

**REVISED DEVELOPMENT PLAN OF
NASHIK MUNICIPAL CORPORATION
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CHAPTER – I

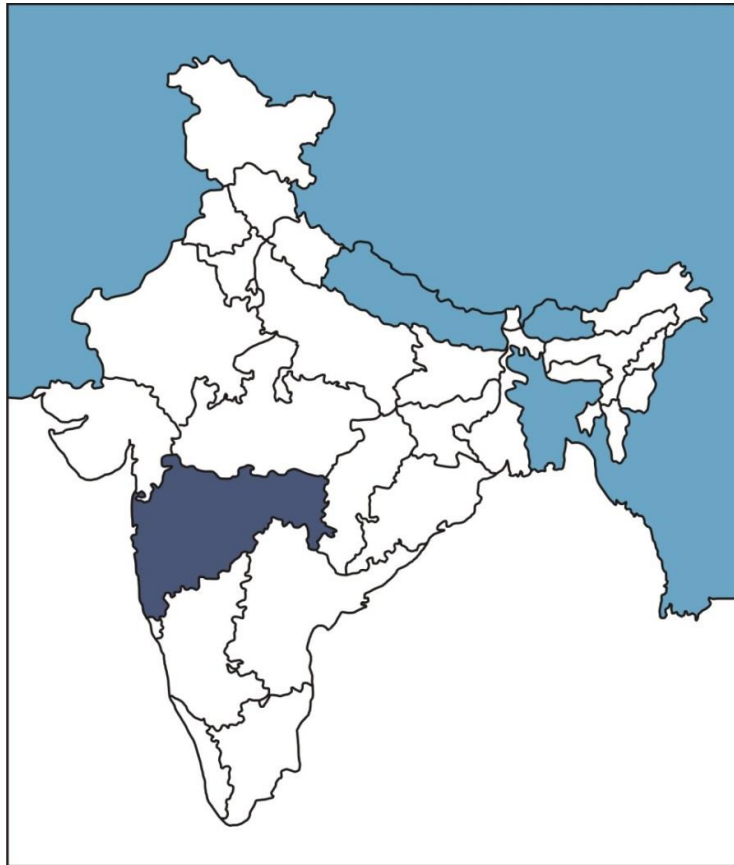
GENERAL

1.1 HISTORY OF TOWN

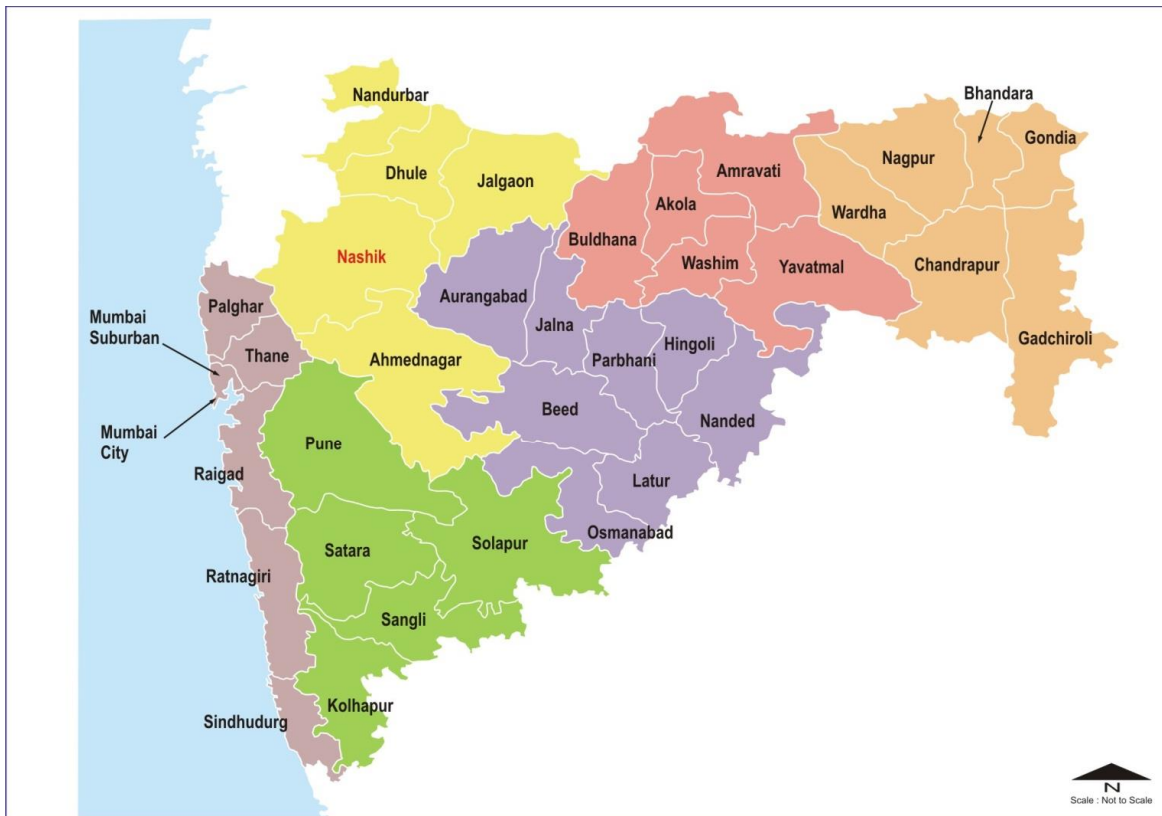
Nashik has a personality of its own, due to its mythological, historical, social and cultural importance. The city is situated on the banks of Godavari River, making it one of the holiest place for Hindus all over the world. Nashik has a rich historical past, as the mythology has it that, Lord Rama, the King of Ayodhya, made Nashik his abode during his 14 years in exile. At the same place, Lord Laxman, by the wish of Lord Rama, cut the nose of ŐShurpnakha and thus city was named as ŐNasik

In ŐKritayuga, Nashik was *‘Trikantak’*, *‘Janasthana’* in ŐDwaparyuga and latter in *‘Kuliyuga’* it became *‘Navashikh’* or Nashik. Renowned poets like Valmiki, Kalidas, and Bhavabhooti have paid rich tributes here. Nashik in 150 B.C. was believed to be the Country’s largest market place. From 1487 A.D., this province came under the rule of Mughals and was known as *‘Gulshanabad’*. It was also home of Emperor Akbar and he has written at length about Nashik in *‘Ein-e-Akbari’*. It was also known as the ŐLand of the brave and during the regime of Chhatrapati Shivaji Maharaj.

Apart from this mythological legends, the fact remains that Nashik, since ages, is a Pilgrimage Centre to the people not only from Maharashtra, but also from all over the Country.



MAP OF INDIA



MAP OF MAHARASHTRA



NASHIK DISTRICT MAP



MAP SHOWING CORPORATION LIMIT

Round about 1216, Nashik was under Yadavas of Devagiri, who built most of the temples, known as '*Hemadpanthi*'. Devagiri rule continued till Muslims conquered them by the end of 13th Century. In 1637, on the overthrow of Nizamshahi Dynasty, Nashik territory was merged with Mughal Province of Aurangabad. In 1679, Shivaji Maharaj crossed Bheema and plundered fort Galana (near Malegaon). On his return, he was blocked near Sangamner, but could avoid the enemy due to superior knowledge of his guides. Shivaji Maharaj's death in 1680, brought revival of Mughal Power and by 1818, Holkar's possession over Nashik had all passed to the British. During 1857, Nashik was witnessing considerable disturbances and also during the Free India movement. During first half of 20th Century, noteworthy revolutionaries operated from Nashik. Jackson Garden (now Shivaji Udyan) in Nashik witnessed the Patriotic aspirations of such revolutionaries. With the starting of the Mitra Mela activity, Nashik stood prominently on the political horizon of the Country and became a strong centre of revolutionary activities headed by Late Shri. Vinayakarao Savarkar. Still, it is politically very important place since prominent politicians belong to this place.

Nashik and its adjoining areas are having very good fertile agriculture land and known for production of good quality of grapes. These grapes are exported to other countries. There are so many wineries in the area and is famous through-out India for good quality of wine. Therefore, this city is also known as Grape City or Wine City.

1.2 CIVIC ADMINISTRATION

Nashik is the Divisional Headquarter having 5 Districts within the Division. It is located on the Mumbai – Bhusawal – Nagpur route of the Central Railways.

The erstwhile Nashik Municipal Council was established in May 1864 and raised to the status of a City Municipal Council in 1874. Thereafter, it was a 'B' Class Municipal Council, as per the provisions of the Maharashtra Municipalities Act, 1965; and had population of 2,62,428 souls according to 1981 Census. The Nashik road - Deolali Municipal Council was established in 1952. It was a 'B' Class Municipal Council and had population of 77,666 souls, as per 1981 Census. Following establishment of Industrial Estate at Satpur by Maharashtra Industrial Development Corporation, the Government considered it necessary to have Municipal Council at Satpur to manage the fast growing civic demands. Accordingly, the Satpur New Township Municipal Council was established on 1ST March 1972. It was a 'C' class Municipal Council and had population of 19,952 souls, as per 1981 Census. The 20 villages around Nashik city, having aggregate population of 58,183 souls as per 1981 Census used to manage their affairs through the respective Grampanchayats.

The Nashik Municipal Corporation has been established vide Government in Urban Development Department's Resolution No. NCC/ 1082/ 211(i) /UD – 21, dated 22-10-1982 to take effect from 7-11-1982. The Corporation limit included the areas of 3 erstwhile Municipal Councils, viz. 1) Nashik Municipal Council, 2) Nashik-road-Deolali Municipal Council & 3) Satpur Municipal Council. The entire area of Corporation consists of 25 villages out of which Vihitgaon, Vadner and Pimpalgaon Khamb are partly included. The Nashik Municipal Corporation is recently upgraded to a 'B' class Municipal Corporation, vide Govt. Notification No. MCO-2014/CR-153/UD-14, dated 1/9/2014.

The Civic Administration, at present, is being managed by Nashik Municipal Corporation with the help of Municipal staff. The Main office of the Municipal Corporation is located in its own building at Rajiv Gandhi Bhavan, Sharanpur Road, Nashik. Another six ward offices are also in operation at main road (Nashik east), Pandit colony (Nashik West), Panchavati, Satpur, Cidco, Nashik Road to control the civic administration and provide facilities to the residents of Nashik City.

1.3 THE SINHAJHATA KUMBHAMELA

The most spectacular of all the events, the 'Kumbhamela' is a religious festival which occurs every 3 years and is celebrated in four major pilgrim centres around the country by rotation. Thus Kumbh Mela is held at each of the four places every twelfth year. In Maharashtra, the festival is held in Trimbakeshwar and Nashik. The Nashik Kumbhamela is generally acknowledged to be the most sacred of all the festivals. It is a mammoth fair where saints and devotees gather for the festival.

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CHAPTER 2

GEOGRAPHICAL SETTINGS

2.1 NATIONAL AND REGIONAL SETTINGS

The Nashik Municipal Corporation area is lying between 19° 55' and 20° 05' North Latitude and 73° 41' and 73° 54' East Longitude. Nashik, the Headquarter of Nashik Administrative Division (comprising of Nashik, Ahmednagar, Nandurbar, Dhule and Jalgaon districts), is situated about 180 kms; from Mumbai by the National Highway No.3, i.e. Mumbaii Agra Road which passes through the developed part of the city, while National Highway No. 50, i.e. Pune-Nashik road enters the city from Nashik-Road side and meets the Agra road near Dwarka Square. A new over-bridge is recently built over the Mumbaii Agra Highway to carry through traffic without disturbance to local traffic.

It is situated on eastern slope of the north-south of Sahayadri ranges. Nashik Road, situated about 10 km. south-east of Nashik, is busy Railway Station on Central Railway. It is a fast developing area and has tremendous development potential in view of its advantageous situation of being located in Mumbai-Pune-Nashik Golden Triangle. This has made Nashik city an ideal place for location for new industrial & commercial establishments.

2.2 THE CITY AREA

The city is bounded on north, by the northern boundary of villages Gangapur, Anandwali, Makhamalabad, Mhasrul, and Adgaon; on east, by the eastern boundary of villages Adgaon, Manur, Panchak, Chadegaon; on south by the northern boundary of river Darna, south boundary of part villages, Vihitgaon, Vadner, Pimpalgaon Khamb, south boundary of villages, Dadhegaon, Pathardi; on west by western boundary of villages Chunchale, Satpur, Pimpalgaon Bahula, and Gangapur. The Nashik city lies on both side of the river Godavari, Panchavati lying across on left bank with Tapovan on side of it & the old Nashik on right bank.

The main functional areas of the city are, the Nashik core area (the Nucleous), Satpur, Ambad Industrial areas and the second functional area is the Nashik Pune road area with Nashik-Road railway station, supported by the industrial activities at Eklahara Thermal Power Plant, Railway Traction Factory etc. Though these two areas are separate, they themselves have strong inter-relationship.

Satpur Industrial area is towards west. The M.I.D.C. Satpur Industrial Estate is mainly responsible for Industrial & Commercial growth of Satpur area.

The Nashik Municipal Corporation covers an area of about 267.48 square kilometer (26747.75 hectares) and includes 25 villages out of which Vihitgaon, Vadner and Pimpalgaon Khamb are partly included. The area is worked out on the basis of village wise revenue record which is elaborately mentioned in foregoing chapter.

2.3 TOPOGRAPHY & LANDSCAPE

Nashik is surrounded by nine hills, namely: Durga, Ganesh, Chitraghanta, Pandav, Dingarali, Mhasrul, Jog wada, Pathanpura and Konkani. This beautiful city with hills surrounding, has lakes adding to its beauty. About 5 Km; to the south of Nashik City, the Trimbaki Anjaneri hill range exists. The

highest on extreme east has a group of old Buddhist caves. These caves are known as Pandav Leni and are approachable from the Nashik by Mumbai Agra National Highway. To the north, is the picturesque group of the Borgadi Ramshej hills with the sharp cone of Chamar Leni (Jain Caves). Two rivers, river Godavari and river Nasardi, flows through the centre of the city in west- east direction. The major areas adjacent to the river are rich agricultural fields. Further, the lands between Nashik right bank canal and the left bank canal are also rich agricultural lands. Many of these lands are close to the developed part of the city.

The river Nasardi meets Godavari to the east of Takli. Besides, the perennial river Darna forms southern boundary of the Corporation area to which river Waldevi flowing through the southern part of the area, meets near Chehedi.

2.4 CLIMATOLOGY

The climate in Nashik is quite pleasant and moderate. The year in Nashik could be divided into four seasons. The cold season from December to February, followed by the hot season from March to May and the monsoon from June to September followed by the post monsoon season during October to November.

The annual rainfall for the area during January 2013 to December 2013 was 798.02 mm. i.e. average monthly 66.51 mm. The monthly maximum rainfall recorded during the month of June 2013 is 236.0 mm. The minimum Temperature recorded in the month of January is 4.4 and maximum temperature recorded in the month of May is 41°C

The area is very humid during the south- west monsoon season. In the post monsoon, in cold and summer season, air is generally dry. The summer season is the driest period of the year with relative humidity between 30 and 35 % in the afternoons. The sky is heavily clouded during the monsoon season. During rest of the year, the sky is mostly clear or lightly clouded.

The winds are generally light to moderate with some strengthening in the wind force during the latter part of the summer season and in the monsoon season. In the post monsoon season, winds are light and variable in direction, north easterly in the morning and easterly in the afternoon. In the cold season, winds blow from directions between south- west and north-west in morning and between north and east in the afternoons. In the hot season, winds are from directions south-west and north-west. Some of the storms and depressions from the Arabian sea in the latter half of summer and post monsoon season affect the area causing widespread rain. Thunderstorms occur in the latter half of the hot season and in the post monsoon season.

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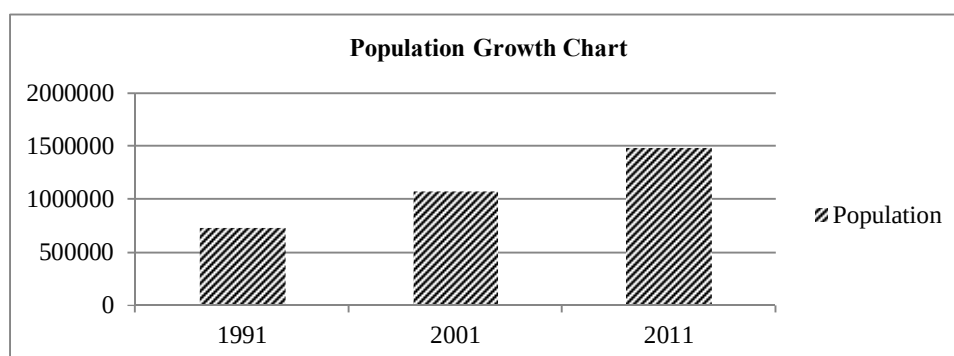
CHAPTER 3

DEMOGRAPHIC CHARACTERISTICS

3.1 GROWTH OF POPULATION

As per the 2011 census, the total population of the entire area of Nashik Municipal Corporation, was 14,86,053 souls as against the 2001 census population of 10,77,236 souls, indicating the growth rate of 37.95% during 2001-2011 decade. Similarly, population for 1991 was 7,33,000 souls indicating decadal growth of 46.96%. Following Table shows decadal population growth.

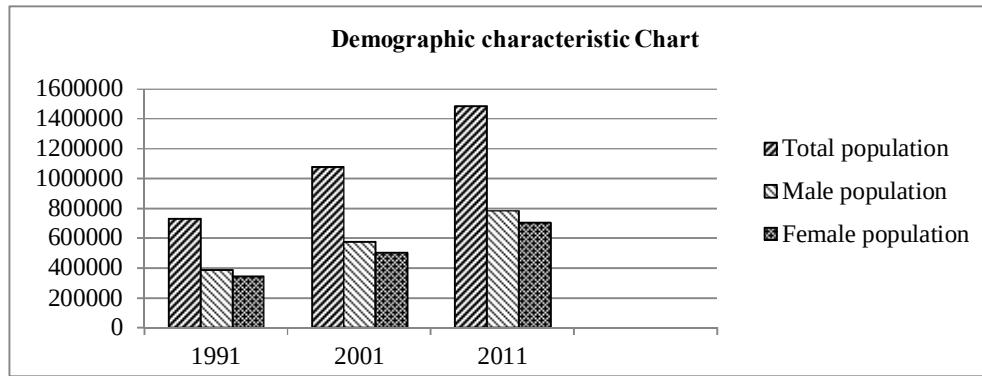
Population Growth			
Year	Population	Decennial variation	Percentage Variation
1	2	3	4
1991	733000	--	--
2001	1077236	344236	46.96
2011	1486053	408817	37.95



3.2 STRUCTURE OF POPULATION

The sex ratio for Nashik Municipal Corporation as per 2011 census works out to be 899 female per 1000 male as against the respective sex ratio figures of 929 for Maharashtra State. Out of total population of 14,86,053 persons, the number of males are 7,82,517 and 7,03,536 are female. Following table shows structure of population for last two decades.

Demographic characteristic (sex and age composition)						
Year	No of person	Males	% of total males	Female	% of total female	No of females per 1000 males
1	2	3	4	5	6	7
1991	733000	388000	52.93	345000	47.06	889
2001	1077236	575737	53.44	501499	46.55	871
2011	1486053	782517	52.66	703536	47.34	899



3.3 DISTRIBUTION OF POPULATION

On the basis of 2011 census figures, the population density of Nashik Municipal Corporation is 5556 persons per sq. km. The municipal corporation is divided into 61 wards. Table below gives village wise area & approximate population, gross density as per 2011 census. The highest gross density of 250.13 persons per hectare is in village Kamathwade. The lowest gross density of 4.22 persons per hectare is in village Dadhegaon.

Distribution of population -Year 2011			
Village	Area in hectare	Approx. Population	Gross density per hectare
1	2	3	4
Makhamalabad	2667.60	45917	17.21
Mhasarul	1861.82	39463	21.20
Adgaon	3329.65	22749	6.83
Manur	370.60	5253	14.17
Nandur- Dasak	446.52	7796	17.46
Nashik	5080.23	663979	130.70
Anandwali	396.15	21369	53.94
Gangapur	763.65	33085	43.32
Pimpalgaon Bahula	686.83	43224	62.93
Satpur	1227.02	90313	73.60
Kamathwade	193.79	48473	250.13
Ambad	732.06	43225	59.05
Chunchale	804.95	35292	43.85
Pathardi	1911.67	26332	13.77
Dadhegaon	243.63	1027	4.22
Pimpalgaon Khamb (Part)	520.00	6306	12.13
Vadner Dumala (Part)	697.00	10146	14.56

Wadala	790.27	56173	71.08
Agartakli	334.42	40224	120.28
Dasak	383.26	53499	139.59
Panchak	301.53	22997	76.27
Deolali	1802.35	140856	78.15
Vihitgaon (part)	296.01	14783	50.08
Chadegaon	356.86	2751	7.71
Chehedi	549.88	10551	19.19
Total	26747.75	1485783	55.54

3.4 OCCUPATIONAL STRUCTURE AND EMPLOYMENT PATTERN

Table given below shows the occupational structure within municipal corporation area of Nashik as per census 2011.

The total population of the city i.e. municipal corporation as per 2001 census was 10,77,236 souls out of which 5,75,737 were males and 5,01,499 were females forming ratio of 871 females per 1000 males. The total working population in the city was 3,71,423 both including main and marginal workers which works out to be 34.48% of the total population.

Contribution of females in the working population was comparatively less i.e. about 68,572 females forming only 18.46% of the total working population.

The population as per 2011 census is 14,86,053 souls out of which 7,82,517 are males and 7,03,536 are females forming ratio of 899 females per 1000 males. The total working population in the city is 5,34,821 both including main and marginal workers, which works out to be 35.99% of the total population.

Contribution of females in the working population is comparatively less i.e. about 1,08,670 females forming only 20.32% of the total working population.

It is observed from the census figures of 2001 and 2011 that the work force engaged in primary sector and secondary sector is gradually decreasing and workforce engaged in tertiary sector is considerably increased. Table below shows the statement of occupational structure in the city as per census 2011.

OCCUPATIONAL STRUCTURE						
Sr.No.	Sector	Occupation	Male	Female	Total	%
1	Primary	Cultivator	9187	4400	3586	
2.		Agriculture	7136	53334	12470	
		Total	1322	9724	26056	1.75
3	Secondary	Houshold Industries	7964	6721	14685	0.99

4	Tertiary	Other workers	401865	92215	494080	33.24
5	Total workers	-	426151	108670	534821	36.00
6	Non workers	-	356366	594866	951232	64.00
7	Total population	-	782517	703536	1486053	100.00

3.5 FUNCTIONAL CLASSIFICATION

The occupational categories are grouped in four sub-head viz. (1) Cultivators (2) Agriculture (3) House hold-Industry (4) Other workers. If any of these individual components has more than 40% of the total workers, the area is classified as Mono-functional. If it is not so and if the total of the percentages of first two important categories is more than 60% of the area, it is said to be bi-functional. As these criteria are not applicable in case of Nashik Corporation area, the same has to be termed as multi-functional town.

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CHAPTER – IV

DEVELOPMENT PLAN –PROCESS, VISION AND OBJECTIVES

4.1 PLANNING EFFORTS IN THE PAST

The Nashik Municipal Corporation was established on 7.11.1982. After establishment of Nashik Municipal Corporation, Development Plan for the entire area within its jurisdiction was prepared as per the provisions of the Maharashtra Regional and Town Planning Act, 1966. For the preparation of Development Plan of Corporation area, the Deputy Director of Town Planning was appointed as the Town Planning Officer on 21-9-1984 for carrying out surveys, preparing the existing land use map and for formulating the proposals of the Development Plan. This plan was sanctioned by the Government vide Notifications mentioned below:-

1. Partly sanctioned under Government, Urban Development Department's Notification No. TPS-1191/35(A) CR-88/ UD-9 Dt. 28/6/1993.
2. Government, Urban Development Department's corrigendum No TPS-1191/35/(PART)/CR-88/91/UD-9, Dt.19th August 1994.
3. Partly sanctioned under Government, Urban Development Department's Notification No. TPS-1994/940/CR-48/94/UD-9, Dt. 15/5/1995.

4.2 NEED FOR REVISION OF DEVELOPMENT PLAN

As mentioned above, the first Development Plan was sanctioned in the year 1993 and in the subsequent period, trend of urbanization, needs of urban population, mode of living, modes of transportation, industrialisation, need of social and physical infrastructure, trend of migration, etc., have undergone many changes and therefore revision of Development Plan became necessary. Also provision of section 38 stipulates revision of Development Plan once in 20 years. As the speed of urbanisation is very fast, Development Plan needs to be revised as and when required, to meet the aspirations of the citizens. Though the present revision is aimed at physical planning to achieve planned development, creation of social amenities rationally, etc.; it is also aimed to meet the changed aspirations of the citizens.

4.3 LEGAL FORMALITIES

Considering the need for revision of Development Plan the Nashik Municipal Corporation, vide Resolution No.899, dated 27/1/2009 had resolved to declare intention under section 23(1), read with section 38 to revise the sanctioned Development Plan; which was published in the Government Gazette on 15/7/2010. Thereafter, in pursuance of the said resolution, the Municipal Commissioner, Nashik vide order dated 17/9/2011, had appointed Deputy Director, Town Planning, Development Plan, Special Unit, Nashik as "Town Planning Officer" under section 24 of the Act for preparation of revised Development Plan for Nashik Municipal Corporation area.

After carrying-out existing land use survey, the Town Planning Officer had prepared Existing Land Use Map and handed it over to Municipal Corporation under section 25 of the Act, vide letter dated 3/10/2012. Thereafter, the Town Planning Officer had prepared "Draft Development Plan" and submitted it to the Nashik Municipal Corporation on 13/8/2013 for publication under section 26 of the Act. This

Draft Development Plan was discussed in the General Body meeting on 23/9/2013 and it was resolved, vide Resolution No.685, dt. 23/9/2013, to cancel the said Development Plan and to prepare revised Development Plan under the guidance of the Commissioner and place it before the General Body on the ground that the said Draft Development Plan has number of technical and serious mistakes.

In pursuance of the said resolution, the Commissioner, Nashik Municipal Corporation had sent a letter dated 3/10/2013 to the Government and requested for further proper decision. Also, Hon'ble Mayor of the Corporation had written letter to the Government dated 3/10/2013 in this regard. On this letter, the Government, vide marathi letter dated 8/11/2013, had communicated the Director of Town Planning, Maharashtra State, Pune as quoted below, copy of which was endorsed to Municipal Commissioner, Nashik Municipal Corporation.

"नाशिक महानगरपालिकेला नगर रचना अधिकारी यांनी हस्तांतरीत केलेला प्रारूप विकास आराखडा मान्य नसल्याने महानगरपालिकेने त्यात आवश्यक त्या सुधारणा करून तो प्रसिध्द करण्या ऐवजी सदर प्रारूप विकास आराखडा रद्द करावा असा ठराव क्रमांक ६८५, दि.२३/९/२०१३ रोजी पारित केलेला आहे. या पार्श्वभूमीवर, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम २६ अन्वये प्रारूप विकास योजना प्रसिध्द करण्याकरीता दि.५/१०/२०१३ च्या पुढील कालावधीसाठी मुदतवाढ देणे बाबत नाशिक महानगरपालिकेचा प्रस्ताव नाकारणे उचित राहिल. अशा परिस्थितीत विकास योजनेची कार्यवाही मुदतीत होण्यासाठी, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम २१ च्या तरतूदीनुसार, नियुक्त अधिकार्या मार्फत विकास योजनेचे प्रारूप तयार करून प्रसिध्द होणे अपेक्षित असल्याने विभागीय सहसंचालक, नगर रचना, नाशिक विभाग, यांनी नियुक्त अधिकारी म्हणून प्रारूप विकास आराखडा तयार करून कलम २६ अनुसार प्रसिध्द करण्याची पुढील कार्यवाही करणे आवश्यक ठरेल."

In pursuance of this Government decision, the Director of Town Planning, vide letter dated 2/12/2013 had communicated to the Joint Director, Town Planning Nashik Division, Nashik to prepare the draft Development Plan and publish it within a period of one year. Since the power of appointment of Officer under section 21(4A) rests with the Joint Director of Town Planning, he had issued order dated 20/12/2013, under said section, authorising the Joint Director, Town Planning, Nashik Division, Nashik to complete the process of preparation of draft Development Plan for Nashik City, publishing it under section 26, and submitting it to the Government under section 30 for sanction, after completing all legal formalities. Accordingly Joint Director, Town Planning, Nashik Division, Nashik has undertaken the work of preparation of draft Development Plan. Also, the records in respect of the draft Development Plan had been called from the office of special unit of Development Plan. Further, existing land use map was verified with the help of 13 technical teams of the department, so that the proposals in the Development Plan are framed properly.

After preparation of the draft Development Plan, it was published under section 26 of the Act for inviting suggestions and objections from general public, in the Government Gazette and in local newspapers.

4.4 CONSULTATION WITH STAKE HOLDERS

Development Plan is a document which is very much concerned with the citizens more

particularly representatives of the people in the corporation, farmers, developers, architects, industrialists, entrepreneurs, consultants etc. The representatives of the people in the corporation are concerned with overall development of the city and therefore, their suggestions are important in preparation of the Development Plan. A citizen aspires all the amenities and facilities through Development Plan for better living conditions. The farmers are scared with a fear of their land being reserved in the Development Plan for one or other public purpose. Developers, architects, industrialists, entrepreneurs, consultants, etc. are concerned about the policies to be framed in the Development Plan which, in one or other way, may affect their business. There may be many other sections of the society who may have concern with the Development Plan, one or other way. Therefore, public participation through consultation with all these sections of people is desirable so as to achieve comprehensive, participative, stakeholder friendly, rational, implementable and growth driven Development Plan.

Keeping this in mind, it was appealed to the citizens through print media to make suggestions about their aspirations in respect of the Development Plan. More than 2000 suggestions were received by this office from the various sections of the society. Since the peoples' representatives in the Municipal Corporation represent the city, it was requested to Hon'ble Mayor and the Municipal Commissioner vide letters dated 20/12/2013 and 30/1/2014, to give suggestions, if any, or arrange a meeting with them, so that their suggestions can also be considered while preparing the Development Plan. Also, number of meetings have been arranged with the above stake holders including 'Shahar Vikas Arakhada Annya Nivaran Kruti Samiti' and 'Nashik Citizens' Forum'. To understand the requirement of road linkages, a group of 13 persons including developers, architects, experts, representative of farmers was formed to make suggestions about proposed road network of the city. Their suggestions have been taken into consideration while proposing the road network in the draft Development Plan.

Considering all the suggestion received from various groups, an effort has been made to prepare comprehensive, participative, stakeholder friendly, rational, implementable, promotional and growth driven Development Plan.

4.5 MAIN STAGES OF PREPARATION OF DEVELOPMENT PLAN

- a) Preparation of Base Map,
- b) Survey- analysis and findings,
- c) Identification of Problems.
- d) Framing of Proposals i.e. Draft Development Plan.

4.6 PREPARATION OF BASE MAP

For the purpose of Development Plan, a base map showing the limits of the area within the jurisdiction of the corporation is prepared. A village wise map to a scale of 1: 10,000 and combined map of all villages to a scale of 1:20,000 is prepared. In addition, Core Area (*Gaothan* area) plan of Deolali and Satpur to a scale of 1:1000 and Nashik to a scale of 1:2,400 have been prepared.

4.7 SURVEYS - ANALYSIS & FINDINGS

Surveys are essential to understand the city for which the Development Plan is being prepared. They give an idea about the exact needs of the city and help the planner in framing the proposals. The

following various surveys have been carried out for the purpose of the Development Plan of Nashik.

4.7.1 EXISTING LAND USE SURVEY

It is the basic fundamental and most important survey. It shows the use or uses to which each and every piece and parcel of land within the jurisdiction of the Planning Authority is put. This survey is the best indicator of the character of the area to be planned. Its analysis helps in determining the optimum and most beneficial distribution of the land uses in the interest of the community, which in turns gives guidance to proper zoning and framing proper proposals in the Development Plan. The detailed investigation and analysis of this survey also gives idea about

- a) Existing trend of land uses,
- b) The position of conforming and non-conforming uses,
- c) Intensity of land uses,
- d) The relative importance of the activity and deficiencies if any,
- e) Constructed and vacant areas,
- f) Existing roads and water ways / bodies,
- g) Features of importance, liable to be protected.

The total area within the Nashik Municipal Corporation limits is about 267.48 sq.km. The two sanctioned Town Planning Schemes viz. Town Planning Scheme No. I Nashik, and Town Planning Scheme No. II, Nashik covers an area of 194 Hectares and 937 Hectares respectively. The Scheme, No. I, is adjacent to the congested part of Nashik city on its western side and the Scheme No. II, is further to the west of Scheme No. I and extends upto the western side. Both the scheme areas are well developed.

4.7.2 DISTRIBUTION OF THE LAND USES

Existing land use of the corporation area are shown on existing land use plan submitted to the Corporation by the Town Planning Officer vide letter dated 03/10/2012. Total developed area is about 43.75 % of the total corporation area out of which 21.97 % is residential. This clearly shows that vast areas within the corporation limits are either underdeveloped or under agriculture use. The area under cultivation is about 33.50 % of the total area. Out of the total developed area, predominant land use is residential which constitute 52.48% and next to it is industrial, which is about 14.02 %. Table below gives the detailed existing land use analysis of the entire Corporation area. The inferences could be drawn as follows

- i) The residential development marked on the existing land use map, indicate that the trend of residential development is mostly towards villages Nashik, Anandwali, Gangapur, Satpur, Pathardi, Deolali, Wadala, Agartakli, Makhmalabad, Mhasrul.
- ii) There are good quality agricultural lands along the southern part of Darna river within the village limit of Pimpalgaon Khamb, Vadner, Vihitgaon and also within villages Nandur, Manur, Chadegaon, Dhadegaon, Deolali, Mhasrul, Makhamalabad and eastern part of Adgaon,
- iii) In the recent past, non-agricultural developments are taking place mostly along the main traffic routes, leaving the interior lands in undeveloped state.
- iv) There is ample undeveloped land available within the limits which can be suitably brought under

non-agricultural use to meet the need of the increasing population.

- v) The commercial activity is mainly concentrated on Main Road, Ravivar Karanja, Bhadrakali Stand, Malegaon Stand, M.G. Road, Chandwadkar Lane, Lam Road of Nashik Road, Deolali area and on Trimbak Road near Satpur gaothan, College Road, Gangapur Road, Canada Corner, Mumbai-Nashik Highway, Nashik-Pune Highway, City Center Mall at Untwadi, Junction point of Saikheda Road, Jail Road etc. The Agricultural Produce Market Committee Yard is Situated on Peth Road. The Vegetable Markets are on the left bank of Godavari River near Ramsetu, under flyovers in Deolali, near Akashwani Tower at Gangapur and on various D.P. Roads at different locations. Wholesale dealers in food grains have their shops near Ravivar Karanja. Major Roads in the developed areas also serve as shopping streets.
- vi) Public - Semi Public user constitute 7.39 % of the developed area. Institutions like Maharashtra Engineering Research Institute, Police Training Centre, Bhosala Military School, Government offices on Trimbak Road, Maratha Vidya Prasarak Education Complex, Gokhale Education Trust Complex, K.K. Wagh Education Complex, Medical College Campus, Bhujbal Knowledge City, Police District Headquarter (Rural), S.S.C.Board, Samaj Kalyan Bhavan, BYTCO College Campus, Central Jail, India Security Press and Currency Note Press, Commissioner office Premises, Vipashanna Kendra, Hospitals, Schools etc. cover most of the land under this land use.
- vii) Industrial uses constituted 14.02 % of the developed area which mainly cover Satpur M.I.D.C., Ambad M.I.D.C, Traction Factory, Brick kiln and group of small Industries along Godavari River.
- viii) Forest lands are shown at Pathardi, Chunchale, Mhasrul, Makhmalabad and Gangapur which constitute 2.13 % of the total area.
- ix) A large open space known as Golf Club (Anant Kanhere Maidan) is located on Trimbak Road. Engineers Club in Satpur MIDC, Shivaji Udyan, Nehru Garden, Promod Mahajan Garden of Nashik City, City Garden at Indira Nagar, Kanetkar Udyan at Gangapur, Kusumagraj prathistan Garden, Somani Garden, Durga Garden, Shikre Wadi ground at Nashik Road, Mahatma nagar ground, Sambhaji Maharaj Stadium, Uttamrao Patil ground in Cidco, are some of the grounds and gardens existing in Nashik city.
- x) Tapovan at the confluence of river Godavari and Kapila, Someshwar Temple Complex on Gangapur Road on the right bank of Godavari river, Goda Park project, Phalke Smarak are important recreational places in the area. Four major rivers passing through city area are Godavari, Darna, Nasardi, Waldevi and there are percolation tank in Gangapur and Adgaon villages.

Existing Land Use analysis				
Sr. No.	Land Use	Area in Hectares	% of total Developed Areas	% to the Total Area
1	Residential	5875.36	52.48	21.97
2	Commercial	219.73	1.96	0.82
3	Industrial	1569.98	14.02	5.87
4	Public and Semi-Public	827.41	7.39	3.09
5	Public Utility	168.46	1.50	0.63

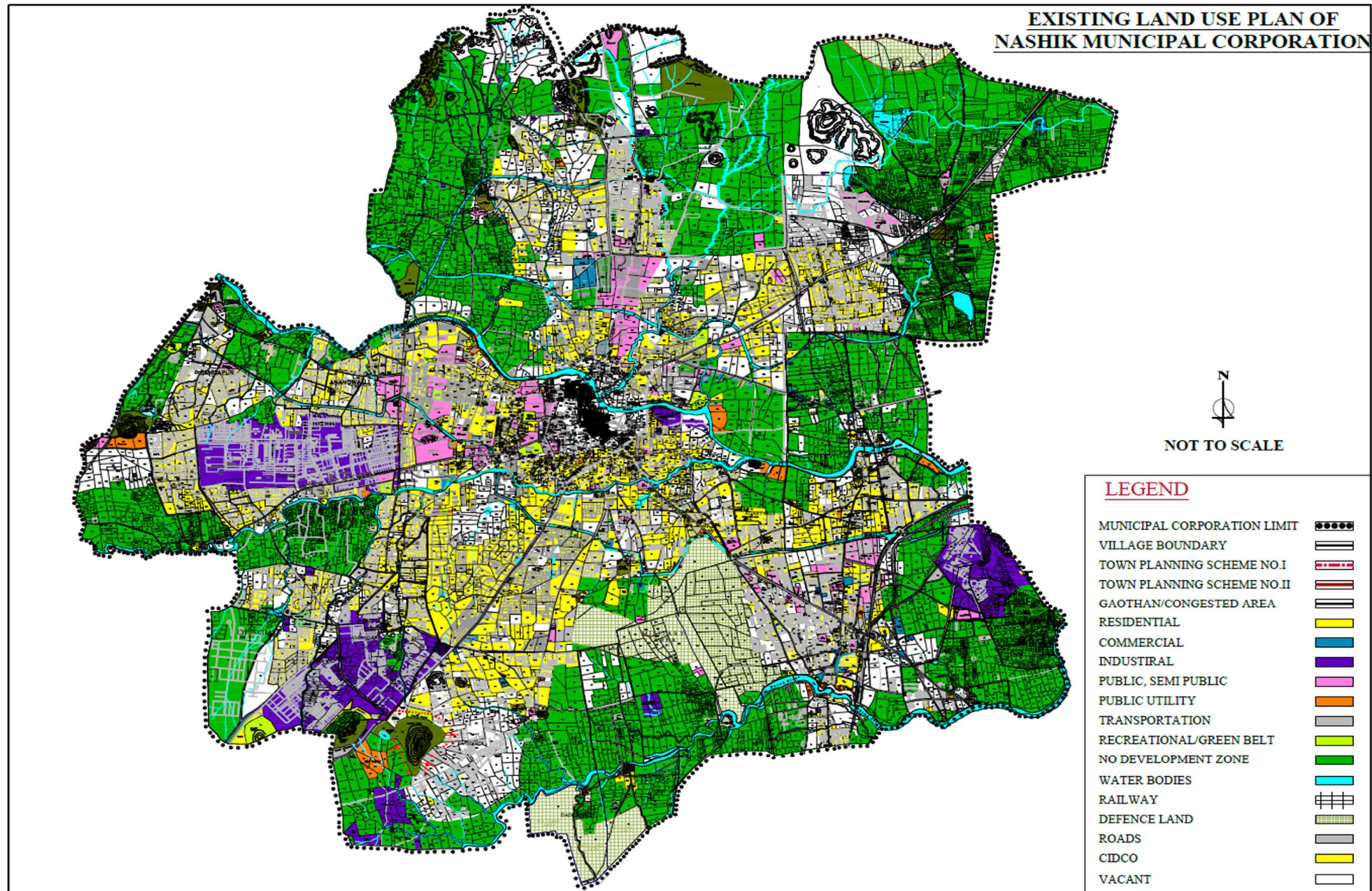
6	Transportation	1573.20	14.05	5.88
7	Garden, Play Ground and Recreation	126.83	1.13	0.47
8	Military	943.70	8.43	3.53
9	C.I.D.C.O	398.00	3.56	1.49
	Total Developed Area	11702.67	100.00	43.75
10	Agricultural	8961.49		33.50
11	Water Bodies	955.13		3.57
12	Vacant Land	4559.33		17.05
13	Forest	569.13		2.13
	Total Un-developed Area	15044.33		56.25
	Total Area	26747.75		100.00

Further verification of Existing Land use map and gathering of information reveals that the area under water bodies, excluding the area of canal being used for jogging track, water-works, works out to be 906.23 hectares. Moreover area of garden, play-ground and recreational spaces works out to be 163.08 hectares.

4.7.3 STRUCTURAL CONDITION OF BUILDINGS / HOUSES

It is necessary to get the information about housing stock available at present, age, ownership, type of construction and condition of buildings, types of uses of houses, etc. The figures of the year 2014, with the municipal corporation show that, there are about 3,25,235 existing houses in the corporation area. Most of the old houses in core area have stone foundations with brick or mud walls and tiled roofs. The modern houses being built-up in the out-side core areas are mostly of RCC constructions with burnt brick walls plastered with cement. Most of the houses in old gaothans (Core area) of Nashik, Panchvati, Deolali, Satpur are very old and have very poor structural conditions. They also lack in amenities. The table below shows distribution of number of houses by age and year.

Distribution of houses by Age (year)							
Sr. No.	Divisions	Above 60	40-60	15-40	Below 15	Temporary	Total
1	Nashik road	466	2440	11474	21820	-	36200
2	Panchavati	6679	6650	20621	42188	-	76138
3	Nashik east	14642	12553	14073	30067	1881	73216
4	Nashik west	613	1318	4026	3767	448	10172
5	Satpur	764	4575	11642	20358	890	38229
6	Cidco	1938	1435	41448	44821	1638	91280
	Total	25102	28971	103284	163021	4857	325235



The population of the city in year 2011 was 14,86,053 and in the Development Plan projected population for the year 2036 is projected to 34,00,000 souls. Considering the average size of family i 4, the requirement of houses for 2011 population is 3,71,743 houses against the existing 3,25,235. There is deficit of 46,508 houses required for population of 2011. Huge housing stock will also be required to meet the requirement of population of 2036 incrementally. Moreover, families living in temporary and old dilapidated buildings will need new accommodation. This requires increase in urban land for housing and also policies to create more housing stock which is taken care off in the present Development Plan.

Above figures also indicates that, the old areas, because of condition of structures, need immediate attention for redevelopment and also to bring them at par with the areas, which have reasonable level of amenities. Therefore, this Development Plan also provides for the regulation for re-development of core areas which will ultimately lead to proper development and improvement in level of amenities in core areas.

4.7.4 SLUMS

With rapid industrialization and building construction activities during the past few years many hutment colonies have come up in the Corporation area particularly near the industrial establishments and other work centres. There are about 168 slums consisting of about 42,742 huts with population of about 2,14,769 souls in the year 2014. In the year 2011, there were 131 slums consisting of 35,597 hutments with population of about 1,79,225 souls. This population constitutes near about 14.45% of the total population of the Corporation area. The following tables show the details of slums and the details of ownership of lands.

Details of slums (area and population)						
Sr. No.	Division	No of slums	No of hutments	Slum population	Status	
					declared	undeclared
1	Nashik east	25	6479	32395	9	16
2	Nashik west	16	3686	18520	6	10
3	Panchavati	46	10390	52193	15	31
4	Nashik road	44	8150	41554	18	26
5	Cidco	19	6252	31260	2	17
6	Satpur	18	7785	38847	6	12
	Total	168	42742	214769	56	112

Ownership of lands under slums							
Sr. No.	Division	No of hutments			Slum population		
		Private land	Govt. land	NMC land	Private land	Govt. land	NMC land
1	Nashik east	4334	384	1761	21670	1920	8805
2	Nashik west	3340	42	304	16790	210	1520
3	Panchavati	3926	1193	5271	19952	5965	26276
4	Nashik road	5509	2641	0	28634	12320	0
5	Cidco	3782	2470	0	18910	12350	0
6	Satpur	2344	4646	795	11720	23127	4000
	Total	23235	11376	8131	117676	56492	40601
		Total number of hutments		42742	Total population		214769

The above information shows that slum population is considerable in size and number. Across the six divisions, Panchvati has the highest number of slums i.e. 27.38% of the total slum population. Slums are mainly concentrated in the core of the city, along the banks of river Godavari & Nasardi, in canal alignment area and along the railway track. The slums are mostly built on private and government lands.

The Central & State Government and the Nashik Municipal Corporation have initiated various projects to decrease the number of slums and for the betterment of living conditions of slum dwellers. In most of the projects, Nashik Municipal Corporation acts as the implementing agency.

In addition to these efforts, to bring these slum dwellers in the main stream, private participation is also necessary. To redevelop these slums on large scale through private participation and to enable these slum dwellers to get the home of their own, free of cost, some mechanism is necessary. This Development Plan proposes exhaustive regulation for "slum redevelopment scheme". It is expected that this provision will help the dream of "slum free city" come true.

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CHAPTER V

SOCIAL INFRASTRUCTURE

5.1 GENERAL

A Development Plan also aims at creating an environment to enable the residents to enjoy the desired standard of living conditions in addition to ensuring orderly development of a city by prescribing the land use zoning and transportation network along with provisions of proper development control. Therefore, it is necessary to study the existing level of social infrastructure. The Government has laid down minimum essential standards for different social amenities comprising of educational, health, recreational facilities, in terms of area or number of sites required for the probable population of the city. The existing facilities has been analysed as described subsequently.

5.2 EDUCATIONAL FACILITIES

There are in all 352 primary schools with total number of 1,53,644 students and 154 high school with total number of 1,17,381 students in the corporation area. The table below gives the detailed information about the schools.

Sr. No.	Management	Primary School	Number of Students	Secondary School	Number of Students
1	Municipal Corporation	129	36613	13	3336
2	Zilla Parishad	1	131	1	568
3	Social Welfare Deptt./ Tribal Welfare Deptt.	1	20	1	395
4	Private ĩ aided	84	47317	80	84810
5	Private ĩ non-aided	129	68327	58	28263
6	Self-aided	8	1236	1	9
	Total	352	1,53,644	154	1,17,381

It appears from the figure that about 76 % burden of the primary education is taken over by private institutions. This will increase day by day since people are more inclined to admit their wards in private institution because of so many factors. Therefore, Municipal Corporation will have to make provision for about 24% of school going populations.

There are 154 High Schools in the Corporation area providing education to 1,17,381 students. Most of these institutions are private institutions functioning in the developed part of Nashik. Bhosla Military School located on Gangapur Road is a reputed institution imparting traditional as well as primary military training to the youngsters. Some other well-known institutions are Maratha Vidhyalaya, Rungtha High School, Abhinav Bal Vikas, Adarsha Vidyamandir, Rangubai Junnare High School, Pethe High School, Boys Town, Don Bosco, CDOMERI High School, etc. There are some well-known institutions in the outskirts of city also. Some schools in outskirts area are Fravashi Academy, Silver Oak, Ashoka Universal School, Orchids International, Kishor Suryanvanshi Public School, Delhi Public School, Ebenezei International School, in which education in ICSE, CBSE, etc curriculum are imparted.

Government Technical School, ITI and other private technical institutions are catering to the needs of technical educations.

In Nashik city and Nashik Road Deolali area, there are colleges providing higher educational facilities in various faculties like Science, Arts, Commerce, Engineering, Pharmacy, Law, Medicine, Management etc. Some of them also conduct courses in modern techniques like Computer Programming and Management, Business Administration and Management, Information Technology etc. There are Engineering and Medical Colleges and also one University within the corporation area.

5.3 HEALTH AND MEDICAL FACILITIES:

There are 4 hospitals which are run by the Government, having total capacity of 750 beds. Nashik Municipal Corporation is running 5 hospitals having total capacity of 480 beds, 6 maternity homes with 130 beds in total and 20 dispensaries.

There are 293 private or public trust hospitals with total 6507 beds capacity, 59 maternity homes with 615 beds capacity and 775 dispensaries.

Besides the Government and Nashik Municipal Corporation's Hospitals, private hospitals and dispensaries also cater the needs of the people to a great extent. Most of the burden of providing health facility is taken over by the private sector.

5.4 COMMERCIAL FACILITIES:

The commercial facilities such as Agricultural Produce Market Committee Yard, whole sale / retail grain markets, vegetable markets, mutton markets, ghass markets exist in the developed part of the corporation area. There are other commercial establishments like, shopping mall, departmental store company showrooms etc, and so many retail shops. There are some vegetable markets. However, at many places it is seen that vegetables vendors are doing business along road sides. Moreover there is no organized space for hawkers.

5.5 RECREATIONAL AND ENTERTAINMENT FACILITIES:

Golf Club Ground is the big public playground available in the Corporation area. Chtrapati Shivaji Gymkhana ground in central Nashik area, Shikare Wadi Jogging track in Nashik Road area, Sambhaji Maharaj Stadium in Cidco area, Engineers Club in MIDC, Satpur area are the grounds available for recreation. The Shivaji Udyan, Neharu Garden, Kanetkar Udyan, City garden, Ambedkar Udyan, Kusumagraj Pratishthan, Promod Mahajan Garden are the existing public gardens. Other places for recreation are Phalke Smarak, Pandav Leni, Chamer Leni, Planetorium, Someshwar Temple Complex etc. Apart from cinema theatres, there are 5 multiplexes in the Corporation area. There are 3 drama theatres i.e Kalidas Kala Mandir, Parshuram Saikhedkar and Dadasaheb Gaikwad Auditorium. In addition, there is Mahtma Gandhi Auditorium at Nashik Road which is in very pathetic condition. Sawarkar Swimming Pool within Nashik City area and International Standard Swimming Pool at Nashik Road area are well maintained by Municipal Corporation. In addition to this, there are swimming pools maintained by private institutions. Also, stadium at Aurangabad Naka is under construction.

There are in all 144 gardens and 32 playgrounds in the city having total area of 98.87 Hectares and 64.21 Hectares respectively.

5.6 CREMATION AND BURIAL GROUNDS

Existing cremation grounds are located along the bank of rivers or nallahs. There are total 51 sites at different locations covering an area of 27.88 Hectares of land. Burial grounds are located at different locations, specifically in old Nashik area. There are total 20 sites covering an area of 9.64 Hectares of land. The combined sites for cremation and burial grounds are 6 in numbers covering an area of 2.93 Hectares of land.

These facilities seem to be inadequate considering the present and future population of the city.

5.7 ANCIENT AND HISTORICAL MONUMENTS AND SITES:

Nashik located on the banks of Godavari is in northwest of Maharashtra. Because of river Godavari, temples and festivals like kumbh mela, it is one of the world's holiest city. The river in the Ramkunda flow from North to South, hence the river becomes Dakshin Wahini. This gives the Ramkunda a unique place of religions importance. People assemble in great numbers at Nashik every 12 years for kumbhmela. The last kumbhmela was held in the year 2003 when about five million people visited Nashik.

Many structure and temples were constructed during the regime of Maratha Emperor and Peshwas which are of great importance in view of architectural and archeological value. There are many historical temples in Nashik Municipal Corporation area. Some of the important temples and places are Kalaram Mandir, Sundarnarayan Mandir, Naroshankar temple, Godavari temple, Holy Kunds in Godavari River, Panchvati, Tapovan, Sita Gumpha etc.

In Nashik Corporation area, most of the monuments are located in the core area (old gaothans) of Nashik and Panchvati. Some of them are notified monuments of the State Archeological Department. The Pandev Leni caves are under the control of Archeological Department of Central Government. The remaining monuments, temples etc. are either looked after by the Municipal Corporation in public ownership or are privately owned. Some old wadas with excellent wood carving are also existing. All these structures are not only worth preserving but are also required to be maintained in good conditions. Precautions needs to be taken to see that in no way they are damaged or demolished for new construction.

The Government has, from time to time, issued instructions to local authorities for preservation/ conservation of the historical / archeological monuments. Appropriate heritage regulations are framed in this Development Plan.

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CHAPTER VI

TRANSPORT AND COMMUNICATION

6.1 EXTERNAL COMMUNICATION

- 6.1.1 Airways** - There is no airport for civilians within Nashik Municipal limits. The nearest one is at Ozar Airport (domestic military) which is located about 24km from the city center. It is operated by Hindustan Aeronautics Limited. Though the cargo terminal was launched in year 2011, the construction of passenger terminal complex is completed & it is expected to start operations soon. There is military airport at Gandhi Nagar (Nashik city). The nearby airport is at Mumbai (international) 190 kms., and another at Aurangabad (domestic) at about 218 kms from the city. Currently there are no flight services to / from Nashik.
- 6.1.2 Railways** - The Nashik Road Railway Station is located about 10 kms from Nashik city. It is situated on the main line of central Railway on Mumbai-Bhusawal section. Most of the Express / Mail and all passenger trains stop at Nashik Road. Nashik Road Railway Station is an important collection and distribution centre for goods and passengers. The number of passenger traveled during the year April 2013 - March 2014 were 70,64,179. Looking to the vast spread of the Nashik Municipal Corporation area and its ever increasing commercial and industrial importance, it is absolutely necessary to think of providing terminus facilities at Nashik Road Railway Station, so that a few trains could be started / terminated at this station.
- 6.1.3 Roadways (External)** - The existing road pattern of the Nashik Corporation Area is almost radial one. The National Highway No.3, Mumbai-Agra Road passes through the Nashik city, while National Highway No.50 i.e. Pune - Nashik Road meets Mumbai-Agra Road in the central part of the city near Dwarka point. Four State Highways, Dharmapur-Peth-Nashik-Aurangabad (MSH-2), Nashik-Dindori (MSH-3), Adgaon-Girnare-Javhar (SH-28) and Nashik-Trimbak (SH-30) run outwards in radial form. Also there are three Major District Roads i.e. Nashik Road-Deolali-Bhagur (MDR-26), Nashik-Anandwali-Dugaon (MDR-34) and Adgaon-Pimprisyayyed (MDR-36). In absence of by-passes to the above important roads and also due to intermixing of local and transit traffic, the situation gets aggravated, resulting in congestion, delays and serious accidents. To avoid this congestion, the flyover on Mumbai-Agra Highway from Pathardi phata to Aurangabad Naka is constructed and is in operation. There is necessity of other bypass roads to link National and State Highways.

6.2 ROADS (INTERNAL)

Old Mumbai-Agra Road known as Tilak Road, main road, 24.00 mt. road from ABB circle to Gangapur road, 30.00 mt. road from Satpur to Gangapur Road are the important north-south roads in Nashik city area, while the east-west links mainly comprise of Mahatma Gandhi Road, Shivaji Road, Sharanpur road, College Road, Gangapur Road, etc. The Panchvati area is connected with the Nashik city by five bridges out of which four are for vehicular traffic. These are Victoria Bridge near Raviwar Karanja, Gadge Maharaj Bridge near Dahipool area Talkuteshwar Bridge near Amradham and Kannamwar Bridge on Mumbai-Agra Road. Ramsetu is high level cause way open to pedestrians only.

Nashik-Pune Road is the main feeder road for Nashik Road Deolali area. Jail-Road, Lam Road, Subhash Road etc. are the other important roads in this area. Satpur area is flanking to Trimbak Road with

Satpur gaathan to its south and the main Industrial complex of M.I.D.C. to its north.

The village roads viz. Eklahare road, Pathardi Road, Untwadi Road serve the southern part of the Corporation area, while the Makhamalabad road, Makhamalabad-Mhasrul-Adgaon link etc. serve the northern part of the Corporation area.

Numbers of bridges have been constructed on river Godavari, Valdevi, Nasardi at various locations.

6.3 BUS AND PASSENGER TRAFFIC:

City bus service, at present, is run by Maharashtra State Road Transport Corporation through its 2 depot i.e. Nashik I depot (N.D.Patel Road) and Nashik II depot (near old Adgaon naka). Under Jawaharlal Nehru National Urban Renewal Mission (JNNURM), 100 buses are provided to Nashik City. There are 6 intra city bus terminals in the city namely :

1. Old C.B.S. (Central Bus Station).
2. Mela Bus Station.
3. Nimani Bus Station.
4. Deolali Camp Bus Station.
5. Nashik Road Bus Station.
6. Satpur Bus Station.

There are four inter-city terminals in the city namely :

1. New Central Bus Station
2. Mahamarg Bus Station
3. Old Central Bus Station (Old C.B.S)
4. Mela Bus Station.

The total number of buses are 241 which ply on 508 different routes, covering route of 7728.4 kms. The Number of passengers handled by the bus system is near-about 145000 per day out of which 45000 are students. Besides this approximately, 2,75,034 passengers travel through Nashik on 392 schedules and 3280 trips to and from different parts of the State.

The above figures of number of passenger handled, trips in city area shows that there is necessity of efficient mass transportation system.

6.4 GENERAL CONDITIONS OF ROADS:

Total constructed road length within corporation area is 1610.14 kms, out of which cement concrete roads are 205.57 kms., asphalted 1173.20 kms and metalled 114.75 kms.

The following tables below show the details of roads and transport service.

Details of Roads and Transport service								
Length of Roads in K.M.					Transport service			
Cement	Asphalt	Metalled	Other roads in slums	Total	Transport service by	Route in K.M.	No of vehicle	Average No. of passengers traveling daily.
1	2	3	4	5	6	7	8	9
205.577	1173.20	114.751	116.615	1610.143	MSRTC.	7728.40	241	1,00,000 passengers
								45,000 students
								1,45,000 total
Source:- NMC and MSRTC.								

6.5 POPULATION OF VEHICLES

The following **Table F** shows the vehicle population in the district. Major portion of this constitute the vehicle population in city. It is observed that increase in the vehicle population in every year is remarkable.

6.6 ROAD ACCIDENTS:

As per the data of road accidents collected for the year 2013, total no of accidents in the city amounts to 631, out of which 146 occurred on the Mumbai-Agra and Nashik-Pune Highway and 485 number of accidents occurred on the internal city roads. This shows that the occurrence of accidents is more on the internal road of the city.

6.7 PARKING FACILITIES:

The number of vehicles moving on the roads are increasing, which ultimately result into parking problems. A few sites for parking are developed on the reservations proposed in earlier Development Plan. Also, provision for parking in Development Control Regulations is less, which cannot cater the need of increasing vehicular population fully. The vehicles are therefore bound to be parked on road-sides which ultimately creates traffic problem. Further the road side parking considerably reduces the effective width of the roads resulting in slow movement of traffic.

Places like C.B.S., M.G. Road, Main Road, Canada Corner, College Road, Gangapur Road, Bytco point, Dwarka junction, where there are commercial developments, are facing a problem of parking which results in creation of chaotic condition. Inadequate parking facility and inadequate norms for hospital, mangal karyalaya, public places make the people to park the vehicle on streets, which creates hindrances in regular traffic flow.

6.8 TERMINAL FACILITIES:

Terminal facility in the form of Truck Terminus for heavy vehicles is in existence at Adgaon. Truck Terminus is partly developed on Mumbai-Agra National Highway and is functioning. At Pune-Nashik National Highway such type of truck terminus is presently absent and need to be provided.

The C.B.S. in Nashik city and the existing Nashik Road Bus Station outside the Railway Station are very heavily loaded and their location in the heart of developed locality offers no scope for making more space available for bus parking.

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CHAPTER - VII

ECONOMIC BASE AND GROWTH POTENTIAL

7.1 INTRODUCTION:

Analysis of Economic base of the city is necessary to understand the process of growth and dynamics of the city, so that it will help in framing the proposals of Development Plan.

7.2 INDUSTRIAL ACTIVITIES:

Nashik had been growing very fast industrially, during the last few decades.

There are some major industrial activities on the out skirt of Nashik city, such as Hindustan Aeronautics Ltd. at Ozar, Thermal power station at Eklahare, Sinnar M.I.D.C., five star Industrial Estate at Sinnar, which can directly or indirectly influence the working population as well as trade and commerce activities of the city.

Industrial development within city limit is also noteworthy which has directly or indirectly increased the working population, as well as Trade and Commerce. Some of them are Currency and Security Press, Govt. of India, Crompton Greaves, M.I.C.O., V.I.P., CEAT, Mahindra and Mahindra, Railway Traction Factory.

Besides this, there is sporadic Industrial development comprising of sawmills, small scale industries, work-shops etc. spread all over the Corporation Area. M.I.D.C has developed an Industrial Area in Satpur over an area of 635.76 hectares in the year 1962 and in Ambad over an area of 515.50 hectares in 1980. In addition to above, there is Nashik Industrial Co-op Estate having an area of 135 hectares, established in 1962.

There are about 6990 small scale, 27 medium scale and 131 large scale industrial units registered with DIC upto date.

Majority of the Industries which came up in the city or Industrial areas are Automobiles, Engineering, Electrical, Electronics, Stationary manufacturing, Printing press components, Metal Arts, Steel and wooden Furniture, Fiber and plastic moldings, Pharmaceutical and medical equipment, Data processing etc.

All the above units, more or less, have contributed directly or indirectly in pushing up the trade and commerce activity in the city.

7.3 TRADE AND COMMERCE:

Trade and commerce is the major activity playing important role in the economy of the city. Nashik city is the main trading centre in the district for agro products as well as non-agriculture based industrial products.

The prominent regulated market for the agricultural produce i.e. Agricultural Produce Market Committee is established in Nashik in 1952. The important commodities traded are paddy, vegetables, onions, tomato and fruits like grapes, pomegranates and strawberry etc. These commodities are marketed to Mumbai, Pune and near-by major cities. Some of the commodities like grapes, onions and

pomegranates are also exported.

The major commercial Banks have established their branches here for finance, there by promoting, the trade and commerce activity.

For storage of food grains, the godowns of Central Ware Housing Corporation are available.

Trade and commerce activity can be divided into two categories.

1. Wholesale Trading.
2. Retail Trading

7.3.1 Whole Sale Trading:

Whole sale trading is mainly effected through A.P.M.C. In Nashik city, there are mainly four locations from where A.P.M.C. is running its activities.

- i. **Panchvati:** Established in 1952 and deals in vegetables.
- ii. **Peth Road:** Established in 2006 and deals in food grains and fruits.
- iii. **Deolali:** Established in 1955 and deals in vegetables and fruits.
- iv. **Nashik Road:** Established in 1996 and deals in vegetable and fruits.

Weigh Bridge facilities are available at Panchavati and Peth Road market center and also have auction centre within the complex.

Truck Terminal Facility is available only at Peth Road market. There is no cold storage facility available in A.P.M.C. However it is available to some extent in private sector in the city.

The major quantity of Agricultural produce i.e. grains, fruits and vegetables come from Satana, Kalvan, Vani, Dindori, Sangamner, Sinnar Talukas, and adjacent districts i.e. Jalgaon, Ahmednagar as well as from some parts of Madhya Pradesh. After auction, most of the commodities are transported to Mumbai, Gujarat, etc., and some are exported.

Table below shows yearly total quantity of vegetable, fruits and grains handled by A.P.M.C. Nashik from 2009-10 to 2013-14.

Yearly Influx of Commodities in A.P.M.C. Nashik

Sr. No.	Year	Vegetables in quintals	Food-Grains in quintals	Fruits in quintals
1	2009-10	18,46,799	1,03,39,952	11,26,725
2	2010-11	20,38,772	20,48,346	5,50,590
3	2011-12	33,41,692	23,57,526	10,06,408
4	2012-13	23,09,371	7,22,915	8,35,710
5	2013-14	25,67,110	8,93,338	4,30,864
Source : A.P.M.C. Nashik				

7.3.2 Retail Trading:

Retail Trade provides employment to large number of people in the city. The main bi-weekly bazaars in the town are held at Panchvati on the Bank of River Godavari on Wednesday and Saturday. Another weekly bazaar is in Deolali which function on Monday mainly involving sales of grocery and vegetables. Besides above bi-weekly markets, there are some daily markets in the town, like vegetable market on bank of river Godavari, general market at Ravivar Karanja, vegetable market at CIDCO, Shivaji Chowk, Gangapur road. Besides this, there are many small local vegetable markets which cater needs of local people of that area.

People from different parts of the district come to the city for various types of purchasing e.g. hardware, building materials, agro based engineering machinery, pumps, motors, spray kits, pipes, as well as seeds, pesticides, insecticides, automobile engineering spare parts, industrial goods, etc.

Nashik districts rural area is dependent on the town market for various domestic materials like clothes, grocery, jewellery, furniture, etc.

The main cloth market of the town is situated in Shalimar Area, Main Road Nashik, on Dahipool Road, College Road, & many other Commercial Complexes and Malls.

The main Jewellery market is Saraf Bazaar near Ravivar Karanja and many other jewellery show rooms are opened at Canada Corner & at Nashik Road area.

Most of the roads surrounding C.B.S., Ashok Stambh, Ravivar Karanja, Red Cross areas are having shopping centers and shops of varied categories. Hotels, Restaurants and lodging business is also remarkably developed in the town due to special religious character of the town. Thousands of people from all over India, visit to the Ramkund Ghat and ancient temples in the Panchvati Area. It has increased trading in religious goods, brass and metal utensils, idols and statues etc.

Besides above, Nashik Road, Dwarka Area, Mumbai naka, Malegaon Stand, Panchvati Karanja, Bhadrakali Area, College Road, Ambad-Link Road, Shivaji Chowk etc. are having considerable commercial activities.

Shopping mall culture is also well developed in the city. Big Bazar at College Road & Nashik Road, Nashik Central mall at Trimbak Naka, City Centre mall at Untawadi, Reliance mall at Gadkari Chowk are noticeable. Mangal Karyalaya, Lawns for Marriages, Decorations and Catering are also major activities. Many of the Mangal Karyalaya and Lawns are located in agriculture zone in large numbers. Trade and commerce activity is playing important role in the economic growth of the city.

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CHAPTER VIII

UTILITIES AND SERVICES

8.1 WATER SUPPLY

For providing drinking water to citizen, the Corporation pumps water from two sources i.e. Gangapur dam and Darna river. Water supply to the Ambad and Satpur industrial areas within corporation limits is provided by M.I.D.C from its own water works, sourced from the Godavari.

8.1.1 Water Source

a) **Head works at Gangapur Dam:** Gangapur Dam is 13 km away from city centre on Godavari River. It was constructed in 1954. It had a total storage of 7200 mcft. Over a period, the storage has been reduced to 5630 mcft. There is a reservation of water in the dam to the extent of only 1194 mcft. Dam water is also reserved for MIDC in Nashik and Eklahara thermal power station situated near Nashik. Raw Water is pumped at balancing tank situated within the head work premises and from there water is supplied to Nashik WTP, Shivaji Nagar WTP, Panchvati WTP, Gandhi Nagar WTP through pre-stressed concrete gravity lines.

b) **Head works in Darna River, at Chehedi:** In this Storage Head Work, in Darna River at Chehedi Village, 25 MLD of raw water is pumped and supplied to Nashik Road Filtration Plant.

8.1.2 Filtration and storage

Raw water pumped from sources, is treated in treatment plants located at five different locations as mentioned in the table below.

Location and Capacities of WTP		
Sr.No.	LOCATION	CAPACITY(MLD)
1	Shivaji Nagar	97
2	Bara Banglow / Nashik	81
3	Panchvati	71
4	Gandhi Nagar	26
5	Nashik Road	73
	Total	348

Source : CDP, JNNURM.

After filtration of water in these 5 treatment plants, water is supplied to consumers through Elevated Service Reservoirs (ESR). There are total 69 (ESR) for distribution of water in the city.

8.2 DRAINAGE AND SEWERAGE:

The present sewerage system caters to about 70% of the population. In some area sewerage system is over loaded due to rapid increase of population in vertical direction. Therefore, the system needs to be augmented further. This is being undertaken through underground sewerage system Package-I and Package-II projects. Following table shows existing and proposed sewage treatment plants.

Existing and Proposed Sewage Treatment Plants						
Location	Existing Capacity (MLD)	Capacity as per Package-I	Capacity as per Package-II For 2026	Capacity of Proposed STP (MLD)		
				For 2026	For 2041	Total capacity in 2041
Tapovan	130.00	-	-	-	9.00	139.00
Makhamalabad	-	-	-	27.00	18.00	45.00
Agartakli	70.00	70.00	40.00	-	67.00	177.00
Chehedi	42.00	-	-	-	28.00	70.00
Panchak	28.50	-	32.00	-	43.0	103.50
Kamtwada	-	-	-	36.00	18.00	54.00
Pimpalgaon Khamb	-	-	-	32.00	22.50	54.50
Gangapur	-	-	18.00	-	10.50	28.50
Total	270.50	70.00	90.00	95.00	216.00	671.50

Source - NMC

To extend coverage and to cater future demand, NMC has prepared a master plan for underground drainage system. The projected sewage generation for the year 2041 is 668.75 MLD. The projected capacity for sewage treatment for year 2041 is 671.50 MLD.

8.2.1 Storm Water Drainage

There is no comprehensive storm water drainage system available in the city. The ground slopes are steep in certain areas (Panchavati area), especially near Godavari and its tributaries. The average low lying ground level is 569 m. and the highest ground elevation is at 700 m. The old city is located at low lying areas while the developed area are mostly on higher grounds. There are 3 main river basins in corporation area as under.

1. The Godavari River flows west to east across approx. 18 Kms. of the central area of the city. Nearly 8 nallas meet the river Godavari in this stretch.
2. The river Nasardi also flows west to east and joins the Godavari on south bank at Takali.
3. The river Darana flows at the south eastern boundary of NMC, and its tributary Waldevi flows from the north-west to south-east and meets Darana near Chehedi.

8.2.2 Natural Drainage

Total area of Godavari basin from Nashik Municipal Corporation limit is about 14022 Ha. The drainage basin of Godavari covers major portion of corporation area. Godavari basin is further divided into two sub-basins. Various nallas and streams lying in these sub-basins carry rainwater from the basin area and discharge into respective rivers.

1. Godavari Left Bank Drainage Sub-basin.
2. Godavari Right Bank Drainage Sub-basin.
3. Nasardi Tributary Basin.

4. Valdevi Tributary Basin- It is Darna River's Basin.

Most of these nallas are not trained. NMC have constructed pucca pitching lining in few of the nallas. Rapid urbanization and unplanned building construction activities has caused blocking or reduction in waterways of the nalla. Roadside storm water drains exist at few locations only especially in the highly developed city area. During heavy rains, inundation and flooding are observed at number of locations, where natural course of nalla are contracted due to unplanned development activities.

8.3 DISPOSAL OF URBAN WASTE:

8.3.1 Solid waste generation status:

The Nashik Municipal Corporation is collecting about 370 MT of municipal solid waste per day. All the waste from different areas are collected and transported to MSW facility at Pathardi which is 15 km from core area. The bio hazardous waste generated by hospitals in the city is treated at 1000° C in an incinerating plant located near Kannamwar Bridge (near core area). With better collection and transportation measures, the collection efficiency should increase. It is estimated that the projected quantity of municipal solid waste will be 1200 TPD by the year 2031.

Analysis of city waste carried out recently reveals 47% easily compactable materials, 31% non-bio-degradable and 22% other waste. These, last 2 components have become a major cause of concern. These materials are a negative contributor to the processing plant efficiency and rapidly exhaust available land for land filling. Mounting heaps of high volume of low density waste is common scene around each compost plant.

8.3.2 Municipal solid waste Management:

Nashik Municipal Corporation has abolished the waste bins system and introduced door to door collection of waste through ghanta gadis' from 1996 (Vehicles with bells). Each ward has at least one ghanta gadi. A total of 124 ghanta gadis are on contract, including one driver and two helpers per vehicle. Nashik Municipal Corporation collects garbage from households, hotels and restaurants, commercial establishments, hospitals, etc. following table shows the numbers of establishments.

Number of Establishment	
Establishment type	Numbers covered
Household	2,69,657
Other than residential	44,634
Mix user	7,013
Industrial	3,220
Total	3,24,524

Source - NMC

Nashik Municipal Corporation uses full-size and mini-trucks as well as tractor trailers to transport solid waste collected by Ghanta Gadis to the waste disposal sites. The Municipal Solid Waste (MSW) facility established at Pathardi, about 15 km south of the city towards Mumbai, has a variety of processing units to treat different types of MSW. These processes are:

i) Pre-Sorting Unit :

It is electromechanical segregation system for incoming non segregated MSW with the capacity of 500 TPD and it comprises of two lines with all necessary requirements and materials. After mechanical segregation, compactable material goes to windrow composting, material with calorific value goes to RDF plant and inert will be further processed at inert processing plant.

ii) Aerobic Composting Unit :

Composting is done through windrow composting and sheds have been constructed for windrows. Today out of total MSW 3 to 5% is converted into compost. The compost has already become popular amongst the farmers within 100 km radius of Nashik. By maintaining the price line of Rs.2000/MT Ex-factory level for loose form and Rs.2450/- for packed form with necessary backup support. Entire quantity of compost is saleable. Once segregation at source is practiced, then the quantity of generation of compost will increase up to 10 to 15% of total MSW.

iii) Leachate Treatment Plant :

This facility treats 0.4 MLD of leachate (or 10 TPD of organic wastes) coming out from solid waste dumps and the sanitary landfill site. Proper arrangement for the collection and transportation of leachate is in place. Leachate is primarily generated in monsoon season and during other periods, the same plant is utilized to generate bio gas from organic waste. The 40 kw power, thus generated is used to operate pumps at the MSWM facility.

iv) Animal Carcass Incinerator :

Dead animal carcass incinerator with the capacity of 250kg per hour is installed for the incineration of dead animals such as dogs, cattles etc.

v) Sanitary Landfill :

Solid waste not suitable for any processing transported to sanitary landfill site at the rate of 75 TPD. For this Purpose, a sanitary landfill covering 2 ha has been developed, with necessary aspects of scientific land filling. Arrangement for leachate is also provided and is connected to leachate treatment plant for further processing. Nashik Municipal Corporation is one of the few cities that has quite successfully transitioned to a bin-free SWM system and has managed to adopt the Ghanta Gaadi concept effectively. However, segregation of waste at household level is still not being practiced, which reduces the potential amount of compost produced. The existing fleet of Ghanta Gadis are unable to serve entire city daily i.e. a particular house in a ward is served every alternate day. Therefore, the corporation would need additional Ghanta Gadis including smaller vehicles to serve smaller lanes. The areas especially around slums and small scale household industries throw their waste directly into water bodies thus polluting and choking the natural flow of water. A comprehensive O & M plan for solid waste management backed by adequate allocation of finances is necessary.

8.4 POWER SUPPLY:

Eklahare Thermal Power Plant located in village Eklahare, near Nashik Road, caters to the power demand. From there, power is fed into the western division grid and subsequently distributed to sub-stations and finally to households.

Power consumption (MW) in last 5 years					
Years	2009-10	2010-11	2011-12	2012-13	2013-14
No of consumers	158900	163980	209120	258980	310443
Power in Residential (MW)	140	157	179	203	228
Power in heavy Industries (MW)	220	245	271	298	327
Power in light Industries (MW)	26	29	33	39	47
Power in Commercial (MW)	35	39	44	51	60
Power in Other (MW)	18	20	24	31	41
Total load	439	490	551	622	703
Load Growth (KW)	10.6	11.6	12.44	12.88	13.02

Source : MSEDCL

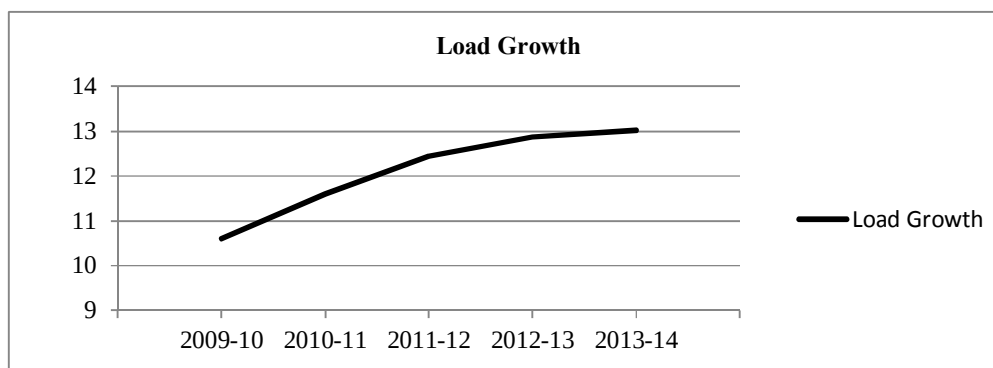


Fig : load growth (power consumption)

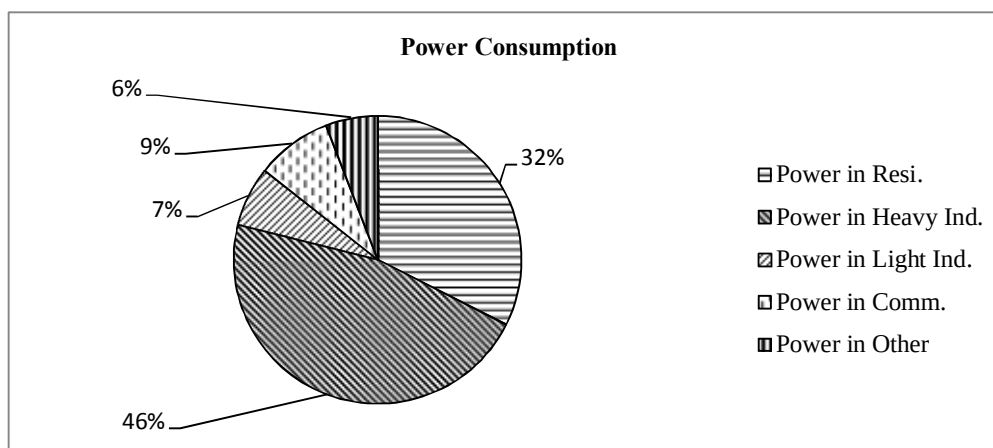


Fig : Consumption of power in different Sectors

It seems that power consumption is increasing substantially and share of heavy industries is significant.

8.5 FIRE BRIGADE STATION

There are 4 existing Fire Brigade stations at following locations.

- 1.Head Quarter at Shingada Talav,
- 2.Panchvati
- 3.Satpur MIDC
- 4.Durga Udyan, Deolali gaon.

Considering the spread of the city, more fire brigade stations are required.

8.6 LIBRARY & STUDY CENTRES

At present there are 14 libraries and study centres in the city.

Above mentioned study of existing amenities / facilities will help in formulating the proposals of the Development Plan.

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CHAPTER IX

CONCLUSIONS AND OBSERVATIONS

9.1 LEVEL OF IMPLEMENTATION OF DEVELOPMENT PLAN

9.1.1 The existing Development Plan was partly sanctioned on 28/6/1993 and came into force on 16/11/1993. The remaining part was sanctioned on 15/5/1995 and came into force on 25/6/1995. Upto date, there are 538 reservations in the Development Plan covering an area of about 692.44 hectares. Out of these, 87 reservations are completely developed and 24 are partly acquired/ developed. The area of developed site is 71.65 hectares and partly acquired/ developed site is 33.47 hectares. The area acquired through TDR concept is 76.75 hectares containing 75 sites, fully or partly. The area developed under AR is 44.43 hectares containing 21 sites. The road land acquired under TDR is 109.82 hectare.

It is observed that total land reserved for various purpose in sanctioned Development Plan is 692.44 H. It means that only 22% of the land could be acquired under various tools available for acquisition of reserved sites.

Further, 21 reservations have to be deleted because of lapsing of reservations under section 127 of the Act. by the Court/ Government orders . Further some more reservations will get lapsed in view of the notices already issued under section 127 of the Act after ascertaining area and location of land involved in such notices.

This shows that reserving land in Development Plan to such extend was beyond the financial capacity of the Planning Authority.

9.2 IDENTIFICATION OF PROBLEMS

1. There is paucity of housing for existing population. Also more housing stock will be required for future population. Moreover, houses in core area are older and many of them need redevelopment. The rates of lands and houses are increasing rapidly day by day.
2. Slum population in the Nashik city is remarkable. These slum dwellers need to be provided proper accommodation and amenities.
3. The residential and other development is taking place all over the city. However, trend of development is observed on major roads passing through city like National Highways, State Highways.
4. There is inadequate and un-coordinated traffic transportation network. The flyover on Mumbai-Agra Highway is constructed; however, there is necessity of other bypass roads to link other National and State Highways.
5. There is necessity of effective mass rapid transportation system so that congestion of vehicles on the roads gets reduced.
6. Provision of public parking is required at the places like C.B.S., M.G. Road, Main Road, Canada Corner, College Road, Gangapur Road, Bytco point, Dwarka junction etc.
7. As far as educational facilities are concerned, it seems that major burden of it is taken over by private sector. However, some provision for primary education needs to be made in view of future

population.

8. Facilities made available by the Government are reasonable. Moreover, contribution of private sector in providing health facilities is also remarkable. Existing Government hospital are 4 in numbers which meets the needs of the needy persons.
9. There are many commercial establishments however, at some busy places vegetable markets are along road side and needs to be relocated at proper places. There is no organized space for hawkers.
10. In all there are existing 144 gardens, having area 98.87 hectares. Out of which 22 are of bigger size. This works out to be 0.58 sq.m. per person which is less.
11. There are 32 playgrounds having 64.21 hectares area out of which 17 are of bigger size. This includes stadium also. This works out to be 0.38 sq.m. per person which is less.
13. For increasing population, existing facilities of cremation and burial ground is not sufficient.
14. Because of Industrial activity, extent of scrap market is increasing day by day.
15. It is necessary to make provisions for some water works and sewage treatment plant installations for future expansion.
16. Existing fire brigade stations are less in number comparing the spread of the city.
17. Implementation of Development Plan is low which invites re-thinking or paradigm shift in the process of preparation of Development Plan.
18. There is a huge protest by the farmers for reserving their lands in the Development Plan for public purposes.
19. There is no provision for cycle track and moreover, present streets do not facilitate the movements of pedestrians.
20. There are old and historical structures in the city and required to be preserved. Moreover, Nashik being a holy place because of Kumbha Mela, some provisions are to be made for this mammoth fair.

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CHAPTER X

FRAMING OF PROPOSALS

10.1 GENERAL

On the basis of various studies and information available, some problems have been identified in earlier chapters. The Development Plan does not only aim at solving the problems identified but also should aim at incorporating some new concept / ideas, so that Development Plan becomes a pro development vision document and drive the city's development in planned manner. Accordingly following vision and objectives have been set to frame the planning proposals.

10.2 VISION OF DEVELOPMENT PLAN

To achieve planned, comprehensive, participative, stakeholder friendly, rational, sustainable and growth driven development of Nashik City and make citizen oriented policies, so that Nashik city should emerge as an orderly developed city on the map of India.

10.3 THE MAIN OBJECTIVES OF THE DEVELOPMENT PLAN

The Main objectives of the Development Plan are as follows:-

- (a) To ensure proper utilization of the land and to guide the future development in disciplined and orderly manner.
- (b) To plan and provide the most efficient traffic-transportation network so as to improve connectivity.
- (c) To make the provision for social and physical infrastructure by minimizing the personal inequality.
- (d) To frame development control regulation, more rational, participative, simple and user friendly, understandable by common citizen and make provisions to promote the development.
- (e) To make provisions in the DCPR so as to promote the use of solar energy.
- (f) To make provisions in the DP and DCPR to create more housing stock in the market and try to bring it within the reach of common man.
- (g) To make provisions in the DCPR to increase the density of the population along the transport corridor and also encourage the owner/developer to make provision for wider roads in development projects.
- (h) To make the TDR and Accommodation Reservation provisions more attractive, to gear-up the implementation of Development Plan, never before and lessen the burden on the Corporation for acquisition of land.
- (i) To make provisions for redevelopment of Core Area (*Gaothan* area) so as to make overall change in environment and quality of life of the residents.
- (j) To make provisions for redevelopment for slums, so that deprived class of the society can be brought in the main stream
- (k) To make the provisions for increasing the resources of the corporation to take up up-gradation, creation of infrastructure and creation of social amenities.

- (l) To make the provisions for cycle track and movement of pedestrians so as to contribute to sustainable development of the city.
- (m) To make provisions for conservation of heritage structures/ precincts.

10.4 DEMOGRAPHIC PROJECTION:

The Population Projection has been done considering the population as per census year 2011. Various methods mentioned below have been adopted for demographic projection.

- a) Arithmetical Increase Method.
- b) Incremental Increase Method.
- c) Geometrical Increase Method.
- d) Current Rate Ratio Method.
- e) Graphical Method.

The intention for preparation of revised Development Plan was published in the Government gazette on 15.7.2010. However, as per amendment, subsequently made in the Act for the purposes of time limits, the deemed date for declaration of intention is treated as 05.04.2011. After completion of all legal procedures, the Development Plan is expected to be sanctioned by the Government, in the year 2016. Considering the period for development of reservation as 10 years, population projection is done for the year 2026 for the purposes of provisions of amenities and for the year 2036 for the purposes of zoning proposals.

After analyzing the result obtained from the various methods mentioned above, the population projection is given below-

Year	Projected Population
2026	24,50,000 (for social amenities)
2036	34,00,000 (for Zoning)

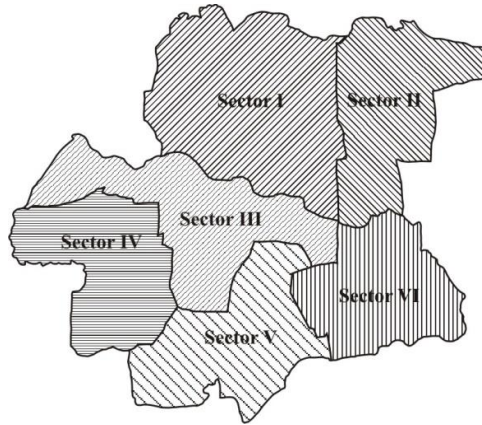
For the purpose of planning, the city area is divided into six sectors. The approximate projected population of these sectors is given in the following table. These approximate projected populations are considered for planning purpose.

Projected Population for Year 2026 & 2036		
Sector	2026	2036
I	4,24,500	5,89,000
II	59,000	81,900
III	9,67,100	13,42,200
IV	4,29,500	5,96,000
V	1,65,300	2,29,400
VI	4,04,600	5,61,500
Total	24,50,000	34,00,000

10.5 PLANNING SECTORS

For the purpose of ascertaining the adequacy of the amenities, the city is divided into six sectors considering the character of the area. Following table and map shows the area covered in each sector.

Sectors in Nashik Development Plan



Sector	Villages Included	Area (Hect.)
I	Makhamalabad, Mhasrul, Nashik (North).	6663.07
II	Adgaon, Nandur-Dasak, Manur	4146.77
III	Gangapur, Anandwali, Nashik (South) Agartakli.	4440.80
IV	Pimpalgaon Bahula, Satpur, Kamathwada, Ambad, Chunchale	3644.65
V	Pathardi, Wadala, Dadhegaon, Pimpalagaon Khamb(p), Vadner(p).	4162.57
VI	Dasak, Panchak, Chehedi, Chadegaon, Deolali, Vihitgaon(p)	3689.89
	Total Area	26747.75

10.6 NEED FOR PARADIGM SHIFT

As per the provisions of section 22 of the Maharashtra Regional and Town Planning Act, 1966, the Development Plan shall provide so far as may be necessary for all or any of the following matters, that is to say,

- (a) proposals for allocating the use of land for purposes, such as residential, industrial, commercial, agricultural, recreational;
- (b) proposals for designation of land for public purpose, such as schools, colleges and other educational institutions, medical and public health institutions, markets, social welfare and cultural institutions, theatres and places for public entertainment, or public assembly, museums, art galleries, religious buildings and government and other public buildings as may from time to time be approved by the State Government;
- (c) proposals for designation of areas for open spaces, playgrounds, stadia, zoological gardens, green belts, nature reserves, sanctuaries and dairies;

(d) transports and communications, such as roads, high-ways, park ways, railways, water-ways, canals and airports, including their extension and development;

(e) water supply, drainage, sewerage, sewage disposal, other public utilities, amenities and services including electricity and gas;

(f) reservation of land for community facilities and services;

Further clauses (g) to (l) mentions the other matters and clause (m) provides for

(m) provisions for permission to be granted for controlling and regulating the use and development of land within the jurisdiction of local authority.

From the above provisions it is clear that, Development Plan can be prepared for one or more matters mentioned above.

Provisions of section 31(5) stipulates that if a Development Plan contains any proposal for the designation of any land for a purpose specified in clause of (b) and (c) of section 22, and if such land does not vest in the Planning Authority, the State Government shall not include that purpose in the Development Plan, unless it is satisfied that the Planning Authority will be able to acquire such land by private agreement or compulsory acquisition not later than 10 years from the date on which the Development Plan comes into operation.

From this provision, it is very clear that the reservation of sites for public amenities should be such that it is within the capacity of the Planning Authority to acquire these sites within a period of 10 years.

Now days, Development Plan is becoming a matter of more concern to the land owners, whose lands are reserved in the Development Plan. They invariably appose to such reservations which gives rise to public agitation against the Development Plan. Imposing of reservation also creates inequality amongst the persons. This problem is aggravating day by day. However, not all, but some specific amenities like town level parks, playground need to be made available through the proposals of Development Plan because such amenities may not be created through any other means if lands not reserved in Development Plan. Moreover, the lands for public utilities like water supply and sewage installation, solid waste management, cremation and burial ground, need to be earmarked in the Development Plan because these activities are more or less location specific and land for them at particular location may not be available in future. Therefore, emphasis is given only to reserve land for such type of purposes and various provisions have been made thereby making acquisition / development of such land simpler and beneficial to both, owner and Planning Authority.

The share of other amenities like education, medical, commercial, etc., have been taken over to great extent by private sector. Some share of primary and secondary education, public health will have to be borne by the Corporation. Some amenities like vegetable market will have to be provided by the Corporation. It will not be appropriate to reserve the lands for all these amenities in the Development Plan because it will be against the provisions of section 31(5) of the Act considering the financial position of Corporation and level of implementation of the sanctioned Development Plan. This Development Plan envisage to part with some percentage of the land to the corporation at the time of development permission by the owner / developer in lieu of in-situ FSI or TDR to make available land for such amenities. The owners / developers have also been given choice of constructing such amenities if they desire so.

The provisions of TDR have been worked out technically so as to make this another form of compensation more rational. This will benefit both, owner and the Corporation because, owner will be inclined to hand over the land and the corporation will get reserved land at a faster rate. This will also apply to Development Plan roads which will open up new areas for development at faster rate. In addition to this, the development of reserved sites through accommodation reservation principal has been made more rational. All these measures will lead to reduce personal inequality and in the result, implementation of the Development Plan will get momentum.

Keeping this as a central idea, the Development Plan proposals are framed which are mentioned in foregoing paras.

Floor Space Index

FSI is considered as a tool for containment of growth and density. By fixing FSI limit, it is assumed that the proper development would undertake within the area with desired density. The main reason behind this is also not to overburden the existing infrastructure. The past experiences have shown that fixing FSI limit does not contain the growth as desired, but give rise to unauthorized development and leads to urban sprawl. With this concept, we have also failed to control the prices of houses and dream of home has gone beyond the reach of common man and poor persons. Therefore, we need to rethink about this paradigm. If FSI is increased and major corridors are allowed to be densified, then, problem of housing will ease to great extent and also population living along major corridors will opt for public transport. If infrastructure gets overburdened, it can be augmented from the premium charges to be levied on additional FSI.

10.7 PARADIGM SHIFT

As discussed in foregoing paragraphs, the paradigm shift envisaged in this Development Plan is given below.

Sr.No.	Present paradigm	Paradigm shift
1.	Provisions of reservations in the Development Plan for all the purposes mentioned in section 22 of the Act by adopting planning standards of 1979, overlooking the provisions of section 31(5) of the Act which are mandatory.	Provision of only town level amenities in the Development Plan, with due regard to the provisions of section 31(5) of the Act. Provision of other amenities through amenity space to be obtained at the time of development permission.
2.	Fixing of FSI limit traditionally.	Moderate increase in FSI with moderate premium charges.
3.	Uniform FSI irrespective of road width.	More base FSI, for plots fronting on wider roads
4.	Utilisation of FSI/ TDR irrespective of road width	Steep rise in utilization of premium FSI and TDR to densify the major corridors.
5.	Entitlement of TDR equivalent to the area surrendered in developable zone.	Entitlement of TDR taking into consideration basic difference in value of land and value of TDR.

10.8 PROPOSED LAND-USE ZONING

The total area within the Nashik Municipal Corporation limits has been divided into six sectors. The projected population of the year 2036 has been distributed among these sectors for framing zoning and detailed planning proposals. The proposed land use classification for the entire area is given in table below.

Proposed Land Use Analysis				
Sr. No.	Land Use	Area in Hectares	% of total Developed Areas	% to the Total Area
1	Residential	12835.78	60.98	47.99
2	Future Urbanisable zone	442.19	2.10	1.65
3	Commercial	118.53	0.56	0.44
4	Industrial	1558.63	7.41	5.83
5	Public and Semi-Public	1059.64	5.03	3.96
6	Public Utility	293	1.39	1.10
7	Transportation	2862.9	13.60	10.70
8	Garden, Play Ground and Recreation	535.84	2.55	2.00
9	Military	943.75	4.48	3.53
10	C.I.D.C.O	398	1.89	1.49
	Total Developed Area	21048.26	100.00	78.69
11	Agricultural	4542.59		16.98
12	Water Bodies	906.23		3.39
13	Vacant Land	0.00		0.00
14	Forest	250.67		0.94
	Total Un-developed Area	5699.49		21.31
	Total Area	26747.75		100.00

10.8.1 Residential Zone

The residential zone is generally proposed so as to accommodate projected population at the end of plan period i.e. for the year 2036. The density of population is generally considered as 250 persons per hectare. The spread of residential zone should be such that the corporation should be able to extend the infrastructure at minimum cost. In other words, the extent of zoning should be compact. This also helps in developing the effective mass transportation system. However, other side of the coin is that the lands in urban area are always under pressure of development because of so many reasons. If these lands are prohibited from development legally, it tends to un-authorised development and the problem becomes manifold. Moreover, supply of more residential land in the market helps in creation of more housing stock

which ultimately helps in keeping the prices under control. Therefore, zoning needs to be proposed rationally. In this Development Plan, in addition to 7347.68 Hectares of residential zone of earlier sanctioned Development Plan, 5488.10 Hectares of land have been proposed for residential zone, which works out to a total of 12835.78 Hectares.

While proposing for residential zone following aspects are also taken into consideration.

- a) Trend of development
- b) Contiguity with existing or proposed development
- c) Vicinity to major road links
- d) Major existing or proposed work centres
- e) Physiography of the area

The land proposed in the residential zone constitutes, 47.99 % of the total land.

10.8.2 Future Urbanizable Zone

The areas which are adjacent to proposed residential zone but will be under pressure of development are shown in future urbanizable zone. This future urbanizable zone is a residential zone, however, development permission is subject to provision of on site and off site infrastructure at the cost of owner himself. The detail provision in this regard is given in Development Control and Promotion Regulations. This zone is proposed in village Pathardi & Makhmalabad covering an area of 442.19 Hectares, which constitute 1.65% of the total area. The density of population together of residential and future urbanisable zone works out to be 256 persons per Hectares.

The residential zone and future urbanisable zone, and projected population on the basis of existing population in said sector is given in table below. It is expected that, because of better amenities in the newly developed area, the population will move to these areas from other crowded parts of the city.

Sector	Residential area			Population
	Residential	Future urbanisable	Total	Year 2036
I	3387.76	159.04	3546.80	589000
II	1485.93	0.00	1485.93	81900
III	2796.37	0.00	2796.37	1342200
IV	1420.08	0.00	1420.08	596000
V	2023.40	283.15	2306.55	229400
VI	1722.24	0.00	1722.24	561500
Total	12835.78	442.19	12994.82	3400000

10.8.3 Commercial Zone

In the city where there is predominant commercial activity, such areas have been shown in Development Plan in commercial zone. In addition to this, sites reserved for commercial purposes like municipal markets, shopping centers, vegetable markets, etc., are shown in commercial zone. No more commercial zone is proposed in the Development Plan because, all sorts of commercial activities are allowed in R-2 Zone. Some sites are reserved for Municipal Markets in the Development Plan and are well distributed. The total commercial zone shown in the plan is 118.53 Hectares, which constitutes 0.44 % of the total area.

10.8.4 Industrial Zone

In the sanctioned Development Plan, 1661.35 Hectares of land was shown in industrial zone which includes Satpur (M.I.D.C), Ambad (M.I.D.C), Nashik Industrial Cooperative Estate and Industrial area of Kirloskar and Railway Traction center in Deolali and Chadegaon village.

The policy about industrial zoning adopted in this plan is that the owners those who have requested for industrial zone, their lands have been zoned for Industrial purpose. No more lands have been zoned for industrial purpose except some adjacent lands which are required to be included in the same zone to achieve compactness. Also those land from Chadegaon which were shown in industrial zone in sanctioned Development plan but not put to industrial use are shown in adjoining agriculture zone. Such industrial zone is proposed on 75.56 Hectares lands in Parthardi, 13.00 Hectare lands in Satpur. Total Industrial zone in corporation limits works out to be 1558.63 hectare which is 5.83% of the total area.

This Development Plan also envisages the provision for allowing industrial use in agricultural zone, subject to some conditions.

10.8.5 Public Semi-public zone.

The lands which are predominantly being used for public semi-public activities like premises of Government and Semi Government offices, educational institutions, health facilities, etc. and reservations for public semi-public purpose are shown in public semi-public zone. The total area under public semi-public zone is 1059.64 Hectares, which is 3.96 % of the total area.

Uses permissible under this zone have been elaborately mentioned in land use classification of Development Control and Promotion Regulations.

10.8.6 Agricultural Zone

Effort has been made to retain good fertile land in agricultural zone. However, the lands which are required for future population or in contiguity of existing development or proposed developable zone have to be included in developable zone. The lands having steeper slopes are retained in agricultural zone. In proposed land use, 4542.59 Hectares of land is covered under agricultural zone which constitute 16.98 % of the total area of the Corporation. Some activities are made permissible in agricultural zone which are listed in land use classification chapter of Development Control and Promotion Regulations.

Town planning schemes are also allowed in this zone subject to condition that cost of the scheme shall be borne by the owners. The lands under this scheme shall be deemed to be converted in residential zone as soon as the final scheme is sanctioned by the State Government u/s 86 of the act. This also shall be subject to provision of minimum 24 m. wide road network within scheme area. This is proposed to achieve plan development of the area without infrastructure burden on the planning authority and also reduce

threat of unauthorised development.

10.8.7 Green Belt

There are four rivers, i.e. Godavari, Nasardi, Valdevi, Darna flowing through the city. The flood lines i.e. Blue line (Prohibitive zone) and Red line (Restrictive Zone) are earmarked on plan as low flood lines and high flood lines for these rivers except Darna. The Green Belt of 18 m. for Godavari River, 15 m for Nasardi, Valdevi and Darna Rivers is provided along the banks. This belt shall be a use for plantation, cycle track, recreation, etc. which will protect the erosion of the river banks and also enhance the environment.

10.8.8 Water Bodies

Four main rivers are flowing within the Nashik Municipal Corporation limits namely i Godavari, Nasardi, Valdevi, Darna and one Waghadi stream. In addition, there are lakes at Adgaon, Gangapur etc. and canals, nallas, water streams which are shown as water bodies in the Development Plan. The right bank canal of Gangapur Dam is currently not in operation and land is handed over to Corporation. The left bank canal is in operation. Some proposals are shown in this canal land.

The area covered under water bodies is 906.23 Hectares, which constitute 3.39 % of the total area.

10.8.9 Forest Land

The forest lands are shown as it is, which admeasures about 250.67 Hectares and constitutes 0.94% of the total area. These are at Pathardi, Mahsru, Makhmalabad, and Gangapur.

10.8.10 Transportation network

A comprehensive transportation network is proposed in the Development Plan. There are National and State Highways passing through the city.

National Highways:-

- 1) **Mumbai – Agra NH3** (passes through Pathardi i Nashik i Adgaon)
- 2) **Nashik – Pune NH50** (passes through Nashik i Wadala i Deolali i Chehedi)

State Highways :-

- 1) **Nashik – Trimbakeshwar SH30** (passes through Nashik-Satpur-Pimpalgaon Bahula)
- 2) **Nashik – Dindori SH3** (passes through Nashik i Mhasrul)
- 3) **Nashik – Peth – Dharampur SH2** (passes through Nashik-Makhamalabad)
- 4) **Nashik – Aurangabad SH2** (passes through Nashik i Nandur Dasak i Manur)

Following are the major road links proposed in the Development Plan which connects the different parts of the city and also to Highways.

Major links –

60m wide bypass road

- 1) (NH3 Pathardi-Pimpalgaon Khamb- Vadner i Vihitgaon i Deolali i Panchak i RP area i Adgaon NH3)

36m wide roads

- 2) Makhamalabad West Village Boundary ĩ NH3
(Makhamalabad ĩ Mhasrul ĩ Adgaon)
- 3) Gangapur North Village Boundary ĩ Ambad MIDC
(Gangapur ĩ Satpur ĩ Chunchale ĩ Ambad)

30m wide roads

- 4) Makhamalabad west boundary ĩ Vihitgaon south boundary
(Makhamalabad-Mhasrul-Adgaon-Nandur Dasak-Dasak-Deolali-Vihitgaon)
- 5) Makhamalabad ĩ Nashik Right Bank Canal
(Makhamalabad ĩ Mhasrul ĩ Nashik ĩ Agartakli ĩ Dasak)
- 6) Makhamalabad ĩ Nashik ĩ 30m north-south road
(Makhamalabad ĩ Nashik)
- 7) Makhamalabad ĩ Nashik ĩ Wadala east-west road
(Makhamalabad ĩ Nashik - Wadala)
- 8) Makhamalabad ĩ Nashik ĩ NH3
(Makhamalabad ĩ Nashik)
- 9) Kusumagraj Udyan ĩ NH3
(Nashik ĩ Agartakli ĩ Wadala ĩ Nashik)
- 10) Chunchale ĩ Vadner
(Chunchale ĩ Ambad ĩ Nashik ĩ Pathardi ĩ Pimpalgaon Khamb ĩ Vadner)
- 11) Janori Road
(Nashik ĩ Mhasrul)
- 12) Gangapur road
(Nashik ĩ Anandwali ĩ Gangapur)

24m wide roads

- 13) Mhasrul ĩ Adgaon (east-west road)
- 14) Nandur Dasak ĩ Manur ĩ Adgaon (east-west road)
- 15) Nashik ĩ Anandwali (east-west road)
- 16) Gangapur ĩ Anandwali ĩ Nashik (Canal road)
- 17) Pathardi ĩ Pimpalgaon Khamb ĩ Vadner (east-west road)
- 18) Adgaon ĩ Manur (north-south road)
- 19) Pathardi ĩ Dadhegaon (north-south shiv road)

In addition to this, road networks of 18m roads are proposed. Following table shows the road length in kilometers of each type of roads.

Width	18m	24m	30m	36m	45m	60m	Total
Length (km)	363.53	124.08	170.18	16.31	13.12	48.67	735.9

Some length of Development Plan roads are shown as dotted on the Development Plan and

indicated as “Roads to be implemented at the time of re-development” This proposal envisages that proposed road width shall be implemented at the time of re-development of property. However, if the land is vacant, this proposal shall be implemented as that of firm line road proposal.

It is expected that this comprehensive road network will improve the connectivity and facilitate the transportation. Further, these roads should have provisions for cycle tracks and pedestrian way and construction of road should be undertaken accordingly in future. For this purpose road section for proposed roads are annexed in this report as **Plan no.1, 2, 3, 4, 5 and 6**. These sections may be suitably modified if mass rapid transportation system is implemented on these roads.

10.9 DEVELOPMENT CONTROL

A set of Development Control and Promotion Regulations has been framed considering the existing regulations in various cities of the State. These regulations are made user friendly and many new concepts have been incorporated so as to boost to the development. Therefore, these regulations have been named as “Development Control and Promotion Regulations 2015, Nashik”. The detailed provisions are given in the set of DCPR Nashik -2015. However, main features of DCPR Nashik -2015 are as follows.

- 1) The regulations are made simpler, without ambiguity and user-friendly.
- 2) The matters relating to particular subject are organized in the same part.
- 3) The powers of interpreting the provisions of DCPR and taking decisions on some matters related to Development Plan, are given to Municipal Commissioner, to decide the issues at local level only.
- 4) The contents of regulations are categorized in 12 parts according to the subjects.
- 5) Net area is treated as equivalent to the gross area and for plotted layout, distribution of FSI is proposed on pro-rata basis for encouraging the plotted development and thereby making more roads /streets available for movement of pedestrians.
- 6) Compulsory provision of Amenity Space in any development proposal at the time of approval for creating amenities in the city. This will distribute the burden of land required for amenity amongst the owners of the land which will ultimately reduce the inequality to great extent created by imposition of reservations on lands.
- 7) The base FSI for higher roads have been increased to 1.1 or 1.2 depending on the road width, so as to densify the main transport corridors.
- 8) More FSI is proposed in the DCPR so as to create more housing stock and also give impetus to other activities. However, all areas excluding balcony and double height terraces shall be computed in FSI. Since in sanctioned DCR of Nashik City, staircases are not computed in FSI, in new DCPR net area is treated as gross area to compensate this gap. In other cities, the areas under passages are generally exempted from FSI with payment of premium. Keeping this in view and other factors related to this, the premium FSI of 0.30 is allowed with the premium at 10% of ASR. In addition to this Fungible FSI is also provided in the regulations. This fungible FSI is nothing but additional FSI with a payment of higher premium. This FSI of 0.30 is subject to payment of premium at 40% land rate of ASR. In total FSI of 0.6, over the basic FSI is allowed.
- 9) So as to consume premium/ paid FSI and TDR, limit of utilization of FSI on a plot is increased considerably. This limit also varies with the width of road. More the width, more is the utilization

limit. This is proposed to get the market to TDR and also densify major transportation corridors.

- 10) A height of buildings that will be allowed by the Fire Authority is made permissible so as to create more ground space for recreation and other activities.
- 11) Norms for special building have been re-drafted so that burden of additional fire escape staircase get reduced and ultimately saves the construction cost. This is done on the analogy of provisions in the DCR of some other cities. This will also help in creating housing stock for weaker section at low cost.
- 12) List of uses permissible in the every land use zone is made exhaustive and more uses are made permissible to bring about flexibility in the development.
- 13) The provisions of TDR in lieu of reserved land have been made lucrative so that land owners come forward for surrender of land under reservation to the planning authority without hesitation. This will increase the implementation of Development Plan to a desired level.
- 14) The development of reservations through accommodation reservation principle has been made rational so that owner of the land gets every benefit for which he, otherwise, would have been entitled. Moreover, reservations like play-ground, park have been brought under this concept with rational provisions so as to make these amenities available for general public.
- 15) TDR for construction of amenity has also been proposed to make construction of amenities possible through private participation.
- 16) New provisions like, redevelopment of core area, slum redevelopment are incorporated to make possible planned development of these areas.
- 17) Transit Oriented Development is also important aspect to be taken care in the DCPR. Consultations were made in this regard with some NGOs working in this field. The provision in this regard is also incorporated in the DCPR.

10.10 SOCIAL AMENITIES

To ensure orderly development of the city, land use zoning, traffic transportation network and development control are the foremost important aspects, that needs to be taken care in Development Plan. However, Development Plan also aims at creating an environment to enable the residents to enjoy the desired standard of living conditions. For that purpose, various amenities need to be created through Development Plan. Reserving the land for such amenities is first primary step in this regard. However, acquisition of these sites should not go beyond the financial capacity of the planning authority.

Provisions of section 31(5) stipulates that if a Development Plan contains any proposal for the designation of any land for a purpose specified in clause of (b) and (c) of section 22, and if such land does not vest in the planning authority, the State Government shall not include that purpose in the Development Plan, unless it is satisfied that the Planning Authority will be able to acquire such land by private agreement or compulsory acquisition not later than 10 years from the date on which the Development Plan comes into operation.

From the provisions, it is very clear that the reservation of sites for public amenities should be such that it is within the capacity of the Planning Authority to acquire these sites within a period of 10 years. Moreover, issue of maintaining of these amenities is of more importance than creation of amenities.

Many created amenities remain unused because of improper maintenance and lead to misuse in many cases. Therefore, amenities need to be created at threshold level.

Now a days it is becoming a matter of more concern to the land owners, whose lands are reserved in the Development Plan. They invariably appose to such reservation which gives rise to public agitation against the Development Plan. Imposing of reservation also creates inequality amongst the persons. This problem is aggravating day by day. Keeping this in mind, the amenities are proposed.

10.10.1 City level amenities

It is necessary to make grouping of amenities that would necessarily be created through Development Plan and that would likely to be created by private sector. Some specific amenities like town level parks, playground can only be created through the proposals of Development Plan because such amenities may not be created through any other means if lands not reserved in Development Plan. Moreover, the lands for public utilities like water supply and sewage installation, solid waste management, cremation and burial ground, need to be earmarked in the Development Plan because these activities are more or less location specific and land for them, at particular location, may not be available in future. Therefore, emphasis is given only to reserve land for such type of purposes and various provisions have been made thereby making acquisition / development of such land simpler and beneficial to both, owner and Planning Authority. Considering the various studies carried out in this regard, the planning standards adopted for making provisions of these amenities are given in following table.

Planning Standard Adopted			
Sr. No.	City Level amenities	Area	Min units Required
1	Sewage treatment plant	As per requirement of NMC	--
2	Water works	As per requirement of NMC	--
3	Municipal solid waste facility	As per requirement of NMC	--
4	City level main fire station /Fire station	As per requirement of NMC	--
5	Park (Town level)	Each site 3.00 hectare.	1 site for 0.50 lack population
6	Play Ground / Stadium / Sports complex	Each site 3.00 hectare.	1 site for 0.50 lack population
7	Exhibition ground	Each site 3.00 hectare.	1 site for 10 lack population
8	Auditorium	1.00 hectare.	1 site for 5 lakh population
9	District Hospital (100 beds)	Area @ 65 sq.m. / bed 0.65 hectare.	1 for city
10	Municipal Market	0.20 hectare.	2 nos in each sector.

11	Parking	As per requirement.	--
12	Hawkers zone	As per requirement.	--
13	Cremation ground/ Burial ground	As per requirement.	--
14	Slaughter House	0.20 hectare	As per requirement
15	Truck Terminus	As per requirement	--
16	MSEDCL	As per requirement of MSEDCL	--
17	Bus Stand i MSRTC	As per requirement of MSRTC	--

10.10.2 Other amenities

Other amenities include education, health, markets, library and parking etc. The share of amenities like education, health, commercial, etc., have been taken over to great extent by private sector. Still, some share of primary and secondary education, public health will have to be borne by the Corporation. Some amenities like vegetable market will have to be provided by the Corporation. This Development Plan envisage to part with some percentage of the land, as amenity space to the Corporation at the time of development permission by the owner / developer in lieu of in-situ FSI or TDR to make land available for such amenities. The owner / developer has also been given choice of constructing some specific amenities if he desires so. This provision has been elaborately mentioned in the DCPR. The quantum of these other amenities is worked out considering the following planning standards. The sites worked out for these amenities shall be called as “Notional Reservations” Notional reservations are the reservations which are not earmarked on the Development Plan but the amenities envisaged under the said reservations shall be created through amenity spaces to be obtained through the regulation no.13.4 of the DCPR. The notional reservations worked out as per following planning norms, will work as guidelines to utilise the above said amenity spaces for creation of such amenities on priority depending upon the requirement in the area. Planning standards adopted for these “Notional Reservations” are as given below.

Sr.no.	Public Purpose	Requirement
1	Education	
	Primary school	Primary school going population 9% 3 sq.mt/student (exclusive of playground) One site of 0.40 H. preferably for 1000 students 25% burden to be shared by NMC.
	High school	Secondary school going population 7% 4 sq.mt/student (exclusive of playground) One site of 0.4 H. preferably for 1000 students 3% burden to be shared by NMC.
2	Medical Amenity	1 site of 0.20 H. for 10000 population 20% burden to be shared by NMC.
3	Vegetable market	Each site preferably of 0.15 hectare / 25,000 populations or as per requirement.

10.10.3 Sites in earlier sanctioned Development Plan

There are in all 538 sites reserved in the sanctioned Developed Plan. Out of which 87 sites have

been developed. 21 sites are deleted in pursuance of notice under section 127 or 49 of the Act by the Courts/ Government orders. Some sites have been encroached upon. Excluding these sites, in cases where acquisition is going on, purpose of the site is retained as it is or similar to original. Nomenclature of remaining sites is modified as "Public Amenity" so as to keep flexibility in development of the amenity as per the requirement of the surrounding area. The deviation statement showing details of the reservation from the earlier sanctioned Development Plan is given in **Table A**.

10.10.4 Proposed reservations for city level amenities.

The **Table B** annexed to this report gives the details about every site reserved in this revised Development Plan. The Table also gives the details about the S. No / C.T.S No/ F. P. No, etc. of the site, its area, its approximate cost of acquisition and probable cost of development, appropriate authority for whom the site has been reserved in Development Plan etc. Each of the site so reserved has been distinctly shown on the purposed land use plan with red verge, indicating the purpose of amenity and its number corresponding to that shown in this table.

The **Table C** annexed to this report gives the requirement of site for various amenities for population of 24,50,000 for the year 2026, existing amenities and proposed amenities in this Development Plan. **Table C1 to C6** gives the details of sector wise amenities provided.

- 1) **Sewage Treatment Plant** – 7 Sites for S.T.P have been proposed as per the demand and in consultation with the head of the concerned department of the Corporation, at Satpur, Pimpalgaon Khamb, Gangapur, Nashik and Makhamalabad and are listed in **Table B**.
- 2) **Water works** – 31 Sites for water treatment plants and reservoirs have been proposed under common nomenclature as "Water Works" as per the demand and in consultation with the head of the concerned department of the Corporation at various places and are listed in **Table B**.
- 3) **Municipal Solid Waste Facility** – There is an existing "Khat Prkalp" in village Pathardi. Extension to this site is proposed as per the demand and in consultation with the head of the concerned department of the Corporation. Moreover, existing reservation at village Makhamalabad is retained. These reservations are listed in **Table B**.
- 4) **Main Fire station and Fire stations** – The existing main fire station is at Shingada Talav area and other three Fire Station are existing. Considering the requirement for proposed population, in all 12 sites are proposed as per the demand and in consultation with the head of the concerned department of the Corporation. These reservations are listed in **Table B**.
- 5) **Park (Town Level)** – For the population of 2026, total 49 sites for park are necessary. Considering the existing sites about 22, new 89 sites are proposed in the Development Plan. Some of the sites from the earlier sanctioned Development Plan are of smaller sizes and therefore the number is higher and are listed in **Table B**.
- 6) **Play Ground / Stadium / Sports complex** - For the population of 2026, total 49 sites for playground are necessary. Considering the existing sites about 17, new 57 sites are proposed in the Development Plan and are listed in **Table B**.
- 7) **Exhibition Ground** – There is 1 place which is used for Exhibition / Fair Ground. However, suitable places are necessary for assembly or exhibition or fair like activities since these activities are important. Considering the proposed population 3 sites are proposed in the Development Plan. These

reservations are listed in **Table B**.

8) Auditorium – There are 5 Auditorium / Town Hall / Natya Griha, 3 at centrally developed area, 1 at Deolali village and 1 at Satpur village. 2 more sites are proposed and are listed in **Table B**.

9) District Hospital – There are 4 Government hospitals and 5 hospitals of the corporation for the general public in existence. These facilities are in the developed area of earlier sanctioned Development Plan. Considering the sites reserved in the earlier sanctioned Development plan, 13 sites are reserved in this Development Plan and are listed in **Table B**. More sites, if required, may be made available through amenity spaces.

10) Municipal Market – To create commercial activity like Petty shop, vegetable market, shopping centre, hawkers place, NMC offices, etc., organized commercial place is necessary. Therefore, 36 reservations of Municipal Market and 7 of vegetable market are proposed including those retained from sanctioned plan and are listed in **Table B**.

11) Parking – 23 reservations are proposed as per requirement and are listed in **Table B**. Moreover, the land which would be handed over to the Corporation through the regulation of Amenity Space, can be made available for this purpose.

12) Hawkers Zone – 3 reservations are proposed as per requirement and are listed in **Table B**. Moreover, the land which would be handed over to the Corporation through the regulation of Amenity Space, can be made available for this purpose.

13) Cremation Ground / Burial Ground – At present there are 45 number of sites existing for cremation/ burial ground. Considering the requirement for proposed population, in all 29 sites are proposed in the Development Plan. These reservations are listed in **Table B**.

14) Slaughter House – There is 1 slaughter house in existence. Considering the requirement, 1 sites is proposed as per the demand and in consultation with the head of the concerned department of the Corporation. These reservations are listed in **Table B**.

15) Truck Terminus – 4 reservations are proposed as per requirement and are listed in **Table B**.

16) MSSEDCL – No definite requirement with commitment of acquisition is received from MSDCL. Still one site is proposed. Moreover, the land which would be handed over to the Corporation through the regulation of Amenity Space, can be made available for the MSSEDCL, if required.

17) Bus Stand – No definite requirement with commitment of acquisition is received from MSRTC. However, 6 new sites are proposed, keeping in view the requirement and sites reserved in earlier sanctioned Development Plan and are listed in **Table B**. Moreover, the land which would be handed over to the Corporation through the regulation of Amenity Space can be made available for this purpose.

18) Public Amenity – To have flexibility in development of an amenity, the sites which were reserved in sanctioned Development Plan for various purposes, are retained in this plan under the nomenclature of Public Amenity. There are 93 such sites in the Development Plan. These sites can be developed for any public purpose as may be decided by the Municipal Commissioner.

10.10.5 Neighbourhood level Amenities through Notional Reservations;

The lands are physically earmarked or reserved for different town level amenities in the Development Plan. Other amenities, mentioned below are expected to be created on the land which would

be available through the regulation of Amenity Space. Since these reservations are not earmarked on the Development Plan, these are termed as Notional Reservations. The requirement of these Notional Reservations is worked out so as to guide the Municipal Commissioner, to utilise the amenity spaces to be handed over to Municipal Corporation for development of specific amenities.

a) Primary Schools – There are 33 sites reserved for educational amenity in this Development Plan and are listed in **Table B**.

The study of existing primary educational amenities shows that about 75% burden of this facility is taken over by private sector whereas about 25% burden is shouldered by Municipal Corporation. The contribution of private sector will increase day by day. Keeping this aspect in mind, provision for 25% primary school going population need to be met by the Corporation. The figures of primary school going population received from concerned department show that about 9% of the population is primary school going. 9% of the projected population i.e. 24,50,000 for year 2026 will be 2,20,500 students. Out of this, 25% requirement i.e. 55,125 students, is supposed to be fulfilled by the Corporation. There are 129 Corporation schools having 36,613 admitted students. Considering this, provision for 18512 students need to be made. Considering one site for 1000 students, 19 sites need to be reserved. In this Development Plan 33 sites for Educational Amenity are reserved. If more sites are required in newly opened-up area for development, requirement can be met through the regulation of amenity spaces.

b) High Schools - There are 33 sites reserved for educational amenity in this Development Plan and are listed in **Table B**.

The study of existing secondary educational amenities shows that about 97% burden of this facility is taken over by private sector whereas about 3% burden is shouldered by Municipal Corporation. The contribution of private sector will increase day by day. Keeping this aspect in mind, provision for 3% High school going population need to be met by the Corporation. There are 13 Corporation high schools having 3,336 admitted students. Considering one site for 1000 students, 4 sites need to be reserved. In this Development Plan 33 sites for Educational Amenity are reserved which will meet the requirement. If more sites are required in newly opened-up area for development, requirement can be met through the regulation of amenity spaces.

Since both the amenities i.e. primary and high school are generally run in one premises, these amenities can be developed in single premises.

c) Community Centers & Library i The amenities of community center & library can be created, wherever necessary, on the land to be obtained through regulation of amenities spaces or on the sites reserved for public amenity.

d) Provision for other amenities – The requirement of any other amenity can be met through the land to be obtained through regulation of amenities spaces or sites reserved for public amenity.

e) Utilization of land obtained through regulation of amenity space - The land obtained through the regulation of amenity space, shall be utilised by the Municipal Commissioner on priority for the notional reservations mentioned above depending upon the need of the area in consonance with the provisions of the said regulation. Such land remained unutilised, shall be utilised for any of amenity in the area, depending upon the need, by the Municipal Commissioner. Moreover, such amenity spaces may also

allowed to be developed by the owner subject to the provisions in the said regulations.

10.11 SUSTAINABLE DEVELOPMENT – PROVISION OF CYCLE TRACK

To contribute to the sustainable development of the city, provision of dedicated 3.0 m. wide cycle track is proposed along all nallas having width more than 6 m. The plan showing these nallas is annexed with the DCPR. It is proposed that out of the distance to be left from nalla for any construction, 3.0 m width adjacent to nalla out of rear/side marginal space shall be handed over to Municipal Corporation for development of cycle track. The owner shall be entitled for additional FSI of this land as mentioned in DCPR. This provision shall not be applicable to a stretch of land where already development has taken place and it is not possible to develop such cycle track for a particular length. In addition to this, 6.0 m. wide cycle track is proposed in the Development Plan in the canal land. The length of this cycle track will be about 120 km. The development of this cycle track can be done by public-private participation or from the funds of Municipal Corporation.

In addition to this, provision of cycle track shall be made in green belt proposed along river sides.

Nashik city is witnessing cyclist movement in recent past. This provision in the Development Plan will definitely boost this movement and also Nashik shall be known as city of cyclist in the future.

10.12 ENVIRONMENTAL CONSERVATION, PROTECTION OF ANCIENT MONUMENTS & HERITAGE STRUCTURES.

The development on hilly areas and hill slopes is prohibited as per DCPR. Proper green belts are provided along river side to protect erosion of river banks and maintain the area by plantation and greenery. The natural lakes and water streams are proposed to be retained as it is.

The ancient monuments are to be protected as per the Ancients Monuments and Archaeological Sites and Remains (Amendment and Validation) Act, 2010. A restrictive belt of 300 mt. is proposed around Pandav Leni.

The heritage regulations are prepared and incorporated in the DCPR.

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CHAPTER XI

IMPLEMENTATION OF DEVELOPMENT PLAN

11.1 GENERAL

This draft Development Plan is prepared for the horizon year of 2036 and contains land use zoning proposals for projected population of 34 lacks for the said year. It also contains amenity sites for the projected population of 24.50 lacks for the year 2026. The plan period is 2016 ĩ 2036.

The implementation of Development Plan proposals particularly reserved sites and proposed roads, has been the issue of more concern for all local bodies, years together. It is seen that, implementation of the Development Plan proposals had been, most of the time, beyond the financial capacity of local bodies and is disproportionate to the income of the local bodies. The situation is not different in case of Nashik Municipal Corporation. This aspect is well taken care of in this Development Plan and provisions made in this regards will lead to better, satisfactory and remarkable implementation of the Development Plan. The analysis in this regard, is enumerated in following paragraphs.

There are mainly three components which constitute implementation of Development Plan.

- 1 Zoning
- 2 Road Network
- 3 Sites for social amenities and public utilities

The land use zoning is provided in the plan. As development progresses, it is guided by these proposals and no financial aspect is involved in this implementation.

The land under proposed roads is to be acquired but much of the land can be obtained through approval of layouts in residential zone. Some road lands will need to be acquired independently, particularly, in agricultural zone. This may be estimated approximately at 25% of the total road area and same percentage can be considered for construction of roads. However, the problem is more serious with acquisition of land under sites reserved for social amenities and public utilities. There are four ways to acquire such land i.e.

- 1 Through Town Planning schemes,
- 2 Acquisition through monetary compensation,
- 3 In lieu of transferable development rights,
- 4 Development of reservation through accommodation reservation principle.

Since, financial resources are limited, the tools at sr.no.3 and 4 above, need to be made more lucrative and effective. The success of implementation will mostly depend upon these two tools.

11.2 COST OF DEVELOPMENT PLAN PROPOSALS

The cost of various proposals of Development Plan has been worked out in **Table B**. The cost of the land is worked out on the basis of rates given in Annual Statement of Rates of Registration department. The minimum cost required for development of amenity is also work out in the said statement. So far as the planning authority is concerned, the total approximate cost of mere acquisition of

all the sites for implementing the Development Plan works out to be Rs. 4408 crores. Another Rs.766 crores will be required towards the cost of development / construction envisaged in these sites. Thus, total approximate cost of acquisition and development of the sites, to the planning authority will be around Rs. 5174 crores. Since, provision of TDR is made more rational and lucrative, it is expected that most of the land under roads will be obtained through this tool. However, approximately, 25% of the road land (184 k.m.) will have to be acquired and developed by the Municipal Corporation. The approximate cost of acquisition / construction of roads and other related works will be around Rs.552 crores. The approximate cost of construction of cycle track will be around Rs.14 crores. The total cost of the plan, will be about Rs. 5740 crores. This will be subject to escalation due to passage of time, but income of the Corporation will also increase proportionately.

11.3 IMPLEMENTATION THROUGH TOWN PLANNING SCHEMES

The provisions of town planning scheme in the M.R. & T. P. Act, 1966 have been amended recently which will enable the execution of scheme smoothly & efficiently. It is expected that 25% of the newly opened up area, will be covered under Town Planning scheme. This will waive the 25% burden of road development and about 20% burden of acquisition of reservations.

The cost of plan to be waived by this tool will be as below :

Reservation		
Cost of acquisition to be waived	20% of Rs. 4408 crores	= Rs. 881.60 crores
Cost of development / construction to be waived	-	= -
Roads		
Cost of acquisition and development to be waived	25% of Rs. 552 crores	= Rs.138 Crores
Total cost to be waived by this tool		= Rs. 1019.60 crores

11.4 IMPLEMENTATION THROUGH TRANSFERABLE DEVELOPMENT RIGHTS

Transferable Development Rights is a tool for acquisition and development of the reserved sites and roads. Past experience shows that 11% of the area of reserved sites is acquired through this tool. Presently, the TDR awarded varies according to the potential of the zone from where it is generated. Moreover, highest award of TDR is equivalent to 1.00 FSI. The land, being the physical entity with potential of FSI, cannot be equated at par, with a TDR certificate having only FSI credit. In the result, quantum of TDR should have been more than that of land area. One more aspect need to be taken in to consideration that acquisition under land acquisition Act, provides for solatium and certain additional amount, which is absent in award of TDR. Therefore, this tool had not been proved so effective because of these basic differences and hence, this tool needs to be made rational.

A new Act, The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, came into force which provides for good compensation and equal amount of solatium which necessitates making of this tool more attractive. In this Development Plan, award of TDR is enhanced to a proportion of 1:2 for reserved sites and 1: 1.85 for Development Plan roads irrespective of zone from where it is generated. The utilisation of TDR is according to a formula which will encourage the utilization of TDR evenly across the city as elaborated in detail in DCPR.

TDR can also be awarded for development / construction of amenity and also for acquisition of old structures affected during acquisition of road land or reserved sites. The TDR utilisation limit on the plots are also have been increased substantially.

These revolutionary provisions will lead to drastic enhancement of level of implementation which is expected to reach 40% of the total cost of acquisition and 20% of cost of development / construction of amenity. It is also expected that 75% acquisition of road land shall be through this tool, which entitles owner 1:1.85 FSI in-situ.

The cost of plan to be met by this tool will be as below.

Cost of acquisition	40% of Rs. 4408 crores	= Rs. 1763.20
Cost of development / construction	20% of Rs. 766 crores	= Rs. 153.20 153 crores.
Total cost to be shared by this tool		Rs. 1916.40 crores

11.5 IMPLEMENTATION THROUGH ACCOMMODATION RESERVATION CONCEPT

Accommodation reservation concept envisages development on fixed percentage of area of the reservation and hand it over to the planning authority in lieu of FSI and allows development of remaining land under reservation by the owner for the use permissible in adjoining zone. Past experience shows that about 2% of the reservations are developed under this concept. The reason behind this poor response is that the regulation is not rational. The land owner is obliged to construct, say 20% of the built up area and hand it over to the planning authority for which he was entitled only for FSI of the handed over land and no compensation for construction was awarded. This proposition is, at all, not in favour of owner who will come forward for development under this concept. Moreover some reservations like playground, gardens were not covered under this concept.

This Development Plan has brought out effective changes in this regulation which entitle the owner FSI / TDR of surrendered land and construction as provided in TDR regulations. Moreover, FSI utilisation limits on the remaining land of the reservation, also have been protected. The reservation like Playground, Garden are also brought under the ambit of this concept with attractive proposition of handing over of 75% reserved land to planning authority and development on remaining 25% land by the owner with 2.5 FSI. Other provisions in this regard, are also made rational and attractive which will promote the owner to come forward for development under this concept. With these changes, it is

expected that not less than 15% of the reservations will be developed under this concept.

The cost of plan to be waived by this tool will be as below

Cost of acquisition to be waived	15% of Rs. 4408 crores	= Rs. 661.20 crores
Cost of development / construction to be waived	15% of Rs. 766 crores	= Rs. 114.90 crores
Total cost to be waived by this tool		= Rs. 776.10 crores

11.6 IMPLEMENTATION THROUGH MONETARY COMPENSATION -

The reserved land can be acquired by paying monetary compensation by negotiation or by compulsory land acquisition under The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013. As 70% of reserved sites are estimated to be acquired under other two tools, 30% remain to be acquired under this tool. Also 65% of the development / construction cost of amenity is to be borne by the planning authority as only 35% of development / construction cost of the amenity is considered to be covered under TDR regulations.

The cost of plan to be borne will be as below.

Reservations		
Cost of acquisition	25% of Rs. 4408 crores	= Rs. 1102 crores.
Cost of development / construction	65% of Rs. 766 crores	= Rs. 497.90 crores.
Roads		
Cost of acquisition and development of 75% roads	75% of Rs.552 crores.	= Rs. 414.00 crores.
Development of cycle track	14 crores	= Rs. 14.00 crores
Total cost to be borne by this tool		= Rs. 2027.90 crores

This amount needs to be spared from the municipal funds. The income - expenditure chart is given in **Table E-1 and E-2**. The municipal income for last five years is as below.

Municipal Finance Revenue (Rs.in crores)		
Sr.No.	Ref. Year (Last 5 Years)	Total Tax revenue
1	2009-10	519.41
2	2010-11	629.17
3	2011-12	683.79

4	2012-13	956.53
5	2013-14	878.93

The Government, vide resolution dated 11 December, 2014, has directed all planning authorities to reserve 20% of the municipal finance for implementation of the Development Plan. Considering the revenue receipt of Rs. 878.93 crores for the year 2013-14, the 20% amount to be earmarked for this purpose will be Rs. 175.786 crores. The amount which can be utilised in the span of 10 years shall be Rs. 1757.86 crores. Here, escalation in the cost of plan is not considered because revenue receipt of the corporation is bound to increase every year which will ultimately increase the 20% share to meet the escalated cost.

Since the cost of plan to be borne by the corporation i.e. Rs. 2027.90 crores which is little above Rs. 1757.86 crores. The amenities are to be expected to be constructed within span of 10 years, however, road development may continue upto span of 20 years. Therefore, this difference of burden can be met from the yearly budget beyond 10 years. Hence, the expenditure for implementation of Development Plan seems to be within the capacity of Municipal Corporation. In addition to this, resources can be mobilised to create buffer amount to meet the contingencies arising during implementation.

11.7 IMPLEMENTATION THROUGH RESOURCE MOBILISATION

11.7.1 Existing Provisions of Premium

At present premium for additional FSI and enclosing of balcony are charged. But, this amount does not seem to be substantial though it may help little in implementation.

11.7.2 Development Charges

The development charges are to be levied as per section 124(A) of the Maharashtra Regional and Town Planning Act, 1966 for development permissions. The charges collected under this section for the preceding two years i.e. 2012-2013, 2013-2014 are Rs 44.96 crores and Rs.40 crores respectively. This average amount of Rs.45 crores can also be utilised for the implementation which will be part of 20% amount to be spared by the Corporation from the budget, for implementation of Development Plan as stated above.

11.7.3 Premium FSI

DCPR of this plan provides for additional FSI with payment of premium to the tune of 0.3. For the first time this is being introduced in Nashik Development Plan. The premium for this is proposed to be levied at land rate of 10% of ASR. This provision will not only give impetus to the development but will also create funds for infrastructure development. It is expected that the amount generated by this resource will be to the tune of Rs.25 cores per year and will increase year by year. This can be used for augmentation of infrastructure and implementation of Development Plan.

11.7.4 Fungible FSI

DCPR also has the provision of paid FSI upto 0.3. This is proposed to ease the pressure of FSI availability in the market and also help in creation of more housing stock. To meet the expenditure towards augmentation of infrastructure, the premium against this paid FSI is proposed to be levied at the

land rate of 40% of ASR. It is expected that this will generate revenue to the tune of Rs.90 cores. per year and will increase year by year. This can be used for augmentation of infrastructure and implementation of Development Plan.

11.7.5 Premium for Double Height Terraces

DCPR of this plan provides for construction of double height terraces of 20% of built up area subject to payment of premium. For the first time this is being introduced in Nashik Development Plan. It is expected that this will generate amount to the tune of Rs.10 cores per year and will increase year by year. This amount can also be used for implementation of Development Plan.

11.7.6 Other charges

Other charges like premium for enclosing of balcony, scrutiny fees, etc. will also generate good amount.

11.7.7 Implementation by Public Participation

It is possible that instead of shouldering entire burden of creation and maintenance of amenity by the Corporation, this work may be entrusted to willing private institutions which are engaged in similar activities. The modalities can be worked out for such a venture. Amenities like garden, road street furniture etc. may also be developed under this concept.

Reserving 20% of the municipal income, in normal course, may be difficult. However, new avenues which are opened for resource generation will definitely enable the corporation to spare 20% of fund for implementation of Development Plan.

All these measures will lead to successful implementation of Development Plan.

11.8 NEED FOR MONITORING

At present implementation of Development Plan is not monitored by separate cell though, it is of utmost importance. Creation of better amenities through Development Plan enhances the quality of the life of the citizens. Therefore, this aspect needs to be taken seriously. The aspects like types of amenities to be created immediately, course of action to be adopted for acquisition and development of reserved land, selection of the new road linkages to be taken on priority, augmentation of resources, etc. need to be monitored frequently and for that purpose a devoted cell is required on permanent basis.

11.9 PROGRAMMING

A phased programme for implementation of reservations in the Development Plan for the various civic amenities is mentioned in **Table D** and is annexed to this report. This programme is prepared after taking into consideration necessity of various amenities and possible availability of funds to meet the expenditure. The municipal commissioner shall be at liberty to vary this list as and when exigency arises.

11.10 CONCLUSION

Nashik is one of the most important and fastest growing city in Maharashtra. Together with Mumbai and Pune, Nashik forms the Golden Triangle of Maharashtra. The development potential of

Nashik city is certainly very high. This Development Plan has many new provisions, which will give impetus to the development and steer the development in proper way. Many provisions are introduced in this plan first time in the State and will be known for pioneering such provisions. Not only the provisions but also the implementation of the plan is of utmost importance. This Development Plan gives ways and means to implement it in a realistic way. This plan is simpler and understandable by the general public. There is no doubt that this plan will set an example in the State because of its uniqueness.

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Table A - Deviation Statement

Sr. No.	Village	Proposal of sanctioned D.P.			Proposal of Draft Revised D. P.			Remarks
		Site No.	Purpose of Reservation	Area (sq.m.)	Site No.	Purpose of Reservation	Area (Sq.m.)	
1	2	3	4	5	6	7	8	9
1	Vadner	1	Primary School	4,000	364	Public Amenity	2575	Retained as Public Amenity.
2	Vadner	2	Children park	3,000	--	---	---	Developed
3	Vadner	3	Cremation Ground & Burial Ground	4,000	--	---	---	Developed
4	Vadner	4	Dispensary & Maternity Home	2,000	363	Public Amenity	4040	Retained as Public Amenity.
5	Pimpalgaon Khamb	5	High School	8,000	353	Educational Amenity	5710	Combinly retained as Educational Amenity
6	Pimpalgaon Khamb	6	Library & Community centre	1,000				
7	Pimpalgaon Khamb	7	Market & Shopping Centre	2,000	352	Public Amenity	1,650	Retained as Public Amenity.
8	Pimpalgaon Khamb	8	Cremation Ground & Burial Ground.	900	354	Cremation ground	2070	Retained as C.G. with additional area from r.no.5
9	Dadhegaon	9	Cremation Ground & Burial Ground	1,250	350	Cremation Ground	1570	Retained as cremation ground.
10	Dadhegaon	10	Open Vegetable market	1,000	351	Public Amenity	2340	Retained as Public Amenity.
11	Pathardi	11	Electric Sub-station	10,000	--	---	---	Developed.
12	Wadala	11B	Market and shopping centre	16,800	365	Municipal Market	19560	Retained as Municipal Market.
13	Pathardi	12	Fire Brigade & Municipal Purpose	11,000	317	Public Amenity	11,295	Retained as Public Amenity.
14	Pathardi	13	Public Housing	85,000	336	Public Housing	1,13,245	Retained.
15	Pathardi	14	Play Ground	10,000	333	Play Ground	10,110	Retained.
16	Pathardi	15	Primary School	4,400	332	Educational Amenity	3,130	Retained as Educational Amenity.
17	Pathardi	16	Recreation Centre	1,17,500	--	---	---	Developed as Phalke Smarak.
18	Pathardi	17	Garden	38,000	329	Play Ground	40,815	Retained as Play- ground.
19	Pathardi	18	Primary School	5,000	330	Educational Amenity	5,060	Retained as Educational Amenity.
20	Pathardi	18A	L.C.C	4,000	331	Public Amenity	11,830	Combinly retained as Public Amenity
21	Pathardi	18B	Shopping Centre & V.M	4,000				
22	Pathardi	19	Cremation Ground	3,000	346	Cremation ground	2960	Retained.
23	Pathardi	20	Burial Ground	3,200	345	Burial ground	5290	Retained.
24	Pathardi	21	Hospital	8,300	343	Medical Amenity	9,195	Retained as Medical Amenity.
25	Pathardi	22	Library & Community Centre	2,000	342	Public Amenity	2,910	Retained as Public Amenity.
26	Pathardi	23	Primary School & High School	18,000	--	---	---	Developed
27	Pathardi	24	Housing For Dis-housed	13,000	344	Public Amenity	7,890	Reservation divided by existing road. Northern part retained as public amenity and southern part is deleted as occupied.
28	Pathardi	25	Market & Shopping Centre	2,000	341	Municipal Market	3,490	Retained as Municipal Market along with 9.0 m D.P.

								road on east side.
29	Pathardi	26	Primary School	4,000	335	Public Amenity	3,405	Retained as Public Amenity.
30	Pathardi	27	Garden	20,000	334	Garden	20,340	Retained.
31	Pathardi	28	Truck Terminus	90,000	320	Water works	89165	Retained as water works as per requirement of Corporation.
32	Pathardi	new	Burial Ground	14,960	323	Burial ground	14855	Retained.
33	Ambad	29	Library, Community Centre & Dispensary Maternity Home	2,000	--	---	---	Combinely developed as P.S & H.S.
34	Ambad	30	Market and Shopping Centre	2,000				
35	Ambad	31	Primary School	4,200				
36	Ambad	32	Primary School	4,000	--	---	---	Developed.
37	Ambad	33	Garden	7,200	--	---	---	Lapsed as per Hon. High Court, Bombay decision dt. 23.9.2014 in w.p.,2707/12
38	Ambad	34	Primary School	5,000	--	---	---	Developed.
39	Ambad	35	Fire Brigade	10,000	307	Fire Brigade station	6,470	Retained.
40	Kamtwade Ambad	35 B	S.C.	6,000	302	Vegetable market	4,595	Retained as vegetable market.
41	Ambad	36	Police Chowki	2,000	308	Pubic Amenity	2,630	Retained as Public Amenity.
42	Ambad	36A	Garden	18000	304	Park	22,200	Retained partly as Park and partly as Water Works.
43	Ambad	36B	D.M.H	5,000	305	Water works	3,710	
44	Ambad	36C	S.C. & V.M.	6,500	306	Municipal Market	6,860	Retained as Municipal Market.
45	Kamathwada	37	Cremation Ground & Burial Ground	5,000	298	Cremation Ground/ Burial Ground	2,720	Retained excluding nala land.
46	Kamathwada	38	Housing for Dis-housed	10,000	299	Public Housing	10000	Retained as Public Housing
47	Kamathwada	39	Garden	33,500	300	Park	28,650	Retained as Park
48	Kamathwada	40	Market & Shopping Centre	2,500	301	Vegetable market	2,590	Retained as vegetable market.
49	Chunchale	41	Hospital	16,000	310	Play Ground	16,055	Retained as Play Ground.
50	Chunchale	42	Garden	19,500	309	Garden	5,580	Retained partly excluding the occupied area.
51	Chunchale	43	Primary School	1,200	--	---	---	Developed.
52	Chunchale	44	Medical Complex	2,30,300	315	Exhibition Ground	2,46,050	Resized & Retained as Exhibition Ground.
53	Chunchale	45	Primary School	6,000	314	Educational Amenity	4,250	Retained as Educational Amenity.
54	Chunchale	46	Library, Community Centre & Dispensary , Maternity Home	3,000	311	Medical Amenity	2,685	Retained as Medical Amenity.
55	Chunchale	47	High School	16,000	312	Park	19,320	Retained as Park
56	Chunchale	48	Market & Shopping Centre	2,000	313	Public Amenity	2,920	Retained as Public Amenity.

57	Pimpalgaon Bahula	49	Cremation ground & Burial ground.	5,800	277	Cremation Ground	5855	Retained as Cremation ground.
58	Pimpalgaon Bahula	50	Dispensary & Maternity Home	2,000	278	Public Amenity	2,040	Retained as Public Amenity
59	Pimpalgaon Bahula	51	Primary School	2,000	--	---	---	Developed
60	Pimpalgaon Bahula	52	High School	16,000	272	Educational Amenity	15,695	Retained as Educational Amenity.
61	Pimpalgaon Bahula	53	Primary School	2,000	273	Educational Amenity	1,510	Retained as Educational Amenity.
62	Pimpalgaon Bahula	54	Kachara Depot	2,51,000	--	---	---	Existing Water Works
63	Gangapur	55	Recreational centre	80,000	--	---	---	Developed as Kanetkar udyan
64	Gangapur	56	Market & Shopping Centre	3,000	266	V.M.	3,745	Retained as Vegetable market
65	Gangapur	56A	P.S.H.S,P.G,	32,400	256	Educational Amenity	23,290	Retained as Educational Amenity.
66	Gangapur	57	Hospital	12,000	265	Medical Amenity	13,285	Retained as Medical Amenity.
67	Gangapur	58	Primary School	1,250	268	Public Amenity	1,130	Retained as Public Amenity
68	Gangapur	59	Play ground	32,500	269	Play Ground	29,740	Retained.
69	Gangapur	59A	P.S	7500	270	Educational Amenity	6890	Retained as Educational Amenity.
70	Gangapur	60	Post Office	1,000	263p	Public Amenity	---	Retained as Public Amenity. (Combinly with 62)
71	Gangapur	61	Garden	9,100	364	Garden	10,760	Retained.
72	Gangapur	62	Library, Community Centre & Dispensary, Maternity Home	2,500	263p	Public Amenity	5400	Retained as Public Amenity.
73	Gangapur	63	High School	16,000	--	---	---	Developed
74	Gangapur	64	Play Ground	7,800	262	Garden	7500	Retained as Garden.
75	Gangapur	65	Cremation ground & Burial ground.	8,600	261	C.G. / B.G.	7880	Retained.
76	Gangapur	66	Children's Park	12,250	--	---	---	Developed
77	Gangapur	67	Someshwar Temple Complex, recreation centre	30,000	--	---	---	Developed
78	Gangapur	68	Police Chowki	750	258	Public Amenity	1055	Retained as Public Amenity
79	Gangapur	new	Goda Park		253	Goda Park	10305	Retained.
80	Anandwali	69	Primary School	4,000	248	Educational Amenity	4000	Retained as Educational Amenity.
81	Anandwali	69A	Play Ground	9000	247	Play Ground	9000	Retained.
82	Anandwali	70	Garden	30,000	246	Play Ground	30,550	Retained as Play ground
83	Satpur	70A	P.S & P.G	10,000	270	Educational Amenity	11,400	Retained as Educational Amenity.
84	Anandwali	71	Library, Community Centre & Dispensary, Maternity Home	4,500	243	Public Amenity	4500	Retained as Public Amenity
85	Anandwali	72	Children's Park	4,000	245	Public Amenity	3,300	Retained as Public Amenity.
86	Anandwali	73	Cremation ground & Burial ground.	4,000	249	Cremation Ground	5150	Partly retained, excluding the occupied area.
87	Anandwali	74	Electric sub-station	10,000	244	Public Amenity	4,700	Partly Lapsed by Hon. High Court, Bombay order dt.23.9.2014 in w.p.no.8549/2012. Combinly retained as Public Amenity
88	Anandwali	75	Post Office	1,200				

89	Anandwali	--	Goda Park	---	251	Goda Park	---	Retained.
90	Makhmalabad	76	Library, Community Centre & Dispensary ,Maternity Home	7,000	19	Public Amenity	7000	Retained as Public Amenity
91	Makhmalabad	77	Market & Shopping centre	2,000	26	Municipal Market	5240	Retained as Municipal Market
92	Makhmalabad	78	Garden	11,500	27	Garden	9,660	Retained.
93	Makhmalabad	79	Site & Services	53,700	28	Public Housing	55,200	Retained as Public Housing.
94	Makhmalabad	80	Primary School	4,000	29	Educational Amenity	4,285	Retained as Educational Amenity.
95	Makhmalabad	80A	High School	10,000	30	Park	22,090	Combinly retained as Park
96	Makhmalabad	80C	S.C.& V.M.	4,000				
97	Makhmalabad	81	Play ground	23,000	14	Play ground	20,050	Retained.
98	Makhmalabad	81A	Primary School	5,000	13	Public Amenity	5,800	Retained as Public Amenity
99	Makhmalabad	82	Post Office	1,800	--	---	--	Deleted as per Hon. High Court, Bombay order dt.24.4.13 in w.p.no.6045/2012
100	Makhmalabad	83	Garden	41,200	15	Park	14,900	Retained as Park
101	Makhmalabad	84	Cremation ground & Burial ground.	36,000	16	Cremation Ground	4300	Retained as Cremation Ground
102	Makhmalabad	85	S.T. Pick-up shed	4,000	17	Bus Stand	3,660	Retained as Bus Stand
103	Makhmalabad	86	Police Station	6,000	11	Park	17,850	Resized and retained as Park.
104	Makhmalabad	87	Whole-sale Market	3,11,350	--	---	---	Existing A.P.M.C. excluding area deleted by Hon. High Court, Bombay order dt.18.6.14 in w.p.no.4546/08 and 3838/2008 and area suggested by A. P. M. C. vide letter no.954/13-14, dt.7/11/14 and letter no.1056/2014-15, dt.27/11/14
105	Makhmalabad	87A	Hospital	21600	--	---	---	Developed.
106	Makhmalabad	88	S.T. Divisional workshop	1,00,000	--	---	---	Developed.
107	Makhmalabad	89	Recreation Centre	76,500	7	Public Amenity	64,470	Resized & Retained as Public Amenity & Water Works.
					6	Water works	4,000	
108	Makhmalabad	89A	P.S.	4,500	5	Play Ground.	11,380	Combinly retained as Play Ground.
109	Makhmalabad	89A-a	P.G	4500				
110	Makhmalabad	90	Primary School	4,000	8	Educational Amenity	4,120	Retained as Educational Amenity.
111	Makhmalabad	90D	S.C. & V. M.	5,000	10	Municipal Market	6,360	Retained as Municipal Market
112	Mhasrul	91	Garden	6,000	--	---	---	Developed as a School (H.S.)
113	Makhmalabad	92	Kachara Depot	3,40,000	1	M.S.W.F.	357430	Retained as Municipal Solid Waste Facility
114	Mhasrul	93	Primary School & High School	13,400	43	Educational Amenity	13,800	Retained as Educational Amenity.
115	Mhasrul	94	Library & Community Centre	900	42p	Public Amenity	3500	Retained as Public Amenity (combinly with 96)
116	Mhasrul	95	Electric sub-station	10,000	41	Public Amenity	10,150	Retained as Public Amenity.

117	Mhasrul	96	Police Chowki	1,200	42p	Public Amenity	240	Retained as Public Amenity (combinly with 94) excluding road area.
118	Mhasrul	97	Market & Shopping Centre	3,500	--	---	---	Occupied by Structures, deleted.
119	Mhasrul	98	Post Office	3000	--	---	---	Occupied by Structures, deleted.
120	Mhasrul	99	Dispensary & Maternity Home	3500	--	---	---	Occupied by Structures, deleted.
121	Mhasrul	100	Informal Housing	20400	--	---	---	Occupied by Structures, deleted.
122	Mhasrul	101	Public Housing	2,47,000	44	Public Housing	239405	Retained.
123	Mhasrul	102	Public Housing	92,000	45	Public Housing	1,04,360	Retained.
124	Mhasrul	103	Garden	7,000	40	Garden	7050	Retained.
125	Mhasrul	104	Cremation ground & Burial ground.	5,500	39	C.G./ B.G.	2090	Retained.
126	Adgaon	105	Primary School	4,000		---	---	Developed.
127	Adgaon	106	Market & Shopping Centre	2,000	70	Municipal Market	3,455	Retained as Municipal Market
128	Adgaon	107	Play Ground	17,000	52	Play Ground	16,705	Retained.
129	Adgaon	107A	High School	12,000	53	Public Amenity	14,135	Partly retained as Public Amenity, excluding area deleted by Hon. High Court, Bombayorder dt.30.10.07 in w.p.no.7512/07, dt.31.3.12 in w.p.no.821/08 and dt.18.7.08 in slp no.527/08 and 12.9.12 in slp.no.24665/12
130	Adgaon	107B	P.S	5000				Retained as Public Amenity.
131	Adgaon	108A	Market, Shopping Centre	7,500	55	Municipal Market	7,780	Retained as Municipal market.
132	Adgaon	108B	L.C.C.	9,000	54	Public Amenity	8,230	Retained as Public Amenity.
133	Adgaon	108C	E.S.S.	30,000	56	E.S.S.	27210	Retained.
134	Adgaon	109	Garden	18,700	57	Play Ground.	23940	Retained as Play Ground.
135	Adgaon	110	Garden	25,000	58p	Park	53815 (pt)	Retained as F.B. S.(part) & park(part) & existing Road.
					59p	Fire Brigade Station	14240 (pt)	
136	Adgaon	111	Education Complex	4,00,000	58p	Park	53815 (pt)	Retained as Park (part), F.B. S.(part) & Public Amenity (part) & existing road excluding the partly developed area and the occupied slum area.
					59p	Fire Brigade Station	14240 (pt)	
					60	Public amenity	23,800	
137	Adgaon	111A	Primary School & P.G	12,500	51	Public amenity	25,200	Combinely retained as Public Amenity.
138	Adgaon	111B	Shopping Centre	9,000				
139	Adgaon	111C	Architectural College	167200	49	Public Amenity	55390	Partly retained as Public Amenity & partly agriculture zone & D. P. Road.
140	Adgaon	112	Dispensary- Maternity Home & Library Community centre	4,000	68	Public Amenity	6,015	Combinely retained as Public Amenity.
141	Adgaon	113	Post Office	2,100				
142	Adgaon	114	Childrens Park	3,000	67	Garden	1,850	Retained as Garden.

143	Adgaon	115	Children's Play ground	6,700	--	---	---	Developed.
144	Adgaon	116	Truck Terminus	87,000	65	Truck Terminus	2,32,110	Partly developed, retained.
145	Nandur	117	Library &Community centre	3,000	78	Public Amenity	15,300	Combinely retained as Public Amenity.
146	Nandur	118	Dispensary- Maternity Home	3,000				
147	Nandur	119	Market & Shopping Centre	3,700				
148	Manur	120	Cremation ground & Burial ground.	5,500	75	C.G. / B. G.	6620	Retained.
149	Manur	121	Children's Park	3,000	76	Public Amenity	3,340	Retained as Public Amenity.
150	Panchak	122	High School	10,500	--	--	--	Developed.
151	Panchak	123	Garden	34,000	402	Garden	36,200	Retained, excluding the area deleted u/s 127 by High Court order dt.19.12.2012 in W.P. no.4131/2012
152	Panchak	123A	Primary School	2,000	399	Educational Amenity	8,570	Retained as Educational Amenity.
153	Panchak	123A	Play Ground	25,200	400	Public Amenity	5,165	Combinely Retained as Public Amenity in two parts excluding the central area, deleted u/s 127.
154	Panchak	123B	D.M.H	2500	401	Public Amenity	18,470	
155	Panchak	123C	Shopping centre	2500				
156	Panchak	124	Market & Shopping Centre	3,000	403	Municipal market	3,700	Retained as Municipal Market
157	Dasak	125	Garden	6,600	--	---	---	Developed as C.G. & Garden
158	Dasak	126	Cremation ground & Burial ground.	4,000	396	Public Amenity	12250	Combinely retained as Public Amenity.
159	Dasak	127	Garden	2,400				
160	Dasak	128	Library-Community centre & Dispensary Maternity Home	4,000				
161	Panchak (Dasak.)	129	Market & Shopping Centre	2,000	397	Vegetable Market	2,360	Retained as Vegetable market.
162	Dasak	130	Play Ground	24,000	392	Play Ground	22,900	Retained.
163	Dasak	130A	Comm. Complex	18,000	391	Municipal Market	19,130	Retained as Municipal Market.
164	Dasak	131	Primary School	4,000	393	Educational Amenity	4,160	Retained as Educational Amenity.
165	Dasak	132	Market & Shopping Centre	3,000	394	Public Amenity	5,125	Retained as Public Amenity
166	Dasak	133	Primary School & High School	18,200	395	Educational Amenity	18,240	Retained as Educational Amenity.
167	Dasak	134	Garden	19,000	--	---	---	Deleted as per Hon. High Court, Bombay order dt.31.3.12 in w.p.no.3384/07 and 3418/07 and by order dt.30.9.13 in slp no.33921/12, 33922/12
168	Chadegaon	135	Cremation ground & Burial ground.	2700	482	Cremation Ground / Burial Ground	5870	Retained.
169	Chadegaon	136	Library-Community centre & Dispensary Maternity Home	4,000	481	Public Amenity	7,795	Retained as Public Amenity excluding the developed area of school
170	Chadegaon	137	Primary School	4,000				
171	Chehedi	138	Library & Community centre	3,000	472p	Garden	4540 p	Retained as Garden (combinly with 140)

172	Chehedi	139	Children's Park	3,000	470	Public Amenity	3,330	Retained as Public Amenity.
173	Chehedi	140	Dispensary Maternity Home	1,500	472p	Garden	4540 p	Retained (combinly with 138)
174	Chehedi	141	Cremation ground & Burial ground.	2,000	471	Cremation ground/ Burial ground.	5385	Retained.
175	Chehedi	142	Commercial complex	31,700	478	Municipal Market	48,860	Retained partly as Municipal Market & partly as Public Amenity.
					479	Public amenity	32,480	
176	Chehedi	143	High School & Primary School	16,000	474	Public amenity	13,400	Retained partly as Public Amenity & partly as F. B. S.
					473	Fire Brigade Station	5,420	
177	Chehedi	144	Play Ground	9,500	475	Play Ground	11,320	Retained.
178	Chehedi	145	Truck Terminus	70,000	476	Truck Terminus	74,295	Retained.
179	Chehedi	146	Garden	38,000	477	Garden	38,790	Retained.
180	Satpur	147	Garden	10,000	292	Garden	8,170	Retained.
181	Satpur	149	High School & Primary School	18,000	--	---	---	Partly developed, partly occupied.
182	Satpur	150	Khoka Shopping	10,000	--	---	---	Partly developed, partly occupied, shown as commercial zone.
183	Satpur	151	Mutton Market	700	294	Mutton market	2470	Retained.
184	Satpur (Gaothan)	152	Children's play Ground.	700	--	--	--	Occupied by structures, deleted.
185	Satpur (Gaothan)	153	Parking	330	293	Parking.	330	Retained.
186	Satpur (Gaothan)	154	Primary School	600	--	---	---	Developed.
187	Satpur (Gaothan)	155	Children's park	4400	--	--	--	Occupied by structures, deleted.
188	Satpur	156	Primary School	4200	--	---	---	Developed.
189	MIDC Satpur	157	Police Station	4,800	--	---	---	Developed as high school, deleted.
190	MIDC Satpur	158	Vegetable Market	12,000	--	---	---	Developed as hospital, deleted.
191	MIDC Satpur	159	S.T. Pick-up shed	7,000	--	---	---	Developed.
192	M.H.A.D.A.	160	Post Office	1,750	291	Public Amenity	1,605	Retained as Public Amenity.
193	M.H.A.D.A.	161	Market & Shopping centre	4,000	--	---	---	Developed as Veg. Market. & S. C.
194	Satpur	162	Play Ground	11,000	285	Play Ground	9,800	Retained.
195	Satpur	164	P.S. & H.S	14,000	286	Educational Amenity	15,110	Retained as Educational Amenity.
196	Satpur	165	Dispensary and Maternity Home	3,500	287	Medical Amenity	4,500	Retained as Medical Amenity.
197	Satpur	166	Civic Centre	10,000	288	Fire brigade station Public Amenity	8,650	Retained as Fire brigade station & Public Amenity
198	Satpur	167	Market, Shopping Centre & Parking	6,800	289	Municipal Market	7,400	Retained as Municipal Market.
199	Satpur	168	Primary School (for Modern Education Society)	6,600	--	---	--	Developed.
200	Satpur	169	Play Ground	12,000	--	---	---	Reservation lapsed u/s 127 by Government order dated 9.1.2003

201	Deolali	170	Primary School	4,000	428	Educational Amenity	5,820	Retained as Educational Amenity.
202	Deolali	171	Play Ground	11,500	429	Play Ground	11,135	Retained.
203	Deolali	172	Hospital	27,600	427	Medical Amenity	30,455	Partly developed, retained as Medical Amenity
204	Deolali	173	Garden	20,000	426	Park	22,290	Retained as Park
205	Deolali	174	Dispensary, Dharmashala, Mangal Kryalay.	15,200	--	---	---	Deleted vide Govt. order dated 8/7/1999 u/s 37(2) with condition that the owner of the said land should hand over 200 sq.mt. built up area for dispensary along with apparent land free of cost to NMC.
206	Deolali	176	Children's Park	10,000	431	Garden	8,070	Retained as Garden.
207	Deolali	177	Garden	30,000	432	Park	32,200	Retained as Park.
208	Deolali	178	Market & Shopping centre	2,000	430	Municipal Market	3,730	Retained as Municipal Market.
209	Deolali	179	Primary School	4,000	434	Public Amenity.	4,110	Retained as Public Amenity.
210	Deolali	180	Play Ground	19,000	433	Play Ground	17,300	Retained.
211	Deolali	181	Market, Shopping Centre & Parking	5,600	435	Municipal Market	4,950	Partly lapsed by Hon. High Court, Bombay order dt.11.2.15 in w.p.no.10992/12 Partly retained as Municipal Market.
212	Deolali	182	Children's play Ground	21,480	436	Play Ground	24,360	Retained as Play Ground.
213	Deolali	183	Swimming pool	9,650	--	---	--	Developed.
214	Deolali	184	Judicial Department's, Office & Staff Quarters	9,200	437	Judicial Department's, Office & Staff Quarters.	11,730	Retained.
215	Deolali	185	Library	1,400	--	---	---	Developed.
216	Deolali	185A	Welfare centre	1400	439	Public Amenity	1400	Retained as Public Amenity
217	Deolali	186	Electric Sub-Station	11,000	438	Public Amenity	6410	Partly developed, partly retained as Public Amenity, excluding part area deleted vide Govt. order dt.17/9/2003 from M.S.E.B. reservation u/s/50.
218	Deolali	187	Telephone Exchange	1,000	--	---	---	Developed.
219	Deolali	188	Technical High School	24,800	--	---	---	Developed.
220	Deolali	189	Play Ground	8240	452	Play Ground	8770	Retained.
221	Deolali	190	S.T. Bus- Station	57500	442	Bus Stand	52310	Partly developed, retained as Bus Stand
222	Deolali	192	Dispensary & Maternity Home	2500	443	Medical Amenity	2200	Retained as Medical Amenity.
223	Deolali	193	Primary School	4,000	445	Educational Amenity	5,450	Retained as Educational Amenity.
224	Deolali	194	Welfare Centre	10,000	444	Public Amenity.	10,320	Retained as Public Amenity.
225	Deolali	195	Police Head Quarter	20,000	446	Public Amenity.	12,460	Retained as Public Amenity excluding the area partly deleted vide Govt. order dated 6/9/2011 u/s 127.
226	Deolali	196	Cremation Ground & Burial Ground	1,700	447	Cremation Ground/ Burial Ground	1,520	Retained.

227	Deolali	197	High School	12,000	448	Educational Amenity	4,000	Retained as Educational Amenity excluding the part area lapsed by Hon. High Court, Bombay orders dt.23.9.14 in w.p.no.8535/12.
228	Deolali	198	Housing for Dis-housed	13,650	451	Public Housing	13,135	Retained as Public Housing.
229	Deolali	199	Garden	14,200	450	Park	15,940	Retained as Park.
230	Deolali	200	Market, Shopping Centre & parking	5,800	--	--	--	Lapsed by Hon. High Court, Bombay order dt.23.9.14 in w.p.no.8534/12
231	Deolali	201	Garden	16,300	425	Park	15,670	Retained as Park.
232	Deolali	202	Library & Community centre	1,500	424	Public Amenity.	2,015	Retained as Public Amenity.
233	Deolali	204	Market, shopping centre & Parking	6,400	422	Municipal Market	6,400	Retained as Municipal Market.
234	Deolali	205	Primary school	4,000	423	Educational Amenity	5890	Retained as Educational Amenity
235	Deolali	206	Market, shopping centre & Khoka shopping.	7000	420	Municipal Market.	7080	Retained as Municipal Market as relocated by Municipal corporation
236	Deolali	207	Drama Theatre ,Library & Parking	8000	421	Drama Theatre, & Parking.	10710	Retained as Drama Theatre & Parking.
237	Deolali	208	Telephone Exchange	30,000	--	---	---	Developed.
238	Deolali	209	Primary School	4,000	--	---	---	Developed as P.S. & H.S.
239	Deolali	210	Play ground	17,500	418	Play ground	7,110	Retained partly as Play Ground and partly as Veg. Market & Parking. (NMC acquired land)
					417	Vegetable market & parking	8,670	
240	Deolali	210A	Library	500	--	---	---	Developed.
241	Deolali	211	Garden	22,300	--	--	---	Deleted u/s 127, vide Govt. order. dated 2.7.04
242	Deolali	212	Extension to Central Jail	64,000	--	--	--	Deleted and included in Agricultural Zone.
243	Deolali	213	Market, Shopping centre & Parking	8,800	416	Public Amenity	10400	Retained as Public Amenity
244	Deolali	216	Agriculture produce Market	60000	407	Water Works	3350	Partly developed as A. P. M. C., Partly delete as suggested by A.P.M.C. vide letter no.1085/2014-15, dt.2.12.14 and partly retained as Water Works.
245	Deolali	217	Play ground	44,000	409	Play ground	39,500	Partly retained as Play Ground and partly as Water Works
					408	Water Works	900	
246	Deolali	218	Library, Community Centre & Dispensary Maternity Home	5,000	410	Medical Amenity	7,650	Retained as Medical Amenity.
247	Deolali	219	Dispensary & Maternity Home	2,500	415	Medical Amenity	2,320	Retained as Medical Amenity.
248	Deolali	220	Garden	23,500	414	Park.	26,635	Retained as park.
249	Deolali	221	Primary School	4,000	413	Educational Amenity	4,805	Retained as Educational Amenity.
250	Deolali	222	Railway Terminus & Allied Activities	1,12,000	--	--	--	Deleted as suggested by Railway Dept. by letter no.BSL/w/320/Nashik Rd/II, dated 10/12/2014

251	Deolali	222A	Railway Terminus & Allied Activities	60,000	412	Public Amenity	55,800	Retained as Public Amenity .
252	Deolali	223	Market, shopping Centre & Parking.	4,800	440	Muni. Market. & Parking.	4,800	Retained as Municipal Market & Parking
253	Deolali	224	Extension to Municipal. Dispensary & Municipal purpose	8,500	441	Medical & Public Amenity	8847	Retained as Medical & Public Amenity.
254	Deolali	225	Rickshaw Stand	2,100	453	Parking	1,430	Retained as Parking
255	Deolali	226	Khoka shopping	2,000	454	Hawker's Zone.	2,875	Retained as Hawker's zone
256	Deolali	227	High School	4,400	--	---	---	Developed.
257	Deolali	228	High School	11,400	--	---	---	Developed.
258	Deolali	229	Children's park	2000	455	Public Amenity	1480	Retained as Public Amenity.
259	Deolali	230	Cremation Ground and Burial Ground	7,500	456	Cremation Ground / Burial Ground	15180	Partly developed, retained.
260	Deolali	231	Primary School	4,000	--	---	---	Occupied by structures, deleted.
261	Deolali	232	Garden	2,900	--	Green belt	--	Retained as green belt
262	Deolali	233	Library, Community Centre & Dispensary	1,000	449	Public Amenity.	580	Retained as Public Amenity.
263	Deolali	234	Open Space	290	--	---	---	Retained as Traffic Island as part of road
264	Deolali (gaothan)	235	Play Ground	3,500	--	---	---	Partly developed and partly deleted as occupied by structures.
265	Vihitgaon	236	Burial Ground	8,400	457	Parking	1250	Partly retained as parking and partly retained as Garden.
266					458	Garden	7580	
267	Vihitgaon	237	Garden	2100	459	Burial Ground	9490	Partly occupied partly retained as Burial Ground.
268	Vihitgaon	238	Housing for Dis-housed	3,500	--	--	--	Occupied by Structures, deleted.
269	Vihitgaon	241	Dispensary & Maternity Home	2,000	466p	Public Amenity	3460p	Retained as Public Amenity excluding the area deleted as per Hon. High Court, Bombay order dt.11.7.14 in w.p.no.3043/10 and other. (along with site no.243)
270	Vihitgaon	241A	Library & Town Hall	4,000				
271	Vihitgaon	242	Market, Shopping centre & Parking	5,200	467	Municipal Market	5,220	Retained as Municipal Market.
272	Vihitgaon	243	Police Chowki	2,500	466p	public amenity	3460p	Retained as Public Amenity excluding the area deleted as per Hon. High Court, Bombay order dt.4.7.14 in w.p.no.3197/10 and other. (along with site no.241
273	Vihitgaon	244	Cremation Ground & Burial Ground	7,600	--	---	---	Developed and Existing.
274	Vihitgaon	245	Play Ground	5,750	463	Garden	5,240	Retained as Garden.
275	Vihitgaon	246	Primary School	13,750	465	Extension to Water Works	900	Partly retained as extension to Water Works and partly shown as developed.
276	Vihitgaon	247	High School	17,600	464	Play ground	17390	Retained as Playground.

277	Vihitgaon	248	Primary School	4,000	462	Public Amenity	4,370	Retained as Public Amenity
278	Vihitgaon	249	Dhobi Ghat	7,100	468	Public Amenity	16,630	Retained as Public Amenity.
279	Vihitgaon	250	Slaughter house	11,100				
280	Nashik	251	Recreation Centre	1,40,000	93	Recreational centre	125445	Partly developed, retained as Recreational centre.
281	Nashik	252	Municipal purpose & Sihanstha camp	23,600	92	Sadhugram	23475	Retained as Sadhugram.
282	Nashik	253	Hospital	12,800	103	Public Amenity	37345	Retained as Public Amenity.
283	Nashik	254	High School	7,200				
284	Nashik	255	Play Ground	12,000				
285	Nashik	256	Primary School	10,000				
286	Nashik	257	Market & Shopping centre	1,950	91	Public amenity	1,950	Retained as Public Amenity.
287	Nashik	258	Library & Community Centre	1,500	101	Public Amenity.	2,270	Retained as Public Amenity
288	Nashik	259	Extn. to Primary School	1,600	99	Public Amenity.	1,680	Retained as Public Amenity.
289	Nashik	260	Primary School	4,000	95	Educational Amenity	3,370	Retained as Educational Amenity.
290	Nashik	261	Extn. to Panchavati College	2,260	--	--	---	Deleted since land cannot be reserved for private institutions
291	Nashik	262	Extn. to Panchavati College	651	--	--	---	Deleted since land cannot be reserved for private institutions
292	Nashik	263	Primary School	2,000	--	---	---	Developed.
293	Nashik	263B	Park	17,000	94	Park	39900	Retained with additional area.
294	Nashik	264	Dispensary & Maternity Home	3,000	96	Public Amenity	3,050	Retained as Public Amenity
295	Nashik	265	Market & Shopping centre	1,200	100	Public Amenity	3195	Retained as Public Amenity.
296	Nashik	267	Hospital	3,800	--	--	---	Developed
297	Nashik	268	Fire Brigade Station	8,200	85	Fire Brigade Station	9,325	Retained.
298	Nashik	269	Educational Complex	20,000	84	Educational Amenity	17,570	Retained as Educational Amenity.
299	Nashik	271	Play Ground	25,000	83	Park	30,565	Retained as Park
300	Nashik	272	Market & Shopping centre	3,000				
301	Nashik	273	Stables	1,23,400	87	Exhibition Ground	96630	Partly developed as BSUP Scheme partly retained as Exhibition Ground.
302	Nashik	274	Hay Stacks	60,000	86	Extension to Water Works	20,825	Partly existing Water works and partly retained as Ext. to Water works.
303	Nashik	277	Library & Community Centre	2,500	107p	Play Ground.	24910p	Retained as Play Ground.(combinly with site no.278, 279, 280)
304	Nashik	278	Play ground	27,500	107p	Play Ground	24910p	Retained as Play Ground excluding the area developed as educational complex (combinly with site no.277, 279 280) and partly as Public Amenity.
					106	Public Amenity	4,200	
305	Adgaon	278A	Primary school	3500	48	Water Works	4070	Retained as Water Works.

306	Nashik	279	High school	17,500	107p	Play Ground	24910p	Retained as Play Ground excluding the area developed as educational complex (combinly with site no.277, 278 280)
307	Nashik	280	Primary school	5,000	107p	Play Ground	24910p	Retained as Play Ground (combinly with site no.277, 278, 289)
308	Nashik	281	Market, Shopping centre & Parking	6,000	108	Municipal Market & Parking	6,450	Retained as Municipal Market & Parking
309	Nashik	282	Library & Community Centre & Dispensary i Maternity Home	6,000	110	Public amenity	6,760	Retained as Public Amenity.
310	Nashik	283	High school	10,000	--	}---	---	Deleted by Govt. order dated 2.7.2004 U/S. 127
311	Nashik	284	Play ground	39,000	109	Park	20780	Retained as Park excluding the area deleted vide Govt. order dt.2.7.2004 U/S. 127.
312	Nashik	285	Primary school	10,000		}---	---	Deleted by Govt. order dated 2.7.2004 U/S. 127
313	Nashik	286	High school	12,000	112p	Play Ground	25430p	Retained as Play Ground. (Combinly with site no.288)
314	Nashik	287	Primary school	4,000				
315	Nashik	287A	Garden	18,000	111	Play Ground	32,750	Retained as Play Ground
316	Nashik	287B	P.S.& P.G.	15,000				
317	Nashik	288	Play ground	11,300	112p	Play ground	25430p	Retained as Play Ground. (Combinly with site no.286,287)
318	Nashik	289	Market & Shopping centre	2,000	113	Municipal Market	2,535	Retained as Municipal Market.
319	Nashik	290	Primary school	12,000	114	Auditorium	30,400	Retained as Auditorium.
320	Nashik	291	High school	16,000				
321	Nashik	292	Play ground	15,000	115	Park	14,125	Retained as Park.
322	Nashik	293	Market & Shopping centre	3,000	116	Vegetable Market	2,860	Retained as vegetable market.
323	Nashik	294	Stadium	2,10,000	105	Stadium	164500	Retained excluding the developed part.
324	Nashik	295	Market & Shopping centre	2,000	121	Play ground	36,125	Combinly retained as Play Ground.
325	Nashik	296	Play ground	23,800				
326	Nashik	297	Primary school	4,000	122	Water Works	3,420	Retained as Water works.
327	Nashik	300	Garden	10,500	--	--	---	Developed
328	Nashik	300A	Boat club	2,500	131	Boat club	2,240	Retained.
329	Nashik	301	Parking	600	229	Parking	600	Retained.
330	Nashik	302	Children's Play ground	9,000	--	---	---	Developed
331	Nashik	303	Library & Community Centre	6,000	232	Public Amenity	7,220	Retained as Public Amenity
332	Nashik	304	Primary school	12,000	--	--	---	Developed.(Lele school.)
333	Nashik	305	Parking	3,000	233	Public Amenity.	8,250	Retained as Public Amenity.
334	Nashik	306	Market & Shopping centre	3,600				

335	Nashik	307	P. S., H.S., P.G and C.P.G.	48,000	235	Educational Amenity	52025	Retained as Educational Amenity.
336	Nashik	312	Fire Brigade Station	8000	234	Fire Brigade Station	8,685	Retained.
337	Nashik	313	Play ground	18,150	236	}Vegetable Market	900	Rearranged and retained as Play Ground, Parking, Municipal Market and Vegetable Market.
338	Nashik	314	Parking	2,800	237	}Parking	2,800	
339	Nashik	315	Market & Shopping centre	4,550	238	}Play Ground	18,150	
					239	} Municipal Market	3600	
340	Nashik	316	Primary school	4,000	241	Public Amenity	4,020	Retained as Public Amenity
341	Nashik	317	Library & Community Centre	4,000	240	Public Amenity	6820	Combinly retained as Public Amenity.
342	Nashik	318	Dispensary & Maternity Home	2,000				
343	Nashik	320	Education complex	11,000	--	---	---	Developed.
344	Nashik	321	City Bus Terminus	5,000	231	Bus Stand	5,570	Retained as Bus Stand
345	Nashik	322	Primary school	8,100	223	Public Amenity	8,425	Retained as Public Amenity.
346	Nashik	323	Play Ground	8,000	--	---	---	Deleted by Govt. order dated 2.7.2004 u/s 127
347	Nashik	324	Primary school	8,000	---	---	---	Deleted by Govt. order dated 2.7.2004 u/s 127
348	Nashik	325	Market & Shopping Centre	3,600	--	---	---	Developed.
349	Nashik	326	Dispensary & Maternity Home	3,400	222	Public Amenity	4030	Retained as Public Amenity.
350	Nashik	327	Extension to Police Training College	1,78,100	--	---	---	Developed
351	Nashik	328	Extension to PTC Firing Range	28,000	--	---	---	Developed
352	Nashik	329	Garden	8,000	224	Garden	6,300	Partly retained as per relocation and partly deleted by Hon. High Court, Bombay order dt.23.9.14 in w.p.no.4665/12
353	Nashik	330	Post office	1,800	--	---	---	Deleted by Hon. High Court, Bombay order dt.12.8.2011 in w.p.no.5250/2009
354	Nashik	331	Market & Shopping Centre	2,500	225	Water Works	3,200	Retained as Water works.
355	Nashik	333	N.C.C. Complex	5,800	--	---	---	Developed
356	Nashik	334	Market & Shopping Centre	5,000	--	---	---	Developed as V.M.
357	Nashik	335	Municipal water works	34,000	--	---	---	Developed as Tibetan market, Water Works & MSEDCL
358	Nashik	336	Library & Community centre	7,000	230	Public amenity	29,450	Combinly retained as Public Amenity.
359	Nashik	337	Primary School	7,000				
360	Nashik	339	Architecture College	14500				
361	Nashik	340	Municipal purpose	30,000	--	---	---	Developed as corporation building.
362	Nashik	342	Primary School	3,500	--	---	---	Deleted by Hon. High Court, Bombay Orders u/s 127.

363	Nashik	343	Art Gallery and Museum	4,000	227	Art Gallery and Museum	800	Partly deleted by Govt. notification dt.3.1.2003 with condition of handing over of 800 sq.m. of land and built up, free of cost and this area is retained as Art Gallery and Museum.
364	Nashik	344	Garden	13,500	226	Garden	4,950	Partly retained excluding the part occupied by structures.
365	Nashik	345	Library & Community Centre	4,500	--	---	---	Occupied by Structures, deleted.
366	Nashik	346	Extn. to Rachana Vidyalaya	6,700	--	---	---	Deleted as cannot be reserved for private institution.
367	Nashik	347	Children's Park	7,985	--	---	---	Developed as Planetarium.
368	Nashik	348	Parking	1,200	228	Parking	1345	Retained.
369	Nashik	349	Parking	4,000	--	---	---	Developed.
370	Nashik	350	Police Chowki	2,830	--	---	---	Developed.
371	Nashik	351	Garden	7,000	212	Public amenity	2,490	Retained as Public Amenity.
372	Nashik	352	S.T.Stand	30,090	211	Bus Stand	27,450	Retained as Bus Stand
373	Nashik	353	Traffic Island	2,500	--	---	---	Developed.
374	Nashik	354	Garden	22,000	214	Garden	17,000	Retained.
375	Nashik	354A	P.S	4,000	213	Educational Amenity	2,960	Retained as Educational Amenity.
376	Nashik	356	Telephone Exchange	4,800	--	---	---	Developed
377	Nashik	357	Traffic Island	1,300	--	---	---	Developed
378	Nashik	358	Dispensary & Maternity Home	3,500	216	Hawker's zone	2,980	Retained as Hawker's zone.
379	Nashik	358A	P.S.&P.G	7,000	215	Educational Amenity	13,070	Combinly retained as Educational Amenity.
380	Nashik	358A-a	Agri.& Research centre	8,200				
381	Nashik	358B	Gymnasium	4,000	--	---	---	Developed.
382	Nashik	358C	Garden	34,000	--	---	---	Deleted most of the area by Hon. High Court, Bombay's order dt.30.4.2014 in w.p.no.11131/12
383	Nashik	358-D	Hospital	15,000	209	Park	16,135	Retained as Park
384	Nashik	359	Play ground	20,000	217	Play ground	20,000	Retained as relocated by NMC.
385	Nashik	361	State & Central Govt. office	30000	221	Govt. offices	23500	Retained as Government Offices.
386	Nashik	362	L.C.C	1400	220	Municipal Market	9700	Retained as Municipal Market
387	Nashik	363	Parking	2400				
388	Nashik	364	Market & Shopping Centre	5,000				
389	Nashik	365	Primary School	6000	218	Public Amenity	6760	Retained as relocated by NMC for Public Amenity.
390	Nashik	367	Garden	32000	219	Park	37400	Retained as park.
391	Nashik	368	High School	12000	196	Educational Amenity	11440	Retained as Educational Amenity.
392	Nashik	368A	Comm. Complex	17000	192	Municipal Market	21710	Retained as Municipal Market.
393	Nashik	368B	P.S.	3500	210	Educational Amenity	5045	Retained as Educational Amenity.

394	Nashik	369	Garden	16300	--	---	--	Developed as City Garden
395	Nashik	372	Play Ground	26300	197	Play Ground	26615	Retained.
396	Nashik	373	Market & S.C	8000	--	---	---	Occupied by Structures, deleted.
397	Nashik	374	Parking	3,600	--	---	---	Occupied by Structures, deleted.
398	Nashik	375	Library & Community Centre	4,000	--	---	---	Occupied by Structures, deleted.
399	Nashik	376	Dispensary & Maternity Home	4,000	198	Public Amenity	3,500	Retained as Public amenity
400	Nashik	377	Market & Shopping centre	4,000	201	Municipal Market	4,000	Retained as Municipal Market
401	Nashik	378	Dispensary & Maternity Home	4,500	202	Medical Amenity	4,500	Retained as Medical Amenity.
402	Nashik	379	High School	10,000	203	Public Amenity.	13,620	Combinly retained as Public Amenity.
403	Nashik	380	Primary School	4,000				
404	Nashik	381	Garden	9,100	200	Garden	11,200	Retained.
405	Nashik	382	Play ground	13,000	204	Play ground	29,280	Combinly retained as Play Ground.
406	Nashik	382A	Primary School	16100				
407	Nashik	383	High School	12,000	199	Public amenity	36,425	Combinly retained as Public Amenity.
408	Nashik	384	Primary School	4,000				
409	Nashik	385	Play ground	8,000				
410	Nashik	386	Municipal purpose	4,000				
411	Nashik	387	Police Chowki	4,000				
412	Nashik	388	Govt. Staff Quarters	10,925	--	---	---	Occupied by structures, deleted
413	Nashik	389	Garden	48000	--	----	----	Deleted vide Govt. order dated 5/9/2011 U/S. 127
414	Nashik	390	Housing for Dis-housed	1,40,800	205	Public Housing	146550	Retained as Public Housing.
415	Nashik	391	Primary School	6,000	206	Play Ground	36930	Combinly retained as Play Ground excluding the area deleted by Hon. High Court, Bombay order dt.10.6.14 in w.p.no.2706/12.
416	Nashik	392	High School	16,000				
417	Nashik	393	Play ground	22,000				
418	Nashik	394	Dispensary & Maternity Home	10,000	208	Medical Amenity	10,000	Retained as Medical Amenity.
419	Nashik	395	Market & Shopping centre	8,000	207	Public Amenity	8,300	Retained as Public Amenity.
420	Wadala	396	Library, Community centre & Dispensary - Maternity Home	5,000	368	Public Amenity	3,850	Retained as Public Amenity.
421	Wadala	397	Housing for Dis-housed	34,300	369	Public Housing.	27,890	Partly retained as Public Housing and Partly as Fire Brigade Station.
					370	Fire Brigade Station	5,630	
422	Wadala	398	High school	16,000	373p	Play Ground.	26390p	Retained as Play Ground excluding the developed area. (combined with site no.402)
423	Wadala	400	Market & Shopping centre	4,000	374	Municipal Market & Parking	5,200	Retained as Municipal Market & Parking
424	Wadala	400A	D & M.H	2000				
425	Wadala	400A	S.C. & V.M.	5,500	378	Municipal Market	10,260	Retained as Municipal Market
426	Wadala	400B	Garden	12400	377	Garden	12105	Retained.

427	Wadala	400C	P.S., H.S. & P.G	12,000	376	Educational Amenity	10,630	Retained as Educational Amenity.
428	Wadala	401	Dispensary & Maternity Home	5,000	375	Medical Amenity	5,150	Retained as Medical Amenity.
429	Wadala	402	Play ground	15,000	373p	Play ground	26300p	Retained as Play Ground. (combined with site no.398)
430	Wadala	402A	P.S	5000	--	---	---	Developed -(Rayon International School)
431	Nashik	403	Housing for Dis-housed	27,200	193	Public Housing	31,420	Retained as Public Housing.
432	Nashik	404	Informal housing and stable	1,00,000	191	Public Amenity	25845	Partly retained as Public Amenity and Public Housing excluding the developed area under BSUP.
					194	Public Housing	60295	
433	Nashik	405	Garden	20,000	--	---	---	Developed as Drama Theatre
434	Nashik	406	Library & Community centre	6,000	190	Public Amenity	6,380	Retained as Public Amenity
435	Nashik	407	High school	4,500	189	Public Amenity	4,085	Retained as Public Amenity.
436	Nashik	409	Garden & children play ground	5,200	--	---	---	Developed.
437	Nashik	410	Housing for Dis-housed	18,000	188	Public Housing	27,725	Retained as Public Housing
438	Nashik	411	Garden	12,000	187	Garden	13,390	Retained.
439	Nashik	412	Primary school	6,000	--	---	---	Developed.
440	Nashik	413	Parking	1,500	186	Parking	3,005	Retained.
441	Nashik	415	Primary school	4,000	--	---	---	Developed
442	Nashik	416	Market & Shopping centre	4,000	185	Municipal Market	2,395	Retained as Municipal Market
443	Nashik	416A	W.C	4000	--	---	---	Deleted as per Hon. High Court, Bombay order dated 31.3.12 in w.p.no.4976/05
444	Nashik	416B	Garden	7,500	184	Public amenity	2930	Retained as Public Amenity excluding the area deleted as per Hon. High Court, Bombay order dated 31.3.12 in w.p.no.4976/05.
445	Nashik	417	Open space	2,000	--	---	---	Developed
446	Nashik	418	Primary school	4,000	--	---	---	Developed
447	Nashik	419	Housing for Dis-housed	27,000	195	Public housing	19,100	Retained as Public Housing.
448	Nashik	420	Stable	2,00,000	183	Recreational centre	172350	Retained as Recreational centre
449	Agartakali	421	Recreation Centre	87,700	387	Recreation Centre	62995	Retained.
450	Agartakali	421A	P.S. & H.S.	20,000	386	Educational Amenity	19,585	Retained as Educational Amenity
451	Agartakali	422	Primary school	8,000	385	Educational Amenity	8,880	Retained as Educational Amenity.
452	Agartakali	423	Library & Community centre	5,500	384	Public Amenity	4,940	Retained as Public Amenity
453	Agartakali	424	High School	10000	383	Educational Amenity	16070	Retained as Educational Amenity.
454	Agartakali	425	Play ground	21,850	382	Play ground	22,015	Retained.
455	Agartakali	426	Open space	1,650	388	Garden	2495	Retained as Garden

456	Agartakali	427	Housing for Dis-housed	43,200	389	Public Housing	82,270	Retained as Public Housing.
457	Nashik	428	Cremation ground & Burial ground	3,500	182	Cremation Ground/ Burial Ground	15435	Retained with additional area.
458	Agartakali	429	S.T. Stand	30,400	--	--	--	Deleted vide Govt. order dated 19.3.2002 U/S.-50.
459	Agartakali	430	Market & Shopping centre	2,000	--	--	--	Deleted as per Hon. High Court, Bombay's order dated 24.4.12 in w.p.no.3048/11
460	Agartakali	430A	Open space	2,300	381	Garden	3,280	Retained as Garden.
461	Agartakali	431	Police Chowki	4,000	380	Public amenity	3165	Retained as Public amenity.
462	Panchavati	432	Municipal purpose	11,000	--	---	---	Developed
463	Panchavati	433	Municipal purpose & Fire Brigade station.	24,900	--	---	---	Developed
464	Panchavati	434	Open space & Parking	3,200	--	---	---	Developed
465	Panchavati	435	Extension to Primary school	2,200	--	---	---	Developed
466	Panchavati	436	Housing for Dis-housed	2,500	166	Public housing	2,290	Retained as Public Housing.
467	Panchavati	437	Dispensary & Maternity home	1,900	165	Public amenity	2,120	Retained as Public Amenity.
468	Panchavati	438	Primary school	1,230	169	Parking	1,155	Retained as Parking.
469	Panchavati	439	Parking	2,250	167	Parking	2250	Retained.
470	Panchavati	440	Garden	4,450	168	Garden	4,075	Retained.
471	Panchavati	441	Open space	340	172	Open space	250	Retained.
472	Panchavati	442	Open space	1,900	171	Open space	2,130	Retained.
473	Panchavati	443	Open space	1,500	170	Pilgrim Centre	1,120	Retained as Pilgrim centre.
474	Panchavati	444	Vegetable market	8,800	--	---	---	Developed, Existing Commercial
475	Panchavati	445	Garden	600	163	Garden	600	Retained.
476	Panchavati	446	Play ground	13,000	162	Play ground	12910	Retained.
477	Panchavati	447	Garden	13,500	164	Garden	12,730	Retained.
478	Panchavati	449	Garden & Parking	1,900	132	Garden and parking	2050	Retained.
479	Nashik	450	Parking	380	133	Parking	250	Retained.
480	Nashik	451	Parking	54	--	--	---	Developed.
481	Nashik	452	Parking	33	134	Parking	17	Retained.
482	Nashik	452A	Parking	200	135	Parking	135	Retained.
483	Nashik	453	Children's park	600	--	---	---	Occupied by structures, deleted.
484	Nashik	454	Parking	400	138	Parking	280	Retained.
485	Nashik	455	Khoka Shopping	150	--	---	---	Developed.
486	Nashik	456	Rickshaw & Taxi Stand	1,240	139	Parking	990	Retained as Parking.
487	Nashik	457	Market & shopping centre	1,700	140	Municipal Market	1,630	Retained as Municipal Market
488	Nashik	458	C.P.G.& Municipal purpose	400	153	Public Amenity	425	Retained as Public Amenity.

489	Nashik	459	Municipal offices	1,000	142	Parking	4,230	Retained as Parking.
490	Nashik	461	Open space	5,500	--	---	---	Existing burial ground - Deleted
491	Nashik	462	Garden	3,000	146	Garden	3,665	Retained as Garden.
492	Nashik	463	Public-Motor stand	17,000	147	Bus Stand	5,460	Retained as Bus Stand
493	Nashik	463A	Housing for Urban Poor	10,000	148	Public Housing	10,440	Retained as Public Housing
494	Nashik	464 A	Primary school	400	--	---	---	Occupied by structures - deleted
495	Nashik	465	Children park	1,500	--	---	---	Occupied by structures - deleted
496	Nashik	466	Primary school	1,850	--	---	---	Developed
497	Nashik	467	Library & community Centre	240	--	---	---	Developed
498	Nashik	468	Primary school	600	--	---	---	Developed
499	Nashik	469	Play ground	600	--	---	---	Developed
500	Nashik	470	Municipal Purpose	200	--	---	---	Developed
501	Nashik	470A	Water Supply	470	154	Water Works	1891	Retained.
502	Nashik	471	Dhobi Ghat	2,200	155	Public Amenity	2,100	Retained as Public Amenity.
503	Nashik	472	Children park	550	156	Public Amenity	380	Retained as Public Amenity.
504	Nashik	473	High school	870	157	Public Amenity	710	Retained as Public Amenity.
505	Nashik	474	Garden	11,100	159p	C.G./ B.G.	51710p	Partly retained as C.G./B.G. excluding area occupied by structures. (combines with 476)
506	Nashik	475	Burial Ground for Khoja Community	2,382	--	Existing B.G.	---	Existing B.G. - deleted
507	Nashik	476	Cremation Ground and Burial Ground	47,200	159	C.G./ B.G.	51710	Partly retained as Water works and partly retained as C.G. / B.G.
					158	Water Works	1220	
508	Nashik	477	Open space	2,500	152	Parking	2,865	Retained as Parking.
509	Nashik	478	Dispensary, Maternity Home & Latrines.	1,300	150	Public Amenity	900	Retained as Public Amenity excluding the area occupied by structures.
510	Nashik	479	Market & Shopping centre	1,400	--	--	--	Occupied by structures - deleted
511	Nashik	480	Open Space	400	151	Open space	340	Retained.
512	Nashik	481	Shopping centre	621	144	Municipal Market	430	Retained as Municipal Market.
513	Nashik	482	Fire Brigade station & Municipal purpose	1,950	--	---	---	Developed
514	Nashik	483	Open space	1,800	143	Open space	1,800	Retained.
515	Nashik	483A	Sewage Treatment Plant	1,19,650	390	Extension to S.T.P.	74500	Partly retained excluding the developed area.
516	Nashik	484	Library, Community Centre & Dispensary Maternity home	880	145	Public Amenity	830	Retained as Public Amenity.
517	Nashik	485	Parking	800	136	Public Amenity	800	Retained as Public Amenity

518	Nashik	487	Garden	1,976	137	Parking	1,750	Retained as Parking.
519	Nashik	488	Khoka shopping	2,574	149	Khoka Shopping/ Hawker's zone	3,180	Retained as Khoka Shopping/ Hawker's zone.
520	Panchavati	489-A	Pilgrim Centre	1,050	174	Pilgrim Centre	1,050	Retained.
521	Panchavati	489-B	Parking	1,060	173	Parking	990	Retained.
522	Panchavati	490	Open space	1,625	176	Open space	1,790	Retained.
523	Panchavati	491	Informal Shopping	185	175	Municipal Market	155	Retained as Municipal Market
524	Panchavati	492	Parking	2,800	--	---	---	Developed
525	Panchavati	493	Space for Religious offerings	720	--	---	---	Developed
526	Panchavati	494	Space for Religious offerings	700	178	Space for Religious offerings	700	Retained.
527	Panchavati	495	Open space	4,396	179	Open space	5,725	Retained as open space.
528	Panchavati	496	Shopping	1,265				
529	Panchavati & River bed land	497	Shopping centre	874	180	Municipal Market	850	Retained as Municipal Market.
530	Panchavati	498	Parking	1,715	--	---	---	Developed
531	Panchavati	499	Open vegetable market	5,000	181	Parking / Weekly market	5015	Retained as Parking / Weekly market.
532	Panchavati	500	Open space	195	177	Open Space	215	Retained.
533	Nashik	new	Goda park	---	130	Goda Park	29050	Retained.
534	Nashik	new	Goda park	---	242	Goda Park	67045	Retained.
535	Makhamalabad	new	Goda Park	---	24	Goda Park	32,380	Retained.
536	Nashik	new	Sadhugram	6,39,500	90	Sadhugram	639500	Retained.
537	Nashik	new	Sadhugram	48,500	102	Sadhugram	85846	Retained.
538	Nashik	new	Sadhugram	1,88,000	104	Sadhugram	77695	Retained.
539	Nashik	new	Sadhugram	1,85,120	97	Sadhugram	1,85,120	Retained.
540	Nashik	new	Sadhugram	44,850	98	Sadhugram	44,850	Retained.

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Table B
Statement showing list of Reservations for amenities and their cost of Acquisition and Development

Sr. No.	Reser. No.	Purpose of Reservation	S.No./ G.No/ C.T.S. No/ F.P.No.	Area (sq.mt.)	Land Ownership	Cost of Acquisition	Cost of Development	Acquiring Authority
1	2	3	4	5	6	7	8	9
		Village Makhmalabad						
1	1	Municipal Solid Waste Facility	320p, 322p, 323, 324, 325p, 326, 327p, 328p, 329, 555	357430	Private	0	0	NMC
2	2	Water Works	247p,	11410	Private	0	0	NMC
3	3	Play Ground	225p, 226p, 230p,	29800	Private	11,71,80,000	1,50,00,000	NMC
4	4	Park	240p, 282p, 530p	32000	Private	6,33,00,000	1,60,00,000	NMC
5	5	Play Ground	422p	11380	Private	5,08,68,000	57,50,000	NMC
6	6	Water Works	363p, 400p	4000	Private/NMC	0	0	NMC
7	7	Public Amenity	363p, 400p,	64550	Private/NMC	0	10,00,00,000	NMC
8	8	Educational Amenity	388p	4120	Private	2,12,04,000	1,28,75,000	NMC
9	9	Stadium	384p	128120	Private	78,52,20,000	6,40,00,000	NMC
10	10	Municipal Market	390p, 391p	6360	Private	5,86,73,000	2,00,00,000	NMC
11	11	Park	13p, 14p, 15p, 433p	17850	Private	14,21,40,000	90,00,000	NMC
12	12	Water Works	40p	2880	Private	0	0	NMC
13	13	Public Amenity	429p	5800	Private	2,82,60,000	1,81,25,000	NMC
14	14	Play Ground	9p, 11p, 12p, 431p	20050	Private	10,94,40,000	1,00,00,000	NMC
15	15	Park	426p, 427p	14900	Private	6,35,40,000	75,00,000	NMC
16	16	Cremation Ground	306p	4385	Private/NMC	90,19,800	22,50,000	NMC
17	17	Bus Stand	306p	3660	Private/NMC	0	0	MSRTC
18	18	Municipal Market	213p	9190	Private	4,24,98,000	2,87,50,000	NMC
19	19	Public Amenity	211p	7000	Private	3,33,00,000	2,18,75,000	NMC
20	20	Park	161p, 162p	30000	Private	7,33,40,000	1,50,00,000	NMC
21	21	Park	464p, 465p	30225	Private	8,58,30,000	1,51,25,000	NMC
22	22	Play Ground	132p, 133p, 148p	23392	Private	6,90,96,000	1,22,50,000	NMC
23	23	Cremation Ground	156p	4000	Private	1,22,00,000	20,00,000	NMC
24	24	Goda Park	106p, 142p, 143p, 144p, 150p, 151p	32380	Private	8,98,51,250	1,13,75,000	NMC
25	25	Sewage Treatment Plant	105p, 106p	14420	Private	0	0	NMC
26	26	Municipal Market	46p	5240	Private/NMC	2,34,60,000	65,00,000	NMC
27	27	Garden	46p	9660	Private/NMC	4,03,10,000	50,00,000	NMC
28	28	Public Housing	46p	55200	Private/NMC	18,21,00,000	0	NMC

29	29	Educational Amenity	32p, 33p	4285	Private/NMC	2,75,01,600	1,33,75,000	NMC
30	30	Park	30p, 31p, 435p	22090	Private/NMC	9,93,24,000	1,10,00,000	NMC
		Village Mhasrul						
31	31	Park	237p	65240	Private	23,66,05,200	3,26,25,000	NMC
32	32	Fire Brigade Station	242p	6040	Private	2,82,92,400	75,00,000	NMC
33	33	Public Amenity	257,	143100	NMC	0	17,80,00,000	NMC
34	34	Public Amenity	259,	98600	NMC	0	2,62,50,000	NMC
35	35	Water Works	25p	3230	Private	0	0	NMC
36	36	Water Works	172p	4670	Private	0	0	NMC
37	37	Play Ground	168p	41030	Private	4,14,99,700	2,05,00,000	NMC
38	38	Water Works	189p, 192p	2000	Private	0	0	NMC
39	39	Cremation Ground/ Burial Ground	183p, 184B p	2090	Private	29,78,800	10,00,000	NMC
40	40	Garden	1,	7050	Private/NMC	1,22,80,000	35,00,000	NMC
41	41	Public Amenity	267A p	10150	Private	5,57,28,000	3,17,50,000	NMC
42	42	Public Amenity	225A P	3500	Private	2,98,90,000	1,10,00,000	NMC
43	43	Educational Amenity	225A p, 304p,	13830	Private	9,74,90,400	4,32,50,000	NMC
44	44	Public Housing	212p, 213p, 214p, 215p, 216p 217, 218, 233, 295, 296p	238250	Private	79,53,00,000	0	NMC
45	45	Public Housing	201p, 203p, 210p, 211, 212p, 213p,	104360	Private	35,34,63,000	0	NMC
46	46	Park	156p, 157p,	28080	Private	2,86,79,200	1,40,00,000	NMC
47	47	Park	105p, 118p	26800	Private	3,06,85,600	1,33,75,000	NMC
		Village Adgaon						
48	48	Water Works	575p, 576p, 591p	4070	Private	0	0	NMC
49	49	Public Amenity	1103p,	55390	Private	16,74,43,200	17,31,25,000	NMC
50	50	Water Works	1111p, 1112p, 1113p	4970	Private	0	0	NMC
51	51	Public Amenity	1079p,	26970	Private	12,30,40,800	8,42,50,000	NMC
52	52	Play Ground	670p, 671, 672, 673p, 684 p, 685p,	16705	Private/NMC	3,44,34,630	83,75,000	NMC
53	53	Public Amenity	640p, 658p, 662, 663, 664p, 670p,	14135	Private/NMC	3,77,83,800	4,41,25,000	NMC
54	54	Public Amenity	772p,	8230	Private	7,46,88,150	2,57,50,000	NMC
55	55	Municipal Market	772p,	7780	Private	7,10,18,400	2,42,50,000	NMC
56	56	Electric Sub-station	772p,	27210	Private	0	0	MSEDCL.
57	57	Play Ground	772p,	23940	Private	18,65,63,100	1,20,00,000	NMC
58	58	Park	772p, 1075p,	53815	Private/Govt.	5,31,72,560	2,68,75,000	NMC
59	59	Fire Brigade Station	772p,	14240	Private	11,87,60,100	75,00,000	NMC
60	60	Public Amenity	772p, 1075p,	23800	Govt.	0	7,50,00,000	NMC

61	61	Play Ground	895p, 896p, 897p, 904p, 1327p, 1366p, 1369p,	25470	Private	4,69,15,400	1,25,00,000	NMC
62	62	Extension to Cremation Ground	1560p,	1100	Govt.	0	5,00,000	NMC
63	63	Public Housing	1560p,	10400	Govt.	0	0	NMC
64	64	Park	1569p, 1627p, 1666p, 1667p, 1670, 1671p, 1672p,	17335	Private	3,32,37,700	90,00,000	NMC
65	65	Truck Terminus	1727p, 1729p, 2003p, 2004, 2005p, 2006p, 2008p, 2009p, 2010p, 2011, 2012, 2013p, 2024p, 2025p,	232110	Private/NMC	10,33,09,280	5,80,00,000	NMC
66	66	Park	1524p, 1526p, 1527p, 1531p, 1532p, 1533, 1536p	17300	Private	3,20,46,000	85,00,000	NMC
67	67	Garden	CTS. No. 950	1850	Private	85,75,000	10,00,000	NMC
68	68	Public Amenity	1500p, 1501p, 1502p, 1503p, 1504p	6015	Private	1,23,07,300	1,90,00,000	NMC
69	69	Play Ground	61p, 63p, 106p, 109p,	13500	Private	2,51,30,000	70,00,000	NMC
70	70	Municipal Market	491p,	3455	Private	2,38,10,600	1,07,50,000	NMC
71	71	Park	510p,	15045	Private	19,96,59,900	75,00,000	NMC
		Village Manur						
72	72	Park	44p,	16425	Private	1,46,37,775	82,50,000	NMC
73	73	Play Ground	19p, 26p,	21115	Private	1,21,68,117	1,05,00,000	NMC
74	74	Truck Terminus	65p, 69p,	27900	Private	3,44,19,000	1,40,00,000	NMC
75	75	Cremation Ground/ Burial Ground	2pt.	6620	Govt.	0	35,00,000	NMC
76	76	Public Amenity	2p,	3340	Govt.	0	1,05,00,000	NMC
		Village Nandur						
77	77	Cremation Ground	8p, 9p,	7840	Private	1,90,27,800	40,00,000	NMC
78	78	Public Amenity	1p, 152p,	15300	Govt.	0	4,75,00,000	NMC
79	79	Fire Brigade Station	15p,	4020	Private	1,10,84,800	75,00,000	NMC
80	80	Play Ground	20p, 34p, 35p,	25550	Private	1,92,97,300	1,25,00,000	NMC
81	81	Park	63p, 64p,	21450	Private	3,53,57,775	1,05,00,000	NMC
82	82	Play Ground	86p	36360	Private	3,59,29,520	1,80,00,000	NMC
		Village Nashik						
83	83	Park	264p, 265p,	30565	Private / NMC	22,06,05,000	1,52,50,000	NMC
84	84	Educational Amenity	261p, 262p, 264p, 265p,	17570	Private	15,24,00,000	5,50,00,000	NMC
85	85	Fire Brigade Station	281p,	9325	Private	16,14,93,750	75,00,000	NMC
86	86	Extention to Water Works	269p, 270p,	20825	NMC	0	0	NMC
87	87	Exhibition Ground	271p,	96630	NMC	0	4,83,75,000	NMC
88	88	Municipal Market	353p	8496	Private	1,60,92,800	2,65,00,000	NMC

89	89	Play Ground	349p, 350p,	32720	Private	3,41,12,000	1,63,75,000	NMC
90	90	Sadhugram	334p, 335p, 336p, 337p, 338p, 339p, 343p, 344p, 345p, 346p, 347p, 348p,	639500	Private	1,14,75,00,000	3,20,00,000	NMC
91	91	Public Amenity	333p	1950	NMC	0	61,25,000	NMC
92	92	Sadhugram	332p, 333 pt.	23475	Private	4,30,55,000	12,50,000	NMC
93	93	Recreational Centre	326p, 327p, 328p, 329, 330, 331p,	125445	NMC	0	6,27,50,000	NMC
94	94	Park	320p, 322Ap, 323p, 324p, 325p, 326p	39900	Private	24,31,05,000	2,00,00,000	NMC
95	95	Educational Amenity	322Ap,	3370	Private	2,79,87,000	1,05,00,000	NMC
96	96	Public Amenity	290A p	3050	Private	2,55,55,000	95,00,000	NMC
97	97	Sadhugram	289p, 290A p	185120	Private	1,40,90,25,000	92,50,000	NMC
98	98	Sadhugram	292A p, 288p,	44850	Private	52,97,88,000	22,50,000	NMC
99	99	Public Amenity	292A p,	1680	Private	2,28,05,200	52,50,000	NMC
100	100	Public Amenity	294Ap,	3195	Private	5,52,78,200	1,00,00,000	NMC
101	101	Public Amenity	288p,	2270	NMC	0	71,25,000	NMC
102	102	Sadhugram	288p,	85846	Private	1,19,60,46,000	42,50,000	NMC
103	103	Public Amenity	288p,	37345	NMC	0	11,67,75,000	NMC
104	104	Sadhugram	286, 287A p, 287B p,	77695	Private	70,46,98,200	38,75,000	NMC
105	105	Stadium	196p, 197p, 197Bp, 198p, 199p	164495	Private / NMC	1,49,10,86,520	8,22,50,000	NMC
106	106	Public Amenity	240p,	4200	NMC	2,97,97,000	1,31,25,000	NMC
107	107	Play Ground	238p, 239p,	24910	NMC	12,65,81,250	1,25,00,000	NMC
108	108	Municipal Market & Parking	232p,	6450	Private	4,28,69,500	2,01,25,000	NMC
109	109	Park	232p,	20780	NMC	3,78,14,800	1,03,75,000	NMC
110	110	Public Amenity	201p, 232p,	6760	NMC	2,92,40,400	2,11,25,000	NMC
111	111	Play Ground	222p, 225p,	32750	Private	17,67,90,000	1,63,75,000	NMC
112	112	Play Ground	159p,	25430	NMC	14,77,87,500	1,25,00,000	NMC
113	113	Municipal Market	159p,	2535	Private	2,84,75,000	78,75,000	NMC
114	114	Auditorium	210p, 211p	30400	NMC	2,73,07,000	9,50,00,000	NMC
115	115	Park	207p, 211p	14125	NMC	4,14,46,050	71,25,000	NMC
116	116	Vegetable Market	207p, 210p, 211p	2860	NMC	2,10,65,400	17,50,000	NMC
117	117	Garden	179p,	11550	Private	11,15,40,000	57,50,000	NMC
118	118	Water Works	110C p, 111p,	15850	Private	0	0	NMC
119	119	Water Works	76p,	3195	Private	0	0	NMC
120	120	Exhibition Ground	75p, 76p, 77p, 78p,	66235	Private	65,19,08,250	3,31,25,000	NMC
121	121	Play Ground	83p, 84p,	36125	Private	23,55,82,500	1,80,00,000	NMC

122	122	Water Works	84p,	3420	Private	0	0	NMC
123	123	Park	10p	19005	Private	15,79,41,300	1,00,00,000	NMC
124	124	Park	60p, 61p,	24025	Private	4,87,25,312	1,20,00,000	NMC
125	125	Play Ground	53p,	18655	Private	3,79,18,187	93,75,000	NMC
126	126	Sewage Treatment Plant	31p	21700	Private	0	0	NMC
127	127	Parking	31p	2675	Private	13,58,438	66,25,000	NMC
128	128	Garden	31p	14165	Private	2,88,82,062	71,25,000	NMC
129	129	Garden	36p, 26p	2355	Private	2,58,21,400	12,50,000	NMC
130	130	Goda Park - North	21P, 22P, 23P, 24p, 25p, 1002p, 26p, 27p, 1003p, 28p, 29p, 30p,	29050	Private	0	1,01,25,000	NMC
131	131	Boat Club	F.P.no.117p	2,240	Private	0	15,00,000	NMC
132	132	Garden & Parking	River side land	2,050	Private	0	38,75,000	NMC
133	133	Parking	CTS No.1060(P)	250	NMC	0	6,25,000	NMC
134	134	Parking	F.P.No.29(P)TPS-I	17	Private	0	1,25,000	NMC
135	135	Parking	CTS No.2187(P), 2188(P), 2189(P), 2191(P),	135	Private	32,13,000	3,75,000	NMC
136	136	Public Amenity	F.P.No.131(P)TPS-I	800	Private	5,05,20,000	20,00,000	NMC
137	137	Parking	F.P.No.131(P) TPS-I	1,750	Private	10,66,00,000	43,75,000	NMC
138	138	Parking	133, 137p, 135p, 136p	280	NMC	0	7,50,000	NMC
139	139	Parking	CTS No 1779p,1800p	990	Private	3,72,63,600	25,00,000	NMC
140	140	Municipal Market	CTS No1779 (P),1780 to 1784, 1785(P),1786 (P), 1787, 1788, 1791 to 1799 1800 (P) ,1833 to1841, 1843(P)	1,630	Private	2,88,23,000	51,25,000	NMC
141	141	Parking	F.P.No.157 p	2235	Private	12,85,97,800	56,25,000	NMC
142	142	Parking	F.P.No.178 TPS-I	4,230	Private	21,23,26,800	1,06,25,000	NMC
143	143	Open space	F.P.No.315(P)TPS-I	1,800	Private / NMC	2,15,86,000	12,50,000	NMC
144	144	Municipal Market	F.P.No.214(P)TPS-I	430	Private	1,78,45,000	13,75,000	NMC
145	145	Public Amenity	F.P.No.215(P)TPS-I	830	Private	3,30,75,500	26,25,000	NMC
146	146	Garden	F.P.No.217, TPS-I	3,665	Private	9,10,05,200	18,75,000	NMC
147	147	Bus stand	F.P.No.237, TPS-I	5,460	Private	0	0	MSRTC
148	148	Public Housing	F.P.No.237, TPS-I	10,440	Private	0	0	NMC
149	149	Khoka Shopping/ Hawkers zone.	F.P.No.241(P) TPS-I	3,180	Private	7,23,64,600	40,00,000	NMC
150	150	Public Amenity	CTS No.3823 (P)	900	Private	1,02,34,000	27,50,000	NMC
151	151	Open Space	F.P.No.244(P)TPS-I	340	Private	85,34,000	5,00,000	NMC
152	152	Parking	F.P. No. 253 pt TPS-I	2,865	Private	6,38,04,200	72,50,000	NMC

153	153	Public Amenity	CTS No.3269 (P)	425	Private	80,75,000	13,75,000	NMC
154	154	Water Works	CTS No.5126p	1,891	NMC	0	0	NMC
155	155	Public Amenity	CTS No.5227 to 5230, 5067, 5204, 5203	2,100	Private	2,79,85,000	66,25,000	NMC
156	156	Public Amenity	CTS No.5061(P)	380	Private	55,10,000	12,50,000	NMC
157	157	Public Amenity	CTS No 5050-A (P)	710	Private	48,23,000	22,50,000	NMC
158	158	Water Works	21p,	1,220	Private	0	0	NMC
159	159	Cremation Ground/ Burial Ground	CTS No 4903 (P) R.S.No. 406, 407	51,710	Private / NMC	24,88,63,500	2,58,75,000	NMC
160	160	Fire Brigade Station	312p,	2050	Private	1,32,30,000	75,00,000	NMC
161	161	Parking	309p, 310p, 311p, 312p,	65175	Private	28,52,85,000	16,28,75,000	NMC
162	162	Play ground	308(P),309(P),311(P)	12,910	Private	6,57,72,000	65,00,000	NMC
163	163	Garden	307 (P)	600	Private	41,30,000	3,75,000	NMC
164	164	Garden	302(P),310(P), 312(P) Wadi land (P)	12,730	Private/NMC	3,57,38,500	63,75,000	NMC
165	165	Public Amenity	CTS.5259p, 5859/1, 5859-A/2p	2120	Private	3,56,11,800	66,25,000	NMC
166	166	Public Housing	3/1p, 3/2p,	2290	Private	0	0	NMC
167	167	Parking	142 (P)	2,250	Private	0	56,25,000	NMC
168	168	Garden	142 (P)	4,075	Private	0	20,00,000	NMC
169	169	Parking	142 (P)	1,155	Private	0	0	NMC
170	170	Pilgrim Centre	CTS No.5454 (P)	1,120	Private	0	0	NMC
171	171	Open space	CTS No.5347 to 5354, 5357 to 5359	2,130	Private	0	0	NMC
172	172	Open space	CTS CTS No.5288, 5289, 5290, 5291	250	NMC	0	0	NMC
173	173	Parking	CTS No5877(P)	990	Private	0	0	NMC
174	174	Pilgrim Centre	CTS No 5877(P)	1,050	-	0	0	NMC
175	175	Municipal Market	CTS No5608(P)	155	Private	0	0	NMC
176	176	Open space	CTS No5608(P)	1,790	Private	0	0	NMC
177	177	Open space	River bed land	215	Private	0	0	NMC
178	178	Space for Religious offerings	River bed land	700	-	0	0	NMC
179	179	Open space	River bed land	5,725	-	0	0	NMC
180	180	Municipal Market	5234(P) & 5744-A	850	-	0	0	NMC
181	181	Parking/ Weekly Market	River bed land	5015	-	0	0	NMC
182	182	Cremation Ground/ Burial Ground	372p,	15435	Private / NMC	85,89,345	77,50,000	NMC
183	183	Recreational Centre	374, 375, 376, 377, 378p, 379p, 380p, 381A, 381B p,	172350	Private / NMC	11,99,88,177	8,60,00,000	NMC

184	184	Public Amenity	442, 446p,	2930	NMC	2,46,43,000	91,25,000	NMC
185	185	Municipal Market	432A p,	2395	Private/NMC	2,68,58,400	75,00,000	NMC
186	186	Parking	F.P.No.274p,	3005	Private	12,47,38,000	75,00,000	NMC
187	187	Garden	F.P.No.1p, 4p	13390	Private	11,96,45,820	67,50,000	NMC
188	188	Public Housing	F.P.No.1p, 3A p, 5C p,	27725	-	22,59,11,175	0	NMC
189	189	Public Amenity	F.P.No.24 p	4085	NMC	37,33,800	1,27,50,000	NMC
190	190	Public Amenity	F.P.No.40 p	6380	Private	10,64,12,800	2,00,00,000	NMC
191	191	Public Amenity	806p	25845	Private / NMC	42,89,25,000	8,07,50,000	NMC
192	192	Municipal Market	806p	21710	Private	36,69,00,000	6,78,75,000	NMC
193	193	Public Housing	809p	31420	NMC	0	0	NMC
194	194	Public Housing	809p,	60295	Private	43,87,93,200	0	NMC
195	195	Public Housing	814p, 815p,	19100	Private	24,90,90,000	0	NMC
196	196	Educational Amenity	868p,	11440	Private	11,91,96,000	3,57,50,000	NMC
197	197	Play Ground	879p, 880p,	26615	Private	21,31,89,900	1,33,75,000	NMC
198	198	Public Amenity	876p,	3500	Private	3,69,05,000	1,08,75,000	NMC
199	199	Public Amenity	883p, 884, 885A p, 885B p, 1011p,	36425	Private	38,90,07,750	11,37,50,000	NMC
200	200	Garden	887p	11200	NMC	10,12,77,000	56,25,000	NMC
201	201	Municipal Market	887p	4000	Private	4,17,45,000	1,25,00,000	NMC
202	202	Medical Amenity	887p	4500	Private	4,59,80,000	1,40,00,000	NMC
203	203	Public Amenity	887p	13620	Private	11,88,46,200	4,25,00,000	NMC
204	204	Play Ground	890p, 893p	29280	Private / NMC	18,12,73,200	1,50,00,000	NMC
205	205	Public Housing	892p, 898p, 899p, 906p, 907p	146550	Private / NMC	43,33,42,500	0	NMC
206	206	Play Ground	905p, 907p,	36930	NMC	9,61,59,000	1,85,00,000	NMC
207	207	Public Amenity	907p	8300	Private	6,13,70,000	2,59,75,000	NMC
208	208	Medical Amenity	905p, 907p	10000	Private	11,66,62,500	1,25,00,000	NMC
209	209	Park	992p, 993p,	16135	Private	23,79,51,000	81,25,000	NMC
210	210	Educational Amenity	801p	5044	Private	5,26,78,080	1,57,50,000	NMC
211	211	Bus stand	F.P.No.110 p, 111p	27450	Private	0	0	MSRTC
212	212	Public Amenity	F.P.No.108A p	2490	Private	6,72,60,000	77,50,000	NMC
213	213	Educational Amenity	F.P.No.113 p	2960	NMC	0	92,50,000	NMC
214	214	Garden	F.P.No.114 p, 113p,	17000	Private / NMC	19,74,88,200	85,00,000	NMC
215	215	Educational Amenity	767p, 769p, 770p,	13070	Private	12,48,19,800	4,08,75,000	NMC
216	216	Hawkers' Zone	F.P.No.528 p	2980	Private	11,37,88,800	0	NMC
217	217	Play Ground	F.P.No.541 p	20000	Private	75,48,45,000	1,00,00,000	NMC
218	218	Public Amenity	F.P.No.541 p	6760	Private	29,76,24,600	2,11,25,000	NMC

219	219	Park	F.P.No.541p, 542p	37400	Private	1,18,64,32,500	1,87,50,000	NMC
220	220	Municipal Market	F.P.No.541 p, F.P.No.544 p	9700	Private	41,14,32,000	3,02,50,000	NMC
221	221	Government Offices	F.P.No.541 p	23500	Private	0	1,25,00,000	Govt.
222	222	Public Amenity	F.P.No.489 p	4030	Private	17,07,73,200	1,25,00,000	NMC
223	223	Public Amenity	F.P.No.486 p	8425	Private / NMC	10,47,96,000	2,63,75,000	NMC
224	224	Garden	F.P.No.483C p	6300	Part Pvt./part NMC /NMC (4725)	6,89,72,500	31,25,000	NMC
225	225	Water Works	F.P.No.522A p	3200	Private	0	0	NMC
226	226	Garden	F.P.No.351A p	4950	Private	19,34,05,000	25,00,000	NMC
227	227	Art Gallery and Museum	F.P.No.311 p	800	nil	0	0	Reservation to be Developed by land Owner & Hand over to NMC free of cost.
228	228	Parking	F.P.No.361 p	1345	Private	5,43,27,550	33,75,000	NMC
229	229	Parking	F.P.No.391p	600	NMC	0	15,00,000	NMC
230	230	Public Amenity	F.P.No.459 p	29450	Private	83,26,92,000	9,20,00,000	NMC
231	231	Bus stand	F.P.No.454 p	5570	Private	0	0	MSRTC
232	232	Public Amenity	F.P.No.422 p	7220	Private	20,24,92,000	2,25,00,000	NMC
233	233	Public Amenity	F.P.No.416 p	8250	Private / NMC	14,45,66,650	2,57,50,000	NMC
234	234	Fire Brigade Station	F.P.No.435 p	8685	Private	23,88,97,250	75,00,000	NMC
235	235	Educational Amenity	F.P.No.435 p	51950	Private / NMC	61,18,42,500	16,23,75,000	NMC
236	236	Vegetable Market	F.P.No.434 p	900	NMC	0	6,25,000	NMC
237	237	Parking	F.P.No.434 p	2800	Private	8,83,95,000	70,00,000	NMC
238	238	Play Ground	F.P.No.434 p	18150	NMC	0	91,25,000	NMC
239	239	Municipal Market	F.P.No.434 p	3600	Private	1,11,11,15,000	1,12,50,000	NMC
240	240	Public Amenity	F.P.No.450p,	6820	Private / NMC	10,57,19,000	2,13,75,000	NMC
241	241	Public Amenity	F.P.No.450P,	4020	Private	12,29,72,000	1,25,00,000	NMC
242	242	Goda Park -South	all F.P.No.118 p, 393 p, 397p, 398 p, 402 p, 403 p, 421p, 423p, 424p, 426p, 429p, 431p	67045	Private	43,97,08,500	2,35,00,000	NMC
		Village Anandwali						
243	243	Public Amenity	10p,	4500	Private	3,23,00,000	1,30,00,000	NMC
244	244	Public Amenity	14 pt,16 pt	4700	Private	11,66,24,000	1,35,00,000	NMC
245	245	Public Amenity	20p	3300	Govt.	0	1,10,00,000	NMC
246	246	Play Ground	34P	30550	Private	52,94,70,000	1,52,50,000	NMC

247	247	Play Ground	38p	9000	Private	20,57,20,000	45,00,000	NMC
248	248	Educational Amenity	38p,	4000	Private	10,21,20,000	1,25,00,000	NMC
249	249	Cremation Ground/ Burial Ground	71 p, 2p	5150	Govt.	0	25,00,000	NMC
250	250	Parking	58p	1820	Private	2,21,12,800	45,00,000	NMC
251	251	Goda Park	2p, 3p, 4p, 5p, 54p, 55p, 56p, 57p, 58p, 65p, 66p, 66B p, 68, 71p,	75400	Private	60,13,83,400	2,63,75,000	NMC
		Village Gangapur						
252	252	Sewage Treatment Plant	29, 168p, Govardhan Land	31700	Private	0	0	NMC
253	253	Goda Park	3p, 12p, 13p, 14p, 19p, 27p, 28p, 29p, Govardhan Land	36930	Private	19,20,36,000	1,30,00,000	NMC
254	254	Play Ground	22p, 23p	33970	Private	17,07,47,000	1,70,00,000	NMC
255	255	Water Works	44p,	2320	Private	0	0	NMC
256	256	Educational Amenity	46p, 47p,	23290	Private	10,93,68,000	7,50,00,000	NMC
257	257	Park	61p, 62p, 63p, 64p,	29310	Private	10,39,58,000	1,45,00,000	NMC
258	258	Public Amenity	16p	1055	Private	1,59,92,000	32,50,000	NMC
259	259	Play Ground	4D p, 5p, 6p, 8p,	24455	Private	12,22,20,500	1,25,00,000	NMC
260	260	Sewage Treatment Plant	2p, 3p,	31900	Private	0	0	NMC
261	261	Cremation Ground/ Burial Ground	1p, 175,	7880	Govt.	0	40,00,000	NMC
262	262	Garden	162p	7530	Private	2,96,05,000	40,00,000	NMC
263	263	Public Amenity	162p,	5400	Private	1,20,50,000	1,85,00,000	NMC
264	264	Garden	157p,	10340	Private	8,63,94,000	50,00,000	NMC
265	265	Medical Amenity	90p,	13285	Private	10,58,31,000	4,00,00,000	NMC
266	266	Vegetable Market	90p,	3745	Private	3,57,06,000	20,00,000	NMC
267	267	Water Works	57p	1940	Private	0	0	NMC
268	268	Public Amenity	93p	1130	Private	53,35,000	40,00,000	NMC
269	269	Play Ground	94p, 108p,	29870	Private/NMC	5,83,60,500	1,50,00,000	NMC
270	270	Educational Amenity	94p, 108p, 169p,	6890	Private	3,01,01,500	2,25,00,000	NMC
271	271	Garden	114p, 115p, 145p, 146p, 147p, 148p	33240	Private	8,16,47,500	1,65,00,000	NMC
		Village Pimpalgaon Bahula						
272	272	Educational Amenity	194p,	15695	Private	5,31,21,600	4,90,00,000	NMC
273	273	Educational Amenity	193p,	1510	Private	67,63,200	50,00,000	NMC
274	274	Play Ground	179p, 180p, 181p, 182p, 184p,	28460	Private	3,64,71,900	1,40,00,000	NMC
275	275	Water Works	114p,	2035	NMC	0	0	NMC
276	276	Cremation Ground	93p,	8480	Private	1,11,97,200	42,50,000	NMC
277	277	Cremation Ground	1 to 7	5855	Private	1,85,19,150	30,00,000	NMC
278	278	Public amenity	10 to 13p,	2040	Private	73,39,800	65,00,000	NMC

279	279	Park	229p, 252p,	25340	Private	4,15,69,150	1,25,00,000	NMC
280	280	Burial Ground	240p,	32680	Private	6,51,46,400	1,60,00,000	NMC
		Village Satpur						
281	281	Cremation Ground	457p,	9770	Private	1,01,93,000	50,00,000	NMC
282	282	Garden	447p, 454p, 460p	21910	Private	1,89,31,897	1,10,00,000	NMC
283	283	Medical Amenity	447p,	6010	Private	68,09,000	1,90,00,000	NMC
284	284	Water Works	440p	2130	Private	0	0	NMC
285	285	Play Ground	480p,	9800	Private	8,78,67,000	50,00,000	NMC
286	286	Educational Amenity	491p,	15110	Private	10,82,31,600	4,72,50,000	NMC
287	287	Medical Amenity	490p, 491p,	4500	Private	3,83,80,000	1,40,00,000	NMC
288	288	Fire Brigade Station & Public Amenity	492p, 493p, 514p,	8650	Private	6,28,25,850	75,00,000	NMC
289	289	Municipal Market	493p	7400	Private	6,82,11,000	2,30,00,000	NMC
290	290	Educational Amenity	71p	11400	Private	4,24,50,000	3,55,00,000	NMC
291	291	Public Amenity	520p	1605	Private	94,15,350	50,00,000	NMC
292	292	Garden	524p,	8170	Private	8,47,07,700	40,00,000	NMC
293	293	Parking	CTS.2p	330	NMC	0	8,25,000	NMC
294	294	Mutton Market	534p,	2470	Private	1,40,23,800	30,00,000	NMC
295	295	Play Ground	229P, 230P, 231P, 234P, 243P, 349P,	12780	Private	1,01,30,110	65,00,000	NMC
296	296	Play Ground	271p, 290p,	28030	Private	2,11,78,735	1,40,00,000	NMC
297	297	Sewage Treatment Plant	110, 112p, 113p, 114, 115, 116p, 117p, 118p	69675	Private	0	0	NMC
		Village Kamathwade						
298	298	Cremation Ground/ Burial Ground	51p	2720	Private	1,60,11,600	13,75,000	NMC
299	299	Public Housing	43p	10000	Private	7,26,75,000	0	NMC
300	300	Park	2p, 5p, 29p, 44p, 45p,	28650	Private	18,36,90,000	1,42,50,000	NMC
301	301	Vegetable Market	4p	2590	Private	3,25,08,000	16,25,000	NMC
302	302	Vegetable Market	53p, <u>296p, 295p (Ambad)</u>	4595	Private	6,30,23,950	28,75,000	NMC
		Village Ambad						
303	303	Play Ground	296p	8920	Govt.	0	45,00,000	NMC
304	304	Park	199P, 200P	22500	Private	12,49,87,500	1,12,50,000	NMC
305	305	Water Works	199p	3710	Private	0	0	NMC
306	306	Municipal Market	199P,	6860	Private	5,45,20,000	2,13,75,000	NMC
307	307	Fire Brigade Station	199p,	6470	Private	5,17,90,000	75,00,000	NMC
308	308	Public Amenity	199p	2630	Private	2,35,40,000	82,50,000	NMC

		Village Chunchale						
309	309	Garden	15p, 16p	5580	Private	4,55,60,000	27,50,000	NMC
310	310	Play Ground	10p, 12p, 13p, 14p,	16055	Private	10,15,47,000	80,00,000	NMC
311	311	Medical Amenity	40p,	2685	Private	1,91,84,000	83,75,000	NMC
312	312	Park	40p, 41p,	19410	Private	10,63,68,000	97,50,000	NMC
313	313	Public Amenity	52p,	2920	Private	81,45,900	91,25,000	NMC
314	314	Educational Amenity	60p,	4250	Private	1,14,18,750	1,32,50,000	NMC
315	315	Exhibition Ground	59p,	246050	Private	74,64,00,000	1,22,50,000	NMC
316	316	Cattle Stable	78p	267930	Private	24,17,37,000	2,67,50,000	NMC
		Village Pathardi						
317	317	Public Amenity	316p, 317p	11295	Private	15,33,71,400	3,52,50,000	NMC
318	318	Water Works	288p,	5390	NMC	0	0	NMC
319	319	Bus stand	275p,	12700	Private	0	0	MSRTC
320	320	Water Works	281p,	89165	Private	0	0	NMC
321	321	Slaughter House	262p,	25495	Private	3,91,31,137	1,60,00,000	NMC
322	322	Fire Brigade Station	262p, 263p,	5700	Private	89,93,250	75,00,000	NMC
323	323	Burial Ground	263p, 264p,	14855	NMC	0	75,00,000	NMC
324	324	Extention to Municipal Solid Waste Facility	263p, 264p, 265p, 266p	108060	Private	0	0	NMC
325	325	Truck Terminus	161p, 162p, 163, 164, 165p, 169p, 180p	153595	Private	23,08,03,387	7,65,00,000	NMC
326	326	Garden	179p, 180p,	5580	Private	88,10,550	27,50,000	NMC
327	327	Play Ground	147p, 174p, 175p,	23990	Private	3,59,57,985	1,20,00,000	NMC
328	328	Park	119p, 131p,	27350	Private	4,14,79,200	1,36,25,000	NMC
329	329	Play Ground	201p,	40815	Private	10,19,42,100	2,05,00,000	NMC
330	330	Educational Amenity	202p,	5060	Private	1,76,06,400	1,57,50,000	NMC
331	331	Public Amenity	202p,	11830	Private	3,67,41,600	3,70,00,000	NMC
332	332	Educational Amenity	245p,	3130	Private	99,14,400	97,50,000	NMC
333	333	Play Ground	245p,	10110	Private	2,77,77,600	50,00,000	NMC
334	334	Garden	300p, 311p,	20340	Private	15,23,94,000	1,02,50,000	NMC
335	335	Public Amenity	314p,	3405	Private	3,27,14,000	1,01,25,000	NMC
336	336	Public Housing	308A p, 308B p, 309p, 313p,	113245	Private	85,95,22,950	0	NMC
337	337	Fire Brigade Station	308A p, 334p,	5490	Private	6,06,55,500	75,00,000	NMC
338	338	Play Ground	5p, 10p,	28185	Private	4,14,31,950	1,41,25,000	NMC
339	339	Municipal Market	12p, 13p,	7330	Private	1,07,75,100	2,28,75,000	NMC
340	340	Water Works	3p,	3200	Private	0	0	NMC

341	341	Municipal Market	1p,	3490	Private	4,10,67,000	1,08,75,000	NMC
342	342	Public Amenity	307B p,	2910	Private/NMC	57,09,900	91,25,000	NMC
343	343	Medical Amenity	307A p, 307B p	9195	Private	2,97,63,300	2,87,50,000	NMC
344	344	Public Amenity	307A P,	7890	Private	2,59,26,600	2,46,25,000	NMC
345	345	Burial Ground	307A P,	5290	Private	1,82,82,600	26,25,000	NMC
346	346	Cremation Ground	306p,	2960	Private	1,09,95,600	15,00,000	NMC
347	347	Park	66p, 68p,	26220	Private	4,06,54,950	1,31,25,000	NMC
348	348	Play Ground	21p, 22p,	24920	Private	3,77,74,380	1,25,00,000	NMC
349	349	Cremation Ground	44p,	7030	Private	1,14,38,175	35,00,000	NMC
		Village Dadhegaon						
350	350	Cremation Ground	1p,	1570	Private	15,54,300	7,50,000	NMC
351	351	Public Amenity	1p,	2340	Private	21,85,700	72,50,000	NMC
		Village Pimpalgaon Khamb						
352	352	Public Amenity	122A p,	1650	Private/NMC	14,26,500	51,25,000	NMC
353	353	Educational Amenity	1p,	5710	Govt.	0	1,77,50,000	NMC
354	354	Cremation Ground	1p,	2075	Govt.	0	10,00,000	NMC
355	355	Sewage Treatment Plant	2p, 63p,	38925	Private	0	0	NMC
356	356	Medical Amenity	15p,	8510	Private	89,01,680	2,66,25,000	NMC
357	357	Play Ground	11p, 13p,	23285	Private	2,32,03,880	1,16,25,000	NMC
358	358	Park	30p,	31710	Private	3,13,59,280	1,58,75,000	NMC
		Village Vadner						
359	359	Play Ground	251p, 252p, 253p, 254p,	24725	Private	2,01,83,212	1,23,75,000	NMC
360	360	Park	158p, 161p,	37810	Private	2,81,98,060	1,88,75,000	NMC
361	361	Municipal Market	167p,	11710	Private	92,49,460	3,66,25,000	NMC
362	362	Cremation Ground	141p,	14365	Private	1,13,73,010	72,50,000	NMC
363	363	Public Amenity	1p,	4040	NMC	0	1,25,00,000	NMC
364	364	Public Amenity	1p,	2575	NMC	0	80,00,000	NMC
		Village Wadala						
365	365	Municipal Market	97p	19560	Private	12,71,67,000	6,11,25,000	NMC
366	366	Garden	85p,	21860	Private	2,47,06,000	1,10,00,000	NMC
367	367	Municipal Market	85p,	5270	Private	4,29,56,100	1,65,00,000	NMC
368	368	Public Amenity	82p,	3850	Private/NMC	1,76,46,750	1,20,00,000	NMC
369	369	Public Housing	81p, 82p,	27890	Private/NMC	9,91,68,300	0	NMC
370	370	Fire Brigade Station	81p	5630	Govt.	0	75,00,000	NMC
371	371	Play Ground	58p, 59p	30230	Private	2,73,59,750	1,51,25,000	NMC

372	372	Burial Ground	63p, 64p, 65p, 69p,	22735	Private	1,84,50,437	1,13,75,000	NMC
373	373	Play Ground	20p, 21p, 34p,	26390	Private/NMC	9,32,78,250	1,32,50,000	NMC
374	374	Municipal Market & Parking	21p, 23p, 32p,	5200	Private	4,11,84,000	1,62,50,000	NMC
375	375	Medical Amenity	15p, 20p, 21p, 22p,	5150	Private	4,14,86,250	1,61,25,000	NMC
376	376	Educational Amenity	12p, 13p,	10630	Private	8,99,13,600	3,32,50,000	NMC
377	377	Garden	12p,	12105	Private	11,14,12,500	60,00,000	NMC
378	378	Municipal Market	12p,	10260	Private	9,75,75,000	3,20,00,000	NMC
379	379	Extention to Water Works	38Dp	14220	Govt.	0	0	NMC
		Village Agartakli						
380	380	Public Amenity	canal land	3165	Private	2,42,03,400	98,75,000	NMC
381	381	Garden	25p, 26p	3280	Private	2,50,03,800	16,50,000	NMC
382	382	Play Ground	41p,	22015	Private	16,34,49,000	1,10,00,000	NMC
383	383	Educational Amenity	41p,	16070	Private	12,42,12,000	5,00,00,000	NMC
384	384	Public Amenity	41p,	4940	Private	4,51,88,000	1,54,25,000	NMC
385	385	Educational Amenity	38p, 41p,	8880	Private	7,55,26,000	2,77,50,000	NMC
386	386	Educational Amenity	48p, 46p,	18400	Private	13,95,90,000	5,75,00,000	NMC
387	387	Recreational Centre	48p, 49p, 50p, 51p, 834p-Nashik	62995	Private/NMC	13,35,67,200	3,15,00,000	NMC
388	388	Garden	12p,	2495	Private	1,75,18,800	12,50,000	NMC
389	389	Public Housing	Agartakli- 2p.3p., 4p., 5p., 11p., & Nashik-1063 p,	82270	Private	56,11,32,000	0	NMC
390	390	Extention to Sewage Treatment Plant	5p, 6p-Agartakli 372p, 1063p-Nashik	74500	Private	0	0	NMC
		Village Dasak						
391	391	Municipal Market	48p	19130	Private	7,35,16,800	5,97,50,000	NMC
392	392	Play Ground	49p, 64p, 68p	22900	Private/NMC	4,38,78,000	1,15,00,000	NMC
393	393	Educational Amenity	64p, 65p, 68p,	4160	Private	1,67,41,400	1,30,00,000	NMC
394	394	Public Amenity	63p, 64p,	5125	Private	1,99,16,250	1,60,00,000	NMC
395	395	Educational Amenity	20p, 23B p,	18240	Private	6,67,48,200	5,50,00,000	NMC
396	396	Public Amenity	1p	12250	Govt.	0	3,82,50,000	NMC
		Village Panchak						
397	397	Vegetable Market	9p -dasak, (99p-panchak)	2360	NMC	0	15,00,000	NMC
398	398	Park	3p, 4p, 5p,	34670	Private	2,48,12,807	1,73,75,000	NMC
399	399	Educational Amenity	64p,	8570	Private	3,92,29,100	2,73,75,000	NMC
400	400	Public Amenity	66p,	5165	Private	2,82,02,000	1,61,25,000	NMC
401	401	Public Amenity	65p,	18470	Private	8,01,16,100	5,77,50,000	NMC

402	402	Garden	44p, 46A p, 47p	36200	Private		1,80,00,000	NMC
403	403	Municipal Market	13p	3700	Private	1,89,39,000	46,25,000	NMC
		Village Deolali						
404	404	Water Works	152A p, 152B p	4240	Private	0	0	NMC
405	405	Public Amenity	216p,	12110	Govt.	0	15,00,00,000	NMC
406	406	Garden	199p, 202p, 204p, 205p	7460	Private	1,48,37,500	37,50,000	NMC
407	407	Water Works	197p,	3350	Private	0	0	NMC
408	408	Water Works	222p,	900	NMC	0	0	NMC
409	409	Play Ground	222p, 223A p, 225p,	39500	Private	16,47,75,000	1,97,50,000	NMC
410	410	Medical Amenity	222p, 225p,	7650	Private/NMC	2,15,15,000	2,38,75,000	NMC
411	411	Cremation Ground/ Burial Ground	268p,	4910	Private	1,00,56,250	25,00,000	NMC
412	412	Public Amenity	246p,	55800	NMC	0	17,43,75,000	NMC
413	413	Educational Amenity	295p,	4805	Private	10,07,38,850	1,50,00,000	NMC
414	414	Park	295p,	26635	Private/NMC	24,19,84,080	1,33,75,000	NMC
415	415	Medical Amenity	249p, 251p,	2320	Private	1,36,89,000	72,50,000	NMC
416	416	Public Amenity	170A p, 173p, 176p	10400	Private/NMC	1,06,00,000	3,25,00,000	NMC
417	417	Vegetable Market & Parking	128A p,	8670	NMC	0	4,33,75,000	NMC
418	418	Play Ground	128A p,	7110	Private	5,79,58,100	35,00,000	NMC
419	419	Extention to Water Works	135B p, 135D p, 136p,	18550	NMC	0	0	NMC
420	420	Municipal Market	117E p,	7080	Private	11,60,44,200	2,21,25,000	NMC
421	421	Drama Theatre and Parking	117E p,	10710	Private	16,71,73,200	2,67,50,000	NMC
422	422	Municipal Market	122/3+4A p	6400	Private	4,61,70,000	88,75,000	NMC
423	423	Educational Amenity	114p,	5890	Private	4,29,57,000	1,83,75,000	NMC
424	424	Public Amenity	122/3+4A p	2015	Private	1,67,58,000	62,50,000	NMC
425	425	Park	113A1A p,	15670	Private	9,94,68,000	78,75,000	NMC
426	426	Park	23p, 24A p, 24B p,	22290	Private	25,31,54,400	1,11,25,000	NMC
427	427	Medical Amenity	24A p,	30455	Private	25,89,99,000	9,51,25,000	NMC
428	428	Educational Amenity	88p, 102C p,	5820	Private	6,14,12,000	1,81,25,000	NMC
429	429	Play Ground	88p,	11135	Private	10,83,03,000	56,25,000	NMC
430	430	Municipal Market	87p, 88p,	3730	Private	3,39,57,000	18,75,000	NMC
431	431	Garden	26p, 27p,	8070	Private	8,18,87,000	40,00,000	NMC
432	432	Park	47p,	32200	Private	27,26,10,000	1,60,00,000	NMC
433	433	Play Ground	27p, 29p,	17300	Private	15,63,90,000	86,25,000	NMC
434	434	Public Amenity	53p,	4110	Private	2,82,16,000	1,28,75,000	NMC
435	435	Municipal Market	31p,	4950	Private	5,34,95,000	61,25,000	NMC

436	436	Play Ground	9p, 10p, 12p,	24360	Private	33,67,06,200	1,22,50,000	NMC
437	437	Judicial Department Offices	7p,	11730	Private	0	0	NMC
438	438	Public Amenity	7p,	6410	Private	6,67,81,000	2,00,00,000	NMC
439	439	Public Amenity	7p,	1400	Private	1,70,30,000	43,75,000	NMC
440	440	Municipal Market & Parking	240p,	4800	Private	7,09,77,000	90,00,000	NMC
441	441	Medical & Public Amenity	240p,	8845	Private	9,63,14,550	2,13,75,000	NMC
442	442	Bus stand	34p, 36p, 40p, 41p, 42p,	52310	Private	0	0	NMC
443	443	Medical Amenity	33p,	2200	Private	2,61,30,000	68,75,000	NMC
444	444	Public Amenity	45p,	10320	Private	6,27,36,000	3,22,50,000	NMC
445	445	Educational Amenity	45p,	5450	Private	3,57,20,000	1,70,00,000	NMC
446	446	Public Amenity	58p,	12460	Private	7,30,08,000	3,88,75,000	NMC
447	447	Cremation Ground/ Burial Ground	59p,	1520	Private	11,34,000	7,50,000	NMC
448	448	Educational Amenity	43p	4000	Private	2,61,30,000	1,25,00,000	NMC
449	449	Public Amenity	277/A/1/B p	580	Private	45,76,000	17,50,000	NMC
450	450	Park	39p, 42p,	15940	Private	14,57,82,000	80,00,000	NMC
451	451	Public Housing	39p, 40p, 42p,	13135	Private	12,39,03,000	0	NMC
452	452	Play Ground	37p,	8770	Private	8,82,57,000	43,75,000	NMC
453	453	Parking	241p, 242p,	1430	Private/NMC	1,15,46,775	36,25,000	NMC
454	454	Hawkers' Zone	242p,	2875	NMC	0	0	NMC
455	455	Public Amenity	273p,	1480	Private	1,24,38,000	46,25,000	NMC
456	456	Cremation Ground/ Burial Ground	274A, 274C, 274D p, 275p	15180	Private	9,68,22,000	75,00,000	NMC
		Village Vihitgaon						
457	457	Parking	78p,	1250	Private	65,91,750	31,25,000	NMC
458	458	Garden	78p,	7580	Private	3,34,13,160	37,50,000	NMC
459	459	Burial Ground	78p,	9490	Private	4,09,13,730	47,50,000	NMC
460	460	Water Works	72p, 73p,	3000	Private	0	0	NMC
461	461	Park	50p, 65p,	20570	Private	2,53,29,700	1,00,00,000	NMC
462	462	Public Amenity	32p,	4370	Private	2,97,83,270	1,36,25,000	NMC
463	463	Garden	24A p,	5240	Private	2,42,23,980	25,00,000	NMC
464	464	Play Ground	25p, 26p,	17390	Private	6,77,91,240	87,50,000	NMC
465	465	Extension to Water Works	24p	900	NMC	0	0	NMC
466	466	Public Amenity	80p	3460	Private	2,42,34,540	1,07,50,000	NMC
467	467	Municipal Market	24A p, 79p, 80p,	5220	Private	2,93,53,280	1,62,50,000	NMC
468	468	Public Amenity	2p, 3p,	16630	Private	7,93,02,960	5,00,00,000	NMC
		Village Chchedi						

469	469	Water Works	11p(186), 14p, 15p, 16p,	17875	Private	0	0	NMC
470	470	Public Amenity	115p,	3330	NMC	0	1,03,75,000	NMC
471	471	Cremation Ground/ Burial Ground	115p,	5385	NMC	0	27,50,000	NMC
472	472	Garden	119p,	4540	Govt.	1,76,08,800	22,50,000	NMC
473	473	Fire Brigade Station	7p,	5420	Private	3,24,41,200	75,00,000	NMC
474	474	Public Amenity	7p,	13400	Private	7,07,37,000	4,18,75,000	NMC
475	475	Play Ground	6p, 120p,	11320	Private	5,02,29,900	56,25,000	NMC
476	476	Truck Terminus	23p, 24p, 25p, 26p, 28p, 120p, 126p,	74295	Private	27,50,50,650	3,70,00,000	NMC
477	477	Garden	23p, 25p, 27p, 126p,	38790	Private	14,82,97,800	1,93,75,000	NMC
478	478	Municipal Market	5A p, 32p, 34(128)p,	48860	Private	18,42,47,700	6,10,00,000	NMC
479	479	Public Amenity	32p, 34(127)p,	32480	Private	9,72,34,800	10,00,00,000	NMC
480	480	Play Ground	51(152)p,	19230	Private	1,54,67,100	96,25,000	NMC
		Village Chadegaon						
481	481	Public Amenity	2p,	7795	Govt.	0	2,43,75,000	NMC
482	482	Cremation Ground/ burial Ground	1p	5870	Govt.	0	30,00,000	NMC
					Total	44,08,31,45,230	7,66,14,00,000	

Note : Areas mentioned in column no.5 in above table are approximate areas and are subject to actual measurement on site as per boundaries shown on Development Plan.

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Table C
Requirements of Public sites for Nashik Town for population of 2450000 for the year 2026

Sr. No.	Purpose of Amenity	Planning Standard		Calculation	Required		Existing		Proposed		Total	
		Area	Minimum unit required		No.of Sites	Area in Hect.	No.of Sites	Area in Hect.	No.of Sites	Area in Hect.	No.of Sites	Area in Hect.
1	2	3	4	5	6	7	8	9	10	11	12	13
A	City level Amenities											
1	Sewage treatment Plant	As per requirement of NMC	--	--	--	--	8	38.23	7	28.27	15	66.50
2	Water Works	As per requirement of NMC	--	--	--	--	5	34.02	31	25.97	36	59.99
3	Municipal solid waste facility	As per requirement of NMC	--	--	--	--	1	29.16	2	46.54	3	75.70
4	City level main Fire station/Fire station	As per requirement of NMC	--	--	--	--	5	1.07	12	8.15	17	9.22
5	Park (Town Level)	Each Site 3.00 hectare.	1 site for 0.50 lack population	24.50/0.50=49 no. 49x3=147 hectare	49	147.00	22	50.63	89	202.32	111	252.95
							122 (smaller size)	48.24 (smaller size)				
6	Play Ground / Stadium / Sport complex	Each Site 3.00 hectare.	2 site for 0.50 lack population	24.50/0.50=49 no. 49x3=147 hectare	49	147.00	17	54.12				
							15 (smaller size)	10.09 (smaller size)	57	156.07	74	210.19
7	Exhibition Ground	Each Site 3.00 hectare.	3 site for 10 lack population	24.50/10.0=2.45 say 3 no. 3x3=9 h.	3	9.00	1	3.96	3	40.89	4	44.85
8	Auditorium	1.0 hectare.	1 site for 5 lakh population	24.50/5= 4.90 say 5 no. 5x1 = 5 hectare	5	5.00	5	2.06	2	4.11	7	6.17
9	District Hospital (100 Beds)	Area @65 sq.m. / bed 0.65 hectare.	1 for city	--	1	0.65	2	5.79	0	0.00	2	5.79
11	Municipal Market	0.20 hectare	2 nos in each sector	2x6= 12 no 12x0.20 = 2.40 hectare	12	2.40	19	23.80	36	27.90	55	51.70
12	Parking	As per requirement	--	--	--	--	8	3.12	23	10.25	31	13.37
13	Hawkers Zone	As per requirement	--	--	--	--	0	0.00	3	0.9	3	0.9
14	Cremation Ground / Burial Ground	As per requirement	--	--	--	--	51	27.88	29	27.89	80	55.77
15	Slaughter House	0.20 hectare	As per requirement	--	--	--	0	0	1	2.54	1	2.54
16	Truck Terminus	As per requirement	--	--	--	--	2	9.35	4	48.79	6	58.14
17	MSEDCL	As per requirement of MESDCL	--	--	--	--	0	0	1	2.72	1	2.72
18	Bus Stand - MSRTC	As per requirement of MSRTC	--	--	--	--	8	18.48	6	10.71	14	29.19

B	Multipurpose Reservation											
1	Public Amenity	As per requirement	--	--	--	--	0	0	93	105.3	93	105.30
C	Notional Reservatons											
1	Education				--							
	Primary School	P.school going population - 9%, 25% burden to be shared by NMC. 3 sq.mt/student (exclusive of playground) One site of 0.40 H. preferably for 1000 students		2450000x 0.09 = 220500 220500x0.25 = 55125 55125/1000 = 55 no. 55x0.4 = 22 Hectare	55	22.00	129	18.49	33	33.57	175	56.73
	High School	S.School going population - 7%, 3% burden to be shared by NMC. 4 sq.mt/student (exclusive of playground) One site of 0.40 H. preferably for 1000 students		2450000x 0.07 = 171500 171500x0.03 = 5145 5145/1000=5 no. 5x0.4=2 Hectare	5	2.00	13	4.668				
2	Medical Amenity	1 site of 0.20 H. for 10,000 population 20% burden to be shared by NMC.		245000/10000x0.20 =49 no 49x0.2 = 9.8 say 10hectare	49	10.00	27	11.01	13	10.64	40	21.65
3	Vegetable Market	Each site preferably of 0.15 hectare / 25,000 populations or as per requirement		2450000/25000=98 no 98x0.15=14.7 say15hectare	98	15.00	12	8.945	7	2.57	19	11.52

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Table C-1
Requirement of Public sites for Sector No. I (1) Makhamalabad, 2) Masarul, 3) Nashik (North)) for population of 424500 for the year 2026

Sr. No.	Purpose of Amenity	Planning Standard		Calculation	Required		Existing		Proposed		Total	
		Area	Minimum unit required		No.of Sites	Area in Hect.	No.of Sites	Area in Hect.	No.of Sites	Area in Hect.	No.of Sites	Area in Hect.
1	2	3	4	5	6	7	8	9	10	11	12	13
A	City level Amenities											
1	Sewage treatment Plant	As per requirement of NMC	--	--	--	--	1	19.20	2	3.61	3	22.81
2	Water Works	As per requirement of NMC	--	--	--	--	1	2.24	10	7.14	11	9.38
3	Municipal solid waste facility	As per requirement of NMC	--	--	--	--	0	0.00	1	35.74	1	35.74
4	City level main Fire station/Fire station	As per requirement of NMC	--	--	--	--	1	0.05	3	1.74	4	1.79
5	Park (Town Level)	Each Site 3.00 hectare.	1 site for 0.50 lack population	4.24/0.50=8.48 say 8 no. 8x3=24 hectare	8	24.00	1 27 (smaller size)	5.47 7.93 (smaller size)	30	67.45	31	72.92
6	Play Ground / Stadium / Sport complex	Each Site 3.00 hectare.	2 site for 0.50 lack population	4.24/0.50=8.48 say 8 no. 8x3=24 hectare	8	24.00	1 0	8.29 0.00	14	60.17	15 0	68.46 0.00
7	Exhibition Ground	Each Site 3.00 hectare.	3 site for 10 lack population	4.24/10.0=0.42 say 1 no. 1x3=3 hectare	1	3.00	0	0.00	2	16.29	2	16.29
8	Auditorium	1.0 hectare.	1 site for 5 lakh population	4.24/5= 0.84 say 1 no. 1x1 = 1 hectare	1	1.00	0	0.00	1	3.04	1	3.04
9	District Hospital (100 Beds)	Area @65 sq.m. / bed 0.65 hectare.	1 for city	--	-	-	0	0.00	0	0.00	0	0.00
11	Municipal Market	0.20 hectare	2 nos in each sector	--	2	0.40	1	13.17	8	3.93	9	17.10
12	Parking	As per requirement	--	--	--	--	0	0.00	6	7.72	6	7.72
13	Hawkers Zone	As per requirement	--	--	--	--	0	0.00	0	0.00	0	0.00
14	Cremation Ground / Burial Ground	As per requirement	--	--	--	--	5	8.16	3	1.05	8	9.21
15	Slaughter House	0.20 hectare	As per requirement	--	--	--	0	0	0	0	0	0
16	Truck Terminus	As per requirement	--	--	--	--	0	0	0	0	0	0
17	MSEDCL	As per requirement of MESDCL	--	--	--	--	0	0	0	0	0	0

18	Bus Stand - MSRTC	As per requirement of MSRTC	--	--	--	--	3	11.37	1	0.36	4	11.73
B	Multipurpose Reservation											
1	Public Amenity	As per requirement	--	--	--	--	0	0.00	16	38.00	16	38.00
C	Notional Reservatons											
1	Education				--							
	Primary School	P.school going population - 9%, 25% burden to be shared by NMC. 3 sq.mt/student (exclusive of playground) One site of 0.40 H. preferably for 1000 students		424500x 0.09 =38205 38205x0.25 = 9551 9551/1000 = 9.55 say 10 no. 10x0.4= 4 hectare	10	4.00	23	2.66	5	4.32	29	7.18
	High School	S.School going population - 7%, 3% burden to be shared by NMC. 4 sq.mt/student (exclusive of playground) One site of 0.40 H. preferably for 1000 students		424500x 0.07 = 29715 29715x0.03 = 891 891/1000 = 0.8 say 1 no. 1x0.4 = 0.4 hectare	1	0.40	1	0.2				
2	Medical Amenity	1 site of 0.20 H. for 10,000 population 20% burden to be shared by NMC.		424500/10000x0.20 = 8.49 say 8no 8x0.2 = 1.6 hectare	8	1.60	0	0	0	0	0	0
3	Vegetable Market	Each site preferably of 0.15 hectare / 25,000 populations or as per requirement		424500/25000 = 16.98 say 17 no 17x0.15 = 2.55 hectare	17	2.55	3	6.94	1	0.28	4	7.22

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Table C-2
Requirement of Public sites for Sector No. II (1)Adgaon, 2) Nandur Dasak, 3) Manur) for population of 59000 for the year 2026

Sr. No.	Purpose of Amenity	Planning Standard		Calculation	Required		Existing		Proposed		Total	
		Area	Minimum unit required		No.of Sites	Area in Hect.	No.of Sites	Area in Hect.	No.of Sites	Area in Hect.	No.of Sites	Area in Hect.
1	2	3	4	5	6	7	8	9	10	11	12	13
A	City level Amenities											
1	Sewage treatment Plant	As per requirement of NMC	--	--	--	--	0	0.00	0	0.00	0	0.00
2	Water Works	As per requirement of NMC	--	--	--	--	0	0.00	2	0.90	2	0.90
3	Municipal solid waste facility	As per requirement of NMC	--	--	--	--	0	0.00	0	0.00	0	0.00
4	City level main Fire station/Fire station	As per requirement of NMC	--	--	--	--	0	0.00	2	1.82	2	1.82
5	Park (Town Level)	Each Site 3.00 hectare.	1 site for 0.50 lack population	0.59/0.50=1.18 say 1 no. 1x3=3 hectare	1	3.00	1 6 (smaller size)	1.10 2.12 (smaller size)	7	14.32	8	15.42
6	Play Ground / Stadium / Sport complex	Each Site 3.00 hectare.	2 site for 0.50 lack population 3 site for 10 lack population	0.59/0.50=1.18 say 1 no. 1x3=3 hectare 0.59/10.0=0.059 say 1 No. 1x3=3 h.	1 1	3.00 3.00	0 0	0.00 0.00	7 0	16.26 0.00	7 0	16.26 0.00
7	Exhibition Ground	Each Site 3.00 hectare.	1 site for 5 lakh population	0.59/5= 0.11 say 1 no. 1x1 = 1 hectare	1	1.00	1	0.12	0	0.00	1	0.12
8	Auditorium	1.0 hectare.	1 for city	--	1	0.65	0	0.00	0	0.00	0	0.00
9	District Hospital (100 Beds)	Area @65 sq.m. / bed 0.65 hectare.	2 nos in each sector	--	2	0.40	0	0.00	2	1.12	2	1.12
11	Municipal Market	0.20 hectare	--	--	--	--	0	0.00	0	0.00	0	0.00
12	Parking	As per requirement	--	--	--	--	0	0.00	0	0.00	0	0.00
13	Hawkers Zone	As per requirement	--	--	--	--	4	1.58	3	1.55	7	3.13
14	Cremation Ground / Burial Ground	As per requirement	As per requirement	--	--	--	0	0.00	0	0.00	0	0.00
15	Slaughter House	0.20 hectare	--	--	--	--	1	6.72	2	26.00	3	32.72
16	Truck Terminus	As per requirement	--	--	--	--	0	0.00	1	2.72	1	2.72

17	MSEDCL	As per requirement of MESDCL	--	--	--	--	0	0.00	0	0.00	0	0.00
18	Bus Stand - MSRTC	As per requirement of MSRTC										
B	Multipurpose Reservation		--	--	--	--	0	0.00	8	15.32	8	15.32
1	Public Amenity	As per requirement										
C	Notional Reservations			--								
1	Education			59000x 0.09 = 5310 5310x0.25 = 1327 1327/1000=1.3 say 1 no. 1x0.4= 0.40 hectare	1	0.40	5	0.7	0	0	6	0.9
	Primary School	P.school going population - 9%, 25% burden to be shared by NMC. 3 sq.mt/student (exclusive of playground) One site of 0.40 H. preferably for 1000 students		59000x 0.07 = 4130 4130x0.03 = 123 123/1000= say 1 no. 1x0.4=0.4 hectare.	1	0.40	1	0.2				
	High School	S.School going population - 7%, 3% burden to be shared by NMC. 4 sq.mt/student (exclusive of playground) One site of 0.40 H. preferably for 1000 students		59000/10000x0.20 = 1.18 say 1 no 1x0.2 = 0.20 hectare	1	0.20	2	1.35	0	0	2	1.35
2	Medical Amenity	1 site of 0.20 H. for 10,000 population 20% burden to be shared by NMC.		59000/25000 = 2.36 say 2 no 2x0.15 = 0.305 hectare	2	0.30	0	0	0	0	0	0.00
3	Vegetable Market	Each site preferably of 0.15 hectare / 25,000 populations or as per requirement	--	--	--	--	0	0.00	0	0.00	0	0.00

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Table C-3

Requirement of Public sites for Sector No. III (1) Nashik (South), 2) Agartakli, 3) Anandwali, 4) Gangapur for population of 967100 for the year 2026

Sr. No.	Purpose of Amenity	Planning Standard		Calculation	Required		Existing		Proposed		Total	
		Area	Minimum unit required		No.of Sites	Area in Hect.	No.of Sites	Area in Hect.	No.of Sites	Area in Hect.	No.of Sites	Area in Hect.
1	2	3	4	5	6	7	8	9	10	11	12	13
A	City level Amenities											
1	Sewage treatment Plant	As per requirement of NMC	--	--	--	--	5	16.90	3	13.81	8	30.71
2	Water Works	As per requirement of NMC	--	--	--	--	1	3.20	5	1.05	6	4.25
3	Municipal solid waste facility	As per requirement of NMC	--	--	--	--	0	0.00	0	0.00	0	0.00
4	City level main Fire station/Fire station	As per requirement of NMC	--	--	--	--	2	0.26	1	0.86	3	1.12
5	Park (Town Level)	Each Site 3.00 hectare.	1 site for 0.50 lack population	$9.67/0.50 = 19.34$ say 19 no. $19 \times 3 = 57$ hectare	19	57.00	13 132 (smaller size)	27.33 26.59 (smaller size)	23	61.53	36	88.86
6	Play Ground / Stadium / Sport complex	Each Site 3.00 hectare.	2 site for 0.50 lack population	$9.67/0.50 = 19.34$ say 19 no. $19 \times 3 = 57$ hectare	19	57.00	11 13 (smaller size)	34.13 8.65 (smaller size)	11	28.08	22	62.21
7	Exhibition Ground	Each Site 3.00 hectare.	3 site for 10 lack population	$9.67/10.0 = 0.96$ say 1 No. $1 \times 3 = 1$ h.	1	3.00	1	3.96	0	0.00	1	3.96
8	Auditorium	1.0 hectare.	1 site for 5 lakh population	$9.67/5 = 1.92$ say 2 no. $2 \times 1 = 2$ hectare	2	2.00	2	1.52	0	0.00	2	1.52
9	District Hospital (100 Beds)	Area @65 sq.m. / bed 0.65 hectare.	1 for city	--	-	-	2	5.79	0	0.00	2	5.79
11	Municipal Market	0.20 hectare	2 nos in each sector	--	2	0.40	12	4.53	7	4.34	19	8.87
12	Parking	As per requirement	--	--	--	--	8	3.12	14	2.23	22	5.35
13	Hawkers Zone	As per requirement	--	--	--	--	0	0.00	2	0.62	2	0.62
14	Cremation Ground / Burial Ground	As per requirement	--	--	--	--	12	10.16	4	8.01	16	18.17
15	Slaughter House	0.20 hectare	As per requirement	--	--	--	0	0	0	0	0	0.00
16	Truck Terminus	As per requirement	--	--	--	--	0	0	0	0	0	0.00
17	MSEDCL	As per requirement of MESDCL	--	--	--	--	0	0	0	0	0	0.00

18	Bus Stand - MSRTC	As per requirement of MSRTC	--	--	--	--	2	4.1	3	3.85	5	7.95
B	Multipurpose Reservation											
1	Public Amenity	As per requirement	--	--	--	--	0	0	32	21.29	32	21.29
C	Notional Reservations											
1	Education				--							
	Primary School	P.school going population - 9%, 25% burden to be shared by NMC. 3 sq.mt/student (exclusive of playground) One site of 0.40 H. preferably for 1000 students		967100x 0.09 = 87039 87039x0.25 = 21759 21759/1000 = 21.75 say 22 no. 22x0.4 = 8.8 hectare	22	8.80	39	7.42	11	16.32	52	25.24
	High School	S.School going population - 7%, 3% burden to be shared by NMC. 4 sq.mt/student (exclusive of playground) One site of 0.40 H. preferably for 1000 students		967100x 0.07 = 67697 67697x0.03 = 2030 2030/1000=2 no. 2x0.4=0.8 hectare	2	0.80	2	1.5				
2	Medical Amenity	1 site of 0.20 H. for 10,000 population 20% burden to be shared by NMC.		967100/10000x0.20 =1.93 say 2 no 2x0.2 = 0.4 hectare	2	0.40	15	1.22	3	2.78	18	4.00
3	Vegetable Market	Each site preferably of 0.15 hectare / 25,000 populations or as per requirement		967100/25000 = 38.68 say 39 no 39x0.15 = 5.85 say 6 hectare	39	6.00	4	0.89	2	0.47	6	1.36

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Table C-4

Requirement of Public sites for Sector No. IV (1) Pimpalgaon Bahula (2) Satpur, (3) Chunchale, (4) Ambad (5) Kamathwade for population of 429500 for the year 2026

Sr. No.	Purpose of Amenity	Planning Standard		Calculation	Required		Existing		Proposed		Total	
		Area	Minimum unit required		No.of Sites	Area in Hect.	No.of Sites	Area in Hect.	No.of Sites	Area in Hect.	No.of Sites	Area in Hect.
1	2	3	4	5	6	7	8	9	10	11	12	13
A	City level Amenities											
1	Sewage treatment Plant	As per requirement of NMC	--	--	--	--	0	0.00	1	6.96	1	6.96
2	Water Works	As per requirement of NMC	--	--	--	--	1	25.25	3	0.78	4	26.03
3	Municipal solid waste facility	As per requirement of NMC	--	--	--	--	0	0.00	0	0.00	0	0.00
4	City level main Fire station/Fire station	As per requirement of NMC	--	--	--	--	1	0.55	2	1.51	3	2.06
5	Park (Town Level)	Each Site 3.00 hectare.	1 site for 0.50 lack population	4.29/0.50 = 8.58 say 9 no. 9x3 = 27 hectare	9	27.00	4 25 (smaller size)	2.8 5.9 (smaller size)	7	13.15	11	15.95
6	Play Ground / Stadium / Sport complex	Each Site 3.00 hectare.	2 site for 0.50 lack population	4.29/0.50 = 8.58 say 9 no. 9x3 = 27 hectare	9	27.00	1 0	4.00 0.00	6	10.40	7	14.40
7	Exhibition Ground	Each Site 3.00 hectare.	3 site for 10 lack population	4.29/10.0 = 0.42 say 1 no. 1x3 = 3 h.	1	3.00	0	0.00	1	24.60	1	24.60
8	Auditorium	1.0 hectare.	1 site for 5 lakh population	4.29/5 = 0.86 say 1 no. 1x1 = 1 hectare	1	1.00	0	0.00	0	0.00	0	0.00
9	District Hospital (100 Beds)	Area @65 sq.m. / bed 0.65 hectare.	1 for city	--	-	-	0	0.00	0	0.00	0	0.00
11	Municipal Market	0.20 hectare	2 nos in each sector	-	2	0.40	4	1.16	3	1.67	7	2.83
12	Parking	As per requirement	--	--	--	--	0	0.00	1	0.03	1	0.03
13	Hawkers Zone	As per requirement	--	--	--	--	0	0.00	0	0.00	0	0.00
14	Cremation Ground / Burial Ground	As per requirement	--	--	--	--	7	0.83	5	5.95	12	6.78
15	Slaughter House	0.20 hectare	As per requirement	--	--	--	0	0	0	0	0	0.00
16	Truck Terminus	As per requirement	--	--	--	--	0	0	0	0	0	0.00
17	MSEDCL	As per requirement of MESDCL	--	--	--	--	0	0	0	0	0	0.00

18	Bus Stand - MSRTC	As per requirement of MSRTC	--	--	--	--	2	2.54	0	0	2	2.54
B	Multipurpose Reservation											
1	Public Amenity	As per requirement	--	--	--	--	0	0	4	0.91	4	0.91
C	Notional Reservations											
1	Education				--							
	Primary School	P.school going population - 9%, 25% burden to be shared by NMC. 3 sq.mt/student (exclusive of playground) One site of 0.40 H. preferably for 1000 students		429500x 0.09 = 38655 38655x0.25 = 9663 9663/1000 = 9.66 say 10 no. 10x0.4= 4 hectare	10	4.00	26	4.02	5	4.79	37	10.72
	High School	S.School going population - 7%, 3% burden to be shared by NMC. 4 sq.mt/student (exclusive of playground) One site of 0.40 H. preferably for 1000 students		429500x 0.07 = 30065 30065x0.03 = 901 901/1000 = 1 no. 1x0.4 = 0.4 hectare	1	0.40	6	1.908				
2	Medical Amenity	1 site of 0.20 H. for 10,000 population 20% burden to be shared by NMC.		429500/10000x0.20 = 8.59 say 9 no 9x0.2 = 1.8 hectare	9	1.80	3	2.59	3	1.31	6	3.90
3	Vegetable Market	Each site preferably of 0.15 hectare / 25,000 populations or as per requirement		429500/25000 = 17.18 say 17 no 17x0.15 = 2.55 say 3hectare	17	3.00	3	0.595	2	0.72	5	1.315

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Table C-5

Requirement of Public sites for Sector No. V (1)Pathardi, 2) Dadhegaon,3) Pimpalgaon Khamb, 4)Vadner Dumala) for population of 165300 for the year 2026

Sr. No.	Purpose of Amenity	Planning Standard		Calculation	Required		Existing		Proposed		Total	
		Area	Minimum unit required		No.of Sites	Area in Hect.	No.of Sites	Area in Hect.	No.of Sites	Area in Hect.	No.of Sites	Area in Hect.
1	2	3	4	5	6	7	8	9	10	11	12	13
A	City level Amenities											
1	Sewage treatment Plant	As per requirement of NMC	--	--	--	--	0	0.00	1	3.89	1	3.89
2	Water Works	As per requirement of NMC	--	--	--	--	1	1.93	4	11.19	5	13.12
3	Municipal solid waste facility	As per requirement of NMC	--	--	--	--	1	29.16	1	10.80	2	39.96
4	City level main Fire station/Fire station	As per requirement of NMC	--	--	--	--	0	0.00	3	1.68	3	1.68
5	Park (Town Level)	Each Site 3.00 hectare.	1 site for 0.50 lack population	$1.65/0.50=3.3$ say 3no. $3 \times 3=9$ hectare	3	9.00	1 8 (smaller size)	11.75 1.53 (smaller size)	8	18.29	9	30.04
6	Play Ground / Stadium / Sport complex	Each Site 3.00 hectare.	2 site for 0.50 lack population 3 site for 10 lack population	$1.65/0.50=3.3$ say 3no. $3 \times 3=9$ hectare $1.65/10.0=0.165$ say 1 No. $1 \times 3=3h.$	3 1	9.00 3.00	0 0	0.00 0.00	9 0	23.26 0.00	9 0	23.26 0.00
7	Exhibition Ground	Each Site 3.00 hectare.	1 site for 5 lakh population	$1.65/5=0.33$ say 1 no. $1 \times 1=1$ hectare	1	1.00	0	0.00	0	0.00	0	0.00
8	Auditorium	1.0 hectare.	1 for city	--	1	0.65	0	0.00	0	0.00	0	0.00
9	District Hospital (100 Beds)	Area @65 sq.m. / bed 0.65 hectare.	2 nos in each sector		2	0.40	0	0.00	7	6.29	7	6.29
11	Municipal Market	0.20 hectare	--	--	--	--	0	0.00	0	0.00	0	0.00
12	Parking	As per requirement	--	--	--	--	0	0.00	0	0.00	0	0.00
13	Hawkers Zone	As per requirement	--	--	--	--	16	5.80	8	7.09	24	12.89
14	Cremation Ground / Burial Ground	As per requirement	As per requirement	--	--	--	0	0	1	2.54	1	2.54
15	Slaughter House	0.20 hectare	--	--	--	--	1	2.63	1	15.36	2	17.99
16	Truck Terminus	As per requirement	--	--	--	--	0	0	0	0	0	0.00

17	MSEDCL	As per requirement of MESDCL	--	--	--	--	0	0	1	1.27	1	1.27
18	Bus Stand - MSRTC	As per requirement of MSRTC										
B	Multipurpose Reservation		--	--	--	--	0	0	10	5.18	10	5.18
1	Public Amenity	As per requirement										
C	Notional Reservations				--							
1	Education			165300x 0.09 = 14877 14877x0.25 = 3719 3719/1000 = 3.7 say 4 no. 4x0.4 = 1.6 hectare	4	1.60	11	1.34	4	2.45	17	4.25
	Primary School	P.school going population - 9%, 25% burden to be shared by NMC. 3 sq.mt/student (exclusive of playground) One site of 0.40 H. preferably for 1000 students		165300x 0.07 = 11571 11571x0.03 = 347 347/1000 = 1 no. 1x0.4 = 0.4 hectare	1	0.40	2	0.46				
	High School	S.School going population - 7%, 3% burden to be shared by NMC. 4 sq.mt/student (exclusive of playground) One site of 0.40 H. preferably for 1000 students		165300/10000x0.20 = 3.3 say 3 no 3x0.2 = 0.6hectare	3	0.60	1	0.58	3	2.29	4	2.87
2	Medical Amenity	1 site of 0.20 H. for 10,000 population 20% burden to be shared by NMC.		165300/25000= 6.6 say 7 no 7x0.15 = 1.05 say 1hectare	7	1.00	0	0	0	0	0	0.00
3	Vegetable Market	Each site preferably of 0.15 hectare / 25,000 populations or as per requirement	--	--	--	--	0	0.00	1	3.89	1	3.89

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Table C-6

Requirement of Public sites for Sector No. VI (1)Dasak, 2) Panchak,3) Deolali, 4) Chadegaon, 5) Chehadi, 6) Vihitgaon) for population of 404600 for the year 2026

Sr. No.	Purpose of Amenity	Planning Standard		Calculation	Required		Existing		Proposed		Total	
		Area	Minimum unit required		No.of Sites	Area in Hect.	No.of Sites	Area in Hect.	No.of Sites	Area in Hect.	No.of Sites	Area in Hect.
1	2	3	4	5	6	7	8	9	10	11	12	13
A	City level Amenities											
1	Sewage treatment Plant	As per requirement of NMC	--	--	--	--	2	2.13	0	0.00	2	2.13
2	Water Works	As per requirement of NMC	--	--	--	--	1	1.40	7	4.88	8	6.28
3	Municipal solid waste facility	As per requirement of NMC	--	--	--	--	0	0.00	0	0.00	0	0.00
4	City level main Fire station/Fire station	As per requirement of NMC	--	--	--	--	1	0.21	1	0.54	2	0.75
5	Park (Town Level)	Each Site 3.00 hectare.	1 site for 0.50 lack population	$4.04/0.50 = 8.08$ say 8 no. $8 \times 3 = 24$ hectare	8	24.00	2 24 (smaller size)	2.18 4.17 (smaller size)	14	27.58	16	29.76
6	Play Ground / Stadium / Sport complex	Each Site 3.00 hectare.	2 site for 0.50 lack population	$4.04/0.50 = 8.08$ say 8 no. $8 \times 3 = 24$ hectare	8	24.00	4 2 (smaller size)	7.70 1.44 (smaller size)	10	17.90	14	25.60
7	Exhibition Ground	Each Site 3.00 hectare.	3 site for 10 lack population	$4.04/10.0 = 0.4$ say 1 no. $1 \times 3 = 3$ h.	1	3.00	0	0.00	0	0.00	0	0.00
8	Auditorium	1.0 hectare.	1 site for 5 lakh population	$4.04/5 = 0.8$ say 1 no. $1 \times 1 = 1$ hectare	1	1.00	2	0.42	1	1.07	3	1.49
9	District Hospital (100 Beds)	Area @65 sq.m. / bed 0.65 hectare.	1 for city	--	1	0.65	0	0.00	0	0.00	0	0.00
11	Municipal Market	0.20 hectare	2 nos in each sector	--	2	0.40	2	4.94	9	10.55	11	15.49
12	Parking	As per requirement	--	--	--	--	0	0.00	2	0.27	2	0.27
13	Hawkers Zone	As per requirement	--	--	--	--	0	0.00	1	0.28	1	0.28
14	Cremation Ground / Burial Ground	As per requirement	--	--	--	--	7	1.35	6	4.24	13	5.59
15	Slaughter House	0.20 hectare	As per requirement	--	--	--	0	0	0	0	0	0.00
16	Truck Terminus	As per requirement	--	--	--	--	0	0	1	7.43	1	7.43
17	MSEDCL	As per requirement of MESDCL	--	--	--	--	0	0	0	0	0	0.00

18	Bus Stand - MSRTC	As per requirement of MSRTC	--	--	--	--	1	0.47	1	5.23	2	5.70
B	Multipurpose Reservation											
1	Public Amenity	As per requirement	--	--	--	--	0	0	23	24.6	23	24.60
C	Notional Reservations											
1	Education				--							
	Primary School	P.school going population - 9%, 25% burden to be shared by NMC. 3 sq.mt/student (exclusive of playground) One site of 0.40 H. preferably for 1000 students		404600x 0.09 = 36414 36414x0.25 = 9103 9103/1000 = 9 no. 9x0.4 = 3.6 hectare	9	3.60	25	2.35	8	5.69	34	8.44
	High School	S.School going population - 7%, 3% burden to be shared by NMC. 4 sq.mt/student (exclusive of playground) One site of 0.40 H. preferably for 1000 students		404600x 0.07 = 28322 28322x0.03 = 850 850/1000 = 1 no. 1x0.4=0.40 hectare	1	0.40	1	0.4				
2	Medical Amenity	1 site of 0.20 H. for 10,000 population 20% burden to be shared by NMC.		404600/10000x0.20 =8 no 8x0.2 = 1.6 hectare	8	1.60	6	5.27	4	4.26	10	9.53
3	Vegetable Market	Each site preferably of 0.15 hectare / 25,000 populations or as per requirement		404600/25000= 16 no 16x0.15 = 2.4 hectare	16	2.40	2	0.52	2	1.1	4	1.62

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Table – D
Phase wise Programme (Phase of two years each)

Sr. No.	Purpose of Reservation	Phase I	Phase II	Phase III	Phase IV	Phase V
1	Auditorium	--	--	--	114, 421	--
2	Boat Club	131	--	--	--	--
3	Bus Stand	17, 147, 211, 442	319	231	--	--
4	Cattle Stable	--	--	--	316	--
5	Cremation Ground/ Burial Ground	16, 75, 159, 182, 261, 280, 346, 354, 456, 459, 482,	277, 281, 350, 362, 62, 298, 471, 39,	77	447	23, 276, 323, 349, 411
6	Educational Amenity	272, 353	196, 376, 383, 386, 395, 399, 413, 423	8, 43, 95, 248, 256, 270, 273, 286, 314, 332, 345, 393, 428, 448	29, 210, 213, 315, 330, 372, 385, 445	84, 215, 235, 290
7	Exhibition Ground	--	--	87	--	120
8	Fire Brigade Station	59, 160, 307	79, 337, 370, 473, 288	32, 85, 322	234	--
9	Garden	67, 132, 146, 163, 164, 168, 226, 262, 292, 309, 377, 458,	40, 128, 264, 472	224, 381, 402, 463	27, 129, 187, 200, 214, 282, 334, 366, 388, 477	117, 271, 326, 406, 431,
10	Goda park	130	251	253, 242	24	--
11	Hawkers zone	149	--	454	216	--
12	Medical Amenity	311	265, 287, 343, 356	208, 283, 375, 427, 443	202, 415	441, 410
13	Municipal Market	18, 55, 140, 144, 175, 180, 192, 239, 289, 306, 341, 361, 378, 391, 420, 467, 478, 374	26, 70, 113, 201, 365, 403, 422, 440	10, 88, 220, 339, 367, 430, 435, 108	--	185
14	Mutton Market	294	--	--	--	--
15	Open space	143, 171, 172, 176, 177, 179,	--	--	--	151
16	Park	300, 398	15, 31, 71, 81, 79, 312, 414, 450	11, 47, 58, 66, 72, 94, 304, 360, 426	30, 46, 109, 115, 123, 209, 219, 257, 347, 358, 425, 432	4, 20, 21, 64, 83, 124, 328, 461
17	Parking	133, 134, 135, 137, 138, 139, 141, 142, 152, 161, 167, 169, 173, 186, 228, 237, 250, 293, 457, 181	217, 229, 453	--	--	--
18	Pilgrim Centre	170, 174	--	--	--	--
19	Play Ground/ Stadium	80, 162	112, 303, 329, 373, 392, 464, 105	52, 247, 254, 269, 285, 310, 333, 357, 475	14, 37, 57, 69, 73, 82, 89, 121, 197, 206, 217, 259, 274, 338, 348, 359, 382, 418, 429, 433	3, 5, 9, 22, 61, 107, 111, 125, 204, 238, 246, 295, 296, 327, 371, 409, 436, 452, 480

20	Public Amenity	19, 41, 42, 54, 68, 78, 96, 136, 145, 153, 155, 156, 157, 165, 245, 278, 351, 363, 380, 384, 396, 400	13, 60, 76, 100, 190, 199, 230, 243, 244, 258, 263, 291, 308, 313, 344, 352, 364, 455, 462, 466, 470	53, 106, 110, 203, 207, 240, 241, 268, 317, 331, 342, 368, 394, 412, 438, 474, 479	33, 99, 101, 103, 189, 191, 198, 218, 222, 223, 335, 401, 416, 424, 444, 446, 468	7, 34, 49, 51, 91, 150, 184, 212, 232, 233, 405, 434, 439, 449
21	Public Housing	148, 166	45, 194	195, 205, 299, 336, 369, 451	28, 44, 188, 193, 389	--
22	Recreational Center	387	93	183	--	--
23	Sadhugram	97, 98	--	--	102	90, 92, 104
24	Slaughter House	--	--	--	321	--
25	Space for Religious Offerings	178	--	--	--	--
26	Truck Terminus	74, 325, 476	--	65	--	--
27	Vegetable Market	236, 266, 301, 302, 397, 417	--	116	--	--

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Table No. E-1
Municipal Finance Revenue (Rs.in crores)

Sr. No.	Ref. Year	Income From Taxes (Rs.)										Total Income Including Opening Balance
		House Tax	Octroi	Tax on Shops and establishment	Vehicle Tax	Other Taxes	Total Tax revenue	Grants	Debit and credit	Income from other sources	Opening Balance	
1	2	3	4	5	6	7	8	9	10	11	12	13
1	2009-10	44.16	395.58	-	-	79.67	519.41	13.54	-	22.31	83.08	638.34
2	2010-11	48.64	493.85	-	-	86.68	629.17	6.59	-	29.77	50.21	715.75
3	2011-12	52.07	528.29	-	-	106.43	683.79	15.84	-	86.23	50.09	835.96
4	2012-13	63.53	699.21	-	-	193.79	956.53	5.81	-	-	47.67	1004.20
5	2013-14	57.54	578.21	-	-	228.65	878.93	14.43	-	-	35.64	914.57

Source : Account Section (Nashik Municipal Corporation)

Table No. E-2
Municipal Finance Expenditure (Rs.in crores)

Year	Staff establishment	Education	Water supply	Drainage	Medical health	Communication	Extraordinary dept.	Other expenditure	Total expenditure
1	2	3	4	5	6	7	8	9	10
2009-10	120.11	0.25	79.55	18.14	13.33	-	17.55	339.19	588.12
2010-11	176.36	0.14	48.33	12.12	18.60	-	18.19	391.91	665.65
2011-12	193.29	0.34	62.70	13.37	19.30	-	41.28	458.00	788.28
2012-13	216.65	36.86	65.02	19.36	19.62	-	-	610.85	968.56
2013-14	233.72	45.41	62.45	21.29	21.40	-	-	474.78	859.05

Source : Account Section

Table F
Details of Number of Vehicles – March 2014

Year	Motor cycles	Scooters	Auto rickshaws	Private cars	Taxies	Jeeps	Station wagons	Buses	Delivery vans	Tempos etc.	Lorries, trucks	Tankers	Tractors	Tractor trailers	Ambulance	Fire Brigades	Service Vans
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
2009-10	200279	48650	16904	29791	931	7978	44	129	6471	3037	4344	210	8448	5292	153	92	425
2010-11	225608	51859	16937	34151	983	8132	44	149	7712	3208	4707	245	11406	6835	166	93	512
2011-12	2,95024	67,226	17,950	48,366	1040	10,967	77	164	11,299	4,108	5,461	372	19,219	7855	236	36	100
2012-13	2,67,807	60,267	17,834	41,914	1040	9667	77	159	9,334	3,663	5,161	295	14,909	7855	200	34	100
2013-14	3,23,307	75,624	14,556	55,345	1040	10,953	78	282	12,941	4,441	5,668	387	24,630	7855	263	36	100

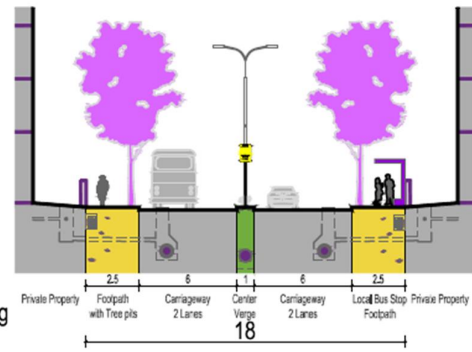
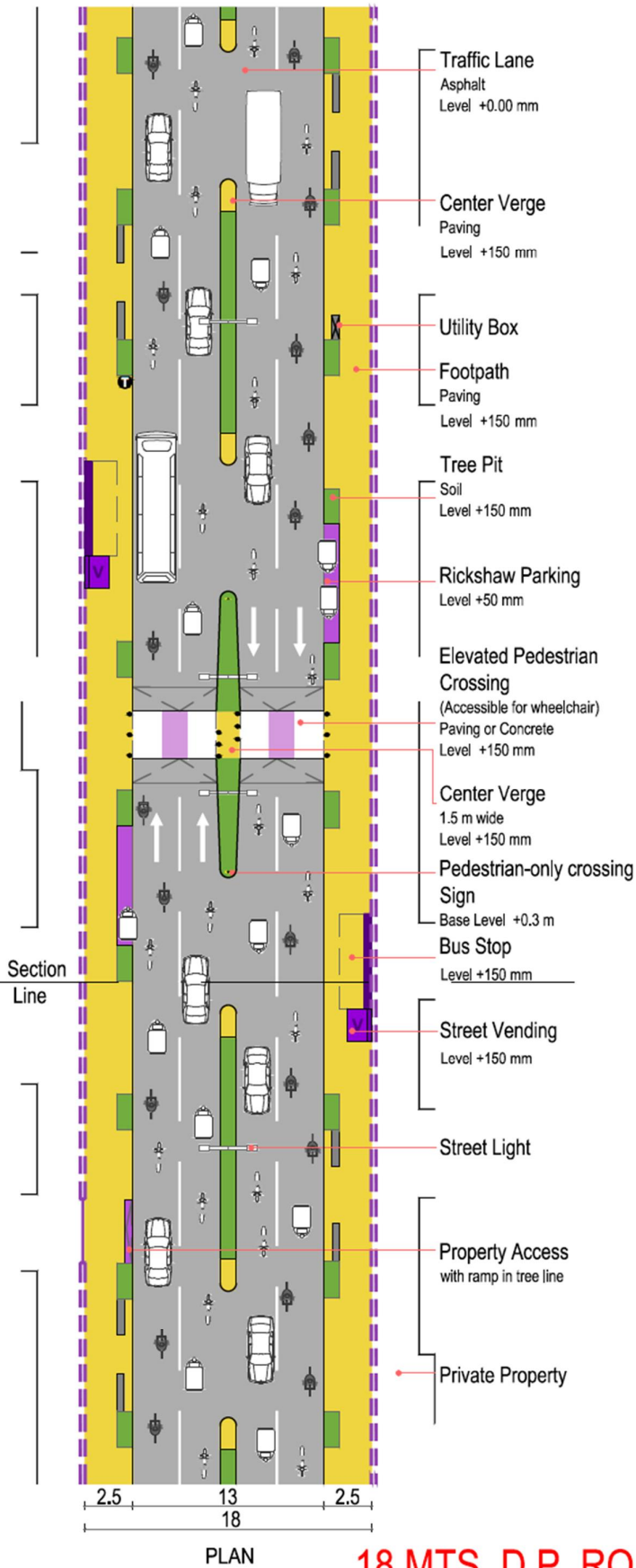
Source: R.T.O Nashik

TYPICAL PLANS & CROSS SECTIONS OF ROAD

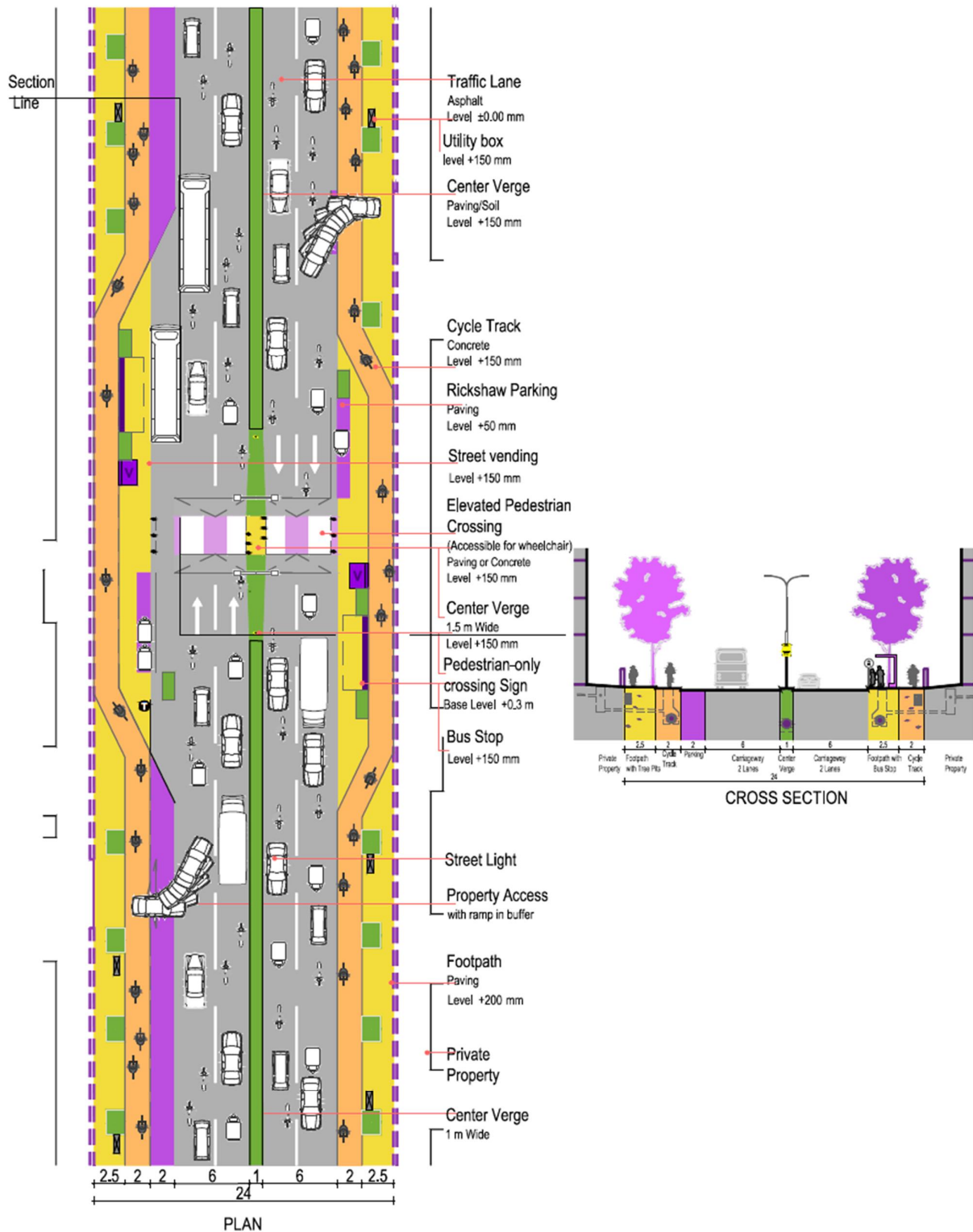
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- PLAN 2 : 24M Wide
- PLAN 3 : 30M Wide
- PLAN 4 : 36M Wide
- PLAN 5 : 45M Wide
- PLAN 6 : 60M Wide



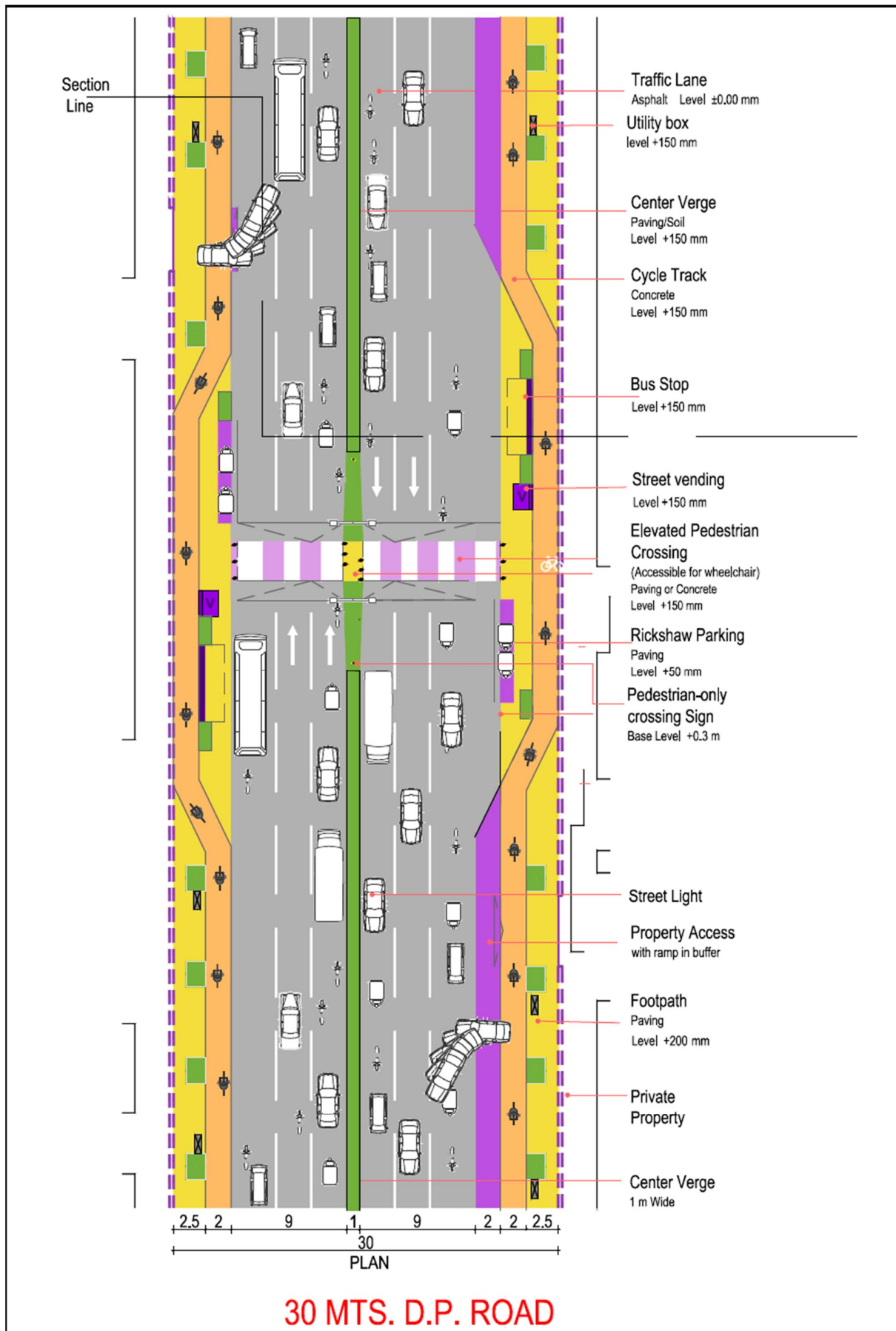
PLAN 1

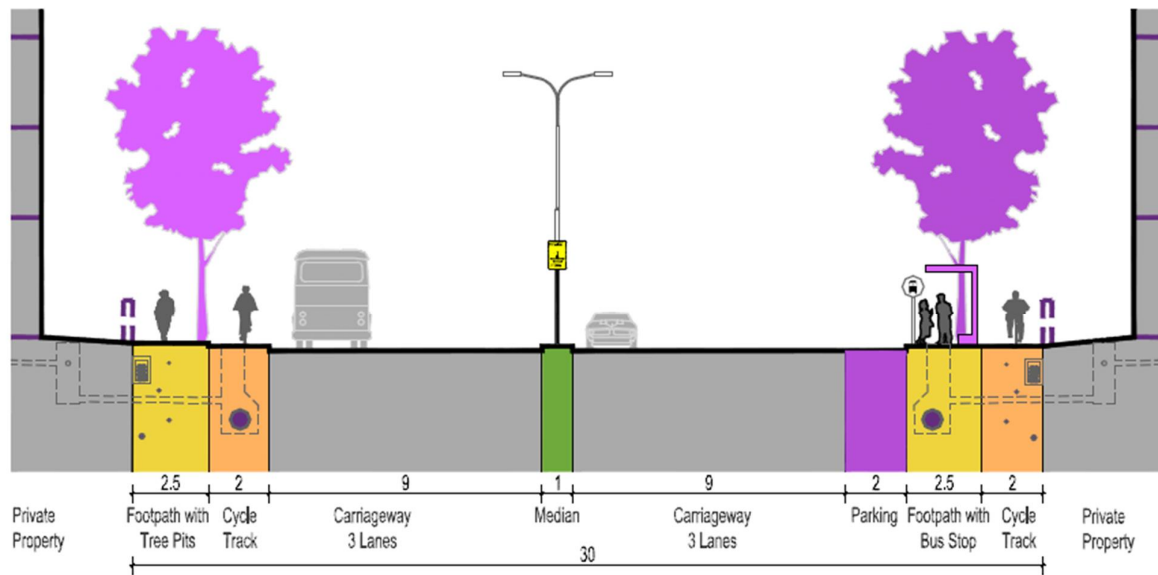


18 MTS. D.P. ROAD

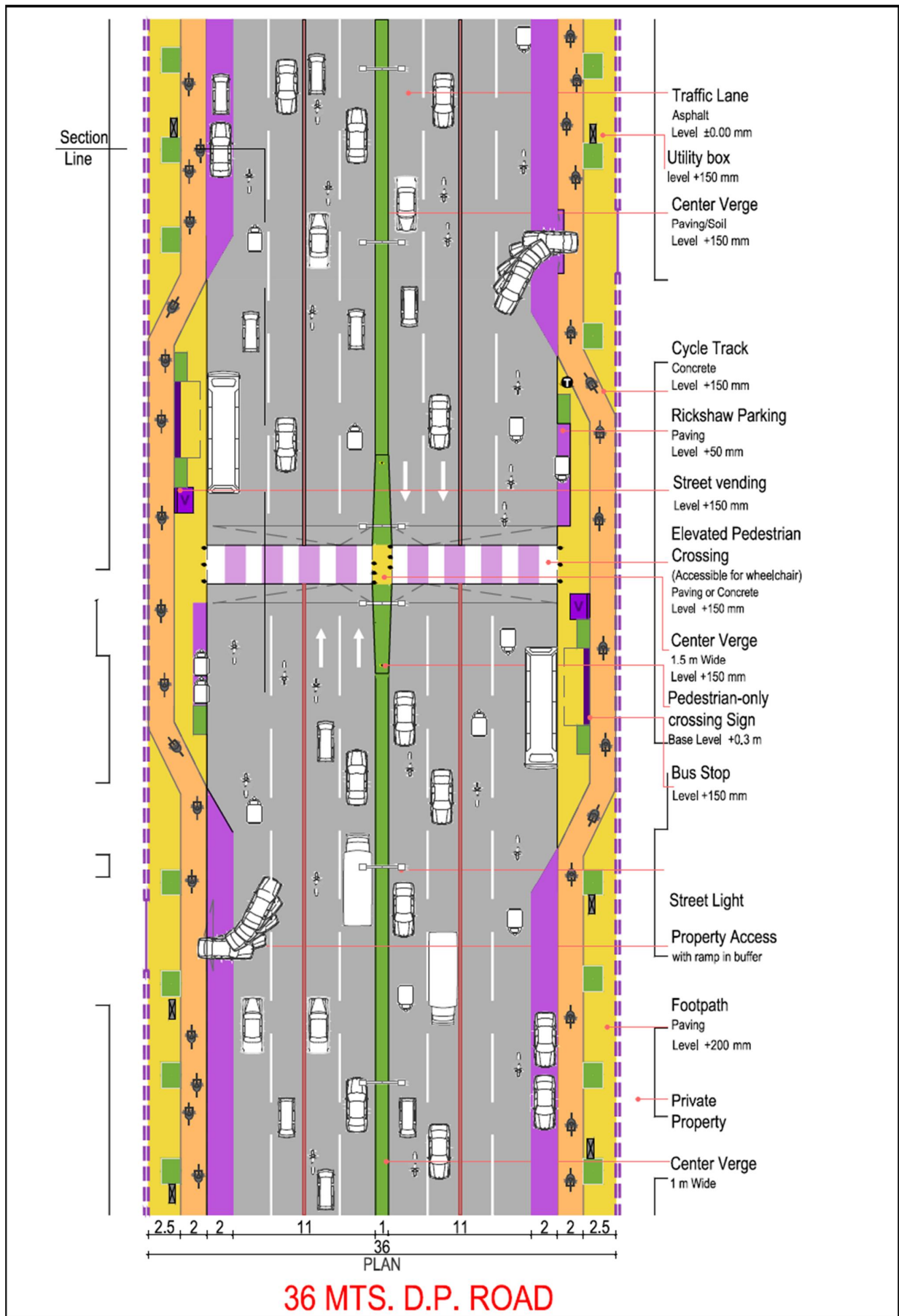


24 MTS. D.P. ROAD





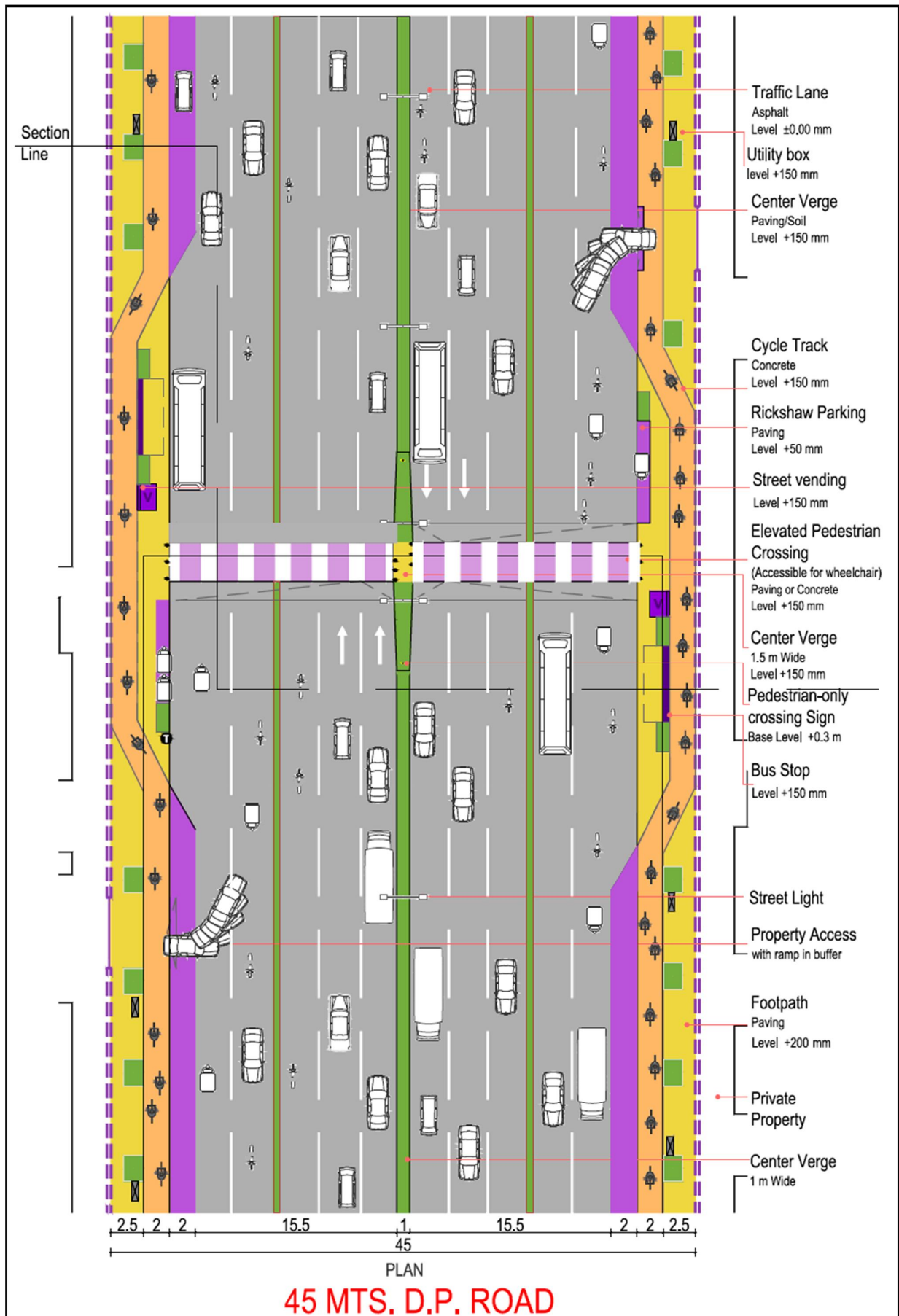
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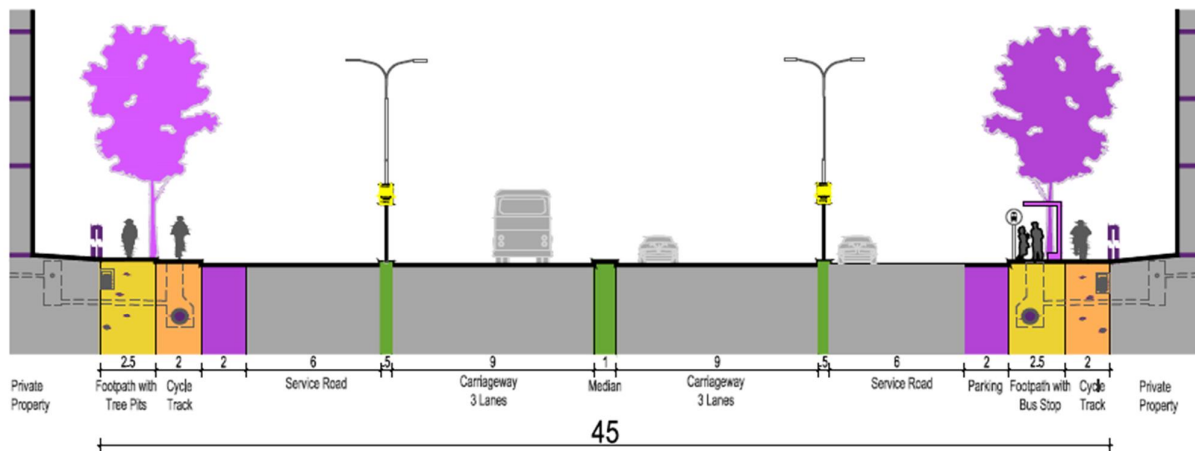




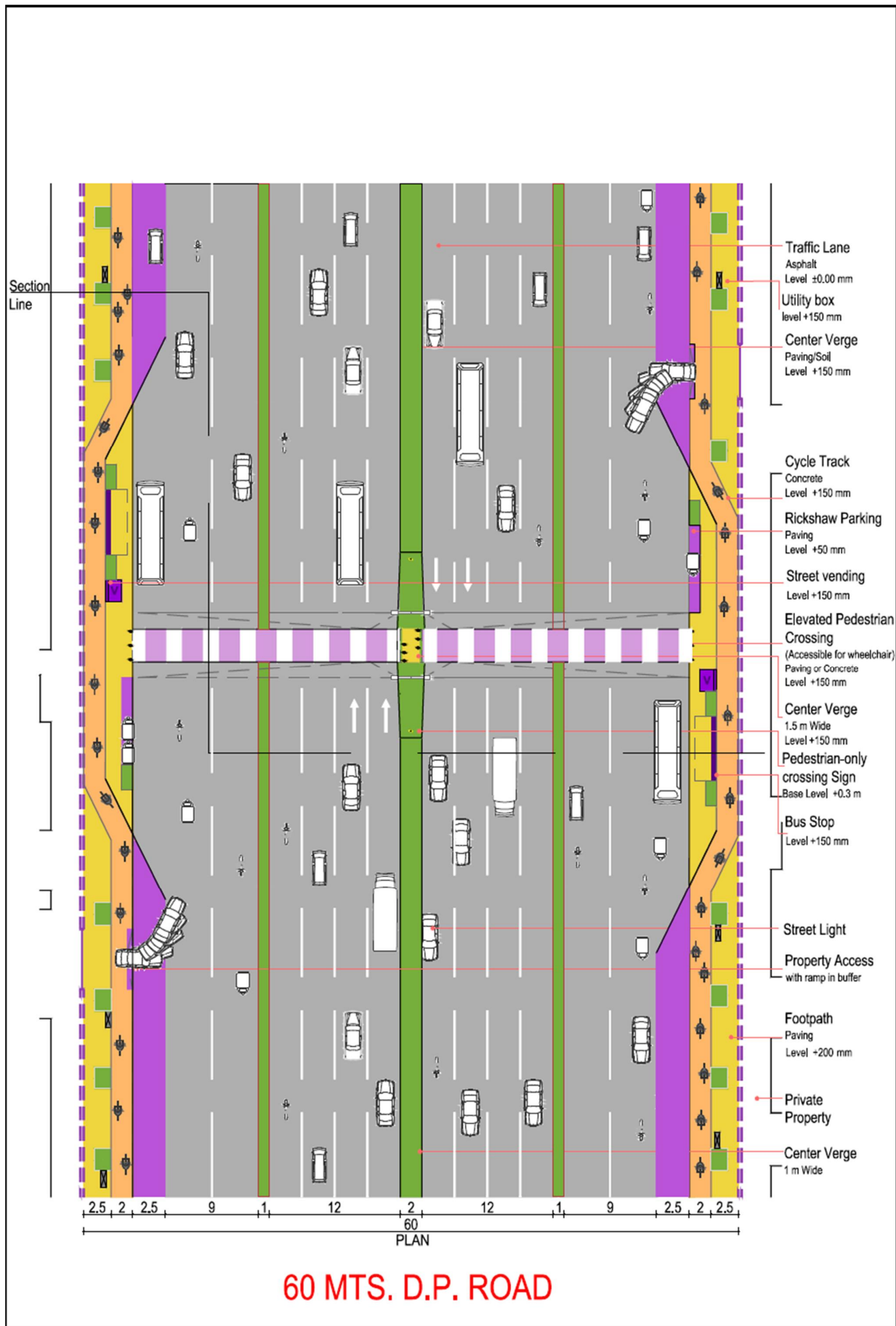
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36 MTS. D.P. ROAD

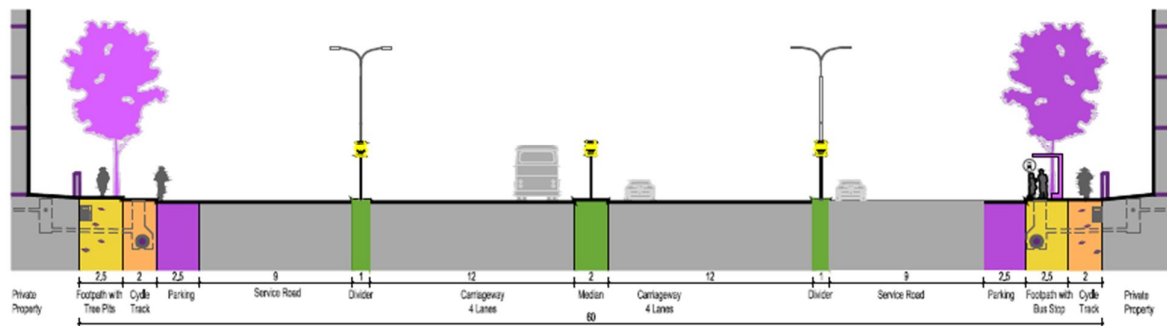




CROSS SECTION



PLAN 6



CROSS SECTION

60 MTS. D.P. ROAD



CONSTRUCTION OF FOOTPATHS AT PROPERTY ENTRANCES