

Case Studies – Pune DP

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Encroachment on storm water drains/ nullahs

A study was conducted on the 23 watersheds of Pune, by Primove Infrastructure Development Consultants, who were appointed by the Pune Municipal Corporation, to deal with the flood situation in the city. The nullahs in the city have succumbed to illegal constructions, encroachments and deviation by builders which have led to flood situations in the city as natural drains (nullahs) are obstructed.

There are 234 identified nullahs in the city with a total length of 362.11 km. Of these 15.93 km of nullahs (4.4%) have been fully obstructed and 51.89 km (14.33%) have been partially obstructed.

Bavdhan and Pashan have 29 nullahs, Kondhwa has 27, while Kothrud has only 7 nullahs, but nullahs in Kothrud have the maximum number of artificial diversions. The details of encroachment on some nullahs are given below.

- **वारजे बेसिन** मध्ये १५.३५ कि.मी चे एकूण नाले आहेत, मात्र विकास आराखड्यात दाखविलेले नाले फक्त १.८३ कि.मी आहेत. त्या बेसिन मध्ये २ मुख्य आणि १४ उपनाले आहेत. कर्वे रोडचा नाला हा मराठवाडा मित्रमंडळाच्या अभियांत्रिकी महाविद्यालयापासून सुरू होतो व हिंगणे होम कॉलनीपासून कर्वे रस्ता ओलांडून नदीस मिळतो. पण विकास आराखड्यात कर्वे रोड ते नदी पर्यंतच नाला दाखविला आहे. १३.५० कि.मी नाल्यांपैकी १.५ कि.मी. वर अंशतः तर १५० मीटर नाल्यांत पूर्ण अडथळे आहेत^१.
- **बावधान आणि पाषाण बेसिन** मध्ये एकूण ४०.६० कि.मी चे २९ नाले आहेत, मात्र विकास आराखड्यात दाखविलेले नाले फक्त १५.६१ कि.मी आहेत. ४०.६० कि.मी च्या नाल्यांपैकी ७.३ कि.मी. वर अंशतः तर २.७ कि.मी. वर पूर्ण अडथळे आहेत^२.
- **कोंडवा** मध्ये ४०.३ कि.मी चे नाले आहेत, यापैकी १.११ कि.मी. वर अंशतः तर ३.०८ कि.मी वर पूर्ण अडथळे आहेत^३.
- तसेच **कोथरुड** मध्ये १९.४४ कि.मी चे नाले आहेत ज्यापैकी ४.५ कि.मी वर अंशतः तर १.१ कि.मी वर पूर्ण अडथळे आहेत^४.

^१ महाराष्ट्र टाईम्स, पुणे १३ नोव्हेंबर २०११

^२ <http://www.punemirror.in/index.aspx?page=article§id=2&contentid=20101004201010042306599101b749081> - Top 5 nullah-fied areas in city, dated- October 04, 2010; महाराष्ट्र टाईम्स, पुणे १३ नोव्हेंबर २०११

^३ <http://www.punemirror.in/index.aspx?page=article§id=2&contentid=20101004201010042306599101b749081> - Top 5 nullah-fied areas in city, October 04, 2010

^४ <http://www.punemirror.in/index.aspx?page=article§id=2&contentid=20101004201010042306599101b749081> - Top 5 nullah-fied areas in city, October 04, 2010

- PMC has built a road on an existing nullah in Kothrud area in 2005. The 1966 Development Plan shows that the nullah on which they have encroached starts from Ashish Garden, going over Sagar Colony, Vedant hotel, Bhelke Nagar and Mahatoba Mandir. Further, it was also connected to Mantri Park area. The total length of road where nullah was existing is 1.25 kilometres⁵.
- **वडगाव शेरी** मध्ये १६.२३ कि.मी.चे नाले आहेत. यापैकी ५.०५ कि.मी. वर अंशतः तर ३.३२ कि.मी. नाल्यांवर पूर्ण अडथळे आहेत^६.
- **औन्ध** ही एक उच्चभू वस्ती आहे. इथे ९.५ कि.मी. चे नाले आहेत ज्यांपैकी २.५ कि.मी नाल्यांवर अंशतः तर १.२ कि.मी. वर पूर्ण अडथळे आहेत^७.
- **धनकवडी** मध्ये नाला काटकोनात वळवून ४ मजली इमारत शिवशंकर चौकात सर्व्हे नंबर ३३/१/२ येथे उभारण्यात आली आहे. नाला विभागाची अंतिम मंजूरी नसताना देखील हे काम सुरू आहे. धनकवडीत येणारा हा नाला कात्रज परिसरातून येतो व त्यात पावसाळ्यात मोठ्या प्रमाणावर पाणी येते, तरीही सिमेंटची भिंत बांधून नाल्याचा प्रवाह वळवण्यात आला आहे. ड्रेनेज विभागाचा अंतिम परवाना नसल्याने, इमारतीचे बांधकाम थांबविण्याचे आदेश मिळाले असताना देखील ते डावलून बांधकाम सुरू आहे^८.
- In a landmark judgement the Bombay High court quashed the PMC's decision to lease a municipal sports complex at a prime location to a trust headed by an elected councillor belonging to the ruling party. The state government had handed over a plot of land in Sahakarnagar to the PMC to develop and maintain a nullah garden and had specifically instructed against any permanent construction. Even then the PMC constructed a sports complex on it and leased it to a trust, Shivshakti Pratishthan, an organisation headed by (the then Congress Corporator) Aba Bagul. The trust paid very low rent for it but collected high charges (for swimming pool and gymnasium in the complex) from citizens who used the facilities^९. (Current status not known)

Encroachment on open spaces

In the 1987 DP, 70 hectares of land in various parts of the city was reserved for playgrounds. However, till date, the PMC has acquired only 3.5 hectare of the reserved

⁵ <http://www.punemirror.in/article/2/2010100820101008010325535698c05a0/Here%E2%80%99s-a-road-PMC-built-over-a-nullah.html?pageno=4> - Here's a road PMC built over a nullah, Friday, October 08, 2010

⁶ <http://www.punemirror.in/index.aspx?page=article§id=2&contentid=20101004201010042306599101b749081> - Top 5 nullah-fied areas in city, October 04, 2010

⁷ <http://www.punemirror.in/index.aspx?page=article§id=2&contentid=20101004201010042306599101b749081> - Top 5 nullah-fied areas in city, October 04, 2010

⁸ लोकमत, नोव्हेंबर ५, २०११- नाला वळवून उभारली चार मजली इमारत

⁹ http://articles.timesofindia.indiatimes.com/2003-12-20/pune/27211974_1_pmc-engineers-shivshakti-pratishthan-aba-bagul - HC humbles PMC on sports complex, TNN Dec 20, 2003

land. In Pune, amenity spaces are encroached upon due to the civic administration's apathy. Some political leaders have their offices and constructions on civic space, example: Parvati's survey number 47 in Taware Colony where local residents are fighting with a politician who has encroached upon the societies' open space. The politician is threatening the citizens and has lodged a police cases against the citizens¹⁰.

PMC has failed to develop reserved land for amenities as earmarked in the 1987 Development Plan because majority of this land is either encroached upon or de-reserved. PMC records show that *of the 525 reservations* spread over *770 hectares*, designated for various amenities, *the civic body has developed only about 150 reservations on 309 hectare*, till date. In other words, only about 35% of the total reservations have been developed. Also, Keskar said, most of the land hitherto not acquired by the PMC, is either encroached upon or there are land acquisition cases pending in the court against them.

Land marked in DP not acquired

1. Land for hospitals

In the 1987 DP, land was earmarked to construct 12 hospitals, viz mini Sassoon, to reduce the burden of patients on the Sassoon Hospital of the city. However, the PMC is yet to acquire land for most of the sites. In some cases the hospitals have been constructed. The current status of these sites is tabulated below¹¹.

| भाग/ पेठ | सर्व्हे नंबर | रुग्णालय/ जागेची सद्य स्थिती |
|------------------|------------------------|------------------------------|
| बुधवार पेठ | १०१४ ते १०१६ | बांधकाम पूर्ण |
| बुधवार पेठ | १०२९ ते १०३१ | ताबा नाही |
| बिबवेवाडी | 689६८९ ६९१ ए ते ६९१ बी | ताबा नाही |
| कोथरुड | ८७ (पीटी), १६१ (पीटी) | दवाखाना चालू |
| येरवडा | १९१ ए | ताबा मिळाला |
| येरवडा | ९४ (पीटी) | ताबा नाही |
| नवीन खडकी गावठान | नवीन खडकी | ताबा नाही |
| एरंडवणा | १६४ (पीटी) | ताबा नाही |
| बोपोडी | ४२ (पीटी) | ताबा नाही |
| पाषाण सुतारवाडी | १२३ (पीटी) | चालू नाही |

¹⁰ <http://m.timesofindia.com/PDATOI/articleshow/11186610.cms>- Open spaces vanish, water bodies dying Dec 21, 2011, 02

¹¹ सकाळ, शुक्रवार, २५ नोव्हेंबर २०११

या जागा ताब्यात न घेतल्यामुळे खाजगी रुग्णालयांची मनमानी सुरू आहे. तसेच बघितले तर पुण्यात १९८७ नंतर अनेक नवीन रुग्णालय (उदा दीनानाथ मंगेशकर सारखे) आले, पण महानगरपालिकेला अजुनही बांधकाम पूर्ण झालेली रुग्णालये सुद्धा ताब्यात घेण्यात यश मिळाले नाही व काही जागेचा ताबा देखील मिळालेला नाही.

2. Survey area number 44

This site is part of a range of hills in Pune. The draft plan had reserved the site for afforestation and recreation. In spite of this reservation, a transaction took place wherein the land was sold by a Public Trust to a developer. Critics alleged that parties involved knew about this reservation and that the developer had got the land at a very low price.

The developer proposed to the PMC that reservation on the land be deleted and he be allowed to construct luxurious commercial residential apartments on the site. Along with PMC the State Government was also mobilized. There were indicators that the developer's efforts were successful. PMC moved a proposal in 1982 that the reservation on the site be deleted, and the State Government recommended the same in 1984. In November 1988, the State Government went to the extent of sending a directive to the PMC recommending that the reservation be deleted¹².

In General Assembly of the PMC, several councilors supported the developer and voted for dereserving the land in the developer's favor. However due to agitation by the NGOs and citizens the state government did not approve the proposal due to the central governments intervention. The original plan is yet to be implemented by the PMC and slums have proliferated in the survey number 44.

De-reservation of land in Development (Plan) DP¹³

The first Development Plan of Pune covered a period of 10 years from 1966 to 76. As statutorily required, it was revised after that and a Revised Draft DP was submitted to the state government in 1982. The Plan had been prepared taking into account city's needs for a period of 10 years. It took five years for the state government to give the Draft Plan the final approval. The Plan was, therefore, to be implemented in ten years from 1987 to 97.

The first revised DP was submitted to the state government in 1982. The attempts to delete reservations began since 1982 and the State Government sent its directives to PMC in 1988.

¹² NGOs and Urban Planning in India: The Case of Pune's Development Plan sub referred in the report from Citizens, 1990; *Kesari*, 23 January 1990; Mali, 1994; *Sakal*, 27 March 1990; Citizens, 1990 and Keskar, unpublished, *Loksatta*, 14 January 1990; Mali, 1994

¹³ (Pune Municipal Corporation, Environment Status Report, 2002-2003)

At the stage of finalising the Draft Plan the government deleted reservation of several plots of land earmarked in the Draft Plan for public amenities. *Reservation of nearly 75% of sites earmarked for low income families' housing was deleted* when the plan was finalised. Altogether *309 reservations were cancelled out of 814* that were proposed in the Draft Plan. In support of its decision the state government argued that the capital outlay required for paying compensation to acquire the privately owned land was too high in comparison with the annual budget of the Pune Municipal Corporation. This would, therefore, result in a very small proportion of the earmarked land being acquired in the specified period of the Plan. The experience of the previous Development Plan had shown that during 1966 to 76, the PMC was able to acquire only 4% land earmarked for public amenities. The government, therefore, argued that it was justified in deleting on a large scale the proposed reservation of land.

Change in land use zone

1. सूसमधील जमीन शेती विभागातून निवासी विभागात

एका खासगी कंपनीच्या मागणी नुसार सूस भागातील सुमारे १०० एकर जमिनीवरचे ३२ भूखंड शेती विभागातून निवासी विभागात समाविष्ट करण्याची प्रक्रिया राज्य शासनाकडून सुरू आहे. एका खासगी कंपनी साठी हा झोन बदल केला जात आहे¹⁴.

2. मुंदवा मधील शेतजमिनीचे निवासीकरण

मुंदवा येथील ९३८ एकर शेतजमिनीचे निवासीकरण केले जात आहे. मुंदवा १९६३ मध्ये पुण्यात समाविष्ट झाले. मुंदव्यामध्ये टीपी स्कीम न करता सर्व जमीन निवासी केली जात आहे¹⁵. The process of converting Mundhwa land into a residential zone has been going on since 2007. *On October 20, 2011 the PMC's general body had cleared a proposal to change the status of 938 acres of agricultural land in Mundhwa to residential land*. It had also approved a proposal to convert patches in Lohegaon, Pashan and Sangamwadi into residential areas. The City Improvement Committee (CIC) of the PMC had cleared the proposal to convert the land from agricultural to residential in December 2010. Mundhwa is the only village within PMC limits which still has a large chunk of agricultural land¹⁶. Not only is the agricultural land under threat but the PMC has also put the Botanical Survey of India (BSI) under reservation. The state government had leased this land to the BSI and

¹⁴ लोकसत्ता, ३ नोव्हेंबर २०११

¹⁵ लोकमत, ८ नोव्हेंबर २०११

¹⁶ http://articles.timesofindia.indiatimes.com/2011-11-15/pune/30400786_1_village-within-pmc-limits-residential-zone-fsi-premium - 'PMC will incur financial loss in Mundhwa land conversion', TNN Nov 15, 2011

the lease agreement was recently renewed till 2038. However, PMC has reserved this land for public/ semi public purpose in the DP¹⁷.

The civic administration had put a proposal before the CIC in 1996, asking for permission to convert the entire area in 12 villages into residential zone. As there is no agricultural activity, PMC and state government jointly approved the administration's proposal and deleted 8 villages from the agricultural zone. At present, agriculture zones are there in four villages — Mundhwa, Sangamwadi, Lohegaon and Pashan. The residents of these four villages have been demanding conversion of land to residential zone. The state government had asked the PMC to make micro planning for these villages, so that basic amenities like road, hospitals and schools can be provided. The administration prepared a likewise report for Mundhwa and placed the proposal before CIC¹⁸.

3. De-zoning of land reserved for timber market into residential

The ruling Congress and BJP corporators approved the proposal to de-zone 21 hectares of the land reserved for a timber market (from Bhawani Peth) in the 1987 DP of Pune for residential constructions. The proposal was approved, with 57 Congress-BJP votes in favour, while 18 Sena-BJP votes against. The value of the proposed residential complex was estimated around Rs. 300 crores¹⁹.

PMC had started in 1989 the process to acquire the land, timber merchants did not wish to move from their current location in the inner city. The state government had issued orders to start the process of deleting the reservation so that it could be converted into a residential zone. The General Body passed another proposal to de-reserve nearly 7 hectares of land in another part of the city that had been reserved for a variety of public amenities such as a high school, a hospital and a playground. In this case also the state government had directed the PMC to de-reserve the land even though the concerned ward offices of the PMC had recommended that reservations for a high school, a hospital and playground should be retained²⁰.

¹⁷ Pune Mirror, November 9, 2010-Mundhwa residents allege PMC land grab, Acre rage! and लोकसत्ता, १३ नोव्हेंबर २०११

¹⁸ http://www.dnaindia.com/mumbai/report_938-acre-agricultural-land-to-get-urban-stamp-in-mundhwa_1483098 -938-acre agricultural land to get urban stamp in Mundhwa, Sunday, Dec 19, 2010,

¹⁹ http://articles.timesofindia.indiatimes.com/2004-05-21/pune/28347105_1_bjp-corporators-sena-corporators-sena-bjp - Cong, BJP 'sell' land to builders, TNN May 21, 2004

²⁰ <http://www.cgg.gov.in/workingpapers3/TPS%20for%20CGG-Uma.4.09.pdf> and Understanding Asian Cities, The Case of Pune, India; Meera Bapat;31 May 2004

Illegal transfer of Development Rights

Tampering Municipal Records

Municipal records were tampered with in order to show that the proposals to allot the land were unanimously approved by the General Body when in reality the proposals had not even been discussed. One such proposal refers to the allotment of land belonging to a municipal hospital to a private trust that runs a hospital, rather than expanding the public hospital itself. Another case relates to de-zoning of a green area and permitting residential development on it²¹.

²¹ <http://www.cgg.gov.in/workingpapers3/TPS%20for%20CGG-Uma.4.09.pdf> and Understanding Asian Cities, The Case of Pune, India; Meera Bapat; 31 May 2004 sub referred from -The PMC's closely guarded secret – Hush-hush manner of passing land allotment proposals raises questions- Times of India

Top 5 nullah-fied areas in city

Infrastructure development survey finds five areas of the city with most encroachments. Wadgaonsheri tops the list, whereas Kothrud has the most number of artificial diversions

Siddharth Gadkari-Posted On Monday, October 04, 2010 at 11:06:59 PM



All it takes is one cloudburst to cause flooding in most parts of the city. And the reason behind this is of course the fact that the stormwater drains have been encroached upon.

A report obtained by the Pune Municipal Corporation (PMC) shows the areas in the city where the most encroachments have been carried out. Wadgaonsheri tops the list and is followed by Kondhwa, Bavdhan, Pashan, Aundh and Kothrud.

Even though Wadgaonsheri has the highest number of

Construction taking place over the nullah in Kothrud

encroachments, it is not affected during heavy rainfall as the area is still being developed. Unfortunately, the other areas are fully developed and are surrounded by hills.

This factor results in there being very little open space left for the flowing off of rainwater due to encroachment.

The PMC has proposed to prepare a master plan of storm water drainage for the entire city.

The Standing Committee had sanctioned a resolution on December 27, 2005, to appoint a consultant who would make the report and PrimMove Infrastructure Development Consultants Pvt. Ltd. to carry out the survey. The company submitted the report to the PMC in March 2007.

According to this survey, Pune city is divided into 23 watersheds. The survey was based on collections of rainfall data from the Indian Meteorology Department for the last 50 years and analysis of data in order to work out rainfall intensities for various return periods.

Out of 23 basins, there are five parts of the city where nullahs have been most encroached upon. There are 234 identified nullahs in the city which are 362.11 kilometres in total length.

Out of that, 15.93 km of nullahs have been fully obstructed and 51.89 km have been partially obstructed.

Bavdhan and Pashan have 29 nullahs — the maximum number. Following them, Kondhwa is the second highest with 27 nullahs and Kothrud has nine nullahs.

Though the number of nullahs is less in Kothrud, it has the maximum number of artificial diversions.

Wadgaonsheri has 16,236 metres (16.23 km) of nullah in length. Out of this, 3,326 metres (3.32 km) has been obstructed and 5,050 metres (5.05 km) has been partially obstructed.

Kondhwa has 40,436 metres (40.43 km) nullahs in length, out of which 3,084 km (3.08 km) metres are fully obstructed and 1,116 metres (1.11 km) are partially obstructed.

Bavdhan and Pashan, two of the most developed parts of the city, together have 40,599 metres (40.59 km) of nullahs. Out of this, 2,773 metres (2.7 km) are fully obstructed and 7,300 metres have been partially encroached upon.

Aundh, again a well-developed part of the city where a lot of bungalows have been built has 9,556 metres of nullah out of which 1,200 metres (1.2 km) is fully encroached on and 2,500 metres (2.5 km) is partially encroached on.

Kothrud was the area most affected by heavy rainfall on Thursday. Here, 19,449 metres (19.44 km) of nullahs was found out of which 1,155 metres (1.1 km) has been encroached upon and 4,518 (4.5 km) partially.

PriMove has recommended that, to solve the problem of future flooding in the city, the natural drainage system should be protected by building sections — as per hydraulic designs which are mentioned in survey — based on the maximum rainfall in one hour in the city.

Stormwater drains may be provided for all roads to increase the life of the road and maintain its quality. Inadequate pipe culverts should be replaced and have designed waterways. Obstructed natural drains should be rejuvenated and have adequate waterways. The survey also suggested a public awareness campaign, the implementation of watershed drainage (both roadside and natural), managing land usage properly and maintaining the natural flow, free of obstruction.

What can be done

Stormwater drains for all roads

Pipe culverts changed

Adequate waterways for obstructed natural drains

Implementation of watershed drainage

Controlling usage of land
Public awareness

<http://www.punemirror.in/index.aspx?page=article§id=2&contentid=20101004201010042306599101b749081>

Open spaces vanish, water bodies dying

Dec 21, 2011, 02.12AM IST TNN [Radheshyam Jadhav]

PUNE: Open space in the city is getting harder to find. Pune is growing as a vibrant, bustling centre with IT parks, manufacturing industries, educational institutes, malls and multiplexes, but this development has come at a price.

Efforts to protect public lands and parks, water, habitat, species, and bio-diversity which play vital role in lives of society as a whole are increasingly an uphill task. Adequate involvement of people, policy makers and politicians which is most essential for effective management of common resources in the city is shrinking rapidly.

Laying water bodies to waste

The civic body has not bothered to look for a dumping ground and hence municipal contractors and builders continue to dump debris in the rivers, nullahs, streams and hills.

About 300 million litres of untreated sewage is released into the streams and rivers every day, hundreds of trucks of construction rubble is dumped in the riverbed, solid garbage is thrown into the river and untreated industrial effluents are released into it with encroachments steadily narrowing them.

River pollution has increased with the rapid growth in population in the last two decades. Like the other rivers, a solution to Mula-Mutha's pollution depends on funds, serious implementation and the conscientiousness of the civic body. The city has allowed its river to be reduced to a sewer by feeding it with untreated domestic waste, industrial effluent, construction rubble and hefty amount of garbage and its citizens have turned their backs on it, experts said. It was not so till the early 1980s when people would drink its water and swim in it, something that would guarantee a skin infection and other diseases today.

The PMC's survey conducted with the help of satellite images, concluded that the nullahs and its tributaries in the city measure more than 350 km and many of them are being encroached upon. For the survey, the city was divided into 24 parts and surveyors visited all the parts to take stock of the situation.

Encroachment on water bodies - including nullahs, its tributaries and natural streams - is a major cause of concern, since blockages in the outflow of water during monsoon results in widespread flooding in the city.

"We have been witness to the massive encroachment on Nagzari nullah in the last few years and now we have to face waterlogging. Politicians are not interested in removing encroachments. In fact, because of their support, encroachments have come up," said Vishal Wagh from Kasba Peth.

Eating into open spaces

In October, the Supreme Court's judgment in the Sun Dew apartment case highlighted the need to protect land for public purposes and the role of politicians, the government and the administration in deleting amenity reservations. "The spaces for public amenities are under a systematic attack and are shrinking all over the cities in India, only for the benefit of the landowners and the builders. Time has therefore come to take a serious stock of the situation," the Supreme Court bench comprising justice H L Gokhale and R V Raveendran.

The judgment is a wake-up call for Pune where the execution of the Development Plan (DP) has been deplorable. As per the 1987 sanctioned DP, the total number of reservations was 519 covering an area of 827 hectares. The civic body earmarks available land in the city for public amenities like gardens, hospitals, schools, roads and footpaths based on the population of an area which are called reservations.

The 1987 DP has reserved 70 hectares of land in various parts of the city for playgrounds. However, till date, the PMC has acquired only 3.5 hectare of the reserved land. In Pune, amenity spaces are encroached upon with political blessings and the civic administration's apathy. Political leaders have their offices and constructions on civic space. A classic case is at Parvati's survey number 47 in Taware Colony where local residents are fighting with a politician who has encroached upon societies' open space. The politician threatening citizens and has lodged police cases against citizens.

Gardens and Play Grounds

Rapid urbanization has eaten into the green cover in the city. The ESR report states the city has green cover on 950 hectares of hill top and slopes and 2,380 hectares of forest cover. The PMC has developed 111 gardens in the city. As per central government norms, 33 per cent of the total area of the city should be covered by trees. Pune city is spread across 243.84 sq km and, at present, has a green cover of 85 sq km or 35 % which is depleting fast. As per the tree census, 170 sq m area of the city has 21.26 lakh trees.

The civic administration has reserved 30 places in the draft Development Plan (DP) of Pune city to develop gardens across the city. As of now the city has 111 gardens across the city and the new DP will have 30 reservations. This will take the total number of gardens to 141 in the city. However, maintenance of these gardens has become a daunting task for the PMC with elected representatives opposing even nominal charges as entry fee.

"It would be difficult to maintain the quality of gardens. If we have to provide quality gardens there should be some entrance fee. You cannot ask everything for free. Elected representatives should not always think of populist politics. We are not sure of the future of the PMC gardens with this approach of elected representatives," said a civic official.

However, the same politicians have not bothered to develop all the DP reservations for playgrounds across the city. With rising population density in mid-city and fringe areas, playgrounds are scarce and the PMC has not acquired all land reserved for them in the 1987 DP. "Our children have no ground to play. The PMC has not done anything for our locality all these years," Baner-Balewadi residents said. "Recreation has become a dream in this city," Rukmani Puranik, a senior citizen from Raviwar Peth, said.

Batting for Biodiversity

Veterans like Vanarai president Mohan Dharia and ecologist Madhav Gadgil say that the builder lobby wants to scrap the proposed biodiversity parks (BDP) and Dharia has recently appealed that if the ruling parties succumb to pressure, Puneites should not elect such candidates.

The draft development plan (DP) for the 23 fringe villages, approved by the PMC in 2005, recommended reservation of 1,600 hectares of land in these villages for BDPs. This includes 978 hectares of private land, which the PMC will have to acquire by paying compensation.

City greens feel that there is an influential builder's lobby working against the BDP. Until recently, the NCP, which has been the ruling party in the PMC for the last four and half years, was pushing for construction in the proposed BDP in 23 villages that were merged into the PMC limits and a majority of its corporators and leaders, including mayor Mohansingh Rajpal, had supported constructions in the BDP.

However, Ajit Pawar changed his stand recently and said that no construction should be allowed in the BDPs. Pawar's stand came as a surprise as it was on the insistence of NCP leaders that the Congress changed its stance on BDPs and chief minister Prithviraj Chavan announced in Pune that four per cent construction would be allowed.

"It is all about political calculations. Ajit Pawar has nothing to do with the BDP but he does not want the chief minister and the Congress to take credit for allowing construction in the BDP. All parties want construction in the BDP as many of them have stakes there," said a state bureaucrat.

Citizens' Agenda

- Political parties should clearly announce their stand on encroachments in water bodies and give time-bound programmes to remove them if they come to power
- Probe encroachments on government land, PMC land, natural nullahs, rivers as mentioned in the revenue record

- Time-bound programme of land acquisition to develop public amenities
- Concrete plan for development of gardens and playgrounds
- Assurance that no member of the party is involved in encroachments on public places
- Plan to protect biodiversity in city
- Probe of missing nullahs marked in the 1987 Development Plan
- Probe the number of buildings constructed without permission that have come up in no development zones, hilltops and slopes and on biodiversity park reservations

Here's a road PMC built over a nullah

The civic body has built a road over a natural nullah in Kothrud, causing flooding by rain water
Siddharth Gadkari - Posted On Friday, October 08, 2010 at 01:03:25 AM



The 120-foot road that is encroaching on a natural nullah

Encroachments on nullahs in the city has caused Puneites enough suffering last week. Pune Municipal Corporation (PMC) commissioner Mahesh Zagade, has blamed the Development Plan (DP) of the city.

Now, there is a case that has come to light that indicates that the PMC itself has built a road on an existing nullah in the Kothrud area.

In Kothrud, the PMC has built a 120 foot road. The 1966 Development Plan shows that the nullah on which they have encroached starts from Ashish Garden, going over Sagar Colony, Vedant hotel, Bhelke Nagar and Mahatoba Mandir.

Further, it was also connected to the Mantri Park area. The total length of road where the nullah was existing is 1.25 kilometres.

Several people have recently stated that due to encroachment on nullahs, rain water has entered various societies and their compounds and flooded these with excessive water. In the name of development, the PMC has proposed 120 feet of road on the existing nullah.

Last week, the PMC commissioner visited flood spots in the Kothrud area like Mahatma Society, Sahajanana Society, Shivnagari, Puja Park, Vakilnagar, Alankar Police Chowky etc and gave instructions to remove obstacles on nullahs as also build retaining walls.

But the PMC ignored the fact that they themselves broke a rule and encroached on the nullah in 2005.

Sukumar Patil, junior engineer of the Kothrud ward office said, "It is true that there was a nullah on which the PMC constructed a DP road.

While doing so, we laid down 1200 milimeters of pipes to drain the rain water which was connected to the Mantri Park nullah. The existing pipe is unable to drain rain water.

Therefore, the rainwater flows and gathers in Karve Statue Chowk. In the existing drain system, only 20-25 per cent of water is flowing through these pipes.

The remaining water comes out from the drainage system and gathers at the Karve statue."

Shivaji Sapkal, executive engineer of the road department said, "Due to an insufficient diameter of the concerned pipe, the rainwater is accumulating in the Karve Statue Chowk. We are working on a solution.

We will build a box culvert instead of using a pipe. One part of the drain is connected to the Mantri Park nullah and other parts have been connected to a nullah situated in the Communis company compound.

Next year, there will be no rain water in the Karve Statue area."

Vivek Velankar, a Right To Information (RTI) activist, who is demanding an inquiry committee into this under the chairmanship of an ex-high court judge said, "When the administration itself is indulging in this type of encroachment then who will take action?"

<http://www.punemirror.in/article/2/2010100820101008010325535698c05a0/Here%E2%80%99s-a-road-PMC-built-over-a-nullah.html?pageno=4>

HC humbles PMC on sports complex

TNN Dec 20, 2003, 02.18am IST

PUNE: In a landmark decision, the Bombay high court has quashed the Pune Municipal Corporation's (PMC) decision to allot a prime municipal sports complex near the nullah garden in Sahakarnagar to Shivshakti Pratishthan, an organisation headed by Congress corporator Aba Bagul.

The high court bench, comprising chief justice C.K. Thakker and justice Abhay Oka, also criticised the PMC for allotting complexes and lands to private organisations without inviting bids. The judgement was given by the bench on Wednesday on a public interest litigation (PIL) filed by journalist Vijay Kumbhar, editor of local weekly Bimb-Pratibimb. Kumbhar had challenged the civic general body's decision to allot the complex to the Pratishthan on a 30-year lease, on a monthly rent of just Rs 26,000.

He argued that the entire deal was illegal as the land on which the complex was constructed belonged to the state government, and not the PMC. The government had handed over the land to the PMC for developing and maintaining a nullah garden and had specifically instructed against any permanent construction.

However, the PMC constructed the sports complex at the site and the plans for it were approved by the PMC engineers, though the land ownership details and the area specifications were not mentioned on the building plan. Though the PMC took a low rent, the Pratishtan collected higher fees (for the swimming pool and gymnasium in the complex) from citizens. The court upheld all the arguments by the petitioner. The court also directed the PMC to quash its agreement with the Pratishtan. It pointed out that Bagul, who was then the civic standing committee member, had pressed the lease deed to be executed in favour of the Pratishtan.

http://articles.timesofindia.indiatimes.com/2003-12-20/pune/27211974_1_pmc-engineers-shivshakti-pratishthan-aba-bagul

PMC will incur financial loss in Mundhwa land conversion

TNN Nov 15, 2011, 12.35AM IST

PUNE: The conversion of over 900 acres of agriculture land in Mundhwa into a residential zone will cause a loss of around Rs 1,050 crore to the Pune Municipal Corporation (PMC), since the general body has not considered the premium charges required for 1 floor space index (FSI), said independent corporator Ujjwal Keskar on Monday.

On October 20, the PMC's general body had cleared a proposal to change the status of 938 acres of agricultural land in Mundhwa to residential land. It had also approved a proposal to convert patches in Lohegaon, Pashan and Sangamwadi into residential areas.

"Since the start of the proposal for conversion, it was discussed that 0.33 FSI should be allotted while converting the land. If somebody wants 1 FSI, he would need to pay premium charges for it. The documents submitted for land conversion to the government have stated this. Even the notices given in the newspapers have highlighted the fact," Keskar said at a news conference.

He said that around 3.80 crore sq ft of land would be converted into the residential zone. As per proposals, the FSI premium should have been charged on over 2.64 crore sq ft of land but approval to the proposal was given without specifying these charges. These charges amount to nearly Rs 1,050 crore and it is evident that the PMC is set to incur a loss of that amount, said Keskar.

The City Improvement Committee (CIC) of the PMC had cleared the proposal to convert the land from agricultural to residential last December.

When contacted, a senior PMC official said, "The technical process for conversion is still on. If anyone has suggestions or objections, they can be raised and sorted out legally," he said.

Mundhwa is the only village within PMC limits which still has a large chunk of agricultural land.

Keskar has demanded that conversion of agricultural land into residential zone in this area of the city should be cancelled. He has written a letter to the chief minister and has demanded a hearing on this issue.

938-acre agricultural land to get urban stamp in Mundhwa

Published: Sunday, Dec 19, 2010, 9:03 IST

By [Abhay Khairnar](#) | Place: Pune | Agency: DNA

In a major development, the City Improvement Committee (CIC) of Pune Municipal Corporation (PMC) on Saturday has given approval to change the reservation of 938-acre agricultural land in Mundhwa to residential zone.

CIC chairman Virendra Kirad said the proposal was sanctioned with 9 voting for it and only 1 against it. Though it is learned that the BJP and Shiv Sena members later opposed the proposal, they had voted in its support at the meeting.

BJP-Sena blamed the ruling parties for taking the decision in the interest of builders. BJP member Anil Shirole, a CIC member, opposed the proposal but as he is a co-opted corporator in the PMC, the CIC did not count his vote. NCP corporator Subhash Jagtap also voted against the proposal.

The proposal will be send to the general body (GB) for ratification. After the GB's approval, the PMC administration will call for suggestions and objections from citizens before sending the proposal to the state government for final sanction.

The civic administration had put the proposal before the CIC, claiming that if the proposal is passed, more land will be available for construction and there will be proper development of the area, besides preventing illegal structures.

Kirad said while approving the development plan (DP) for 1987, the state government had maintained the use of agricultural land in 12 villages around Pune city. The total land in the agricultural zone is 4,027 acres.

"However, due to rapid development, surrounding areas became a part of the city, forcing it to convert the area into residential zone," Kirad said. The civic administration had put a proposal before the CIC in 1996, asking for permission to convert the entire area in 12 villages into residential zone. As there is no agricultural activity, the PMC and the state government jointly approved the administration's proposal and deleted eight villages from the agricultural zone.

At present, agriculture zones are there in four villages — Mundhwa, Sangamwadi, Lohegaon and Pashan. The residents of these four villages have been demanding conversion of land to residential zone.

The state government had asked the PMC to make micro planning for these villages, so that basic amenities like road, hospitals and schools can be provided. The administration prepared a likewise report for Mundhwa and placed the proposal before the CIC.

http://www.dnaindia.com/mumbai/report_938-acre-agricultural-land-to-get-urban-stamp-in-mundhwa_1483098

Cong, BJP 'sell' land to builders

TNN May 21, 2004



PUNE: Joint efforts by the Shiv Sena and the NCP corporators in scuttling the Congress-BJP move to throw open a prime plot of land in Bibvewadi for residential constructions failed on Thursday.

The ruling Congress and BJP corporators approved the proposal to de-zone 21 hectares of the land — reserved for a timber market in the 1987 Development Plan (DP)

of Pune — for residential constructions.

The proposal was approved, with 57 Congress-BJP votes in favour, while 18 Sena-BJP votes against. While the Sena corporators gave a strong fight against the Congressmen's move to push through the proposal, the behaviour of their colleagues in the BJP came as a shock to them.

Not a single BJP corporator dared to open his mouth when the vital issue was being discussed in the PMC general body meeting for nearly two hours.

All senior BJP corporators, including the leader of the opposition, Ujwal Keskar, city party chief Vijay Kale and former city BJP chief Anil Shirole kept mum while the proposal was being passed.

Another senior BJP corporator, Vikas Mathkari, was conspicuous by his absence. The same was the case with Congress corporator and former Pune mayor Vandana Chavan.

In an oblique reference to Mathkari and Chavan's absence, NCP's Rajlaxmi Bhosale questioned: "Where are the top guns who often make a show about their commitment to the city?"

Why are they absent today, when they know that this proposal is on the agenda? After the Bibvewadi land de-zoning proposal was approved, another proposal to de-zone a plot in Yerwada was tabled at the general body meeting.

Ironically, the BJP joined hands with the Shiv Sena to oppose the Yerwada proposal. The party corporators even made speeches against de-zoning of land in Pune!

PMC ignores major encroachments

Officials Targeting Only Small Hawkers & Vendors, Despite Zagades Criticism
Radheshyam Jadhav | TNN

Pune: The Pune Municipal Corporations (PMC) anti encroachment department has ostensibly become active following municipal commissioner Mahesh Zagade's direction to civic officials to clamp down on encroachments or face legal action. The only glitch here is that instead of major encroachments, only small hawkers and vendors are being targeted. In his order, signed December 30, 2009, and issued to all departments of the PMC on December 31, 2009, Zagade had slammed officials for their unfortunate mentality towards illegal works. He had also warned them of stringent punishment and legal action for anti-social activity. Zagade had directed that strict action be taken against encroachment on roads, footpaths, cycle tracks, service roads, illegal banners, dumping of rubble and wastes into rivers and illegal construction.

However, the anti-encroachment department and the ward offices have been slow to react and consequently no major action has been taken against big encroachments. Unfortunately, the civic department has targeted only small vendors and hawkers, who promptly come back to the same place from where they are evicted, said civic activist Vivek Velankar.

Among the main reasons why the PMC has failed to develop reserved land for amenities as earmarked in the 1987 Development Plan is that majority of this land is either encroached upon or dereserved, said standing committee members Ujwal Kesar. PMCs records show that of the 525 reservations spread over 770 hectare, designated for various amenities, the civic body has developed only about 150 reservations on 309 hectare, till date. In other words, only about 35 per cent of the total reservations have been developed. Also, Kesar said, most of the land hitherto not acquired by the PMC, is either encroached upon or there are land acquisition cases pending in the court against them.

Environment group Green Pune Movement has alleged that illegal constructions are meanwhile continuing unchecked in areas like Anandnagar, Vishrantinagar and Mahadevnagar, which fall under the limits of Hingane Khurd and Wadgaon. Large scale illegal construction activities are going on here, despite the draft DP for the 23 villages merged within the PMC limits, proposing Bio-Diversity Parks in these areas.

Anand, a fruit vendor on Laxmi road, said, The department takes action against vendors and hawkers to show that anti-encroachment drives are being conducted. Even we know this is temporary and we come back to the same place the very next day and resume business.

Senior citizen J K Desai said Ward offices as well as the head office are unwilling to respond to our complain regarding encroachments.

Ramesh Shelar, officer on special duty (encroachments), said, All complains about encroachments should be sorted out at the ward level. Only when a complain is not addressed at that level, will the head office get involved. When it was pointed out that grievances of locals are not being entertained at the ward level and only then do they

approach the office, only to be sent back to the wards, Shelar said, All complains are being addressed at the ward office. We have no reason to believe it is otherwise. Additional municipal commissioner M S Devnikar said the proposal to increase staff in the anti-encroachment department has been submitted to the general body. We have formed special squads to ensure that once an encroachment is removed, it stays that way. The department will become more effective once we have more staff. Devnikar said the civic administration is reviewing the anti-encroachment actions being taken by the civic ward offices and necessary steps will be taken to ensure that the drive continues full throttle.

With political backing

Pune: The civic administration has not initiated action against encroachments by political parties and corporators. It is true that many corporators have permitted illegal encroachments in their localities. It is difficult to remove these encroachments which have political backing, said a senior civic official on the condition of anonymity. Also, some political parties and their workers have constructed their offices on public places and footpaths. A few corporators have allowed their supporters to use public places as vegetable markets, while some have constructed places of religious worships on roads and footpaths in the city.TNN

PMC sheltering illegal constructions

Pune: Coming down heavily on the civic building permission department, Anil Bhosale, leader of the house in PMC, alleged misappropriations in the department and demanded that the municipal commissioner look into the permissions and circulars regarding constructions being issued by city engineers office.

Bhosale said a lot of such circulars are issued by the city engineers office without the municipal commissioners knowledge and are illegal. These circulars are meant to benefit a select few. Parameters giving building permissions to people vary from case to case for reasons known to everyone. Also, when it comes to regularising illegal constructions different parameters are being applied, said Bhosale.

Meanwhile, civic activist Vivek Velankar said, The PMC is completely ignoring illegal constructions. Hundreds of people complain to the civic body regarding this issue, but no action is taken. There are cases where the PMC has just issued a notice and has simultaneously instigated the encroacher to approach the court to save his construction. He said that despite the high court order that ward offices should keep watch on illegal constructions and report the same to city engineer, there is no process within the PMC to detect illegal constructions.

However, additional municipal commissioner M S Devnikar said that the PMC was putting in all efforts to curb encroachments.TNN

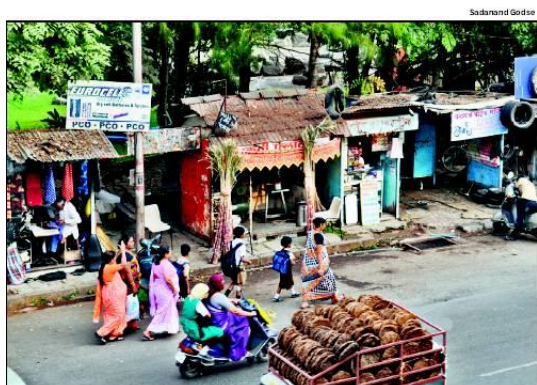
Areas in fringe villages to come under scanner

Pune: City engineer Prashant Waghmare recently said the Pune Municipal Corporation (PMC) will draw the district and state administrations attention towards illegal constructions in fringe areas outside the PMC limits.

He was speaking during a discussion in the PMC general body meeting regarding the issue.

It may be noted the state government had issued orders that the Development Plan rules will be applicable in the 10-km periphery around the municipal limits. However, the civic body cannot keep a check on constructions there, since these areas fall under the purview of the district collector. We will draw the state and district administrations attention towards it, said Waghmare.

Meanwhile, corporators had raised questions on massive illegal construction activities around Pune city, pointing out this would lead to problems in the future when these villages were merged within the PMC limits.TNN



A footpath in Sahakarnagar is encroached upon by stalls

<http://lite.epaper.timesofindia.com/getpage.aspx?articles=yes&pageid=4&max=true&articleid=Ar00400§id=1&edid=&edlabel=TOIPU&mydateHid=23-02-2010&pubname=Times+of+India+-+Pune+-+Times+City&title=PMC+ignores+major+encroachments&edname=&publabel=TOI>