary, and higher secondary	8
5	primary, upper primary and secondary only	26
6	Upper primary and secondary	13
7	Secondary only	2
8	Secondary with higher secondary	1
9	Higher Secondary/Jr.College	9

Source: Education Dept., ZP, Ahilyanagar

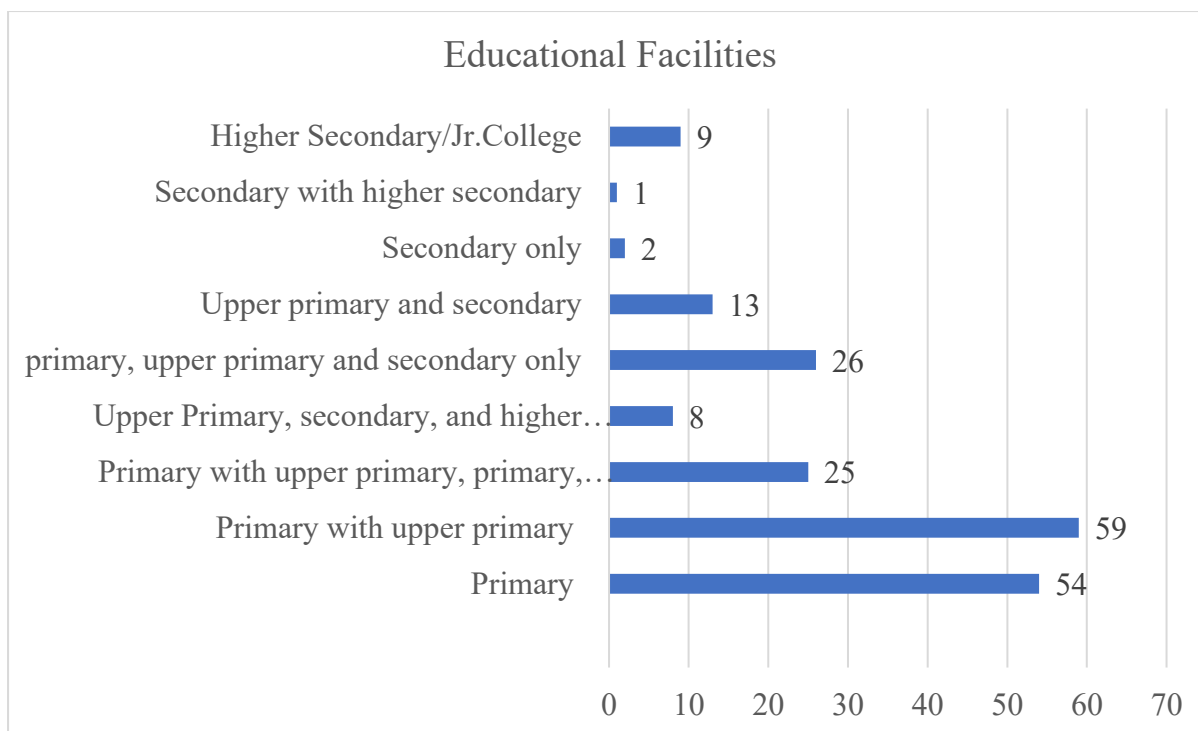


Figure 8-1 Educational Facilities

3. Schools with Playground & Without Playground

School playgrounds are ideal for promoting children's physical activity, supporting both health and relaxation. Playground equipment fosters a holistic approach to learning, helping children develop effective learning and thinking skills. In Ahilyanagar City, most primary and secondary schools have playgrounds for this purpose. The chart below shows the distribution of schools with and without playgrounds.

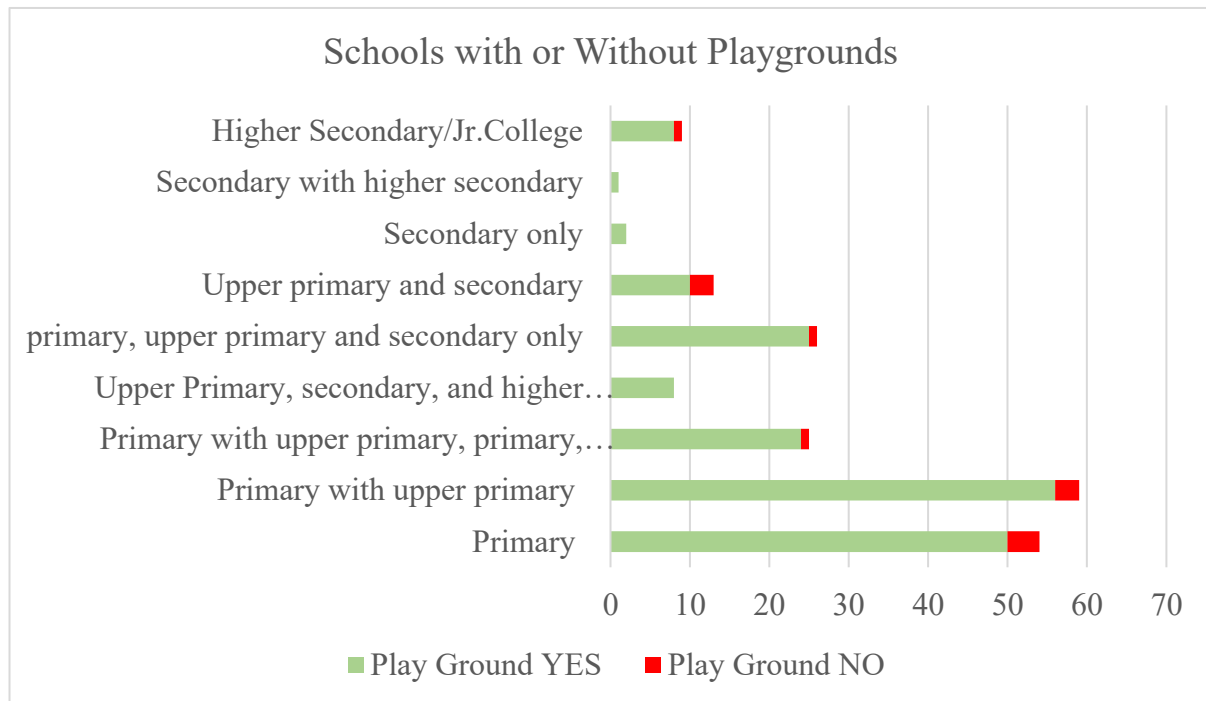
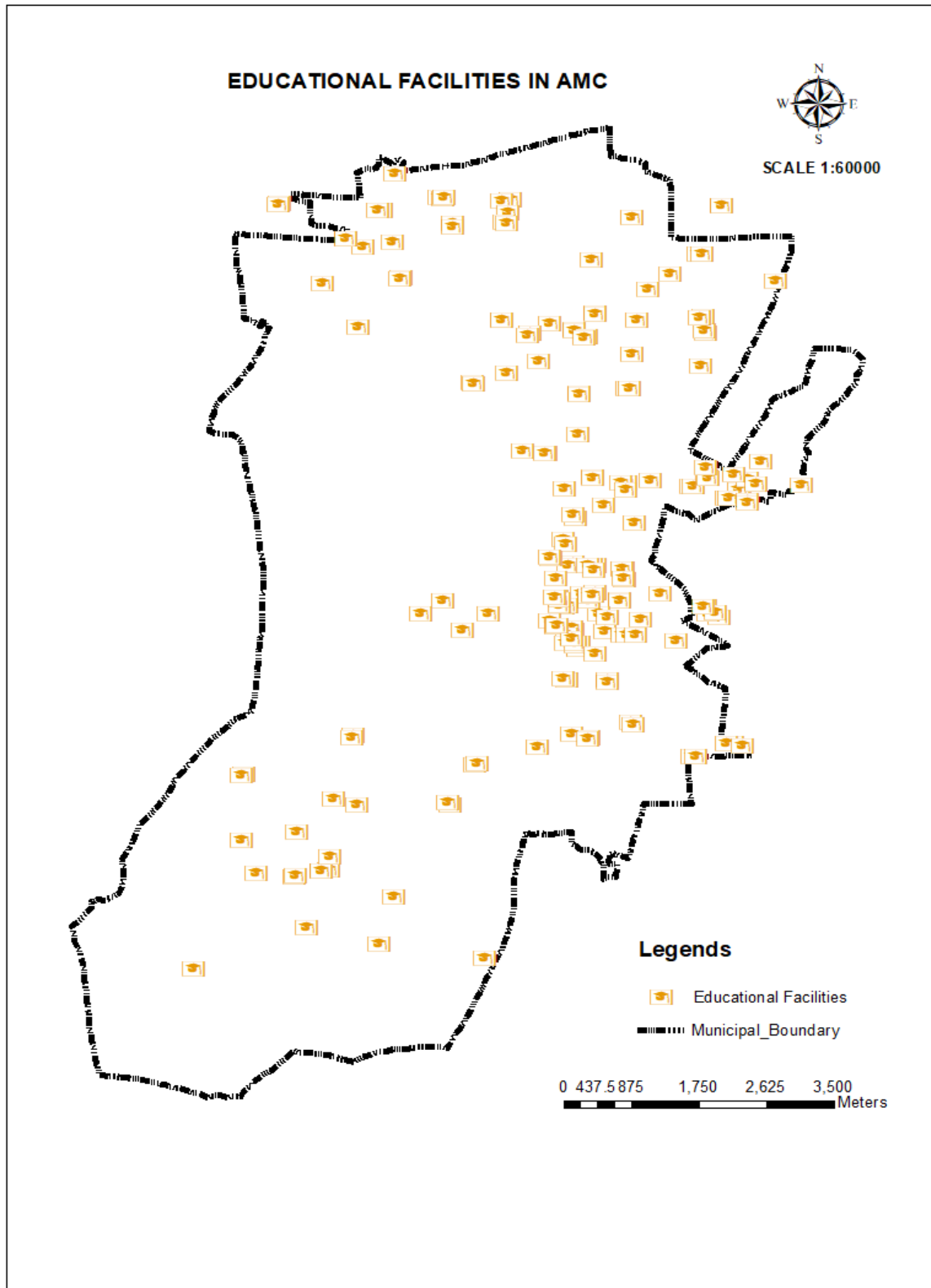


Figure 8-2 Schools with or Without Playgrounds



Map 8-1 Existing Educational Facilities Within city

8.3 Health Facilities

Ahilyanagar Municipal Corporation area has a total 216 hospitals, of which one is government with a combined bed capacity of 5982. Over the years, private healthcare provision has grown steadily, now shouldering most of the responsibility for health services in the area. Of the total bed capacity, only 439 beds are available in government hospitals, while 5543 are in private hospitals. The table below illustrates the extent to which healthcare facilities are primarily provided by the private sector within the Ahilyanagar Municipal Corporation area.

Table 8-3 Types of Medical facilities

Sr no	Type of Medical facility	Number	Bed Capacity
1	Private	214	5543
2	Govt./Municipal	2	439
Total		216	5982

Source: Health Department, AMC, Ahilyanagar

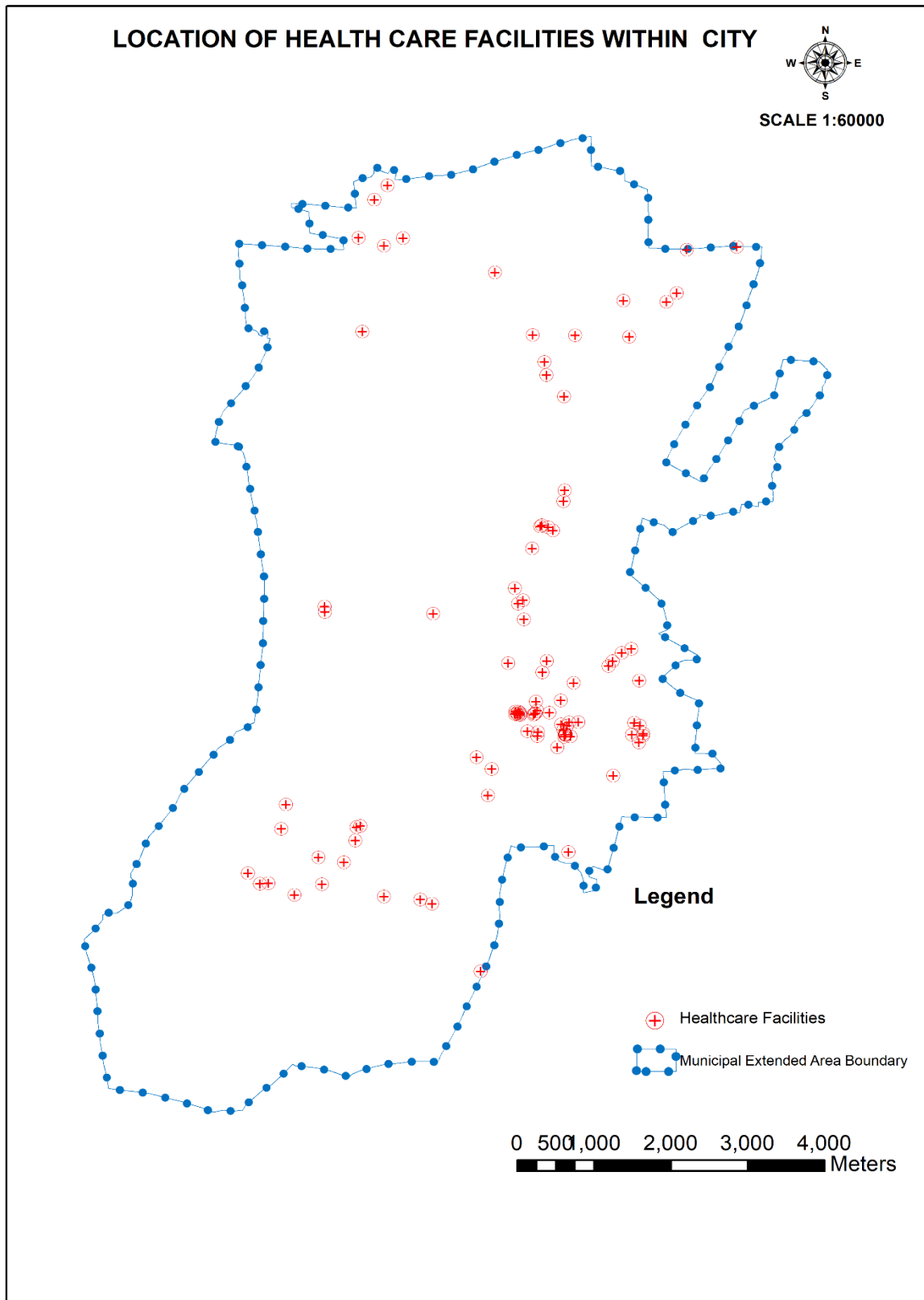
As per the data received from Health Department of AMC, there are large numbers of general practitioners, private nursing homes, hospitals and multi-speciality hospitals available which take care of the gap in the public health care system. According to Existing Land Use 2024, area under all medical facilities is 22.63 ha.

Ahilyanagar Municipal Corporation has a total bed capacity of 5982 across its healthcare facilities, providing essential inpatient accommodations. This includes 952 maternity beds for maternal and neonatal care, 852 ICU beds for critical care, and 3499 general medical and surgical beds. Understanding this distribution of beds and equipment highlights the current healthcare capacity and aids in identifying infrastructure needs, supporting strategic decisions for resource allocation and future facility planning.

Table 8-4 Total No of Medical Facilities

ICU	Maternity	Other	Total
852	952	3499	5982

Source: Health Department, AMC, Ahilyanagar



Map 8-2 Existing Healthcare Facilities Within City

8.4 Commercial Facilities

The Commercial Facilities includes a diverse range of sites that draw large crowds of people for shopping, business, entertainment etc. Commercial facilities include retail, wholesale or general businesses, hotels, shopping centres, marriage halls, resorts, banks, markets etc.

Table 8-5 The details of all commercial facilities in Ahilyanagar Municipal Corporation

Facilities	Nagapur(P)	Bolhegaon	Nalegaon+ Morchudnagar+Chahurana (P)	Kedgaon	Savedi(P) & Bhistbag	Maliwada+Bhingar(P) Chahurana(P)	Bhingar(P)+ Gaothan
General Business	114	144	313	784	1226	459	775
Hotel+ Restaurants +Lodge	27	9	106	236	173	86	34
Shopping Centre	-	-	1	11	6	1	-
Cinema	-	-	-	-	1	-	5
Marriage Hall/Function Hall	-	5	35	38	50	30	14

Petrol Pump+LPG	5	2	15	14	23	6	6
Banks	-	1	1	9	16	24	21
Retail + Wholesale	95	41	258	265	316	492	582
Private Offices	3	2	6	19	20	20	29

Source: Primary Survey

**The building footprint extracted from drone images may vary from the actual count.*

8.5 Recreational Facilities

8.5.1 Gardens, Playgrounds and Swimming Pools

Gardens are vital recreational spaces developed by urban local bodies to enhance residents' quality of life and foster a sense of community. These green spaces encourage social interaction, promote an active lifestyle, and support both physical and mental well-being. Gardens serve as passive recreational areas, providing peaceful, accessible places for relaxation and connection with nature, contributing to the overall sustainability and liveability of the city.

There are total 34 small and major gardens within city, most known namely Siddhi Bag, Balasaheb Deshpande Udyan, Ganga Udyan, Mahalaxmi Udyan etc. are major recreational gardens. Instead of these, some small gardens are established in local areas & at layout open spaces also.

The Swimming pool adjoining to Balasaheb Deshpande Udyan also fulfils the needs of the people in that area as well as another swimming pool at Wadia Park is also fulfils the needs of people in southern area.

There is a District Sports Complex, Wadia Park, which is located at S. No. 194 which also include a multipurpose stadium, basketball court, running track, talim, lawn tennis court, cricket practise ground, kabaddi ground, Kho-Kho ground, volleyball ground, swimming pool, and more. In addition to serving as a town-level sports facility, the playground is large enough for activities like football, hockey, and cricket.

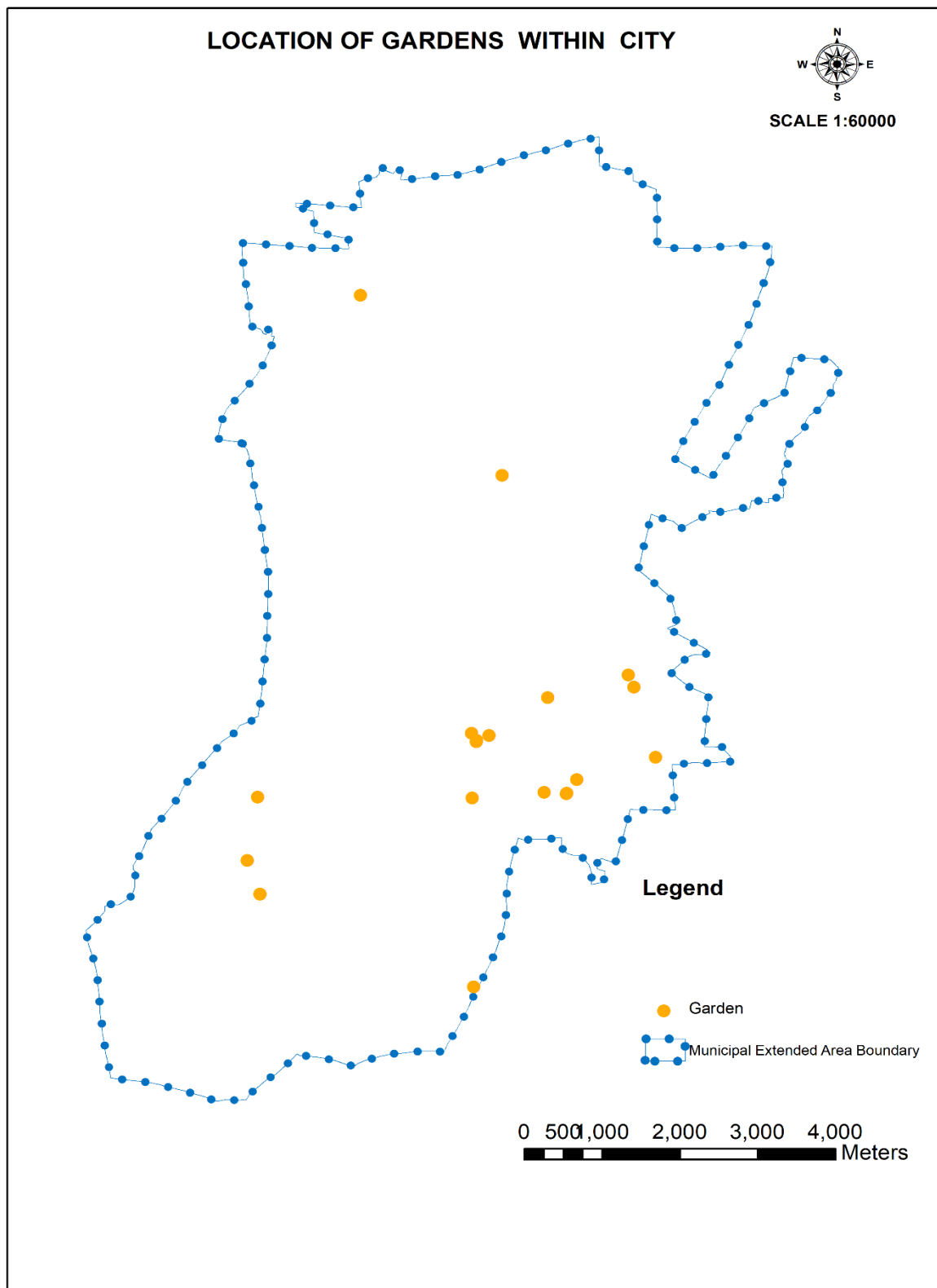
8.5.2 Social Clubs

There is one social club i.e., Ahilyanagar Club Ltd which is one of the oldest Clubs in India. It started off as an exclusive Club for the Officers of the British Cantonment and later on was handed over to Civilians in 1947. The Club is situated opposite the famous Ahilyanagar Fort outside the municipal limit, which has its own importance in the Indian History. Spread over 8 acres of lush green ambience the club boasts of excellent Indoor, outdoor sports & dining facilities. The Club stands today with its old heritage looks well preserved to suit today's modern culture. And also, in MIDC area there is a recreational centre & club run by MIDC.

8.5.3 Cultural Centres/Theatres

Dr. Ambedkar Smarak near Sakkar Chowk operated by AMC is used as Cultural Centre. Besides this, there is Yashwantrao Chavan Sahakar Sabhagruh of Ahilyanagar District Central Co-operative Bank used for performance of drama Show. Welfare Centre of Police Department also used as a cultural centre. Other than these, Mauli Sabhagruh near Zopadi Canteen facilitated as cultural centre in Savedi area.

There are 6 Cinema Theatres in Municipal Area as listed in below. Some of them are not in working condition and not maintained.



Map 8-3 Existing Gardens Within City

Table 8-6 Existing Cinema Halls within city

Sr. No.	Cinema/ Multiplex	Name of Village	S.No./ G.No./ CTS No.	Operational Status
1	My Cinema Carnival Cinemas	Bhistbag	S.No. 24	Working
2	Asha Multiplex	Gaothan	-	Working
3	Chitra Theatre	Gaothan	CTS No. 5649	Not Working
4	Mahesh Mandir Movie Theatre	Cantonment	GLR No. 28	Not Working
5	Shivam plaza Cinema Theatre	Gaothan	CTS No. 4759	Not Working
6	Dipali Theatre	Cantonment	GLR No. 61A	Not Working

Source: Primary Survey

8.6 Cremation And burial Grounds

The existing cremation and burial grounds are located along water bodies. There are total of 7 sites at different locations in the city. The site covers an area of 30.93 Ha of land. The list of cremation sites is given in Table 7-6.

Table 8-7 Existing Cremation and Burial Grounds

Sr. No.	Name of Village	Cremation Ground	Burial Ground
1	Nagapur	S. No. 130 (P)	S. No. 130 (P)
			C.T.S. No. 976
			C.T.S. No. 866
2	Nalegaon	S. No. 221 (P)	S. No. 37 (P)
		S. No. 47/A/2	S. No. 42 (P)
		S. No. 246	S. No. 5 (P)
			S. No. 294/B & 296 (P)
3	Kedgaon	S. No. 266	S. No. 261 (P)
4	Maliwada	-	S. No. 122 (P)
			S. No. 115
5	Chahurana Bk	-	S. No. 17/B

6	Bhingar	-	S. No. 335
			S. No. 329 (P)
7	Savedi	-	S. No. 169
			S. No. 107-108, 139 (P)
			S. No. 132 (P)

Source: Primary Survey

8.7 Housing Status and Structure Details

8.7.1 Housing Status

As per the 2011 Census, the housing structures in Ahilyanagar reflect a wide variation in the type of construction materials used. A majority of buildings (57.15%) are constructed using burnt bricks, indicating a significant portion of permanent and well-built housing. Concrete structures account for 18.84%, highlighting the growing trend of RCC constructions in modern developments. However, 11.43% of houses are still made with mud or unburnt bricks, pointing to the presence of older or semi-permanent housing, particularly in congested or economically weaker areas. Other materials such as stone packed with mortar (5.35%), stone without mortar (2.60%), G.I./metal/asbestos sheets (2.31%), and wood (0.70%) suggest traditional or transitional forms of construction. A small proportion of structures are built with temporary materials like thatch, bamboo (0.40%), and plastic/polythene (0.21%), reflecting housing vulnerability in certain pockets. This data provides a clear understanding of structural quality across the city and emphasizes the need for targeted renewal schemes, infrastructure upgrades, and improved housing amenities, especially in areas with non-permanent construction.

Table 8-8 Percentage Distribution of Houses by Construction Material of Wall.

Grass/ Thatch/ Bamboo etc.	Plastic/ Polythe ne	Mud/ Unburnt brick	Wood	Stone not packed with mortar	Stone packed with mortar	G.I./ Metal/ Asbestos sheets	Burnt brick	Concrete	Any other material
0.40%	0.21%	11.43%	0.70%	2.60%	5.35%	2.31%	57.15%	18.84%	1.01%

Source: Compiled from "Tables on houses, households, amenities & assets". Census of India, 2011

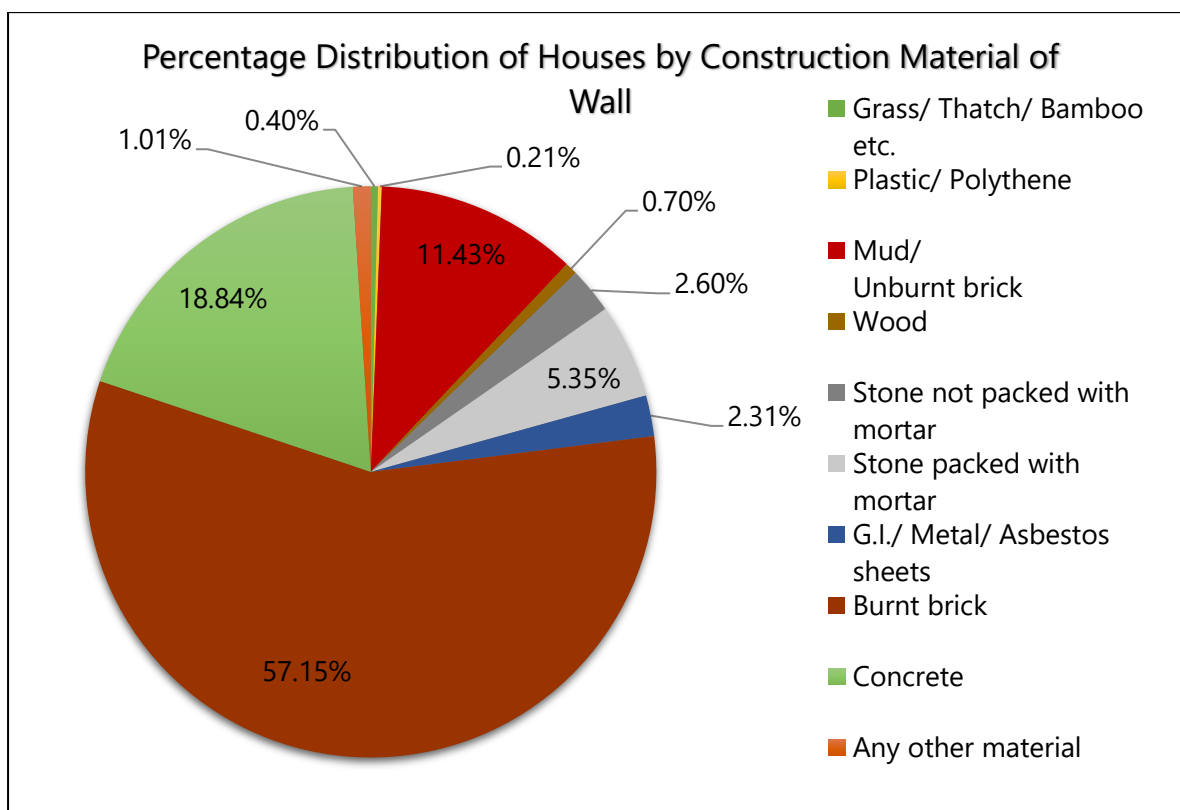


Figure 8-3 percentage Distribution of Houses by Construction Material

8.7.2 Age and Condition of Houses

According to the 2011 Census, Ahilyanagar had a total of 75,143 households. A majority of the structures in the town are Reinforced Cement Concrete (RCC) constructions. Most of the older buildings in the congested areas have upper stories constructed on stone foundations, with brick or mud walls and slab or G.I. sheet roofs. In contrast, modern houses are well-constructed RCC structures, featuring burnt brick walls plastered with cement. The majority of residential structures are single-storied, while a smaller proportion consists of two or more stories.

A detailed analysis of the survey provides valuable insights into vulnerable areas that require immediate attention through renewal schemes. It also highlights the demand for new housing and evaluates the level of amenities in congested parts of the city. The accompanying chart illustrates the percentage-wise distribution of the condition of structures in Ahilyanagar.

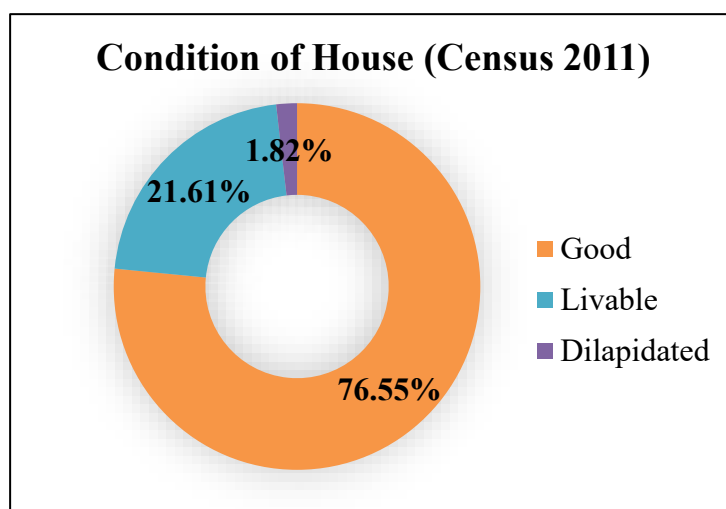


Figure 8-4 Condition of Houses

Source: Compiled from “Tables on houses, households, amenities & assets”. Census of India, 2011

8.7.3 Number of Dwelling Units

The classification of houses based on number of dwelling units shows that, major portion of houses 36.03% are covered by one room tenements while 28.88% houses are two room and 17.20% houses are three room tenements. Pictorial representation of percentage distribution of number of dwelling units is represented in below Chart.

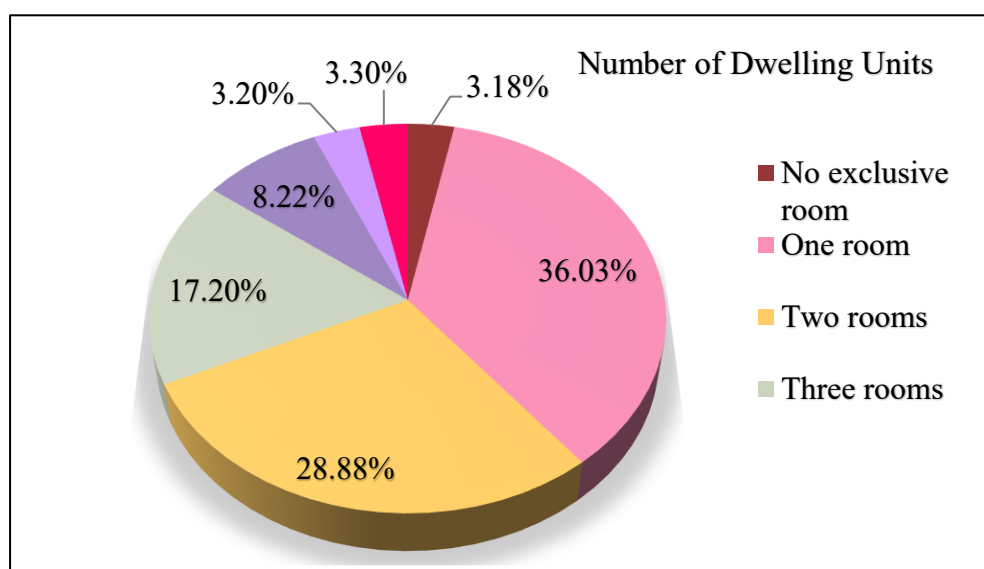


Figure 8-5 No of Dwelling Units

Source: Compiled from “Tables on houses, households, amenities & assets”. Census of India, 2011

8.7.4 Household Size

Household size by number of persons staying in house is indication of density of population and index of urbanization. The percentage distribution of household size in Ahilyanagar is represented in below Chart.

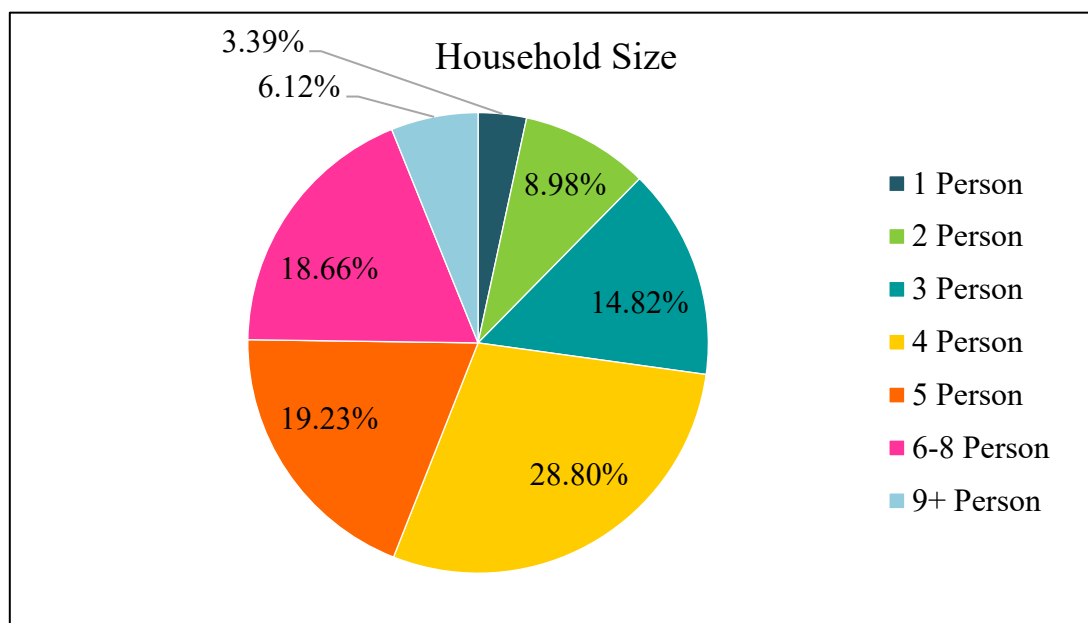


Figure 8-6 Household Size

Source: Compiled from “Tables on houses, households, amenities & assets”. Census of India, 2011

8.7.5 Ownership Status

The Ownership Status in Ahilyanagar Municipal Corporation area indicate that majority of houses are owned i.e., 67.68% and 29.30% houses are rented houses. This data is represented pictorially in below Chart.

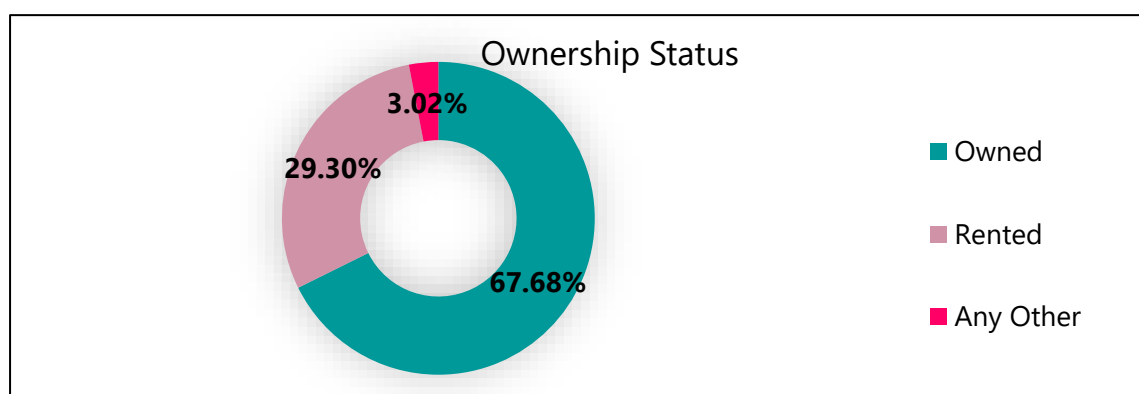


Figure 8-7 Ownership Status

Source: Compiled from “Tables on houses, households, amenities & assets”. Census of India, 2011

CHAPTER 9. PUBLIC UTILITIES

9.1 Introduction

Public utilities are essential services that drive economic and social development and are crucial for poverty eradication. These include electricity, water, sewerage, gas supply, transportation, firefighting, telecommunications, postal services, police stations, and socio-cultural facilities. Traffic and transportation are covered in Chapter 5, while water supply, sewerage, and waste management are addressed in Chapter 6. This chapter focuses on additional utilities like gas supply, firefighting, postal services, power supply, and other miscellaneous services.

9.2 Fire Stations

To rescue various man-made and natural calamities which comes without pre-intimation. AMC has ever alert and diligent fire-brigade squad with two offices serving one in core city and another in Savedi area. With the apt motto “We serve to save”, this fire department is serving the city since 1948.

Table 9-1 List of Existing Fire Stations

Sr. No.	Fire Station	Location	No. of Ladders
1	Maliwada	Near Old AMC Building.	1
2	Savedi	Near All India Radio office.	1
3	Kedgaon	S. No. 422/O.S.	This Fire Station is closed due to insufficient Staff.

Source: Fire Dept., AMC

Table 9-2 Available Equipment

Sr. No.	Name of Fire Equipment's	Quantity of Equipment's
1	ASKA Light	5 No. (Not Maintained)
2	Safety Life Jacket	40 No.
3	Wood Cutter	5 No. (Not Maintained)
4	Safety Life Buoy Ring	4 No.
5	Lifting Bag	6 No.
6	Breathing Apparatus Set (B.A. Set)	7 No.
7	Hydraulic Cutter/ Spreader	10 No., 2 No. with Hyd. Pipe

8	ABC Fire Extinguishers	30 No.
9	Jumping Seat	2 No.
10	Foam	2000 Litre
11	Ladder Folding	1 No.
12	Suction Pump	2 No.
13	Fire proximity suit	40 No.
14	Gum Boots	40 No.
15	Helmet	40 No.
16	Gloves	40 No.
17	Small Torch	8 No.
18	ASKA Foam Back Pack Fire Extinguishers	6 No.
19	Compressor Machine (B.A. Set)	1 No.
20	Duck back Gumboot	40 No.

Source: Fire Dept., AMC

9.3 Post Office Services

A good postal system is an essential component of the development of a city, operating in various forms. Not just physical delivery of posts, it has evolved to even electronic and financial delivery of services. There are 7 post offices in the Ahilyanagar Corporation area. The details like location, status of the office is summarized in the following table 8-3

Table 9-3 List of Post Offices

Sr No	Name of Town	Location	Status
1	Savedi & Bhistbag	Civil Hudco Colony, Bishop Lloyd Colony, Ahmadnagar, Maharashtra 414001	Working
2	Kedgaon	Ahilyanagar RS Post Office, Nepti Road Behind Archana Hotel, Kedgaon, Ahilyanagar, 414005	Working
3	Maliwada	MG Udyan Post Office, Opposite Old Shivam Talkies Ahilyanagar 414001	Working
4	Chahurana Bk	Ahilyanagar Head Post Office, Opposite Booth Hospital, Sate Bank Chowk, Ahilyanagar, 414001	Working
5	Chahurana Kh	Post Office not available	Not Working
6	Bhingar	Ahilyanagar Camp Post Office, Jamkhed Road, Ahilyanagar 414002	Working

7	Nalegaon	Anandi Bajar Post Office, Below Primary Teacher Bank, Near DR Hemant Deshpande Hospital, Ahilyanagar 414001	Working
8	Morchudnagar	Post Office not available	Not Working
9	Nagapur	MIDC Post Office Maharashtra Industrial Development Corporation Building Sahyadri Chowk Navnagapur Ahilyanagar 414111	Working Outside Municipal Limit
10	Bolhegaon	Post Office not available	Not Working

Source: India Post, Ahilyanagar

9.4 Electricity Distribution

The Maharashtra State Electricity Distribution Company Pvt Ltd. is primary supplier of electricity in Ahilyanagar Municipal Corporation which is public sector undertaking controlled by the government authority. AMC is also promoting use of solar energy as an alternate source of electricity. Electricity infrastructures include many components: generation, transmission, and distribution of electricity

MSEB Power distributes electricity from the end point of transmission to the end point of the consumer in entire Ahilyanagar Corporation area. There are 302202 electricity consumers in Ahilyanagar City in the year 2024. These consumers are categorized into high-tension (HT) and low-tension (LT) connections. There is total 301862 Low Tension consumers and 340 High Tension consumers all receiving electricity through MSEB. Below table shows the sector wise consumption LT and HT groups.

8.5 Number of Electric Substations within City

A total of six Electric Substations (ESS) are located across four villages in Ahilyanagar city—one each in Savedi (P) and Nalegaon, and two each in Bhingar (P) and Kedgaon, identified by their respective survey numbers. These substations handle all HT and LT electrical loads, forming the backbone of the city's power distribution network.

Table 9-4 Electric Substations Within City

Sr No	Village Name	Number	Location
1	Savedi(P)	1	Survey Number 289
2	Nalegaon	1	Survey Number 220
3	Bhingar(P)	2	Survey Number 306 & 11
4	Kedgaon	2	Survey Number 287 & 96

Source: Primary Survey

Table 9-5 Low Tension Consumption Pattern

Category / Year	2020		2021		2022		2023		2024	
	Count	Consumption	Count	Consumption	Count	Consumption	Count	Consumption	Count	Consumption
Residential	159742	155.59	160051	156.21	161365	170.754	180395	177.597	205482	175.774
Commercial	19051	34.801	19237	34.84	17004	52.280	20854	56.894	24937	58.935
Industrial	3558	90.22	3571	90.32	3881	116.035	4496	127.816	5116	126.309
Agricultural	50618	356.65	50403	466.32	54296	478.804	56024	531.515	58215	585.512
Public Service	732	6.149	1827	6.23	3592	9.120	3871	10.562	4125	11.688
Other	1663	36.81	1731	36.91	1882	19.925	2866	21.186	3987	21.211
Total	235364	680.220	236820	790.830	242020	846.918	268506	925.570	301862	979.429

Source: MSEB Ahilyanagar

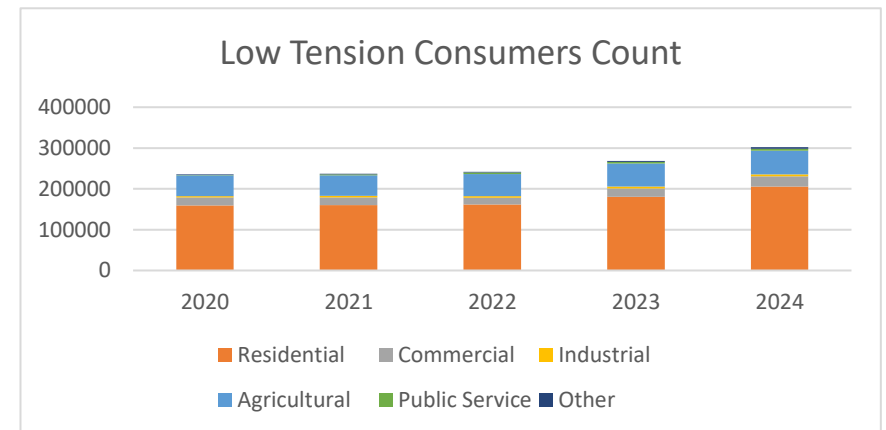
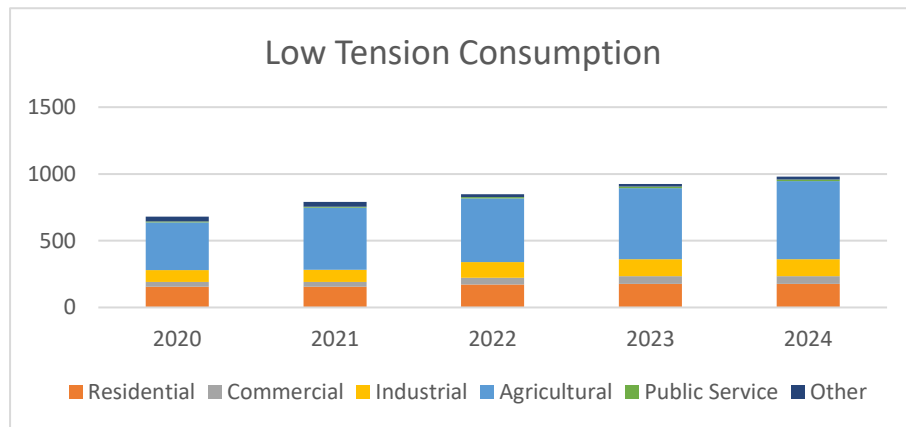


Figure 9-1 Low Tension Consumption & Count

Table 9-6 High Tension Consumption Pattern

Category / Year	2020		2021		2022		2023		2024	
	Count	Consumption	Count	Consumption	Count	Consumption	Count	Consumption	Count	Consumption
Residential	0	0.000	0	0.000	0	0.000	0	0.000	0	0.000
Commercial	25	6.52	21	4.220	20	5.767	25	7.040	21	5.320
Industrial	227	461.14	230	418.390	236	650.960	245	711.384	270	770.801
Agricultural	14	9.55	13	4.480	13	4.178	13	7.526	13	6.428
Public Service	22	29.15	24	26.020	24	26.494	23	28.266	25	29.637
Other	10	41.64	11	50.960	11	56.849	11	57.141	11	58.275
Total	298	548.000	299	504.070	304	744.248	317	811.357	340	870.461

Source: MSEB Ahilyanagar

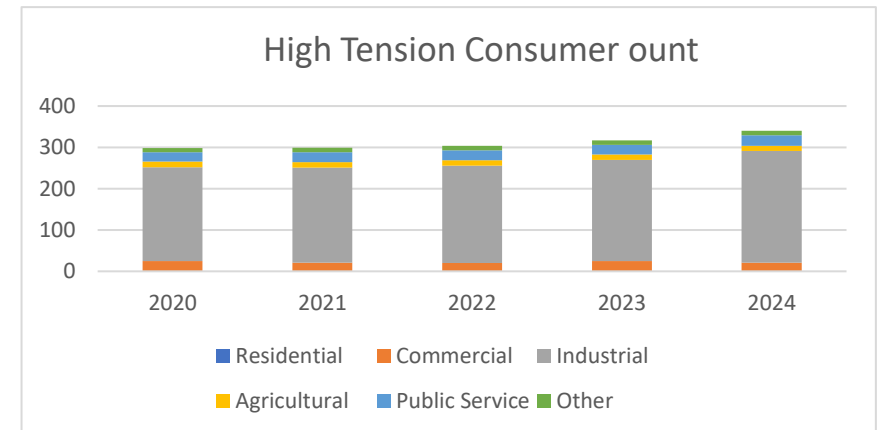
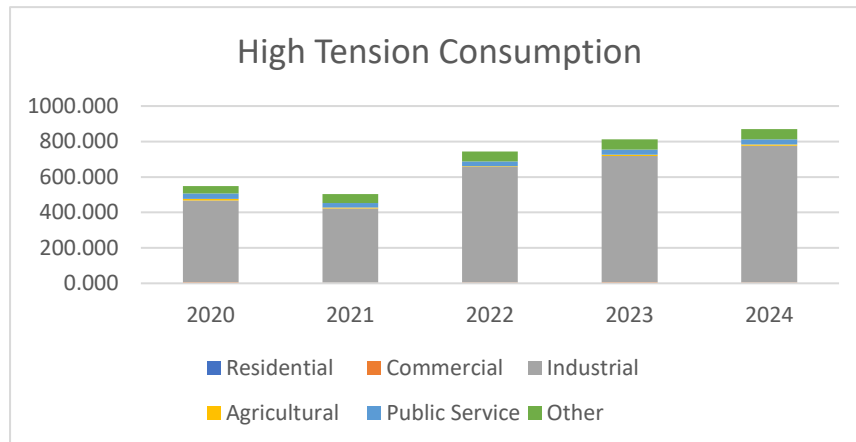
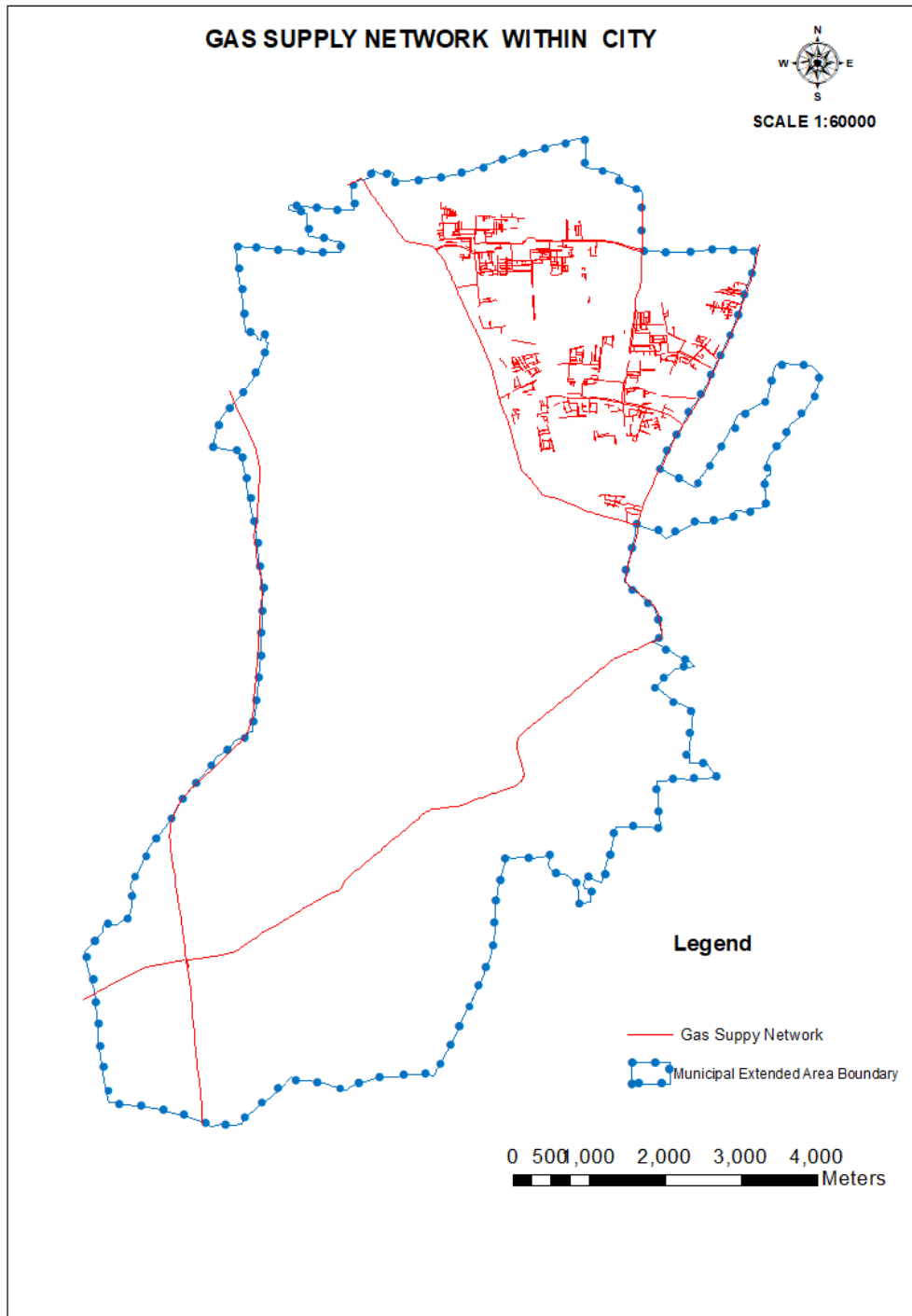


Figure 9-2 High Tension Consumption & Count

9.6 Gas Supply

BPCL has its own infrastructure to provide natural gas in the limited area of Ahilyanagar city. The existing network of gas supply within city is below:



Map 9-1 Existing Gas Supply Network

CHAPTER 10. ECONOMY

10.1 Introduction

Analysis of the economic activities of the city is necessary to understand the process of growth and dynamics of the city. Employment pattern is one of the important parameters of economic growth of the city. The structure of employment in and around the Ahilyanagar city can be studied in various ways.

10.2 History of Industrial Development

Ahilyanagar Industrial Area was established by MIDC in the year 1972. The area is well developed with quality infrastructural facilities such as roads, water supply and street lights. Many renowned industries are operating from this area. MIDC had acquired 591 hectares of land for the area. Recently, MIDC opened a software park for the IT industry and also constructed an IT Tower here.

10.3 Employment Characteristics

Economy exhibits a dynamic structure, transitioning from traditional agriculture to industrial and service-oriented activities. The data below provides insights into workforce distribution across the primary, secondary, and tertiary sectors over two decades:

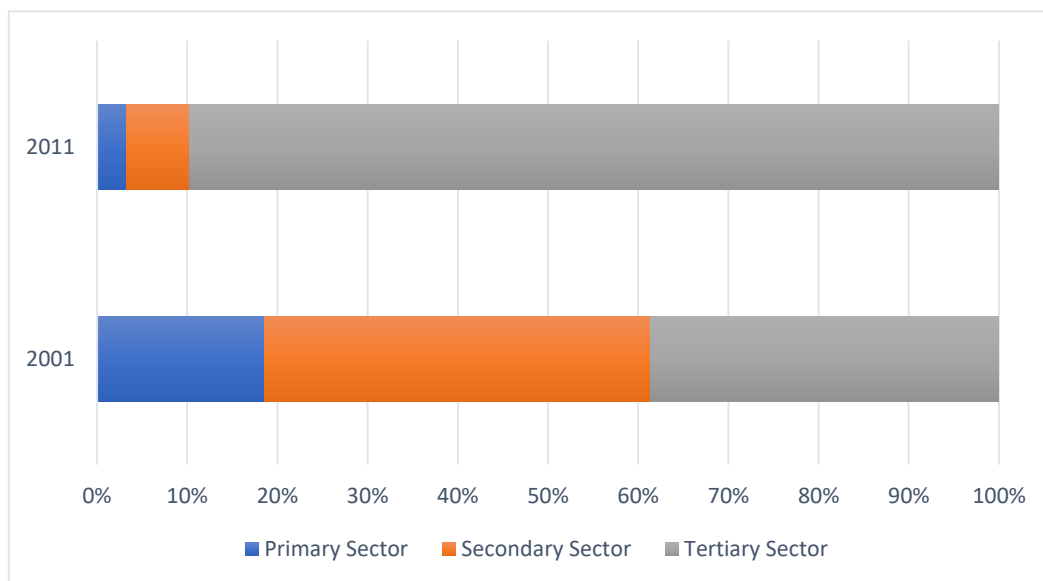


Figure 10-1 Employment Characteristics

The employment pattern in Ahilyanagar have witnessed significant restructuring over last two decades. There has been a rise in service sector employment and decline in primary sector employment. The total employment in primary sector including agriculture and agriculture labour activity fell from 18% to 4%. The service sector significantly increased from 37% to 90%. Thus, agriculture and manufacturing employment has been falling over the years while that in services is increasing.

10.4 Industrial Estate

There is one industrial estate outside the AMC limit developed by the M.I.D.C. The area of this industrial estate admeasures 591 Ha. The plotting has been done by M.I.D.C. and allocated to the different industrial activities.

Besides this, in Ahilyanagar Municipal limit, there is one Co-operative Industrial Estate established in the year of 1963 situated on Pune highway near railway station in Kedgaon in S. No. 71 to 77 of total area 20.69 Hectare. The Area details of Industrial plots in Ahilyanagar Industrial Estate.

Table 10-1 Existing Industrial Layout

Survey No	Hectare	Are	Sq. m	Total Area in Hectare
71	3	1	0	3.01
72-1	2	44	0	2.44
72-2	4	33	0	4.33
72-3	0	8	0	0.08
73	0	98	0	0.98
74	2	98	0	2.98
75-1	0	67	0	0.67
75-2	0	68	0	0.68
75-3	0	68	0	0.68
76	2	63	0	2.63
77-1	1	11	0	1.11
77-2	1	10	0	1.1
Total Area of Ahilyanagar Industrial Estate, Kedgaon =				20.69

Source: Compiled from <https://bhulekh.mahabhumii.gov.in> & Ahilyanagar Industrial Estate Co-Op. Society Ltd.

10.5 Large- & Small-Scale Industries

There are other small pockets of large-scale industries viz. Videocon, Swastik & R.T.K. Batteries, Jai Jalaram Industries, Hindustan Distilleries, Manas Forging Pvt. Ltd., Kinetic Spares, Indian Hume Pipe, Modern Foundry etc. These units are located on Burudgaon road, Daund road & Pune Road.

Industrial activities are also seen in TP Scheme No. III area viz. Sugar Confectionary, Aphali Pharmaceuticals Ltd., Namoh Industries etc. Mainly Timber & Saw mills are established in the form of small-scale Industries.

10.6 Shops and Commercial Establishment

All sorts of commercial activities exist in the heart of the Gaothan & nearby area of all villages in planning area of extended limit of Ahilyanagar. Commercial centres are spread mainly on Kapad Bazar (M.G. Road), Ganj Bazar, Adate Bazar, Dalmandai Road, Chitale Road etc. Majority of commercial activities are in form of Petty shops, hotels, general stores etc.

Also, on main roads like Pune-Ch. Sambhajinagar Road as well as Manmad Road in Savedi & Nagapur has developed as commercial centres in the form of shopping complexes, galas etc. The shops are normally attached with the residences of owners. The people from nearby rural area are main customers and consumers of this commercial area besides local residents. The existing weekly market does not have sufficient area to cater the needs of town and its adjoining villages. Similarly approaches to this weekly market are very narrow and passing through congested portion of town & villages.

10.6.1 Agricultural Produce Market Committee

The Agricultural Produce Market Committee (APMC) was established in 1954 within the municipal limits, covering an area of 11 hectares and 31 ares. It serves as the main market for fruits, grains, pulses, oilseeds, flowers, and vegetables, operating from Monday to Saturday.

10.6.2 Vegetable Market

There are 4 vegetable market, mainly situated in inner area. Otherwise, Gala type vegetable market is seen near Ambika Vidyalaya in Kedgaon. Road side vegetable marketing is seen in Nagapur near petrol pump; while in other area hawker's area is seen.

10.6.3 Meat Markets

There is a meat market in the inner area, otherwise mutton and fish are sold in small tapri-type shops. There is no separate slaughter house in the municipal area. In the existing mutton market, animals are slaughtered.



Meat Market



Fish Market

Figure 10-2 Meat and Fish Markets

10.7 Municipal Revenue

The fluctuations in revenue for Ahilyanagar Municipal Corporation between 2021–22 and 2023–24 can be attributed to a combination of economic conditions, administrative decisions, and policy changes. The decline in development charges and premiums suggests a slowdown in construction activity, potentially due to changes in urban development policies or incentives provided to developers. The drop in house tax collection in 2023–24 may point to inefficiencies in tax recovery, outdated property assessments, or temporary exemptions. A consistent decline in income from other sources indicates possible underutilization of municipal assets, reduced earnings from service fees, or falling interest income. The decrease in the opening balance in 2022–23 reflects either increased expenditure or a reduced surplus from the previous financial year. In contrast, the steady rise in government grants highlights growing dependence on external funding, likely through state or centrally sponsored urban development schemes. The temporary rise in house tax revenue in 2022–23 may have resulted from a one-time recovery drive or reassessment of property values. The sharp increase in "other tax" revenue in 2023–24 could be attributed to improved enforcement measures or the introduction of new local levies. Overall, these trends suggest that while Ahilyanagar is increasingly reliant on external financial support, it must focus on strengthening internal revenue streams and improving asset management to ensure long-term fiscal sustainability. The graph below illustrates the revenue sources of Ahilyanagar Municipal Corporation from 2021–22 to 2023–24.

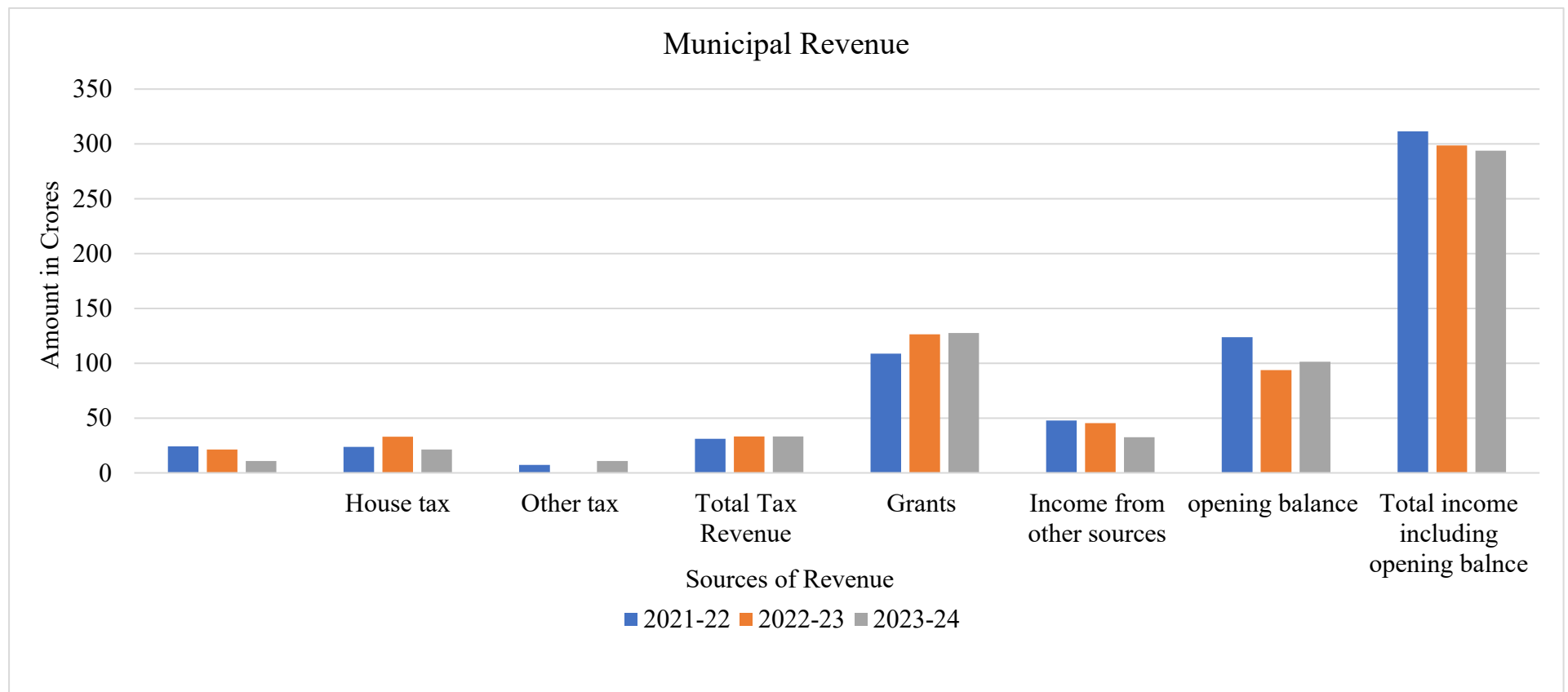


Figure 10-3 Municipal Revenue

10.8 Municipal Expenditure

Over the period of year 2021 to 2024 Ahilyanagar Municipal Corporation's expenditure trends reflect shifting priorities, rising operational costs, and the cyclical nature of infrastructure spending. The most consistent increase was in staff and establishment expenses, which rose from ₹78.31 crores to ₹92.87 crores, likely due to annual salary revisions, recruitment, or increased administrative overhead. Water supply expenditure also increased significantly, from ₹31.01 crores in 2021-22 to ₹49.17 crores in 2023-24, possibly driven by infrastructure upgrades, higher demand, or improved service delivery goals. In contrast, spending on drainage sharply declined in 2022-23 and only partially recovered the following year, suggesting completion of earlier projects or a temporary budget shift. Medical and health expenses peaked in 2022-23 at ₹8.15 crores—possibly due to post-pandemic health initiatives—before dropping to ₹2.55 crores in 2023-24, indicating reduced health-related interventions. Education spending remained relatively low and inconsistent, reflecting a limited municipal role or funding constraints in that sector. Communication expenses, very small, likely reflecting minimal investments in IT, digital governance, or public outreach. The "Other Expenditure" category remained the largest but fluctuated, ranging from ₹204.04 crores to ₹166.40 crores and back to ₹193.03 crores, suggesting major project-based or discretionary spending variations. Overall expenditure dropped from ₹355.51 crores in 2021-22 to ₹314.32 crores in 2022-23, possibly due to fiscal restraint or delayed works, before rising again to ₹347.87 crores in 2023-24. These changes indicate a balancing act between essential services, infrastructure investments, and operational sustainability.

The table and graph below illustrate the expenditure of Ahilyanagar Municipal Corporation from 2020-21 to 2023-24

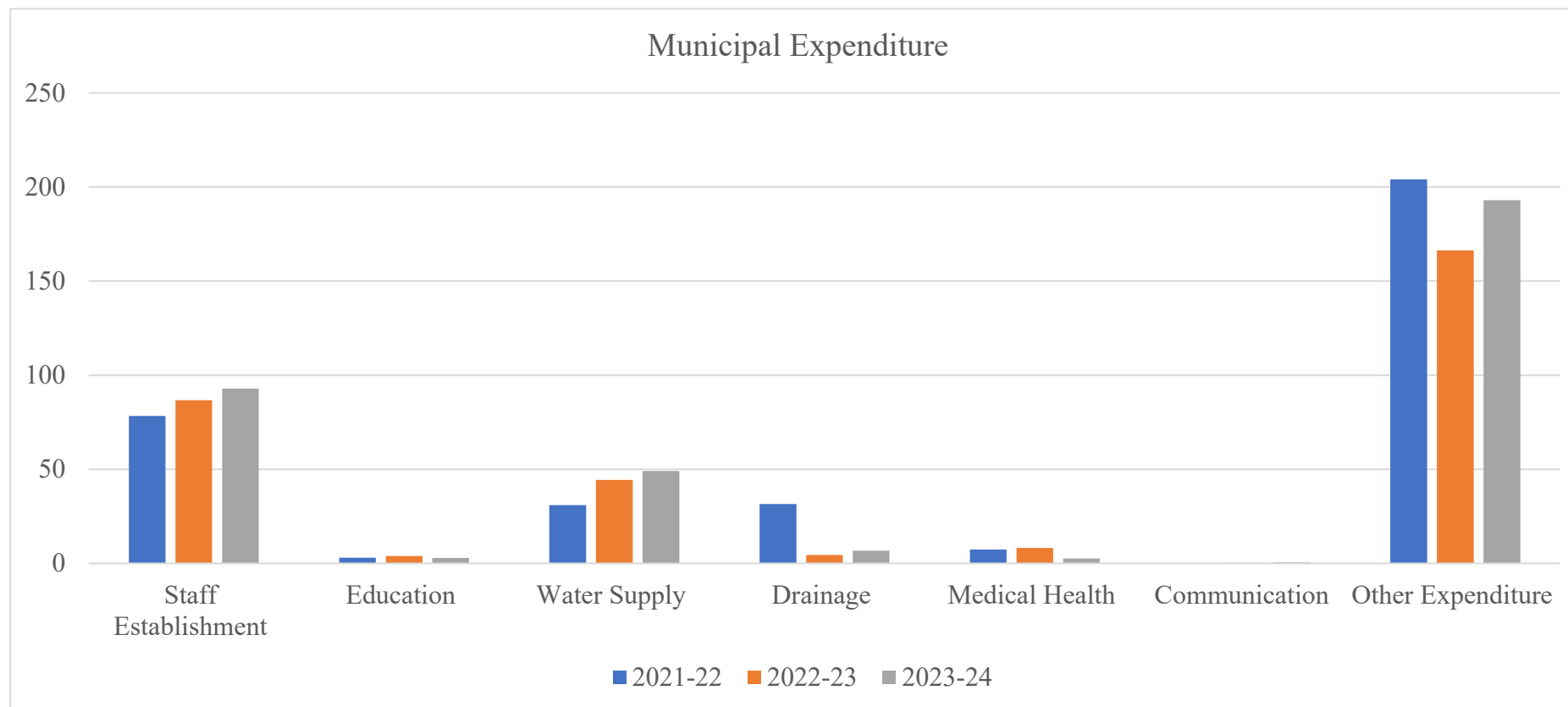


Figure 10-4 Municipal Expenditure

10.9 Municipal Revenue Vs Municipal Expenditure

Comparative statement of Municipal Revenue vs. Municipal Expenditure for Ahilyanagar Municipal Corporation from year 2021-22 to 2023-24 is shown in table 9-3

Table 10-2 Municipal Revenue vs Expenditure

Year	Total Revenue Including Opening Balance	Total Expenditure	Surplus/Deficit (In crores)
2021-22	311.33	355.51	-44.18
2022-23	298.62	314.32	-15.7
2023-24	293.81	347.87	-54.06

Source: AMC, Ahilyanagar

From this analysis. Ahilyanagar Municipal Corporation consistently spent more than it earned, resulting in annual budget deficits. In 2021-22, the total revenue including opening balance was ₹311.33 crores, while expenditure reached ₹355.51 crores, leading to a deficit of ₹44.18 crores. Despite a slight improvement in 2022-23 where both revenue and expenditure dropped, the corporation still faced a deficit of ₹15.70 crores. However, in 2023-24, while the revenue further declined to ₹293.81 crores, expenditure rose again to ₹347.87 crores, increasing the deficit to ₹54.06 crores—the highest in the three-year period.

This persistent gap indicates that while the corporation relies on government grants and carries forward balances, its own revenue sources (taxes, development charges, other income) have not kept pace with rising expenditures—especially staff salaries, water supply services, and infrastructure needs. Additionally, the sharp fluctuations in “other expenditure” and large dependency on variable revenue sources suggest fiscal instability. The increasing staff costs and capital services like water supply, combined with stagnating internal income, are contributing to a growing structural deficit.

CHAPTER 11. ASI SITES AND TOURISM

11.1 Conservation of Ancient Buildings of Archaeological/Architectural Interest and Their Environs

The history of Ahilyanagar dates back to 1490 A.D., marking the beginning of its evolution. The founder of the town, Ahmed Nizam Shah, established his capital on the site of his victory, which was strategically located midway between Junnar and Daulatabad. Ahmednagar, one of the fortified walled cities with gates, served as the capital of the Nizamshahi Kingdom until 1636. Thereafter, it came under the rule of Shah Jahan and later the Peshwas before eventually being taken over by the British.

Owing to its historical significance, Ahilyanagar contains numerous buildings and structures of considerable archaeological and architectural value, many of which were constructed during the Nizamshahi period. Over time, several of these structures have deteriorated and require extensive conservation, renovation, and repairs. Monuments that are not under public ownership are particularly vulnerable to demolition or alteration due to increasing housing and commercial development pressures. Similarly, the character and visual appearance of heritage buildings may be adversely affected by the construction of high-rise buildings and other developments in their vicinity that are incompatible with the historic environment.

To preserve the character of these heritage structures, the Municipal Corporation shall ensure that the architectural and historical significance of buildings worthy of conservation is protected and not compromised. In the case of any development, maintenance, repair, renovation, or reconstruction within the vicinity of protected monuments, a No Objection Certificate (NOC) from the Archaeological Department shall be obtained. All development works in and around protected monuments shall be undertaken in consultation with the Archaeological Department. The details of centrally protected monuments and their locations are provided in the following table.

11.2 ASI Sites in and Around the Municipal Limit

Table 11-1 ASI Sites

Sr No	Name of Monument	Location
1	Damri Masjid	Buranagar road, Cantonment Area, Bhingar, Ahilyanagar
2	Gate Near Niyamat Khan's Palace	Old municipal corporation office area, Maliwada, Ahilyanagar
3	Kotla of Twelve Imams	Kotla stand area, Ahilyanagar
4	Macca Masjid	Mangal Bajar Road, Ahilyanagar

5	Old tomb near Changiz Khan's palace (Sarje Khan's Tomb)	Old Court Area, Ahilyanagar
6	The Tomb of Nizam Ahmed Shah	Bagroja Mall, Ahilyanagar
7	The Faria Bagh	Bhingar Cantonment Near the Tank Museum Road, Ahilyanagar

Source: Archaeological Survey of India, Ch. Sambhajinagar

11.3 Tourist Spots

Some of the major attractions in and around the 60km radius of Ahilyanagar City are mentioned below:

1) Ahilyanagar Fort



Figure 11-1 Ahilyanagar Fort

Was initially built by Malik Ahmed Nizam Shah in 1490 AD to commemorate victory over Bahamani General Jahangir Khan. It was the Royal residence (Kot Bagh Nizam) and administrative centre of Nizam Shah Dynasty. Fort was rebuilt by Husain Nizam Shah during 1559-1562 AD. It was peculiarly well planned and well built 'Bhuikot Fort' as though lying on ground, it is not commanded by any spot with a large distance. Portuguese engineers are said to have helped to build a wall and bastions of this fort. The fort is oval in form and about 2 kms. in circumference. It has 22 bastions and a moat. Originally it had two entrances, one on the west side (Hatti Darwaza) for wheeled traffic and other on east side for the foot passengers, in the form of suspension bridge. A victim of countless invasions, Ahilyanagar fort has taken many blows and come out relatively unscathed. Prince Murad, son of Emperor Akbar, attacked

the fort in 1595-96 AD. This attack was bravely repulsed by Sultana Chand Bibi. In 1600 AD Akbar despatched Prince Danyal who laid siege to the fort. Chand Bibi decided to negotiate terms with Danyal which were not liked by some of her nobbles and as such she was put to death. The fort remained with Mughals till 1759 and with Maratha till 1803. when it was captured by General Wellesley of British Army. Though the fort is under military command, it is declared as a tourist place.

(Distance-2.5 kms from Maliwada Bus Stand.)

2) Leader's Block



Figure 11-2 Leaders Block

The detailed history of the Ahilyanagar fort reveals that it had been used as royal prison a number of times. Amongst the most important Imprisonments were Maharani Yesubai, wife of Chhatrapati Sambhaji, Fourth Shivaji Maharaj of Kolhapur, Nana Fadnis, Tulaji Angre etc. All India Congress working committee was detained at the fort during the 'Quit India' movement (1942-45 AD.) The following leaders were detained in the fort - (1) Pandit Jawaharlal Nehru, (2) Maulana Abul Kalam Azad, (3) Sardar Vallabhbhai Patel, (4) Pandit Govind Vallabh Pant, (5) Pandit Harekrishna Mahtab, (6) Acharya J. B. Kriplani, (7) Acharya Narendra Dev, (8) Dr. Syed Mahmud, (9) Dr. B. Pattabhi Sitaramayya, (10) Asaf Ali, (11) Dr. P. C. Ghosh, (12) Shankar Rao Dev.

The World-famous book 'The Discovery of India' was written by Pandit Nehru in this fort in a record period of 5 months from April to September 1944. The furniture used by Pandit Nehru is preserved in his room.

3) Bagh Rauza



Figure 11-3 Bagh Rauza Fort

Bagh Rauza is a tomb of Ahmed Nizam Shah, founder of Ahilyanagar city. Bagh Rauza Means 'Garden of Shrine'. Ahmed Nizam Shah built this finest building on the banks of river Sina. The shrine is enclosed by a wall about 10 feet high. Ahmed Nizam Shah and his beloved begam's tomb was under a huge dome inside which the text from the Kuran is inscribed.

To the south of the main building there is a reservoir and small shrine having pyramid shaped roof, where the body of Shah Tahir, the Shia Minister of Nizam Shah was buried and then carried to Karbela. There are some Inscriptions on this building. Outside the wall there is a masonry platform having a beautiful canopy. It is said to be tomb of elephant Gulam All, which captured Ram Raja of Vijayanagar in the great battle of Talikot (1565AD).

(2.5 kms from Maliwada Bus Stand)

4) Hasht Behist Bagh



Figure 11-4 Hasht Behist Bagh

Ahilyanagar was famous for Baghs (Royal house hold) and Shahi Hamam Khana (Royal Bathing place). A ruined palace and garden called "Hasht Behist Bagh" (Eighth Paradise) was built in 1506 AD by Ahmed Nizam Shah. Inside the garden in the middle of a large pond is a eight-sided two storeyed palace representing the eight gates of paradise. A large arch and Hamam Khana are built near the pond. Water was brought by a aqueduct from pimpalgaon and Shendi reservoir. Murtaza Nizam Shah often used to come here to play chess with Delhi singer, whom he called Fatah Shah and also built a separate palace for him, called 'Lakkad Mahal' in his garden. There is another Hamam Khana having a wind tower, "Badgir" situated on Bhistbagh road in Savedi.

(6 kms from Maliwada Bus stand)

5) Damdi Mosque



Figure 11-5 Damdi Masjid

Damadi Mosque is situated on the way of Burahannagar, 1km away from the fort. This small masonry Mosque is famous for its elaborate carving and calligraphy. This mosque was built in 1567AD by a noble named Sahir Khan, at the cost of the workers employed on the fort who gave small daily contributions, a 'Damadi' from their wages.

The carving, especially on the arch and minars, is very attractive. The measurement of well-dressed stones in which the ceiling is built coincide with those of the floor. In the centre of mosque, a white marble is placed on which some letters are engraved. Inscriptions and Lotus flowers are also found on various stones of the mosque.

Behind Damadi Mosque there is a graveyard, where there are tombs of Europeans and others who were staying in Ahilyanagar in 18th and 19th century.

(3.5 km from Maliwada Bus stand).

6) Farah Baksh Palace



Figure 11-6 Farah Baksh Palace

Farah Baksh Palace is situated on Solapur Road, close to the Cavalry Tank Museum was once a garden Pavillion of Nizam Shahi. This pink coloured two storeyed octagonal palace surrounded by the lake was constructed by Nyamat Khan Semmani and then rebuilt by Salabat Khan II in 1583 AD. This Persian style palace was famous for its huge arches, cooling, ventilation system and fountains. There was a beautiful garden and clumps of Mango, Tamarind and Wood Apple trees around the palace. The central hall with dome called "Rang Mahal", which was used for dance and music programmes. Shah Jahan lived in Ahilyanagar and saw the Farah Baksh Palace, when he rebelled against his father in the early 17th century, leading to the speculation that the structure was one of the inspirations for the design of the Taj Mahal

(4.5 kms from Maliwada Bus stand)

7) Salabat Khan's Tomb



Figure 11-7 Salabat Khan's Tomb

12 kms east of the Ahilyanagar city, on the 'Shah Donger hill, stand the tomb of Salabat Khan II, the great statesman and famous minister of Murtuza Nizam Shah I (1565-88 AD). This building is three storeyed and octagonal in shape. Sometimes mistakenly referred as a 'Chand Bibi Mahal' by local residents, Salabat Khan built this building in 1580 AD. This building is about 84 feet high and the galleries are about 20 feet broad. Underground vault which contains the tomb of Salabat Khan (Death 1589 AD) and his beloved wife. The ceiling of vault has angular holes so placed that the rising and setting sun-rays fall on the tomb. A narrow staircase runs round the tower hidden inside the wall. The top storey over the dome is unfinished. According to one account, Salabat Khan meant to carry up the tower, till from the top of it, he could see Daulatabad fort.

8) Alamgir



Figure 11-8 Alamgir

Alamgir is a place where Mughal Emperor Aurangzeb took his last breath. He died here on 21st February 1707 at the age of 89. His body was given bath and then taken to Khultabad near Ellora and buried there as per his wish.

Alamgir is situated on Ahilyanagar-Pathardi Road near Bhingar. There is mosque, Baradari, Madrasa and Library. Some rare copies of handwritten Qurans are preserved in the Library of Alamgir.

Aurangzeb built some mosques in Ahilyanagar city during his regime. The 'Badshahi Mosque' which is about 100 yards south-east of Soneri Mosque is one of them.

(5 kms from Maliwada Bus stand)

9) Dongergan



Figure 11-9 Dongergan

Dongergan is famous for Rameshwar (Mahadev) Temple, cisterns, dense forest and natural valley. It is 18 kms away from Ahilyanagar City, situated on a way to Vambori. Dongergan has a romantic little revine called the 'Happy Valley'. It is said that the cisterns have been created by Prabhu Ramchandra while he has on a way to Lanka and Devi Sita bathed in these cisterns. A fair is held at Dongergan in the honour of Rameshwar on the third Monday of the month of Shravan and on Shivaratri.

'Dyanesh Yog Ashram' is next to the temple. A beautiful old rest house is in front of temple. Manjre-e-subha (Nizam Shahi Palace) and Gorakashnath Gadh is 3 to 4 kms away from Dongergan, Pimpalgaon Malvi Lake and Avatar Meher Baba's Meherazad is on the way of Dongergan.

10) Hume Memorial Church



Figure 11-10 Hume Memorial Church

Ahilyanagar has held an important position for Christians. It is known as 'Yerusalem of Maharashtra'. Christian missionaries arrived Ahilyanagar in early 19th century. Fr. Anthony D'cruz, a Portuguese Diocesan, Priest performed the first Baptism in 1831. A Chaple of St. Anne's was built by him.

Hume Memorial Church (Pahili Mandali, Congregational), which is situated in Khist Lane was constructed in 1902-06 AD. This is a architectural masterpiece which combines Gothic and Deccani style. The tower of church is dome shaped. The furniture, Organ and bell was brought from America. Hume Church is also famous for its beautiful stain glass paintings.

(1km from Maliwada Bus stand)

11) Meherabad



Figure 11-11 Meherabad

Avtar Meher Baba's Shrine at Meherbad (Arangaon) is a site of pilgrimage. Thousands of visitors annually travel from all over the world to pay homage to one whom they regard as a Avatar of the age.

Meher Baba was born in Pune on 25th February 1894. He established Meherabad, an Ashram community. His work embraced a free school, a free dispensary and hospital with shelter and food for the poor. On 10th July 1925 Meher Baba began observing silence, which he maintained for a period of nearly 44 years. On 31st January 1969, he dropped his physical form to live eternally in the hearts of all who love him. Near the tomb, there is a 'Baba's Room' where the stretcher of his last journey is kept. There is a museum, photo gallery and library in a 'Meher Retreat'.

Amartithi (31 January) and Meher Janmotsav (25 February) is celebrated each year.

(6 kms from Maliwada Bus stand on Ahilyanagar-Daund Road)

12) Anand Dham



Figure 11-12 Anand Dham

Anand Dham is a shrine of Rastra Sant Acharya Anandrishiji Maharaj. He was born on 27th July 1900 at Shiral Chichondi (Taluka Pathardi). At the age of 13, he accepted initiation as per Jain tradition. He devoted his life for the teaching of Jain Principles.

Anandrishiji passed away on 28th March 1992. A Lotus shaped monument was erected on the place where his last rites had been performed. 'Anand Dham' is regarded as a holy place not only by Jains, but also by the devotees of almost all the religions.

Behind the monument there is Dharmik Pariksha Board, Library of rare books and museum where Anandrishiji's seat and other things have been preserved.

(1 Kms from Maliwada Bus stand)

13) Vedanta Datta Devasthan



Figure 11-13 Vedanta Datta Devasthan

Shree Datta Devasthan Trust was formed with a view to protect and preserved the Vedas by Shri Sadguru Ramkrishna Saraswati Swami in 1974. Vedant Vidyapeetham was started in 1988. The Vidyapeetham provides facilities to learn Vedas from eminent scholars as per the 'Gurukul' system of education.

To provide sanctuary, harmony and peace to the entire society, Shri Gurudev decided to construct a temple of Lord Dattatray. This Magnificent temple stands behind the Vedanta Vidyapeetham. Pink Bansi-Paharpur marble is used for this beautiful temple. This is the biggest Dattatraya Temple in the world.

The Gurupournima, Datta Jayanti, Adi Shankaracharya Jayanti and Shri Sadguru Jayanti are celebrated with great zeal and enthusiasm at the Datta Devasthan, Savedi

(5 km from Maliwada Bus stand)

14) Cavalry Tank Museum



Figure 11-14 Cavalry Tank Museum

Adjacent to the historical Farah Baksh Palace, you will find lethal fighting monsters set amongst pristine lawns. This Cavalry Tank Museum was established by the Armoured Corps Centre and School, Ahilyanagar in February 1994. It is the only museum of its kind in Asia and houses about 50 exhibits of vintage armoured fighting vehicles.

The oldest exhibit is the 'Silver Ghost' Rolls Royce Armoured Car. The older exhibits date to World War I vintage and saw service on the battlefields of Cambrai, Somme and Flanders. A large number of vehicles are from World War II period, included amongst the exhibits are British Valentine, Japanese type 95 HA-Go and Type-97 Chi-Ha, Sherman Crab flail tank, M-47 Patton, Centurion Mark II, German Panzer and Pride of India 'Vijayanta'. The memory halls house memorabilia of all regiments of the Armoured Corps. Museum remains open on all days from 9 to 5 pm.

(4 kms from Maliwada Bus stand on Ahilyanagar-Solapur Road).

15) Snehalaya



Figure 11-15 Snehalaya

Snehalaya is home, family and future for homeless family less and women in distress. Snehalaya was started by zealous undertaken by Snehalaya include shelter home for destitute girls and boys as well as HIV infected children and women.

Snehalaya shelter home is situated near MIDC where health and education facilities are provided. Snehalaya runs Balbhavan Project for slum children with the facility of library and reading hall.

“Snehjyot “runs a free medical and health care centre in the red-light areas of Ahilyanagar district. Ahilyanagar ChildLine renders 24hrs. emergency helpline for children in need and care and protection. Snehalaya also runs an adoption centre “Snehankur” for the destitute children and community radio station ‘Radio Nagar 90.4 FM’

(12 km from bus stand)

16) Historical Museum



Figure 11-16 Historical Museum

Ahilyanagar historical museum was established in May 1960. Located near collector office, this museum has the unique collection of coins, miniature paintings, sculptures, weapons, turbans, manuscripts etc. There is a special section of Ganesh idols. The original painting of Chhatrapati Sambhaji Maharaj, chainless bicycle of Germany, Tantrik Ganpati, Sanskrit-Marathi dictionary, 200 feet long Horoscope are some of the attractions of this museum. The revolving stage of the famous Marathi Drama 'To Mi Navhech' is donated to this museum.

Timing 9 am to 5 pm., Closed on Thursday.

(2.5 kms from ST Bus stand)

17) Shree Ayyappa Temple



Figure 11-17 Shree Ayyappa Temple

Manikantan, popularly recognised as Lord Ayyapa, emerged out of blended divine powers of 'Lord Shiva' and 'Lord Vishnu' as Mohini to end the menace of Mahishi, the wife of Mahishasura. At the age of twelve, Manikantan killed Mahishi and revealed his true identity. Lord Ayyappa selected the summit of Shabri hills next to river Pampa for his temple.

The devotees and the members of Shree Ayyappa Seva Samithi of Ahilyanagar constructed temple of Ayyappa at Renavikar Nagar, Savedi in 1994. Various festivals are celebrated throughout the year.

CHAPTER 12. ENVIRONMENT

12.1 Introduction

The environment encompasses all living and non-living elements and their interactions that influence human life. Biotic or living components include animals, plants, forests, fisheries, and birds, while abiotic or non-living components consist of water, land, sunlight, rocks, and air.

12.2 Water Quality

The water quality analysis was done for the Sina River at the bridge near Burudgon Road. The samples were taken from April 2023 to August 2024 for every month. The following table shows the concentrations of minerals, dissolved solids, fixed solids and suspended matters etc.

Table 12-1 Water Quality Index of Ahilyanagar City

Parameters	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24
Dissolved O ₂	3.10	2.80	1.30	2.10	5.40	4.20	6.2	6.3	6.1	6.1	6.1	1.5	2.1	2.8	Nil	Nil	5.8
pH	7.80	7.90	7.80	7.80	7.9	7.90	7.7	7.8	7.8	7.8	8.2	7.7	7.9	7.6	7.4	7.5	7.7
Conductivity	2082.0	1512.0	1854.0	924.2	1042.0	809.60	1732.0	521.6	1340.0	1063.0	965.4	800.1	18.8	1626.0	1688.0	801.1	2146.0
BOD	6.5	5.8	7.8	6.8	3.8	3.2	3.0	2.8	3.0	3.2	3	6.5	22.0	60.0	38.0	10.0	3.2
Nitrate N	1.38	7.40	7.80	8.00	7.82	7.86	7.58	2.26	1.65	3.96	0.97	1.84	3.4	2.12	2.0	1.94	0.49
Total Coliform	63.0	240.0	240.0	245.0	225.0	56.0	68.0	95.0	80.0	90.0	64.0	43.0	47.0	49.0	47.0	40.0	350.0

Fecal Coliform	6.0	10.0	12.0	12.0	14.0	6.0	6.0	6.0	4.0	6.0	6.0	4.0	4.5	4.5	4.50	4.00	84.0
Turbidity	1.43	1.52	2.3	3.90	3.42	2.1	2.80	8.39	1.80	1.38	2.63	7.04	12.2 0	4.70	19.00	23.5 0	2.01
Phenophe lene Alkanity	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5	5.0	5.0	5.0	5.0	5.0	BDL
Total Alkalinity	180.0	230. 0	156. 0	230. 0	202.0	190. 0	82.0	92.0	128. 0	118. 0	122. 0	102.0	86.0	86.0	152.0 0	120. 0	138.0
Chlorides	188.9	173. 95	210. 93	197. 94	110.3 7	94.1 7	135. 0	96.1 7	123. 96	219. 93	76.4 8	214.9 3	147. 45	294.9 1	155.9 5	52.4 8	474.85
COD	36.8	38.4	33.2	32.8	30.8	20.4	19.6	19.6	20.0	28.0	24.0	28.0	144	180.0	128.0 0	32.0	16.0
Total Kjeldahl N	1.5	1.5	1.5	1.5	1.5	1.5	6.2	1.5	1.5	1.85	1.57	31.36	16.2 4	23.52	9.30	10.9 2	BDL
Amonia N	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.49	0.4	-	-	-	6.55	9.43	3.72	-	-
Hardness CaCo3	448.0	360. 0	500. 0	260. 0	292.0	232. 0	510. 0	142. 0	580. 0	292. 00	404. 0	332.0	410. 0	410.0	300.0 0	228. 00	380.0

Calcium CaCo3	344.0	232. 0	308. 0	156. 0	168.0	124. 0	290. 0	94.0	372. 0	292. 0	240. 0	200.0	680. 0	700.0	500.0	136. 0	226.0
Magnesium m CaCo3	104.0	128. 0	192. 0	104. 0	124.0	108. 0	220. 0	48.0	208. 0	160. 0	164. 00	132.0 0	270. 0	290.0	200.0 0	92.0 0	154.0
Sulphate	392.7	296. 70	175. 10	159. 15	169.2 0	106. 36	535. 40	15.2 0	139. 5	54.5 0	154. 15	69.78	227. 7	170.5 0	64.70	61.9 8	74.58
Sodium	110.0	90.1 2	27.2 3	57.2 4	68.74	77.7 4	63.2 1	43.1 3	17.7 4	48.2 6	58.6 4	128.0 0	382. 3	227.7 6	228.0 0	51.1 7	35.90
Total Dissolved Solids	1652. 0	138 3.0	1482 .0	785. 0	850.0	665. 0	1375 .0	390. 0	1018 .0	798. 0	752. 0	638.0 0	1523 .0	1312. 0	1398. 00	642. 00	1702.0
Total Fixed Solids	1487. 0	124 5.0	1342 .0	707. 0	765.0	598. 0	1237 .0	351. 0	996. 0	718. 0	676. 0	568.0 0	1329 .0	1180. 0	1022. 00	578. 00	1530.0
Total Suspend ed Solids	38.0	48.0	44.0	32.0	38.0	10.0	18.0	22.0	28.0	33.0	174. 0	89.00	43.0	38.0	56.00	48.0 0	88.0

Phosphate	2.81	1.86	1.96	2.10	2.42	2.82	2.68	0.32	0.68	0.2	0.77	2.78	3.2	3.22	2.70	1.94	0.30
Boron	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	BDL
Potassium	11.4	9.2	7.2	4.8	5.4	8.4	6.44	4.22	1.20	4.9	4.62	38.00	31.2	18.40	18.45	4.80	-
Fluoride	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	-	0.2	0.2	0.2	0.2	0.2	0.2	BDL

Source: MPCB Dept. Ahilyanagar

12.3 Air Quality Monitoring

The air quality trends from 2022 to 2024 highlight significant changes in key pollutants. Particulate matter, including PM10 and PM2.5, showed a notable improvement in 2023, dropping from 220.63 $\mu\text{g}/\text{m}^3$ and 83.33 $\mu\text{g}/\text{m}^3$ in 2022 to 98.12 $\mu\text{g}/\text{m}^3$ and 37.97 $\mu\text{g}/\text{m}^3$ respectively. However, this improvement was short-lived, as levels rose sharply again in 2024, with PM10 reaching 258.74 $\mu\text{g}/\text{m}^3$ and PM2.5 at 98.11 $\mu\text{g}/\text{m}^3$ —indicating increased pollution likely due to construction, vehicular traffic, or climatic factors. Sulphur Dioxide (SO_2) levels steadily decreased over the three years, from 11.68 $\mu\text{g}/\text{m}^3$ in 2022 to 7.23 $\mu\text{g}/\text{m}^3$ in 2024, reflecting effective control measures over industrial and fuel-based emissions. Nitrogen Dioxide (NO_2) remained relatively stable between 2022 and 2023 but declined in 2024, suggesting gradual improvement in emissions from vehicles and combustion sources. On the other hand, Ozone (O_3) levels consistently increased each year—from 36.80 $\mu\text{g}/\text{m}^3$ in 2022 to 56.61 $\mu\text{g}/\text{m}^3$ in 2024—likely due to stronger sunlight, higher temperatures, and reduced NO_2 levels that promote ozone formation through photochemical reactions. These patterns underline the complex interplay between primary and secondary pollutants and the need for holistic air quality management.

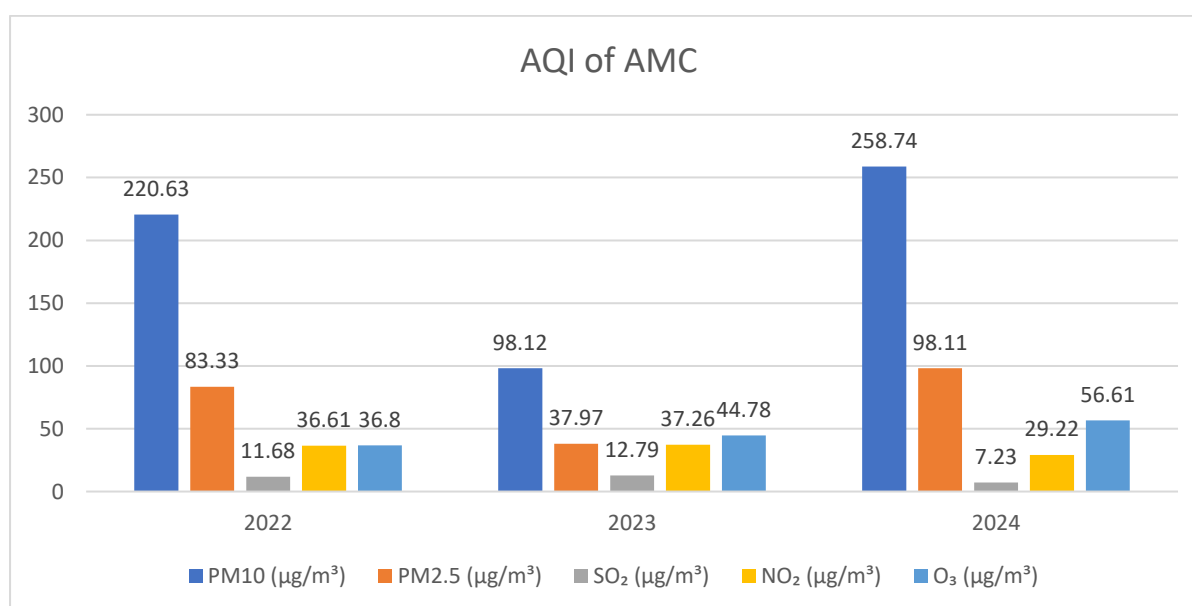


Figure 12-1 Air Quality Index of AMC

The data also indicates notable fluctuations in the levels of CO and NH_3 over the three-year period. Carbon Monoxide (CO) showed a steady decline, dropping from 1.60 mg/m^3 in 2022 to 0.77 mg/m^3 in 2023, followed by a slight increase to 0.90 mg/m^3 in 2024. This overall reduction suggests improvements in combustion efficiency, reduced vehicular emissions, or better fuel standards. In contrast, Ammonia (NH_3) levels decreased significantly from 31.12 $\mu\text{g}/\text{m}^3$ in 2022 to 20.52 $\mu\text{g}/\text{m}^3$ in 2023, but rebounded to 29.82 $\mu\text{g}/\text{m}^3$ in 2024. The sharp drop and subsequent rise may be linked to varying agricultural activities, waste handling, or environmental conditions such as temperature and humidity. These trends highlight the

importance of continuous monitoring and targeted mitigation strategies, especially in sectors contributing to ammonia emissions.

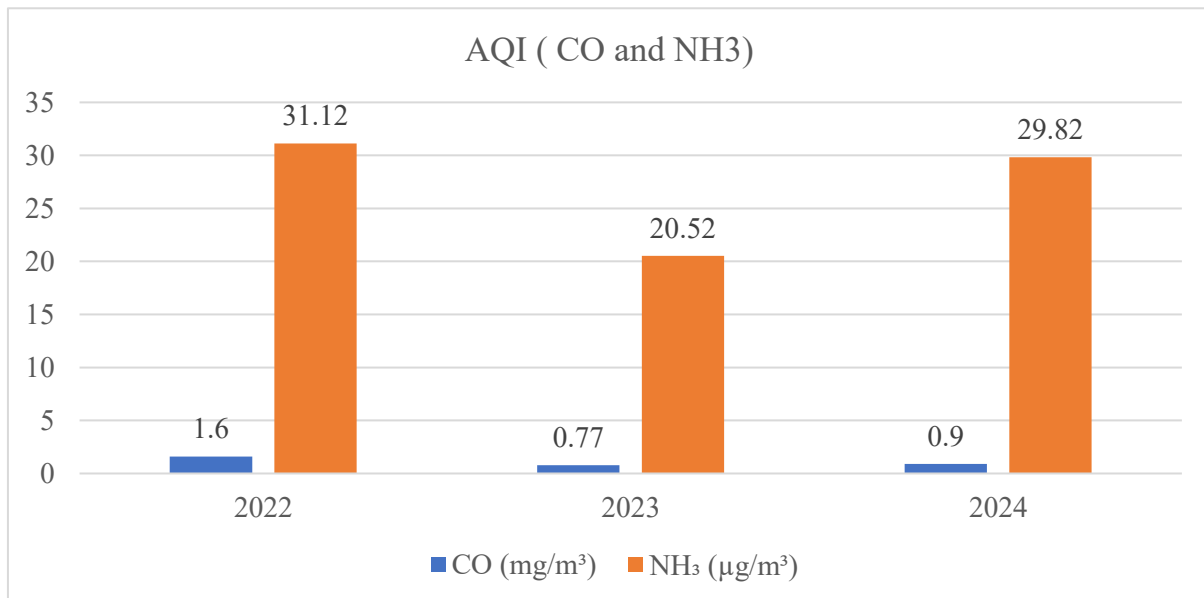


Figure 12-2 Concentration of CO and NH₃

12.3 Environmental Vulnerability

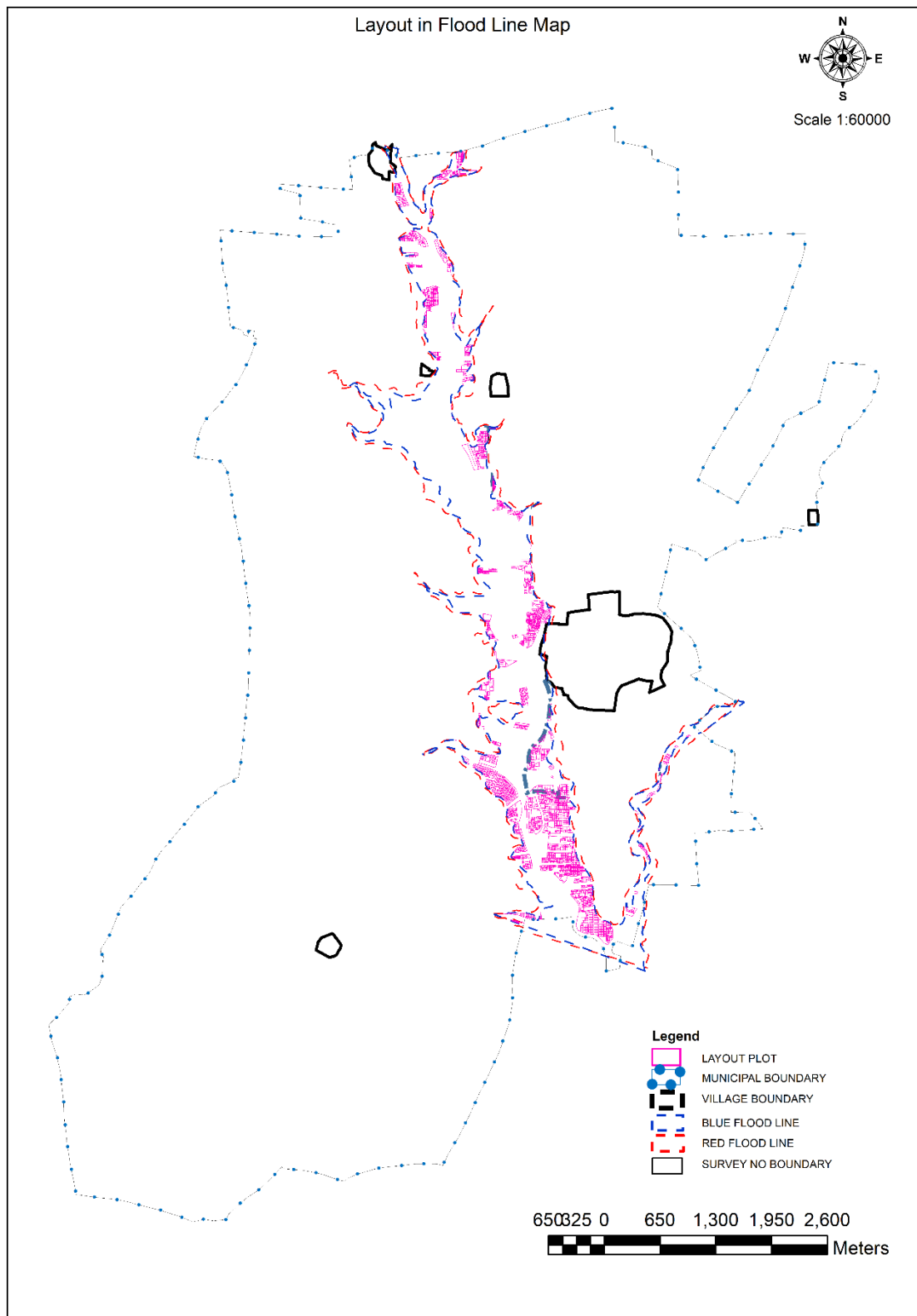
12.3.1 Flooding

Although Ahilyanagar receives relatively low annual rainfall, it has witnessed frequent flooding in recent years, driven by a combination of anthropogenic and environmental factors. One of the primary causes is the unregulated construction beyond the designated blue flood lines, restricting the natural flow of water. Several layouts have been sanctioned beyond these limits, contrary to flood management norms. Rapid urbanization without adequate planning has further contributed to the problem, leading to encroachments on natural drainage channels and the loss of wetlands that once acted as natural buffers during heavy rains.

The situation is exacerbated by siltation and pollution of rivers, which have significantly reduced their carrying capacity. Additionally, stormwater drainage systems are often inadequately designed, poorly maintained, or clogged with solid waste, resulting in rapid accumulation of surface water during rainfall events. Weak land-use planning and lax enforcement of zoning regulations have allowed continued development in flood-prone zones.

Coordination gaps between civic bodies and planning agencies, along with inadequate disaster management practices, hinder timely preventive and emergency responses. The impact of climate change—particularly in the form of erratic and intense rainfall—has overwhelmed the existing infrastructure, making the city more vulnerable to flooding.

The map below shows the **red and blue flood lines**, derived from official data provided by the Irrigation Department, Government of Maharashtra (available at: <https://wrd.maharashtra.gov.in>). It also marks the **layouts affected by the blue flood line**, highlighting areas where construction has been allowed despite flood risk considerations. The details of layouts that are affected by the flood lines are in Annexure-VII.

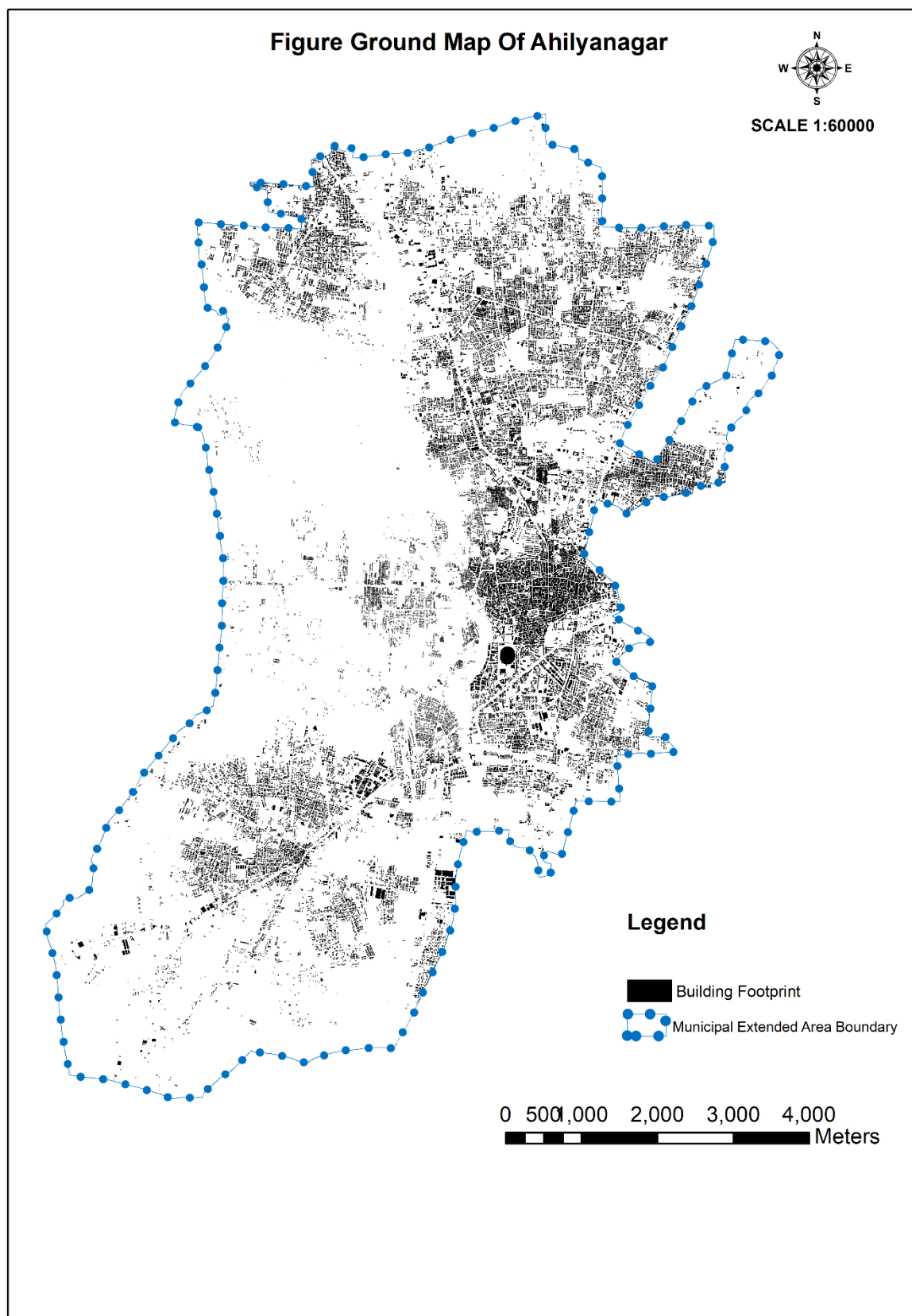


Map 12-1 Flood Line Map of City

CHAPTER 13. URBAN MORPHOLOGY

13.1 Spatial Patterns of Built and Unbuilt Spaces in Ahilyanagar

The figure-ground map of Ahilyanagar highlights the spatial distribution of built and open spaces within the AMC boundary. The central area shows a dense concentration of building footprints, indicating the urban core with mixed-use development and historic zones. Peripheral regions display a more scattered pattern, reflecting suburban or rural characteristics. Significant open spaces, visible as large white areas, likely represent undeveloped land. The map also suggests a mix of grid-like and organic street patterns, providing insights into urban growth and land use dynamics.



Map 13-1 *Figure Ground Map of Ahilyanagar City*

13.2 Building Height Distribution within AMC Limit

Table 13-1 Building Height

Building Height	No of Buildings	Percentage (%)
Ground Floor Only	61,896	53.39%
Ground + 1 Floor (G+1)	46,492	40.12%
Ground + 2 Floors (G+2)	5,440	4.69%
Ground + 3 Floors (G+3)	1,506	1.30%
Ground + 4 Floors (G+4)	365	0.31%
More than G+4 Floors	236	0.20%
Total	1,15,935	100%

**The building footprint extracted from drone images may vary from the actual count.*

A comprehensive survey of building heights reveals that within the assessed area, a total of 1,15,935 buildings were recorded. The majority—61,896 buildings (53.39%)—are single-story structures with only a ground floor. A significant portion, 46,492 buildings (40.12%), are Ground + 1 floor (G+1), further highlighting the dominance of low-rise development. Buildings with two floors (G+2) number 5,440 (4.69%), while those with three floors (G+3) account for 1,506 buildings (1.30%). Structures with four floors (G+4) are very few, with only 365 buildings (0.31%), and just 236 buildings (0.20%) exceed four floors. This distribution clearly indicates a landscape primarily made up of low-rise buildings, with vertical growth remaining limited. The data suggests the need for future urban planning strategies to focus on encouraging vertical development to optimize land use and manage urban sprawl effectively.

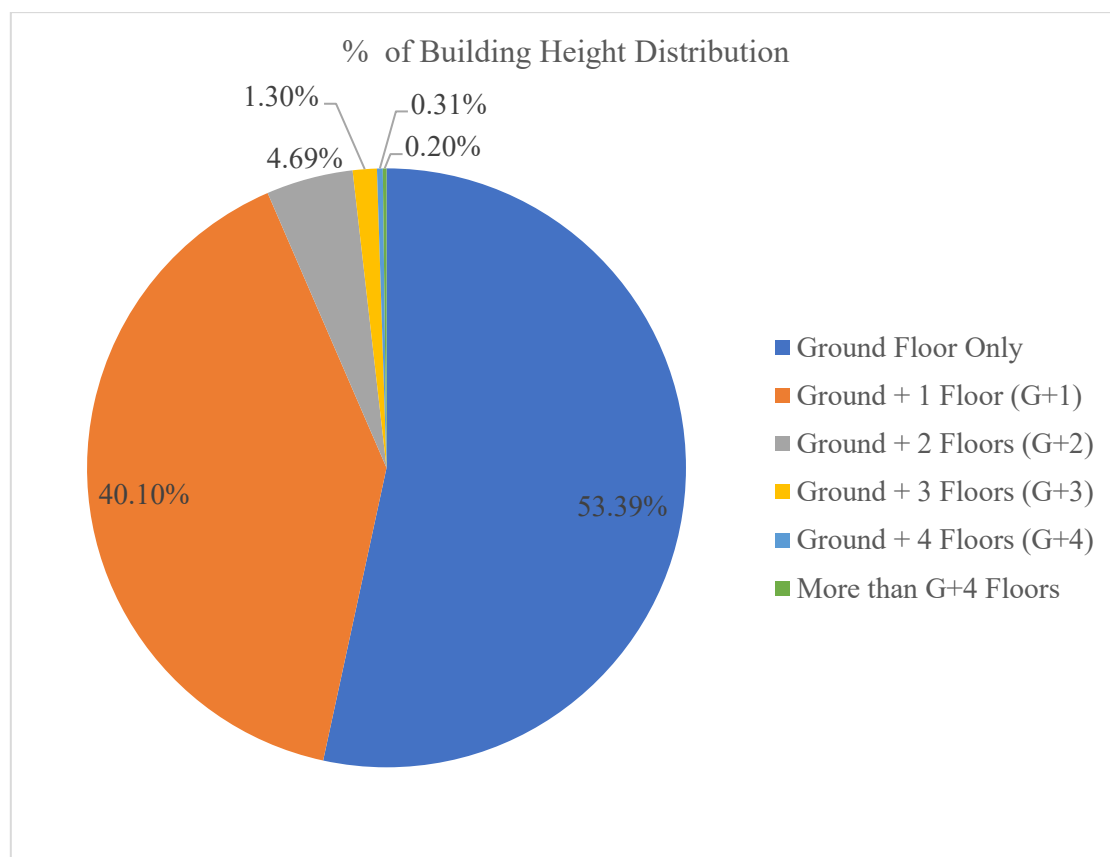


Figure 13-1 Building Height Distribution

Table 13-2 Built-up Area in AMC

Building Height	No of Buildings	Floors	Built up Area sq.m.
Ground Floor Only	61,896	1	3212155.648
Ground + 1 Floor (G+1)	46,492	2	2621656.754
Ground + 2 Floors (G+2)	5,440	3	626746.28
Ground + 3 Floors (G+3)	1,506	4	249106.535
Ground + 4 Floors (G+4)	365	5	602657.884
More than G+4 Floors	236	6	85689.319
Total	1,15,935	-	7398012.42

FSI Calculations

FSI = Built-Up Area/ Total Area of City

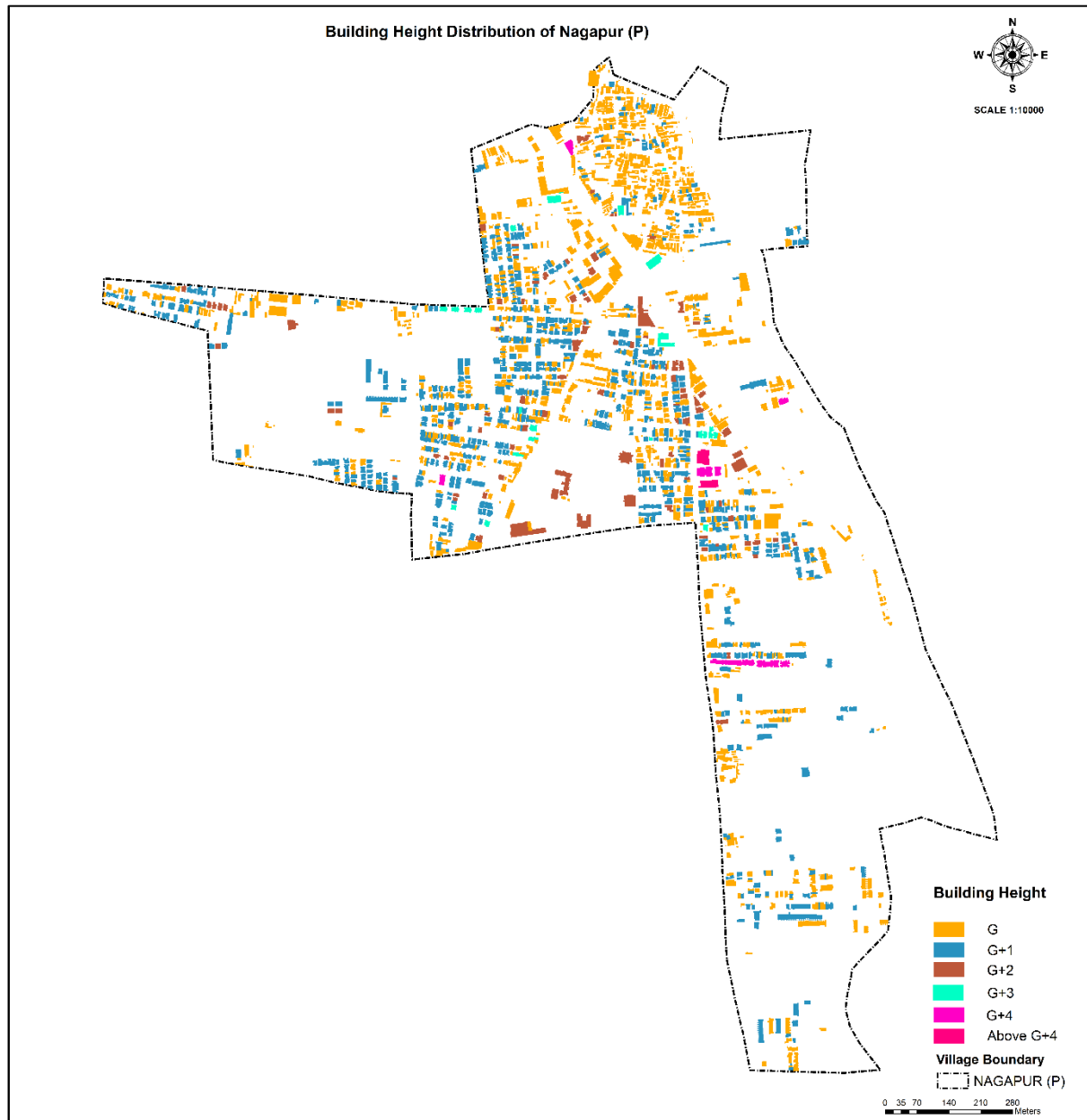
FSI = 7398012.42 Sq. m /68090000 Sq. m

= 0.1086

Utilized Floor Space Index (FSI) for Ahilyanagar city is approximately 0. 1086.This indicates that the total built-up area is about 10.8% of the total land area of the city.

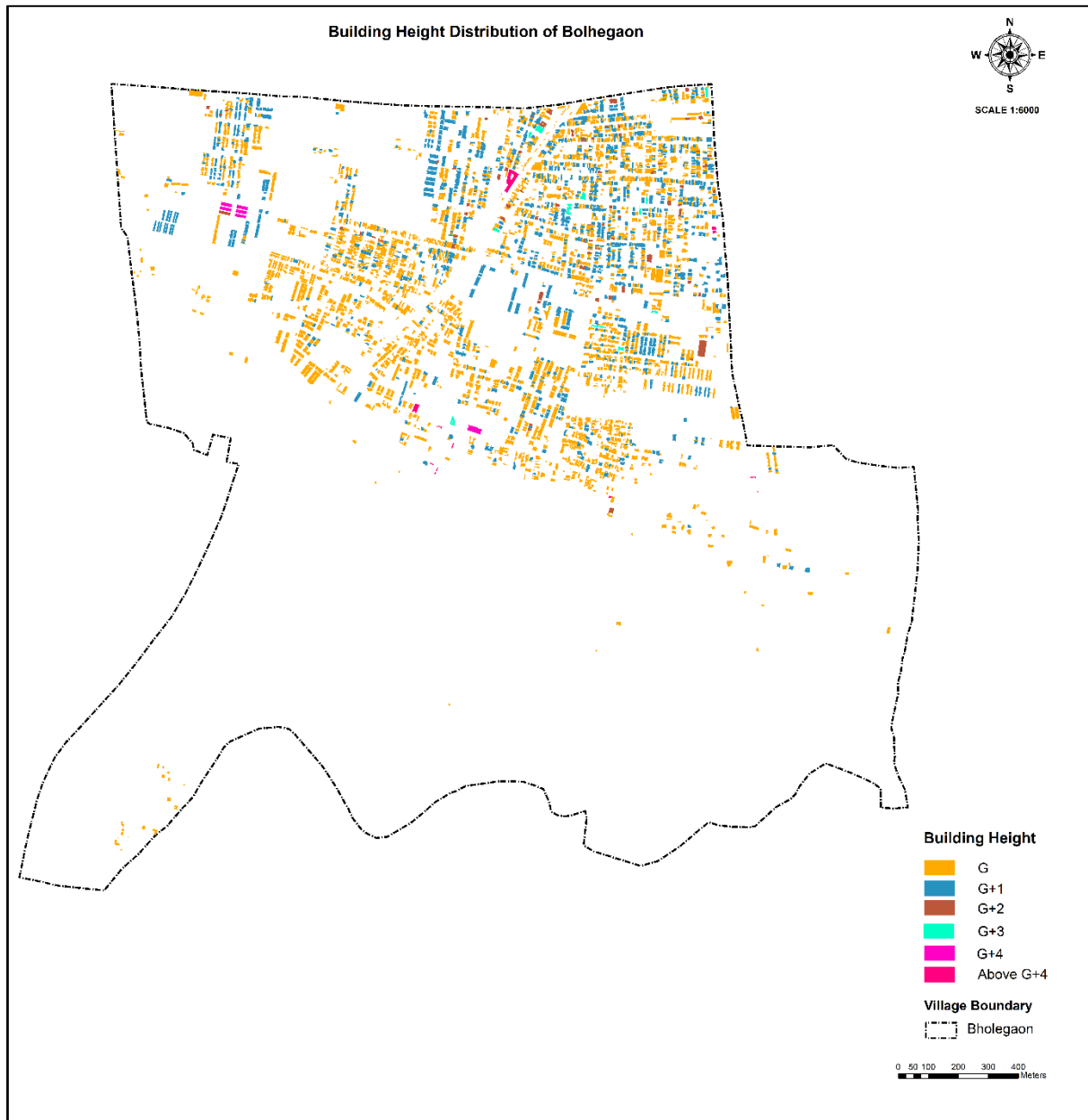
12.2.1 Village wise Building Height Distribution

1. Nagapur(P)



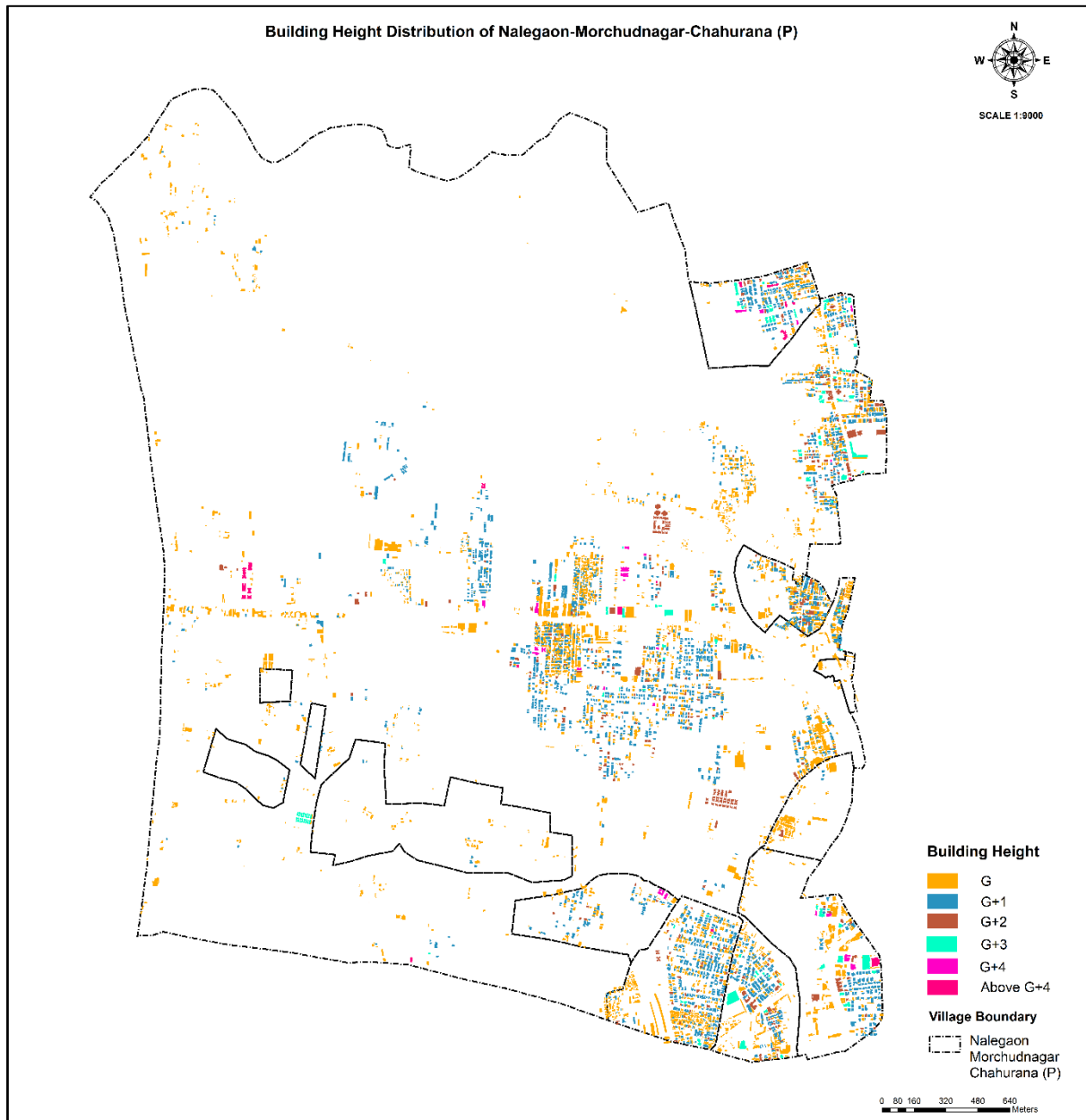
Map 13-2 Building Height Distribution of Nagapur

2. Bolhegaon



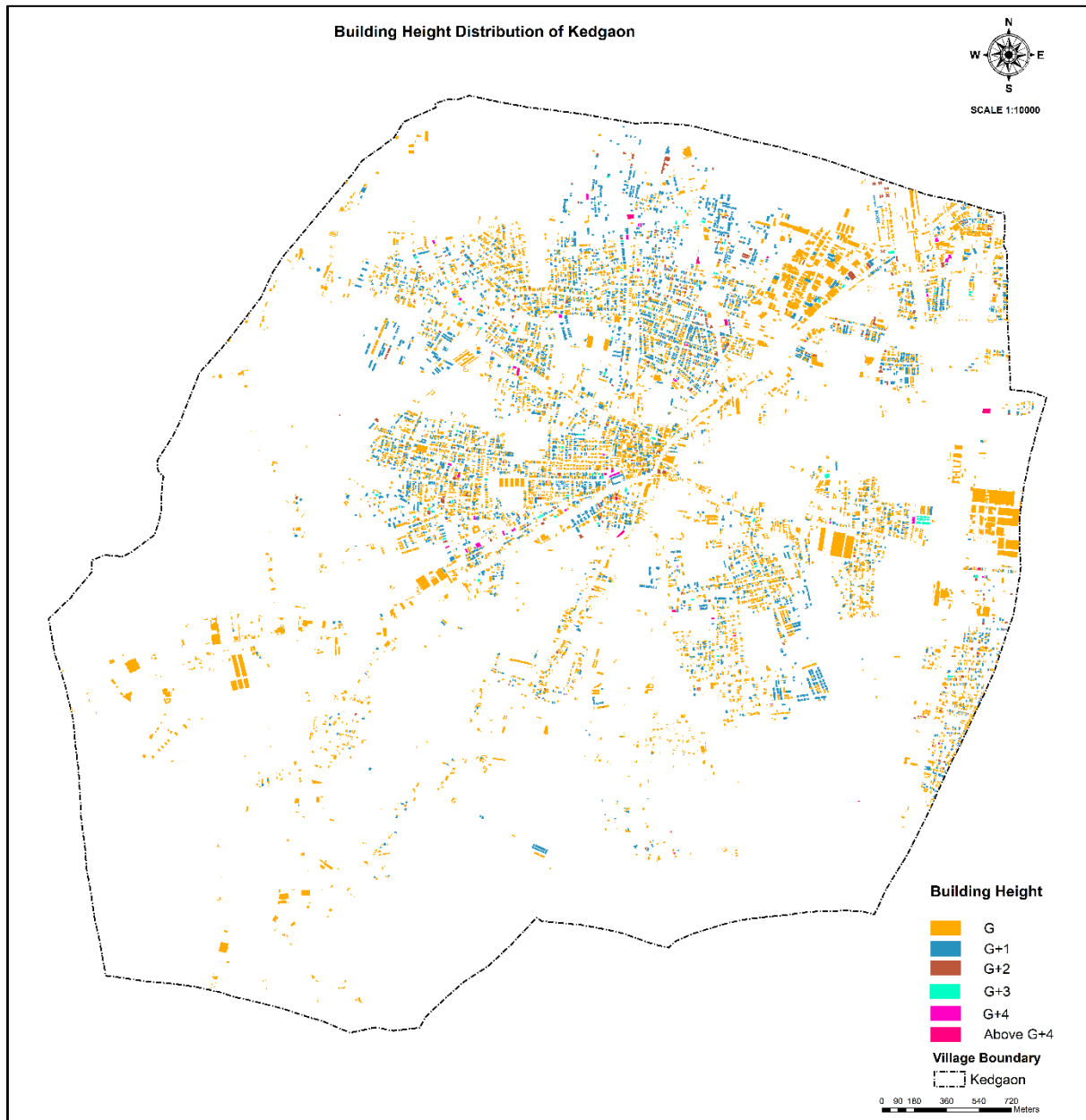
Map 13-3 Building Height Distribution of Bolhegaon

3. Nalegaon, Morchudnagar, Chahurana(P) (Kh+Bk)



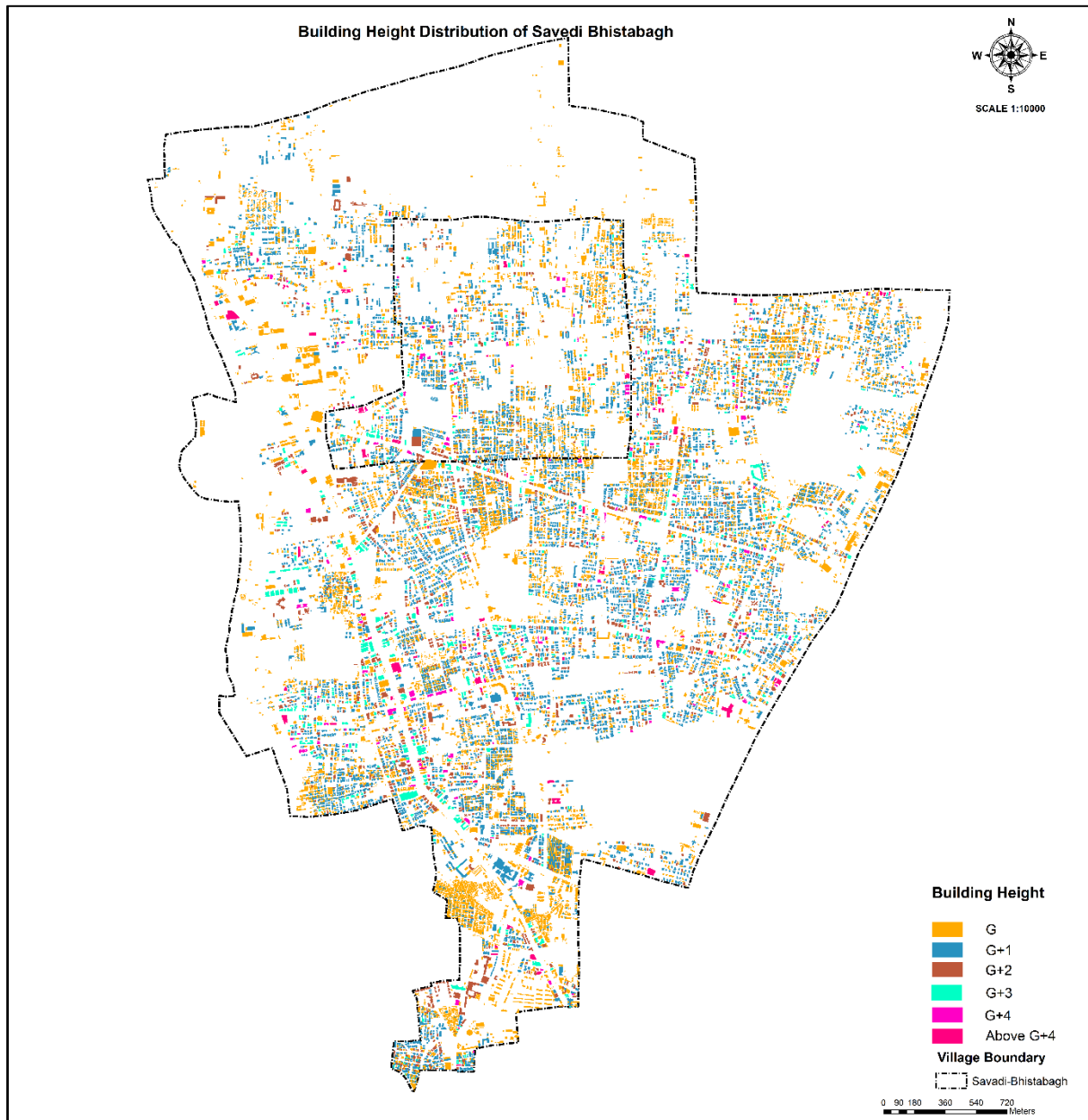
Map 13-4 Building Height Distribution of Nalegaon

4. Kedgaon



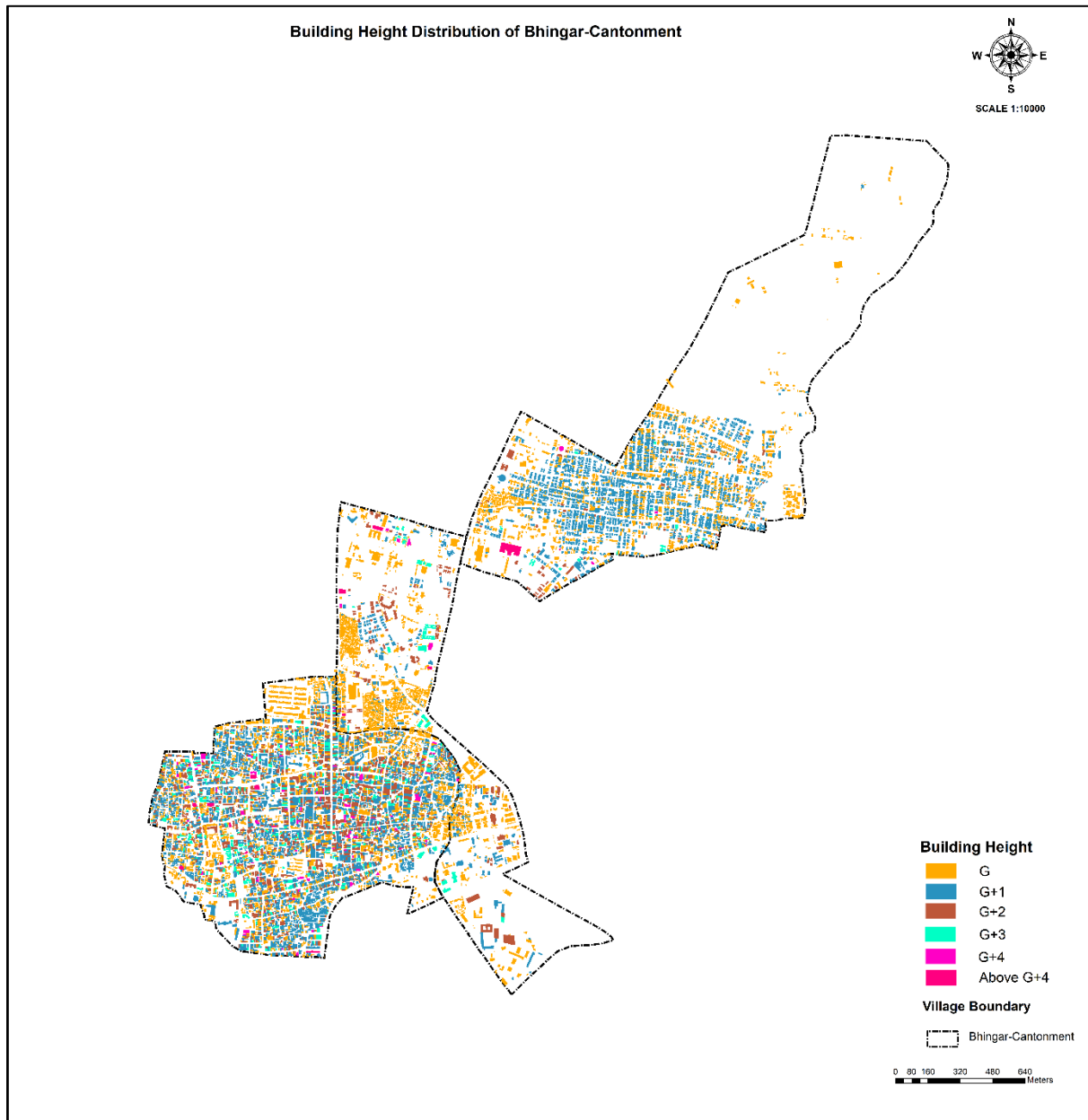
Map 13-5 Building Height Distribution of Kedgaon

5. Savedi (P) and Bhistbag



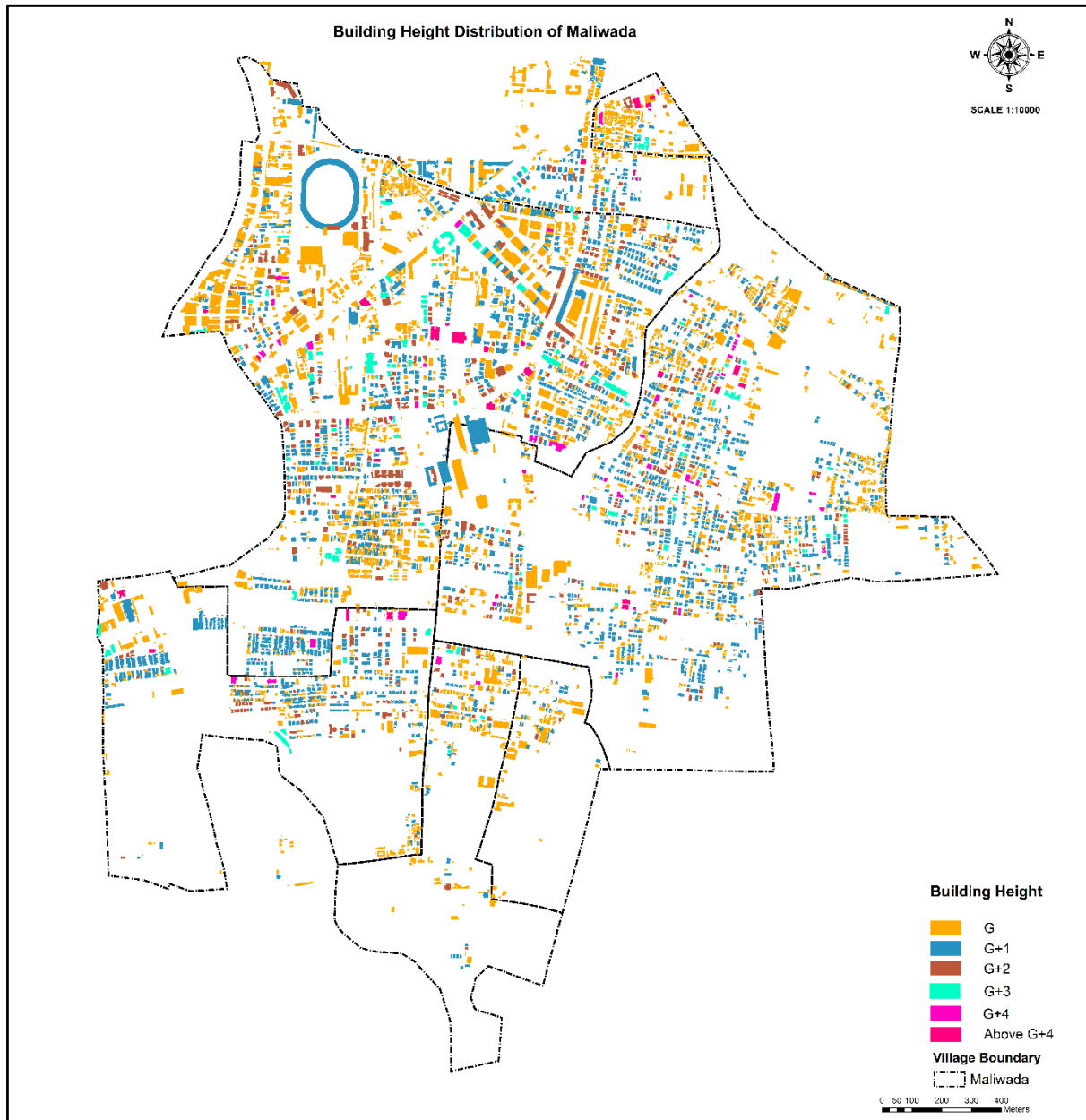
Map 13-6 Building Height Distribution of Savedi(P) and Bhistbag

6.Bhingar(P) and Gaothan Area



Map 13-7 Building Height Distribution of Bhingar(P) and Gaothan Area

7.Maliwada, Chahurana(P), Bhingar(P)



Map 13-8 Building Height Distribution of Maliwada, Chahurana(P), Bhingar(P)

CHAPTER 14. OBSERVATIONS AND INFERENCES

14.1 Geographic Setting

- **Strategic Location and Connectivity:** Ahilyanagar's position in western Maharashtra, with access to major highways such as NH 160, NH 753F, NH 61 ensures strong regional and inter-district connectivity, supporting the movement of goods, services, and commuters. The only state highway MH 60B serves as link road to both NH 753F and NH 61. The city is also well-connected by rail, with the Ahilyanagar Railway Station providing links to key urban centres like Mumbai, Pune, Nashik, Nagpur, and Shirdi, reinforcing its role as a vital transit and economic hub.
- **Topographic and Climatic Characteristics:** Located at an average elevation of 656.40 meters, the city features a flat topography with a gentle slope from northeast to southeast, aiding drainage and urban layout. The presence of the Sina River and black cotton soil enhances its agricultural potential, though the drought-prone climate and uneven rainfall patterns pose challenges for water resource management and farming sustainability.
- **Urban Development Focus:** The expansion of Ahilyanagar Municipal Corporation (AMC) to include 11 revenue villages and the adoption of a GIS-based Development Plan reflect a commitment to planned and data-driven urban growth, integrating older city limits with new peri-urban zones.
- **Well-Integrated Infrastructure:** The city's infrastructure includes a comprehensive road network, bus services, and connectivity to nearby airports like Shirdi (80 km) and Pune (120 km). Though the former seaplane service at Mula Dam is not in operation, its existence underlines efforts to expand multi-modal transport. Ongoing upgrades under schemes like AMRUT and Majhi Vasundhara further support infrastructure enhancement.
- **Natural Constraints and Opportunities:** The presence of the Sina River, flat terrain, and climatic variability offer both opportunities for riverfront development and constraints due to flood risk and drought susceptibility. These factors necessitate climate-resilient planning, especially in areas of water management, green space development, and urban infrastructure design.

14.2 Demographic Characteristics

- **Demographic Growth and Urban Expansion:** Ahilyanagar has witnessed steady population growth over the decades, increasing from 2.35 lakh in 1991 to 3.46 lakh in 2011, with an annual growth rate of 1.33% in the last recorded decade. The population is spread across 17 wards, with uneven density, reaching up to 249 persons per hectare in central gaothan areas and as low as 14 persons per hectare in peripheral zones like Kedgaon. This indicates concentrated urban cores and expanding fringe development.
- **Gender and Age Profile:** The city has a balanced gender distribution, with 50.99% males and 49.01% females, and a sex ratio of 961 females per 1000 males—a significant improvement from previous decades. However, the child sex ratio (ages 0–6) is lower at 888, highlighting ongoing gender disparities at birth. Children below 6

years constitute around 11% of the total population, which reflects a moderately youthful demographic.

- **Caste Composition:** Scheduled Castes (SC) make up 12.95% and Scheduled Tribes (ST) just 1.10% of the total population, showing a socially diverse structure with a larger SC presence concentrated in urban slums and traditional settlements. The SC population grew by nearly 30% between 2001 and 2011, while the ST population saw a remarkable 66% growth, indicating migration and natural growth.
- **Literacy Profile:** The city boasts a literacy rate of 80.06%, with male literacy at 82.62% and female literacy at 77.40%, showing a narrowing gender gap in education. Comparatively, Ahilyanagar Municipal Corporation has a higher literacy rate than the overall district average, especially for women, highlighting the urban advantage in access to educational institutions.
- **Workforce Participation:** Out of the total population, 35.39% are classified as workers, with the majority engaged in the tertiary sector (89.76%), reflecting Ahilyanagar's transformation into a service-oriented city. Female participation in workforce remains lower at 24.77%, but with notable presence in household industries and marginal sectors.
- **Slums:** It is observed that 7.07% of the total urban population resides in notified and non-notified slum settlements, indicating the need for focused interventions in housing, infrastructure, and basic services.

14.3 Traffic & Transportation

- **Road Network Overview:** Ahilyanagar features a developing transportation network that prioritizes intra-city connectivity. A significant **36.53% of the developed area** is allocated to **transportation and communication infrastructure**, indicating the central role of roadways in the city's spatial layout. However, the current network is predominantly dependent on urban and municipal roads, with limited integration of higher-order roads like national or state highways.
- **High Road Density:** Ahilyanagar has a high road density of 16 km/sq. km, suggesting a well-connected urban layout that supports local transportation. However, this could lead to challenges like congestion and higher maintenance needs.
- **Road Condition and Challenges:** Field assessments indicate that road quality varies significantly across the city. Potholes, inadequate side drains, and the absence of designated footpaths or cycle tracks are common. This affects safety, especially for non-motorized transport users and school-going children.
- **Public Transport Status:** Ahilyanagar does not have an organized municipal transport undertaking. The daily ridership has grown to an average of 3872 passengers, reflecting the city's population growth and urban expansion.
Commuters primarily rely on auto-rickshaws, private buses, and two-wheelers for mobility. The lack of an efficient and affordable public transport system limits accessibility for low-income and peripheral population groups.

- **Public Transport Fleet and Routes:** AMT currently operates 15 buses across only 6 operational routes. The extensive network serves approx..30-40 bus stops, showing the insufficient reach of the public transport system within & around the city.
- **Non-Motorized Transport (NMT):** Pedestrian and cycle infrastructure is largely absent or informal. There are few designated crossings or walkways, especially along busy corridors, making NMT unsafe and inconvenient.
- **Parking and Traffic Management:** Unregulated roadside parking, especially near markets and institutional zones, leads to local congestion. There is a need for formalized parking facilities and traffic management interventions in high-activity areas.
- **Regional Connectivity:** While Ahilyanagar benefits from its location near district-level routes and is accessible by road from nearby towns, **rail and air connectivity are limited** within immediate reach. This restricts long-distance movement and affects logistics for industries and businesses.

14.4 Physical Infrastructure

- **Limited Water and Utility Infrastructure:** Only **2.02% of the developed area** is allocated to **public utilities** in Ahilyanagar, indicating a limited footprint for essential services like water supply, sanitation, and power distribution. This constrained allocation suggests that much of the utility network is either informal, underdeveloped, or under-documented.
- **Water Supply Coverage Gap:** More than 10000 households in Ahilyanagar lack water connections, with an 20% coverage gap.
- **Future Demand and Service Pressure:** With growing urbanization and increasing household formation, the city's water demand is expected to rise significantly. Water demand is expected to grow to 117 MLD in the next 30 years, increasing by 33 MLD. Water demand is based on 135 lpcd per capita, including 15% water loss, aligned with AMC's projections in the DPR. However, there is currently no integrated water resource planning. Planning for future demand based on per capita norms and water loss estimates is essential for sustainability. Only 1% of connections are metered.
- **Sanitation and Sewerage Gaps:** Ahilyanagar lacks a comprehensive underground sewerage system. Most households depend on individual septic tanks or soak pits. The absence of centralized treatment facilities poses environmental risks, especially near the **Sina River**, which receives untreated discharge during peak flow or rainfall. The city generates 81.6MLD sewage and there is only one sewage treatment plant with capacity of 57 MLD. There is need of additional STPs in upcoming future.
- **Solid Waste and Drainage:** Public feedback and secondary inputs indicate issues with waste collection frequency and open dumping in vacant plots. Drainage infrastructure is mostly open and unlined, contributing to seasonal flooding and health risks during monsoon months.

14.5 Economy

- The comparative analysis of workforce distribution between 2001 and 2011 reveals a significant shift in sectoral employment trends. In 2001, a large portion of the workforce was engaged in the secondary sector, followed by the primary and tertiary sectors. However, by 2011, the scenario changed drastically, with the tertiary sector emerging

as the dominant source of employment. The share of the primary and secondary sectors declined sharply, indicating a transition from agriculture and industrial-based jobs to service-oriented occupations. This shift reflects the ongoing process of urbanization, changing economic patterns, and the growing importance of the service sector in Ahilyanagar.

- Municipal revenues showed fluctuations between 2021–22 and 2023–24. Key sources such as development charges and premiums declined, likely due to a slowdown in construction activity or reduced real estate transactions, possibly driven by changes in policy or incentives.
- **House Tax Collection Variability:** A dip in house tax revenue in 2023–24 reflects either collection inefficiencies, delayed property reassessments, or the impact of temporary exemptions. The temporary increase in 2022–23 could be attributed to recovery drives or revisions in assessment rolls.
- **Rising Dependence on Grants:** Government grants have steadily increased, highlighting AMC's growing reliance on state and centrally sponsored schemes. While this external support helps bridge fiscal gaps, it also indicates reduced fiscal independence and potential vulnerability to shifting policy priorities.
- **Decline in Own Source Revenue:** Revenues from miscellaneous sources (fees, rents, interest) have dropped consistently, pointing toward underutilization of municipal assets and limited diversification. This trend needs urgent attention to unlock internal revenue potential and reduce fiscal stress.
- **Opening Balance Drop:** The significant drop in the opening balance in 2022–23 indicates either high prior-year expenditures or inadequate carry-forward. It emphasizes the importance of building and maintaining a healthy fiscal buffer.
- **Surplus and Sustainability:** Trends suggest that expenditures may have exceeded or closely matched receipts in some years, which could impact capital investment capacity. Strengthening internal recovery mechanisms (like user charges, property tax enforcement, and vacant land monetization) is essential for long-term sustainability.

14.6 Environmental Concerns and Challenges

- **Cultural and Pilgrimage Role:** Ahilyanagar, being historically rich and home to several local temples and religious sites, draws moderate intra-regional pilgrimage traffic, especially during annual fairs and religious festivals.
- **Seasonal Variations in Activity:** Public areas and temple precincts see increased activity during months like April–May (vacation) and during Ganesh and Navratri festivals.
- **Air Quality Data Limitations:** Sulphur dioxide (SO₂) and nitrogen oxides (NO_x) levels remain within permissible standards, showing no significant concerns for these pollutants. Dust generation from unpaved roads, open dumping of waste, and smoke from burning in vacant lands suggest localized air quality issues, especially in dense residential zones and around informal settlements. There is lack of air quality monitoring infrastructure.
- **Environmental Risks and Gaps:** The lack of a centralized solid waste processing facility, open drains, and limited sewage treatment plants increases the risk of groundwater contamination and vector-borne diseases, especially in low-lying and slum-prone areas. Drainage congestion during monsoon further exacerbates public health and sanitation challenges.

- **River Health and Ecosystem Impact:** The Sina River, while a key ecological and cultural asset, receives untreated greywater and runoff from multiple urban streams. There are concerns regarding encroachment and solid waste dumping, which collectively impact its hydrology and biodiversity potential.
- **Need for Environmental Management:** City's semi-urban character and growing pressures of urbanization, there is an urgent need to implement:
 1. Air quality monitoring stations
 2. River rejuvenation plans
 3. Waste segregation and composting units
 4. Green buffer zones and recreational lungs within urban fabric

14.7 Land Use Distribution

- **Developed vs. Non-Developed Land:** Out of the total area of 6,809.09 hectares, only 40.23% (2,739.59 ha) is categorized as developed, while the remaining 59.77% (4,069.38 ha) is non-developed. This indicates that Ahilyanagar is still in the early to mid-stage of urbanization, with ample land available for future planned development.
- **Dominance of Residential Land Use:** Residential areas account for 34.20% of the developed area and 13.76% of the total city area, making it the most prominent developed land use. This reflects a residential-led urban structure and underlines housing as the city's planning priority.
- **Significant Public & Semi-Public (PSP) Use:** Land under public and semi-public (PSP) functions—including government offices, education, healthcare, and other civic institutions—makes up 11.03% of developed land and 4.44% of the total area, indicating moderate provisioning of civic infrastructure with scope for enhancement in future phases.
- **Transport Infrastructure Dominance:** Transportation and communication land use forms the largest share (36.53%) of the developed area and 14.70% of total area, highlighting Ahilyanagar's vehicle-centric land use pattern and investment in road-based connectivity. The absence of designated hawker zones further exacerbates the situation, leading to unregulated street vending, encroachments on footpaths and roads, and conflicts between pedestrians, vendors, and vehicular traffic. To foster inclusive urban growth, future zoning strategies should consider increasing mixed-use areas and formally integrating vending zones within the urban fabric.
- **Limited Recreational and Green Spaces:** Only 0.89% of the developed area is designated for recreational purposes, signalling a shortfall in public open spaces and leisure zones, which are vital for quality of life and urban resilience.
- **Low Mixed and Commercial Use:** Mixed-use zones (4.78%) and commercial areas (6.19%) together account for only about 11% of the developed area in Ahilyanagar. This limited allocation may hinder the development of vibrant, multifunctional urban cores that support diverse economic and social activities.
- **Agricultural Land Dominates Non-Developed Area:** Among non-developed zones, agriculture occupies 59% (2,401.05 ha), maintaining a strong rural footprint. This land has significant potential for phased urban development, agro-based industries, or green conservation, depending on future policy direction.

- **High Share of Vacant and Undeveloped Land:** Vacant land accounts for 34.64% of the non-developed area and 20.70% of total land, offering opportunities for infill development, affordable housing etc.
- **Ecological and Topographical Elements:** Natural elements such as water bodies (3.04%) and hills (0.76%) are limited in area but essential to preserve for ecological balance and flood mitigation.
- **Encroachment & Conflicting Land use:** During the verification of the defence boundary based on the previously sanctioned Development Plan (2005), it was observed that Survey No. 112 falls under the ownership of the Defence Department. However, field observations revealed that this land has been encroached upon, leading to a conflict between the designated land use and existing ground conditions. While the Existing Land Use (ELU) Map does not specifically denote land ownership, it marks the area as being under Defence Department use, which holds strategic importance and priority over other land uses. This highlights the need for clear demarcation, strict enforcement, and effective resolution mechanisms to safeguard such critical land holdings from unauthorized occupation. Furthermore, as mentioned earlier in the report, discrepancies between the actual flow of rivers and *nallas* on the ground and those shown in the revenue maps were noted. Encroachments have been identified on lands where these flows have changed. In addition, several government-owned lands within the municipal limits are found to be encroached upon by temporary structures, indicating a broader issue of unregulated development on public land.
- **Development within high flood line and green zones:** In the course of land use survey, layouts have been observed within the blue flood line. Additionally, developments have also been observed in areas designated as Green Zones in the previously sanctioned Development Plan (DP). The details of these observations are provided in the Annexure VI & VII.
- **Development around Defence Boundaries:** As per information received from the Station Headquarters, and in accordance with the guidelines issued by the Ministry of Defence, Government of India dated May 18, 2011, construction within 100 meters from the boundary of defence land is strictly prohibited. Furthermore, within the 100 to 500-meter zone from the defence boundary, there are restrictions on constructing buildings higher than four storeys. However, field surveys indicate that several constructions have been carried out within this restricted zone. The Station Headquarters has emphasized that in the future, No Objection Certificates (NOCs) must be obtained from the Local Military Authority prior to granting building permissions in the restricted area. This calls for better coordination between the Municipal Corporation and Defence Authorities to ensure compliance and safeguard strategic land from unauthorized development.

PART-II- PROPOSALS

CHAPTER 15. FRAMMING OF PROPOSALS

15.1 Vision

“To develop Ahilyanagar as a sustainable and vibrant city with better amenities, improved road network, healthy economy yet, preserving it’s rich heritage and environment.”

15.2 Goals

- Promote balanced and inclusive urban growth.
- Ensure sustainable and climate-resilient development.
- Improve mobility & connectivity.

15.3 Objectives

- To assign dedicated land use for health, education, and socio-cultural facilities, thereby strengthening social infrastructure.
- To promote sustainability parks, gardens, and green buffers.
- To enhance mobility and connectivity by widening existing streets, introducing new roads, improving access in congested areas and provision of parking.
- To conserve environment and protecting heritage sites, lakes, rivers and open spaces through appropriate zoning.
- To provide new residential areas in developable zones to decongest the core city and shift settlements towards the periphery.



15.4 SWOT Analysis

Table 15-1 SWOT

Strengths	Weaknesses
• Strategic regional location with strong road and rail connectivity. • District headquarters with administrative and defense importance. • High literacy rate and skilled workforce. • Strong educational and healthcare base. • Presence of industrial, agro-based and MSME sectors. • Rich historical and cultural heritage. • GIS-based ELU data for scientific planning.	• Infrastructure gaps in water supply, sewerage and drainage. • Inadequate open spaces and recreational areas. • Traffic congestion and limited public transport. • Uneven development with dense core areas. • Encroachments on public lands and nallas. • Flood-prone areas restricting development. • Poor implementation of previously in force Development Plan.
Opportunities	Threats
• Planned development in extended municipal areas. • Strengthening public transport and Transit Oriented Development. • Riverfront and water body rejuvenation. • Integration with AMRUT, PMAY and other schemes. • Promotion of agro-based industries and MSMEs. • Heritage and tourism development. • Adoption of sustainable urban practices.	• Increasing flood and climate risks. • Environmental degradation and pollution. • Uncontrolled urban sprawl. • Slum settlements • Pressure on existing infrastructure. • Traffic and road safety issues. • Groundwater stress and water scarcity. • Delays in land acquisition and implementation.

15.5 Performance of Past Development Plans

Submission for final sanction of the Second Revised Development Plan to the Government took place in the year 1999 and the Government accordingly sanctioned the plan vide Notification No. TPS-1699/1612/CR-27(B)/03/UD-9 dated on 04th July 2005, fixing the date 22nd August 2005 for implementation. After extension of municipal limit, the Development Plan of Ahilyanagar Municipal Corporation's for Additional Area (Extended limit) has been approved by the Government on 4th April 2011 and came in force from 15th May 2012.

Since, the planning process for revising the development plan of such original (old) and additional area has started at different periods, implementation of planning proposals is facing many hurdles.

15.6 Analysis of Previous DP

It is important to analyse the previous Development Plan to understand the success of the earlier proposals and implementation strategies, which assist the framing of new proposals in current Draft DP to accelerate the planned development in the city.

The total number of reservation sites proposed in the earlier DP(OL+AA) was 560 in number. The total area under the reservation sites proposed was approximately 482.87 Ha. The analysis of the current situation of those reservations is done based on their development status, land acquisition status, and encroachment on the reservation sites and sites affected by the flood line, existing river and nallas.

15.6.1 Development Status of Reservation Sites

Table 15-1 Status of Reservation Sites

Sr. No.	Revised Development Plan of AMC	OL Reservations	AA Reservations	Total
1	No of sites reserved in original limit	230	~	
2	No of sites reserved in additional area	~	330	
3	No of Reservation deleted U/S 31(1) of Sanctioned DP	16	8	24
4	Total Number of Reservation After Sanctioned	214	320	534
5	Number of Deleted Reservation After Sanctioned			
	A) Deleted U/S 127 & U/S 49	1	1	2
	B) Deleted U/S 37	0	1	1
	C) Deleted U/S 50	0	0	0
	D) Deleted Due to Exclusion from Revised Municipal Limit	0	12	12
	E) Deleted Due to Planning Constraints	0	2	2
6	F) Deleted Due to General Body Resolution No. 23 dated 30-07-2026	18	45	63
7	Total Number of Deleted Reservation (A+B+C+D+E+F)	19	61	80
8	Total Number of Developed Reservation	25	4	29
9	Total Number of Retained Reservation	170	257	427
10	Total Number of Retained Reservation (OL + AA)	427		

The Revised Development Plan (DP) of Ahilyanagar Municipal Corporation initially proposed a total of **560 reservations**, comprising **230 reservations in the Original Limit (OL)** and **330 reservations in the Additional Area (AA)**. This distribution reflects the planning requirements of both the established urban area and the subsequently incorporated areas.

During the sanctioning process under **Section 31(1) of the Maharashtra Regional and Town Planning Act, 1966**, a total of **25 reservations were deleted**, comprising **16 reservations from OL** and **8 reservations from AA**. Consequently, the sanctioned Development Plan contained **534 reservations**, including **214 reservations in OL** and **320 reservations in AA**.

Following sanction, a total of **80 reservations** were deleted, comprising **19 reservations in OL** and **61 reservations in AA**. Of these, **2 reservations** were deleted under **Sections 127 and 49**, with **1 reservation each from OL and AA**. **1 reservation** was deleted under **Sections 37 or 50**. Further, **12 reservations in AA** were deleted due to the **exclusion of certain areas from the revised Municipal Limit**, while **2 reservations in AA** were deleted due to **planning constraints**. In addition, **63 reservations — 18 in OL and 45 in AA — were deleted pursuant to General Body Resolution No. 23 dated 30-07-2026**.

After accounting for all deletions, **427 reservations** have been retained in the Development Plan, comprising **170 reservations in OL** and **257 reservations in AA**. Thus, approximately **79.8% of the sanctioned reservations have been retained**, indicating that despite subsequent rationalization and modifications, a substantial proportion of the sanctioned reservation framework continues to remain in force.

In terms of implementation, **29 reservations (5.4% of the sanctioned 535 reservations)** have been developed to date, comprising **25 reservations in OL** and **4 reservations in AA**. The significantly higher number of developed reservations within the Original Limit may be attributed to its comparatively better-established urban infrastructure, accessibility, availability of services, and institutional readiness. The relatively low level of implementation in the Additional Area indicates the need for focused intervention, infrastructure provision, land acquisition, and phased implementation to facilitate the development of the retained reservations.

15.6.2 Proposed Roads

The analysis of the sanctioned Development Plan road network of Ahilyanagar indicates that the city's transportation structure was primarily based on a radial road pattern formed by major State Highways connecting Ahilyanagar with Manmad, Chatrapati Sambhajinagar, Solapur, Pune, Kalyan and Daund. These highways historically functioned both as regional corridors and major urban traffic routes, resulting in substantial through traffic passing directly through the city core. Consequently, the mixing of regional heavy vehicular traffic with local motorized and non-motorized traffic within the inner-city areas has led to congestion, reduced travel speeds and increased traffic conflicts along several key corridors. The sanctioned Development Plan attempted to address these issues by proposing widening of major highways to about 30

m within the municipal limits, while the Regional Plan envisaged wider corridors outside the urban limits to accommodate higher traffic volumes.

Within the old municipal limits, the sanctioned Development Plan adopted a selective road improvement strategy considering the highly congested and built-up urban fabric. Instead of indiscriminate widening, the plan proposed widening only those roads which function as major traffic carriers, while narrow internal lanes serving primarily as local access streets were retained with building line controls to regulate future development and prevent encroachments. Major corridors such as Chitale Road, Juna Bazar Road, Old Cloth Bazar Road, Sarjapura Road, Delhi Darwaja Road, Maliwada Gate Road and other east–west and north–south connecting roads were identified as key traffic corridors and accordingly proposed for widening. This approach sought to strengthen the primary mobility network while minimizing large-scale displacement within the historic core area.

To reduce traffic pressure within the city core and improve regional traffic distribution, the earlier planning framework also incorporated proposals for bypass and ring road systems. The Regional Plan proposed outer ring road corridors connecting major radial highways to divert long-distance traffic away from the central areas. However, based on the proposals of the Public Works Department, the Development Plan adopted a modified bypass alignment of about 30 m right-of-way passing through villages such as Kedgaon, Nepti, Nimblak and Vadgaon Gupta. The provision of such peripheral corridors was intended to facilitate diversion of heavy regional traffic and improve overall traffic circulation within the urban area.

In addition to the major regional and arterial corridors, the sanctioned Development Plan also emphasized strengthening the road network in peripheral and developing areas. The plan integrated Regional Plan roads, Town Planning Scheme roads and existing village roads to establish a hierarchical road structure capable of supporting future urban expansion. Several village roads connecting settlements such as Vadgaon Gupta, Pimpalgaon, Sonewadi, Akolner and Arangaon were proposed to be widened generally to 24 m to improve inter-village connectivity and facilitate orderly urban development in the extended areas. These proposals were intended to create a well-distributed road network and ensure balanced accessibility across the planning area.

The review of the sanctioned Development Plan roads also indicates that while the overall road hierarchy was conceptually well structured, the effectiveness of the network has been influenced by partial implementation, increasing traffic volumes and the continued dependence of regional traffic on urban roads. With rapid urban expansion and growth in vehicular movement, several corridors have experienced capacity constraints, highlighting the need for strengthening the arterial road network, improving connectivity in newly developed areas and ensuring better integration between regional and city level transportation systems. These observations form an important basis for formulating the road network proposals in the Revised Development Plan.

15.9 Population Projection

Population projection is done to identify the growth trend of the population and to come up with an estimate for how many people we have to plan. It is estimated to provide an overview of the future population. The factors such as birth rate, death rate, and migration affect the population in the region. As per section 38 of the MR&TP Act, 1966 the horizon year of the Development Plan is 20 years. Accordingly, the population of the city is projected for the years 2039 and 2049. It helps to estimate future spatial demands such as housing, water supply, and sanitation for the Development Plan and has been explained in this chapter.

15.9.1 Population Trend

Ahilyanagar Municipal Corporation has experienced a steady increase in population from 1,06,873 in 1961 to 3,46,755 in 2011, indicating sustained urban growth over the last five decades. The city recorded its highest decadal growth rate during 1981–1991 (45.46%), reflecting a phase of rapid urbanisation and intensified development activities.

Although the population continued to increase in absolute numbers after 1991, a declining trend in incremental increase and decadal growth rate is observed during the 1991–2001 and 2001–2011 decades. This decline is primarily attributed to the municipal boundary extensions undertaken between 1999 and 2012, during which large peripheral areas were merged into the AMC limits. The inclusion of extensive low-density and semi-urban areas resulted in a substantial increase in municipal area and base population, thereby reducing the percentage growth and incremental increase in subsequent decades.

Overall, the population trend indicates a transition from rapid urban expansion to a more moderate growth phase, influenced by administrative boundary changes and spatial expansion of the city. The decade-wise population growth and incremental trends are presented in Table 15-2.

Table 15-2 Population Growth Rate

Sr. No.	Census Year	Population	Population Growth per Decade	Incremental Increase	Decadal Growth Rate (%)
1	1961	106873	-	-	-
2	1971	129961	23088	-	21.60%
3	1981	162078	32117	9029	24.71%
4	1991	235766	73688	41571	45.46%
5	2001	303696	67930	-5758	28.81%
6	2011	346755	43059	-24871	14.18%

15.9.2 Population Projections

Population projection for Ahilyanagar is carried out by considering the population of the 2011 census as a base population. The population for the years 2024, 2039, and 2049 for the AMC area has been projected using various methods considering natural and induced growth. The methods used for the population projection are mentioned below.

1. Arithmetic Increase Method
2. Geometric Increase Method
3. Incremental Increase Method
4. Simple Graphical Method

1. Arithmetic Increase Method

This method is suitable for large and old cities with considerable development. Application of this method in small, average, or comparatively new cities will yield lower results than the actual value. In this method, the average increase in population per decade is calculated from past census reports. This increase is added to the present population to find out the population for the next decade. Thus, it is assumed that the population is increasing at a constant rate.

Hence, $dP/dt = C$ i.e., the rate of change of population concerning time is constant.

Therefore, the Population after the n th decade will be $P_n = P + n C$

Where P_n is the population after 'n' decades and 'P' is the present population.

2. Geometric Increase Method

In this method, the percentage increase in population from decade to decade is assumed to remain constant. The geometric mean increase is used to find out the future increment in population. Since this method gives higher values and hence should be applied to a new industrial town at the beginning of development for only a few decades. The population at the end of n th decade P_n can be estimated as:

$$P_n = P(1 + I_g/100)^n$$

Where,

I_g : Geometric Mean

P: Present Population

N: no of decades

3. Incremental Increase Method

This method is a modification of the arithmetical increase method and it is suitable for an average size town under normal conditions where the growth rate is found to be in increasing order. While adopting this method the increase in increment is considered for calculating future population. The incremental increase is determined for each decade from the past population and the average value is added to the present population along with the average rate of increase. Hence, the population after the n th decade is

$$P_n = P + nX + \{n(n+1)/2\} Y$$

Where,

P_n: Population after the nth decade

X: Average increase

Y: Incremental increase

4. Simple Graphical Method

The population of Ahilyanagar Municipal Corporation (AMC) has been forecasted using the graphical method, which involves plotting the past census population figures against time and analysing the resulting growth trend. The historical population data from 1961 to 2011 shows a steady and progressive increase, reflecting the gradual urbanization and expansion of the municipal area. By drawing a smooth trend curve through the plotted census points and extending it beyond the latest census year, future population figures have been estimated for the planning horizon. As indicated by the extended trend line, the population of AMC is projected to continue its upward growth trajectory in the coming decades. This method provides a clear visual understanding of population growth patterns and is considered suitable for preliminary planning purposes, infrastructure provisioning, and assessment of future urban development requirements of AMC, while acknowledging that the projections are based on past trends and do not explicitly account for future policy or boundary changes.

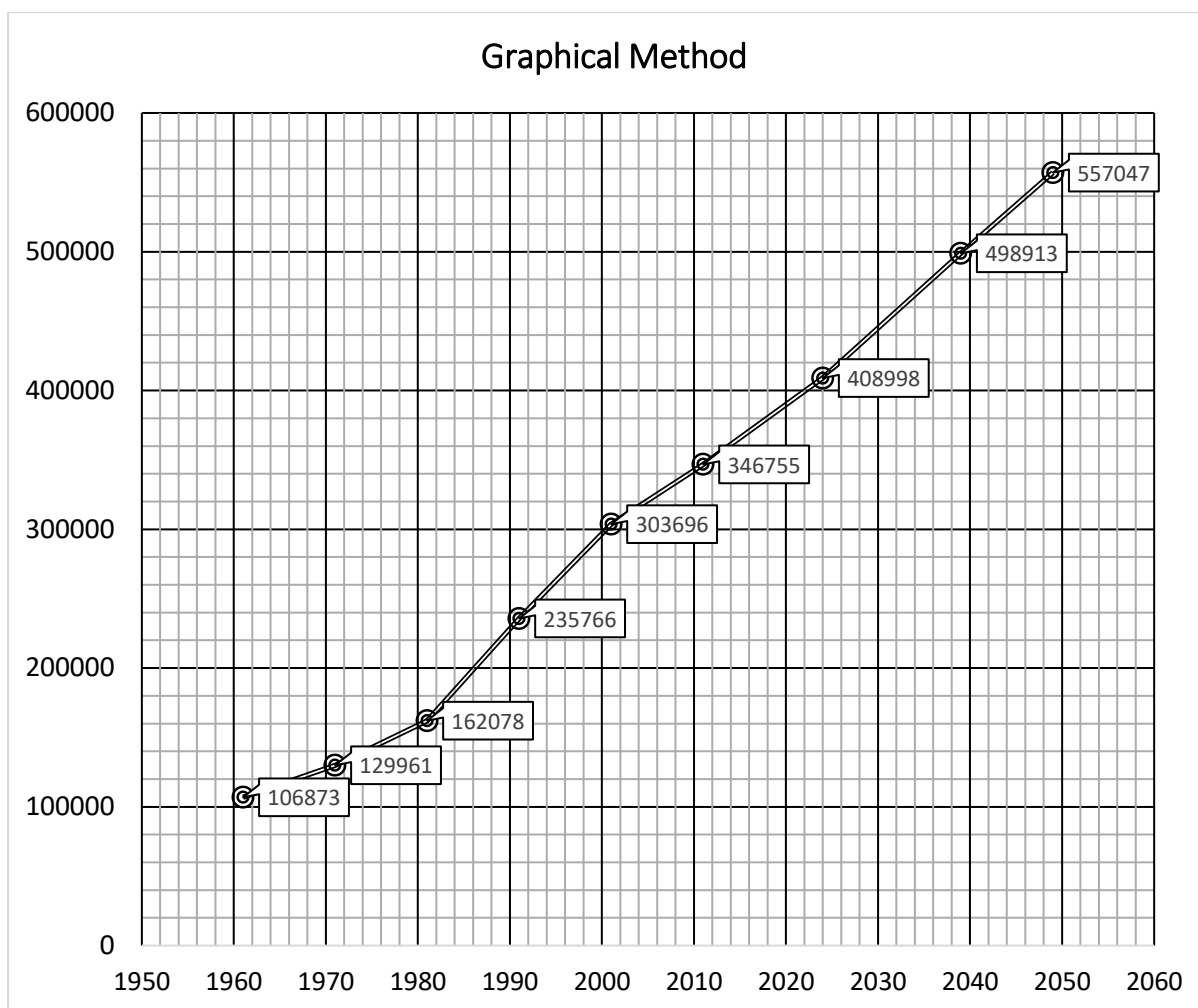


Figure 15-1 Graphical Method

15.9.3 Summary

The population projection obtained from different methods is mentioned in below table

Sr. No.	Census Year	Population	Name of the Method	Projected Populations		
				Year 2024	Year 2039	Year 2049
1	1961	1,06,873	Arithmetic Increase Method	409124	481089	529065
2	1971	1,29,961				
3	1981	1,62,078	Geometric Increase Method	463453	647695	809619
4	1991	2,35,766	Incremental Increase Method	416588	507651	574600
5	2001	3,03,696	Graphical Method	408998	498913	557047
6	2011	3,46,755				

The population projections for Ahmednagar Municipal Corporation (AMC) have been carried out using past census data from 1961 to 2011 by applying standard forecasting methods, namely the Arithmetic Increase, Geometric Increase, Incremental Increase, and Graphical methods, and the results are presented in the above table. A comparative assessment of these methods indicates varying growth assumptions, with the Arithmetic and Graphical methods reflecting moderate growth trends, while the Geometric Increase Method projects comparatively higher population figures by accounting for compounded growth associated with urban expansion. Considering the future development potential of the city and after due scrutiny, the Geometric Increase Method has been approved by the Divisional Office for adoption. Accordingly, the projected population of 6,48,000 for the year 2039, adopted as the planning horizon for reservation proposals, and 8,10,000 for the year 2049, adopted as the planning horizon for zoning proposals, has been used as the basis for preparation of the Development Plan, including land use zoning, allocation of reservations, and planning of infrastructure and amenities for AMC.

15.9.4 Planning Sectors

To determine the competence of the amenities, the city is divided into 8 planning sectors considering the character of the area and the physical boundary of the city.

The table below shows the area and villages included in each sector.

Table 15-3 Planning Sectors

Sector No	Area (Ha)	Villages Included
I	2032.781	Kedgaon Village and Bhingar Village
II	1154.682	Nalegaon, Morchudnagar, and Maliwada
III	1494.252	Nagapur, Bolhegaon, and Nalegaon(p)
IV	821.643	Bhistbag and Savedi(p)
V	487.687	Bhistbag and Savedi(p)
VI	412.042	Savedi, Bhingar (p) (Mukundnagar)
VII	283.768	GLR and Maliwada(p)
VIII	122.24	Ahilyanagar Gaothan

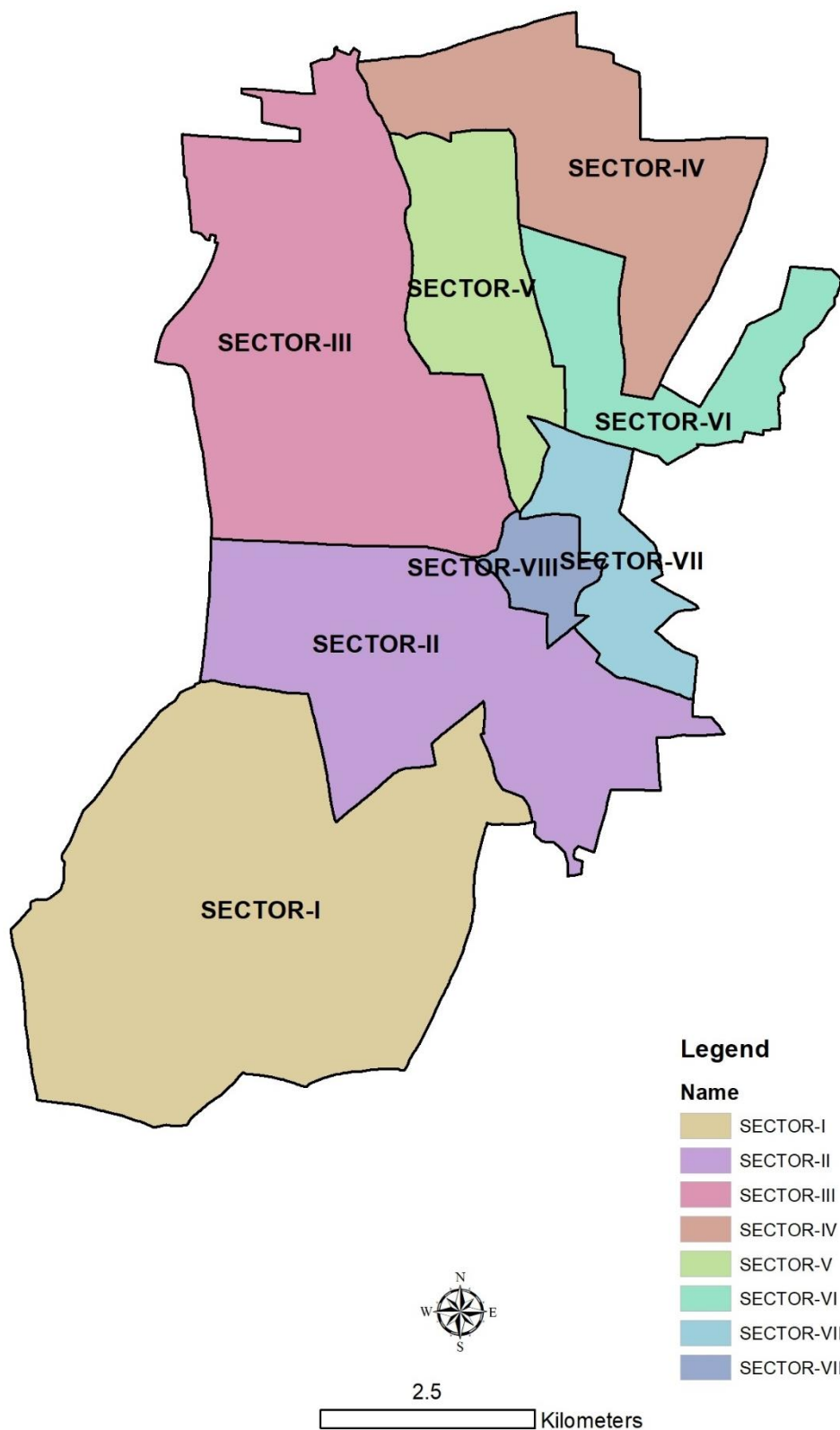


Figure 15-2 Planning Sectors

15.9.4 Population Projection at Sector Level

The projected population of the city is further divided into numerous sectors. Ahilyanagar city area is divided into 8 sectors which include 17 electoral wards. The boundaries of these sectors are designated as per the physical boundaries within city.

Table 15-4 Population Projections

Sector No	Population (2039-Projected)	Population (2049-Projected)
I	84650.85	105813.56
II	79248.28	99060.35
III	76691.82	95864.77
IV	78807.25	98509.06
V	82180.35	102725.44
VI	82318.64	102898.30
VII	81202.99	101503.74
VIII	82899.82	103624.78
Total	648000	810000

15.10 Planning Standards and Norms

It is stipulated under section 22 of the MR&TP Act, 1966 to provide land for public amenities. These amenities include education, health, social, and recreational facilities, and infrastructures like roads, water, sewerage, solid waste management, and cremation, etc. The spatial allocation of these facilities is important. Planning standards and norms is an instrument to calculate required amenities to a satisfactory level. The public services and facilities in the urban environment have a significant impact on the quality of life of the people residing in urban areas. Good quality physical and social infrastructure such as education facilities, health & welfare facilities, civics, distribution services, transportation, water supply, sewerage, and community facilities are essential elements for healthy and sustainable urban life.

15.10.1 Selection of Planning Standards

For assessment of the requirement of social and physical infrastructure for the projected population of Ahilyanagar Municipal Corporation (AMC), spatial norms and planning standards prescribed by various authorities and statutory documents have been reviewed and referred. In order to adopt the most suitable and locally relevant standards for the Ahilyanagar Development Plan, planning norms and guidelines have been referred from URDPFI Guidelines, Planning Norms–1979, Devising Planning Norms–2020, and the planning standards adopted in the previous sanctioned Development Plan of the city.

Ahilyanagar is an established regional urban centre with a mixed residential, educational, administrative and service-oriented character. The city has evolved gradually over time and its

growth pattern, urban form and infrastructure demands differ from metropolitan cities, while still requiring balanced provision of social and physical amenities. The Planning Norms–1979 have been historically applied in earlier Development Plans of Ahilyanagar and are found to be appropriate for facilities such as educational institutions, health facilities and commercial amenities, considering the city’s population size, land availability and service catchments.

For recreational and open space parameters, a comparative review of standards prescribed in URDPFI Guidelines and applicable planning norms has been carried out. In order to ensure adequate and equitable provision of open spaces, playgrounds and recreational amenities, the average of the minimum area requirements specified in the Planning Norms and URDPFI Guidelines has been adopted. This approach ensures compliance with national-level recommendations while responding to local planning conditions.

Thus, the planning standards adopted for the Ahilyanagar Development Plan are derived through a comparative assessment of national guidelines, legacy planning norms, updated normative frameworks and past practice, ensuring that the proposed infrastructure provisions are context-specific, balanced, and implementable.

1. Garden / Open Spaces

Considering the urban profile of Ahilyanagar Municipal Corporation, characterized by a dense core area, limited availability of vacant land, and varying development patterns across planning sectors, a practical and city-specific approach has been adopted for the provision of recreational open spaces in the Development Plan. For gardens, a norm of 0.10 hectares per 1,000 population is proposed. This norm takes into account existing open spaces, layout amenity areas, and the need to ensure equitable neighbourhood-level access to green spaces while maintaining implementation feasibility.

2. Educational Facilities

Primary Schools and Playground

For primary education, the planning standards prescribed in the 1979 State Government guidelines have been adopted. As per these standards, 15% of the total population is considered as primary school-going population, with a provision of 8 sq. metres per student, inclusive of playground area. Accordingly, reservations for primary schools have been proposed in a sector-wise manner to ensure easy accessibility within residential neighbourhoods.

High Schools and Playground

For secondary education, the 1979 State Government planning standards have been adopted, wherein 7.5% of the total population is considered as secondary school-going population, with a provision of 15 sq. metres per student, inclusive of playground area. Accordingly, land has been reserved under the flexible category of “Educational Facility”, enabling the Planning Authority to establish secondary educational facilities based on sector-wise demand.

Pre-primary educational facilities have not been separately reserved in the Development Plan, as such institutions are not prescribed under the 1979 planning standards and are generally developed on private land or within layout-level amenity spaces.

3. Playgrounds

Considering the urban profile of Ahilyanagar Municipal Corporation, which is characterized by a dense core area, limited availability of vacant land, and diverse development patterns across different planning sectors, a pragmatic and city-specific approach has been adopted for the provision of recreational and open spaces in the Development Plan. This approach seeks to balance normative planning standards with on-ground constraints, while ensuring equitable distribution and accessibility of recreational amenities across the city.

For playgrounds, a norm of 0.20 hectares per 1,000 population has been adopted, considering the high demand for active recreational spaces, especially among youth, and the limited availability of private open areas in residential zones. These playgrounds will supplement school grounds and provide accessible community-level recreational facilities.

4. Weekly Market and Shopping Center

As per the 1979 State Government planning standards, a norm of 0.20 hectares per 10,000 population has been considered for weekly markets and shopping centres. Accordingly, such reservations have been proposed to ensure convenient access to daily necessities, promote local commercial activities, and minimize travel distances for residents.

5. Health Facilities: Dispensary and Maternity Home

In accordance with the 1979 State Government planning standards, a norm of 0.25 hectares per 10,000 population has been adopted for dispensaries and maternity homes. Accordingly, reservations have been proposed under the flexible category of “Health Facility”, allowing the Planning Authority to develop dispensaries, maternity homes, urban health centres, or similar healthcare facilities as per sector-wise demand..

6. Town Hall and Library

For cultural and community facilities, the 1979 State Government planning standards have been adopted, wherein a provision of one site of 0.5 hectares per site, or as per requirement, has been considered. These reservations are intended to support social, cultural, educational, and civic activities. Depending upon local needs and implementation feasibility, the reserved land may be utilized for a Town Hall, Library, or a combined facility.

7. Sewage Treatment Plant (STP)

Land for Sewage Treatment Plants has been provided based on the existing and projected sewage generation and operational requirements of AMC. Reservations are proposed at suitable locations to facilitate phased augmentation of treatment capacity and to ensure environmentally safe disposal of wastewater.

8. Cremation Ground

Reservations for cremation grounds have been proposed as per the requirement of the Urban Local Body, considering existing facilities, population distribution, and future needs. Adequate provision has been made to ensure accessibility while addressing environmental and social considerations.

9. Burial Ground / Grave Yard

Land for burial grounds has been reserved based on community-wise demand and availability of existing facilities, ensuring long-term adequacy without excessive land reservation.

10.Solid Waste Management(SWM) Facilities

SWM sites have been reserved in accordance with the waste generation trends and management strategy of AMC. The reservations allow for waste processing, composting, and allied facilities, with flexibility for adoption of modern waste management technologies.

11.Water Treatment Plan (WTP)

Land for Water Treatment Plants has been proposed as per the present and future water supply requirements of AMC, ensuring safe and sustainable potable water supply with scope for expansion.

12.Fire Brigade and Emergency Services

Provisions for fire stations and allied emergency services have been made considering response time, accessibility, and ULB operational needs, to strengthen disaster management and public safety.

15.11 Computation and Provision of Amenities

After studying the planning standards and norms the following planning standards are adopted for the Ahilyanagar Municipal Corporation Development Plan. Points to be considered while framing planning standards for the city are mentioned below:

1. Land available with Municipal Corporation and Government would be used to provide certain build amenities to avoid land acquisition costs. Optimize the use of reserved land through the provision of compatible amenities together.
2. Public amenities provided by private players are also taken into consideration while designating land for such amenities.
3. Most of the Sanctioned DP reservations are retained however those affected by flood line have been changed to recreational and non buildable purpose.
4. During the implementation of previous DP reservations, the Accommodation Reservation policy has been widely used. This means that total land areas provided under such reservations get reduced during implementation

Table 15-5 Planning Standards

Sr. No.	Purpose of Public Amenities	Guidelines	Planning Standards Adopted	Calculations
1	Primary School and Playground	1979 Planning Standards	Primary school-going population considered 15% of total population; 8 sq. m per student , including playground	$648000 \times 15\% = 97200$ students, $97200 \times 8 = 777600$ sq.m. $777600/4000 = 194.4$, say 194sites. Area required - $194 \times 0.4 = 77.6$ Ha.
2	High School and Playground	1979 Planning Standards	Secondary school-going population considered 7.5% of total population; 15 sq. m	$648000 \times 7.5\% = 48600$ students, $48600 \times 15 = 729000$ sq.m. $729000/12000 = 60.75$, say

Sr. No.	Purpose of Public Amenities	Guidelines	Planning Standards Adopted	Calculations
			per student, including playground	61sites. Area required - $61 \times 1.2 = 73.2 \text{ Ha.}$
3	Playground	Min. avg. Planning Norms and URDPFI	0.20 ha per 1,000 population	$648000/1000 = 648$ say 648 sites, Area required - $648 \times 0.2 = 129.6$
4	Garden	Min. avg. Planning Norms and URDPFI	0.10 ha per 1,000 population	$648000/1000 = 648$ say 648 sites, Area required - $648 \times 0.1 = 64.8$
5	Weekly Market and Shopping Centre	1979 Planning Standards	0.20 ha per 10,000 population	$648000/10000 = 64.8$ say 65 sites, Area required - $65 \times 0.2 = 13$
6	Dispensary and Maternity Home	1979 Planning Standards	0.25 ha per 10,000 population	$648000/10000 = 64.8$ say 65sites, Area required - $65 \times 0.25 = 16.25$
7	Town Hall and Library	1979 Planning Standards	0.50 ha per minimum area or as per requirement	$648000/20000 = 32.4$ say 32 sites, Area required - $32 \times 0.5 = 16$
8	Sewage Treatment Plant (STP)	Mean of URDPFI and CPCB Guidelines	0.15 Ha per MLD	~
9	Burial Ground / Grave Yard	URDPFI	4 Ha. Per 500000 population	$648000/500000 = 1.29$ say 1 site Area required $= 4 \times 1 = 4 \text{ ha.}$
10	Solid Waste Management (SWM) Facilities	~	As per requirement of ULB	~
11	Water Treatment Plant (WTP)	~	As per requirement of ULB	~
12	Fire Brigade and Emergency Services	URDPFI	1 Ha. Per 200000 population	$648000/200000 = 3.24$ say 3 sites, Area Required $3 \times 1 = 3 \text{ ha}$

Sr. No.	Purpose of Public Amenities	Guidelines	Planning Standards Adopted	Calculations
13	Cremation Ground	URDPFI	2.5 Ha per 500000 Population	$648000/200000=3.24$ say, 3 sites Area required = $3 \times 1 = 3$ Ha.
14	Parking	~	As per requirement of ULB	~
15	Bus Stand	~	As per requirement of ULB	~

15.13 Sector wise area and Population Density

Table 15-6 Existing Population Density

Sector No	Population as per 2011 census	Area	Population Density	Projected population approved by JDTP, Nashik Division
1	45298	2032.781	22.284	648000 (2039-Reservations)
2	42407	1154.682	36.726	
3	41039	1494.252	27.465	
4	42171	821.643	51.325	
5	43976	487.687	90.173	
6	44050	412.042	106.907	
7	43453	283.768	153.129	
8	44361	122.24	362.589	
Total	346755	6809.07	50.924	810000 (2049 - Zoning)

15.13.1 Projected Residential Requirement Area calculations

The purpose of this exercise is to assess whether the residential area proposed in the Sanctioned Development Plan (DP) is sufficient to meet the city's projected housing demand. The required residential area of **6000 Ha** has been derived from the city's projected population and its adopted density norm of **135 persons per hectare**. Against this requirement, the DP proposes residential land in two parts: **1103.60 Ha** within the Original Municipal Limits, and **2520.90 Ha** in the Additional Area. However, following a revision to the municipal boundaries, Burudgaon village admeasuring **230.06 Ha** was excluded from the additional area, reducing it to **2290.84 Ha**. The total Gross Residential Area in the Sanctioned DP thus works out to **3394.44 Ha** (i.e., 1103.60 + 2290.84), leaving a shortfall of **2605.56 Ha** against the required 6000 Ha. Within this sanctioned residential area, approximately **482.81 Ha** is reserved for Designated Sites such as public amenities and institutional uses, thereby reducing the Net Residential Area actually marked in the DP to **2911.63 Ha**. Even after accounting for this net marked area, a significant gap persists against the total requirement of 6000 Ha, underscoring the urgent need to identify and designate additional residential land to accommodate the city's future population growth.

Summary	
Required Residential Area (as per density 135 pph)	6000.00 Ha
Residential Area — Original Municipal Limit	1103.60 Ha
Residential Area — Additional Area	2520.90 Ha
Less: Burudgaon Village	230.06 Ha
Revised Additional Residential Area	2290.84 Ha
Gross Residential Area in Sanctioned DP (OL+AA)	3394.44 Ha
Designated Sites in Sanctioned DP	482.81 Ha
Net Residential Area Marked in sanctioned DP (3394.44 – 482.81)	2911.63 Ha
Required New gross Residential Area(6000-3394.44)	2605.56 Ha

15.14 Total Land Demand for Amenities

Planning Standards adopted above have been used to estimate the total land requirement for amenities for Ahilyanagar Corporation area for a population of 648000. Land demand is estimated for amenities such as education, health, socio-cultural, and recreational spaces. The provision of physical infrastructure viz., water supply, sewerage, solid waste management, and power supply has not been established. The land for these facilities is provided as per the demands received from the respective departments. The total land demand for amenities is stated in below Table 15.7

Table 15-7 Land Demand for Amenities

Category	Sub-Category	Area demand as per adopted norms(Ha)
Educational Facilities	Primary Schools and Playgrounds	150.8
	High Schools and Playgrounds	
Health and Medical Facilities	Dispensary	16.25
	Maternity Home	
	General Hospitals	
Recreational Facilities	Playgrounds	194.4
	Gardens	
	Parks	
Commercial Utilities	Vegetable Markets	12.9~ 13
	Shopping Centers	
Assembly and Institutional	Town Hall	16
	Library	
	Multipurpose Hall/Community Hall	
Public Utilites	Sewage Treatment Plant(Additional)	14.75

15.15 Sector Wise Area Demand and Gap Analysis for Amenities

An assessment of the land requirement for amenities at the city level was conducted concerning land available with existing amenities. The amenity-wise land demand gap is mentioned in Table 15.8

Table 15-8 Sector Wise Land Demand

Sr No		1	2	3	4	5	6	7
	Reservations	Primary School and Play Ground (Ha)	High School and Play Ground (Ha)	Play Ground (Ha)	Garden (Ha)	Weekly Market and Shopping Centre (Ha)	Dispensary and Maternity Home (Ha)	Town Hall & Library (Ha)
Sector wise demand of area	S-1	10	9.6	17	8.5	1.6	2	2
	S-2	9.6	8.4	15.8	7.9	1.6	2	2
	S-3	9.2	8.4	15.4	7.7	1.6	2	2
	S-4	9.6	8.4	15.8	7.9	1.6	2	2
	S-5	10	9.6	16.4	8.2	1.6	2	2
	S-6	10	9.6	16.4	8.2	1.6	2	2
	S-7	9.6	9.6	16.2	8.1	1.6	2	2
	S-8	10	9.6	16.6	8.3	1.6	2	2
	Total	78	73.2	129.6	64.8	12.8	16	16
Existing Area of Amenities	S-1	5.4051	5.62	0	1.88	0	0.69	0.78
	S-2	3.27	9.37	8.88	2.29	4.03	2.22	0.16
	S-3	1.08	14.73	0	0.6	0	0.41	0.07
	S-4	2.28	10.72	0.47	1.2	0	1.6	0.91
	S-5	2.12	20.72	0	2.74	2.43	6.58	0.44
	S-6	1.7	4.84	1.54	2.75	0	1.32	0.25
	S-7	0.8	36.28	0	1.28	11.58	7.4	0.66
	S-8	1.51	6.57	0	0	0.23	1.84	0.15
	Total	18.1651	108.85	10.89	12.74	18.27	22.06	3.42
Area Needs to be Proposed	S-1	4.5949	3.98	17	6.62	1.6	1.31	1.22
	S-2	6.33	-0.97	6.92	5.61	-2.43	-0.22	1.84
	S-3	8.12	-6.33	15.4	7.1	1.6	1.59	1.93
	S-4	7.32	-2.32	15.33	6.7	1.6	0.4	1.09
	S-5	7.88	-11.12	16.4	5.46	-0.83	-4.58	1.56
	S-6	8.3	4.76	14.86	5.45	1.6	0.68	1.75
	S-7	8.8	-26.68	16.2	6.82	-9.98	-5.4	1.34
	S-8	8.49	3.03	16.6	8.3	1.37	0.16	1.85
	Total	59.8349	-35.65	118.71	52.06	-5.47	-6.06	12.58

15.16 Stakeholder Consideration in Planning

As part of the preparation of the Draft Development Plan for Ahilyanagar, a public opinion survey was conducted across 17 electoral wards to understand citizens' perspectives on city growth and development potential for the next 20 years. The sample size was determined using the standard statistical method for an infinite population, based on a 95% confidence level and a $\pm 5\%$ margin of error, using the formula

$$n = \frac{Z^2 \times p \times q}{e^2}$$

where $Z = 1.96$, $p = 0.5$, $q = 0.5$, and $e = 0.05$. The minimum sample size thus calculated was 385. Considering ward-wise representation, population heterogeneity, and to enhance the reliability of survey outcomes, the sample size was increased, and a total of 530 interviews were conducted. The survey was carried out using the format prescribed in the Development Plan Manual by the Directorate of Town Planning and Valuation, Maharashtra, with the objective of identifying existing urban issues, ward-level deficiencies in amenities, requirements for new facilities, and overall development needs of the city.

The following issues were predominantly identified at the **city level** and relate to strategic, infrastructure, and long-term development aspects:

1. Road Condition
2. City Expansion and Development
3. Traffic Congestion and Management
4. Public Transport
5. Pollution Control
6. Job Opportunities and Employment
7. Tourism and Heritage Development
8. Crime Reduction
9. Education Sector Improvements

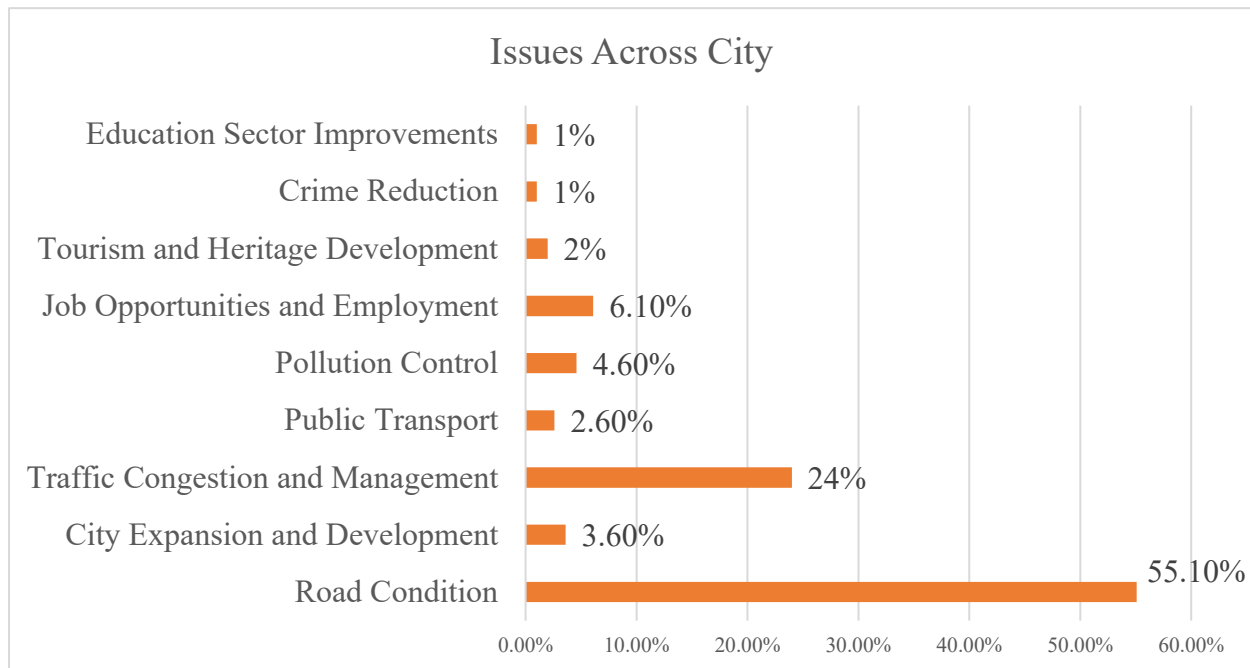


Figure 15-3 Issues in City

The following issues were mainly observed at the **ward level**, reflecting localized service delivery and neighborhood concerns:

1. Drainage and Sewer Problems
2. Parking Issues
3. Cleanliness and Garbage Issues
4. Water Supply Issues
5. Streetlight and Infrastructure
6. Public Amenities

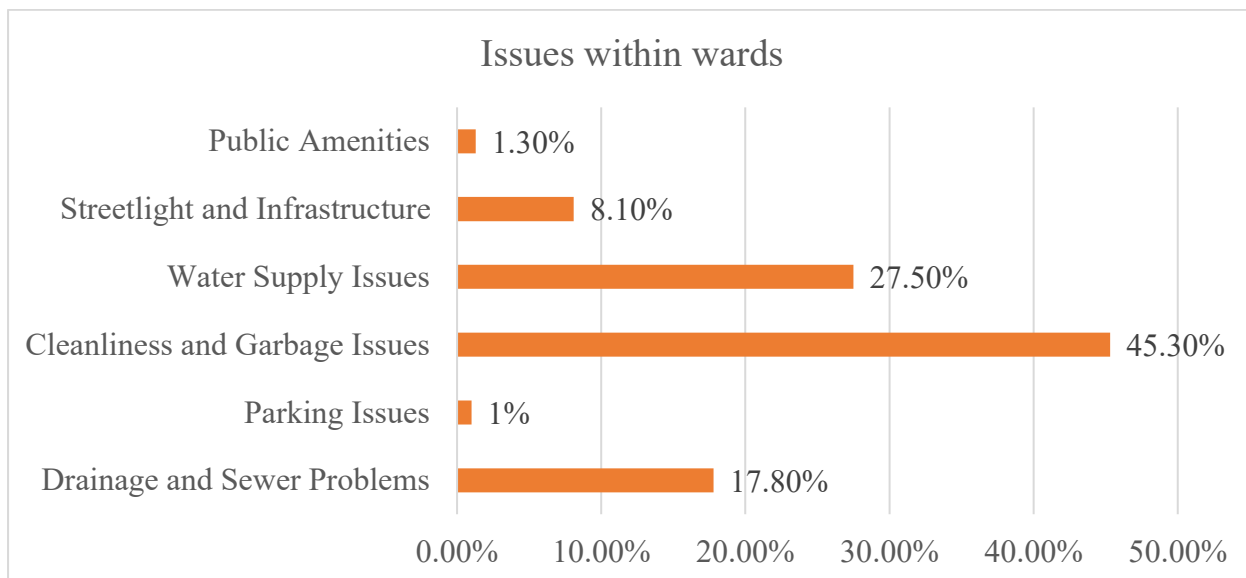


Figure 15-4 Issues in Wards

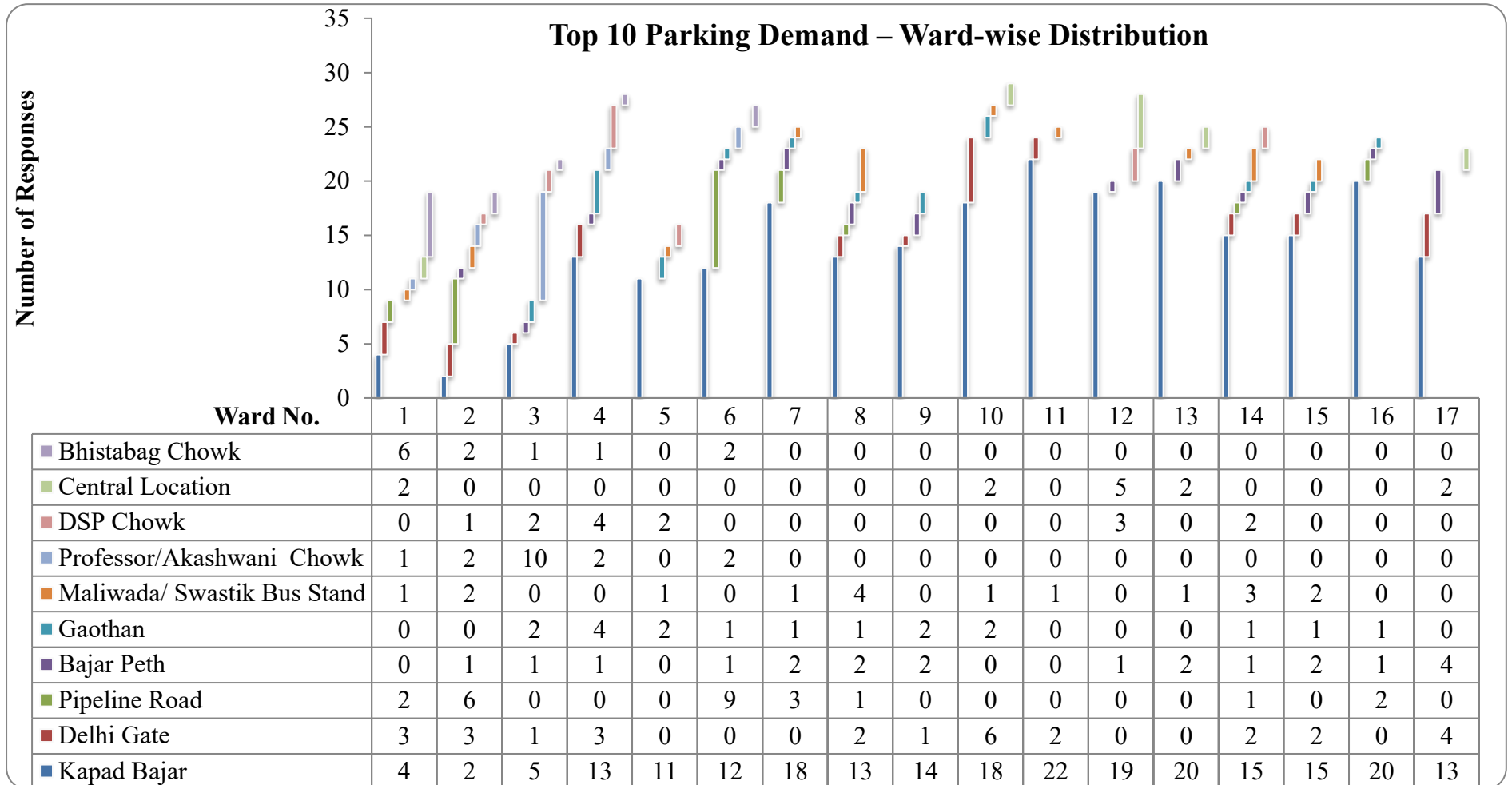
Based on the public opinion survey, several locations within the city have been identified as experiencing acute parking-related issues. A high concentration of parking demand is observed in major commercial and market areas, with Kapad Bajar emerging as the most critical hotspot due to intense commercial activity and heavy vehicular inflow. Other prominent locations such as Delhi Gate, Pipeline Road, Bajar Peth, Gaothan, Professor Chowk / Akashwani Chowk, Maliwada–Swastik Bus Stand, DSP Chowk, Central City areas, and Bhistabag Chowk also exhibit significant parking stress. This condition is primarily attributed to mixed land use patterns, narrow carriageway widths, high pedestrian movement, and the absence of organized parking facilities.

In addition, considerable parking demand has been reported around major transport nodes, healthcare facilities, highways, and emerging urban corridors, including Punyashlok Ahilyadevi Holkar Government Medical College & Hospital Ahilyanagar, Nepti Naka, Savedi, MIDC Nagapur, and Tapovan Road. The overall findings indicate a city-wide shortage of planned parking infrastructure, resulting in widespread on-street parking, obstruction of traffic movement, and frequent congestion.

The survey clearly highlights the urgent need for systematic parking planning, emphasizing the development of off-street parking facilities, multilevel parking structures, and the implementation of effective parking management measures in high-demand zones, particularly within core commercial, institutional, and transit-oriented areas.

Below pivoted chart shows the top 10 parking spots has been opted by people during survey.

Spots Where Parking Demand Is High



CHAPTER 16. APPROACH TOWARDS SPATIAL DISTRIBUTION OF VARIOUS RESERVATIONS

16.1 Sector Wise Reservations

The proposed reservations in the Draft Development Plan of Ahilyanagar reflect a balanced and comprehensive approach towards providing social, physical, recreational, and environmental infrastructure to support the city's future growth. A total of **479 reservations** have been proposed and distributed across **eight planning sectors**, considering the existing development pattern, population concentration, service deficiencies, and future urban expansion requirements.

Among all sectors, **Sector 1 contains the highest number of reservations (109)**, followed by **Sector 3 (84)**, **Sector 2 (76)**, and **Sector 4 (57)**. These sectors represent the comparatively developed and urbanized parts of the city, where the demand for public amenities and infrastructure is significantly higher. Accordingly, a substantial number of **educational facilities (40 reservations)**, **village markets/shopping centres (60 reservations)**, **health facilities (28 reservations)**, **gardens and parks (86 reservations)**, and **playgrounds (90 reservations)** have been proposed within these sectors. Sector 1 alone accommodates 15 educational facilities, 17 gardens/parks, 15 playgrounds, and 17 market-related reservations, indicating its role as a major urban activity centre. Similarly, Sectors 2 and 3 contain a high concentration of social infrastructure and public amenities to cater to dense residential neighbourhoods and commercial activities.

The remaining sectors, namely **Sector 5 (33 reservations)**, **Sector 6 (32 reservations)**, **Sector 7 (42 reservations)**, and **Sector 8 (46 reservations)**, represent developing and peripheral areas where the reservation pattern is more strategic and growth-oriented. These sectors focus on providing essential services while creating adequate capacity for future urban expansion. Sector 8, in particular, includes a relatively higher number of **parking reservations (11)** and **gardens/parks (13)**, indicating the need to accommodate future mobility demands and improve environmental quality in emerging urban areas. Sector 7 also contains a balanced distribution of recreational, commercial, and community facilities to support planned development and ensure equitable access to services.

A notable feature of the Draft Development Plan is the significant emphasis placed on recreational and open spaces. A combined total of **176 recreational reservations**, comprising **86 gardens and parks** and **90 playgrounds**, has been proposed across all sectors. This reflects the planning authority's commitment towards enhancing environmental sustainability, promoting public health, and improving the overall quality of life for residents.

The plan also provides for critical urban infrastructure and public utility services. Reservations have been proposed for **7 AMT Bus Stands**, **32 Parking Facilities**, **4 Sewage Treatment Plants (STPs)**, **6 Solid Waste Management Sites**, **2 Water Pumping Stations (WPSs)**, and **3 Fire Brigade Stations**. These facilities have been strategically distributed across different sectors to improve service efficiency, strengthen environmental management systems, and support the city's long-term infrastructure requirements. Community-oriented facilities such as **11 Community/Multipurpose Halls**, **11 Libraries**, and **3 Town Halls** have also been proposed to promote social interaction and civic activities.

Overall, the sector-wise distribution of reservations demonstrates an integrated and forward-looking planning strategy. While the developed sectors are strengthened through the provision of a greater concentration of social and physical infrastructure, the peripheral sectors are equipped with essential amenities and infrastructure to accommodate future population growth and urban expansion. The proposed reservation pattern therefore seeks to ensure equitable access to services, improve urban livability, and facilitate sustainable and inclusive development throughout the Ahilyanagar Municipal Corporation area.

Table 16-1 Reservation distribution across planning sector

Sr. No	Reservation Type	SECTOR-1	SECTOR-2	SECTOR-3	SECTOR-4	SECTOR-5	SECTOR-6	SECTOR-7	SECTOR-8	Total Count
1	AMT Bus Stand	1	1	3	2	0	0	0	0	7
2	BG	1	1	2	1	1	1	0	0	7
3	CG	2	1	2	1	1	1	1	1	10
4	Com.Hall/M.Hall	3	0	0	0	2	1	3	1	10
5	Edu. Facility	15	7	7	2	4	3	2	0	40
6	Fire Brigade	0	0	2	1	0	0	0	0	3
7	Garden/Park	17	18	9	6	6	5	12	13	86
8	Health Facility	7	4	8	5	2	1	1	0	28
9	Library	2	2	1	4	0	0	1	1	11
10	MP	12	3	9	9	1	2	1	1	38
11	Others	8	8	7	9	1	3	5	0	41
12	Parking	4	4	3	0	2	1	7	11	32
13	PG	15	15	18	13	7	8	2	12	90
14	STP	1	0	1	0	1	1	0	0	4
15	SWM Site	3	1	1	0	1	0	0	0	6
16	Town Hall	0	1	1	0	0	2	0	0	4
17	VM/SC/Market	17	10	9	4	4	3	7	6	60
18	WPS	1	0	1	0	0	0	0	0	2
Total		109	76	84	57	33	32	42	46	479

16.2 Reservation Areas

S. No.	Reservation Type	Description	Total Sites Proposed	Total Area (Ha.)	Planning Significance for 2039 Population
1	AMT Bus Stand	City and local public transport bus terminals	7	2.72	Proposed to strengthen the public transport network and improve inter-city and intra-city connectivity for the growing population.
2	BG	Burial Ground	7	7	Reserved to meet future requirements for burial facilities and maintain adequate civic infrastructure.
3	CG	Cremation Ground	10	8.46	Proposed to accommodate increasing demand for cremation facilities with proper environmental considerations.
4	Com. Hall / M. Hall	Community Hall / Multipurpose Hall	10	5.83	Intended for social gatherings, cultural events, disaster relief activities, and community functions.
5	Edu. Facility	Educational Facilities	40	26.22	Large number of sites proposed to support future educational demand including schools, colleges, and institutional facilities for the projected population.
6	Fire Brigade	Fire Stations	3	1.23	Reserved to improve emergency response coverage and fire safety services across the urban area.
7	Garden / Park	Public Gardens and Parks	86	82.44	Significant land reserved for recreational open spaces, environmental balance, public health, and improving urban livability.
8	Health Facility	Hospitals and Healthcare Facilities	28	10.64	Proposed to strengthen healthcare infrastructure and ensure adequate medical services for future population growth.
9	Library	Public Libraries	11	0.85	Reserved to promote educational and cultural development through public reading and knowledge centers.
10	MP	Municipal Purpose	38	11.43	Includes municipal offices, administrative facilities, and civic service infrastructure required for city management & any other purpose decided by AMC as & when required
11	Others	Miscellaneous Public Uses	41	78.96	Covers special reservations and other public/semi-public requirements not included in standard categories.

S. No.	Reservation Type	Description	Total Sites Proposed	Total Area (Ha.)	Planning Significance for 2039 Population
12	PG	Playground	90	103.53	Highest number of reservations provided for sports, recreation, youth activities, and community well-being.
13	Parking	Public Parking Facilities	32	15.82	Proposed to address increasing vehicle ownership and reduce traffic congestion in urban areas.
14	STP	Sewage Treatment Plant	4	10.95	Reserved to improve wastewater treatment and environmental sanitation for future urban expansion.
15	SWM Site	Solid Waste Management Site	6	13.04	Proposed for scientific waste collection, processing, and disposal to maintain urban cleanliness and sustainability.
16	Town Hall	Town Hall / Civic Assembly Building	4	5.53	Intended for major public meetings, administrative functions, and civic events.
17	VM / SC / Market	Vegetable Market / Shopping Centre / Market	60	31.07	Proposed to support commercial activities, local trade, and public distribution systems for the growing city population.
18	WPS	Water Pumping Station	2	0.22	Reserved for strengthening water supply infrastructure and ensuring efficient water distribution.
Total	~	~	479	415.95	The overall reservations aim to provide balanced physical, social, environmental, and utility infrastructure to support the projected population and planned urban growth up to 2039.

1. **A total of 479 reservation sites** covering an area of **415.95 hectares** have been proposed in the Draft Development Plan to meet the infrastructure and service requirements of the projected population for the year 2039.
2. **AMT Bus Stand reservations** include **7 sites** covering **2.72 hectares**, proposed to strengthen the public transport network, improve intra-city and inter-city connectivity, and support the increasing movement of commuters.
3. **Burial Ground (BG) reservations** consist of **7 sites** with an area of **7.00 hectares**, planned to meet future requirements for burial facilities and ensure the availability of essential civic infrastructure.
4. **Cremation Ground (CG) reservations** include **10 sites** covering **8.46 hectares**, ensuring adequate cremation facilities for the future population while maintaining environmental considerations.
5. **Community Hall / Multipurpose Hall reservations** comprise **10 sites** with an area of **5.83 hectares**, intended for social gatherings, cultural activities, public functions, disaster relief operations, and community events.
6. **Educational Facility reservations** include **40 sites** covering **26.22 hectares**, proposed to accommodate future demand for schools, colleges, and other educational institutions arising from population growth.
7. **Fire Brigade reservations** consist of **3 sites** with an area of **1.23 hectares**, planned to improve fire protection services and emergency response coverage throughout the city.
8. **Garden and Park reservations** represent **86 sites** covering **82.44 hectares**, proposed to provide recreational open spaces, improve environmental quality, and enhance public health and urban livability.
9. **Health Facility reservations** include **28 sites** with an area of **10.64 hectares**, intended to strengthen healthcare infrastructure and ensure access to medical services for the future population.
10. **Library reservations** comprise **11 sites** covering **0.85 hectares**, proposed to support educational, cultural, and knowledge-based activities within the city.
11. **Municipal Purpose (MP) reservations** include **38 sites** covering **11.43 hectares**, intended for administrative offices and various civic utility services required for effective urban management & any other purpose decided by AMC as & when required.
12. The **Others category** includes **41 sites** covering **78.96 hectares**, reserved for miscellaneous public and semi-public purposes that do not fall under standard reservation categories.
13. **Playground (PG) reservations** form the largest category with **90 sites** covering **103.53 hectares**, proposed to promote sports, recreation, youth activities, and overall community well-being.
14. **Parking reservations** consist of **32 sites** with an area of **15.82 hectares**, planned to address future parking demand and reduce traffic congestion resulting from increasing vehicle ownership.
15. **Sewage Treatment Plant (STP) reservations** include **4 sites** covering **10.95 hectares**, proposed to improve wastewater treatment and environmental sanitation infrastructure.
16. **Solid Waste Management (SWM) Site reservations** comprise **6 sites** with an area of **13.04 hectares**, intended for scientific waste processing, disposal, and sustainable solid waste management.
17. **Town Hall reservations** include **4 sites** covering **5.53 hectares**, proposed for civic meetings, public administration functions, and major community events.

18. **Vegetable Market / Shopping Centre / Market reservations** consist of **60 sites** with an area of **31.07 hectares**, planned to support commercial activities, local trade, and public market facilities for the growing urban population.
19. **Water Pumping Station (WPS) reservations** include **2 sites** covering **0.22 hectares**, proposed to strengthen the city's water supply and distribution system.
20. Overall, the reservation proposals emphasize balanced urban development by providing adequate recreational spaces, social infrastructure, transport facilities, public utilities, healthcare, education, and environmental services required to support the planned growth of the city up to the year 2039.

16.2.1 Road Network Proposals under the Revised Development Plan

The previously sanctioned Development Plan had already established a well-structured road network across the planning area. In the revised Development Plan, the overall road network framework has been largely retained, with only selective and necessary modifications introduced to better align with the current ground realities and infrastructural requirements of the area.

One of the notable revisions pertains to the proposed road in the Nalegaon–Bolhegaon area. In the earlier sanctioned Development Plan, this road was proposed at a width of 54 metres. However, upon review and reassessment of the traffic requirements and the scale of development anticipated in this zone, the width has been rationalized and reduced to 30 metres in the revised Development Plan, ensuring a more practical and land-efficient approach while still adequately serving the projected connectivity needs of the area.

In view of the future population growth and anticipated displacement of population into newly developing zones, a dedicated residential area has been identified in the revised plan. To ensure planned and systematic development of this zone, a comprehensive grid iron and radial road network comprising roads of 12 metres, 15 metres, 18 metres, and 24 metres widths has been provided, connecting essential amenities across an approximately 600-hectare area covering the villages of Nalegaon, Bolhegaon, and surrounding localities. This proposed network not only addresses immediate connectivity requirements but also lays a strong foundation for the long-term and orderly development of the area.

Also, as per General Body Resolution No. 23 dated [30-07-2026], the proposed 30 m wide road connecting Nagar–Manmad Road has been reduced to 24 m, as suggested by the General Body, and the modification has been incorporated in the Draft Development Plan

16.3 Sector-wise comparison between the projected amenity

The table presents a sector-wise comparison between the projected amenity requirements for the year 2039 and the corresponding proposed reservations in the Draft Development Plan. It includes the required area, existing available area, net additional requirement or existing surplus, and the area proposed under various reservation categories for each planning sector.

Sector	Reservation Category	Required Area (Ha.)	Existing Area (Ha.)	Net Requirement / Surplus	Proposed Area (Ha.)	Final Status
Sector -1						
S-1	Educational Facility	19.60	11.03	+8.57 Required	8.86	Surplus
S-1	Playground	17.00	0.00	+17.00 Required	23.88	Surplus
S-1	Garden	8.50	1.88	+6.62 Required	24.41	Surplus
S-1	Market / Shopping Centre	1.60	0.00	+1.60 Required	7.32	Surplus
S-1	Health Facility	2.00	0.69	+1.31 Required	2.15	Surplus
S-1	Town Hall & Library	2.00	0.78	+1.22 Required	0.18	Deficit
Sector -2						
S-2	Educational Facility	18.00	12.64	+5.36 Required	6.06	Surplus
S-2	Playground	15.80	8.88	+6.92 Required	23.19	Surplus
S-2	Garden	7.90	2.29	+5.61 Required	24.51	Surplus
S-2	Market / Shopping Centre	1.60	4.03	Existing Surplus	7.78	Surplus
S-2	Health Facility	2.00	2.22	Existing Surplus	1.04	Adequate
S-2	Town Hall & Library	2.00	0.16	+1.84 Required	0.20	Deficit
Sector -3						
S-3	Educational Facility	17.60	15.81	+1.79 Required	5.00	Surplus
S-3	Playground	15.40	0.00	+15.40 Required	14.39	Deficit
S-3	Garden	7.70	0.60	+7.10 Required	12.59	Surplus
S-3	Market / Shopping Centre	1.60	0.00	+1.60 Required	6.28	Surplus

Sector	Reservation Category	Required Area (Ha.)	Existing Area (Ha.)	Net Requirement / Surplus	Proposed Area (Ha.)	Final Status
S-3	Health Facility	2.00	0.41	+1.59 Required	5.25	Surplus
S-3	Town Hall & Library	2.00	0.07	+1.93 Required	0.46	Deficit
Sector -4						
S-4	Educational Facility	18.00	13.00	+5.00 Required	0.59	Deficit
S-4	Playground	15.80	0.47	+15.33 Required	12.38	Deficit
S-4	Garden	7.90	1.20	+6.70 Required	4.25	Deficit
S-4	Market / Shopping Centre	1.60	0.00	+1.60 Required	1.95	Surplus
S-4	Health Facility	2.00	1.60	+0.40 Required	0.91	Surplus
S-4	Town Hall & Library	2.00	0.91	+1.09 Required	0.35	Deficit
Sector -5						
S-5	Educational Facility	19.60	22.84	Existing Surplus	2.51	Adequate
S-5	Playground	16.40	0.00	+16.40 Required	10.03	Deficit
S-5	Garden	8.20	2.74	+5.46 Required	6.96	Surplus
S-5	Market / Shopping Centre	1.60	2.43	Existing Surplus	2.79	Surplus
S-5	Health Facility	2.00	6.58	Existing Surplus	1.14	Adequate
S-5	Town Hall & Library	2.00	0.44	+1.56 Required	0.00	Deficit
Sector -6						
S-6	Educational Facility	19.60	6.54	+13.06 Required	2.02	Deficit
S-6	Playground	16.40	1.54	+14.86 Required	18.75	Surplus
S-6	Garden	8.20	2.75	+5.45 Required	3.91	Deficit
S-6	Market / Shopping Centre	1.60	0.00	+1.60 Required	2.16	Surplus
S-6	Health Facility	2.00	1.32	+0.68 Required	0.13	Deficit

Sector	Reservation Category	Required Area (Ha.)	Existing Area (Ha.)	Net Requirement / Surplus	Proposed Area (Ha.)	Final Status
S-6	Town Hall & Library	2.00	0.25	+1.75 Required	2.21	Surplus
Sector -7						
S-7	Educational Facility	19.20	37.08	Existing Surplus	1.17	Adequate
S-7	Playground	16.20	0.00	+16.20 Required	0.20	Deficit
S-7	Garden	8.10	1.28	+6.82 Required	4.49	Deficit
S-7	Market / Shopping Centre	1.60	11.58	Existing Surplus	1.72	Surplus
S-7	Health Facility	2.00	7.40	Existing Surplus	0.02	Adequate
S-7	Town Hall & Library	2.00	0.66	+1.34 Required	0.09	Deficit
Sector -8						
S-8	Educational Facility	19.60	8.08	+11.52 Required	0.00	Deficit
S-8	Playground	16.60	0.00	+16.60 Required	0.70	Deficit
S-8	Garden	8.30	0.00	+8.30 Required	1.33	Deficit
S-8	Market / Shopping Centre	1.60	0.23	+1.37 Required	1.08	Deficit
S-8	Health Facility	2.00	1.84	+0.16 Required	0.00	Deficit
S-8	Town Hall & Library	2.00	0.15	+1.85 Required	0.01	Deficit

A review of the sector-wise distribution of reservation categories reveals that certain sectors exhibit near-complete urban saturation, wherein no residual land parcels remain available for fresh planning proposals. In such sectors, the existing built-up fabric, road network, and land-use pattern leave no scope for accommodating additional reservations at the local level. Accordingly, the preparation of development proposals and the allocation of reservation areas have been undertaken at the level of the entire Municipal Corporation, treating Ahilyanagar as a unified planning unit rather than a collection of discrete sectors. The requirement norms for each reservation category have likewise been computed on the basis of the total projected population of the city as a whole, in conformity with the standards prescribed under the Maharashtra Regional and Town Planning Act, 1966, and the relevant development control regulations. This city-level planning approach ensures that the aggregate provision of civic amenities, open spaces, and social infrastructure across all eight sectors cumulatively meets the prescribed norms, thereby serving the overall population of the Municipal

Corporation in an equitable and functionally efficient manner, even where individual sectors may not independently fulfill their proportionate share of the requirement owing to constraints of land availability and physical saturation.

Reservation Category	Required Area (Ha.)	Existing Area (Ha.)	Net Gap / Surplus Area (Ha.)	Proposed Area under Reservations (Ha.)	(Existing + Proposed) Area (Ha.)	Final Status (Ha.)
Educational Facility	151.20	127.02	-24.18	26.22	153.24	+2.04
Health Facility	16.00	22.06	+6.06	10.64	32.70	+16.70
Town Hall & Library	16.00	3.42	-12.58	5.53	8.95	-7.05
Playground	129.60	10.89	-118.71	103.53	114.42	-15.18
Garden	64.80	12.74	-52.06	82.44	95.18	+30.38
Market / Shopping Centre	12.80	18.27	+5.47	31.07	49.34	+36.54
Total — All Mentioned Categories	390.40	194.40	-196.00	257.41	451.81	+61.41

CHAPTER 17. PROPOSED LAND USE

17.1 General

Table 17-1 Proposed Land Use

Sr.No	Land Use	Area (Ha)	% To Developable Area	% To Total Area
A) Developable Area				
1	Residential	3946.07	64.88%	57.95%
2	Commercial	53.99	0.89%	0.79%
3	Industrial	80.67	1.33%	1.18%
4	Public & Semi-Publi	326.56	5.37%	4.80%
5	Recreational	289.5	4.76%	4.25%
6	Public Utilities	107.07	1.76%	1.57%
7	Transportation& Communication	1278.29	21.02%	18.77%
Total		6082.15	100.00%	89.32%
B) Non- Developed Area				
8	Agriculture Land	478.78	65.86%	7.03%
9	Defence	64.18	8.83%	0.94%
10	Water Body	183.96	25.31%	2.70%
Total		726.92	100.00%	10.68%

Developable Area & Non- Developable Area		
Developable	6082.15	89.32%
Non Developable	726.92	10.68%
Total	6809.07	100.00%

The Proposed Land Use (PLU) distribution in the Draft Development Plan of Ahilyanagar reflects a balanced, sustainable, and growth-oriented approach to urban development. The total planning area is categorized into developable land comprising 6,082.15 hectares (89.32%) and non-developable land comprising 726.92 hectares (10.68%), indicating a strong emphasis on planned urban development while preserving environmentally sensitive and restricted areas.

Within the developable area, residential use constitutes the dominant land use category, with an allocation of 3,946.07 hectares, accounting for 64.88% of the developable area and 57.95% of the total planning area. This substantial allocation highlights the priority accorded to accommodating existing and projected population growth and establishes residential development as the primary structural component of the urban framework.

Transportation and Communication occupies 1,278.29 hectares, representing 21.02% of the developable area and 18.77% of the total planning area, thereby forming the second-largest land use category. This significant allocation emphasizes the importance of strengthening regional and intra-city connectivity, improving transportation infrastructure, and ensuring efficient movement across the city.

Land allocated for Public and Semi-Public (PSP) uses covers 326.56 hectares, accounting for 5.37% of the developable area and 4.80% of the total planning area. This allocation facilitates the provision of essential social infrastructure such as educational institutions, healthcare facilities, administrative establishments, and community amenities. Recreational land use comprises 289.50 hectares, representing 4.76% of the developable area and 4.25% of the total planning area, contributing towards environmental enhancement, creation of open spaces, and improvement of overall urban livability and public well-being.

Economic activities within the planning framework are supported through allocations for commercial use amounting to 53.99 hectares, accounting for 0.89% of the developable area and 0.79% of the total planning area, and industrial use amounting to 80.67 hectares, representing 1.33% of the developable area and 1.18% of the total planning area. These allocations support employment generation, commercial activity, and industrial development while maintaining a balanced land-use structure.

In addition, 107.07 hectares have been allocated for Public Utilities, accounting for 1.76% of the developable area and 1.57% of the total planning area. This category supports essential urban services and infrastructure, including water supply systems, sewage treatment facilities, solid waste management, and other public utility services required for the efficient functioning of the city.

The non-developable area, constituting 10.68% of the total planning area, includes agricultural land covering 478.78 hectares, accounting for 65.86% of the non-developable area and 7.03% of the total planning area. Water bodies cover 183.96 hectares, representing 25.31% of the non-developable area and 2.70% of the total planning area, while defence land covers 64.18 hectares, accounting for 8.83% of the non-developable area and 0.94% of the total planning area. These areas are retained to maintain ecological balance, conserve natural resources, protect hydrological systems, and comply with statutory restrictions on development.

Overall, the Proposed Land Use distribution demonstrates an integrated and sustainable planning strategy in which the dominant residential component is effectively supported by transportation infrastructure, social amenities, recreational spaces, economic activity zones, public utilities, and environmental safeguards. The proposed framework promotes orderly urban growth, enhances the quality of life, supports economic development, and strengthens the long-term resilience and sustainability of the urban structure of Ahilyanagar.

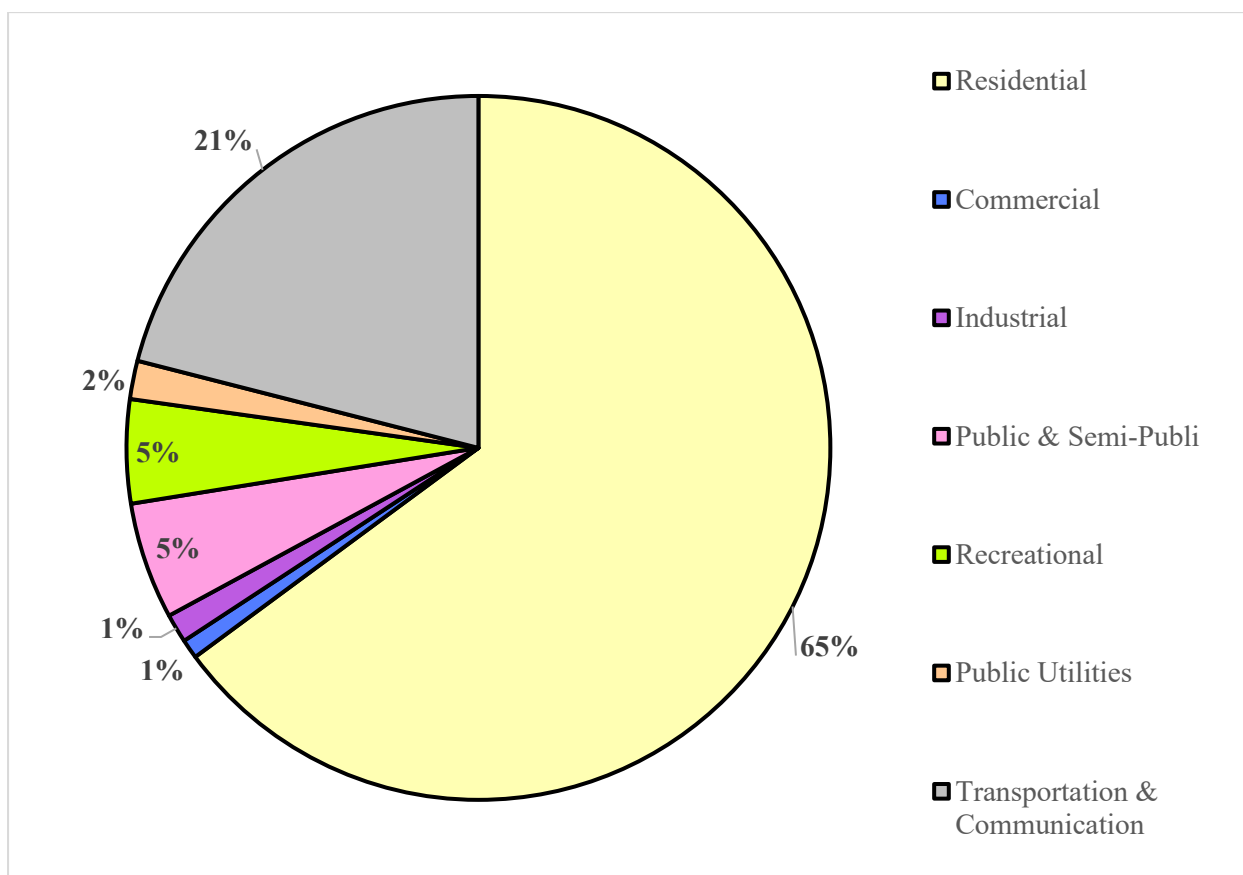


Figure 17.1 Proposed Land Use

17.1 Developable Area

The proposed developable land use distribution in the Draft Development Plan of Ahilyanagar reflects a balanced and practical approach toward future urban growth. Out of the total planning area, 6,082.15 hectares (89.32%) is identified as developable land, indicating a strong focus on planned and orderly urban development.

Residential use occupies the largest share with 3,946.07 hectares (64.88% of the developable area), highlighting the priority given to accommodating future population growth and housing demand. Transportation and Communication account for 1,278.29 hectares (21.02%), emphasizing the importance of strengthening road connectivity, transportation infrastructure, and urban mobility. Public and Semi-Public (PSP) uses cover 326.56 hectares (5.37%), facilitating the provision of essential social infrastructure such as educational institutions, healthcare facilities, administrative establishments, and other public amenities. Recreational areas covering 289.50 hectares (4.76%) contribute towards environmental enhancement, provision of open spaces, and improvement of overall urban livability.

Commercial use covering 53.99 hectares (0.89%) and industrial use covering 80.67 hectares (1.33%) are appropriately allocated to support economic activities, employment generation, and commercial and industrial development while maintaining the overall land use balance. In addition, 107.07 hectares (1.76%) are allocated for Public Utilities, ensuring the

provision of essential urban infrastructure and services such as water supply, drainage, sewage treatment, solid waste management, and other public utility facilities.

Overall, the proposed developable land use pattern promotes organized, sustainable, and well-balanced urban growth by integrating residential development with transportation infrastructure, public amenities, recreational spaces, economic activities, and essential urban services. The distribution of land uses is intended to support the projected growth of Ahilyanagar while ensuring efficient utilization of land and improvement in the quality of urban life.

Green belts provided along the sides of rivers and nallas shall be treated as Recreational Zones. The permissible uses and activities within such areas shall be as allowed under the relevant provisions of the Urban Development Department Unified Development Control and Promotion Regulations (UDCPR), as amended from time to time. Development within these areas shall be undertaken in an environmentally sensitive manner, ensuring that the natural drainage pattern and flow of rivers and nallas are maintained and that no development obstructs the natural flow of watercourses.

17.2 Non-Developable Area

The non-developable area in the Draft Development Plan of Ahilyanagar covers 726.92 hectares (10.68% of the total planning area) and includes land that is restricted or unsuitable for urban development. Agricultural land forms the largest share, covering 478.78 hectares (65.86% of the non-developable area and 7.03% of the total planning area). These areas are retained to support existing agricultural activities, conserve natural resources, and maintain ecological balance.

Water bodies cover 183.96 hectares, accounting for 25.31% of the non-developable area and 2.70% of the total planning area. These areas are protected to conserve natural drainage systems, water resources, and ecological functions, while supporting environmental sustainability and flood resilience. In addition, 64.18 hectares (8.83% of the non-developable area and 0.94% of the total planning area) are designated as defence land, where development is subject to statutory restrictions and applicable regulations.

Overall, the non-developable areas are preserved to ensure environmental protection, agricultural conservation, resource management, maintenance of ecological balance, and compliance with statutory planning requirements. The protection of these areas contributes to sustainable land management and supports the long-term resilience and balanced development of Ahilyanagar.

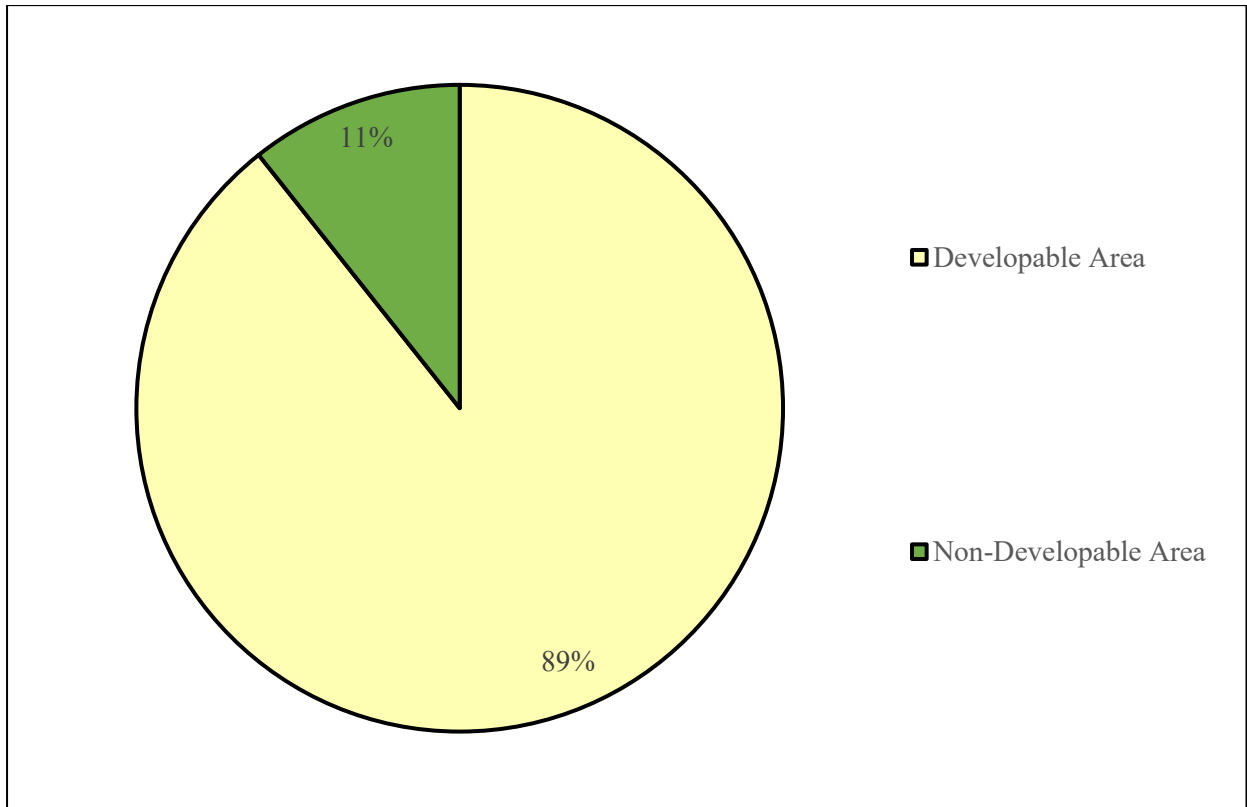


Figure 17-1 developable % Non-Developable Area

CHAPTER 18. DEVELOPMENT CONTROL REGULATIONS

The Unified Development Control and Promotion Regulations (UDCPR) for all Planning Authorities have been published by the Government of Maharashtra vide Notification No. TPS-1818/CR-236/18/DP & RP/UD-13 dated 2nd December 2020, along with all subsequent clarifications, modifications, directives, and amendments issued by the Government from time to time. These Regulations shall be applicable to all development and building activities within the jurisdiction of Ahilyanagar Municipal Corporation, subject to the following provisions:

1. The provisions of the UDCPR shall also be applicable to areas covered under Town Planning Schemes within the jurisdiction of Ahilyanagar Municipal Corporation. However, this shall not bar the grant of Development Permission in accordance with the provisions of the approved Town Planning Scheme Regulations, which shall prevail wherever applicable.
2. Ahilyanagar Municipal Corporation may correct the alignment of Development Plan (DP) roads where the street layout on the ground varies from the layout shown in the Development Plan, in accordance with Regulation No. 2.3 (Discretionary Powers – Interpretation) of the sanctioned UDCPR.
3. The cadastral maps used during the preparation of the Development Plan are authorized by the concerned Land Records Office. In case of any discrepancies in Gat numbers, boundary disputes, area variations, interpretation issues, or missing entries, it shall be mandatory to obtain clarification from the concerned Land Records Office, and decisions shall be taken as per UDCPR Regulation No. 2.3 – Discretionary Powers / Interpretation.
4. The reservations under sanctioned Town Planning Schemes within the planning area shall be deemed to be reservations of the Development Plan, as amended from time to time.
5. Green belts along all nallas, rivers, and water bodies, as indicated in the Development Plan, shall be preserved and utilized only for landscaping, tree plantation, pedestrian pathways, and recreational. No permanent construction or development shall be permitted within these zones.
6. Height restrictions shall be applicable in areas influenced by defence establishments, or other restricted zones, in accordance with the guidelines and approvals of the competent authorities.

7. All amendments and modifications sanctioned by the Government from time to time in the Unified Development Control and Promotion Regulations (UDCPR) shall automatically be applicable within the jurisdiction of Ahilyanagar Municipal Corporation.
8. If a reservation for Municipal Purpose falls within the flood-prone area (Blue Line), the use and development shall be as per provisions of UDCPR. No permanent construction shall be permitted, except allowed uses such as open spaces, gardens, parking, or essential utilities, ensuring no obstruction to natural drainage. All development shall require approval of the competent authority.
9. **Flood lines (Blue Line and Red Line) as obtained from the Irrigation Department are superimposed on the Development Plan using GIS georeferencing. In case of any discrepancy, the flood line demarcated by the Irrigation Department shall prevail.** Under Discretionary Powers – Interpretation of the Unified Development Control and Promotion Regulations (UDCPR), the Competent Authority may correct or modify the same accordingly.
10. For any reservation/designation of a Solid Waste Management (SWM) site, a buffer zone of adequate width shall be provided surrounding the site, as determined by the Competent Authority. The extent of such buffer shall be decided considering site conditions and environmental safeguards, and shall comply with the guidelines issued by the Maharashtra Pollution Control Board (MPCB) from time to time.
11. **Existing features shown on the plan** – The existing features shown on Development Plan are indicative and shall stand modified on Development Plan/Planning Proposal as per actual situation. Mention of particular use on Development Plan shall not bar the owner from permission to develop land as allowed in the zone shown for such land. Also, boundaries of Survey No., alignment of existing road/ nallah and other physical features of land shall be as per measurement plan of Land Records Department and the land unaffected by such physical features shall be allowed to be developed for the uses permissible under the adjoining predominant land use zone.
12. If TDR has already been granted in any previously sanctioned Development Plan proposal towards reservation or road widening, the same shall be verified by the Planning Authority at the time of approval of the revised Development Plan proposal. No duplicate TDR shall be admissible for the same land/proposal already compensated through TDR.

13. Prior to granting any development permission, the Planning Authority shall ensure that any existing open well located within the plot, adjoining the plot boundary, or along the road boundary is adequately protected and structurally secured by providing a permanent RCC parapet wall of suitable height and strength, along with retro-reflective hazard strips or safety markings, to prevent accidental hazards and ensure public safety.

CHAPTER 19. IMPLEMENTATION OF DEVELOPMENT PLAN

19.1 General

The Development Plan is required to be implemented within a reasonable timeframe to ensure that the vision, policies, and proposals are effectively translated into tangible outcomes on the ground. It is, therefore, essential for the Ahilyanagar Municipal Corporation to prepare a phased implementation programme, wherein various sites reserved in the Development Plan are systematically acquired and developed. While preparing such a programme, appropriate priorities shall be established based on the development needs and the urgency of providing essential social amenities and infrastructure.

The implementation of the Development Plan primarily involves the following key components:

- **Development Control & Promotion** – This includes regulating land use, enforcing zoning regulations, building controls, and planning standards to ensure that all development activities are carried out in conformity with the sanctioned Development Plan and prevailing regulations.
- **Development of Reserved Sites and Circulation Network** – This involves acquisition and development of lands reserved for public purposes such as social amenities, public utilities, and infrastructure. It also includes the development of the proposed road network to ensure efficient connectivity and mobility. Roads developed under previous sanctioned Development Plans, including those implemented through Transfer of Development Rights (TDR) and approved layouts, shall be treated as existing roads, while proposed roads shall be developed as per the prescribed hierarchical road network.

As per the provisions of Section 127 of the Maharashtra Regional & Town Planning Act, 1966, any land reserved, allotted, or designated for public purposes shall be acquired within a period of 10 years from the date on which the final Development Plan comes into force. This statutory provision necessitates a well-structured and time-bound implementation strategy to ensure timely acquisition and development of reserved lands.

Overall, the implementation strategy is aimed at achieving planned and orderly urban growth, ensuring equitable distribution of public amenities, strengthening infrastructure systems, and promoting sustainable development within the jurisdiction of Ahilyanagar Municipal Corporation, in accordance with statutory provisions and long-term planning objectives.

19.2 Cost of Proposal

The implementation of the Development Plan requires substantial investment in the acquisition and development of reserved sites and public amenities. The estimated costs for various components are summarized below:

Table 19-1 Cost of Proposals

Type of Proposal	Cost (₹ Crore)
Reservation – Cost of Land	1,863.44
Reservation – Cost of Development	4,951.68
Total	6,815.12

The cost estimates have been prepared based on prevailing land rates, current construction costs, and applicable standard development charges. Reservation costs primarily include expenditure towards land acquisition for designated social, public, and environmental purposes, along with development of associated infrastructure such as educational institutions, healthcare facilities, parks, playgrounds, community facilities, and essential urban services.

To ensure efficient utilization of financial resources, it is recommended that implementation of these proposals be carried out in a phased manner, giving priority to critical requirements and high-demand areas. Proper financial planning and timely allocation of funds will facilitate systematic and sustainable urban development of Ahilyanagar in line with the objectives of the Development Plan.

Detailed cost of Each reservation is provided in Annexure-X

19.3 Implementation Through Resource Mobilization

The proposed land use plan for Ahilyanagar has been formulated to cater to the requirements of the projected population for the next ten years, incorporating provisions for social, physical, and environmental infrastructure. However, considering the substantial costs involved in land acquisition and development of reserved sites, as detailed in **Annexure-X**, the overall financial implication of implementing the Development Plan is significant.

An analysis of the financial position of Ahilyanagar Municipal Corporation (AMC) indicates limited capacity to implement all proposals solely through its internal revenue sources. Municipal finances are largely dependent on government grants and allocations, which are variable in nature and may not ensure consistent funding for long-term development. This necessitates the adoption of innovative, sustainable, and multi-source financing mechanisms for effective plan implementation.

The cost of land acquisition has been derived based on the Annual Statement of Rates (ASR) prepared by the State Valuation Department, while the construction costs for various reservations have also been estimated using standard ASR-based rates. In view of the high financial requirements, it is essential to adopt efficient implementation strategies that minimize financial burden while ensuring timely execution of development proposals.

19.3.1 Strategies for Resource Mobilization

1) Government Land Utilization:

Reserved lands already under government ownership should be prioritized for development. These lands can be transferred to Ahilyanagar Municipal Corporation through coordination with the Revenue Department, thereby reducing acquisition costs.

2) Funding Sources:

Ahilyanagar Municipal Corporation can mobilize financial resources through a combination of internal and external sources, including:

- Municipal Corporation Bonds / Debentures
- Efficient and improved collection of user charges
- Rational revision of user charges for municipal services
- External Development Charges (EDC) and Betterment Levy
- Charges for change of land use
- Transferable and purchasable Development Rights (TDR)

3) Acquisition through Monetary Compensation:

Land acquisition may be undertaken under the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (LARR Act, 2013) or through private negotiations. However, considering the financial constraints of AMC, this method should be adopted as a last resort, with preference given to cost-effective alternatives such as TDR and Town Planning Schemes.

4) Transfer of Development Rights (TDR):

Under the TDR mechanism, land reserved for public purposes can be acquired without direct financial expenditure by AMC. In exchange, the landowner is granted Development Rights Certificates, which can be utilized on other permissible plots or traded in the market. This approach is particularly effective in areas with active real estate markets and should be strategically implemented in high-demand zones of Ahilyanagar.

5) Accommodation Reservation Mechanism:

In this method, the landowner voluntarily surrenders the reserved portion of land to AMC free of cost. In return, the owner is permitted to utilize full permissible FSI on the remaining land parcel. This mechanism incentivizes landowners while enabling the Planning Authority to acquire land without financial burden.

6) Town Planning (TP) Schemes:

Town Planning Schemes represent one of the most efficient and financially viable mechanisms for implementing the Development Plan. Under this approach, land within a defined area is pooled, reconstituted, and serviced with infrastructure such as roads and public amenities. Typically, the Planning Authority retains a portion of the land for public purposes, while the remaining land is returned to owners with enhanced value. This method enables systematic development, minimizes acquisition costs, and promotes planned urban growth.

19.4 Phase-wise Implementation Program

The implementation of the Development Plan for Ahilyanagar city requires a phased approach to ensure systematic development of infrastructure, reserved sites, and transportation networks while optimizing the use of available financial and land resources. A phased program enables the Municipal Corporation to prioritize projects based on urgency, population requirements, availability of funds, and future growth potential. This approach ensures that essential services and infrastructure are developed first, particularly in high-demand and rapidly growing areas, while subsequent phases address long-term development needs. Such planned execution facilitates balanced urban growth, prevents resource constraints, and supports the efficient and sustainable development of Ahilyanagar city in alignment with the objectives of the Development Plan.

Table 19-2 Phasing Strategies

Phase	Duration (Years)	Key Focus under DP	Major Activities	Expected Outcomes
Phase I	1–2	High Priority Reservations & Trunk Infrastructure	- Acquisition & development of 153 high-priority reservations (schools, hospitals, parks) - Development of major arterial roads - Provision of basic utilities (water, sewerage, drainage) - Use of govt. land, TDR, TP schemes	~32% reservations developed (153) ~25–30% road network operational Basic infrastructure established in priority areas
Phase II	3–4	Priority Expansion & Sub-Arterial Network	- Development of 111 reservations - Expansion of sub-arterial roads - Strengthening utility networks - Integration with Phase I areas	~55% cumulative reservations (264) ~45–50% road network operational Improved connectivity and service coverage
Phase III	5–6	Secondary Infrastructure & Collector Roads	- Development of 102 reservations (social & public utilities) - Construction of collector roads - Upgradation of infrastructure systems - Initial utility facilities (ESR, small STPs)	~76% cumulative reservations (366) ~65–70% road network operational Balanced infrastructure distribution
Phase IV	7–8	Medium Priority & Local Network Completion	- Development of 96 reservations (community facilities, parks, utilities) - Completion of local road network - Major utilities (STP, WTP, SWM systems)	~96% cumulative reservations (462) ~85–90% road network functional Strong infrastructure coverage

Phase V	9–10	Final Implementation & Integration	- Development of remaining 17 reservations - Completion of full road hierarchy - Finalization of open spaces & amenities - Integration of all DP proposals	100% reservations developed (479) Entire road network operational Comprehensive and sustainable urban development achieved
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Detailed statements of the phasing program, along with the associated cost estimates, are provided in **Annexure-XI**, which serves as a guiding framework for the Ahilyanagar Municipal Corporation to implement the Development Plan efficiently while ensuring optimal utilization of available financial and land resources.

CHAPTER 20. RECOMMENDATIONS & CONCLUSION

20.1 Recommendations

1. Promote compact and planned urban growth through mixed land use and higher densities along major transport corridors to reduce travel demand and urban sprawl.
2. Strengthen the public transport system by improving city bus services, enhancing route connectivity, and ensuring efficient last-mile access. Develop pedestrian-friendly streets with continuous footpaths, universal accessibility, safe crossings, traffic calming measures, and dedicated cycle tracks to promote non-motorized transport. Further, considering that the railway corridor traverses the city for approximately 7 km, the Railway Authority shall be encouraged to provide additional local halt stations within the city limits to improve intra-city connectivity and reduce travel time
3. Adopt climate-resilient planning approaches by protecting natural drainage systems, flood-prone areas, and water bodies; incorporate blue-green infrastructure and urban greening measures.
4. Promote urban plantation and green infrastructure by developing roadside plantations, green buffers along major roads, urban forests, and neighbourhood parks to improve air quality, reduce urban heat island effect, and enhance ecological balance.
5. Undertake riverfront development and rejuvenation of water bodies with focus on ecological restoration, flood management, and creation of accessible public open spaces.
6. Ensure provision of affordable and inclusive housing through schemes like Pradhan Mantri Awas Yojana, along with in-situ redevelopment and inclusive zoning policies.
7. Implement infrastructure development in a phased manner, prioritizing essential services such as water supply, sewerage, drainage, and solid waste management in initial stages.
8. Promote economic development by strengthening industrial areas, encouraging MSMEs, and developing agro-based industries and logistics hubs to generate local employment.
9. Conservation of Heritage Sites and Precincts: Identify, protect, and conserve historically and culturally significant structures, precincts, and landscapes within Ahilyanagar. Introduce heritage regulations, buffer zones, and adaptive reuse guidelines to preserve cultural identity.
10. Utilize GIS-based planning tools for scientific decision-making, monitoring of land use changes, and efficient implementation of the Development Plan.
11. Encourage sustainable urban infrastructure by promoting renewable energy, rainwater harvesting, wastewater recycling, and green building practices.
12. Strengthen institutional capacity and governance mechanisms for effective implementation, including inter-agency coordination and adoption of e-governance systems.
13. Ensure convergence with government initiatives such as Atal Mission for Rejuvenation and Urban Transformation, Pradhan Mantri Awas Yojana, and Smart Cities Mission to optimize financial and technical resources.

20.2 Conclusion

If the proposals incorporated in the Development Plan prepared for Ahilyanagar city are implemented effectively and in a timely manner, the urban environment of the city will transform into a more organized, efficient, sustainable, and livable urban center. The successful implementation of the Development Plan will require strong institutional coordination, cooperation among various government departments, and active participation of citizens. It is also essential to undertake effective awareness campaigns, publicity, and information dissemination programs to communicate the objectives, benefits, and proposed facilities of the Development Plan to the public.

Although Ahilyanagar Municipal Corporation is largely dependent on government grants, it is equally important to strengthen its own financial capacity. Improvements in tax collection systems, efficient management of municipal properties, enhancement of rental revenue, and promotion of revenue-generating projects are necessary to ensure smooth, continuous, and financially sustainable implementation of the Development Plan.

Furthermore, the use of planning and financial tools such as TDR, Construction Amenities TDR, Accommodation Reservation Principle, and In-situ FSI for the development of reservations and proposed roads can help reduce the financial burden on the Municipal Corporation to a certain extent. Rejuvenation and enhancement of water bodies through widening and deepening of lakes, ponds, and natural drainage systems, along with the promotion of Blue-Green Infrastructure, will help the city address water scarcity and climate-related challenges more effectively. Similarly, plantation along roadsides, development of green belts, gardens, and open spaces will not only enhance the beauty of the city but also contribute towards temperature regulation, environmental balance, and overall urban resilience.

The Development Plan has been prepared for the welfare and long-term benefit of the citizens of Ahilyanagar, as it directly influences their quality of life, access to urban amenities, and overall urban experience. Therefore, active public participation and cooperation are essential for the success of the plan. Effective implementation of the Development Plan will ensure planned urban growth, balanced distribution of infrastructure and amenities, environmental sustainability, and inclusive urban development. As a result, Ahilyanagar will emerge as a more modern, sustainable, livable, and prosperous city. — Town Planning Officer

निष्कर्ष -

जर अहिल्यानगर शहरासाठी तयार करण्यात आलेल्या विकास आराखड्यातील प्रस्ताव प्रभावीपणे आणि वेळेत अंमलात आणले गेले, तर शहराचे शहरी वातावरण अधिक सुसंगत, कार्यक्षम, पर्यावरणपूरक व राहण्यायोग्य बनेल. विकास आराखड्याच्या यशस्वी अंमलबजावणीसाठी संस्थात्मक समन्वय, विविध शासकीय विभागांमधील सहकार्य तसेच नागरिकांचा सक्रिय सहभाग अत्यंत आवश्यक आहे. विकास आराखड्याची उद्दिष्टे, फायदे आणि प्रस्तावित सुविधा नागरिकांपर्यंत प्रभावीपणे पोहोचविण्यासाठी जनजागृती, प्रचार आणि माहितीपर उपक्रम सातत्याने राबविणे आवश्यक राहील.

अहिल्यानगर महानगरपालिका प्रामुख्याने शासकीय अनुदानावर अवलंबून असली तरी, महानगरपालिकेची स्वतःची आर्थिक क्षमता वाढविणे अत्यंत गरजेचे आहे. यासाठी कर वसुली व्यवस्थेमध्ये सुधारणा, महानगरपालिकेच्या मालमत्तेचे कार्यक्षम व्यवस्थापन, भाडे वसुली वाढविणे तसेच उत्पन्ननिर्मिती करणाऱ्या प्रकल्पांना चालना देणे आवश्यक आहे. यामुळे विकास आराखड्याची अंमलबजावणी अधिक सुलभ, सातत्यपूर्ण आणि आर्थिकदृष्ट्या सक्षम होईल.

तसेच आरक्षणे व प्रस्तावित रस्त्यांच्या विकासासाठी TDR, Construction Amenities TDR, Accommodation Reservation Principle, In-situ FSI यांसारख्या संकल्पनांचा प्रभावी वापर केल्यास महानगरपालिकेवरील आर्थिक ताण काही प्रमाणात कमी होण्यास मदत होईल. शहरातील जलस्रोतांचे पुनरुज्जीवन (Rejuvenation), पाणीसाठ्यांचे रुंदीकरण व खोलीकरण, तसेच Blue-Green Infrastructure चा प्रसार केल्यास पाणीटंचाई आणि हवामान बदलाच्या परिणामांना तोंड देणे अधिक सुलभ होईल. यासोबतच रस्त्यांच्या कडेला वृक्षारोपण, हरित पट्टे, उद्याने व खुल्या जागांचा विकास केल्यास शहराचे सौंदर्य वाढण्याबरोबरच तापमान नियंत्रण, पर्यावरण संतुलन आणि शहरी लवचिकता (Urban Resilience) टिकवून ठेवण्यास मदत होईल.

विकास आराखडा हा अहिल्यानगरच्या नागरिकांच्या हितासाठी तयार करण्यात आलेला असून, तो त्यांच्या जीवनमान, नागरी सुविधा आणि शहरातील एकूण अनुभवावर थेट परिणाम करणारा आहे. त्यामुळे नागरिकांचे सहकार्य आणि सहभाग हा विकास आराखड्याच्या यशाचा महत्त्वपूर्ण घटक ठरेल. विकास आराखड्याची प्रभावी अंमलबजावणी झाल्यास नियोजित शहरी विकास, पायाभूत सुविधांचे समतोल वितरण, पर्यावरणीय शाश्वतता आणि सर्वसमावेशक नागरी विकास सुनिश्चित होईल. परिणामी, अहिल्यानगर शहर अधिक आधुनिक, शाश्वत, राहण्यायोग्य आणि समृद्ध शहर म्हणून विकसित होईल. — नगर रचना अधिकारी

CHAPTER 21. ANNEXURE

21.1 Annexure I - Census Ward wise Demographic Characteristics

Ward	T_POP	P_06	T_SC	T_ST	T_LIT	T_Ill	T_WORK	MAIN_WORK	MARG_WORK	NON_WORK
AMC	350859	38439	45899	4074	280512	70347	124270	113174	11096	226589
WARD NO.-1	5932	548	389	132	5043	889	1864	1722	142	4068
WARD NO.-2	7321	733	504	146	6138	1183	2508	2361	147	4813
WARD NO.-3	9153	1036	1032	170	7229	1924	3639	3083	556	5514
WARD NO.-4	11261	1236	1313	137	9103	2158	4216	3941	275	7045
WARD NO.-5	4833	552	497	34	3809	1024	1865	1747	118	2968
WARD NO.-6	5982	863	41	26	4643	1339	1879	1714	165	4103
WARD NO.-7	6959	655	589	62	5957	1002	2445	2318	127	4514
WARD NO.-8	6148	557	356	56	5299	849	2429	2110	319	3719
WARD NO.-9	5289	480	147	8	4458	831	2124	1520	604	3165
WARD NO.-10	5118	558	331	29	4065	1053	1740	1642	98	3378
WARD NO.-11	5387	666	2155	26	4109	1278	1959	1819	140	3428

Ward	T_POP	P_06	T_SC	T_ST	T_LIT	T_Ill	T_WORK	MAIN_WORK	MARG_WORK	NON_WORK
WARD NO.-12	10058	1327	1731	88	7779	2279	3412	2934	478	6646
WARD NO.-13	7051	877	1000	97	5607	1444	2448	2033	415	4603
WARD NO.-14	5519	703	1021	263	4103	1416	2098	1680	418	3421
WARD NO.-15	6137	542	675	22	5277	860	2310	2200	110	3827
WARD NO.-16	5929	569	645	68	4909	1020	2095	1943	152	3834
WARD NO.-17	4903	419	249	27	4167	736	1948	1864	84	2955
WARD NO.-18	4389	436	399	32	3699	690	1340	1232	108	3049
WARD NO.-19	5816	582	424	124	4899	917	1971	1802	169	3845
WARD NO.-20	8513	1047	254	27	6756	1757	2699	2505	194	5814
WARD NO.-21	5781	874	63	26	4441	1340	1739	1646	93	4042
WARD NO.-22	4726	559	310	57	3858	868	1626	1511	115	3100
WARD NO.-23	4974	592	1677	46	3486	1488	1767	1731	36	3207
WARD NO.-24	4179	539	1696	20	2944	1235	1529	1165	364	2650

Ward	T_POP	P_06	T_SC	T_ST	T_LIT	T_Ill	T_WORK	MAIN_WORK	MARG_WORK	NON_WORK
WARD NO.-25	5793	747	4185	42	4088	1705	1890	1192	698	3903
WARD NO.-26	4624	416	485	57	3925	699	1640	1580	60	2984
WARD NO.-27	7131	699	672	88	5774	1357	2475	2211	264	4656
WARD NO.-28	8824	1101	968	210	6458	2366	3703	3423	280	5121
WARD NO.-29	4684	414	1366	18	3904	780	1633	1494	139	3051
WARD NO.-30	3107	291	964	76	2538	569	950	908	42	2157
WARD NO.-31	5774	788	661	110	3864	1910	2165	1874	291	3609
WARD NO.-32	4873	634	172	18	3668	1205	1409	1335	74	3464
WARD NO.-33	3980	403	302	18	3296	684	1484	1428	56	2496
WARD NO.-34	3806	414	46	20	3194	612	1326	1245	81	2480
WARD NO.-35	4163	369	264	0	3511	652	1754	1659	95	2409
WARD NO.-36	3921	327	24	6	3348	573	1667	1558	109	2254
WARD NO.-37	4355	412	736	22	3604	751	1681	1576	105	2674

Ward	T_POP	P_06	T_SC	T_ST	T_LIT	T_Ill	T_WORK	MAIN_WORK	MARG_WORK	NON_WORK
WARD NO.-38	3947	413	212	36	3047	900	1834	1757	77	2113
WARD NO.-39	3609	326	124	41	2996	613	1329	1213	116	2280
WARD NO.-40	3540	339	78	46	2873	667	1243	1195	48	2297
WARD NO.-41	3830	374	57	55	3249	581	1294	1239	55	2536
WARD NO.-42	4548	389	57	5	3892	656	1782	1725	57	2766
WARD NO.-43	4102	353	86	9	3573	529	1357	1297	60	2745
WARD NO.-44	4576	470	323	4	3804	772	1445	1312	133	3131
WARD NO.-45	3915	502	409	11	3013	902	1241	1184	57	2674
WARD NO.-46	3021	259	160	3	2593	428	1137	985	152	1884
WARD NO.-47	4113	429	160	9	3371	742	1348	1237	111	2765
WARD NO.-48	3396	419	659	8	2416	980	1125	1093	32	2271
WARD NO.-49	3809	350	1048	8	3173	636	1302	1141	161	2507
WARD NO.-50	4533	493	989	36	3623	910	1919	1764	155	2614

Ward	T_POP	P_06	T_SC	T_ST	T_LIT	T_Ill	T_WORK	MAIN_WORK	MARG_WORK	NON_WORK
WARD NO.-51	7455	846	1047	67	5872	1583	2452	2366	86	5003
WARD NO.-52	4545	480	299	81	3729	816	1539	1353	186	3006
WARD NO.-53	6125	685	727	48	5086	1039	2066	1988	78	4059
WARD NO.-54	6323	633	897	52	5175	1148	2228	2053	175	4095
WARD NO.-55	4750	550	1780	107	3550	1200	1545	1463	82	3205
WARD NO.-56	6038	760	854	63	4656	1382	1902	1740	162	4136
WARD NO.-57	4817	536	308	88	3798	1019	1566	1467	99	3251
WARD NO.-58	6115	616	799	98	5027	1088	2198	1831	367	3917
WARD NO.-59	4475	475	623	59	3618	857	1737	1650	87	2738
WARD NO.-60	6301	725	479	114	5118	1183	2023	1903	120	4278
WARD NO.-61	4104	503	988	261	2885	1219	1548	1292	256	2556
WARD NO.-62	5584	648	1657	79	4093	1491	1941	1785	156	3643
WARD NO.-63	6195	770	1074	70	4623	1572	2010	1900	110	4185

Ward	T_POP	P_06	T_SC	T_ST	T_LIT	T_Ill	T_WORK	MAIN_WORK	MARG_WORK	NON_WORK
WARD NO.-64	7042	741	1075	138	5756	1286	2506	2350	156	4536
WARD NO.-65	3658	390	587	70	2953	705	1226	1185	41	2432

Source: Census of India, 2011

21.2 Annexure II – Details of Notified Slums Within Municipal Area

Sr no	Name of Slum	Notified in Year	Location	Land ownership	Slum No	No of HH	Slum Population
1	Maliwada Harijan Colony	1976	TPS III, Maharwada	Private	13	317	1391
2	Balikashram	1976	S.No.164, Savedi	Government	1	101	480
3	Sarjepura Harijan Wasti	1976	CTS No.6405 to 6425,7469,7456,7292	Partly Private Partly Gov. Partly Municipal	14	157	723
4	Siddharth Nagar	1976	S. No150, Savedi	Municipal	2	399	1890
5	Kothi	1979	P.P.No.5, TPS-III	Private	3	279	1221
6	Mochiwada Office	1979	CTS 1927 to 1946	Municipal	15	60	261
7	Savedi Gaothan	1979	Savedi Gaothan	Municipal		602	2641
8	Mochiwada Tofkhana	1979	CTS No.567 to 574	Municipal	16	85	402
9	Dhorwadi	1979	S.No.159, Savedi	Partly Private. Partly Municipal	5	196	889
10	Vaiduwadi	1979	S.No.10, Savedi	Private	6	151	695
11	Khoja Sharif Haveli	1979	CTS No.1619	Private	17	208	988
12	Burudgaon Road	1979	P.P.No.84, TPS-III	Private	7	116	552
13	Bhim wadi	1979	S.No.127, Kedgaon	Private	8	90	392
14	Bharaskar Colony	1979	S.No.134, Savedi	Private	9	341	1622
15	Gawaliwada	1981	S.No.132, Savedi	Private	10	136	593
16	Datrangemala	1981	S.No.107, Chahurana Bk.	Private	11	90	427

17	Padmanagar	1981	S.No.33, Savedi	Private	12	281	1453
Non-Notified Slums							
1	Ramwadi	-		-	-	789	3463
2	Morchudnagar	-		-	-	231	1094
3	Gokulwadi	-		-	-	137	645
4	Kaularu	-		-	-	72	341
5	Siddharth Nagar	-		-	-	533	2337

Source: Census of India, 2011

21.3.3 Annexure III –Existing Educational Institutions

Sr. No	School Name	Mgt	Cat	Boys	Girls	Total
1	Damodar Vidhate Prathmik Vidyalaya	Private Aided	2 - Primary With Upper Primary	108	102	210
2	Jai Parvati Mata Junior College	Private Unaided	11 - Higher Secondary Only/Jr. College	81	22	103
3	Janakibai Apte Mukbadhir Vidyalay	Social Welfare Private Aided	6 - Pr. Up Pr. And Secondary Only	69	35	104
4	Jijamata Madhyamik Vidyalay Chahurana Bk.	Private Aided	6 - Pr. Up Pr. And Secondary Only	107	91	198
5	Jijamata Prathmik Shala Burudgoan	Private Aided	1 - Primary	54	50	104
6	Kai Damodhar Vidhate (Master) Madhyamic Vidyalaya Ahmednagar	Private Unaided	7 - Upper Pr. And Secondary	77	54	131
7	Maha Fule V M Maliwada	Private Aided	2 - Primary With Upper Primary	55	38	93
8	Mahanagar Palika Sch No 16	Mnc	1 - Primary	13	7	20
9	Matimand Mulanchi Shala Tilak Road	Social Welfare Private Aided	1 - Primary	45	12	57
10	Mohanlal Ramavatar Mandhana Junior College	Self-Finance School	11 - Higher Secondary Only/Jr. College	116	105	221
11	Mount Litera Zee School	Self-Finance School	2 - Primary With Upper Primary	206	173	379
12	Rashtriya P V Stetion Road	Private Aided	1 - Primary	50	34	84
13	Rashtriya Pathshala Highschool	Private Aided	6 - Pr. Up Pr. And Secondary Only	227	65	292

Sr. No	School Name	Mgt	Cat	Boys	Girls	Total
14	Savita Ramesh Phirodia Prashala	Private Aided	2 - Primary With Upper Primary	701	574	1275
15	Savitri Bai Phule Madhyamik Vidyalay	Private Aided	7 - Upper Pr. And Secondary	57	41	98
16	Shri Ramkrishna Education Foundations Seth Nandlal Dhoot English Medium School Ahmednagar	Self-Finance School	6 - Pr. Up Pr. And Secondary Only	405	309	714
17	Shrikant Pemraj Gugale High Mali	Private Aided	5 - Up. Pr. Secondary And Higher Sec	427	370	797
18	Ambika Primary School Kedgaon	Self-Finance School	1 - Primary	256	190	446
19	Bhagyoday Madhyamik & Uccha Madhyamik Vidyalay	Private Aided	3 - Pr. With Up.Pr. Sec. And H.Sec.	244	170	414
20	Jainacharya Shri Shivmuniji Gurukul School	Self-Finance School	1 - Primary	148	109	257
21	Maharani Tarabai K. V. M. Ked	Private Aided	3 - Pr. With Up.Pr. Sec. And H.Sec.	0	782	782
22	Mnp School Adarshnagar	Mnc	1 - Primary	19	22	41
23	Mnp School Omkarnagar	Mnc	1 - Primary	43	37	80
24	Rajarshi Shahu Balak Mandir Kedgaon	Self-Finance School	1 - Primary	82	241	323
25	Renuka Mata School	Private Aided	1 - Primary	132	98	230
26	Shri Ambika Sec & High Sec Vidyalaya	Private Aided	3 - Pr. With Up.Pr. Sec. And H.Sec.	943	515	1458
27	Urja Gurukul Kedgaon	Self-Finance School	3 - Pr. With Up.Pr. Sec. And H.Sec.	106	94	200
28	Z.P. Primary School Jagdamba Class Kedgaon	Zp	2 - Primary With Upper Primary	99	91	190
29	Zpps Kambale Wasti	Zp	1 - Primary	23	16	39
30	Zpps Kedgaon Kendrshala	Zp	2 - Primary With Upper Primary	58	80	138
31	Zpps Kedgaon Urdu	Zp	1 - Primary	12	29	41
32	Zpps Malizap	Zp	1 - Primary	24	23	47
33	Zpps Shahunagar	Zp	1 - Primary	45	62	107
34	Zpps Shivajinagar Kedgaon	Zp	1 - Primary	100	85	185
35	Ankur Prathamik Vidyalay	Private Aided	2 - Primary With Upper Primary	136	67	203
36	Azad English Medium School	Self Finance School	1 - Primary	3	2	5
37	Dr. Zakir Husen Marathi Prathamik Shala	Private Aided	2 - Primary With Upper Primary	221	144	365

Sr. No	School Name	Mgt	Cat	Boys	Girls	Total
38	Holy Angels English Primary School	Self Finance School	2 - Primary With Upper Primary	68	39	107
39	Ideal Urdu Primary School	Private Aided	2 - Primary With Upper Primary	84	114	198
40	Jivan Jyot Eng Medium School	Self Finance School	2 - Primary With Upper Primary	42	34	76
41	Late. Altaf Ibrahim Madhyamik Vidyalay, Mukundnagar	Self Finance School	8 - Secondary Only	34	40	74
42	Maulana Azad Urdu Girls Highschool	Private Aided	3 - Pr. With Up.Pr. Sec. And H.Sec.	0	367	367
43	Mnp School No 11	Mnc	1 - Primary	14	19	33
44	Mnp School No 13	Mnc	1 - Primary	14	11	25
45	Modern Children Academy	Self Finance School	1 - Primary	51	38	89
46	Noble Eng Medium Sch Mukund Nagar	Self Finance School	1 - Primary	51	41	92
47	P.A.Inamdar Eng Mv	Self Finance School	5 - Up. Pr. Secondary And Higher Sec	143	196	339
48	P.A.Inamdar English M School	Self Finance School	2 - Primary With Upper Primary	375	313	688
49	P.V.Vikhe Patil Highschool	Private Unaided	7 - Upper Pr. And Secondary	28	12	40
50	P.V.Vikhe Patil P.School	Private Unaided	2 - Primary With Upper Primary	69	59	128
51	Radhabai Kale Girls Junior College	Private Aided	11 - Higher Secondary Only/Jr. College	1	801	802
52	Savitribai Phule Urdu Kanya Sc	Private Aided	2 - Primary With Upper Primary	0	321	321
53	Shri Ganesh Balak Mandir	Private Aided	1 - Primary	140	107	247
54	Yashvant M School	Private Aided	6 - Pr. Up Pr. And Secondary Only	292	176	468
55	Zpps Dargadayra Urdu	Zp	2 - Primary With Upper Primary	35	49	84
56	Zpps Fakirwada Urdu	Zp	1 - Primary	30	59	89
57	Abhinav Bal Vikas Mandir	Private Aided	2 - Primary With Upper Primary	30	22	52
58	Adarsh Prathamik Vidyalaya Ahilyanagar	Private Aided	2 - Primary With Upper Primary	62	63	125
59	Auxilium Conent High School	Self-Finance School	5 - Up. Pr. Secondary And Higher Sec	327	435	762
60	Auxilium Convent School (Primary)	Self-Finance School	1 - Primary	352	524	876
61	Durgadevi Amarchand Nayyar Vidya Mandir	Private Aided	2 - Primary With Upper Primary	287	285	572

Sr. No	School Name	Mgt	Cat	Boys	Girls	Total
62	Ma.Sau.Laxmibai Shantaram Doke Vidya Mandir	Private Aided	2 - Primary With Upper Primary	92	84	176
63	Nutan Marathi P School	Private Aided	1 - Primary	63	52	115
64	Parwatibai Mhaske Prathamik Shala	Private Aided	2 - Primary With Upper Primary	110	105	215
65	Renavikar M.V Savedi, A' Nagar	Private Aided	7 - Upper Pr. And Secondary	191	179	370
66	Renavikar Vidya Mandir Savedi	Private Aided	2 - Primary With Upper Primary	519	451	970
67	Sai Angel's International School	Self-Finance School	6 - Pr. Up Pr. And Secondary Only	331	245	576
68	Saraswati Prathamik Vidya Mandir	Private Aided	2 - Primary With Upper Primary	20	8	28
69	Shree Sai English Medium School	Self-Finance School	3 - Pr. With Up.Pr. Sec. And H.Sec.	447	335	782
70	Shreeman Bhishambardas Amarchand Nayyar Madhyamik Vidyalay	Private Partially Aided	7 - Upper Pr. And Secondary	117	108	225
71	Shri N.J. Paulbuddhe Madhyamik W Uchcha Madhyamik Vidyalay	Private Aided	3 - Pr. With Up.Pr. Sec. And H.Sec.	448	397	845
72	Shri Nath Vidya Mandir	Private Aided	2 - Primary With Upper Primary	166	194	360
73	Shri Sai Vidyalaya, Dokenagar	Self-Finance School	7 - Upper Pr. And Secondary	15	8	23
74	Zpps Bhistbag	Zp	1 - Primary	44	36	80
75	Zpps Nagapur	Zp	2 - Primary With Upper Primary	84	81	165
76	Zpps Vaiduwadi	Zp	1 - Primary	11	16	27
77	Carmel Convent Primary & Secondary School	Self-Finance School	6 - Pr. Up Pr. And Secondary Only	639	564	1203
78	Divine Grace School	Self-Finance School	6 - Pr. Up Pr. And Secondary Only	153	143	296
79	Jagdamba Madhyamik Vidyalay	Private Aided	6 - Pr. Up Pr. And Secondary Only	131	91	222
80	Mnp School No 04	Mnc	2 - Primary With Upper Primary	81	95	176
81	Mnp School No 23	Mnc	1 - Primary	21	18	39
82	Oasis English Medium School	Self-Finance School	2 - Primary With Upper Primary	157	101	258
83	Podar Internationl School Kedgaon	Self-Finance School	3 - Pr. With Up.Pr. Sec. And H.Sec.	415	297	712
84	S.S. Mohite Madhyamik Vidyalaya Bhushan Nagar Kedgaon	Private Unaided	6 - Pr. Up Pr. And Secondary Only	106	81	187
85	Saraswati Madhyamik Vidyalay	Self-Finance School	7 - Upper Pr. And Secondary	48	39	87

Sr. No	School Name	Mgt	Cat	Boys	Girls	Total
86	Saraswati Prathmik Vidya Mandir	Private Aided	2 - Primary With Upper Primary	195	166	361
87	The Icon Public School	Self-Finance School	3 - Pr. With Up.Pr. Sec. And H.Sec.	675	588	1263
88	Zpps Bhushannagar	Zp	1 - Primary	73	53	126
89	Zpps Indiranagar	Zp	1 - Primary	18	13	31
90	Athare Patil Public School	Self-Finance School	6 - Pr. Up Pr. And Secondary Only	599	334	933
91	Dnyansampada School (English Medium)	Self-Finance School	6 - Pr. Up Pr. And Secondary Only	426	325	751
92	Don Bosc0 Uccha Madhyamik Vidyalay	Private Aided	3 - Pr. With Up.Pr. Sec. And H.Sec.	403	373	776
93	Don Bosco English Medium School	Self-Finance School	6 - Pr. Up Pr. And Secondary Only	299	234	533
94	Don Bosco Prathamik Shala	Private Aided	1 - Primary	150	131	281
95	Dr Radhakrishnan Urdu School	Private Unaided	2 - Primary With Upper Primary	1	1	2
96	Kakasaheb Mhaske Madhyamik Vidyalay	Private Aided	5 - Up. Pr. Secondary And Higher Sec	349	317	666
97	Kakasaheb Mhaske Prathamik Vidyalay	Private Aided	2 - Primary With Upper Primary	273	252	525
98	Mnp School Ghandhinagar	Mnc	2 - Primary With Upper Primary	82	83	165
99	Mukbadhir Vidyalay And Vasatigruha	Social Welfare Private Aided	2 - Primary With Upper Primary	37	43	80
100	Ramrao Chavan Vidyalay	Private Aided	3 - Pr. With Up.Pr. Sec. And H.Sec.	519	549	1068
101	Renuka Shikshan Prasarak Mandalachi Prathamik Vidyalay Midc Nagapur	Private Aided	1 - Primary	256	232	488
102	Sahara School	Self-Finance School	2 - Primary With Upper Primary	14	10	24
103	Shree Devendranath Madhyamik Vidyalay	Self-Finance School	10 - Secondary With Higher Secondary	53	48	101
104	Shri Chakradhar Swami Prathamik Shala	Private Aided	2 - Primary With Upper Primary	411	347	758
105	Shri Raghvendra Swami Vidya Niketan	Private Partially Aided	2 - Primary With Upper Primary	228	176	404
106	Sun Pharma Madhy Ani Uccha Madhy Vidyalay	Private Aided	3 - Pr. With Up.Pr. Sec. And H.Sec.	608	451	1059
107	Sunrise English Primary and Secondary School Bolhegaon	Self-Finance School	6 - Pr. Up Pr. And Secondary Only	219	187	406

Sr. No	School Name	Mgt	Cat	Boys	Girls	Total
108	Zpps Bolhegaon	Zp	2 - Primary With Upper Primary	31	26	57
109	Zpps Renukanagar	Zp	2 - Primary With Upper Primary	103	106	209
110	A T U Chand Sultan High School	Private Aided	3 - Pr. With Up.Pr. Sec. And H.Sec.	644	820	1464
111	A.E.S. Ashokbhau Firodia English Medium School	Self-Finance School	3 - Pr. With Up.Pr. Sec. And H.Sec.	972	838	1810
112	Ahmednagar Highschool	Private Aided	5 - Up. Pr. Secondary and Higher Sec	42	71	113
113	Ahmednagar Urdu Highschool	Private Aided	5 - Up. Pr. Secondary and Higher Sec	238	244	482
114	Ahmednagar Urdu Primary School	Private Aided	2 - Primary With Upper Primary	139	243	382
115	Aim English Medium School	Self-Finance School	1 - Primary	33	20	53
116	Atu Jadid Urdu Primary School	Private Aided	1 - Primary	144	272	416
117	Bai Icharajbai Firodiya Prashala	Private Aided	1 - Primary	676	518	1194
118	Battin Potyanna Prathamik Shala	Private Aided	1 - Primary	59	47	106
119	Bhausahab Firodiya Highschool	Private Aided	3 - Pr. With Up.Pr. Sec. And H.Sec.	1317	1203	2520
120	Dada Chaudhari Marathi Shala	Private Aided	1 - Primary	98	79	177
121	Dada Chaudhari Vidyalay	Private Aided	6 - Pr. Up Pr. And Secondary Only	270	29	299
122	Dr P A Inamdar Prathamik Vidyalaya	Private Aided	2 - Primary With Upper Primary	229	156	385
123	J.C. Bhai Sattha Night Highschool	Private Aided	5 - Up. Pr. Secondary and Higher Sec	286	260	546
124	K.V.L.Kulkarni Prathamik Vidyalay	Private Aided	2 - Primary With Upper Primary	251	250	501
125	Kishor Sanskrut Sanvardhini Prathamik Shala	Private Aided	2 - Primary With Upper Primary	322	299	621
126	Laxmibai Bhaurao Patil Highschool	Private Aided	6 - Pr. Up Pr. And Secondary Only	208	185	393
127	Laxmibai Bhaurao Patil Prathamik Shala	Private Aided	1 - Primary	299	198	497
128	Maharshi G J Chitamber V M	Private Aided	3 - Pr. With Up.Pr. Sec. And H.Sec.	257	367	624
129	Manoharlal Sablok Pratamik Vidyalaya	Private Aided	2 - Primary With Upper Primary	69	79	148
130	Mnp School No 02	Mnc	2 - Primary With Upper Primary	28	17	45
131	Navin Marathi Shala Vishrambag	Private Aided	2 - Primary With Upper Primary	343	282	625

Sr. No	School Name	Mgt	Cat	Boys	Girls	Total
132	Pragat Madhamik & Uccha Madhamik Vidyalaya	Private Aided	5 - Up. Pr. Secondary and Higher Sec	281	193	474
133	Rupibai Bora New Eng School	Private Aided	3 - Pr. With Up.Pr. Sec. And H.Sec.	1082	695	1777
134	Saraswati Mandir Night School	Private Aided	7 - Upper Pr. And Secondary	33	53	86
135	Sharada Mandir	Private Aided	1 - Primary	103	113	216
136	Shiny Rose English Medium School	Self-Finance School	2 - Primary With Upper Primary	3	2	5
137	Shri Markandya High School	Private Aided	3 - Pr. With Up.Pr. Sec. And H.Sec.	237	158	395
138	Smt. Parvatibai Dahanukar Kanya Vidyalay	Private Aided	6 - Pr. Up Pr. And Secondary Only	0	214	214
139	Uddhav Academy English Medium School	Self-Finance School	2 - Primary With Upper Primary	308	234	542
140	Zakeriya Aghadi Prathamik Shala	Private Aided	2 - Primary With Upper Primary	68	84	152
141	Zpps Shivajinagar Nepti	Zp	2 - Primary With Upper Primary	36	42	78
142	Anand Madhyamik Vidyalay	Private Partially Aided	7 - Upper Pr. And Secondary	201	160	361
143	Anand Vidyalay Prathamik Vibhag	Private Aided	2 - Primary With Upper Primary	537	390	927
144	Dr P A Inamdar Madhyamik Vidyalaya	Self-Finance School	8 - Secondary Only	40	34	74
145	Genius Global School	Self-Finance School	1 - Primary	8	3	11
146	Gurukul English Medium School	Self-Finance School	6 - Pr. Up Pr. And Secondary Only	205	184	389
147	Jay Bajarang Madhyamik V.	Private Aided	3 - Pr. With Up.Pr. Sec. And H.Sec.	332	256	588
148	Jay Bajarang Prathamik Vidyalay	Private Aided	2 - Primary With Upper Primary	186	180	366
149	Kaisars Education Foundation School	Self-Finance School	2 - Primary With Upper Primary	58	40	98
150	Keshavrao Gadilkar High School	Private Aided	7 - Upper Pr. And Secondary	83	73	156
151	Maharashtra Arts Com & Sci Jr College	Private Unaided	11 - Higher Secondary Only/Jr. College	168	114	282
152	Maharashtra Public School	Self-Finance School	3 - Pr. With Up.Pr. Sec. And H.Sec.	179	102	281
153	Mnp School Bhutakarwadi	Mnc	1 - Primary	19	11	30
154	Mnp School No 17	Mnc	2 - Primary With Upper Primary	55	66	121
155	Sahyadri International Junior College Savedi	Self-Finance School	11 - Higher Secondary Only/Jr. College	96	50	146

Sr. No	School Name	Mgt	Cat	Boys	Girls	Total
156	Saint Monica Practising School	Private Aided	1 - Primary	33	27	60
157	Sakharam Mehetre Prathamik Vidyalay	Private Aided	2 - Primary With Upper Primary	121	129	250
158	Sent Seviours Eng P School	Self-Finance School	1 - Primary	4	5	9
159	Sent Seviours Hig School	Private Aided	3 - Pr. With Up.Pr. Sec. And H.Sec.	446	198	644
160	Sent Vivekananad Eng School	Self-Finance School	2 - Primary With Upper Primary	399	303	702
161	Sent Vivekanand Eng Schl	Self-Finance School	7 - Upper Pr. And Secondary	154	119	273
162	Shantipur Prathamik Shala	Private Aided	1 - Primary	70	36	106
163	Shri Markandaya Prathamik Vidyalaya	Private Aided	2 - Primary With Upper Primary	120	150	270
164	Shri Markandeya Madhyamik Vidyalaya	Private Partially Aided	7 - Upper Pr. And Secondary	84	84	168
165	Shri Samarth Madhyamik Vidya Mandir	Private Aided	3 - Pr. With Up.Pr. Sec. And H.Sec.	816	828	1644
166	Shri Samarth Vidya Mandir Prathamik Shala	Private Aided	1 - Primary	698	634	1332
167	108 Shri Mahant P Suchasingji	Private Aided	6 - Pr. Up Pr. And Secondary Only	134	81	215
168	Balak Mandir Mahila Mandal	Private Aided	2 - Primary With Upper Primary	51	52	103
169	Balikashram Balak M P School	Private Aided	1 - Primary	7	13	20
170	Dada Saheb Rupwate Thopkhana	Private Aided	3 - Pr. With Up.Pr. Sec. And H.Sec.	259	169	428
171	Hindseva Mandalachi Prathamik Shala	Private Aided	1 - Primary	265	220	485
172	Hindseva Meher Eng School	Self-Finance School	6 - Pr. Up Pr. And Secondary Only	181	146	327
173	Laxmi Narayan Shishu Shikshan Mandir	Private Aided	2 - Primary With Upper Primary	73	76	149
174	Maharashtra Balak Ma Laltaki	Private Aided	1 - Primary	686	556	1242
175	Maniktai Karandikar High School	Private Aided	3 - Pr. With Up.Pr. Sec. And H.Sec.	56	75	131
176	New Arts, Commerce & Science Jr.College	Private Aided	11 - Higher Secondary Only/Jr. College	1592	827	2419
177	Panchashil Vidya Mandir	Private Aided	2 - Primary With Upper Primary	129	103	232
178	Pemraj Sarda Junior College	Private Aided	11 - Higher Secondary Only/Jr. College	997	679	1676
179	Residential High School & Jr College of Arts, Com & Sci	Private Aided	3 - Pr. With Up.Pr. Sec. And H.Sec.	2292	1931	4223

Sr. No	School Name	Mgt	Cat	Boys	Girls	Total
180	Samarth V M Sangale Galli	Private Aided	2 - Primary With Upper Primary	362	323	685
181	Samatha V M Sangale Lane	Private Aided	7 - Upper Pr. And Secondary	163	130	293
182	Sitaram Sarda Vidyalay	Private Aided	6 - Pr. Up Pr. And Secondary Only	366	289	655
183	Adarsh Vidyalaya	Self-Finance School	1 - Primary	33	23	56
184	Ahmednagar Boys Highschool	Private Aided	6 - Pr. Up Pr. And Secondary Only	32	0	32
185	Ahmednagar College Ahmednagar	Private Aided	11 - Higher Secondary Only/Jr. College	567	470	1037
186	Clara Bruce Highschool For Girls	Private Aided	6 - Pr. Up Pr. And Secondary Only	0	46	46
187	Clara Bruce Primary School	Private Aided	1 - Primary	11	20	31
188	Deccan English Medium Primary School	Self-Finance School	1 - Primary	3	0	3
189	Janashakti Junior College Ahmednagar	Self-Finance School	11 - Higher Secondary Only/Jr. College	8	2	10
190	Model Practising School	Private Aided	1 - Primary	13	7	20
191	Pandit Neharu Hindi Vidyalaya	Private Aided	6 - Pr. Up Pr. And Secondary Only	119	95	214
192	Pandit Neharu Vidyalaya	Private Aided	1 - Primary	81	67	148
193	S A Willam Buth High School	Private Aided	6 - Pr. Up Pr. And Secondary Only	12	18	30
194	S A William Booth Memorial Primary School	Private Aided	1 - Primary	18	20	38
195	Sacred Heart Convent English Primary School	Self-Finance School	1 - Primary	554	602	1156
196	Sacred Heart Convent High School	Private Aided	6 - Pr. Up Pr. And Secondary Only	925	1047	1972
197	Sacred Heart Mar Pri School	Private Aided	2 - Primary With Upper Primary	302	191	493

Source: ZP, Education Department, Ahilyanagar

21.4 Annexure IV – Details of Hospitals Within Municipal Area

Sr. No.	Name of the Hospital	Address of the Hospital	Total Dr.s	Total Nurses	Class 4	Other	Maternity	ICU	Other	No. of Beds
1	Punyashlok Ahilyadevi Holkar Government Medical College & Hospital Ahilyanagar	Patrakar Chowk, Nagar - Manmad Rd, Ahilyanagar								339
2	Late. Balasaheb Desphande Matarnity Hospital	Opp. Asha Square, Maliwada, Ahilyanagar					100	0	0	100
3	Vighnaharta Super SpecialityHospital	New Tilak Road, Sakkar chowk,Ahilyanagar	4	30	8	7	5	22	23	50
4	Kamalnayan Multispeciality Hospital	Near Issar Petrol Pump, PremdanChowk, Ahilyanagar	3	8	5	7	5	0	25	30
5	wellness Womens Hospital	Plot No.4/1, Ekvira Chowk, Pipeline Road, Savedi, Ahilyanagar	1	1	2	1	5	0	0	5
6	Jagtap Hospital	Swastik Chowk, Station Rd., Ahilyanagar	2	4	2	1	10	0	0	10
7	Family Care & Cure Hospital	Kigs Gate, Zendigate, Ahilyanagar	4	5	3	2	5	0	10	15
8	Ghule Hospital	Ganesh Chowk, Bholegaon Fata,MIDC, Nagapur, Ahilyanagar	2	2	2	4	0	0	4	4

Sr. No.	Name of the Hospital	Address of the Hospital	Total Dr.s	Total Nurses	Class 4	Other	Maternity	ICU	Other	No. of Beds
9	Ortho Puls Hospital	Mittal Towers, Behind Bajaj Shworoom, Savedi, Ahilyanagar	2	6	2	2	0	0	20	20
10	Al Karam Hospital	Near Ingale Medical, Raviraj Arcade, King's Gate Rd., Ahilyanagar	2	3	2	2	5	0	0	5
11	Haral Hospital	Nagar-Manmad Rd., Opp. JadhavPetrol Pump, Ahilyanagar	6	19	9	12	0	11	30	41
12	Anchawale Clinic	Gulmohor Rd., Savedi, A'nagar	1	1	1	0	0	0	4	4
13	Shree Netralaya & MaternityClinic	2, Adiraj, Premdan Chowk, Savedi, Ahilyanagar	1	0	1	0	0	0	2	2
14	Zaware Patil Hospital & Nursing Home	Plot No.8, Shivneri Chowk, StationRoad, Ahilyanagar	10	15	10	7	4	13	14	31
15	Shri Kamala Ayurved Hospital	Balikaashram Road, Ahilyanagar	2	3	2	2	0	0	10	10
16	Aai Hospital & Prasutigruh	Ananddham, Mahatma Phule Chowk, Ahilyanagar	1	5	3	2	15	0	0	15

Sr. No.	Name of the Hospital	Address of the Hospital	Total Dr.s	Total Nurses	Class 4	Other	Maternity	ICU	Other	No. of Beds
17	Sakhi Hospital & Prasutigrah	Kashid Hights, Near Pandit Hospital, Swastic Chowk, Nagar-Pune Rd.A'nagar	1	2	2	1	5	0	0	5
18	Zaware Multispeciality Hospital	Juna Bazar Rd., Ahilyanagar	2	5	3	2	5	0	10	15
19	Gunjal Hospital	Manik Nagar, Nagar-Pune Rd.,Ahilyanagar	3	5	3	2	15	0	0	15
20	Ashta Eye Center	Somani Building, Savedi, Ahilyanagar	1	2	1	1	0	0	2	2
21	Anand Hospital	Plot No.12, Pipe Line Road, NearSagar Hotel, Savedi, Ahilyanagar	1	2	2	2	0	0	10	10
22	Nucleus Hospital & ResearchCenter	Tandale Heights, Balikasharam Rd.,	8	20	8	5	0	10	40	50
		Ahilyanagar								
23	Saideep Healthcare & Research Pvt. Ltd.	104/A1-104/1/2 Plot No 1+1, Viraj Estate, Behind Yashwant Colony,	130	202	130	150	30	51	179	260
		Tarapur, Ahilyanagar								

Sr. No.	Name of the Hospital	Address of the Hospital	Total Dr.s	Total Nurses	Class 4	Other	Maternity	ICU	Other	No. of Beds
24	Dr. Anil Jadhav Hospital & ICU Center	Bhagwat Geeta Complex, Ekvira Chowk, Pipeline Rd. Ahilyanagar	1	6	4	3	0	5	18	23
25	Satalkar Lotas Superspeciality Hospital	Near Gogadeo Mandir, Lal Taki Rd, A'nagar	4	18	8	5	10	10	20	40
26	Lotus Hospital	K.K. Hights, Near Ambikanagar BusStop, Kedgaon, Ahilyanagar	3	6	3	2	0	5	25	30
27	Dr. Kharade Accidental Hospital	Near Punyashlok Ahilyadevi Holkar Government Medical College & Hospital Ahilyanagar, Tarakpur,Ahilyanagar	4	6	2	2	0	0	10	10
28	Sanjivani Accident Hospital	Savedi , A'nagar	4	5	3	2	0	0	15	15
29	Prime Care Multispeciality Hospital	Doke Nagar, Ekvira Chowk Rd.,Savedi, Ahilyanagar	5	13	7	9	5	10	35	50
30	Sai Surya Netraseva	Manik Chowk, Ahilyanagar	1	2	1	0	0	0	5	5
31	United City Hospital	King's Gate, Kothala Stand,A'nagar	5	12	8	4	10	5	25	70

Sr. No.	Name of the Hospital	Address of the Hospital	Total Dr.s	Total Nurses	Class 4	Other	Maternity	ICU	Other	No. of Beds
32	Kulkarni ENT & Maternity Hospital	Pipeline Rd., Savedi, Ahilyanagar	2	8	6	7	1	0	11	12
33	Sinare Hospital	Supekar Heights, Nagar - Manmad Rd., Nagapur, Ahilyanagar	1	10	5	3	0	0	30	30
34	Bhagirathi Accident Hospital	Near Hotel Chanakya, Burudgaon Rd., Ahilyanagar	3	6	3	2	0	5	11	16
35	Ved Hospital	Near New Saras Pool, Sarasnagar, Ahilyanagar	1	1	1	0	0	0	4	4
36	Sumangalya Childrens Hospital	Burudgaon Rd., Ahilyanagar	3	1	1	1	0	0	7	7
37	Heartbeat Multispeciality Hospital & ICU	Dhumal Tower, Nagar Manmad Rd., Savedi, Ahilyanagar	4	12	6	3	0	5	20	25
38	Arunoday Super Speciality Hospital	Plot No.9+11, Final Plot No. 93, Rajyog Building, Ahilyanagar	15	35	10	9	5	10	120	135
39	Ahilyanagar Homeopathic Medical College & Hospital	Savedi Rd., Ahilyanagar	10	12	6	5	20	0	30	50

Sr. No.	Name of the Hospital	Address of the Hospital	Total Dr.s	Total Nurses	Class 4	Other	Maternity	ICU	Other	No. of Beds
40	Sai Hospital	Behind Jadhav Petrol Pump, Kalyan Rd., Ahilyanagar	2	6	2	2	0	0	15	15
41	Dr. Kalamkar Accident Hospital	Aurangabad Rd., Ahilyanagar	2	12	3	2	0	0	30	30
	& Surgical									
42	Patil Hospital	Station Rd., Kothi Chowk,A'nagar	2	9	7	4	0			35
43	Daule Hospital	Savedi Rd., Ahilyanagar	4	6	8	8	10	0	10	20
44	Ahilyanagar Rehab Center	Premdan Chowk, Savedi, Ahilyanagar	4	2	6	4	0	0	10	10
45	Joshi Hospital	Nagar-Pune Rd., Kedgaon, A'nagar	3	8	1	8	6	0	24	30
46	Siddhivinayak Children Hospital	Sakkar Chowk, New Tilak Rd.,Ahilyanagar	8	15	8	6	0	10	39	49
47	Gajanan Hospital	Satbhai Mala, Delhi Gate,A'nagar	3	6	5	7	0	0	20	20
48	Vahadne Hospital & Maternity Home	C.S.No.6999/4, S.No./29/306 PlotNo.4, Laltaki Road, Ahilyanagar	2	7	2	2	3	0	13	16

Sr. No.	Name of the Hospital	Address of the Hospital	Total Dr.s	Total Nurses	Class 4	Other	Maternity	ICU	Other	No. of Beds
49	Anbhule Hospital	Premdan Chouk, Savedi Rd., Ahilyanagar	2	6	5	3	10	5	18	33
50	Dr. Kashid Hospital & Apolo Piels Center	Opp. Oberoy Hotel, Near Lokmat Bhavan, Patrakar Chowk, Ahilyanagar	1	3	1	2	0	0	15	15
51	Aarogyam Agrawal Hospital	Near Swami Samarth Mandir, Savedi Rd., A'nagar	7	16	6	7	12	0	13	42
53	Shreedeeep Hospital	Station Rd., Near Badve Petrol Pump, Ahilyanagar	8	40	42	12	10	22	70	103
54	Thorat Superspeciality Eye Care	Hira-Panna Apartment, Mahavir Nagar Corner, Savedi, Ahilyanagar	1	1	1	0	0	0	4	4
55	Ghorpade Hospital	Delhi Gate, Ahilyanagar	2	3	2	2	0	0	4	8
56	Nagarcity Multispeciality Hospital	Sahyadri Complex, Nagar-Pune Rd, Kedgaon, A'nagar	40	3	16	3	3	0	12	40
57	Dr. Gore ENT Hospital	Infront Renavikar School, Vaiduwadi Road, Savedi, Ahilyanagar	1	1	1	0	0	0	5	5

Sr. No.	Name of the Hospital	Address of the Hospital	Total Dr.s	Total Nurses	Class 4	Other	Maternity	ICU	Other	No. of Beds
58	Osteon Hospital	Gruhshilp Housing Soc., Delhi Gate, Balikashram Rd., Ahilyanagar	3	12	5	4	0	0	30	30
59	Kapase Eye Clinic	Court Galli, Ahilyanagar	3	2	1	2	0	0	5	5
60	Garud Hospital & ResearchCenter	Savedi Rd., Ahilyanagar	5	8	13	3	0	6	19	19
61	Shraddha Hospital	Savedi Rd., Ahilyanagar	2	4	1	0	4	0	6	10
62	Darandale Hospital	Aambedkar Chowk, Renuka Nagar,Bolhegaon, Ahilyanagar	1	3	2	2	0	0	10	10
63	Swami Hospital	Nagapur MIDC, Ahilyanagar	2	9	3	2	0	0	20	20
64	Pandit Accident Hospital	Swastik Chowk, Station Road,Ahilyanagar	1	10	7	3	0	10	23	33
65	Sarthak Hospital	Doctor Colony, Burudgaon Raod,Ahilyanagar	1	12	1	4	6	0	3	9
66	Sai Arya Hopsital	Burudgaon Rd., Ahilyanagar	2	5	2	2	0	0	4	4

Sr. No.	Name of the Hospital	Address of the Hospital	Total Dr.s	Total Nurses	Class 4	Other	Maternity	ICU	Other	No. of Beds
67	Ahilyanagar Apex Multi Speciality Hospital	Infront of ICICI Bank, Nagar-Manmad Rd., Savedi, Ahilyanagar	20	30	35	8	3	27		72
68	Dr. Jagtap Hospital & Panchkarma Center	Link Road, Kedgaon, Ahilyanagar	1	1	1	0	0	0	5	5
69	Bhosale Hospital	Opp. Ayurveda College, Tilka Rd.,Ahilyanagar	2	3	2	1	0	0	10	10
70	Dr. Punde Maternity & General Hospital	Dnyaneshwar Chowk, Court Galli,Ahilyanagar	3	8	8	3	20	0	0	20
71	Dr. Gore Eye Hospital	Renbo House, Near Zopadi Canteen,Ahilyanagar	1	1	1	1	0	0	4	4
72	Dr. Gaikwad Hospital & DayCare Center	Mohan Bag, Delhi Gate, Ahilyanagar	6	3	3	3	0	0	5	5
73	Vishwamangal Ayurved	Adarsh Samrudhi, Chaupati Karanja,Ahilyanagar	1	1	1	1	0	0	6	6
	Ecosystem Pvt. Ltd.									
74	Kalyani Nursing Home	Patangan Galli, Delhi Gate,	6	9	2	4	15	0	0	15
		Ahilyanagar								
75	Sainath Hospital	Station Rd., Lokhandi Pool, Ahilyanagar	1	3	2	1	0	0	20	20
76	Saiseva Balrugnalay		4	8	2	3	0	6	9	15

Sr. No.	Name of the Hospital	Address of the Hospital	Total Dr.s	Total Nurses	Class 4	Other	Maternity	ICU	Other	No. of Beds
		Shriram Chowk, Pipeline Rd., Savedi, Ahilyanagar								
77	Narsale Hospital & Maternity Home	Sudake Mala, Balikashram Rd., Ahilyanagar	2	3	2	1	5	0	5	10
78	Maher Hospital & Maternity Home	Plot no. Oberoy Hotel, Savedi Rd, Anagar	1	6	3	2	15	0	0	15
79	Dharma Hospital	Shinde Mala, Balikashram Rd., Savedi, Ahilyanagar	2	7	4	5	0	0	15	15
80	Dr. Bhansali's Eye Clinic	Darshan Palace, Gulmohar Rd., Ahilyanagar	1	0	1	0	0	0	2	2
81	Krishnadeep Accident Hospital	Laltaki, Ahilyanagar	1	7	3	2	0	0	20	20
82	Bade Hospital	Savedi Rd., Opp. Hotel Oberai, Ahilyanagar	2	6	2	1	5	0	10	15
83	Dr. Sunil Jadhav Hospital	244, Chaupati Karanja, Ahilyanagar	13	20	10	5	0	10	39	49
84	Arunodaya Netralaya	Plot No.12, New Tilak Rd., Sakkar Chowk, Ahilyanagar	2	2	2	1	0	0	5	5
85	Galaxy Hospital	Behind Zopadi Canteen, Savedi Rd. Ahilyanagar	3	15	6		0	5	42	47

Sr. No.	Name of the Hospital	Address of the Hospital	Total Dr.s	Total Nurses	Class 4	Other	Maternity	ICU	Other	No. of Beds
86	Dhanvantari Ayurved & Panchkarm Hospital	Adarshnagar, Vidya Colony, Kalyan Rd, A'nagar	1	1	1	0	0	0	5	5
87	Raut Hospital	Kothala Stand, Kings Gate, A nagar	3	6	5	3	15	0	0	15
88	Yash Bal Rugnalaya	Near Sagar Hotel, Pipeline Rd. Savedi, Ahilyanagar	10	1	4	1	0	2	8	10
89	Akolkar Hospital	Near ITI, Burudgaon Rd.,	20	2	10	3	0	0	20	20
		Ahilyanagar								
90	Care Plus Hospital	Behind Akolkar Hospital, Burudgaon Rd., Ahilyanagar	4	7	2	2	0	5	10	15
91	Shinde Hospital & Ankur	Ananddham Rd., Burudgaon Rd.,	2	4	2	2	10	0	0	10
	Infertility Center	Ahilyanagar								
92	Zende Hospital	Near Tarakpur Bus Stand,Ahilyanagar	4	8	5	5	15	0	0	15
93	Bhairavnath Hospital	Nagar-Manmad Rd., Nagapur,Ahilyanagar	4	6	2	3	5	0	11	16
94	Bendre Hospital & Maternity	Deshmukhwadi, Sarjepura,	2	4	2	2	20	0	0	20
	Home	Ahilyanagar								

Sr. No.	Name of the Hospital	Address of the Hospital	Total Dr.s	Total Nurses	Class 4	Other	Maternity	ICU	Other	No. of Beds
95	Chintamani Hospital & Urology Center	Balikashram Road, Savedi, Ahilyanagar	4	9	4	3	8	1	1	10
96	Narwade Hospital	Near Paradise Hotel, Sukkar Chowk, Ahilyanagar	3	8	6	10	15	0	0	15
97	Dr. Bakul Palwe Accident & Surgical Hospital	Shriram Chowk, Pipeline Rd., Savedi, Ahilyanagar	4	4	3	1	0	0	15	15
98	Potnis Netra Rugnalaya	Near Hotel Sagar, Pipeline Rd., Ahilyanagar	1	1	1	0	0	0	3	3
99	J.S.N. Ahilyanagar Aarogya Pvt. Ltd.'s Sai Asian Hospital	Viraj Estate, Infront of Tarakpur Bus Stand, Ahilyanagar	20	35	11	6	0	10	60	70
100	Dr. Jadhav Hospital	Viraj Estate, Infront of Tarakpur BusStand, A'nagar	1	2	1	0	0	0	6	6
101	Deshpande Hospital Intensive Care & Matarnity Home	Patwardhan Chowk, Anandi Bazar, Ahilyanagar	6	18	20	6	15	0	36	51
102	Swami Homoeopathic Hospital & Healing Center	1st Floor, Arnardeep Complex, Sarjepura, Ahilyanagar	2	1	1	1	0	0	5	5

Sr. No.	Name of the Hospital	Address of the Hospital	Total Dr.s	Total Nurses	Class 4	Other	Maternity	ICU	Other	No. of Beds
103	Hoshing Hospital	Juna Mangalwar Bazar, Ahilyanagar	1	2	2	1	0	5	0	5
104	Krupa Tholar Hospital	Opp. Tarakpur Bus Stand,	2	3	3	3	10	6	14	30
		Ahilyanagar								
105	Tekwani Hospital	Opp. Oberoy Hotel, Savedi Rd., Ahilyanagar	1	5	2	2	15	0	0	15
106	Rachcha Bal Rugnalaya &	Mohanbag, Delhigate, Ahilyanagar	2	9	3	4	4	0	21	25
	Maternity Home									
107	Life Line Super Speciality Hospital	Viraj Estate, Infront of Tarakpur BusStand, Ahilyanagar	8	12	11	8	0	13	17	30
108	Renuka Maternity Home	Behind Ambikanagar Bus Stop, Kedgaon, Ahilyanagar	1	2	1	1	5	0	0	5
109	Impules Plus Hospital Pvt. Ltd.	Plot No.11, Sr.No. 1/1+1/2, Savedi Naka, Savedi, Ahilyanagar	10	22	18	4	0	22	43	65
110	Shraddha Hospital	448, Chaupati Karanja, Chitale Road,	3	3	4	1	4	0	6	10
		Ahilyanagar								

Sr. No.	Name of the Hospital	Address of the Hospital	Total Dr.s	Total Nurses	Class 4	Other	Maternity	ICU	Other	No. of Beds
111	Tamboli Balrugnalaya	3738, Ghumare Lane, Azad Chowk,Ahilyanagar	3	7	3	2	0	0	20	20
112	Chede Accident & Surgical Hospital	Opp. Tarakpur Bus Stand, VirajColony, Ahilyanagar	4	5	2	1	0	0	5	5
113	Tarde Hospital	Behind Hotel Premdan, Savedi Rd.,Ahilyanagar	10	9	6	5	0	6	14	20
114	Netradeep Eye Clinic	Infront of So & So, Dehli Gate,Ahilyanagar	1	1	1	1	0	0	5	5
115	Yogdan Hospital	Pushkraj Palace, Bagde Mala,Balikasharam Road, Ahilyanagar	4	3	1	2	0	0	5	5
116	Dr. Kalani Kidney Hospital	New Tilak Road, Sakkar chowk,Ahilyanagar	4	4	4	4	0	5	15	20
117	Pargaonkar Hospital	Near TV Center, Infront of ZalaniHospital, Savedi, Ahilyanagar	7	6	4	4	10	0	5	15
118	Savi Hospital & Maternity Home	Near Sai Sona Complex, Sarasnagar,Ahilyanagar	2	2	3	3	3	0	7	10
119	Padmavati Hospital	Ganeshwadi, Swastik Chowk,Ahilyanagar	2	2	3	3	3	0	7	10

Sr. No.	Name of the Hospital	Address of the Hospital	Total Dr.s	Total Nurses	Class 4	Other	Maternity	ICU	Other	No. of Beds
120	Bagal Nursing Home	New Viraj Colony, Infront of Tarakpur	2	5	2	4	5	3	7	15
		Bus Stop, Ahilyanagar								
121	Sukhada Hospital	Bagade Mala, Balikasharam Rd., Ahilyanagar	2	8	5	4	15	0	0	15
122	Swastik Netralaya & Maternity Hospital	Sai Midas Touch, 1st Floor, Nagar- Manmad Rd., Savedi, Ahilyanagar	2	2	1	1	3	0	2	5
123	Wagh Nurssing Home	Behind Hotel Vaibhav, Burudgaon Rd., Ahilyanagar	3	7	3	5	15	0	0	15
124	Sanjivani Hospital	New Charch Rd., Ahilyanagar	2	9	3	2	3	25	0	25
125	Hodshil Hospital & Maternity Home	Viraj Estate, Infront of Tarakpur BusStand, Ahilyanagar	2	4	3	4	10	0	0	10
126	Phatake Patil Hospital	Near Akshata Garden, Swastik Chowk, Ahilyanagar	12	21	30	8	0	10	32	42
127	Dr. Palve Gastro Heal	Viraj Estate, Infront of Tarakpur BusStand, Ahilyanagar	6	10	6	8	0	20	46	85

Sr. No.	Name of the Hospital	Address of the Hospital	Total Dr.s	Total Nurses	Class 4	Other	Maternity	ICU	Other	No. of Beds
128	Matruseva Women's Hospital	Near Siddhivinayak Hospital, New Tilak Rd., Ahilyanagar	3	12	4	3	30	0	0	30
129	Rasal Netralaya	Near Swasthya Hospital, Laltaki,Ahilyanagar	1	1	1	0	0	0	3	3
130	Zawar Hospital	47, Vaishali Appartment, BurudgaonRd., Ahilyanagar	7	10	3	10	0	2	28	30
131	Harjivan Hospital	Station Rd., Infront of Hotel YashGrand, Ahilyanagar	1	1	1	0	0	0	2	2
132	Suyash IVF Center	Kashid Heights, Near Sakkar Chowk, Nagar-Pune Rd., Ahilyanagar	4	1	2	2	0	0	2	2
133	Snehdeep super Speciality Gynaecare	Cottage Corner, Rajpal Cloth, Savedi, A'nagar	2	18	14	6	36	5	0	41
134	Chaitany Eye Clinic	4316, Patwardhan Chowk,A'nagar	1	2	1	1	0	0	5	5
135	Balaji Pediatric & Dental	Opp. Bedekar Classes, Ghumare Galli,	6	14	5	3	0	6	29	35
	Hospital	Ahilyanagar								
136	Gaikwad Hospital &		1	2	1	0	5	0	0	5

Sr. No.	Name of the Hospital	Address of the Hospital	Total Dr.s	Total Nurses	Class 4	Other	Maternity	ICU	Other	No. of Beds
	Prasutigruha	Datta Nagar, Tapowan Rd., Savedi,Ahilyanagar								
137	Raj Hospital	Behind Market Yard, Sarasnagar,Ahilyanagar	4	12	6	3	0	3	17	20
138	Sangale Hospital	Swati Colony, Burudgaon Rd.,Ahilyanagar	2	3	2	1	0	0	5	5
139	Saraswati Hospital Matarnity Home & Advanced Laproscopy Center	Bhopale Lane, Maliwada, Ahilyanagar	2	12	7	13	20	0		20
140	Sundar Netralaya	Chaupati Karanja, Ahilyanagar	2	4	2	2	0	0	11	11
141	Vighnaharta Hospital	Nepti Naka Rd., Nalegaon, Ahilyanagar	5	3	2	1	0	6	10	16
142	Sankalp Hospital & ENT	Near Sitaban Laun, Raut Mala, KothiRd., Ahilyanagar	4	10	5	4	0	4	11	15
143	Dr. Bhide Nursing & MaternityHome	Savedi, Ahilyanagar	2	3	2	2	10	0	0	10
144	Sanap Hospital	Opp. Tarakpur Bus Stand,A nagar	10	14	8	3	0	9	16	11

Sr. No.	Name of the Hospital	Address of the Hospital	Total Dr.s	Total Nurses	Class 4	Other	Maternity	ICU	Other	No. of Beds
145	Jayashree Nursing Home	Chanakya Chowk, Burudgaon Rd.,A nagar	1	3	2	3	10	0	0	10
146	Mac Care Super Speciality Hospital	Behind Zopadi Canteen, Savedi Rd., Ahilyanagar	7	60	32	25	0	25	80	105
147	Shri Swami Samarth Hospital	Chintamani Colony, Kushthadham Rd., Savedi, Ahilyanagar	1	4	2	2	10	0	0	10
148	Akshay Childrens Hospital &	Opp. Cosmic HSG Society,	2	6	2	2	5	0	10	15
	Maternity Home	Balikashram Rd., Ahilyanagar								
149	Naik Hospital	Nagar-Manmad Rd., Savedi, Ahilyanagar	6	13	7	10	0	13	17	30
150	Nityaseva Multispeciality hospital	Vasant Tekadi, Aurangabad Rd, Savedi, A'nagar	2	4	3	3	1	0	6	7
151	Anand Rishiji Hospital &Medical Research Center	124, Anand Rishiji Marg, Ahilyanagar	33	198	154	80	10	52	138	260
152	Kakasaheb Mhaske KamgarHospital	Mhaske College Rd., Nagapur,Ahilyanagar	19	36	17	6	10	3	87	100

Sr. No.	Name of the Hospital	Address of the Hospital	Total Dr.s	Total Nurses	Class 4	Other	Maternity	ICU	Other	No. of Beds
153	Pranav Hospital Multispeciality & ICU Center	Renuka Nagar, Kedgaon, A nagar	10	18	5	5	10	10	29	49
154	Surabhi Hospitals Pvt. Ltd.	Plot No.87/A, Gulmohar Rd. Corner,Nagar-Aurangabad Rd., Savedi, Ahilyanagar	20	58	40	20	10	25	120	155
155	Prakash Netralaya	Adish Appt. Nagar-Manmad Rd.,Savedi, Ahilyanagar	1	0	1	1	0	0	2	2
156	Khalkar Hospital	App. YMCA Ground, Station Rd.,Ahilyanagar	6	18	5	3	0	2	38	40
157	Gunjal Gastroenterology &Children's Clinic	4th Floor, Kashid Heights, Near PuneStand, Ahilyanagar	2	3	2	1	0	0	10	10
158	Sakar Hospital	Balikashram Rd., Near Police Colony,Ahilyanagar	2	8	4	3	15	0	0	15
159	Khandelwal Childrens & Eye Hospital	Near Sindhu Mangal Karyalay, Bhutkarwadi, Balikashram Rd.,	11	5	8	2	0	2	20	24
		Ahilyanagar								

Sr. No.	Name of the Hospital	Address of the Hospital	Total Dr.s	Total Nurses	Class 4	Other	Maternity	ICU	Other	No. of Beds
160	Nath Hospital	Kalyan Bhavan, Tilak Rd., Maliwada,Ahilyanagar	2	6	4	3	11	0	0	11
162	Prime Vision Super Speciality	Gulmohar Rd., Savedi, Ahilyanagar	3	2	2	7	0	0	8	8
	Eye Hospital									
161	The Salvation Army Evangeline Booth Hospital	Near General Post Office Rd., Ahilyanagar	38	87	25		8	7	85	100
162	Budhwant Hospital	Shriram Chowk, Pipeline Rd., Savedi,Ahilyanagar	5	6	2	4	0	4	11	15
163	Wankhade Kidney Hospital	Opp. Tarakpur Bust Stand, Tarakpur,Ahilyanagar	5	8	7	6	0	0	21	21
164	Swasthya Hospital MedicalResearch Center	Anna Bhau Sathe Chowk, Laltaki Rd.,Ahilyanagar	2	18	10	10	10	20	32	62
165	City Care Hospital	Viraj Estate, Infront of Tarakpur BusStand, Ahilyanagar	5	10	8	5	0	8	41	49
166	Anandrishiji Netralaya	125, Anandrushiji Marg, Ahilyanagar	14	16	12	55	0	0	50	50

Sr. No.	Name of the Hospital	Address of the Hospital	Total Dr.s	Total Nurses	Class 4	Other	Maternity	ICU	Other	No. of Beds
167	Asian Noble Hospital Pvt. Ltd.	Dhanaji Nagar, Premdan Chowk,Savedi, Ahilyanagar	49	39	45	17	15	48	82	135
168	Trimukhe Heart & ChestSuperspeciality Hospital	Market Yard, Ahilyanagar	7	12	8	2	0	6	10	16
169	Rajmata Multispeciality Hospital	Near Ambika Bus Stand, Kedgaon, Ahilyanagar	2	6	2	2	0	0	20	20
170	Moraya Multispeciality Hospital	Swastik Chowk, Near Pune Bus Stand, Ahilyanagar	3	9	3	3	0	5	15	20
171	Yashodeep Hospital &Prasutigruh	Dasare Nagar, Vasant Tekadi Naka,Savedi Road, Ahilyanagar	2	4	2	2	8	0	0	8
172	Premium Orthopaedic Hospital	Near Shreedip Hospital, Station Rd,A'nagar	1	11	4	1	0	0	10	10
173	Aagam Hospital and MaternityHome	Opp. Hotel Sagam, Station Road,Ahilyanagar	2	5	2	0	7	0	0	7
174	Pacific Superspeciality & SonarHospital	Kinetic Chowk, Nagar-Pune Road,Ahilyanagar	8	16	12	8	0	17	23	40

Sr. No.	Name of the Hospital	Address of the Hospital	Total Dr.s	Total Nurses	Class 4	Other	Maternity	ICU	Other	No. of Beds
175	Aamrtya Hospital	Near Panjab National Bank, Sarjepura Road, Laltaki, Ahilyanagar	3	7	5	2	0	8	12	20
176	Sai Mauli Hospital	Pipeline Rd., Infront of Tuljabhawani Mandir, Ahilyanagar	43	32	16	8	12	28	35	75
177	Medistar Multispeciality Hospital	Nagar-Kalyan Rd, Ahilyanagar.	5	11	4	4	0	11	21	31
178	Sai Sparsh Hospital	Nagar-Pune Rd., Kedgaon, A nagar	3	8	3	4	3	0	21	24
179	Nuron Plus Hospital	Infront of Oxlyery School, Kulat Showrum, Savedi, Ahilyanagar	11	12	6	6	0	13	27	40
180	Dr.Kachare Hospital	Opp. Punyashlok Ahilyadevi Holkar Government Medical College & Hospital Ahilyanagar, Tarakpur, A'nagar	2	8	6	2	15	0	5	20
181	Shreesha Total Spine Care & Diabetology Center	Swastik Chowk, Pune bus stand, Ahilyanagar	1	3	2	1	0	11	6	31
182	Haritakri Hospital	Aradhya Avenyu, Near Ekvira chowk, Pipeline Rd, A'nagar	1	0	1	0	0	0	1	1

Sr. No.	Name of the Hospital	Address of the Hospital	Total Dr.s	Total Nurses	Class 4	Other	Maternity	ICU	Other	No. of Beds
183	Ahilyanagar Eye Lasers Pvt.Ltd.	Court yard, Opp. Tarakpur Busstand , Ahilyanagar.	20	3	2	2	0	0	5	5
184	Chaitanya Hospital	Gavde Mala , Ekvira Chowk, savedi, Ahilyanagar	2	6	5	2	1	5	24	30
185	New Life Multispeciality Hospital	Near Ahmednagr Merchant Bank, Market Yard, A'nagar	4	25	9	5	6	11	13	30
186	Gurudeo Hospital	Manik Nagar, In front of Anandrishiji Hospital, A'nagar	1	3	2	1	0	0	5	5
187	Sai Shree Multispeciality Hospital	Mehetre Heights, Nagar-Manmad Rd, A'nagar.	11	21	4	6	2	7	27	36
188	Divyaspasha Ayurvedic Hospital Research Center	Anandi Bajar , Patwardhan Chowk, Ahilyanagar	1	1	1	1	0	0	5	5
189	Shri Ayurved & Ksharsutra Centre	Nagare Lane, Ahilyanagar	1	0	1	0	0	0	5	5
190	Indo Irish Hospital	Jondhale Farm, Tapovan Rd, Savedi, Ahilyanagar	28	54	31	7	20	25		170

Sr. No.	Name of the Hospital	Address of the Hospital	Total Dr.s	Total Nurses	Class 4	Other	Maternity	ICU	Other	No. of Beds
191	Srujan Hospital	1 st floor Tube Bisness center, Zenda chowk, Link Road, Bhushannagar , Kedgaon 'A'nagar	2	3	2	2	5	0	0	0
192	Mohalkar Hospital	Behind Kapileshwar Mandir, Maliwada, A'nagar	1	1	1	0	0	0	5	5
193	Sushrusha Hospital	Vani Nagar, Pipeline Road, Ahilyanagar	1	1	1	0	0	0	3	3
194	Dr. Kawde Hospital	Ganesh Chowk, Bolhegaon Fata, Nagar-Manmad Rd. A'nagar	1	5	1	1	0	0	5	5
195	Navoday Clinic	Viraj Estate, Infront of Tarakpur BusStand, Ahilyanagar	2	6	4	2	0	0	20	20
196	Dhruv Hospital	Cottage Corner, Tapowan Rd, Savedi, Ahilyanagar	6	6	4	5	7	2	11	20
197	Varad Netralay	Balikashram Road, Savedi, A'nagar	2	7	2	1	0	7	18	25
198	Tapovan Multispeciality Hospital	3D Corner, Tapowan Road, A'nagar	10	8	2	2	5	3	22	30

Sr. No.	Name of the Hospital	Address of the Hospital	Total Dr.s	Total Nurses	Class 4	Other	Maternity	ICU	Other	No. of Beds
199	Neo Kids Children Hospital	1 st Floor Near Ananddham Mahatatma Phule Chowk, A'nagar	2	3	2	1	0	0	15	15
200	Child Care & Pulse Critical Care Center	Behind Hotel Oberoi, Nagar-Manmad Rd, Ahilyanagar	3	12	3	3	0	0	30	30
201	Phonix Superspeciality Hospitla	Pipeline Rd, Near Hotel Priyadarshani, A'nagar	1	7	2	5	0	8	22	30
202	Kulkarni Imaging Center	Zopdi Canteen , Savedi Rd, A'nagar	2	2	1	2	0	0	2	2
203	Nimish Chest Care Center	Opp.Arogyam Hospital, Gaikwad Colony, A'nagar	2	4	1	1	0	0	9	9
204	Baldava Hospital	Dharti Chowk ,Anagar	1	2	1	4	0	0	0	5
205	Ultra Care Hospital	In Front of Pertrol Pump, Mukundnagar	6	2	3	2	10	0	0	10
206	Ruby Medical Servises	Viraj Estate, Tarakpur	1	0	1	1	0	0	1	1
207	Ovi Garbh care Hospital	Nagar-Manmad Rd, Savedi, A'nagar	1	3	1	1	5	0	0	5
208	Radiant Hospital	Shriram Chowk, Savedi, A'nagar	5	25	8	6	0	6	39	45

Sr. No.	Name of the Hospital	Address of the Hospital	Total Dr.s	Total Nurses	Class 4	Other	Maternity	ICU	Other	No. of Beds
209	Vishwaleela Eye Clinic	Near Swami Samarth Mandir, Gaikwad Colony, Savedi Rd, A'nagar	1	1	1	0	0	0	3	3
210	Sai Gajanan Hospital	Court Galli, A'nagar	1	3	2	1	0	0	15	15
211	Dhanwantari Hospital	Adarsh nagar, Nagapur, A'nagar	3	4	1	0	0	0	5	5
212	Orange Hospital	Ambedkar Chowk, Near Kakasaheb Mhaske Collage, Nagapur, A'nagar	1	8	2	2	0	0	20	20
213	Gaikwad Hospital	1 st Floor, Agrawal Tower, Cottage Corner, Nagar-Manmad Rd, Savedi, A'nagar.	7	17	3	3	3	7	20	30
214	Arogyasadadan Hospital	Rironsi Honda Showroom, Near Arjun Washing Center, Nagar-Manmad Rd, A'nagar	18	39	20	5	2	22	77	101
215	Shree Chaitanya Test Tube Baby Center	In Front of Tofkhana Police Station, Savedi, A'nagar	2	8	2	2	20	0	0	20
216	Anmal Eye Care Center	Deshmukh Plaza, savedi, A'nagar	1	1	1	0	0	0	2	2
Total						986	952	852	3499	5982

Source: Health Department, A

21.5 Annexure V – Details of Municipal Revenue and Expenditure

1) Municipal Revenue

Ref Year	Development Charge & Premium	Income from tax									Total income including opening balance
		House tax	Tax on shops and establishment	Vehicle tax	Other tax	Total Tax Revenue	Grants	Debit and credit	Income from other sources	opening balance	
2021-22	24.22	23.76	0	0	7.38	31.14	108.81	0	47.75	123.63	311.33
2022-23	21.36	33.07	0	0	0.22	33.29	126.32	0	45.33	93.68	298.62
2023-24	10.87	21.42	0	0	10.87	32.29	127.62	0	32.44	101.46	293.81

2) Municipal Expenditure

Year	Staff Establishment	Education	Water Supply	Drainage	Medical Health	Communication	Extraordinary Dept	Other Expenditure	Total Expenditure
2021-22	78.31	2.99	31.01	31.6	7.36	0.2	0	204.04	355.51
2022-23	86.63	3.93	44.42	4.44	8.15	0.35	0	166.4	314.32
2023-24	92.87	2.91	49.17	6.71	2.55	0.63	0	193.03	347.87

Source: Accounts Department, AMC

21.6 Annexure - VI The list of survey numbers where development is observed in green zone marked in previously sanctioned DP

Sr no	Village Name	Survey No	Remark
1	Bolhegaon	30	As Observed from Drone Image
		31	
		32	
		33	
		34	
2	Nalegaon	180-5	Tentative Layout Received
3	Savedi	57	As Observed from Drone Image
		281	
		295	
		302	
4	Kedgaon	195	As Observed from Drone Image
		326	
		343	
		459	
		460	
		478	
		479	
		480	
		481	
		483	
		486	
		487	
		488	
		489	
		497	

Source: Primary Survey

21.7 Annexure - VII The details of layouts affected by flood line

Village Name	Survey No	Sr. No	Village Name	Survey No	Village Name	Survey No
Nagapur(P)	30(147)	42	Maliwada	135	Nalegaon	267
	18(139)	43		139		269
	17(140)	44		140		268
	20(137)	45		15		271
	21(136)	46		16		272
	22(135)	47		144		275
	23(134)	48		24		215
	24(133)	49		25		278
	25(132)	50		26		277
Bholegaon	94	51		27		279
Savedi	260	52		28	Chahurana (KH) (P)	2
	255	53		29		16
	264	54		30		17
	265	55		31		18
	266	56		32		19
	267	57		33		20
	268	58	Chahurana (BK)(P)	24		21
	239	59		25A		22A
	238	60		26A		22B
	237	61		27		23

	235	62	Chahurana(KH)(P)	33	Chahurana (BK) (P)	47
	230	63		34		107
	229	64		35		127
	228	65		32		108/B
	227	66	Nalegaon	45		108/A
	223	67		44		108/A/2
	222	68		43		106
	213	69		41	Chahurana (BK)(P)	114
	208	70		40		115
	207	71		39		116
	206	72		36		117
	158	73		3		118
	157	74		1		122
	156	75		244		122A
	155	76		243	Morchudnagar(P)	4
Kedgaon	136	77		242		7
Maliwada	116	78		241		6
	123	79		263		
	124	80		264		
	128	81		265		
	129	82		266		

21.8. Annexure – VIII Deviation Statement (Original Limit)

Sr No (1)	Reservations of Sanctioned Development Plan (OL)			Reservations of Draft Revised Development Plan 2024- 2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
1	1	Truck Terminus	5.13	96	Play Ground	1.72	Retained with Modified Boundary, Redesignated vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.112 Truck Terminus as per Plan submitted by TPO)
2	2	Garden	0.66	95	Garden	0.60	Retained Modification Sanctioned by govt.u/s 37(2) of MR&TP Act
3	2A	Shopping Center	0.66	100	Shopping Center	0.60	Retained Modification Sanctioned by govt.u/s 37(2) of MR&TP Act
4	3	Play Ground	1.02	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.119 Play Ground as per Plan Submitted by TPO)
5	4	Municipal Hospital	0.93	114	Health Facility	0.84	Redesignated with Modified Boundary
6	5	Park	2.56	113	Park	1.95	Retained
7	6	M.S.E.B.	0.33	123	M.S.E.B.Sub Station	0.16	Partly Deleted & Remaining Area Retained with Modified Boundary vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.139 MSEB ESS as per Plan Submitted by TPO)
8	7	Play Ground	1.5	115	Play Ground	1.21	Retained
9	8	Primary school & Play Ground	0.4	122	Educational Facility	0.40	Redesignated
10	9	Municipal Hospital	0.32	137	Health Facility	0.30	Redesignated with Modified Boundary

Sr No (1)	Reservations of Sanctioned Development Plan (OL)			Reservations of Draft Revised Development Plan 2024- 2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
11	10	High school & Play Ground	0.97	138	Play Ground	0.96	Redesignated
12	11	Primary school & Play Ground	0.4	139	Educational Facility	0.40	Redesignated
13	12	Cremation Ground	0.16	141	Ext.to Burial Ground	0.55	Redesignated, Partly Deleted & Remaining Area Retained with Modified Boundary vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.153 Ext. to BG as per Plan Submitted by TPO)
14	13	Dispensary & Maternity Home.	0.18	124	Garbage Collection Center	0.14	Redesignated
15	14	Primary school & Play Ground	0.4	125	Garden	0.47	Redesignated
16	15	High school & Play Ground	1.39	136	Educational Facility	1.39	Redesignated
17	16	Primary school & Play Ground	0.4	~	~	~	Deleted u/s 31 of MR&TP Act in previous Sanctioned DP
18	17	Library	0.05	~	~	~	Deleted u/s 31 of MR&TP Act in previous Sanctioned DP
19	18	Cultural Centre	1.05	~	~	~	Developed
20	19	Vegetable Market & Shopping Centre	0.63	~	~	~	Developed
21	20	Garden	1.12	~	~	~	Developed

Sr No (1)	Reservations of Sanctioned Development Plan (OL)			Reservations of Draft Revised Development Plan 2024- 2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
22	21	Primary school & Play Ground	0.44	~	~	~	Deleted u/s 127 of MR&TP Act
23	22	Dispensary & Maternity Home.	0.2	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No. 183 Health Facility as per Plan Submitted by TPO)
24	23	Garden	0.85	167	Garden	0.86	Retained
25	24	Primary school & Play Ground	0.57	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.195 Edu. Facility as per Plan Submitted by TPO)
26	25	Cultural Centre & Library	0.5				
27	26	Play Ground / C.P.G.	1.5	173	Children Play Ground	0.57	Retained as per Sanctioned EP
28	27	Primary school & Play Ground	0.35	166	Educational Facility	0.33	Redesignated
29	28	Primary school, high school & Play Ground	1.15	159	Cultural Center and Library	1.11	Redesignated
30	29	Stadium & Sports Complex	3.94	156	Stadium & Sports Centre	3.34	Retained
31				157	Parking	0.84	Retained as Parking
32	30	Park	2.25	~	~	~	Developed
33	31	Primary school & Play Ground	0.41	~	~	~	Developed
34	32	Telegraph Department staff Quarters	2.13	~	~	~	Developed

Sr No (1)	Reservations of Sanctioned Development Plan (OL)			Reservations of Draft Revised Development Plan 2024- 2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
35	33	Post Department staff Quarters	1.27	151	Post Department staff Quarters	1.55	Retained
36	34	Primary school & PG	0.67	~	~	~	Developed
37	35	High school & Play Ground	1.13	~	~	~	Developed
38	36	Police Chowky	0.05	101	Municipal Purpose	0.13	Redesignated with Modified Boundary
39	37	Library	0.05	102	Multipurpose Hall & Parking	0.59	Merged & Redesignated with Modified Boundary
40	38	Dispensary & Maternity Home.	0.2				
41	39	Primary school & Play Ground	0.33	104	Garden	0.41	Redesignated
42	40	Primary school & Play Ground	0.4	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.101 Edu.Facility as per Plan Submitted by TPO)
43	41	Tribal Hostel	0.76	90	Vegitable Market	0.50	Merged & then Split, Redesignated with Modified Boundaries vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.111 VM & P as per Plan Submitted by TPO)
44	42	Post Office	0.15	94	Shopping Center and Parking	0.42	
45	43	Play Ground	2	106	Play Ground	1.34	Partly Deleted & Remaining Area Retained with Modified Boundary vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.126 Play Ground as per Plan Submitted by TPO)

Sr No (1)	Reservations of Sanctioned Development Plan (OL)			Reservations of Draft Revised Development Plan 2024- 2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
46	44	High school & Play Ground	0.9	111	Municipal Purpose	0.32	Redesignated, Partly Deleted & Remaining Area Retained with Modified Boundary vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.127 Social Welfare Dept. as per Plan Submitted by TPO)
47 48	45	Primary school & Play Ground	0.4	107	Educational Facility	0.65	Merged, Partly Deleted & Remaining Area Retained with Modified Boundary vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.125 Garden as per Plan Submitted by TPO)
	46	Garden	1.7				
49 50 51	47	Municipal Hospital	0.6	~	~	~	Merged & then Deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.122 Shopping Centre as per Plan Submitted by TPO)
	48	Cultural Centre & Library	0.5				
	49	Vegetable Market & Shopping Centre	0.15				
52	50	Shopping Centre & offices	0.4	~	~	~	Deleted u/s 31 of MR&TP Act in previous Sanctioned DP
53	51	Cremation Ground	0.8	78	Play Ground	0.93	Redesignated with Modified Boundary vide General Body Resolution No. 23, Dated: 30-07- 2026 (Reservation No.83 Park as per Plan Submitted by TPO)
54 55	52	Park	2.47	~ ~	~ ~	~ ~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.110)

Sr No (1)	Reservations of Sanctioned Development Plan (OL)			Reservations of Draft Revised Development Plan 2024- 2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
56	53	Vegetable Market & Shopping Centre	0.18	~	~	~	Play Ground Res. No. 104 VM,SC&P & Res. No. 103 Health Facility as per Plan Submitted by TPO)
57	54	Primary school & Play Ground	0.4	91	Educational Facility	0.21	Redesignated with Modified Boundary
58				77	Municipal Purpose	0.5	
59	55	Social Welfare Department.	0.55	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.107 Social Welfare dept. as per Plan Submitted by TPO)
60	56	High school & Play Ground	1.1	~	~	~	Developed
61	57	Primary school & Play Ground	0.4	~	~	~	Developed
62	58	Police Chowky	0.05	76	Municipal Purpose	0.05	Redesignated
63	59	Garden	0.6	92	Garden	0.39	Redesignated with Modified Boundary
64				93	MSEB Substation	0.42	
65	60	Primary school & Play Ground	0.4	130	Play Ground	1.81	Merged & Retained with Modified Boundary
66	61	Play Ground	1.44				
67	62	Play Ground	1.78	110	Play Ground	1.71	Merged, Partly Deleted & Remaining Area Retained with Modified Boundary vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.141 Play Ground as per Plan Submitted by TPO)
68	63	Primary school & Play Ground	0.4				

Sr No (1)	Reservations of Sanctioned Development Plan (OL)			Reservations of Draft Revised Development Plan 2024- 2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
69	64	Cultural Centre	0.5	129	Amusement Park	1.83	Merged & Redesignated with Modified Boundary
70	65	Shopping Centre & offices	0.59				
71	66	Garden	0.45	152	Garden	0.38	Retained
72	67	Primary school & Play Ground	0.41	~	~	~	Merged & then Reservations deleted vide GB Resolution No. 23, Dated: 30-07-2026 (Reservation No.165 Play Ground as per Plan Submitted by TPO)
73	68	Garden	1				
74	69	Dispensary & Maternity Home.	0.2	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.169 Garden as per Plan Submitted by TPO)
75	70	Shopping Centre & offices	0.4	175	Parking	0.41	Redesignated with Modified Boundary
76	71	Shopping Centre & offices	0.25	174	Garden	0.27	Redesignated
77	72	Regional Transport offices	0.77	176	Regional Transport offices	0.83	Retained with Modified Boundary
78	73	R.T.O.	1.5	188	R.T.O.	1.59	Retained
79	74	Primary school & Play Ground	0.4	177	Garden	0.52	Redesignated with Modified Boundary
80	75	Play Ground	0.72	~	~	~	Developed
81	76	Primary school & Play Ground	0.4	187	Rehabitation of slum Dwellers	1.89	Redesignated with Modified Boundary

Sr No (1)	Reservations of Sanctioned Development Plan (OL)			Reservations of Draft Revised Development Plan 2024- 2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
82	77	High school & Play Ground	1.13		~	~	Deleted u/s 31 of MR&TP Act in previous Sanctioned DP
83	78	Parking	0.38	189	Parking	0.40	Retained
84	79	Primary school & Play Ground	0.4	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.225 Health Facility as per Plan Submitted by TPO)
85	80	Parking	0.27	190	Shopping Centre & Parking.	0.36	Redesignated
86	81	Shopping Centre & offices	0.5	225	Rehabilitation of Slum Dwellers	3.64	Merged & Retained
87	82	Rehabilitation of Slum Dwellers	3.66				
88	83	Garden Around Mosque Tomb	1.49	180	Garden Around Mosque Tomb	1.68	Retained
89	84	Primary school & Play Ground	0.45	178	Cultural Centre & Library	0.42	Redesignated
90	85	Cultural Centre & Library	0.55	179	Garden	0.40	Redesignated
91	86	Vegetable Market & Shopping Centre	0.22	182	Parking	0.32	Redesignated
92	87	Garden	0.65	181	Garden	0.59	Retained
93	88	Primary school & Play Ground	0.4	183	Children Play Ground	0.39	Redesignated

Sr No (1)	Reservations of Sanctioned Development Plan (OL)			Reservations of Draft Revised Development Plan 2024- 2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
94 95	89	Park/Picnic centre	10.92	184 211	Park & Picnic Centre Play Ground	7.37 2.53	Divided & Redesignated
96	90	Play Ground	1.79	194	Play Ground	1.79	Retained with Modified Boundary
97	91	Primary school & Play Ground	0.48	~	~	~	Deleted u/s 31 of MR&TP Act in previous Sanctioned DP
98	92	Primary school & Play Ground	0.36	239	Children Park	0.18	Redesignated with Modified Boundary
99	93	Garden	0.86	229	Parking	0.36	Redesignated
100	94	Library	0.08	268	Library	0.09	Retained
101	95	Play Ground	0.28	267	Parking	0.24	Redesignated
102	96	Parking	0.05	269	Parking	0.05	Retained
103	97	Children's Park	0.03	266	Children's Park	0.02	Retained
104	98	Parking	0.05	270	Parking	0.05	Retained
105	99	Children's Play Ground & Gymnasium	0.17	228	Children's Play Ground & Gymnasium	0.17	Retained
106	100	Children's Park	0.09	227	Children's Park	0.08	Retained
107	101	Children's Park	0.02	265	Children's Park	0.02	Retained
108	102	Children's Play Ground	0.03	264	Children's Play Ground	0.03	Retained
109	103	Shopping Centre & parking.	0.39	224	Shopping Centre & Parking.	0.36	Retained
110	104	Dispensary & Library.	0.02	223	Health Facility	0.02	Redesignated

Sr No (1)	Reservations of Sanctioned Development Plan (OL)			Reservations of Draft Revised Development Plan 2024- 2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
111	105	Garden	0.2	230	Garden	0.14	Retained
112	106	Primary school & High school	0.08	~	~	~	Developed
113	107	Shopping Centre & offices	0.03	222	Parking	0.03	Redesignated
114	108	Parking	0.06	~	~	~	Deleted u/s 31 of MR&TP Act in previous Sanctioned DP
115	109	Children's Play Ground	0.02	260	Children's Play Ground	0.03	Retained
116	110	Children's Park	0.01	263	Children's Park	0.01	Retained
117	111	Children's Play Ground & Gymnasium	0.05	271	Children's Play Ground & Gymnasium	0.06	Retained
118	112	Children's Park	0.03	299	Children's Park	0.03	Retained
119	113	Parking	0.02	~	~	~	Deleted u/s 31 of MR&TP Act in previous Sanctioned DP
120	114	Parking	0.15	259	Parking	0.12	Retained
121	115	Parking	0.11	~	~	~	Deleted u/s 31 of MR&TP Act in previous Sanctioned DP
122	115 A	Parking	0.11	232	Parking	0.1	Retained
123	116	Shopping Centre & offices	0.77	231	Shopping Centre & Offices	0.71	Retained
124	117	Garden	0.08	191	Garden	0.06	Retained

Sr No (1)	Reservations of Sanctioned Development Plan (OL)			Reservations of Draft Revised Development Plan 2024- 2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
125	118	Parking	0.08	192	Parking	0.08	Retained
126	119	Cultural Centre	0.36	193	Cultural Centre	0.39	Retained
127	120	Library	0.07	~	~	~	Deleted u/s 31 of MR&TP Act in previous Sanctioned DP
128	121	Children's Park	0.01	221	Children's Park	0.01	Retained
129	122	Parking	0.01	220	Parking	0.02	Retained
130	123	Children's Park	0.03	219	Children's Park	0.03	Retained
131	124	Children's Play Ground & Gymnasium	0.04	216	Children's Play Ground & Gymnasium	0.04	Retained
132	125	Garden	0.05	218	Garden	0.06	Retained
133	126	Children's Park	0.03	217	Children's Park	0.03	Retained
134	127	Cultural Centre	0.05	215	Cultural Centre	0.05	Retained
135	128	Children's Play Ground	0.02	214	Children's Play Ground	0.02	Retained
136	129	Children's Play Ground	0.04	212	Children's Play Ground	0.04	Retained
137	130	Children's Park	0.06	213	Children's Park	0.07	Retained
138	131	Children's Play Ground & Gymnasium	0.1	236	Children's Play Ground & Gymnasium	0.14	Retained
139	132	Children's Park	0.02	237	Children's Park	0.01	Retained
140	133	Vegetable Market & Shopping Centre	0.23	254	Vegetable Market & Shopping Centre	0.05	Retained with Modified Boundary

Sr No (1)	Reservations of Sanctioned Development Plan (OL)			Reservations of Draft Revised Development Plan 2024- 2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
141	134	High school MPL Offices	0.06	~	~	~	Developed
142	135	Children's Play Ground	0.07	255	Children's Play Ground	0.07	Retained
143	136	Garden	0.05	257	Garden	0.05	Retained
144	137	Library	0.01	258	Library	0.01	Retained
145	138	Parking	0.04	234	Parking	0.04	Retained
146	139	Children's Play Ground	0.04	233	Children's Play Ground	0.05	Retained
147	140	Children's Play Ground	0.08	256	Children's Play Ground	0.09	Retained
148	141	Children's Play Ground	0.09	274	Children's Play Ground	0.09	Retained
149	142	Parking	0.02	~	~	~	Deleted u/s 31 of MR&TP Act in previous Sanctioned DP
150	143	Parking	0.07	253	Parking	0.08	Retained
151	144	Park	0.14	275	Vegetable Market & Shopping Centre	0.13	Retained with Modified Boundary
152	145	Hawkers Market	0.06	~	~	~	Deleted u/s 31 of MR&TP Act in previous Sanctioned DP
153	146	Garden	0.04	272	Garden	0.04	Retained
154	147	Library	0.04	273	Children's park	0.11	Redesignated with Modified Boundary

Sr No (1)	Reservations of Sanctioned Development Plan (OL)			Reservations of Draft Revised Development Plan 2024- 2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
155	148	Shopping Centre & offices	0.12	291	Parking	0.19	Redesignated with Modified Boundary
156	149	Mutton Market	0.04	292	Mutton Market	0.05	Retained
157	150	Children's Play Ground	0.02	295	Children's Play Ground	0.03	Retained
158	151	Children's park	0.01	296	Children's park	0.01	Retained
159	152	Children's Play Ground	0.04	297	Children's Play Ground	0.04	Retained
160	153	(S.C. and offices) Government offices	0.34	298	Shopping Centre & offices	0.23	Retained with Modified Boundary
161	154	Mini-market	0.05	301	Mini-market	0.03	Retained with Modified Boundary
162	155	Children's park	0.1	303	Children's park	0.1	Retained
163	156	Parking	0.1	294	Parking	0.1	Retained
164	157	Parking	0.06	290	Parking	0.06	Retained
165	158	Shopping Centre & Fire Brigade	0.04	~	~	~	Developed
166	159	Shopping Centre & offices	0.1	~	~	~	Developed
167	160	Shopping Centre & offices	0.27	293	Municipal Purpose	0.27	Redesignated
168	161	Parking	0.02	304	Parking	0.01	Retained
169	162	Flower Market	0.02	305	Flower Market	0.03	Retained

Sr No (1)	Reservations of Sanctioned Development Plan (OL)			Reservations of Draft Revised Development Plan 2024- 2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
170	163	Play Ground and Stadium	0.82	~	~	~	Developed
171	164	Garden	0.75	302	Garden	0.78	Retained
172	165	Stadium & Sport Complex	6.58	~	~	~	Developed
173	166	Park	1.65	~	~	~	Developed
174	167	Vegetable Market & Shopping Centre	0.25	306	Vegetable Market & Shopping Centre	0.23	Retained
175	168 A	Parking	0.15	318	Parking	0.11	Retained
176	169	High school & Play Ground	1.31	300	Educational Facility	0.62	Redesignated
177	170	Primary school & Play Ground	0.4	330	Garden	0.35	Redesignated
178	171	Garden	0.25	~	~	~	Deleted u/s 31 of MR&TP Act in previous Sanctioned DP
179	172	Play Ground	1.9	345	Play Ground	1.41	Retained
180	173	Police Chowky	0.05	336	Hawkers Market	0.05	Redesignated
181	174	Garden	0.61	329	Garden	0.61	Retained
182	175	Extension of Bus Station	0.14	~	~	~	Deleted u/s 31 of MR&TP Act in previous Sanctioned DP
183	176	Hospital	0.31	~	~	~	Developed
184	177	Housing for Dishoused	11.83	316	Housing for Dishoused	3.46	Retained with Modified Boundary

Sr No (1)	Reservations of Sanctioned Development Plan (OL)			Reservations of Draft Revised Development Plan 2024- 2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
185 186	178	Vegetable Market & Shopping Centre	0.2	315	Play Ground	1.26	Merged & Redesignated
	179	Play Ground	1.6				
187	180	Garden	0.49	323	Garden	0.46	Retained
188	181	High school & Play Ground	0.59	314	Educational Facility	0.59	Redesignated
189	182	Primary school & Play Ground	0.4	~	~	~	Deleted u/s 31 of MR&TP Act in previous Sanctioned DP
190	183	Primary school & Play Ground	0.4	322	Educational Facility	0.37	Redesignated
191	184	Rehabilitation of Slum Dwellers	10.98	317	Housing for Dishoused	8.87	Partly Developed Redesignated with Modified Boundary
192	185	High school & Play Ground	1.13	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.358 Edu.Facility as per Plan Submitted by TPO)
193	186	Garden	0.52	337	Garden	0.52	Retained
194	187	Primary school	0.58	374	Educational Facility	0.58	Redesignated (Retained by EP-54 of Sanctioned DP)
195	188	Primary school & Play Ground	0.4	~	~	~	Developed
196	189	Primary school & Play Ground	1.95	~	~	1.34	Developed

Sr No (1)	Reservations of Sanctioned Development Plan (OL)			Reservations of Draft Revised Development Plan 2024- 2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
197	190	Vegetable Market & Shopping Centre	0.15	353	Vegetable Market & Shopping Centre	0.44	Retained
198	190 A	Parking	0.15	354	Parking	0.15	Retained
199	191	Primary school & Play Ground	0.4	339	Botanical Garden	2.92	Redesignated with Modified Boundary vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.373 Park as per Plan Submitted by TPO)
200	192	Municipal Service Industrial Estate.	8.89	355	Municipal Service Industrial Estate.	9.80	Retained
201	193	High school & Play Ground	1.13	356	Educational Facility	1.52	Merged & Redesignated with Modified Boundary
202	194	Primary school & Play Ground	0.4				
203	195	Municipal Hospital	0.36	357	Health Facility	0.35	Redesignated
204	196	Garden	0.54	362	Garden	0.43	Retained
205	197	Municipal Hospital	0.27	368	Health Facility	0.28	Redesignated
206 207 208	198	Shopping Centre & offices	2.53	375	Parking	0.17	Redesignated
				377	Municipal Purpose	0.43	

Sr No (1)	Reservations of Sanctioned Development Plan (OL)			Reservations of Draft Revised Development Plan 2024- 2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
				376	Shopping Complex & Offices	0.37	
209	199	Police Station & Staff Quarters	0.8	373	Shopping Center & Parking	1.5	Retained
210	200	Vidya Pratisthan Education Complex	0.81	374	Educational Facility	0.81	Partly deleted u/s 31 of previous sanctioned DP partly Retained with Modified Boundary
211	201	Play Ground & Stadium	5.41	390	Play Ground	5.58	Redesignated
212	202	Garden	0.69	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.427 Health Facility as per Plan Submitted by TPO)
213	203	Primary school & Play Ground	~	~	~	~	Merged in site no 204 of previous Sanctioned DP
214	204	Dispensary & Maternity Home.	0.65	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No. 426 Garden as per Plan Submitted by TPO)
215	205	Primary school & Play Ground	0.4	437	Vegetable Market & Shopping Center	0.56	Redesignated
216	206	Primary school & Play Ground	0.38	389	Educational Facility	0.40	Redesignated
217	207	Cultural Centre & Library	0.5	378	Cultural Centre & Library	0.5	Retained
218	208	High school & Play Ground	1.13	379	Educational Facility	1.03	Merged & Redesignated

Sr No (1)	Reservations of Sanctioned Development Plan (OL)			Reservations of Draft Revised Development Plan 2024- 2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
219	209	Primary school & Play Ground	0.4				
220	210	Play Ground	1	380	Play Ground	1.57	Retained with Modified Boundary
221	211	Park	2.85	388	Park	3.40	Retained
222	212	Housing for Dishoused	6.91	400	Housing for Dishoused	1.5	Retained with Modified Boundary (Partly Developed)
223	213	Park	1.8	418	Park	1.99	Retained with Modified Boundary
224	214	Primary school & Play Ground	0.32	417	Educational Facility	0.31	Redesignated
225	215	Play Ground	0.9	416	Play Ground	0.90	Retained
226	216	Vegetable Market & Shopping Centre	0.11	235	Vegetable Market & Parking	0.11	Redesignated with Modified Boundary
227	216 A	Public Utilities	4.27	116	Sewage Treatment Plant	4.27	Redesignated with Modified Boundary
228	217	Shopping Centre & Vegetable Market	0.14	261	Shopping Centre & Vegetable Market	0.14	Retained
229	218	Shopping Centre & Offices	0.1	262	Shopping Centre & Offices	0.10	Retained
230	219	Vegetable Market & Shopping Centre	0.47	~	~	0.47	Developed
231	220	Shopping Centre & Vegetable Market	0.06	226	Municipal Purpose	0.06	Redesignated

Sr No (1)	Reservations of Sanctioned Development Plan (OL)			Reservations of Draft Revised Development Plan 2024- 2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
232 233	221	Cremation Ground	~	140	Cremation Ground	3.28	Split, Redesignated Partly Deleted & Remaining Area Retained with Modified Boundary vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.160 CG & Res. No. 161 Play Ground as per Plan Submitted by TPO)
				148	Play Ground	2.08	
234 235	222	Shopping Centre & Offices	0.4	277	Ext to Cremation Ground	0.29	Redesignated
				276	Parking	0.90	Redesignated with modified boundary
236	223	Primary School	~	~	~	~	Existing PS as per Sanctioned DP
237	224	Primary School				~	
238	225	Primary School				~	
239	226	Primary School				~	
240	227	Primary School				~	
241	228	Primary School				~	
242 243	229	Primary School				~	
244	230	Parking	.07	238	Parking	0.08	Retained with Modified Boundary

21.9. Annexure – IX Deviation Statement (Additional Limit)

Sr No (1)	Reservations of Sanctioned Development Plan AA)			Reservations of Draft Revised Development Plan 2024-2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
1	1	Garden	0.91	26	Garden	0.98	Retained
2	2	Labour Welfare Centre	1.18	25	Social Welfare office	0.32	Partly Deleted U/S 127 of MR&TP Act and Remaining Area is Retained
3	3	Primary school & Play Ground	0.4	27	Shopping Centre	0.40	Redesignated vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.28 Edu. Facility as per Plan submitted by TPO)
4	4	Shopping Centre & Vegetable Market	0.34	44	Municipal Purpose	0.36	Redesignated vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No. 46 SC & VM as per Plan submitted by TPO)
5	5	Kondwada	1	45	Kondwada	1.01	Retained
6	6	Central Godown	0.8	64	Site & Services	0.92	Redesignated with Modified Boundary
7	7	Education Complex	4.75	~	~	~	Deleted u/s 31 of MR&TP Act in previous Sanctioned DP
8	8	Site & Services	2.29	83	Shopping Centre	0.42	Redesignated
9	9	Primary school & Play Ground	1.5	66	Health Facility	1.5	Redesignated vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.73 Edu. Facility as per Plan submitted by TPO)
10	10	Cultural Centre	1.03	~	~	~	Merged in site no 11 as per previous sanctioned Development Plan

Sr No (1)	Reservations of Sanctioned Development Plan AA)			Reservations of Draft Revised Development Plan 2024-2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
11	11	Hospital	1.95	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.70 Health Facility as per Plan submitted by TPO)
12	12	Play Ground	1.44	46	Play Ground	1.37	Retained
13	13	Shopping Complex	0.23	~	~	~	Deleted u/s 31 of MR&TP Act in previous Sanctioned DP
14	14	Octroi Naka	0.01	7	Municipal Purpose	0.01	Redesignated
15	15	Play Ground	0.7	47	Play Ground	0.71	Retained with Modified Boundary (Boundary Modified as per AR)
16	16	Parking lot	0.5	43	Parking	0.59	Redesignated with modified boundary vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.45 Parking as per Plan submitted by TPO)
17	17	Bus Stand	0.85	42	AMT Bus Stand	0.78	Retained
18	18	Play Ground	0.65	9	Play Ground	0.40	Retained
19	19	Park	0.5	11	Park	0.32	Retained
20	20	Public Latrine	0.25	~	~	~	located in River flow Hence Deleted
21	21	Parking	0.41	28	Parking	0.37	Retained
22	22	Shopping Centre	0.4	48	Vegetable Market	0.35	Redesignated
23	23	Children Play Ground	0.81	49	Play Ground	0.65	Redesignated with Modified Boundary
24	24	Primary school & Play Ground	0.43	50	Town Hall	0.45	Redesignated

Sr No (1)	Reservations of Sanctioned Development Plan AA)			Reservations of Draft Revised Development Plan 2024-2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
25	25	Municipal Offices& Library	0.16	~	~	~	Deleted u/s 31 of MR&TP Act in previous Sanctioned DP
26	26	Shopping Complex	0.38	68	Shopping Centre	0.42	Retained
27	27	Play Ground	1.17	69	Play Ground	1.17	Retained
28	28	Dispensary & Maternity home	0.23	81	Health Facility	0.20	Redesignated
29	29	Primary school, High school & Play Ground	1.54	~	~	~	Developed
30	30	Play Ground	0.91	67	Play Ground	0.75	Retained with Modified Boundary (Boundary Modified as per AR)
31	31	Shopping Complex, Vegetable Market & Multipurpose Hall	0.97	82	Shopping Complex & Vegetable Market & Parking	0.96	Redesignated
32	32	Hospital & Maternity home	0.38	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.97 Health Facility as per Plan submitted by TPO)
33	33	Dispensary	0.07	85	Water Pumping Station	0.11	Redesignated
34	34	Play Ground	0.63	86	Play Ground	0.61	Retained
35	35	Vegetable Market & Shopping centre	0.33	~	~	~	Deleted u/s 31 of MR&TP Act in previous Sanctioned DP
36	36	Public Latrine	0.08	~	~	~	Deleted u/s 31 of MR&TP Act in previous Sanctioned DP
37	37	Garden	1	87	Garden	0.94	Retained

Sr No (1)	Reservations of Sanctioned Development Plan AA)			Reservations of Draft Revised Development Plan 2024-2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
38	38	Play Ground	0.75	98	Play Ground	0.55	Retained with Modified Boundary (Boundary Modified as per AR)
39	39	Housing for Dishoused	1.25	97	Housing for Dishoused	1.25	Retained
40	40	Fire station & offices	0.21	88	Fire Brigade & offices	0.23	Retained
41	41	Play Ground	1.15	118	Play Ground	0.79	Retained & realigned as per Existing Situation)
42	42	Burial Ground	1.2	99	Burial Ground	1.08	Retained
43	43	Cremation Ground	0.5	117	Cremation Ground	0.56	Retained
44	44	Shopping Complex	0.92	80	Shopping Centre	0.75	Retained with Modified Boundary
45	45	Park	1.2	70	Park	1.23	Retained
46	46	Police Station	0.15	71	Municipal Purpose	0.25	Merged & retained
47	47	Fire Station	0.1				
48	48	Market & parking	1.15	79	Super market & parking	1.34	Redesignated
49	49	Primary school & Play Ground	0.4	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.87 Edu. Facility as per Plan submitted by TPO)
50	50	Library & Gymnasiun	0.2	35	Library & Gymnasium	0.18	Retained
51 52	51	Town Hall	1.26	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.85 VM & P and Res. No. 86 Town Hall as per Plan submitted by TPO)
				~	~	~	

Sr No (1)	Reservations of Sanctioned Development Plan AA)			Reservations of Draft Revised Development Plan 2024-2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
53	52	Children Play Ground	0.14	63	Children Play Ground	0.14	Retained
54	53	Children Play Ground	0.14	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.69 CPG as per Plan submitted by TPO)
55	54	Vegetable Market	0.1	51	Vegetable Market	0.10	Retained
56	55	Police Station	0.15	~	~	~	Redesignated & Reservation Shifted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.43 Municipal Purpose as per Plan submitted by TPO)
57	56	Dispensary	0.1	30	Health Facility	0.12	Redesignated
58	57	Library	0.07	29	Library	0.06	Retained
59	58	Cremation Ground	0.58	13	Cremation Ground	0.78	Retained
60	59	Burial Ground	0.72	12	Burial Ground	1.17	Retained
61	60	Indoor Games & Swimming Tank	1.05	16	Sports Complex	1.05	Redesignated
62	61	Shopping Complex & VM	0.35	23	Vegetable Market	0.39	Redesignated
63	62	Shopping Complex	0.42	21	Shopping Center & Parking	0.64	Redesignated with Modified Boundary
64	63	Primary school & Play Ground	0.4	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.34 Edu. Facility as per Plan submitted by TPO)

Sr No (1)	Reservations of Sanctioned Development Plan AA)			Reservations of Draft Revised Development Plan 2024-2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
65	64	Animal Dispensary	0.05	33	Animal Dispensary	0.05	Retained
66	65	Dispensary	0.13	32	Health Facility	0.13	Redesignated
67	66	Library	0.05	40	Library	0.05	Retained
68	67	Police Station	0.11	39	Municipal Purpose	0.11	Retained
69	68	Vegetable Market & Shopping Centre	0.38	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.40 VM & SC as per Plan submitted by TPO)
70	69	Park & Swimming Pool	1.02	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.56 Park & Swimming Pool as per Plan submitted by TPO)
71	70	Children Play Ground	0.08	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.65 CPG as per Plan submitted by TPO)
72	71	Children Play Ground	0.06	62	Children Play Ground	0.06	Retained
73	72	Dispensary	0.12	61	Health Facility	0.1	Redesignated
74	73	Garden	0.5	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.77 Garden as per Plan submitted by TPO)
75	74	Highschool & Play Ground	0.68	72	Educational Facility	0.38	Redesignated with Modified Boundary vide General Body Resolution No. 23,

Sr No (1)	Reservations of Sanctioned Development Plan AA)			Reservations of Draft Revised Development Plan 2024-2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
							Dated: 30-07-2026 (Reservation No.79 Edu. Facility as per Plan submitted by TPO)
76	75	Shopping Complex	0.38	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.102 Shopping Centre as per Plan submitted by TPO)
77	76	Play Ground	4.31	60	Play Ground	1.83	Redesignated with Modified Boundary vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.78 Play Ground as per Plan submitted by TPO)
78	77	Housing for Dishoused	0.6	74	Housing for Dishoused	0.07	Retained (Partly Developed)
79 80	79	Shopping Complex	0.57	37	Fire Brigade & Training Center	0.52	Redesignated with Modified Boundary vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.39 Fire Brigade and Training Centre as per Plan submitted by TPO)
				38	Public Toilet	0.05	
81	80	Octroi Naka	0.05	5	Municipal Purpose	0.05	Redesignated
82	81	Garbage Depot & Treatment Plant	8.3	1	Public Utilities+ MSEB Electric Substation	9.21	Redesignated vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.1 Public Utility as per Plan submitted by TPO)
83	82	Burial Ground	0.51	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026

Sr No (1)	Reservations of Sanctioned Development Plan AA)			Reservations of Draft Revised Development Plan 2024-2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
							(Reservation No.18 Burial Ground as per Plan submitted by TPO)
84	83	MSEB Substation	0.8	18	Municipal Purpose	0.23	Reservation Partly deleted, vide GB Resolution No. 23, Dated: 30-07-2026 & Remaining retained as Municipal Purpose (Reservation No.19 MSEB & Res. No.20 Municipal Purpose as per Plan submitted by TPO)
85	84	Housing for Dishoused	2.1	19	Housing for Dishoused	2.38	Retained
86	85	Garden	0.58	34	Sports Complex	0.58	Redesignated vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.36 Garden as per Plan submitted by TPO)
87	86	Octroi Naka	0.05	370	Municipal Purpose	0.05	Redesignated
88	87	Dispensary	0.16	36	Children Play Ground	0.19	Redesignated
89	88	Shopping Complex	0.28	54	AMT Bus Stand	0.30	Redesignated
90 91	89	Octroi Naka	0.05	454	MSEB Substation	0.48	Merged, Splitted & Redesignated with Modified Boundaries
	250	Truck Terminus & Municipal Godown	5.85	455	Truck Turminus	4.71	
92	90	Hospital & Maternity Home.	0.69	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.64 Health Facility as per Plan submitted by TPO)
93	91	Library & Dispensary	0.12	~	~	~	Developed

Sr No (1)	Reservations of Sanctioned Development Plan AA)			Reservations of Draft Revised Development Plan 2024-2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
94	92	Shopping Complex	0.22	75	Municipal Purpose	0.21	Redesignated
95	93	High school & Play Ground	1.56	~	~	~	Deleted u/s 31 of MR&TP Act in previous Sanctioned DP
96	94	Primary school & Play Ground	0.78	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.63 Edu. Facility as per Plan submitted by TPO)
97	95	Park	0.37	55	Park	0.41	Retained
98	96	Vegetable Market	0.08	56	Garden	0.08	Redesignated
99	97	Octroi Naka	0.05	~	~	~	Deleted due to Exclusion of Area of Burudgaon from Corporation Limit at Time of Sanction of DP u/s 31 of MR&TP Act in previous Sanctioned DP
100	98	Octroi Naka	0.05	475	Municipal Purpose	0.05	Redesignated
101	78	Octroi Naka	0.05	57	AMT Bus Stand	0.14	Relocated, Merged, Splitted & Redesignated with Modified Boundaries
102	99	Shopping Complex & Offices	0.64	58	NHAI Office	0.05	
103				59	AMC's Rest House	0.60	
104	100	Octroi Naka	0.05	477	Municipal Purpose	0.09	Redesignated with Modified Boundary
105	101	Vegetable Market	0.04	6	Municipal Purpose	0.04	Redesignated
106	102	Children Play Ground	0.04	8	Children Play Ground	0.05	Retained
107	103	Public Latrine	0.05	10	Public Toilet	0.04	Redesignated with Modified Boundary
108	104	Play Ground	4.76	109	Play Ground	4.27	Retained

Sr No (1)	Reservations of Sanctioned Development Plan AA)			Reservations of Draft Revised Development Plan 2024-2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
109	105	Park	0.72	108	Park	0.72	Retained
110	106	Garden	0.5	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.143 G as per Plan submitted by TPO)
111	107	High school & Play Ground	0.85	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.144 Edu. Facility as per Plan submitted by TPO)
112	108	Play Ground	2.68	131	Play Ground	2.97	Retained
113	109	Children Play Ground	0.85	134	Children Play Ground	0.76	Retained
114	110	Primary school & Play Ground	0.75	132	Educational Facility	0.75	Redesignated
115	111	Shopping Complex	0.27	133	Shopping Complex	0.18	Retained
116	112	Cultural centre	1.3	153	Shopping Complex & Cultural centre	1.70	Redesignated
117	113	High school & Play Ground	2.32	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.168 Edu Facility as per Plan submitted by TPO)
118	114	Children Play Ground	1.79	154	Play Ground	1.79	Redesignated
119	115	Hospital	1.47	~	~	~	

Sr No (1)	Reservations of Sanctioned Development Plan AA)			Reservations of Draft Revised Development Plan 2024-2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
120	118	PS & PG	0.4				Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No. 178 Garden as per Plan submitted by TPO)
121	116	Cremation Ground	0.8	162	Cremation Ground	0.63	Merged, Splitted & Redesignated with Modified Boundaries
122	117	Burial Ground	0.99	163	Sewage Treatment Plant	0.62	
123				161	Burial Ground	0.72	
124	119	Site & Services	2.49	~	~	~	Situated in Defence Land hence Deleted
125	120	Dispensary	0.1	155	Health Facility	0.13	Redesignated
126	121	Garden	0.54	160	Garden	0.59	Retained
127	122	Primary school & Play Ground	0.62	164	Educational Facility	0.62	Redesignated
128	123	Vegetable market & Shopping Centre	0.29	165	Vegetable Market & Shopping Centre	0.29	Retained
129	124	Primary school & Play Ground	0.42	~	~	~	Deleted u/s 37 of MR&TP Act
130	125	Cremation Ground	0.13	320	Cremation Ground	0.15	Retained
131	126	Garden	0.63	319	Garden	0.71	Retained
132	127	Housing for Dishoused	0.72	332	Housing for Dishoused	0.72	Retained
133	128	Vegetable market & Shopping Centre	0.46	331	Vegetable market & Shopping Centre	0.48	Retained with Modified Boundary
134	129	Garden	0.55	334	Garden	0.55	Retained

Sr No (1)	Reservations of Sanctioned Development Plan AA)			Reservations of Draft Revised Development Plan 2024-2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
135	130	Primary school & Play Ground	0.55	335	Educational Facility	0.55	Redesignated
136	131	Cultural centre	0.71	333	Cultural centre	0.71	Retained
137	132	High school & Play Ground	1.24	346	Educational Facility	1.41	Redesignated
138	133	Play Ground	1.65	347	Play Ground	1.53	Retained
139	134	Octroi Naka		~	~	~	Deleted due to Exclusion of Area of Burudgaon from Corporation Limit at Time of Sanction of DP u/s 31 of MR&TP Act in previous Sanctioned DP
140	135	Amusement park	1.12	349	Amusement park	1.12	Retained
141	136	Fish & Mutton Market	0.39	348	AMT Bus Stand	0.45	Merged & Redesignated
142	142	Octorai Naka	0.05				
143	137	Gymnasium & Swimming pool	0.45	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.386 Play Ground as per Plan submitted by TPO)
144	139	Park	0.3	~	~	~	
145	138	Shopping centre	0.35	366	Garden	0.35	Redesignated
146	140	Children's Play Ground	0.77	~	~	~	Developed
147	141	Dispensary	0.11	382	Health Facility	0.11	Redesignated
148	143	Primary school & Play Ground	0.52	367	Shopping Center	0.57	Merged & Redesignated with Modified Boundary
149	144	Shopping centre	0.31	367	Shopping Center	0.57	

Sr No (1)	Reservations of Sanctioned Development Plan AA)			Reservations of Draft Revised Development Plan 2024-2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
150	145	High school & Play Ground	0.8	365	Educational Facility & PG	1.04	Merged & Redesignated with Modified Boundary Redesignated
151	146	Dispensary	0.16	350	Health Facility	0.13	Redesignated
152	147	Dispensary & Maternity home	0.26	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.388 Shopping Centre as per Plan submitted by TPO)
153	148	Vegetable market & Shopping Centre	0.4				
154	149	Play ground	1.05				
155	150	Multipurpose Hall & Shopping Complex	1				Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.382 Municipal Purpose as per Plan submitted by TPO)
156	151	Parking	0.8	363	Parking	0.7	Retained
157	152	Hospital	0.35	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.390A Garden as per Plan submitted by TPO)
158	153	Primary school & Play Ground	0.9	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.389 Edu. Facility as per Plan submitted by TPO)
159	154	Octroi Naka	0.05	479	Picnic Centre	6.65	Merged & Redesignated with Modified Boundaries
160	225	Picnic Centre	5.60				

Sr No (1)	Reservations of Sanctioned Development Plan AA)			Reservations of Draft Revised Development Plan 2024-2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
161	226	Parking	1.02				
162	155	Primary school & Play Ground	0.45	387	Play Ground	0.42	Redesignated
163	156	Library	0.1	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No. 402 Library as per Plan submitted by TPO)
164	157	Play ground	0.64	401	Garden	0.11	Redesignated with Modified Boundary (Due to area affected by River)
165	158	Garden	0.78	386	Garden	0.78	Retained
166	159	Primary school & Play Ground	0.3	381	MSEB Sub Station	0.77	Merged & Redesignated with Modified Boundary
167	160	Garden	0.34				
168	161	Sewage Treatment Plant	2.61	383	Garden	2.89	Redesignated with Modified Boundary
169	162	Play Ground	0.75	384	Play Ground	0.77	Reoriented & Redesignated with Modified Boundaries
170	163	High school & Play Ground	0.53	385	Educational Facility	0.52	
171	164	Play Ground	0.76	402	Play Ground	0.65	Mereged, Reoriented & Redesignated Retained
172	165	Burial Ground	1	420	Burial Ground	0.47	Retained with Modified Boundary
173	166	Cremation Ground	1	419	Cremation Ground	0.53	Retained with Modified Boundary
174	167	Octroi Naka	0.05	65	Garbage Collection Center	0.18	Redesignated with Modified Boundary
175	168	Shopping Complex		~	~	~	Deleted due to Exclusion of Area of Burudgaon from Corporation Limit at

Sr No (1)	Reservations of Sanctioned Development Plan AA)			Reservations of Draft Revised Development Plan 2024-2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
							Time of Sanction of DP u/s 31 of MR&TP Act in previous Sanctioned DP
176	169	Primary school & Play Ground		~	~	~	Deleted due to Exclusion of Area of Burudgaon from Corporation Limit at Time of Sanction of DP u/s 31 of MR&TP Act in previous Sanctioned DP
177	170	Play Ground		~	~	~	Deleted due to Exclusion of Area of Burudgaon from Corporation Limit at Time of Sanction of DP u/s 31 of MR&TP Act in previous Sanctioned DP
178	171	M.S.E.B. substation		~	~	~	Deleted due to Exclusion of Area of Burudgaon from Corporation Limit at Time of Sanction of DP u/s 31 of MR&TP Act in previous Sanctioned DP
179	172	Children's Play Ground		~	~	~	Deleted due to Exclusion of Area of Burudgaon from Corporation Limit at Time of Sanction of DP u/s 31 of MR&TP Act in previous Sanctioned DP
180	173	Shopping Complex		~	~	~	Deleted due to Exclusion of Area of Burudgaon from Corporation Limit at

Sr No (1)	Reservations of Sanctioned Development Plan AA)			Reservations of Draft Revised Development Plan 2024-2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
							Time of Sanction of DP u/s 31 of MR&TP Act in previous Sanctioned DP
181	174	Vegetable market & Shopping Centre		~	~	~	Deleted due to Exclusion of Area of Burudgaon from Corporation Limit at Time of Sanction of DP u/s 31 of MR&TP Act in previous Sanctioned DP
182	175	High school & Play Ground		~	~	~	Deleted due to Exclusion of Area of Burudgaon from Corporation Limit at Time of Sanction of DP u/s 31 of MR&TP Act in previous Sanctioned DP
183	176	Extention to existing Kachara Depot		~	~	~	Deleted due to Exclusion of Area of Burudgaon from Corporation Limit at Time of Sanction of DP u/s 31 of MR&TP Act in previous Sanctioned DP
184	177	Public Latrine		~	~	~	Deleted due to Exclusion of Area of Burudgaon from Corporation Limit at Time of Sanction of DP u/s 31 of MR&TP Act in previous Sanctioned DP
185	178	Garden	0.45	~	~	0.59	Developed
186	179	Dispensary	0.15	449	Health Facility	0.14	Redesignated

Sr No (1)	Reservations of Sanctioned Development Plan AA)			Reservations of Draft Revised Development Plan 2024-2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
187	180	Primary school & Play Ground	1.12	~	~	~	Deleted u/s 31 of MR&TP Act in previous Sanctioned DP (EP-18)
188	181	Shopping Complex	0.8	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.491 Fire Brigade as per Plan submitted by TPO)
189	182	Cultural Centre	0.39	447	Shopping Center	0.34	Redesignated
190	183	Fire Station	0.17	448	Water Pumping Station	0.12	Redesignated
191	184	Play Ground	1.23	434	Play Ground	1.23	Retained
192	185	Open Theatre	3.11	404	Garden	3.57	Merged & Redesignated
193	186	Children's Play Ground	0.65	404	Garden	3.57	Merged & Redesignated
194	187	Parking	1.02	415	Parking	1.04	Retained
195	188	Primary school & Play Ground	0.49	421	Educational Facility	0.49	Redesignated
196	189	Primary school & Play Ground	0.6	435	Educational Facility	0.5	Redesignated
197	190	Police Station	0.1	422	Municipal Purpose	0.07	Redesignated
198	191	Children's Play Ground	1.15	436	Children's Play Ground	1.22	Retained
199	192	Housing for Dishoused	0.54	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.474 Housing For Dishoused as per Plan submitted by TPO)

Sr No (1)	Reservations of Sanctioned Development Plan AA)			Reservations of Draft Revised Development Plan 2024-2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
200	193	Primary school & Play Ground	0.4	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.489 Edu. Facility as per Plan submitted by TPO)
201	194	Shopping centre & Vegetable Market	0.43	450	Garden	0.44	Redesignated
202	195	Garbage Depot/Dumping Ground	7.22	476	Public Utilities	7.23	Redesignated
203	196	Site & Services	3.61	464	Site & Services	3.80	Retained
204	197	Garden	0.81	465	Garden	0.81	Retained
205	198	Primary school & Play Ground	0.5	460	Educational Facility	0.54	Redesignated
206	199	Police station	0.24	463	Municipal Purpose	0.24	Redesignated
207	200	Play Ground	1.2	462	Play Ground	1.12	Retained
208	201	Library	0.06	461	Library	0.06	Retained
209	202	Shopping Complex	0.38	451	Shopping Center	0.27	Retained
210	203	Hospital	0.28	446	Health Facility	0.26	Redesignated
211	204	Park	1.74	445	Park	0.92	Retained
212	205	Library	0.22	437	Vegetable Market & Shopping Centre	0.23	Redesignated
213	206	Dispensary & Maternity home	0.24	438	Municipal Purpose	0.24	Redesignated

Sr No (1)	Reservations of Sanctioned Development Plan AA)			Reservations of Draft Revised Development Plan 2024-2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
214	207	Primary school & Play Ground	0.43	433	Educational Facility	0.43	Redesignated
215	208	Park	0.93	424	Park	0.84	Retained
216	209	Play Ground	0.71	414	Play Ground	1.49	Retained
217	210	Shopping Complex	0.34	423	Shopping Center	0.34	Retained
218	211	Fire Station	0.28	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.434 Fire Brigade as per Plan submitted by TPO)
219	212	Vegetable Market	0.45	398	Vegetable Market & Shopping Centre	0.65	Merged & Redesignated with Modified Boundary vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No. 435 Vegetable Market & Shopping Centre as per Plan submitted by TPO)
220	213	Shopping Complex & offices	0.46				
221	214	Hospital	0.34	439	Health Facility	0.41	Redesignated
222	215	Play Ground	1.09	453	Garden	1.3	Merged & Redesignated with Modified Boundary
223	216	Play Ground	1				
224	217	Shopping Complex & Multipurpose Hall	1.53	452	Multipurpose Hall & Shopping Center	1.44	Retained
225	218	Stadium (for all types of sports)	5.58	459	Sports Complex	5.61	Redesignated
226	219	Primary school	0.39	472	Educational Facility	1.48	

Sr No (1)	Reservations of Sanctioned Development Plan AA)			Reservations of Draft Revised Development Plan 2024-2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
227	221	High school & Play Ground	1				Merged & Redesignated with Modified Boundary
228	220	Garden	0.28	471	Garden	0.35	Retained
229	222	Play Ground	1	470	Play Ground	0.93	Retained
230	223	Cremation Ground	0.54	473	Cremation Ground	0.55	Retained
231	224	Burial Ground	0.59	474	Burial Ground	0.59	Retained
232	227	Dispensary	0.2	467	Health Facility	0.20	Redesignated
233	228	Site for MTDC	1.98	~	~	~	Deleted u/s 31 of MR&TP Act in previous Sanctioned DP (EP-22)
234	229	Site & Services	1.66	456	Site & Services	1.49	Retained
235	230	Garden	0.66	457	Garden	0.71	Retained
236	231	Play Ground	1	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.505 Play Ground as per Plan submitted by TPO)
237	232	Site & Services	3.94	468	Site & Services	3.95	Partly Deleted & Retained with Modified Boundary vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.507 Site & Services as per Plan submitted by TPO)
238	233	Housing for Dishoused	2	469	Housing for Dishoused	2	Retained
239	234	Shopping complex	0.45	466	Shopping centre	0.43	Retained
240	235	Play Ground	1.28	458	Municipal Purpose	1.28	Redesignated

Sr No (1)	Reservations of Sanctioned Development Plan AA)			Reservations of Draft Revised Development Plan 2024-2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
241	236	Education Complex	6.52	~	~	~	Deleted u/s 31 of MR&TP Act in previous Sanctioned DP (EP-23)
242	237	Parking	1.02	~	~	~	Deleted u/s 31 of MR&TP Act in previous Sanctioned DP (EP-24)
243	238	Primary school & Play Ground	0.48	431	Educational Facility	0.49	Redesignated
244	239	Police Station	0.07	441	Municipal Purpose	0.07	Redesignated
245	240	Library	0.12	440	Library	0.12	Retained
246	241	Primary school & Play Ground	0.4	442	Town Hall & Library	0.4	Redesignated
247	242	Garden	0.8	443	Play Ground	0.8	Redesignated
248	243	Vegetable Market & Shopping Complex	0.56	444	Vegetable Market & Shopping Centre	0.59	Retained
249	244	Shopping complex	0.32	395	Vegetable Market	0.33	Redesignated
250	245	Police Station	0.14	396	Municipal Purpose	0.15	Redesignated
251	246	Primary school & Play Ground	0.56	397	Educational Facility	0.56	Redesignated
252	247	Primary school & Play Ground	0.56	394	Educational Facility	0.56	Redesignated
253	248	Shopping complex	0.31	391	Shopping Centre & Parking	0.30	Redesignated
254	249	High school & Play Ground	1	371	Play Ground	0.98	Redesignated
255	251	Play Ground	0.95	360	Play Ground	0.95	Retained
256	252	Garden	0.75	372	Garden	0.70	Retained

Sr No (1)	Reservations of Sanctioned Development Plan AA)			Reservations of Draft Revised Development Plan 2024-2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
257	253	Primary school & Play Ground	0.36	369	Educational Facility	0.36	Redesignated
258	254	Vegetable Market	0.19	361	Vegetable Market	0.20	Retained
259 260	255	Hospital	0.79	358	Garden	0.48	Split and Redesignated
				359	Health Facility	0.32	
261	256	Site & Services	6.09	374	Site & Services	6	Partly Deleted & Retained with Modified Boundary vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No. 374 Site & Services as per Plan submitted by TPO)
262	257	Shopping complex & offices	0.4	~	~	0.4	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.361 SC & Offices as per Plan submitted by TPO)
263	258	Play Ground	1	341	Play Ground	0.82	Retained with Modified Boundary
264	259	Public Latrine	0.46	340		2.01	Merged & Redesignated
265	260	Play Ground	2.28				
266	261	A.P.M.C. & Kadaba Market	1.25	326	Play Ground A.P.M.C. & Kadaba Market	1.09	Retained
267	262	Housing for Dishoused	4.08	324	Housing for Dishoused	3.58	Retained with Modified Boundary (Boundary Modified as per AR)
268	263	Primary school & Play Ground	0.48	310	Educational Facility	0.62	Redesignated

Sr No (1)	Reservations of Sanctioned Development Plan AA)			Reservations of Draft Revised Development Plan 2024-2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
269 270	264	Vegetable Market & Shopping complex	1.25	241	Vegetable Market & Shopping Centre	0.48	Split & Retained with Modified Boundary vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No. 257 VM & SC as per Plan Submitted by TPO)
				242	Fire Bridge	0.48	
271 272	265	Octroi Naka	0.05	203	Truck Terminus	2.23	Merged, Split & Redesignated with Modified Boundary vide General Body Resolution No. 23, Dated: 30-07-2026 and AR (Reservation No. 253 Truck Terminus as per Plan Submitted by TPO)
	279	Truck Terminus, Central Godown	4.28	246	AMT Bus Stand	0.58	
273	266	Play Ground	1.13	311	Play Ground	0.85	Retained
274	267	Garden	0.39	312	Garden	0.39	Retained
275	268	Shopping complex & Multipurpose Hall	0.95	309	Shopping centre & Multipurpose Hall	0.88	Retained with Modified Boundary
276	269	Play Ground	0.8	308	Play Ground	0.80	Retained
277	270	High school & Play Ground	1.2	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.296 Edu. Facility as per Plan Submitted by TPO)
278	271	Primary school & Play Ground	0.5	287	Health Facility	0.45	Redesignated with Modified Boundary
279	272	Police Station	0.12	249	Municipal Purpose	0.12	Redesignated
280	273	Garden	0.62	286	Garden	0.62	Retained

Sr No (1)	Reservations of Sanctioned Development Plan AA)			Reservations of Draft Revised Development Plan 2024-2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
281	274	Burial Ground	1.29	285	Shopping Center	1.51	Redesignated with Modified Boundary
282	275	Cremation Ground	2.11	284	Shopping Center	1.59	Redesignated with Modified Boundary
283	276	High school & Play Ground	0.56	283	MSEB Substation	0.56	Redesignated
284	277	Shopping Complex	0.74	248	Shopping Center	0.71	Retained
285	278	Bus Stand & Parking	0.71	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.292 AMT Bus Stand & Parking as per Plan Submitted by TPO)
286	280	R.T.O. Office	2.56	247	R.T.O. Office	1	Retained (EP-25)
287	281	Hospital	1	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No. 252 Health Facility as per Plan Submitted by TPO)
288	282	Primary school & Play Ground	0.56	204	Educational Facility	0.60	Redesignated
289	283	Children Play Ground	0.52	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.212 Site & Services as per Plan Submitted by TPO)
290	284	Garden	1	245	Garden	0.46	Retained with Modified Boundary
291	285	Site & Services	4.27	201	Health Facility	0.93	Partly Developed and Remaining Retained Redesignated with Modified
292				202	Educational Facility	1.27	

Sr No (1)	Reservations of Sanctioned Development Plan AA)			Reservations of Draft Revised Development Plan 2024-2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
							Boundary vide General Body Resolution No. 23, Dated: 30-07-2026
293	286	Play Ground	0.59	200	Play Ground	0.59	Retained with Modified Boundary
294	287	Children Play Ground	0.42	199	Children Play Ground	0.49	Retained
295	288	Primary school & Play Ground	0.4	244	Educational Facility	0.40	Redesignated
296	289	Library	0.04	243	Library	0.01	Retained
297	290	Children Play Ground	0.3	206	Children Play Ground	0.3	Retained
298	291	Garden	0.86	205	Garden	0.84	Retained
299	292	Dispensary	0.12	207	Municipal Purpose	0.13	Redesignated
300	293	Primary school & Play Ground	0.45	208	Play Ground	0.45	Redesignated
301	294	Garden	0.54	197	Municipal Purpose	0.54	Redesignated vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.216 Garden as per Plan Submitted by TPO)
302	295	Municipal Purpose	1.63	198	Municipal Purpose	0.77	Partly Developed & Partly Retained
303	296	Burial Ground	2.41	196	Burial Ground	2.42	Retained
304	297	Municipal Purpose	0.5	195	Municipal Purpose	0.46	Retained
305	298	Cremation Ground	1.48	210	Cremation Ground	1.19	Partly Developed & Partly Retained
306	299	Site & Services	1.71	209	Site & Services	1.92	Retained with Modified Boundary
307	300	Municipal Offices & Fire Brigade	0.49	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026

Sr No (1)	Reservations of Sanctioned Development Plan AA)			Reservations of Draft Revised Development Plan 2024-2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
							(Reservation No.258 Mun. Offices & Fire Brigade as per Plan Submitted by TPO)
308	301	Shopping Complex, Vegetable Market & Offices	1.1	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.287 Municipal Administrative Bldg. as per Plan Submitted by TPO)
309	302	Library	0.05	250	Library	0.05	Retained
310	303	Children Play Ground	0.12	251	Children Play Ground	0.10	Retained
311	304	Play Ground	0.43	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.297 Play Ground as per Plan Submitted by TPO)
312	305	Primary school & Play Ground	0.58	282	Educational Facility	0.24	Redesignated with Modified Boundary vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.298 Edu. Facility as per Plan Submitted by TPO)
313	306	Shopping Complex & Vegetable Market	0.39	281	Shopping Complex & Vegetable Market	0.39	Retained
314	307	Library	0.15	280	Library	0.15	Retained
315	308	Police Station	0.09	252	Municipal Purpose	0.09	Redesignated

Sr No (1)	Reservations of Sanctioned Development Plan AA)			Reservations of Draft Revised Development Plan 2024-2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
316	309	Cultural Centre	0.9	279	Vegetable Market, Shopping Center & Parking	0.87	Redesignated
317	310	Play Ground	0.86	278	Play Ground	0.81	Retained
318	311	Garden	4.11	289	Park	6.57	Redesignated with Modified Boundary vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.323 Park as per Plan Submitted by TPO)
319	312	Primary school & Play Ground	0.3	288	Children Park	0.3	Redesignated
320	313	High school & Play Ground	1.05	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.325 as per Plan Submitted by TPO)
321	314	H.S.,P.S. & Play Ground	0.63	321	Play Ground	0.59	Redesignated
322	315	Public Latrine	0.32	328	Municipal Purpose	0.32	Redesignated
323	316	Primary school & Play Ground	0.37	405	Municipal Purpose	0.3	Redesignated
324	317	Vegetable Market & Shopping Complex	0.16	413	Shopping Center & Offices	0.14	Retained
325	318	Fire Station	0.04	~	~	~	Reservation deleted vide General Body Resolution No. 23, Dated: 30-07-2026 (Reservation No.457 MP as per Plan Submitted by TPO)

Sr No (1)	Reservations of Sanctioned Development Plan AA)			Reservations of Draft Revised Development Plan 2024-2044			Remark
	(2)			(3)			(4)
	Res. No	Name of Reservation	Area (Ha)	Res No	Name of Reservation	Area (Ha)	
326	319	Primary school	0.26	426	Educational Facility	0.26	Redesignated
327	320	Play Ground	0.28	425	Play Ground	0.29	Retained
328	321	Primary school & Play Ground	0.54	~	~	~	Developed
329	322	Play Ground	0.53	428	Play Ground	0.95	Merged & Redesignated with Modified Boundary
330	325	Multipurpose Hall	0.39				
331	323	Children Play Ground	0.23	427	Children Play Ground	0.25	Retained with Modified Boundary
332	324	Police Station	0.07	412	Garbage Collection Center	0.13	Redesignated with Modified Boundary
333	326	Parking	0.1	411	Parking	0.12	Retained
334	327	Library	0.13	410	Vegetable Market, Shopping center& Office	0.44	Merged & Redesignated with Modified Boundary
335	328	Vegetable Market, Shopping centre & Office	0.29				
336	329	Bus Stop	0.06	409	Bus Stop	0.06	Retained
337	330	Vegetable Market & Shopping Complex	0.19	432	Vegetable Market & Shopping Center	0.19	Retained

21.10 Annexure - X list of reservations and its development cost

S. No (1)	Res. No (2)	Purpose (3)	Village (4)	Survey No (5)	CTS. No (6)	Ownership (7)	Area (Ha) (8)	Approx. Cost of Land (Rs- Lacs) (9)	approx. Cost Of Developme nt (Rs- Lacs) (10)	Total Approxima te Cost (Rs-Lacs) (11)	Appropriat e Authority (12)
1	1	Public Utilities + MSEB Electric Substation	Savedi	289 pt, 288pt	~	Pvt	9.21	1059.57	10535.30	11594.87	AMC
2	2	Municipal Purpose	Savedi	287pt, 288pt	~	Pvt	1.38	159.26	3483.75	3643.01	AMC
3	3	Municipal Purpose	Savedi	285 pt	~	Pvt	0.53	61.43	1343.70	1405.13	AMC
4	4	Playground	Savedi	283pt, 284pt	~	Pvt	2.17	249.08	495.32	744.40	AMC
5	5	Municipal Purpose	Savedi	280 pt	~	Pvt	0.05	33.38	126.28	159.67	AMC
6	6	Municipal Purpose	Nagapur Gaothan	~	358, 361pt, 362pt	Pvt	0.04	13.98	106.57	120.55	AMC
7	7	Municipal Purpose	Nagapur	1 pt	~	Pvt	0.01	8.93	25.20	34.13	AMC
8	8	Children Playground	Nagapur Gaothan	~	1077	Pvt	0.05	15.06	10.44	25.50	AMC
9	9	Playground	Nagapur	30 pt	~	Pvt	0.40	360.44	92.41	452.84	AMC
10	10	Public Toilet	Nagapur	~	Gaotha n PT	Pvt	0.04	11.77	4.08	15.85	AMC
11	11	Park	Nagapur	30 pt	~	Pvt	0.32	285.42	73.18	358.60	AMC
12	12	Burial Ground	Nagapur	277 pt	~	Pvt	1.17	374.66	268.59	643.25	AMC
13	13	Cremation Ground	Nagapur	276 pt	~	Pvt	0.78	248.90	178.44	427.34	AMC

S. No (1)	Res. No (2)	Purpose (3)	Village (4)	Survey No (5)	CTS. No (6)	Ownership (7)	Area (Ha) (8)	Approx. Cost of Land (Rs- Lacs) (9)	approx. Cost Of Developme nt (Rs- Lacs) (10)	Total Approxima te Cost (Rs-Lacs) (11)	Appropriat e Authority (12)
14	14	MSEB Electric Substation	Savedi	261 pt, 276pt, 277 pt	~	Pvt	0.38	122.55	439.27	561.82	M.S.E.B
15	15	Children Playground	Savedi	260 pt	~	Pvt	0.14	96.42	33.16	129.58	AMC
16	16	Sports Complex	Savedi	260 pt	~	Pvt	1.05	698.67	240.27	938.94	AMC
17	17	Municipal Purpose	Savedi	282 pt		AMC	0.15	96.72	365.86	462.58	AMC
18	18	Municipal Purpose	Savedi	53 pt	~	Pvt	0.23	49.89	586.42	636.31	AMC
19	19	Housing for Dishoused	Savedi	54 pt	~	Pvt	2.38	509.08	5984.33	6493.42	AMC
20	20	MSEB Electric Substation	Savedi	295 pt	~	Pvt	0.13	12.33	151.55	163.87	M.S.E.B
21	21	Shopping Center & Parking	Savedi	300 pt, 301pt	~	Pvt	0.64	59.35	145.94	205.29	AMC
22	22	Health Facility	Savedi	301 pt	~	Pvt	0.51	47.64	1288.72	1336.36	AMC
23	23	Vegetable Market	Savedi	258pt, 260pt	~	Pvt	0.39	261.99	991.05	1253.04	AMC
24	24	Play Ground	Savedi	261 pt		Pvt	1.50	479.75	343.93	823.69	AMC
25	25	Social Welfare Dept.	Nagapur	10 pt	~	Pvt	0.32	110.12	812.33	922.45	AMC
26	26	Garden	Nagapur	11 pt, 10 pt	~	Pvt	0.98	333.06	223.37	556.43	AMC
27	27	Shopping Center	Nagapur	12 pt	~	Pvt	0.40	136.40	1006.25	1142.65	AMC
28	28	Parking	Nagapur	30 pt	~	Pvt	0.37	331.88	85.09	416.97	AMC
29	29	Library	Savedi	255 pt	~	Pvt	0.06	20.65	162.83	183.47	AMC
30	30	Health Facility	Savedi	257 pt	~	Pvt	0.12	81.87	309.70	391.56	AMC
31	31	Library	Bhistabag	36 pt	~	Pvt	0.05	46.28	131.70	177.99	AMC

S. No (1)	Res. No (2)	Purpose (3)	Village (4)	Survey No (5)	CTS. No (6)	Ownership (7)	Area (Ha) (8)	Approx. Cost of Land (Rs- Lacs) (9)	approx. Cost Of Developme nt (Rs- Lacs) (10)	Total Approxima te Cost (Rs-Lacs) (11)	Appropriat e Authority (12)
32	32	Health Facility	Bhistabag	47 pt	~	Pvt	0.13	112.30	319.56	431.86	AMC
33	33	Animal Dispensary	Bhistabag	1 pt	~	Pvt	0.05	46.55	132.46	179.01	AMC
34	34	Sports Complex	Savedi	51 pt	~	Pvt	0.58	503.47	132.65	636.12	AMC
35	35	Library & Gymnasium	Savedi	55 pt	~	Pvt	0.18	297.11	463.95	761.06	AMC
36	36	Children Playground	Savedi	55 pt	~	Pvt	0.19	309.05	43.87	352.92	AMC
37	37	Fire Brigade & Training Center	Bhistabag	3 pt	~	Pvt	0.52	456.54	1299.16	1755.69	AMC
38	38	Public Toilet	Bhistabag	3 pt	~	Pvt	0.05	40.95	116.52	157.46	AMC
39	39	Municipal Purpose	Bhistabag	43 pt	~	Pvt	0.11	95.57	271.97	367.54	AMC
40	40	Library	Bhistabag	46 pt	~	Pvt	0.05	46.94	133.59	180.53	AMC
41	41	Garden	Bhistabag	44 pt, 40 pt, 45pt, 41 pt, 43 pt		Pvt	1.16	1027.48	265.81	1293.29	AMC
42	42	AMT Bus Stand	Nagapur	29 pt	~	Pvt	0.78	698.41	895.28	1593.69	AMC
43	43	Parking	Nagapur	14 pt	~	AMC	0.59	0.00	135.16	135.16	AMC
44	44	Municipal Purpose	Nagapur	12 pt	~	Pvt	0.36	122.91	906.73	1029.65	AMC
45	45	Kondwada	Bolhegaon	60 pt	~	Pvt	1.01	373.34	2531.44	2904.78	AMC
46	46	Playground	Bolhegaon	66 pt	~	Pvt	1.37	503.94	313.17	817.11	AMC
47	47	Playground	Bolhegaon	68 pt	~	Pvt	0.71	377.93	161.85	539.79	AMC
48	48	Vegetable Market	Bolhegaon	79 pt	~	Pvt	0.35	188.08	885.99	1074.07	AMC
49	49	Playground	Bolhegaon	79 pt	~	Pvt	0.65	347.42	148.79	496.21	AMC
50	50	Town Hall	Nagapur	18 pt	~	Pvt	0.45	401.56	1132.48	1534.04	AMC
51	51	Vegetable Market	Savedi	309 pt	~	Pvt	0.10	67.49	255.32	322.81	AMC

S. No (1)	Res. No (2)	Purpose (3)	Village (4)	Survey No (5)	CTS. No (6)	Ownership (7)	Area (Ha) (8)	Approx. Cost of Land (Rs- Lacs) (9)	approx. Cost Of Developme nt (Rs- Lacs) (10)	Total Approxima te Cost (Rs-Lacs) (11)	Appropriat e Authority (12)
52	52	Multipurpose Hall	Savedi	311 pt	~	Pvt	0.20	171.37	496.64	668.01	AMC
53	53	Children Playground	Bhistabag	10 pt	~	Pvt	0.21	189.97	49.14	239.11	AMC
54	54	AMT Bus Stand	Savedi	58 pt	~	Pvt	0.30	262.25	345.47	607.72	AMC
55	55	Park	Savedi	64 pt	~	Pvt	0.41	355.85	93.75	449.60	AMC
56	56	Garden	Savedi	65 pt	~	Pvt	0.08	65.81	17.34	83.15	AMC
57	57	AMT Bus Stand	Savedi	67 pt	~	Pvt	0.14	30.13	156.62	186.75	AMC
58	58	NHAI Office	Savedi	67 pt	~	Pvt	0.05	89.43	125.75	215.17	NHAI
59	59	AMC's Rest House	Savedi	67 pt	~	Pvt	0.60	1078.18	1516.07	2594.24	AMC
60	60	Playground	Bhistabag	13pt, 14 pt, 15pt	~	Pvt	1.83	1468.42	418.20	1886.62	AMC
61	61	Health Facility	Bhistabag	12 pt	~	Pvt	0.10	78.21	245.92	324.13	AMC
62	62	Children Playground	Bhistabag	11 pt	~	Pvt	0.06	49.48	14.14	63.62	AMC
63	63	Children Playground	Savedi	251 pt	~	Pvt	0.14	196.66	32.47	229.13	AMC
64	64	Site & Services	Bolhegaon	60 pt	~	Pvt	0.92	341.03	2312.38	2653.41	AMC
65	65	Garbage Collection Centre	Bolhegaon	60 pt	~	Pvt	0.18	66.30	204.34	270.64	AMC
66	66	Health Facility	Bolhegaon	64 pt	~	Pvt	1.50	556.50	3773.41	4329.92	AMC
67	67	Playground	Bolhegaon	75 pt	~	Pvt	0.75	343.12	170.58	513.70	AMC
68	68	Shopping Centre	Nagapur	22 pt	~	Pvt	0.42	208.71	1060.69	1269.40	AMC
69	69	Playground	Nagapur	22 pt, 21pt, 25pt	~	Pvt	1.17	1730.41	267.75	1998.16	AMC
70	70	Park	Savedi	249 pt	~	Pvt	1.23	1696.93	280.20	1977.12	AMC
71	71	Municipal Purpose	Savedi	249 pt	~	Pvt	0.25	344.39	625.53	969.92	AMC
72	72	Education Facility	Bhistabag	15pt, 16pt	~	Pvt	0.38	306.31	959.60	1265.91	AMC
73	73	Children Playground	Bhistabag	18 pt, 17pt	~	Govt	0.19	153.94	43.84	197.79	AMC

S. No (1)	Res. No (2)	Purpose (3)	Village (4)	Survey No (5)	CTS. No (6)	Ownership (7)	Area (Ha) (8)	Approx. Cost of Land (Rs- Lacs) (9)	approx. Cost Of Developme nt (Rs- Lacs)	Total Approxima te Cost (Rs-Lacs) (11)	Appropriat e Authority (12)
74	74	Housing for Dishoused	Bhistabag	19 pt	~	Pvt	0.07	51.87	187.20	239.06	AMC
75	75	Municipal Purpose	Savedi	47	~	Pvt	0.21	331.35	517.41	848.76	AMC
76	76	Municipal Purpose	Savedi	70 pt	~	Pvt	0.05	90.17	126.79	216.96	AMC
77	77	Municipal Purpose	Savedi	45 pt	~	Pvt	0.50	698.71	1266.34	1965.05	AMC
78	78	Play Ground	Savedi	45 pt	~	Pvt	0.93	1289.74	212.50	1502.24	AMC
79	79	Super Market & Parking	Bhistabag	26 pt	~	Pvt	1.34	1237.62	3362.14	4599.76	AMC
80	80	Shopping Centre	Savedi	239 pt, 241pt	~	Pvt	0.75	1042.15	1892.86	2935.00	AMC
81	81	Health Facility	Bolhegaon	84 pt	~	Pvt	0.20	91.44	500.08	591.53	AMC
82	82	Shopping Centre, Vegetable Market & Parking	Bolhegaon	75 pt	~	Pvt	0.96	435.87	2404.54	2840.41	AMC
83	83	Shopping Center	Bolhegaon	64 pt	~	Pvt	0.42	156.20	1059.15	1215.35	AMC
84	84	AMT Bus Stand	Bolhegaon	56 pt	~	Pvt	0.40	49.81	459.33	509.14	AMC
85	85	Water Pumping Station	Bolhegaon	74 pt	~	Pvt	0.11	49.00	122.86	171.86	AMC
86	86	Playground	Bolhegaon	74 pt	~	Pvt	0.61	276.84	138.84	415.67	AMC
87	87	Garden	Bolhegaon	86 pt	~	Pvt	0.94	430.43	213.99	644.42	AMC
88	88	Fire Brigade & Offices	Bolhegaon	85 pt	~	Pvt	0.23	105.80	578.56	684.36	AMC
89	89	Park	Savedi	224 pt, 236 pt	~	Pvt	2.13	1593.43	487.82	2081.26	AMC
90	90	Vegetable Market	Savedi	32pt, 33pt	~	Pvt	0.50	547.22	1252.58	1799.80	AMC
91	91	Education Facility	Savedi	45 pt	~	Pvt	0.21	289.88	525.38	815.26	AMC

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92	92	Garden	Savedi	79 pt	~	Pvt	0.39	547.15	90.15	637.30	AMC
93	93	MSEB Electric Substation	Savedi	79 pt	~	Pvt	0.42	576.92	475.27	1052.19	MSEB
94	94	Shopping Complex & Parking	Savedi	32pt, 33pt	~	Pvt	0.42	456.21	1044.26	1500.47	AMC
95	95	Garden	Savedi	323 pt	~	Pvt	0.60	990.58	137.13	1127.71	AMC
96	96	Play Ground	Savedi	236 pt, 235pt	~	Pvt	1.72	1288.38	394.43	1682.81	AMC
97	97	Housing for Dishoused	Bolhegaon	91 pt	~	Pvt	1.25	572.08	3155.94	3728.02	AMC
98	98	Playground	Bolhegaon	90 pt	~	Pvt	0.55	249.68	125.22	374.90	AMC
99	99	Burial Ground	Bolhegaon	1pt, 2 pt	~	Pvt	1.08	494.29	247.89	742.19	AMC
100	100	Shopping Centre	Savedi	323 pt	~	Pvt	0.60	990.57	137.13	1127.70	AMC
101	101	Municipal Purpose	Savedi	23 pt	~	Pvt	0.13	186.63	315.94	502.57	AMC
102	102	Multipurpose Hall & Parking	Savedi	23 pt	~	Pvt	0.59	878.53	1487.22	2365.75	AMC
103	103	Municipal Administrative Building	Savedi	23 pt		Pvt	1.76	2048.46	4434.67	6483.13	AMC
104	104	Garden	Savedi	23 pt	~	Pvt	0.41	610.56	93.96	704.52	AMC
105	105	Social Welfare Department	Savedi	23 pt			2.07	2401.06	5197.99	7599.05	State Govt.
106	106	Playground	Savedi	27pt, 31pt	~	Pvt	1.34	1559.13	306.85	1865.97	Social Welfare Department

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107	107	Edu. Facility	Savedi	38 pt, 31pt	~	Pvt	0.65	759.54	149.48	909.03	AMC
108	108	Park	Bhingar	288 pt	~	Pvt	0.72	202.07	165.04	367.11	AMC
109	109	Playground	Bhingar	288 pt	~	Pvt	4.27	1196.77	977.46	2174.24	AMC
110	110	Playground	Savedi	40pt, 41 42 pt	~	Pvt	1.71	2759.53	391.73	3151.26	AMC
111	111	Municipal Purpose	Savedi	27pt, 30pt, 31pt	~	Pvt	0.32	369.02	798.89	1167.92	AMC
112	112	Play Ground	Savedi	23 pt, 22, 21 pt, 19 pt, 20 pt		Pvt	4.35	5057.87	995.42	6053.29	AMC
113	113	Park	Savedi	4 pt, 5	~	Pvt	1.95	2100.85	445.68	2546.53	AMC
114	114	Health Facility	Savedi	9 pt, 12pt	~	Pvt	0.84	905.34	2112.67	3018.01	AMC
115	115	Playground	Savedi	229 pt, 230pt, 228pt	~	Pvt	1.21	1029.23	276.91	1306.14	AMC
116	116	Sewage Treatment Plant	Savedi	224pt, 228pt, 229pt, 230pt, 235pt	~	Pvt	4.27	3628.16	4880.73	8508.89	AMC
117	117	Cremation Ground	Bolhegaon	6 / A pt	~	Pvt	0.56	69.89	128.89	198.78	AMC
118	118	Playground	Bolhegaon	Gaothan	~	Govt	0.79	0.00	180.20	180.20	AMC
119	119	Vegetable Market	Bolhegaon	24 pt	~	AMC	0.78	0.00	178.24	178.24	AMC
120	120	Municipal Purpose	Bolhegaon	35 pt, 38 pt	~	Pvt	0.61	76.18	1545.52	1621.70	AMC
121	121	Health Facility	Bolhegaon	39pt, 40pt	~	Pvt	0.51	62.94	1276.84	1339.78	AMC

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122	122	Education Facility	Savedi	228 pt	~	Pvt	0.40	340.54	1007.83	1348.37	AMC
123	123	MSEB Electric Substation	Savedi	3 pt	~	Pvt	0.16	270.23	187.04	457.28	MSEB
124	124	Garbage Collection Centre	Savedi	TPS_4-118	~	Govt	0.14	0.00	157.86	157.86	AMC
125	125	Garden	Savedi	TPS_4-113 pt	~	Pvt	0.47	635.98	1178.98	1814.96	AMC
126	126	Sports Complex	Savedi	19 pt, 20 pt		Pvt	0.68	794.96	156.45	951.41	AMC
127	127	Town Hall	Savedi	19 pt, 20 pt		Pvt	0.56	647.42	127.42	774.84	AMC
128	128	Botanical Garden	Savedi	19 pt, 20 pt		Pvt	0.69	798.35	157.12	955.47	AMC
129	129	Amusement Park	Savedi	40 pt, 94pt	~	Pvt	1.83	2945.11	418.07	3363.18	AMC
130	130	Playground	Savedi	86 pt	~	Pvt	1.81	3234.50	413.47	3647.96	AMC
131	131	Playground	Bhingar	299 pt	~	Pvt	2.97	994.10	678.63	1672.73	AMC
132	132	Education Facility	Bhingar	303 pt	~	Pvt	0.75	210.07	1887.32	2097.39	AMC
133	133	Shopping Centre	Bhingar	304 pt	~	Pvt	0.18	49.78	447.28	497.06	AMC
134	134	Children Playground	Bhingar	303	~	Pvt	0.76	212.29	173.39	385.68	AMC
135	135	Town Hall	Savedi	96 pt		Pvt	1.65	2663.64	4159.30	6822.93	AMC
136	136	Education Facility	Savedi	TPS_4-111	~	AMC	1.39	0.00	3498.22	3498.22	AMC
137	137	Health Facility	Savedi	1 pt	~	Pvt	0.30	490.61	747.08	1237.69	AMC
138	138	Playground	Savedi	TPS_4-2 pt, 1pt	~	AMC	0.96	0.00	219.66	219.66	AMC

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139	139	Education Facility	Savedi	221 pt, 222pt, 223pt	TPS_4- 1	Pvt	0.40	652.74	993.96	1646.69	AMC
140	140	Cremation Ground	Savedi	224 pt, 223pt, 227pt	~	Pvt	3.29	2792.31	751.26	3543.57	AMC
141	141	Ext. to Burial Ground	Savedi	224pt, 227pt	~	Pvt	0.55	467.89	125.88	593.77	AMC
142	142	Sewage Treatment Plant	Bolhegaon	6/C pt, 5pt	~	Pvt	4.04	500.80	4618.10	5118.90	AMC
143	143	Municipal Purpose	Bolhegaon	32 pt,33pt,34 pt	23pt, 33pt, 34pt	Govt	0.49	0.00	1241.19	1241.19	AMC
144	144	MSEB Substation	Bolhegaon	43pt, 48pt	~	Pvt	0.41	50.38	464.62	515.00	M.S.E.B
145	145	Education Facility	Nalegaon	137pt, 138pt	~	Govt	0.96	0.00	2426.54	2426.54	AMC
146	146	Education Facility	Bolhegaon	36 pt	~	Govt	0.39	0.00	982.75	982.75	AMC
147	147	Health Facility	Bholegaon	34pt, 36pt	~	Govt	0.98	0.00	2461.78	2461.78	AMC
148	148	Playground	Savedi	223 pt, 224pt,213 pt	~	Pvt	2.08	1768.29	475.75	2244.05	AMC
149	149	Botnical Garden	Savedi	96 pt		Pvt	1.50	2415.70	342.92	2758.62	AMC
150	150	Play Ground	Savedi	96 pt		Pvt	2.58	4160.25	590.57	4750.82	AMC
151	151	Post Department Staff Quarters	Savedi	97 pt	~	Pvt	1.55	2492.52	3892.09	6384.61	Post Departm

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											ent Staff Quarters
152	152	Garden	Savedi	91	~	Pvt	0.38	674.16	86.18	760.33	AMC
153	153	Shopping Centre & Cultural Centre	Bhingar	329 pt	~	Pvt	1.70	474.82	4265.88	4740.70	AMC
154	154	Playground	Bhingar	329 pt	~	Pvt	1.79	600.25	409.76	1010.01	AMC
155	155	Health Facility	Bhingar	324 C pt	~	Pvt	0.13	44.86	336.83	381.69	AMC
156	156	Stadium & Sports Complex	Savedi	TPS_4- 193 pt	~	Pvt	3.34	5057.42	763.42	5820.83	AMC
157	157	Parking	Savedi	TPS_4- 193 pt	~	Pvt	0.84	1275.37	192.52	1467.89	AMC
158	158	Shopping Centre & Parking	Nalegaon	126 pt	~	Pvt	2.21	127.97	5550.19	5678.15	AMC
159	159	Cultural Center & Library	Savedi	TPS_4- 195	~	AMC	1.11	1687.18	2801.49	4488.68	AMC
160	160	Garden	Bhingar	322	~	Pvt	0.59	197.94	135.12	333.06	AMC
161	161	Burial Ground	Bhingar	331 pt	~	Pvt	0.72	239.65	163.60	403.24	AMC
162	162	Cremation Ground	Bhingar	331 pt	~	Pvt	0.63	209.57	143.06	352.64	AMC
163	163	Sewage Treatment Plant	Bhingar	331 pt	~	Pvt	0.62	207.37	707.81	915.18	AMC
164	164	Education Facility	Bhingar	337 pt	~	Pvt	0.62	173.60	1559.65	1733.25	AMC
165	165	Vegetable Market & Shopping Centre	Bhingar	337 pt	~	Pvt	0.29	81.20	729.52	810.72	AMC
166	166	Education Facility	Savedi	TPS_4- 207	~	Pvt	0.33	278.56	824.42	1102.98	AMC
167	167	Garden	Nalegaon	288 pt	~	Pvt	0.86	676.80	196.17	872.97	AMC

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168	168	Health Facility	Nalegaon	127 pt	~	Pvt	0.40	67.45	998.14	1065.60	AMC
169	169	Vegetable Market	Nalegaon	166 pt	~	Pvt	0.27	15.57	675.51	691.09	AMC
170	170	Education Facility	Nalegaon	166 p	~	Pvt	0.60	63.73	1512.34	1576.07	AMC
171	171	Health Facility	Nalegaon	162 p	~	Govt	0.21	0.00	524.68	524.68	AMC
172	172	Playground	Nalegaon	202 pt 195pt	~	Pvt	0.81	46.84	184.67	231.50	AMC
173	173	Children Playground	Nalegaon	291 pt	~	Pvt	0.57	539.09	131.15	670.24	AMC
174	174	Garden	GLR	11 pt	~	Pvt	0.27	461.32	62.72	524.04	AMC
175	175	Parking	GLR	5 pt,3pt	~	Pvt	0.41	681.52	92.66	774.18	AMC
176	176	RTO Office	GLR	23 pt	~	Pvt	0.83	752.06	2090.46	2842.51	RTO Office
177	177	Garden	GLR	22 pt, 24pt	~	Pvt	0.52	469.27	118.58	587.85	AMC
178	178	Cultural Centre & Library	GLR	, 9 pt	~	Pvt	0.42	383.41	1065.74	1449.14	AMC
179	179	Garden	GLR	8 pt, 9 pt	~	Pvt	0.40	363.41	91.83	455.25	AMC
180	180	Garden Around Mosque Tomb	GLR	108 pt,	7371, 5893	Pvt	1.68	1127.49	383.13	1510.61	AMC
181	181	Garden	Nalegaon	294 B pt	~	Pvt	0.59	552.42	134.40	686.82	AMC
182	182	Parking	Nalegaon	294 B pt	~	Pvt	0.32	300.02	72.99	373.01	AMC
183	183	Children Playground	Nalegaon	280 pt	~	Pvt	0.39	183.43	89.25	272.69	AMC
184	184	Park & Picnic Centre	Nalegaon	299, 268pt, 269pt, 270pt, 271pt, 278pt,	~	Pvt	7.37	4110.23	1684.53	5794.76	AMC

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				279pt, 284pt, 286pt, 298pt							
185	185	Education Facility	Nalegaon	203p,206p	~	Pvt	0.78	45.24	1962.23	2007.47	AMC
186	186	Health Facility	Nalegaon	214 pt,215 pt	~	Pvt	0.52	52.31	1315.96	1368.27	AMC
187	187	Rehabilitation of Slum Dwellers	GLR	20 pt	~	Pvt	1.89	1713.08	4761.79	6474.87	AMC/St ate Govt
188	188	RTO Office	GLR	24 pt	~	Pvt	1.59	1288.22	3990.93	5279.15	RTO Office
189	189	Parking	GLR	41 pt, 43 pt	~	Pvt	0.40	706.68	91.88	798.56	AMC
190	190	Shopping Centre & Parking	GLR	31/ B pt	~	Pvt	0.36	450.86	913.18	1364.04	AMC
191	191	Garden	Ahilyanagar Gaothan	~	6424, 6425pt, 6426pt, 6427pt, 6428pt	Pvt	0.06	95.12	13.10	108.22	AMC
192	192	Parking	Ahilyanagar Gaothan	~	7547pt	AMC	0.08	0.00	18.57	18.57	AMC
193	193	Cultural Centre	Ahilyanagar Gaothan	~	7189, 7547pt, 6466pt	Munic ipal Corpo	0.39	655.12	992.18	1647.30	AMC

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						ration & P					
194	194	Playground	Nalegaon	262, 263pt, 264pt, 265pt, 267 pt, 269pt	~	Pvt	1.79	999.13	409.48	1408.61	AMC
195	195	Municipal Purpose	Nalegaon	220 pt, 221pt	~	AMC	0.46	0.00	1167.12	1167.12	AMC
196	196	Burial Ground	Nalegaon	221 pt	~	AMC	2.42	0.00	552.94	552.94	AMC
197	197	Municipal Purpose	Nalegaon	221 pt	~	AMC	0.54	0.00	123.64	123.64	AMC
198	198	Municipal Purpose	Nalegaon	220 pt	~	AMC	0.77	0.00	1935.07	1935.07	AMC
199	199	Children Playground	Nalegaon	229 pt, 230pt, 156pt	~	Pvt	0.49	91.45	111.25	202.70	AMC
200	200	Playground	Nalegaon	158 p 152pt	~	Pvt	0.59	101.05	135.93	236.98	AMC
201	201	Health Facility	Nalegaon	152 pt, 158pt	~	Pvt	0.93	158.56	2346.25	2504.81	AMC
202	202	Education Facility	Nalegaon	152 pt, 158pt	~	Pvt	1.27	215.46	3188.23	3403.69	AMC
203	203	Truck Terminus	Nalegaon	72 pt	~	Pvt	2.23	350.86	511.06	861.92	AMC
204	204	Education Facility	Nalegaon	76 pt	~	Pvt	0.60	93.64	1500.35	1593.99	AMC
205	205	Garden	Nalegaon	234 pt	~	Pvt	0.84	151.94	193.04	344.98	AMC
206	206	Children Playground	Nalegaon	235 pt	~	Pvt	0.30	92.48	68.66	161.14	AMC
207	207	Municipal Purpose	Nalegaon	236 pt	~	Pvt	0.13	39.86	325.54	365.39	AMC

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208	208	Playground	Nalegaon	240 pt	~	Pvt	0.45	113.43	103.34	216.77	AMC
209	209	Site & Services	Nalegaon	243 pt	~	Pvt	1.92	559.95	4840.53	5400.48	AMC
210	210	Cremation Ground	Nalegaon	221 pt	~	AMC	1.19	0.00	272.90	272.90	AMC
211	211	Playground	Nalegaon	261 pt, 260pt, 262pt, 270pt	~	Pvt	2.53	1449.21	579.41	2028.62	AMC
212	212	Children Playground	Ahilyanagar Gaothan	~	253/1	Govt	0.04	0.00	9.48	9.48	AMC
213	213	Children Park	Ahilyanagar Gaothan	~	244/A	Govt	0.07	0.00	15.01	15.01	AMC
214	214	Children Playground	Ahilyanagar Gaothan	~	495A/G	Govt	0.02	0.00	5.50	5.50	AMC
215	215	Children Park	Ahilyanagar Gaothan	~	CTS	Govt	0.05	0.00	7.64	7.64	AMC
216	216	Children's Playground & Gymnasium	Ahilyanagar Gaothan	~	CTS	Govt	0.04	0.00	10.09	10.09	AMC
217	217	Cultural Centre	Ahilyanagar Gaothan	~	511pt	Govt	0.03	0.00	122.38	122.38	AMC
218	218	Garden	Ahilyanagar Gaothan	~	570, 578, 579/1, 579/2	Govt	0.06	0.00	14.08	14.08	AMC
219	219	Children Park	Ahilyanagar Gaothan	~	598/A	Pvt	0.03	33.40	6.89	40.28	AMC

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220	220	Parking	Ahilyanagar Gaothan	~	CTS	AMC	0.02	0.00	4.28	4.28	AMC
221	221	Children Park	Ahilyanagar Gaothan	~	685pt, 691pt	AMC	0.01	0.00	3.10	3.10	AMC
222	222	Parking	Ahilyanagar Gaothan	~	1040	AMC	0.03	0.00	6.53	6.53	AMC
223	223	Health Facility	Ahilyanagar Gaothan	~	CTS	AMC	0.02	0.00	60.95	60.95	AMC
224	224	Shopping Centre & Parking	Ahilyanagar Gaothan	CTS	116	Pvt	0.36	555.52	913.98	1469.50	AMC
225	225	Rehabilitation of Slum Dwellers	GLR	31 pt, P pt, 31 pt, B pt, 31 pt, C pt, 47 pt, 48 pt, 49 pt, 50 pt, 46pt	1233pt, 1234pt, 1235pt, 1236pt, 1237pt, 1238pt, 1239pt, 1240pt, 1241pt	Pvt	3.64	2999.08	9144.79	12143.86	AMC/St ate Govt.
226	226	Municipal Purpose	Ahilyanagar Gaothan	~	1556	Pvt	0.06	90.51	148.92	239.43	AMC
227	227	Children Park	Ahilyanagar Gaothan	~	1619A/ 1A, 1592pt, 1619/1 A/2pt,1	Pvt	0.08	131.64	18.85	150.49	AMC

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					619/1A /3pt, 1619/1 A-1pt						
228	228	Children's Playground & Gymnasium	Ahilyanagar Gaothan	~	1619/3, 1619A/ 2Bpt, 1619A/ 2A	Pvt	0.17	122.97	39.61	162.57	AMC
229	229	Parking	GLR	56, 59 , 60 , 61/B	~	Pvt	0.36	637.65	82.90	720.55	AMC
230	230	Garden	Ahilyanagar Gaothan	~	1175	Pvt	0.14	314.66	32.36	347.01	AMC
231	231	Shopping Centre & Offices	Ahilyanagar Gaothan	~	664	Govt	0.71	0.00	1787.42	1787.42	AMC
232	232	Parking	Ahilyanagar Gaothan	~	664	Pvt	0.10	356.60	21.92	378.52	AMC
233	233	Children Playground	Ahilyanagar Gaothan	~	640	AMC	0.05	0.00	10.55	10.55	AMC
234	234	Parking	Ahilyanagar Gaothan	~	5623/1	Pvt	0.04	153.18	9.08	162.25	AMC
235	235	Vegetable Market & Parking	Ahilyanagar Gaothan	~	209,21 0,211,2 12, 212/1,	AMC	0.11	408.95	276.54	685.49	AMC

S. No (1)	Res. No (2)	Purpose (3)	Village (4)	Survey No (5)	CTS. No (6)	Ownership (7)	Area (Ha) (8)	Approx. Cost of Land (Rs- Lacs) (9)	approx. Cost Of Developme nt (Rs- Lacs)	Total Approxima te Cost (Rs-Lacs) (11)	Appropriat e Authority (12)
					213A, 213B						
236	236	Children's Playground & Gymnasium	Ahilyanagar Gaothan	~	2A/1	Govt	0.14	0.00	31.47	31.47	AMC
237	237	Children Park	Ahilyanagar Gaothan	~	29	Govt	0.01	0.00	3.42	3.42	AMC
238	238	Parking	Morchudna gar	246pt, 1pt, 2pt	7399/A 1,7399/ 2,7399/ B	Govt	0.08	0.00	17.93	17.93	AMC
239	239	Children Park	Chahurana BK	107 pt	~	Pvt	0.18	91.51	450.49	541.99	AMC
240	240	Garden	Nalegaon	1pt, 2pt	~	Pvt	0.65	282.53	147.85	430.39	AMC
241	241	Vegetable Market & Shopping Centre	Nalegaon	235 pt	~	Pvt	0.48	146.66	1197.83	1344.49	AMC
242	242	Fire Brigade	Nalegaon	235 pt	~	Pvt	0.48	147.79	1207.06	1354.85	AMC
243	243	Library	Nalegaon	230 pt	~	Pvt	0.01	2.51	33.57	36.08	AMC
244	244	Education Facility	Nalegaon	155 p, 231 pt	~	Pvt	0.40	123.87	1011.74	1135.61	AMC
245	245	Garden	Nalegaon	108 pt, 109pt,	~	Pvt	0.46	118.43	105.80	224.22	AMC
246	246	AMT Bus Stand	Nalegaon	72 pt	~	Pvt	0.58	90.89	132.40	223.29	AMC
247	247	RTO Office	Nalegaon	70 pt	~	Pvt	1.00	156.99	2515.51	2672.50	RTO Office
248	248	Shopping Centre	Nalegaon	86 pt	~	Pvt	0.71	112.13	1796.61	1908.73	AMC

S. No (1)	Res. No (2)	Purpose (3)	Village (4)	Survey No (5)	CTS. No (6)	Ownership (7)	Area (Ha) (8)	Approx. Cost of Land (Rs- Lacs) (9)	approx. Cost Of Developme nt (Rs- Lacs)	Total Approxima te Cost (Rs-Lacs) (11)	Appropriat e Authority (12)
249	249	Municipal Purpose	Nalegaon	83 pt	~	Pvt	0.12	31.66	311.09	342.75	AMC
250	250	Library	Nalegaon	17 pt	~	Pvt	0.05	15.25	124.55	139.80	AMC
251	251	Children Playground	Nalegaon	21 pt	~	Pvt	0.10	14.54	23.58	38.12	AMC
252	252	Municipal Purpose	Nalegaon	5 pt	~	Pvt	0.09	39.42	226.92	266.34	AMC
253	253	Parking	Morchudna gar	246pt, 1pt, 2pt	7401pt, 6863, 6869	Govt	0.08	0.00	19.18	19.18	AMC
254	254	Vegetable Market & Shopping Centre	Ahilyanagar Gaothan	~	CTS	Govt	0.05	0.00	124.13	124.13	AMC
255	255	Children Playground	Ahilyanagar Gaothan	~	5971	Munic ipal Corpo ration & P	0.07	0.00	16.39	16.39	AMC
256	256	Children Playground	Ahilyanagar Gaothan	~	5187/1, 5514Ap t	Govt	0.09	0.00	20.29	20.29	AMC
257	257	Garden	Ahilyanagar Gaothan	~	5677pt, 5680pt, 5686pt, 5687pt	Govt	0.05	0.00	11.76	11.76	AMC
258	258	Library	Ahilyanagar Gaothan	~	5679, 5679Ap t	Pvt	0.01	12.21	25.24	37.44	AMC
259	259	Parking	Ahilyanagar Gaothan	~	3544, 3543pt	Pvt	0.12	302.37	27.84	330.21	AMC

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260	260	Children Playground	Ahilyanagar Gaothan	~	2866- A, 2864pt	Pvt	0.03	113.69	6.15	119.84	AMC
261	261	Shopping Centre & Vegetable Market	Ahilyanagar Gaothan	~	3035 to 3045	Pvt	0.14	431.89	358.57	790.46	AMC
262	262	Shopping Centre & Offices	Ahilyanagar Gaothan	~	3146 to 3186, 3193 to 3201A	Pvt	0.10	314.92	261.45	576.37	AMC
263	263	Children Park	Ahilyanagar Gaothan	~	CTS	Govt	0.01	0.00	3.11	3.11	AMC
264	264	Children Playground	Ahilyanagar Gaothan	~	7163pt	Pvt	0.03	26.91	5.80	32.71	AMC
265	265	Children Park	Ahilyanagar Gaothan	~	2274A, 2257	Govt+ Pvt	0.02	0.00	5.30	5.30	AMC
266	266	Children Park	Ahilyanagar Gaothan	~	2091/A , 2095/A	Govt	0.02	0.00	5.65	5.65	AMC
267	267	Parking	GLR	63 P, 64pt	~	Pvt	0.24	214.92	54.31	269.23	AMC
268	268	Library	GLR	67 pt	~	Pvt	0.09	86.08	238.08	324.16	AMC
269	269	Parking	Ahilyanagar Gaothan	105 / A pt	~	Pvt	0.05	84.47	10.98	95.45	AMC
270	270	Parking	Ahilyanagar Gaothan	~	5579	Pvt	0.05	60.39	11.35	71.74	AMC

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271	271	Children's Playground & Gymnasium	Ahilyanagar Gaothan	~	2433	Pvt	0.06	50.11	13.10	63.21	AMC
272	272	Garden	Ahilyanagar Gaothan	~	5306/A	Govt	0.04	0.00	8.64	8.64	AMC
273	273	Children Park	Ahilyanagar Gaothan	~	5161/A /1	AMC	0.11	0.00	25.17	25.17	AMC
274	274	Children Playground	Ahilyanagar Gaothan	~	4974, 4976, 4977/B, 4977pt, 4977/A pt, 4978pt	Govt+ Pvt	0.09	0.00	21.69	21.69	AMC
275	275	Vegetable Market & Shopping Centre	Morchudna gar	~	4903	Pvt	0.13	93.59	330.65	424.23	AMC
276	276	Parking	Morchudna gar	3 pt, 258pt	7401pt, 7402pt, 6865, 6864	Pvt	0.90	392.92	205.62	598.55	AMC
277	277	Extension to CG	Morchudna gar	2:00 PM	7401pt, 7402pt, 6865, 6864	Pvt	0.29	127.62	66.79	194.41	AMC
278	278	Playground	Nalegaon	36 p	~	Pvt	0.81	259.65	186.15	445.80	AMC

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279	279	Vegetable SC, Market & Parking	Nalegaon	36 p	~	Pvt	0.87	279.09	2200.84	2479.93	AMC
280	280	Library	Nalegaon	11 pt	~	Pvt	0.15	66.27	381.50	447.77	AMC
281	281	Shopping Centre & Vegetable Market	Nalegaon	11 pt	~	Pvt	0.39	172.52	993.11	1165.63	AMC
282	282	Play Ground	Nalegaon	13 p	~	Pvt	0.24	67.92	610.23	678.15	AMC
283	283	MSEB Substation	Nalegaon	86 pt	~	Pvt	0.56	88.58	645.17	733.75	MSEB
284	284	Shopping Centre	Nalegaon	69 pt	~	Pvt	1.59	328.10	3987.33	4315.44	AMC
285	285	Shopping Centre	Nalegaon	69 pt	~	Pvt	1.51	313.16	3805.66	4118.82	AMC
286	286	Garden	Morchudna gar	42 p, 43 pt	~	Pvt	0.62	42.96	142.39	185.36	AMC
287	287	Health Facility	Nalegaon	91 pt	~	Pvt	0.45	114.73	1127.43	1242.17	AMC
288	288	Children Park	Nalegaon	36 pt	~	Pvt	0.30	95.67	68.58	164.25	AMC
289	289	Park	Nalegaon	37 pt, 38, 39pt	~	Pvt	6.58	2098.62	1504.49	3603.11	AMC
290	290	Parking	Ahilyanagar Gaothan	~	CTS	AMC	0.06	0.00	14.32	14.32	AMC
291	291	Parking	Ahilyanagar Gaothan	~	5161/A /1, 5231/2	AMC	0.19	0.00	43.38	43.38	AMC
292	292	Mutton Market	Ahilyanagar Gaothan	~	5161/B, 5161/A /7/2	AMC	0.05	0.00	123.52	123.52	AMC
293	293	Municipal Purpose	Ahilyanagar Gaothan	~	4770- A/2	AMC	0.27	0.00	680.07	680.07	AMC

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294	294	Parking	Ahilyanagar Gaothan	~	4412A	Pvt	0.01	6.27	1.79	8.07	AMC
295	295	Children Playground	Ahilyanagar Gaothan	~	4068/C, 4098/A	Govt	0.03	0.00	6.30	6.30	AMC
296	296	Children Park	Ahilyanagar Gaothan	~	4151	AMC	0.01	0.00	2.96	2.96	AMC
297	297	Children Playground	Ahilyanagar Gaothan	~	4212/B, 4256pt, 4257pt	AMC	0.04	0.00	8.79	8.79	AMC
298	298	Shopping Centre & Offices	Ahilyanagar Gaothan	~	4540/A	Govt	0.23	0.00	582.36	582.36	AMC
299	299	Children Park	Ahilyanagar Gaothan	~	4540/A	Govt	0.03	0.00	6.01	6.01	AMC
300	300	Education Facility	GLR	118 pt	~	Pvt	0.62	1092.57	1562.51	2655.08	AMC
301	301	Mini Market	Ahilyanagar Gaothan	~	4540A	Govt	0.03	0.00	67.46	67.46	AMC
302	302	Garden	Bhingar	TPS_3- 211 pt	~	Pvt	0.78	866.00	178.58	1044.58	AMC
303	303	Children Park	Ahilyanagar Gaothan	~	4475A	Govt	0.10	0.00	23.95	23.95	AMC
304	304	Parking	Ahilyanagar Gaothan	~	CTS	AMC	0.01	0.00	2.94	2.94	AMC
305	305	Flower Market	Ahilyanagar Gaothan	~	4600pt, 4601pt,	AMC	0.03	0.00	67.71	67.71	AMC
306	306	Vegetable Market & Shopping Centre	Chahurana BK	TPS_3- 160 p	~	Pvt	0.23	281.42	579.32	860.73	AMC

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307	307	Parking	Morchudna gar	4 pt	~	Pvt	1.24	211.25	282.52	493.77	AMC
308	308	Playground	Nalegaon	101 pt	~	Pvt	0.80	83.58	183.78	267.36	AMC
309	309	Shopping Centre & Multipurpose Hall	Morchudna gar	34 pt, 92pt Nalegaon	~	Pvt	0.88	112.59	2212.82	2325.42	AMC
310	310	Education Facility	Nalegaon	66 pt	~	Pvt	0.62	128.46	1561.12	1689.58	AMC
311	311	Playground	Nalegaon	65 pt	~	Pvt	0.85	175.60	194.00	369.61	AMC
312	312	Garden	Morchudna gar	34 pt	~	Pvt	0.39	49.55	88.53	138.09	AMC
313	313	Garden	Morchudna gar	24 pt	~	Pvt	1.62	349.88	370.43	720.31	AMC
314	314	Education Facility	Nalegaon	29 pt	~	Pvt	0.59	127.74	1487.73	1615.47	AMC
315	315	Playground	Nalegaon	29 pt	~	Pvt	1.26	272.21	288.20	560.41	AMC
316	316	Housing for Dishoused	Nalegaon	29pt, 41pt	~	Pvt	3.46	750.65	8701.98	9452.63	AMC
317	317	Housing for Dishoused	Nalegaon	43 p, 44pt	~	Pvt	8.87	1481.81	22321.07	23802.88	AMC
318	318	Parking	Chahurana BK	TPS_3- 172	~	Pvt	0.11	137.53	25.74	163.27	AMC
319	319	Garden	Maliwada	114 p	~	Pvt	0.71	221.57	162.40	383.97	AMC
320	320	Cremation Ground	Maliwada	114 p	~	Pvt	0.15	46.08	33.78	79.85	AMC
321	321	Playground	Morchudna gar	5 pt	~	Pvt	0.59	101.50	1493.18	1594.68	AMC
322	322	Education Facility	Nalegaon	44 pt	~	Pvt	0.37	61.14	921.04	982.18	AMC
323	323	Garden	Nalegaon	29 pt	~	Pvt	0.46	100.12	106.01	206.13	AMC

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324	324	Housing for Dishoused	Nalegaon	64 p, 65pt, 66pt	~	Pvt	3.58	740.09	8994.03	9734.12	AMC
325	325	MSEB Substation	Nalegaon	58pt, 59pt	~	Pvt	0.49	76.37	563.42	639.80	M.S.E.B
326	326	APMC & Kadaba Market	Nalegaon	55 pt	~	Pvt	1.09	168.53	2735.16	2903.69	APMC Ahilyana gar
327	327	Park	Nalegaon	52 pt			3.98	617.17	10016.47	10633.64	State Govt.
328	328	Municipal Purpose	Chahurana KH	4 pt	~	Pvt	0.32	64.15	815.00	879.15	AMC
329	329	Garden	Chahurana BK	TPS_3-55	~	Pvt	0.61	349.37	139.20	488.57	AMC
330	330	Garden	Chahurana BK	TPS_3-30	~	Pvt	0.35	430.79	80.62	511.40	AMC
331	331	Vegetable Market & Shopping Centre	Maliwada	125 A pt	~	Pvt	0.48	151.18	1218.97	1370.16	AMC
332	332	Housing for Dishoused	Maliwada	95pt, 96pt, 104pt	~	Pvt	0.72	412.88	1815.81	2228.70	AMC
333	333	Cultural Centre	Maliwada	93 p, 92pt	~	Pvt	0.71	218.37	1783.54	2001.91	AMC
334	334	Garden	Maliwada	92 pt	~	Pvt	0.55	169.42	125.80	295.22	AMC
335	335	Education Facility	Maliwada	87 p, 88 pt	~	Pvt	0.55	171.60	1383.61	1555.21	AMC
336	336	Hawkers Market	Chahurana BK	TPS_3-71	~	Pvt	0.05	18.55	133.68	152.23	AMC
337	337	Garden	Chahurana BK	76pt, 14pt	~	Pvt	0.52	301.10	119.96	421.07	AMC

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			Morchudna gar								
338	338	Town Hall	Nalegaon	52 pt		Pvt	2.88	446.17	7241.20	7687.38	AMC
339	339	Botnical Garden	Nalegaon	51 pt	~	Pvt	2.92	777.98	668.85	1446.83	AMC
340	340	Playground	Nalegaon	54 pt	~	Pvt	2.01	311.76	459.98	771.74	AMC
341	341	Playground	Kedgaon	48 pt	~	Pvt	0.82	156.63	186.56	343.18	AMC
342	342	Site & Services	Kedgaon	45 p, 46pt, 44pt	~	Pvt	4.47	935.20	11256.32	12191.51	AMC
343	343	Play Ground	Nalegaon	50 pt, 51 pt		Pvt	11.67	1809.23	2669.37	4478.60	AMC
344	344	Cremation Ground & Parking	Nalegaon	48 pt,	~	Pvt	0.49	417.10	112.48	529.58	AMC
345	345	Playground	Chahurana BK	14 pt, 141pt, 142pt, 28pt	~	Pvt	1.41	1176.63	322.64	1499.27	AMC
346	346	Educational Facility	Maliwada	65 pt	~	Pvt	1.41	459.51	3534.95	3994.46	AMC
347	347	Playground	Maliwada	65 pt	~	Pvt	1.53	500.79	350.23	851.02	AMC
348	348	AMT Bus Stand	Maliwada	58 pt	~	Pvt	0.45	99.57	517.50	617.07	AMC
349	349	Amusement Park	Maliwada	56 pt	~	Pvt	1.12	295.69	256.14	551.83	AMC
350	350	Health Facility	Maliwada	5 B pt	~	Pvt	0.13	78.42	322.88	401.30	AMC
351	351	Garden	Chaurana BK	51 pt, 52 pt, 133 pt, 134 pt		Pvt	0.47	269.93	107.54	377.48	AMC
352	352	Garden	Nalegaon	48 pt	~	Pvt	0.56	476.38	128.47	604.86	AMC

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353	353	Vegetable Market & Shopping Centre	Nalegaon	46 pt	~	Pvt	0.44	375.95	1115.26	1491.21	AMC
354	354	Parking	Nalegaon	46 pt	~	Pvt	0.15	127.81	34.47	162.27	AMC
355	355	Municipal Service Industrial Estate	Kedgaon	64pt, 66pt,67pt, 68pt		PVt	9.80	3431.12	24660.86	28091.99	AMC
356	356	Education Facility	Kedgaon	65 pt, 66 pt	~	Pvt	1.52	533.27	3832.85	4366.13	AMC
357	357	Health Facility	Kedgaon	65 p, 63pt	~	Pvt	0.35	122.51	880.52	1003.03	AMC
358	358	Garden	Kedgaon	46 pt	~	Pvt	0.48	92.49	110.16	202.65	AMC
359	359	Health Facility	Kedgaon	46 pt	~	Pvt	0.32	60.61	360.96	421.57	AMC
360	360	Playground	Kedgaon	39 pt	~	Pvt	0.95	182.58	217.47	400.05	AMC
361	361	Vegetable Market	Kedgaon	23 pt	~	Pvt	0.20	41.52	499.72	541.23	AMC
362	362	Garden	Kedgaon	63 pt	~	Pvt	0.43	149.43	97.64	247.07	AMC
363	363	Parking	Chahurana BK	final Plot No-52	~	Pvt	0.70	404.28	161.07	565.34	AMC
364	364	Playground	Chahurana BK	133	~	Pvt	0.07	38.36	15.28	53.64	AMC
365	365	Education Facility & PG	Maliwada	6 pt	~	Pvt	1.04	571.26	2622.35	3193.60	AMC
366	366	Garden	Maliwada	49 pt	~	Pvt	0.35	74.91	80.05	154.96	AMC
367	367	Shopping Centre	Chahurana KH	39 pt	~	Pvt	0.57	216.17	1431.06	1647.24	AMC
368	368	Health Facility	Kedgaon	126 pt,	~	Pvt	0.28	291.38	702.10	993.47	AMC
369	369	Education Facility	Kedgaon	23 pt	~	Pvt	0.36	75.63	910.27	985.90	AMC
370	370	Municipal Purpose	Kedgaon	33 pt	~	Pvt	0.05	10.91	124.71	135.61	AMC

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371	371	Playground	Kedgaon	494 pt	~	Pvt	0.98	162.04	224.58	386.62	AMC
372	372	Garden	Kedgaon	18 pt	~	Pvt	0.70	142.21	160.21	302.42	AMC
373	373	Shopping Centre & Parking	Kedgaon	106 pt 105 pt	~	Pvt	1.50	402.70	3765.93	4168.63	AMC
374	374	Education Facility	Kedgaon	105 pt	~	Pvt	0.58	331.75	1469.25	1801.00	AMC
375	375	Parking	Kedgaon	122 pt	~	Pvt	0.17	70.88	38.78	109.66	AMC
376	376	Shopping Centre & Offices	Kedgaon	123 pt, 122pt	~	Pvt	0.37	308.80	940.45	1249.25	AMC
377	377	Municipal Purpose	Kedgaon	123 pt, 122pt	~	Pvt	0.43	356.55	1085.87	1442.42	AMC
378	378	Cultural Centre & Library	Bhingar	30 pt	~	Pvt	0.50	180.57	1251.34	1431.91	AMC
379	379	Education Facility	Bhingar	30 pt	~	Pvt	1.03	372.90	2584.19	2957.09	AMC
380	380	Playground	Bhingar	30 pt	~	Pvt	1.57	569.68	358.90	928.58	AMC
381	381	MSEB Substation	Chahurana KH	35 pt	~	Pvt	0.64	53.14	732.09	785.23	MSEB
382	382	Health Facility	Maliwada	45 pt	~	Pvt	0.11	28.07	285.83	313.90	AMC
383	383	Garden	Chahurana BK	41 pt, 40pt	~	Pvt	2.89	239.90	660.98	900.88	AMC
384	384	Playground	Chahurana KH	33 pt	~	Pvt	0.77	185.36	175.17	360.53	AMC
385	385	Education Facility	Chahurana KH	33 pt, 32pt	~	Pvt	0.52	124.74	1296.71	1421.46	AMC
386	386	Garden	Chahurana BK	57 pt	~	Pvt	0.78	272.19	178.36	450.55	AMC
387	387	Playground	Bhingar	377 pt	~	Pvt	0.42	167.19	95.59	262.78	AMC

S. No (1)	Res. No (2)	Purpose (3)	Village (4)	Survey No (5)	CTS. No (6)	Ownership (7)	Area (Ha) (8)	Approx. Cost of Land (Rs- Lacs) (9)	approx. Cost Of Developme nt (Rs- Lacs)	Total Approxima te Cost (Rs-Lacs) (11)	Appropriat e Authority (12)
388	388	Park	Bhingar	31 pt, 32 pt	~	Pvt	3.40	1234.43	777.69	2012.12	AMC
389	389	Education Facility	Kedgaon	119 pt	~	Pvt	0.40	132.68	1011.42	1144.10	AMC
390	390	Playground	Kedgaon	104 pt, 100pt, 101pt, 102pt	~	Pvt	5.58	3168.52	1275.72	4444.23	AMC
391	391	Shopping Centre & Parking	Kedgaon	504 pt	~	Pvt	0.30	67.01	766.20	833.21	AMC
392	392	Municipal Purpose	Kedgaon	494 pt	~	Govt	0.26	0.00	646.77	646.77	AMC
393	393	Education Facility	Kedgaon	489 pt	~	Govt	0.87	0.00	2191.69	2191.69	AMC
394	394	Education Facility	Kedgaon	504 pt	~	Pvt	0.56	123.86	1416.24	1540.10	AMC
395	395	Vegetable Market	Kedgaon	511 pt	~	Pvt	0.33	83.75	832.77	916.52	AMC
396	396	Municipal Purpose	Kedgaon	10 pt	~	Pvt	0.15	38.74	385.16	423.90	AMC
397	397	Education Facility	Kedgaon	8 pt	~	Pvt	0.56	152.63	1396.24	1548.88	AMC
398	398	Vegetable Market & Shopping Centre	Kedgaon	86 pt	~	Pvt	0.65	173.60	1623.41	1797.00	AMC
399	399	Vegetable Market	Kedgaon	111 pt	~	Pvt	0.56	151.88	1420.28	1572.16	AMC
400	400	Housing for Dishoused	Kedgaon	134pt, 135pt, 136pt	~	Pvt	1.50	543.17	3764.14	4307.30	AMC
401	401	Garden	Chahurana BK	61pt, 62pt, 63pt, 64pt	~	Pvt	0.11	38.44	25.19	63.63	AMC
402	402	Playground	Chahurana BK	68 pt	~	Pvt	0.65	170.92	148.06	318.98	AMC

S. No (1)	Res. No (2)	Purpose (3)	Village (4)	Survey No (5)	CTS. No (6)	Ownership (7)	Area (Ha) (8)	Approx. Cost of Land (Rs- Lacs) (9)	approx. Cost Of Developme nt (Rs- Lacs) (10)	Total Approxima te Cost (Rs-Lacs) (11)	Appropriat e Authority (12)
403	403	Sewage Treatment Plant	Kedgaon	159 pt, 172pt, 173pt	~	Pvt	2.02	511.87	2313.41	2825.27	AMC
404	404	Garden	Kedgaon	227 pt, 228pt, 229pt, 230pt	~	Pvt	3.57	959.20	815.46	1774.67	AMC
405	405	Municipal Purpose	Kedgaon	512 pt	~	Pvt	0.30	75.99	755.59	831.58	AMC
406	406	Garden	Kedgaon	483 pt	~	Govt	0.67	0.00	152.52	152.52	AMC
407	407	Vegetable Market & Shopping Centre	Kedgaon	480 pt	~	Govt	0.42	0.00	1068.76	1068.76	AMC
408	408	Children Park	Kedgaon	497 pt,478 pt	~	Govt	0.22	0.00	51.16	51.16	AMC
409	409	Bus Stop	Kedgaon	499 pt	~	Pvt	0.06	15.40	72.76	88.15	AMC
410	410	Vegetable Market, Shopping Centre & Offices	Kedgaon	499 pt	~	Pvt	0.44	105.56	1097.30	1202.86	AMC
411	411	Parking	Kedgaon	499 pt	~	Pvt	0.12	28.20	26.65	54.85	AMC
412	412	Garbage Collection Centre	Kedgaon	421 pt	~	Pvt	0.13	42.13	146.86	188.99	AMC
413	413	Shopping Centre & Offices	Kedgaon	~	480, 481pt	Pvt	0.15	37.25	370.34	407.59	AMC
414	414	Playground	Kedgaon	242pt, 243 pt, 244 pt	~	Pvt	1.49	344.64	341.19	685.83	AMC
415	415	Parking	Kedgaon	225 pt, 226,	~	Pvt	1.04	280.23	238.24	518.47	AMC

S. No (1)	Res. No (2)	Purpose (3)	Village (4)	Survey No (5)	CTS. No (6)	Ownership (7)	Area (Ha) (8)	Approx. Cost of Land (Rs- Lacs) (9)	approx. Cost Of Developme nt (Rs- Lacs)	Total Approxima te Cost (Rs-Lacs) (11)	Appropriat e Authority (12)
416	416	Playground	Kedgaon	170 pt, 514 pt, 169pt, 177pt	~	Pvt	0.90	226.96	205.16	432.12	AMC
417	417	Education Facility	Kedgaon	177 pt, 178pt, 170pt, 514pt	~	Pvt	0.31	79.31	788.60	867.91	AMC
418	418	Park	Kedgaon	172 pt, 174pt	~	Pvt	1.99	503.99	455.57	959.56	AMC
419	419	Cremation Ground	Chahurana BK	71 pt	~	Pvt	0.53	185.81	121.75	307.56	AMC
420	420	Burial Ground	Chahurana BK	71 pt	~	Pvt	0.47	162.40	106.41	268.81	AMC
421	421	Education Facility	Kedgaon	179 pt	~	Pvt	0.49	97.97	1244.68	1342.65	AMC
422	422	Municipal Purpose	Kedgaon	184 pt	~	Pvt	0.07	13.70	174.02	187.72	AMC
423	423	Shopping Centre	Kedgaon	237 pt, 239pt	~	Pvt	0.34	69.09	856.18	925.27	AMC
424	424	Park	Kedgaon	219 pt, 218pt	~	Pvt	0.84	206.63	191.31	397.94	AMC
425	425	Playground	Kedgaon	416 pt	~	Pvt	0.29	94.19	65.67	159.87	AMC
426	426	Education Facility	Kedgaon	416 pt	~	Pvt	0.26	85.59	656.41	742.00	AMC
427	427	Children Playground	Kedgaon	421 pt	~	Pvt	0.25	81.77	57.01	138.78	AMC
428	428	Playground	Kedgaon	421 pt	~	Pvt	0.95	312.66	217.99	530.65	AMC
429	429	MSEB Substation	Kedgaon	480 pt	~	Pvt	0.28	12.35	322.47	334.82	M.S.E.B

S. No (1)	Res. No (2)	Purpose (3)	Village (4)	Survey No (5)	CTS. No (6)	Ownership (7)	Area (Ha) (8)	Approx. Cost of Land (Rs- Lacs) (9)	approx. Cost Of Developme nt (Rs- Lacs) (10)	Total Approxima te Cost (Rs-Lacs) (11)	Appropriat e Authority (12)
430	430	Health Facility	Kedggon	474 pt, pt, 462pt	~	Pvt	0.54	91.20	1349.57	1440.77	AMC
431	431	Education Facility	Kedgaon	427 pt	~	Pvt	0.47	88.71	1193.29	1282.00	AMC
432	432	Vegetable Market & Shopping Centre	Kedgaon	426 pt	~	Pvt	0.19	35.69	480.12	515.82	AMC
433	433	Education Facility	Kedgaon	216 pt	~	Pvt	0.43	82.78	1084.65	1167.43	AMC
434	434	Playground	Kedgaon	153 pt	~	Pvt	1.23	443.39	281.66	725.05	AMC
435	435	Education Facility	Kedgaon	183 pt	~	Pvt	0.50	98.25	1248.25	1346.49	AMC
436	436	Children Playground	Kedgaon	188 pt	~	Pvt	1.22	128.47	279.81	408.28	AMC
437	437	Vegetable Market & Shopping Centre	Kedgaon	212 pt	~	Pvt	0.23	51.98	581.19	633.17	AMC
438	438	Municipal Purpose	Kedgaon	215 pt	~	Pvt	0.24	46.78	612.92	659.70	AMC
439	439	Health Facility	Kedgaon	280 pt	~	Pvt	0.41	83.68	1036.98	1120.66	AMC
440	440	Library	Kedgaon	378 pt	~	Pvt	0.12	38.96	296.09	335.05	AMC
441	441	Municipal Purpose	Kedgaon	378 pt	~	Pvt	0.07	23.33	177.31	200.64	AMC
442	442	Town Hall & Library	Kedgaon	387 pt	~	Pvt	0.40	48.39	1005.99	1054.38	AMC
443	443	Playground	Kedgaon	387 pt, 399pt, 400pt	~	Pvt	0.80	149.55	182.89	332.45	AMC
444	444	Vegetable Market & Shopping Centre	Kedgaon	399 pt, 400pt	~	Pvt	0.59	110.00	1479.70	1589.70	AMC
445	445	Park	Kedgaon	211 p	~	Pvt	0.92	206.02	209.39	415.41	AMC
446	446	Health Facility	Kedgaon	211 p	~	Pvt	0.26	59.55	665.84	725.39	AMC
447	447	Shopping Centre	Kedgaon	150 pt	~	Pvt	0.34	123.74	864.70	988.44	AMC

S. No (1)	Res. No (2)	Purpose (3)	Village (4)	Survey No (5)	CTS. No (6)	Ownership (7)	Area (Ha) (8)	Approx. Cost of Land (Rs- Lacs) (9)	approx. Cost Of Developme nt (Rs- Lacs)	Total Approxima te Cost (Rs-Lacs) (11)	Appropriat e Authority (12)
448	448	Water Pumping Station	Kedgaon	150 pt	~	Pvt	0.12	41.51	131.84	173.35	AMC
449	449	Health Facility	Kedgaon	143 pt	~	Pvt	0.14	49.16	343.50	392.66	AMC
450	450	Garden	Kedgaon	189 p	~	Pvt	0.44	46.32	100.88	147.19	AMC
451	451	Shopping Centre	Kedgaon	210 p	~	Pvt	0.27	42.01	686.29	728.30	AMC
452	452	Multipurpose Hall & Shoping Centre	Kedgaon	282 pt, 283pt	~	Pvt	1.44	276.80	3626.67	3903.47	AMC
453	453	Garden	Kedgaon	281 pt, 283pt	~	Pvt	1.30	250.32	298.16	548.48	AMC
454	454	MSEB Substation	Kedgaon	455 pt	~	Pvt	0.48	66.94	550.70	617.65	M.S.E.B
455	455	Truck Terminus	Kedgaon	453 pt, 455 pt	~	Pvt	4.71	654.66	1077.08	1731.74	AMC
456	456	Site & Services	Kedgaon	442 pt, 443pt	~	Pvt	1.49	262.74	3755.35	4018.09	AMC
457	457	Garden	Kedgaon	441 pt, 442pt	~	Pvt	0.71	125.00	162.42	287.41	AMC
458	458	Municipal Purpose	Kedgaon	397 pt, 394pt, 395pt	~	Pvt	1.28	239.50	292.90	532.40	AMC
459	459	Sports Complex	Kedgaon	291 pt, 282pt, 283pt	~	Pvt	5.61	1076.75	1282.51	2359.26	AMC
460	460	Education Facility	Kedgaon	205 pt	~	Pvt	0.54	93.65	1361.79	1455.44	AMC
461	461	Library	Kedgaon	210 p	~	Pvt	0.06	9.09	148.41	157.49	AMC
462	462	Playground	Kedgaon	202 p	~	Pvt	1.12	192.96	255.08	448.04	AMC
463	463	Municipal Purpose	Kedgaon	203 pt	~	Pvt	0.24	42.05	611.42	653.47	AMC

S. No (1)	Res. No (2)	Purpose (3)	Village (4)	Survey No (5)	CTS. No (6)	Ownership (7)	Area (Ha) (8)	Approx. Cost of Land (Rs- Lacs) (9)	approx. Cost Of Developme nt (Rs- Lacs)	Total Approxima te Cost (Rs-Lacs) (11)	Appropriat e Authority (12)
464	464	Site & Services	Kedgaon	206 pt, 205pt	~	Pvt	3.80	657.39	9559.03	10216.41	AMC
465	465	Garden	Kedgaon	205 pt	~	Pvt	0.81	139.39	184.26	323.65	AMC
466	466	Shopping Centre	Kedgaon	337 pt, 392pt	~	Pvt	0.43	73.42	1086.44	1159.86	AMC
467	467	Health Facility	Kedgaon	340 pt	~	Pvt	0.20	22.64	508.44	531.08	AMC
468	468	Site & Services	Kedgaon	335 pt, 333pt, 334pt, 338pt	~	Pvt	3.15	588.85	7921.38	8510.23	AMC
469	469	Housing for Dishoused	Kedgaon	335 p	~	Pvt	2.00	374.34	5035.69	5410.02	AMC
470	470	Playground	Kedgaon	316 pt	~	Pvt	0.93	65.06	212.56	277.63	AMC
471	471	Garden	Kedgaon	317 p, 318 p	~	Pvt	0.35	54.24	80.55	134.79	AMC
472	472	Education Facility	Kedgaon	316 pt	~	Pvt	1.48	103.57	3722.02	3825.59	AMC
473	473	Cremation Ground	Kedgaon	319 pt	~	Pvt	0.55	85.14	126.43	211.57	AMC
474	474	Burial Ground	Kedgaon	319 pt	~	Pvt	0.59	91.07	135.24	226.31	AMC
475	475	Municipal Purpose	Kedgaon	295 pt	~	Pvt	0.05	2.00	125.96	127.96	AMC
476	476	Public Utilities	Kedgaon	198 pt	~	Pvt	7.23	390.29	8264.33	8654.62	AMC
477	477	Municipal Purpose	Kedgaon	329 p	~	Pvt	0.09	4.56	216.56	221.12	AMC
478	478	Public Utilities	Kedgaon	347, 346 pt		Pvt	4.80	254.38	5488.19	5742.57	AMC
479	479	Picnic Centre & Parking	Kedgaon	327 pt, 328 pt, 326pt	~	Pvt	6.65	352.34	1520.32	1872.66	AMC

S.No (1)	Res. No (2)	Purpose (3)	Village (4)	Survey No (5)	CTS. No (6)	Ownership (7)	Area (Ha) (8)	Approx. Cost of Land (Rs- Lacs) (9)	approx. Cost Of Developme nt (Rs- Lacs)	Total Approxima te Cost (Rs-Lacs) (11)	Appropriat e Authority (12)
Total							415.95	186343.91	495168.01	681511.91	

Notes: -

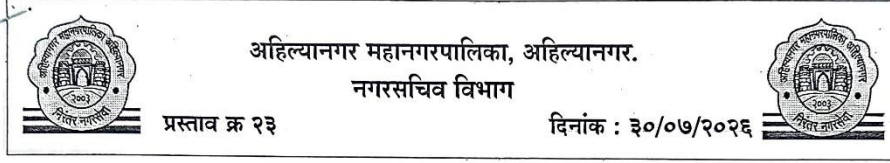
1. Column No. 9 indicates the cost of land required for acquisition as applicable to private lands, worked out in accordance with the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (LARR) Act, 2013. The valuation slabs mentioned in the Annual Statement of Rates (ASR) for bulk land valuation have not been considered for the purpose of estimating land acquisition costs.
2. For buildable reservations such as Primary School (PS), Secondary School (SS), Shopping Centre & Vegetable Market (SC & VM), Wholesale Market (WM), Library, Town Hall, Municipal Purpose, Health Facility / Dispensary / Hospital, Fish Market & Mutton Market (FM & MM), Fire Brigade (FB), etc., a basic FSI of 1.10 has been considered for estimating the cost of development.
3. For reservations such as Playground /Multipurpose Ground, Garden, Parking the cost of construction has been considered at 10% of the RCC construction unit rate, considering the nature and intensity of development
4. For reservations such as STP, ESR, Pumping Station the cost of construction has been considered at 50% of the RCC construction unit rate, considering the nature and intensity of development.
5. Column No.8 indicates the area of the site as derived from GIS-based analysis. The final and correct area shall be considered based on actual site demarcation and field measurements. In cases where the reservation area changes due to modification or partial deletion, the actual area shall be re-measured after site demarcation.
6. Column No. 7 indicates the tentative ownership of the reserved site. The final ownership shall be verified and confirmed based on actual property cards and revenue records.
7. Reservation numbers are assigned sector-wise in sequence from north to south and east to west.
8. **In case of any discrepancy in the reservation name, area, Survey number, or CTS number between the report and the map, the details shown on the map shall be considered final.**

9. *Land acquisition cost has been calculated based on the area of each reservation and the applicable Ready Reckoner (RR) rate, irrespective of solatium or other statutory compensation components*

21.11 Annexure – XI Phasing Program

Phase	No. of Reservations	List of Reservation	Cost of Development in Lakhs
Phase-I	153	8, 9, 27, 34, 37, 38, 46, 47, 49, 54, 55, 56, 66, 78, 81, 84, 85, 86, 92, 96, 100, 111, 117, 119, 121, 129, 132, 140, 143, 145, 146, 147, 152, 157, 163, 164, 168, 170, 171, 174, 177, 178, 179, 180, 182, 185, 186, 189, 191, 192, 193, 199, 200, 204, 206, 208, 210, 215, 220, 222, 227, 229, 230, 232, 234, 238, 239, 244, 248, 249, 252, 253, 259, 265, 266, 267, 269, 270, 276, 277, 281, 284, 285, 288, 290, 291, 293, 294, 299, 304, 306, 309, 319, 320, 326, 328, 333, 334, 336, 341, 353, 359, 360, 361, 370, 371, 373, 376, 377, 380, 390, 391, 392, 393, 395, 396, 398, 399, 405, 406, 407, 408, 410, 412, 413, 414, 416, 422, 423, 425, 427, 428, 430, 432, 434, 436, 437, 438, 439, 441, 444, 447, 451, 453, 458, 459, 462, 463, 466, 470, 475, 476, 477	142095.99
Phase-II	111	6, 7, 17, 21, 22, 23, 24, 29, 30, 31, 32, 33, 35, 40, 41, 44, 48, 57, 61, 63, 65, 68, 72, 82, 88, 90, 91, 94, 99, 101, 106, 109, 112, 115, 116, 120, 126, 127, 128, 131, 134, 138, 141, 148, 149, 150, 154, 155, 156, 158, 169, 173, 175, 195, 196, 198, 207, 241, 242, 243, 251, 278, 279, 286, 289, 308, 311, 312, 313, 315, 321, 323, 329, 330, 337, 339, 340, 343, 345, 346, 347, 348, 349, 351, 352, 358, 362, 363, 364, 365, 366, 372, 383, 384, 386, 387, 388, 401, 402, 404, 418, 424, 443, 445, 448, 450, 457, 465, 471, 474, 479	124346.21
Phase-III	102	1, 2, 3, 4, 5, 10, 11, 13, 14, 15, 16, 18, 20, 26, 36, 39, 50, 51, 53, 60, 62, 67, 69, 71, 73, 74, 75, 76, 77, 79, 80, 83, 87, 98, 102, 103, 104, 105, 107, 108, 110, 118, 122, 124, 125, 130, 135, 136, 139, 144, 159, 160, 161, 162, 166, 167, 172, 183, 184, 190, 194, 197, 201, 202, 205, 211, 223, 224, 231, 235, 240, 245, 250, 254, 261, 262, 275, 280, 292, 298, 300, 301, 305, 307, 317, 318, 327, 331, 335, 338, 354, 355, 367, 378, 403, 420, 440, 446, 449, 461, 467, 478	207739.21
Phase-IV	96	12, 19, 28, 42, 43, 52, 58, 64, 70, 89, 95, 113, 114, 133, 137, 142, 153, 165, 176, 181, 203, 209, 212, 213, 214, 216, 217, 218, 219, 221, 226, 228, 233, 236, 237, 246, 255, 256, 257, 258, 260, 263, 264, 268, 271, 272, 273, 274, 282, 287, 295, 296, 297, 302, 303, 310, 314, 316, 322, 325, 332, 342, 344, 350, 356, 357, 368, 369, 374, 375, 379, 381, 382, 385, 389, 394, 397, 400, 409, 411, 415, 417, 419, 421, 426, 429, 431, 433, 435, 442, 452, 454, 455, 460, 472, 473	124093.94
Phase-V	17	25, 45, 59, 93, 97, 123, 151, 187, 188, 225, 247, 283, 324, 456, 464, 468, 469	83236.57
Total	479	~	681511.92

21.12 Annexure – XII General Body Resolution No. 23 dated 30-07-2026.



प्रस्तावाचा विषय :- अहिल्यानगर महानगरपालिका प्रारूप विकास योजना महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम २६ (१) अन्वये प्रारूप विकास योजना प्रसिद्ध करणेबाबत.

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प्रस्तावाचा मजकूर :- महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम २३(१) व कलम ३८ अन्वये अहिल्यानगर महानगरपालिकेने शहराची मुळ हद्द (तिसरी) व वाढीव हद्द (प्रथम) सुधारित विकास योजना तयार करण्याचा इरादा, महाराष्ट्र शासनाच्या राजपत्र दि.१४-२०, मार्च २०२४ अन्वये प्रसिद्ध करणेत आलेला आहे.

उपसंचालक नगर रचना, तथा नगर रचना अधिकारी, विकास योजना विशेष घटक, अहिल्यानगर महानगरपालिका, अहिल्यानगर या कार्यालयाने विद्यमान जमिन वापर नकाशा दि.१४/०८/२०२५ अन्वये, अहवालासह महानगरपालिकेस हस्तांतरीत केलेला आहे.

उपसंचालक, नगर रचना तथा नगर रचना अधिकारी, विकास योजना विशेष घटक, अहिल्यानगर महानगरपालिका, अहिल्यानगर यांनी दि.१८/०५/२०२६ चे पत्रान्वये अहिल्यानगर शहराचे तयार केलेले प्रारूप विकास योजना नकाशे व अहवाल बंद लिफाफ्यामध्ये, महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम २६(१) नुसार प्रसिद्धीसाठी महानगरपालिकेस हस्तांतरीत केलेले होते. तथापि तदनंतर विधानपरिषद आचार संहिता लागू झाल्याने मा. आयुक्त यांनी दि. १८/०५/२०२६ च्या पत्रान्वये कळविलेनुसार उपसंचालक तथा नगर रचना अधिकारी यांनी दि. ३०/०७/२०२६ च्या पत्रानुसार प्रारूप विकास योजना नकाशे व अहवाल बंद लिफाफ्यामध्ये मा. महासभेत सादर केले आहेत. सर्व सदस्यांना प्रारूप विकास योजनेची ठळक वैशिष्ट्ये व संक्षिप्त माहिती असणारे चार पानी माहितीपत्रक देण्यात आले व सर्वासमोर प्रारूप विकास आराखड्याचे सादरीकरण केले आहे. त्यानंतर महासभेत उपस्थित असलेल्या सर्वांना प्रारूप विकास आराखडा (प्रस्तावित जमीन वापर नकाशा) पाहता यावा यासाठी व तो सर्वांना दिसेल अशा मोठ्या स्क्रीनवर प्रस्तावित जमिन वापर नकाशाचा प्रत्येक भाग सर्व सदस्यांना दोन दिवस दि.३०/०७/२०२६ व दि.३१/०७/२०२६ रोजी दाखवून त्यावर सविस्तर व सखोल चर्चा होऊन सदस्यांच्या प्रत्येक प्रश्नाचे निरसन करण्यात आले व प्रस्तावित जमिन वापर नकाशावर महासभेत विचार विनिमय करण्यात आला व सदस्यांनी सुचविलेले बदल विचारात घेणेत आले.

चर्चा:-

मा. श्री. निखिल वारे :- शहर विकासाबाबतचा तयार करण्यात आलेला आराखडा या पुढील ५० वर्षांचा काळ विचारात घेऊन तयार करणे आवश्यक आहे. यामध्ये भविष्य काळातील मेट्रो लाईन टाकणे कामी नियोजन केलेले दिसून येत नाही. त्याकरिता आरक्षण दाखवलेले नाही. डेवलपमेंट प्लॅन तयार करताना सर्व प्रकारच्या नागरी सुविधा त्यामध्ये असणे आवश्यक आहे.

मा. आयुक्त :- आपल्या सुचनांचा सदर आराखड्यामध्ये समावेश करणे बाबत सुचना विचारात घेऊ.

मा. श्री. अविनाश धुले :- डेवलपमेंट प्लॅन मधील सुचना या कार्यालयाने सुचविल्या पाहिजेत.

मा. श्री. प्रकाश भागानगरे :- अहिल्यानगर शहराचा भावी विकासाचा प्लॅन तयार करताना सर्व सन्माननीय सदस्यांना विचारात घेऊन प्लॅन तयार केला पाहिजे, प्लॅनच्या अभ्यासाकरिता काही कालावधी देणे आवश्यक आहे.

मा. श्री. निखिल वारे :- डेवलपमेंट प्लॅन अभ्यासाकरिता १ महिन्याचा कालावधी देण्यात यावा.

मा. महापौर :- सर्व सन्माननीय सदस्यांच्या सुचना विचारात घेता सर्व प्रथम प्रशासनाने तयार केलेला विकास आराखडा व त्यावरील प्रशासनाची काय भूमिका आहे कशा प्रकारे आराखडा तयार केलेला आहे हे प्रशासनाकडु समाजावुन घेऊ.

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मा. श्री. सुभाष लोंढे :- विकास आराखड्याच्या अभ्यासासाठी वेळ देण्यात यावा.

मा. श्री. अविनाश घुले :- कोणत्याही कागदपत्रांच्या अभ्यासाशिवाय विकास आराखड्यावरील निर्णय अंतिम घ्यायला नको.

मा. श्री. प्रकाश भागानगरे, मा. श्री. संपत बारस्कर :- अहिल्यानगर शहराचा भावी विकासाचा प्लॅन तयार करावयाचा आहे. पुढील ३०, ४० वर्षांचे नियोजनानुसार प्लॅन करणे आवश्यक असल्याने सर्व सदस्यांना अभ्यासासाठी वेळ देऊन त्यांच्या सुचना हरकती घेऊन प्लॅन तयार करण्यात यावा.

मा. उपमहापौर :- प्रशासनाने तयार केलेला विकास आराखडा प्रथम पाहून घेऊ त्यानंतर त्यावर आपण निर्णय घेऊ.

मा. आयुक्त :- आजच्या विकास आराखड्यामध्ये नव्याने २७ आरक्षणांचा समावेश करण्यात आलेला आहे.

मा. श्री. मनोज कोतकर :- यापुर्वी केलेल्या आरक्षित जागेवरील फक्त बिल्डर लोकांचेच आरक्षण उठवण्यात आलेले आहे. शेतक-यांच्या शेत जमिनीवर टाकण्यात आलेले आरक्षण उठवण्यात आलेले नाही. व शेतक-यांना अद्याप्यंत त्याचा मोबदला मिळालेला नाही.

मा. श्री. निखिल वारे :- आजच्या तयार केलेल्या विकास आराखड्यामध्ये २०४५ पर्यंत करावयाच्या विकासाबाबतचा प्लॅन तयार करण्यात आलेला आहे. या पुढे शासनाकडून २ वर्षात नगर शहराच्या हद्द वाढीमध्ये काही फेरबदल झाले तर काय करणार ?

मा. श्रीमती. मुल्ला मॅडम :- अहिल्यानगर शहराचा यापुढील २५ वर्षांकरिता वाढीव लोकसंख्या विचारात घेऊन त्या लोकसंख्येकरिता त्या त्या भागामध्ये आवश्यक असणा-या नागरी सुविधा पुरविणे कामी नगरपालिकेस आवश्यक असणा-या जमिनीवर विविध कारणांकरिता आरक्षण टाकण्यात आलेले आहे. पुढील काळात शहराची हद्दवाढ झाल्यास हद्दवाढ झालेल्या भागाचा नव्याने सुधारित विकास आराखडा तयार करावा लागेल.

मा. श्री. अविनाश घुले :- प्रशासनाने सुचविलेल्या विकास आराखड्यामध्ये नगरसेवकांना बदल करण्याबाबतचे अधिकार आहेत काय?

मा. श्री. गणेश भोसले :- सुचना बदल करण्याचा सभेस अधिकार आहे. नगरसेवकांच्या सुचना हरकती विचारात घ्याव्या लागतील.

मा. आयुक्त :- नगर शहराच्या विकासासाठी तयार करण्यात आलेला विकास आराखडा यामध्ये नागरीकांच्या जमिनीवर आरक्षण पडणार असल्याने सदरचे आजचे सभेचे कामकाज हे गोपनीय स्वरूपाचे असल्याने त्याची माहिती नागरिकांपर्यंत जाणार नाही. याची खबरदारी घेण्यात यावी.

मा. श्री. कुमार वाकळे :- विकास आराखड्याबाबत माहिती देण्यात यावी.

मा. श्रीमती. मुल्ला मॅडम :- महानगरपालिका क्षेत्रामध्ये शाळा, हॉस्पिटल, शॉपिंग कॉम्प्लेस यांचे रजिर्वेशन टाकण्यात आलेले आहे. तथापी यांचे प्रमाण सद्यस्थिती प्रमाणे अधिक आहे. शाळेच्या दाखवलेल्या आरक्षण ठिकाणी शाळेची आवश्यकता नसेल तर तेथे वापरामध्ये बदल करून आपण दुस-या उपयोगाकरिता सुचना करू शकता.

१. बोलहेगाव भागात हेल्थ फॅसिलीटी अंतर्गत रजिर्वेशन टाकलेले आहेत. १ एकर क्षेत्र आहे त्याचा सर्वे नंबर १२७ आहे.

२. सर्वे नंबर १२६ शॉपिंग कॉम्प्लेस व पार्किंग आरक्षण टाकलेले आहे. २.२१ हेक्टर जागा असुन टी.पी. स्किम ची जागा आहे. महानगरपालिकेच्या ताब्यात जागा आहे. शोसल इंफ्रास्ट्रक्चरची जागा आहे. ले-आऊट मधल १५% जागा आलेले आहे. त्यामध्ये आरक्षण टाकलेले आहे.

३. आरक्षण क्रमांक १५७, १५८ सर्वे नंबर ३३, ३४, ३५, ३६ एज्युकेशन फॅसिलीटी करिता जागा आरक्षित करण्यात आलेली आहे. जागा महानगरपालिकेच्या ताब्यात आहे.

४. आरक्षण क्रमांक १५९ महानगरपालिका कार्यालयाकरिता जागा आरक्षित करण्यात आलेली आहे.

५. आरक्षण क्रमांक १३४ व्हॅजिटेबल मार्केट साठी जागा आरक्षित करण्यात आलेली आहे. जागा महानगरपालिकेच्या ताब्यात आहे. एकुण क्षेत्र १.५ एकर आहे.

जुने २०१२ चे आरक्षण आहे तसेच ठेवलेले आहे. केलेल्या मागणीनुसार वापरामध्ये बदल केलेला आहे. सर्वे नंबर ११ नागापुर सोशल वेलफेअर ऑफिस साठी जागा आरक्षित करण्यात आलेली आहे.

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मा. श्री. कुमार वाकळे :- आरक्षण क्रमांक ४६ शॉपिंग कॉम्प्लेस जुन आरक्षण आहे. ही जागा मल्टी परपज करा. जागा मनपाच्या ताब्यात तिचे क्षेत्र ३६ गुंटे आहे. प्ले ग्राऊंड साठी बोल्हेगाव गावठाण येथील ५५ गुंटे जागा मुळ मालकाच्या ताब्यात आहे. आरक्षण क्रमांक ९९ खाजगी जागा आहे. संबंधितास टी.डी.आर. देऊन सदरची जागा फायर फायटर करिता ताब्यात घेण्यात यावी.

मा. श्री. सागर बोरुडे :- नागापुर भागात सोशन वेलफेअर अंतर्गत समाजकल्याण तर्फे मुला मुलींकरिता सुविधा देणेकामी जागा आरक्षित दाखविलेली आहे. सदर जागेची मालकी खाजगी आहे. त्यावर आरक्षण आहे.

मा. श्रीमती. मुल्ला मॅडम :- आरक्षण क्रमांक ४१३ महानगरपालिका वापराकरिता दर्शविण्यात आलेली आहे. जागा महानगरपालिकेकडे हस्तांतरित झालेली आहे. आरक्षण क्रमांक ४३० सर्वे नंबर ४८९ अॅमिनीटी स्पेस आहे. जागा हस्तांतरित झालेली आहे. आरक्षण क्रमांक ४४९, ४५० ची जागा हस्तांतरित झालेली आहे. आरक्षण क्रमांक ४४८ सर्वे नंबर ४९७ ची जागा महानगरपालिकेच्या ताब्यात आहे. आरक्षण क्रमांक ४८३ खाजगी मालकी जमीन आहे. एम.एस.इ.बी. वापरा करिता आरक्षित करण्यात आलेली आहे. सर्वे नंबर ३४७, ३४६ ची जागा डॅपिंग ग्राऊंड करिता आरक्षित करण्यात आलेली आहे.

मा. श्री. मनोज कोतकर :- केडगाव विभागामध्ये ग्रीन झोन एवजी येलो झोन करण्यात यावा.

मा. श्रीमती. मुल्ला मॅडम :- पुर्वीच्या विकास आराखड्यामध्ये केडगाव विभागात ४०% ग्रीन झोन होता तो आता २०% करण्यात आलेला आहे. लोकसंख्येच्या वाढीनुसार आरक्षण टाकण्यात आलेले आहे.

मा. श्री. मनोज कोतकर :- सुधारित आराखड्यामध्ये मेहेरबाब समाधी स्थळाकडे जाणारा रस्ता २४ मीटर ठेवण्यात आलेला आहे. त्याठिकाणी २४ मीटर रस्त्याची आवश्यकता नाही. महानगरपालिकेमार्फत त्याठिकाणी २४ मीटर रस्ता होणार नाही. उपनगराची लोकसंख्या झपाट्याने वाढत असल्याने केडगाव विभागात बी.एल.ओ. झोन मोठ्या प्रमाणावर टाकण्यात यावा. त्यानुसार आरक्षणे वाढविण्यात यावीत.

मा. आयुक्त :- या विकास आराखड्यामधील विकास कामकाज हे सन २०४९ पर्यंत गृहीत धरून आरक्षण टाकण्यात आलेले आहे.

मा. श्रीमती. मुल्ला मॅडम :- आपणांस आवश्यक असणा-या सुचनांचा महासभेच्या ठरावामध्ये समावेश करून ठराव करण्यात यावा. त्यानुसार पुढील आवश्यक ती कार्यवाही कर.

आरक्षण क्रमांक ४९० उद्यान विकसित करणे, आरक्षण क्रमांक ४९१ अग्निशमन विभागाकरिता जागा आरक्षित आहे. जागा मालकी खाजगी आहे., आरक्षण क्रमांक ४७३ सर्वे नंबर १५० खाजगी मालकी जागा आहे., आरक्षण क्रमांक ४७२ सर्वे नंबर १५२ इंडस्ट्रिअल झोन करिता जागा आरक्षित आहे. आरक्षण क्रमांक ४७० खेळाच्या मैदानाकरिता आरक्षित आहे., आरक्षण क्रमांक २२५, २२६ पार्किंग करिता आरक्षित आहे.

नालेगाव :-

मा. श्रीमती. मुल्ला मॅडम :- सर्वे नंबर १४९ आरक्षण क्रमांक २४६ अमरधाम करिता आरक्षित आहे.

मा. श्री. सुभाष लोंढे :- सीना नदीच्या बाजूने ग्रीन बेल्ट क्षेत्र किती आहे.

मा. श्री. गणेश भोसले :- सीना नदीला काही ठिकाणी कमी जास्त रुंदी का येत आहे. अचानक काही ठिकाणी नदीच पात्र कमी का होत आहे?

मा. श्रीमती. मुल्ला मॅडम :- सीना नदीच्या आजुबाजूच्या शेतक-यांनी नदीच्या बाजूस गाळ पेर काढुन सीना नदीचे पात्र कमी अधिक प्रमाणात झालेले आहे.

मा. श्री. अविनाश घुले :- विकास आराखड्यामध्ये औद्योगिक क्षेत्र दाखविलेले पुरेसा प्रमाणात आहे का ? विकास आराखडा प्रसिध्द करण्यास मुदत कधी पर्यंत आहे ? विकास आराखड्यात आरक्षित वापरासाठी ठेवण्यात आलेल्या जागेत आपण आरक्षण बदल करू शकतो का ? महानगरपालिका सभेस अधिकार आहे का ? पूर्ण पणे जागा वापर करता येतो का ?

मा. श्रीमती. मुल्ला मॅडम :- विकास आराखडा प्रसिध्द करण्यास मुळ मुदत १२ सप्टेंबर पर्यंत मुदत आहे. प्रसिध्दी करिता १ महिना बाकी आहे. विकास आराखड्यावर अभ्यास करून निर्णय घेण्यात यावा. नदीच्या पुर्वी पासून दाखविण्यात आलेल्या हद्दी बदलता येत नाहीत.

मा. आयुक्त :- नदीच्या सीमा बदलता येत नाही. प्लॅन मध्ये काही बदल असतील तर ते सांगा.

मा. श्री. गणेश भोसले :- सभा स्थगित करून विकास आराखडा अभ्यासासाठी वेळ द्या.

मा. श्री. अविनाश घुले :- विकास आराखडा अभ्यास केला तर बदल सुचविता येतील. त्याकरिता सभा तहकुब ठेवा.

मा. श्री. निखिल वारे :- विकास आराखड्याचा अभ्यास करण्याकरिता वेळ द्यावा. विकास आराखड्यामध्ये एखादा रस्ता २४ मीटर रुंदीचा प्रस्तावित करून आरक्षित करण्यात आला. तदनंतर सदरचा रस्त्याची जागा महानगरपालिकेच्या ताब्यात मिळाल्यानंतर प्रत्यक्ष जागेवर विकास आराखड्याप्रमाणे आवश्यक असणारी रस्त्याची रुंदी २४ मीटर जागेवर भरत नसेल तर त्याची जबाबदारी कोणाची ?

मा. श्रीमती. मुल्ला मॅडम :- विकास आराखड्यानुसार रस्त्याचे आरक्षण टाकण्यात आलेले असल्याने मोजणी नकाशानुसार जागा उपलब्ध करून घ्यावी लागेल जागा उपलब्ध करून देण्याची संबंधित जागा मालकांची जबाबदारी आहे. त्याठिकाणी बांधकाम परवानगी देणा-यांची जबाबदारी नाही. मोजणी नकाशा अंतिम धरला जातो.

मा. श्री. गणेश भोसले :- चाणक्य चौकात खाऊ गल्ली जवळ महानगरपालिकेची ५ गुंठे जागा आहे. ती जागा महानगरपालिकेच्या ताब्यात नाही.

मा. श्रीमती. मुल्ला मॅडम :- आरक्षण क्रमांक ३८८, ३८९ शैक्षणिक प्रयोजनासाठी आरक्षित करण्यात आलेली आहे. आरक्षण क्रमांक ३८२ महानगरपालिका वापराकरिता आरक्षित आहे. आरक्षण क्रमांक ३९१ पार्किंगकरिता आरक्षित आहे. आरक्षण क्रमांक ६८ खेळाचे मैदानाकरिता आरक्षित आहे. खाजगी जागा आहे.

मा. श्री. गणेश भोसले :- नक्षत्र लॉन शेजारी महानगरपालिकेची जागा आहे. त्यावर आरक्षण दाखवा. महानगरपालिकेची मालमत्ता नोंद दाखवा.

मा. श्रीमती. मुल्ला मॅडम :- आरक्षण क्रमांक ४०२ वाचनालयासाठी आरक्षित आहे. आरक्षण क्रमांक ४१८ खेळाचे मैदानासाठी आरक्षित आहे. आरक्षण जुने आहे वापरात बदल केलेला असून त्याचे क्षेत्र ४२ गुंठे आहे. आरक्षण क्रमांक ३९८ शॉपिंग सेंटर साठी आरक्षित आहे. दीड एकर जागा आहे.

मा. श्री. गणेश भोसले :- आनंदधाम भक्त निवास येथे एक मंदिर आहे. गार्डन आहे. ते या नकाशामध्ये दर्शविण्यात आलेले नाही. गार्डन भक्त निवास यामध्ये अस्तित्वात रस्ता नाही. या नकाशामध्ये तो दाखविण्यात आलेला आहे. नकाशामध्ये रस्ता असेल तर प्रत्यक्षात जागेवर रस्ता ओपन करून द्यावा.

मा. श्रीमती. मुल्ला मॅडम :- सुचनेनुसार दुरुस्ती बाबत ठरावामध्ये उल्लेख करण्यात यावा.

मा. श्री. सुभाष लोंढे :- आजची सभा तहकुब करून दिनांक ३१/०७/२०२६ रोजी दुपारी १२.०० वाजता घेण्यात यावी.

मा. श्री. निखिल वारे :- यापुढे या सभागृहामध्ये सभेचे कामकाज सुरू करण्यापुर्वी राजमाता जिजाऊंच्या प्रतिमेस अभिवादन करून प्रत्येक सभेची सुरुवात करण्यात यावी. अशी मी सुचना करतो.

सर्व सदस्यांनी :- श्री. वारे यांच्या सुचनेस अनुमोदन देऊन राजमाता जिजाऊंच्या प्रतिमेस अभिवादन करून सभेस सुरुवात केली.

मा. श्री. सुभाष लोंढे :- विकास आराखड्यातील आरक्षणाबाबत विभागाने माहिती द्यावी.

मा. श्रीमती. मुल्ला मॅडम :- आरक्षण क्रमांक ६२ रेस्ट हाऊस व महानगरपालिका वाहतुक विभाग आफिस करिता करिता आरक्षण करण्यात आलेले आहे. पुर्वी याठिकाणी शॉपिंग कॉम्प्लेक्स आरक्षण टाकण्यात आलेले होते.

मा. श्री. विकी जगताप :- ऑफिसकरिता ५ गुंठे जागा पुरणार नाही. जागा वाढवून घेण्यात यावे.

मा. श्री. महेश तवले :- आमच्या भागामध्ये २० वर्षांपुर्वी १८ मीटर रस्ता आरक्षण टाकण्यात आले होते. सदर भागातील रहिवासी यांना वापराकरिता शेजारीच ९ मीटर रस्ता अस्तित्वात असून त्याचा वापर चालू आहे. तरी, पुर्वी आरक्षित करण्यात आलेला १८ मीटर रुंद रस्ता आरक्षण रद्द करण्यात यावे. तपोवन रोड कडे जाणारा १८ मीटर रस्ता विकास आराखड्यामध्ये दाखविला गेलेला नाही.

मा. श्रीमती. मुल्ला मॅडम :- आरक्षित करण्यात आलेला रस्ता जागेचे आरक्षण रद्द किंवा याचे रुंदी कमी करता येणार नाही. त्या परिसरातील नागरी लोकसंख्या विचारात घेऊन रस्ता रुंदीकरणाबाबत विचार करता येईल. आराखडा प्रसिध्दी नंतर प्लॅनिंग कमिटी याबाबत निर्णय घेईल. आरक्षण क्रमांक ६३ शैक्षणिक प्रयोजनाकरिता आरक्षित आहे. त्याठिकाणी प्ले ग्राऊंड बनवता

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ईल. आरक्षण क्रमांक ६४ सर्वे नंबर ५७ महानगरपालिका बस स्टॅण्ड हेल्थ सेंटर बनवता येईल. आरक्षण क्रमांक १०७ सर्वे नंबर ८२ सोशल वेलफेअर करिता आरक्षित आहे. आरक्षण क्रमांक १०४ शॉपिंग सेंटर, पार्किंग करिता आहे. आरक्षण क्रमांक १०३ आरोग्य सुविधा करिता आरक्षित आहे. पुर्वीचे आरक्षणात वापर बदल दर्शविलेला आहे. आरक्षण क्रमांक १४८ ॲम्प्युजमेंट पार्क करण्यात आले आहे. पुर्वी शॉपिंग कॉम्प्लेक्स होते.

मा. श्री. निखिल वारे :- आरक्षण क्रमांक १४८ मध्ये ॲम्प्युजमेंट पार्क दर्शविण्यात आलेले आहे. त्याठिकाणी पुर्वीच्या आरक्षणा प्रमाणे शॉपिंग कॉम्प्लेक्स चे आरक्षण ठेवण्यात यावे.

मा. श्रीमती. मुल्ला मॅडम :- सर्वे नंबर ४० जागा १.८३ हेक्टर, सर्वे नंबर ४२ मधील आरक्षण प्ले ग्राऊंड ठेवण्यात आलेले आहे. आरक्षण क्रमांक १४२ प्ले ग्राऊंड आरक्षण केलेले आहे. मुकुंदनगर भागामध्ये नव्याने आरक्षण टाकण्यात आलेले नाही. काही आरक्षणांवरील वापरात बदल करण्यात आलेले आहे. आरक्षण क्रमांक १८१ मागील गार्डन आरक्षण कायम केलेले आहे.

मा. श्री. शेख :- सदर ठिकाणी आरक्षित असलेले जागेचे मा. न्यायालयाचे आदेशानुसार आरक्षण चेंज झालेले आहे.

मा. श्रीमती. मुल्ला मॅडम :- मा. न्यायालयाचे आदेश असतील तर त्याप्रमाणे कमिटी निर्णय घेईल. आरक्षण क्रमांक ३३७ सि.क्यु.ए.व्ही. ऑफिस, आरक्षण क्रमांक १७५ एस.टी.पी. साठी आरक्षित ठेवण्यात आलेले आहे. आरक्षण क्रमांक १७४ पुर्वी हॉस्पिटल साठी आरक्षित होते आता शॉपिंग सेंटर साठी करण्यात आलेले आहे.

मा. श्री. संपत बारस्कर :- अहिल्यानगर शहराच्या विकास आराखड्याच्या प्लॅनिंग कमिटी मध्ये मा. श्री. प्रकाश भागानगरे यांना नियुक्त करण्यात यावे.

मा. श्रीमती. मुल्ला मॅडम :- आरक्षण क्रमांक १३८ शैक्षणिक सोयी सुविधा करिता आरक्षित करण्यात आलेली आहे. आरक्षण क्रमांक १३७ खेळाचे मैदानाकरिता आरक्षित करण्यात आलेले आहे. सदरची जागा महानगरपालिकेच्या ताब्यात आहे.

मा. श्री. संपत बारस्कर :- याभागामध्ये ट्रक टर्मिनल्सचे आरक्षण पुर्वी दाखविण्यात आलेले होते. ते आरक्षण या विकास आराखड्यामध्ये कसे उठविण्यात आले.

मा. श्रीमती. मुल्ला मॅडम :- १० वर्षांच्या आत आरक्षित जमिनीवर महानगरपालिकेने नाव लावले नाही. किंवा जागा ताब्यात घेतली नाही तर संबंधित जागा मालक नोटीस देऊन भरपाई द्या किंवा जागा वरील आरक्षण उठविणे बाबत मागणी करतात. महानगरपालिका भरपाई देऊ शकली नाही तर मा. न्यायालयाकडून आरक्षण उठविणे बाबत कार्यवाही करण्यात येते. सर्वे नंबर २३६ ट्रक टर्मिनस दर्शविण्यात आलेला आहे. आरक्षण क्रमांक २६९ मेडिकल कॉलेज दर्शविण्यात आलेले आहे. आरक्षण क्रमांक १०० शॉपिंग कॉम्प्लेक्स दर्शविण्यात आलेले आहे.

मा. श्री. कुमार वाकळे :- बोल्हेगाव हद्दीत आरक्षण क्रमांक २७१ मध्ये प्ले ग्राऊंड १.१७ हेक्टर क्षेत्र दर्शविण्यात आलेले आहे. आरक्षण क्रमांक ५२ टाऊन हॉल ४५ गुंठे सर्वे नंबर १५ स्मशान भुमी ५६ गुंठे जागा आहे.

मा. श्रीमती. मुल्ला मॅडम :- आरक्षण क्रमांक १३९, १४० पार्क साठी आरक्षित आहे. आरक्षण क्रमांक २८९ पब्लिक युटिलिटी वापरासाठी आहे. आरक्षण क्रमांक १२६ प्ले ग्राऊंड आरक्षण क्रमांक १२७ सोशन वेलफेअर आरक्षण क्रमांक १२९ महानगरपालिका सभागृह आरक्षण क्रमांक १७२ स्टेडियम साठी आरक्षण क्रमांक १७१ पार्किंग साठी दर्शविण्यात आलेले आहे. आरक्षण क्रमांक १९, २०, २१, २२, २३ हा कर्मशिल झोन दर्शविण्यात आलेला आहे.

मा. श्री. निखिल वारे :- वरिल दर्शविण्यात आलेल्या आरक्षणांमध्ये गोर गरिब होतकरु विद्यार्थ्यांसाठी लायब्ररीचे आरक्षण दर्शविण्यात आलेले नाही. लायब्ररी चे आरक्षण टाकण्यात यावे. तसेच मोठा भुखंड असेल तर त्याठिकाणी प्लेग्राऊंड, आय.टी. पार्क दर्शविण्यात यावे. तसेच भविष्यातील दृष्टीकोनातुन मेट्रो स्टेशन करिता जागा आरक्षित करण्यात यावी. महानगरपालिकेच्या कॉडवाडा विभागाकरिता प्रत्येक झोनला १ याप्रमाणे ४ झोन करिता ४ ठिकाणी जागा आरक्षित करण्यात यावी.

मा. श्री. बाबासाहेब वाकळे :- सावेडी विभागातील ग्रीन बेल्ट मध्ये सुशिक्षित बेरोजगारांना रोजगार निर्मिती होईल या दृष्टीकोनातुन येलो झोन करण्यात यावा.

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मा. श्री. गणेश भोसले :- अहिल्यानगर शहर वाडीच्या दृष्टीकोनातून ग्रीन बेल्ट आवश्यक असल्याने आहे तसाच ठेवण्यात यावा.

मा. श्री. संपत बारस्कर :- ग्रीन बेल्ट आहे तसाच ठेवण्यात यावा. भिस्तबाग परिसरामध्ये असणा-या महाल ची जागा येथे आरक्षण टाकण्यात यावे. सदर महालाची जागा खाजगी मालकीची आहे. येथे आरक्षण टाका.

मा. श्रीमती. मुल्ला मॅडम :- हेरिटेजची जागा असेल तर आरक्षण टाकता येणार नाही. खाजगी जागा असेल तर त्याठिकाणी सुशोभिकरणाच्या दृष्टीकोनातून उद्यानचे आरक्षण टाकता येईल.

मा. श्री. संपत बारस्कर :- महालाच्या जागेचे प्रशासनाने कागदपत्र गोळा करून जागेची खात्री करून घ्यावी. सदर जागेचे मालक महानगरपालिकेकडून पैसे मागतात महानगरपालिका संबंधितांना रोख स्वरूपात आर्थिक नुकसान भरपाई देऊ शकत नाही. त्यामुळे त्याठिकाणी शॉपिंग कॉम्प्लेक्स व उद्यान विकसित करून मिळणा-या उत्पन्नामधून संबंधित जागा मालकांना हिस्सा ठरवून देण्यात यावा.

मा. श्रीमती. मुल्ला मॅडम :- ठरावामध्ये त्याप्रमाणे नमूद करण्यात यावे. आरक्षण क्रमांक ८८ सुपर मार्केट आरक्षण क्रमांक ८६ टाऊन हॉल, आरक्षण क्रमांक ८५ व्हेजिटेबल मार्केट व पार्किंग, आरक्षण क्रमांक ८७ एज्युकेशन फॅसिलिटी, आरक्षण क्रमांक ७८ प्ले ग्राऊंड, आरक्षण क्रमांक ८४ म्युनिसिपल पर्वस, आरक्षण क्रमांक ६४ हेल्थ फॅसिलिटी, आरक्षण क्रमांक ५८ ए.एम.टी. बस स्टॅण्ड व हेल्थ सेंटर, आरक्षण क्रमांक ३९ फायर ब्रिगेड साठी, आरक्षण क्रमांक ३४ एज्युकेशन फॅसिलिटी, आरक्षण क्रमांक ३३ हेल्थ फॅसिलिटी, आरक्षण क्रमांक ४२ लायब्ररी साठी, आरक्षण क्रमांक ४३ म्युनिसिपल पर्वज पुर्वी याठिकाणी पोलीस स्टेशन दर्शविण्यात आलेले होते. त्यात बदल करण्यात आलेला आहे. आरक्षण क्रमांक ७५ म्युनिसिपल पर्वज, आरक्षण क्रमांक ९० शॉपिंग सेंटर.

मा. श्री. संपत बारस्कर :- सर्वे नंबर २९१ मध्ये दर्शविण्यात आलेल्या आरक्षणाबाबतची तसेच एकुण क्षेत्र आरक्षित करण्यात आलेले क्षेत्र प्रत्यक्ष उता-यावर कोणाचे नाव आहे. व इतर माहिती देण्यात यावी.

मा. श्रीमती. मुल्ला मॅडम :- सर्वे नंबर २९१/१ चे क्षेत्र ३.३९ हेक्टर, सर्वे नंबर २ चे क्षेत्र २.९८ हेक्टर आहे. सर्वे नंबर २९१ मध्ये स्पोर्ट कॉम्प्लेक्स दर्शविण्यात आलेले आहे. त्याकरिता १३६ गुंठे जागा आहे. आरक्षण क्रमांक २२ विद्युत विभागाच्या सब स्टेशन साठी दर्शविण्यात आलेले आहे. आरक्षण क्रमांक २८८/२८५ म्युनिसिपल पर्वज साठी आहे.

मा. श्री. संपत बारस्कर :- वरिल दर्शविलेल्या आरक्षणामध्ये एका ठिकाणी शाळेचे आरक्षण दर्शविण्यात यावे. याभागात शाळेचे आरक्षण नाही. तसेच जैन धर्मियांचे मंदिर उभारणे कामी आरक्षण दर्शविण्यात यावे.

मा. श्रीमती. मुल्ला मॅडम :- आरक्षण क्रमांक २३ शॉपिंग कॉम्प्लेक्स व पार्किंग साठी आरक्षित आहे. आरक्षण क्रमांक २८० म्युनिसिपल पर्वज साठी आहे. आरक्षण क्रमांक १ पब्लिक युटिलिटी साठी सर्वे नंबर २८९ आरक्षण क्रमांक २/३ म्युनिसिपल पर्वज, सर्वे नंबर २८७, २८८ आरक्षण क्रमांक ४ प्ले ग्राऊंड साठी पुर्वी सोशल वेलफेअर चे आरक्षण होते. सर्वे नंबर २८३, २८४ आरक्षण क्रमांक १८ स्पोर्ट कॉम्प्लेक्स दर्शविण्यात आलेले आहे. आरक्षण क्रमांक. १५ चिल्ड्रन प्ले ग्राऊंड दर्शविण्यात आलेले आहे. आरक्षण क्रमांक १६ महानगरपालिकेचा ओपन स्पेस आहे. आरक्षण क्रमांक १६ स्पोर्ट कॉम्प्लेक्स १ हेक्टर ५० गुंठे जागा, आरक्षण क्रमांक २५ व्हेजिटेबल मार्केट.

मा. श्री. सुभाष लोंढे :- नालेगाव परिसरातील जुने आरक्षण व नवीन टाकण्यात आलेले आरक्षण यामधील फेरबदल सांगा.

मा. श्रीमती. मुल्ला मॅडम - आरक्षण क्रमांक २१५, २१८ म्युनिसिपल पर्वज साठी ठेवण्यात आलेला आहे. तसेच आरक्षण क्रमांक २१४, २१५ हेल्थ फॅसिलिटी साठी ठेवण्यात आलेले आहे. आरक्षण क्रमांक ३२५ म्युनिसिपल पर्वज साठी ठेवण्यात आलेले आहे.

मा. श्री. सुभाष लोंढे :- हे आरक्षण मा. न्यायालयाच्या आदेशानुसार उठवण्यात आलेले आहे. मा. नगरसेवकांनी सुचनांनुसार ठराव करण्यात यावा.

मा. महापौर मॅडम :- अहिल्यानगर शहराचा तयार करण्यात आलेला प्रारूप विकास आराखडा त्यावर आलेल्या सर्व सन्माननीय सदस्यांच्या सुचना / हरकती विचारात घेऊन नियोजन नागरिकांच्या हिताच्या दृष्टीने सर्व सुविधा समावेशक होईल अशा पध्दतीने तयार करणे कामी नियोजन समिती स्थापन करण्यात येत असुन समितीमध्ये नगरसेवक मा. श्री. बाबासाहेब सोन्याबापू वाकळे, नगरसेवीका मा. श्रीमती गौरी अजिंक्य बोरकर, नगरसेवीका, मा. श्रीमती संध्या बाळासाहेब पवार यांची नियुक्ती करण्यात येत आहे.

ठराव - उपसंचालक नगर रचना तथा नगर रचना अधिकारी यांनी हस्तांतरीत केलेल्या अहिल्यानगर शहराचा प्रारूप विकास योजना नकाशा, अहवाल आणि तदनुषंगिक कागदपत्रांचे आजच्या सभेत अवलोकन करून, त्यात काही बदल आवश्यक आहेत, असे सन्माननिय सदस्यांचे मत झाले. त्यानुसार प्रारूप विकास योजनेत खालील प्रमाणे बदल सुचविण्यात येत आहेत.

१. अहिल्यानगर महानगरपालिका हद्दीतील अस्तित्वातील सुविधा विचारात घेता शैक्षणिक सुविधा, आरोग्य सुविधा, वाणिज्य सुविधा यांसाठीचे क्षेत्र अतिरिक्त असलेने तसेच महानगरपालिकेवरील भविष्यात येणारा जागा अधीग्रहणाचा खर्च कमी करण्याच्या दृष्टीकोनातून खालील प्रमाणे बदल सुचविणेत येत आहे.
 - i. शैक्षणिक सुविधेकरिता आरक्षित करणेत आलेल्या आरक्षणांपैकी ज्या आरक्षणांच्या आजुबाजुस विद्यमान शैक्षणिक सुविधा उपलब्ध आहेत अशा आरक्षण क्र. ३४, ६३, ७९ (अंशतः -स.क्र.१५ चे क्षेत्र), ८७, १०१, १४४, १६८, १९५, २९६, ३५८, ३८९ व ४८९ ही आरक्षणे वगळण्यात यावी.
 - ii. मौजे नालेगाव येथील स. क्र. १३ येथील आरक्षण क्र. २९८ शैक्षणिक सुविधा मधील उत्तरेकडील अर्धे क्षेत्र वगळुन उर्वरीत क्षेत्र खेळाचे मैदान म्हणून आरक्षित करणेत यावे.
 - iii. आरोग्यविषयक सुविधेकरिता आरक्षित करणेत आलेल्या आरक्षणांपैकी ज्या आरक्षणांच्या आजुबाजुस विद्यमान आरोग्य सुविधा उपलब्ध आहेत अशा आरक्षण क्र. ६४, ७०, ९७, १०३, १८३, २२५, २५२, ४२७ ही आरक्षणे वगळण्यात यावी.
 - iv. आरक्षण क्र. १२२ व १०२ ही “दुकान केंद्र” याकरीता ठेवण्यात आलेली आरक्षणे पाईपलाईन रोड परिसरात आहेत. सदर परिसराचा विचार करता पाईपलाईन रोड परिसरात फ़ार मोठ्या प्रमाणावर दुकाने विद्यमान आहेत. अशा परिस्थितीत या आरक्षणांची आवश्यकता नाही. तरी ही आरक्षणे वगळणेत यावी. तसेच या परिसरातील भाजी मंडईची आवश्यकता पाहता आरक्षण क्र. १११ चे दोन भागांमध्ये विभाजन करुन एक भाग “भाजी विक्रीकेंद्र” व दुसरा भाग “दुकान केंद्र व पार्किंग” याप्रमाणे नावे देण्यात यावी.
 - v. वाणिज्य व तत्सम सुविधेकरिता आरक्षित करणेत आलेल्या आरक्षण क्र. ४०, ८५, १०४, ३८८, ३६१, ४३५ (अंशतः) वगळण्यात यावे.
२. भविष्याच्या दृष्टीकोणातून आरक्षण क्र. २१२ मधील १.२० हे क्षेत्र शैक्षणिक सुविधेकरिता आरक्षित करुन उर्वरित भागामध्ये आरोग्य सुविधेकरिता जागा उपलब्ध करुन देणेत यावी.
३. आरक्षण क्र. ७३ शैक्षणिक सुविधेसाठीचा वापर बदलुन आरोग्य सुविधेकरिता करणेत यावे.
४. प्रस्तावीत जमीन वापर नकाशामधील खेळाचे मैदान याकरिता प्रस्तावित असलेल्या क्षेत्राची कमतरता भरुन काढणेच्या दृष्टीकोनातून आरक्षण क्र. ११२ ट्रक टर्मिनल्स, आरक्षण क्र. ८३ चे नाव बदलुन “खेळाचे मैदान” करणेत यावे तसेच आरक्षण क्र. ३६ चे नाव बदलुन “फ़्रीडा संकुल” करणेत यावे. व आरक्षण क्र. ३२३ मधील पश्चिमेकडील २ हे. क्षेत्र वगळण्यात यावे. तसेच आरक्षण क्र. १७० खेळाचे मैदान हे शेती विभागामध्ये येत असल्याने त्याची आवश्यकता नसल्याने सदर आरक्षण वगळण्यात यावे.

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५. मौजे सावेडी येथील स. क्र. २६१/अ/१ येथे खेळाचे मैदान करिता जागा आरक्षित करणेत यावी.
६. आरक्षण क्र.११० खेळाचे मैदान या आरक्षणाच्या दक्षिण बाजूस जवळच आरक्षण क्र.१४१ हे समान हेतुकरिता राखीव ठेवणेत आले असल्याने सदर आरक्षण क्र.११० वगळण्यात यावे. तसेच आ.क्र. ५०५ चे जवळच पुर्वेस आ.क्र.५०९ हे खेळाचे मैदान करिता आरक्षित असलेने आ.क्र.५०५ वगळणेत यावे. तसेच मौजे सावेडी स. क्र. ९९ पै येथील आरक्षण क्र.१६५ खेळाचे मैदान वगळण्यात यावे.
७. मौजे सावेडी येथील स.क्र.२९१ पै. येथे टाकण्यात आलेले आ.क्र. १७ क्रीडा संकुल चे संपूर्ण क्षेत्र,मौजे भिस्तबाग स.क्र. ८ पै येथील आरक्षण क्र.५६ पार्क व स्विमिंग पूलचे संपूर्ण क्षेत्र, मौजे भिस्तबाग येथील स.क्र.१३६,१४६,१५६ पै येथे टाकण्यात आलेल्या आरक्षण क्र. ७८ खेळाचे मैदान मधील पुर्वेकडील १.९ हे क्षेत्र आणि मौजे माळीवाडा येथील स.क्र. ५१ पै येथे टाकण्यात आलेले आ.क्र.३८६ खेळाचे मैदान संपूर्ण क्षेत्र ही आरक्षणे वगळण्यात यावीत. आरक्षण क्र. १४१ खेळाचे मैदान मधील उत्तरेकडील २६ गुंठे क्षेत्र वगळून आरक्षण कायम ठेवण्यात यावे. आरक्षण क्र. ६५, ६९ व आरक्षण क्र.२९७ खेळाचे मैदान वगळण्यात यावी. मौजे सावेडी येथील स.क्र. ९ या भुखंडावरील आरक्षण क्र.११९ हे मा. उच्च न्यायालयाच्या आदेशान्वये रद्दबातल झालेले आहे. सबब हे संपूर्ण आरक्षण वगळण्यात यावे.
८. आरक्षण क्र. १ चे नाव बदलून "सार्वजनिक सुविधा + MSED ESS" याप्रमाणे करणेत यावे व भिस्तबाग महल च्या आजुबाजूस "बाग" करिता क्षेत्र आरक्षित करणेत यावी. आरक्षण क्र. २१६ नाव बदलून MP करणेत यावे. आरक्षण क्र.२८ चे नाव बदलून "दुकान केंद्र" व आरक्षण क्र. ४६ चे नाव बदलून "Municipal Purpose" करणेत यावे.
९. इतर सामाजिक सुविधेशी संबंधीत असणारी आरक्षण क्र. १८ BG, १९ MSED, ७७ Garden, ८६ Town Hall, १३९ MSED ESS (अंशतः-उत्तरेकडील १८ आर क्षेत्र), १४३ Garden, १६९ Garden, १७८ Garden, १७९ Garbage Collection Centre, १८५ Public Utility, २५० Children's Play Ground, ३८२ MP, ३९० A Garden, ४०२ Library, ४२६ Garden, ४३४ Fire Brigade, ४५७ Municipal Purpose, ४९१ Fire Brigade ५०७ Site and Services (स.क्र.३३८ चे क्षेत्र) वगळण्यात यावे.
१०. मौजे सावेडी स.क्र. ८२ पै. आरक्षण क्र. १०७ Social Welfare Department हे दि.२५ जाने. २०२३ चे शासन नोटिस अन्वये वगळण्यात आले. तरी ते प्रस्तावीत जमीन वापर नकाशामधून वगळण्यात यावे.
११. महानगरपालिकेची आर्थिक स्थिती विचारात घेता आरक्षण क्र. २८७ Municipal Administrative Building यासारख्या एवढ्या मोठ्या जागेवर या हेतुकरिता ठेवणे योग्य नाही. तसेच पालिकेच्या कामकाजाच्या दृष्टीने सोईस्कर होणेच्या दृष्टीकोणातून मौजे सावेडी येथील स.क्र. २०,२१,२२,२३ यापैकी योग्य तेथे सदर प्रकरणी जागा राखीव ठेवण्यात यावी.
१२. मौजे नालेगाव स. क्र. ३२ पै येथील आरक्षण क्र. ३२५ Municipal Purpose हे यापुर्वीच्या मंजूर विकास योजनेमधील आरक्षणाचा भाग असून सदर आरक्षणाचा मोठा भाग यापुर्वीच कलम ४९ चे नोटीस अन्वये वगळण्यात आलेला असून राहिलेला भागाचा आकार व क्षेत्र विचारात घेता सदर प्रस्तावीत आरक्षण विकसीत करणेच्या दृष्टीने योग्य वाटत नाही. तरी सदर आरक्षण वगळणेत यावे.
१३. आरक्षण क्र. १५३ दफ़नभूमी (अंशतः-स.क्र.२२७ मधील क्षेत्र), आ.क्र. १६० स्मशानभूमी (अंशतः-स.क्र.२२७ मधील क्षेत्र), आ.क्र. ४७४, आ.क्र. ३७४ (अंशतः -स.क्र.४६ मधील क्षेत्र), वगळण्यात यावे.
१४. आरक्षण क्र.४३ Municipal Purpose चे स्थान बदलून सावेडी स.क्र.२८२ मधील महापालिकेच्या जागेवर टाकण्यात यावे जेणेकरून जागा अधिग्रहणाचा खर्च कमी होईल. आरक्षण क्र.३९ Fire Brigade & Training Centre मधे एका कोपऱ्यात शौचालयाकरिता स्वतंत्र व्यवस्था करणेत यावी.

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१५. भिंगारदिवे वस्ती, उदयनगर येथील आ. क्र. १२६ खेळाचे मैदान, आ.क्र. १२७ Social Welfare Dept. येथे अस्तित्वातील घरे असल्याने सदर जागेवरील आरक्षण वगळून उर्वरीत जागेवर अनुक्रमे "खेळाचे मैदान" व "MP" आरक्षण कायम ठेवण्यात यावे.
१६. आरक्षण क्र. १२५ "बगीचा" मधील विद्यमान जमीन वापर नकाशात दर्शविलेल्या शाळेची जागा वगळण्यात यावे. उर्वरीत क्षेत्रातील पश्चिमेकडील ६५ गुंठे क्षेत्र शैक्षणिक सुविधा म्हणून आरक्षण कायम करणेत यावे व इतर उर्वरीत क्षेत्र आरक्षणातून वगळण्यात यावे.
१७. मौजे नालेगाव स. क्र.१ पै येथील आरक्षण क्र. २५८ ही जागा पालिकेच्या इमारतीसाठी व फायर ब्रिगेड करीता आरक्षित करणेत आलेली जागा वगळणेत यावी. त्याऐवजी आरक्षण क्र. २५७ मधील दक्षिणेकडील अर्धे क्षेत्र Fire Brigade करिता आरक्षित करणेत यावे.
१८. मौजे नालेगाव येथील आरक्षण क्र. २९२ AMT Bus Stand वगळण्यात यावे व त्याऐवजी जवळच असलेल्या आरक्षण क्र. २५३ ट्रक टर्मिनस मधील दक्षिणेकडील क्षेत्र AMT Bus Stand करीता राखीव ठेवण्यात यावे.
१९. मौजे सावेडी येथील स.क्र. ९६/१, १९, २०, २१, २२, २३ तसेच नालेगाव स.क्र.५०, ५१, ५२ यांसारख्या मोकळ्या जागेवर "खेळाचे मैदान", "क्रिडा संकुल", "वनस्पती उद्यान", "Town Hall" "समाज कल्याण" यांसारखी आरक्षणे प्रस्तावीत करणेत यावी.
२०. मौजे चाहुराणा बु. स.क्र. ५१, ५२, १३३, १३४ येथील मोकळ्या जागेवर बगीचा करीता जागा आरक्षित करणेत यावी.
२१. नालेगाव स.क्र.२०२,२०३; केडगाव स.क्र. ३३२, ३४०, ३६०, ३६१, ३६२, ३६३, ३६४, ३६६, ३६५, ३५२, ३५१, ३५३, ३५४, ३५५, ५१७ रहिवास विभागात समाविष्ट करावे. तसेच नालेगाव स.क्र.१८१पै, १७७, १७६, १७५, १३९, १७५अ, व बोल्हेगाव मधील स.क्र. ३७पै, ४१, ४२, ४३, ४४, ४५, ४६, ४७, ४८ शेती विभागात समाविष्ट करावे.
२२. बोल्हेगाव येथील रस्ते जाळे बळकट करणेच्या दृष्टीकोणातून स.क्र.१५,२६,२७,१९३ यांमधुन जाणारा व १८मी रस्त्यांना जोडणारा दक्षिणोत्तर रस्ता प्रस्तावित करावा.
२३. मौजे सावेडी येथील स. क्र. ६९ मधील प्रस्तावीत १८.२८ मी रस्त्याशेजारी सुमारे १०० फूट अंतरावर त्यालाच समांतर असा ९ मी ले-आऊट रस्ता असल्याने सदर १८.२८ मी रूंदीचा रस्ता रद्द करुन अस्तित्वातील रस्त्यास रुंदीकरण करून १८ मी दाखविणेत यावा.
२४. आरक्षण क्र.४२६ व आरक्षण क्र.४२७ ही आरक्षणे वगळण्यात येणार असल्याने त्याकरीता पोहोच रस्ता म्हणून प्रस्तावीत करणेत आलेला १२.२० मी रूंद रस्ता वगळण्यात यावा.
२५. मनमाड अहिल्यानगर रस्ता(३० मी) व निंबळक रस्ता(३० मी) यांना जोडणारा नैऋत्य-ईशान्य रस्ता ३० मी न ठेवता २४ मी करणेत यावा.
२६. सदरचे बदल दर्शवून, प्रारूप विकास योजना महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम २६(१) नुसार प्रसिध्द करण्यास या ठरावाव्दारे मंजूरी देत आहे.
२७. तसेच, सदर अधिनियमाचे कलम २६(१) नुसार प्रारूप विकास योजना प्रसिध्द करण्यास मुळ मुदत दि.१२/०९/२०२६ पर्यंत मुदत आहे.

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अधिनियमाचे कलम २६(१) अन्वये प्रारूप विकास योजना प्रसिध्द झाल्यानंतर प्राप्त होणाऱ्या सूचना / हरकतदारांना सुनावणी देण्यासाठी अधिनियमाचे कलम २८(२) अन्वये गठीत होणाऱ्या नियोजन समितीवर महानगरपालिकेचे स्थायी समितीच्या खालील ३ सभासदांची, सदस्य म्हणून नेमणुक करण्यास ही सभा मंजूरी देत आहे.

१. श्री. बाबासाहेब सोन्याबापू वाकळे, नगरसेवक
२. श्रीमती संध्या बाळासाहेब पवार नगरसेविका
३. श्रीमती गौरी अजिंक्य बोरकर, नगरसेविका

यांची नियुक्ती करण्यात येत आहे.

उपरोक्त ठरावाचे अनुषंगाने आयुक्त यांनी पुढील प्रशासनीक कार्यवाही करणेस ही सभा मंजूरी देत आहे.

सुचक :- मा. श्री. अविनाश हरिभाउ घुले
अनुमोदक :- मा. श्री. निखिल बाबासाहेब वारे
ठराव सर्वानुमते मंजूर



महापौर

अहिल्यानगर महानगरपालिका

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11. Relevant Government Resolutions (GRs), Circulars, and Notifications issued by the Urban Development Department, Government of Maharashtra, from time to time.
12. GR No. TPS-1818/1489/Pr.No.303/18/UD-13 dated 25/01/2019 and corrigendum dated 17/06/2019 notified under the Maharashtra Regional and Town Planning Act, 1966.



Ahilyanagar Municipal Corporation
Chhatrapati Sambhajinagar Road,
Ahilyanagar, Maharashtra – 414001
Email: it.nagar@amc.gov.in