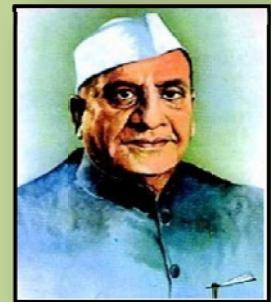
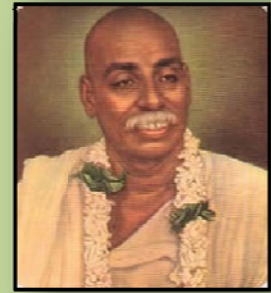
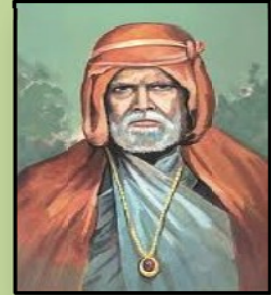


**DRAFT DEVELOPMENT PLAN OF AMRAVATI**  
(SECOND REVISION)  
**PLAN PERIOD 2021-2041**



**UNDER SECTION 26 OF M.R. & T.P ACT, 1966**

DRAFT DEVELOPMENT PLAN OF AMRAVATI ( II <sup>nd</sup> REVISION )		
AMRAVATI MUNICIPAL CORPORATION		
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संजय सातप्पा नरवणे  
महापौर  
महानगरपालिका, अमरावती.

Commissioner  
Municipal Corporation  
Amravati

Town Planning Officer &  
Dy. Director of Town Planning  
Development Plan, Special Unit  
Amravati



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## **CHAPTER-I**

### **GENERAL**

#### **1.1 HISTORY OF CITY**

Udumbaravati was the ancient name of today's Amravati. It was due to the presence of ample number of Audumber trees in the region. The name was further abbreviated as Umbravati, Umravati & Amravati. The city grown up rapidly at the end of 18<sup>th</sup> century due to the growth in business. It was one of the richest town of the area.

The history of Amravati district which contains both the ancient and the modern Capital of Berar, is to a great extend that of the province itself. Berar is first mentioned under the name of Vidarbha in Maharashtra one of the two great epics of the Hindus. Berar formed part of empire of Ashoka Maurya, who reigned from 272 to 231 B.C. The region experienced Hindu and Mohammedan periods and went through rules of different dynasties. Hindu mythology has attached great importance to this city. The name itself describes it to 'City of Immortals' or an 'Eternal City'. The renowned Amba Devi and Ekvira Devi sansthans are known to be very old. It is believed that from this place, Lord Krishna carried off Rukmini, who had come to the temple with Shishupal. There are other hindu temples known as Kalaram Mandir, Ranisatidham Mandir, Balaji Mandir, Jain Mandir, Shani Mandir, Saibaba Mandir. Prominently there are several mosques Jama Masjid, Usmaniya Masjid and Darga called Chillam Shahavali over 350 years old exist. There are several mosques and a Dargah called Chilam ShahWali, old Jama Masjid over 350 years old exists.

In 1853, the present day territory of Amravati district as a part of Berar Province was assigned to the British East India Company, following a treaty with the Nizam of Hyderabad. After the Company took over the administration of the province, it was divided into two districts. The present day territory of the district became part of North Berar district, with headquarters at Buldhana. Later, the province was reconstituted and the territory of the present district became part of East Berar district, with headquarters at Amravati. In 1864, Yeotmal district (initially known as South-East Berar district and later Wani district) was separated. In 1867, Ellichpur District was separated but in August 1905, when the whole province was reorganized into six districts, it was again merged into the district. It became part of the newly constituted province of Central



Provinces and Berar in 1903. In 1956, Amravati district became part of Bombay state and Bombay state after its bifurcation in 1960, it became part of Maharashtra state.

The city was reconstructed and developed by Ranoji Bhosle after the treaty of Devgaon and Anjangaon Surji, and victory over Gavilgad (Fort of Chikhaldara). The British General and author Wellesly camped in Amravati, the place is still known as the 'Camp', by Amravati people. Amravati city was founded towards the end of the 18<sup>th</sup> century. In past it was under the rulership of both Nagpur and Hyderabad rulers.

Varhad was ruled by the Nizams. Thereafter, around 1805 the Pendharies attacked Amravaticity. The Sahukars (Bankers & Merchants) of Amravati by presenting seven lakh rupees to Chittu Pendhari and saved the Amravati city. The town was within the fort wall only. The wall which is about 3.62 Km. long, encircling the old town and about 6.9 meters to 7.92 meters high, was constructed in the beginning of the 18<sup>th</sup> century by the Nizam's Government for protection of the town from the raids of Pendharies. The wall has five large gates – Amba, Jawahar (Bhusari), Nagpuri, Kholapuri, and Mahajanpuri and four small ones for footpath passengers called 'Khidki's'- Khunari, Chhatrapuri, Mata and Patel. In addition to this, two more passages have been made viz. in Khangarpura and Sabanpura.

Debuji Zhingraji Janorkar (February 23, 1876 - December 20,1956), popularly known as Sant Gadge Maharaj or Gadge Baba, was a saintly social reformer, a wandering mendicant who held weekly festivals with the help of his disciples across Maharashtra. Maharaj was born in Shedgaon village in Amravati district of Maharashtra in a washerman's family. His reforms and visions for villagers in India is still a source of inspiration for various political parties and non-government organizations. The samadhi of Gadge Maharaj was well known. University of Amravati is renamed as Sant Gadge Baba University. The Amravati University was established in 1984 and the colleges of four districts in Amravati division are affiliated.

The former union agricultural minister Dr. Panjabrao Deshmukh has established Shree Shivaji Education Society and widely spread education in this area. Amravati is well known education centre next to Nagpur in Vidarbha region.

The city of Amravati at its credit has an international famous institute – the Hanuman Vyayam Prasarak Mandal, established in the year 1914 a leading and

disciplined institute in the field of sports and other curricular activities. The Amravati city is also known by ‘Tapovan’, the Jagadamba Khushtha Nivas Maharogi Sewa Mandal founded by Dr. Shivajirao Patwardhan.

Badnera is mentioned in Aini Akbari as the headquarter of the ‘Pargana’ in the ‘Sarkar of Gavil’. It was also known as Badnera Bibi as it formed with Karanja, a part of dowry of Daulat San Begam, daughter of Darya Imad Son of Besar, who was given in a marriage to Hussain Nizam Shah of Ahmadnagar. Tradition however has identified the eponymous Bibi with the heroic chand Sultana and a small ‘Cunan’ shrine in the fort is dedicated to that lady. The only piece of information locally obtainable about her is that “after her death her ‘Jagir’ lapsed to the Moghals”. From 1741 A.D. to 1772 A.D. Badnera was in the possession of Nizam. It passed on to Pesava as a Jagir in 1772. In 1817, it was restored to Nizam. It was plundered by Rajaram Suban in 1882, who partly demolished the fort and the town walls. These were built up by Salabat Khan and Banlol Khan of Ellichpur.

The Amravati city is a district head quarter of Amravati and also has a status of Divisional head quarter of Amravati revenue division which was constituted on 5<sup>th</sup> February 1981, comprising the five districts which are Amravati, Akola, Yeotmal, Washim, and Buldhana.

## **1.2 CIVIC ADMINISTRATION**

Amravati is the administrative headquarter of the Amravati district. It is also the headquarter of the "Amravati Division", having five districts within the division viz. Akola, Buldhana, Washim, Yeotmal and Amravati which is one of the six divisions of the Maharashtra State.

The Amravati Municipal Corporation established vide Government in Urban Development Department's Resolution No. ABC – 1082/206/ (i) UD -20, dated 6<sup>th</sup> August, 1983 with effect from 15<sup>th</sup> August, 1983. The area governed by the Municipal Corporation is 121.65 Sq.Km, comprising the erstwhile Municipal Councils of Amravati and Badnera along with eighteen revenue villages i.e. Gambhirpur, Navsari, Shegaon, Rahatgaon, Mhasla, Wadali, Benoda, Jewad, Tarkheda, Peth Amravati, Rajapeth, Mahajanpur (Kh), Saturna, Nimbhora, Akoli, Waruda, Badnera, Wadad, and Camp area.

As per the provisions of the Maharashtra Municipalities Act,1965, Amravati Municipal Corporation is “D” Class Municipal Corporation, having population of 6,47,057 souls according to 2011 Census.

The Civic Administration, at present, is being managed by Amravati Municipal Corporation with the help of Municipal staff. The main office of the Municipal Corporation is located at Rajkamal square, Amravati. Another five zone offices are also in operation at Rampuri camp, Hamalpura, Bhajibazar, Rajapeth, and Badnera to control the civic administration and provide facilities to the residents of Amravati city.

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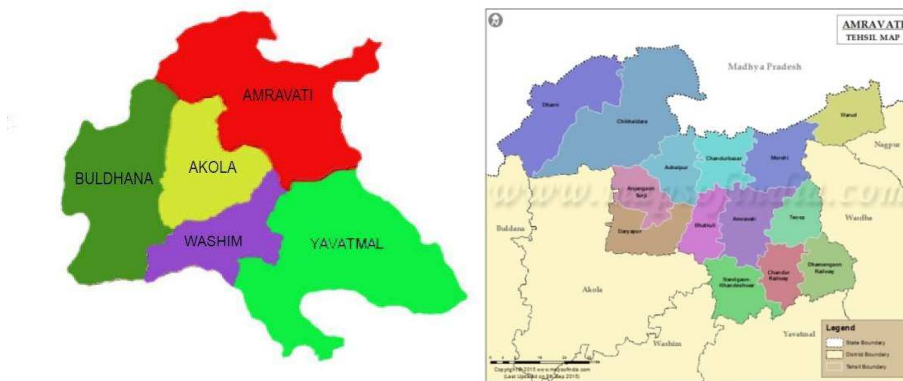
## CHAPTER - II GEOGRAPHICAL SETTINGS

### 2.1 NATIONAL AND REGIONAL SETTINGS

The Amravati Municipal Corporation area is lying between 20°55'33" N Latitude and 77°45'53" E Longitude. Amravati is the head quarter of Amravati administrative division (comprising of Amravati, Akola, Buldhana, Washim, and Yeotmal) and is situated about 152 Km from Nagpur and 663 Km from Mumbai.



**Fig.No.(2.1) Map of India & Maharashtra**



**Fig.No.(2.2) Map of Amravati Division & Amravati District**

The following National Highway, State Highway and Major District Road passes through Amravati City.

#### A) National Highway:

The National Highway No.53 (Old NH. 6) which runs from Dhule to Kolkata passes through Amravati city.

### **B) State Highways:**

1. Amravati-Achalpur (SH-14)
2. Amravati(Pathanchowk)-Bhatkuli-Daryapur (SH-280)
3. Amravati (old Biyanichowk) –Kurha(SH-280)
4. Badnera (mini Bypass)-Anjangaon Bari (SH-296)
5. Amravati(railway station chowk) -Chandur railway (SH-297)
6. Amravati(Camp- Panchavati-Kathora-Shegaon)-Paratwada (SH- 299),
7. Amravati-Badnera (mini bypass) (SH-299),
8. Amravati-Badnera (SH- 304),
9. Amravati (PathanChowk)-Sukli (SH-309).

### **C) Major District Roads:**

1. Amravati(Kathora Naka)-Chandur bazar (MDR-27),
2. Amravati(Dastur Nagar chowk)-Bhankheda(MDR-33),
3. NH-53 to Borgaon-Dharmale (MDR- 71),
4. Badnera (Mini bypass)-Bhankheda (MDR-73).
5. Roads within city are classified as MDR-86.They are as below :-
  - a) Railway station to IrwinChowk,
  - b) Railway Maldhakato Jaistambh,
  - c) MalviyaChowk to Chitrachowk,
  - d) Rajkamal to Railway Bridge,
  - e) Jaistambh to Wallcut Ginning Road.

The north-east part of the city known as Camp area.Amravati city has an average elevation of 343 meters.The entire city has a general slope towards south-west.

A nallah known as'Amba Nallah' flows through the city from East to West and further meets to River Pedhi.

## **2.2 THE CITY AREA**

### **Boundary of the city**

The city is bounded by:

**NORTH:-** Starting from the North-West corner of village Navsari and running eastward along the northern boundary of village Navsari upto North-East corner of village Navsari and then running Northward along western boundaries of villages Shegaon and Rahatgaon upto North-West corner of the village Rahatgaon then running

Eastward along the Northern boundary of village Rahatgaon upto North-East corner of village Rahatgaon .

**EAST:-** Starting from the North-East corner of village Rahatgaon and running southward along the eastern boundaries of village Rahatgaon, Mhasla and Wadali upto south-east corner of village Wadali then running westward along the southern boundaries of villages Wadali and Benoda upto North-East corner of village Jewad then running southward along the eastern boundary of village Jewad upto South-West corner of village Jewad then running along the eastern and southern boundaries of S.No. 27 and then along the eastern boundaries of S.Nos.26,22,20,16,9,2 and then along the eastern and southern boundaries of S.No.3 of village Wadad and along the eastern boundary of village Badnera upto South-East corner of the village Badnera.

**SOUTH :-** Starting from South-East corner of village Badnera then running westward along southern boundary of village Badnera upto North-East corner of village Waruda then running southward along the Eastern boundary of village Waruda up to South-East corner of village Waruda then running westward along the Southern boundaries of villages Waruda and Badnera upto South-West corner of village Badnera.

**WEST:-** Starting from the South-West corner of village Badnera and running towards North along the Western boundaries of villages Badnera, Akoli, Mahajanpur upto South-East corner of survey no. 18 of village Mahajanpur and then towards West along the southern boundaries of village Mahajanpur and Peth Amravati upto South-West corner of village Peth Amravati and then running towards North along the western Boundaries of villages Peth Amravati, Gambhirpur and Navsari up to the North-West corner of the village Navsari.

The main functional areas of the city is the Amravati core area, which includes village Peth Amravati, Tarkheda, Rajapeth and the second functional area is in the village Camp, Shegaon, Saturna, Badnera. For the transportation of the cotton, Amravati railway station was established from Mumbai–Kolkata main railway line at Badnera. Towards the West-East side, MIDC of Nimbhora, Saturna industrial estate is mainly responsible for industrial and commercial growth of the area. There is two lakes in the eastern part of the city, Chatri Talao & Wadali Talao. There are two hills Maltekdi and Bhim-Tekadi. The height of Mal-Tekadi hill is 360 meters. Pohara & Chirodi hills are to the east of the city.

## 2.3 CLIMATOLOGY

### 2.3.1 Climate

Amravati has a tropical wet and dry climate with hot, dry summer from March to June, the monsoon season from July to October and winter from November to March. The highest and lowest temperature ever recorded was 49.1° C on 25<sup>th</sup> May 2013 and 5°C on 9<sup>th</sup> February 1887 respectively. The wind flows mostly from West to South direction.

### 2.3.2 Temperature

Monthly variation in temperature at Amravati of year 2014 has been shown in table no.2.1. It is clear from this table that, May is the hottest month of the year with mean daily maximum temperature of about 42° Celsius. With the onset of monsoon, temperature decreases appreciably in June but remains steady thereafter till September. During the period, the weather is generally pleasant.

After monsoon, day temperature increases slightly in October. The climate becomes cool in December and continues upto January. December and January are the coldest months of the year.

Table No.2.1-Temperature data of Amravati			
Sr. No.	Month	Mean Max Temp. (Degree Celsius)	Mean Min Temp. (Degree Celsius)
1	January	29	15.3
2	February	32	17.1
3	March	36.5	21.1
4	April	39.9	25.2
5	May	42.4	27.9
6	June	37.2	25.9
7	July	30.6	23.6
8	August	30	23.2
9	September	30.8	22.9
10	October	32.3	20.8
11	November	30.3	17.3
12	December	28.8	15
Source : Indian Meteorological Department			

### 2.3.3 Rainfall

On an average Amravati receives an annual rainfall of about 808 mm which classifies it in the moderate rainfall zone. Amravati receives highest precipitation on southwest monsoon. The southwest monsoon occurs during June to September.

Average monthly rainfall at Amravati in year 2014 is shown in table no.2.2. As observed from table no.2.2, June to September are the wettest months with continuous rainfall.

Table no.2.2-Rainfall data		
Sr. No.	Month	Total Rainfall (mm)
1	January	9
2	February	5
3	March	10
4	April	9
5	May	12
6	June	126
7	July	226
8	August	198
9	September	156
10	October	41
11	November	10
12	December	6
<b>Total</b>		<b>808</b>
Source : Indian Meteorological Department		

### 2.3.4 Wind

Winds are generally light to moderate with some increase in speed in the later part of the summer season and in the south-west monsoon season. In the postmonsoon and cold seasons, winds are mostly easterly or north-easterly. By March south-westerly and westerly winds start blowing and in the rest of the summer winds are mostly from directions between south-west and north-west. These winds continue in the south-west monsoon season also.

### 2.3.5 Humidity

The highest maximum temperature recorded at Amravati is 46.7°C (116.1°F) on 25<sup>th</sup> May, 1954 and 2<sup>nd</sup> June, 1923. The lowest minimum temperature recorded is 5.0°C (41.0°F) on 9<sup>th</sup> February 1887. Except during the monsoon season when the humidity is high, the air is generally dry. The summer months are the driest, with relative humidity between 25 and 35 percent.

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## CHAPTER- III

## DEMOGRAPHIC CHARACTERISTICS

## 3.1 GROWTH OF POPULATION

According to 2011 census, Amravati city has a population of 6,47,057 souls as against the 2001 census population of 5,49,510 souls, indicating the annual growth rate 1.775 % during 2001-2011 decade. Similarly, population for 1991 was 4,21,576 souls indicating annual growth rate of 6.127% (Decadal variation 61.27 %) during 1981-91. Following **table no.3.1** shows decadal population growth.

Table No.3.1- Growth of Population						
Sr. No.	Year	Census Population	Decadal variation increase per decade	Percentage Variation	Incremental increase per decade	Annual Growth Rate in Percentage
1	2	3	4	5	6	7
1	1941	74,309				
2	1951	1,02,806	28497	38.35		3.835
3	1961	1,37,875	35069	34.11	(+) 6572	3.411
4	1971	1,93,800	55925	40.56	(+) 20856	4.056
5	1981	2,61,404	67604	34.88	(+) 11679	3.488
6	1991	4,21,576	160172	61.27	(+) 92568	6.127
7	2001	5,49,510	127934	30.35	(-) 32238	3.035
8	2011	6,47,057	97547	17.75	(-) 30387	1.775
Total			572748	257.27		36.75

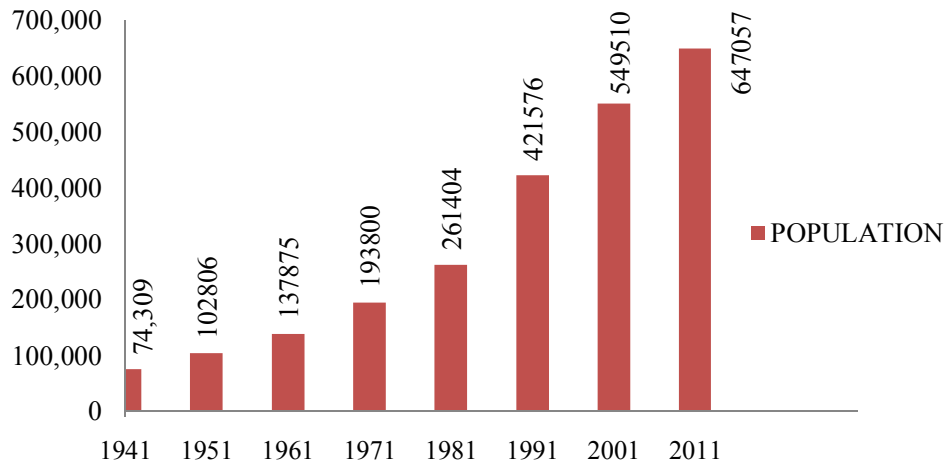
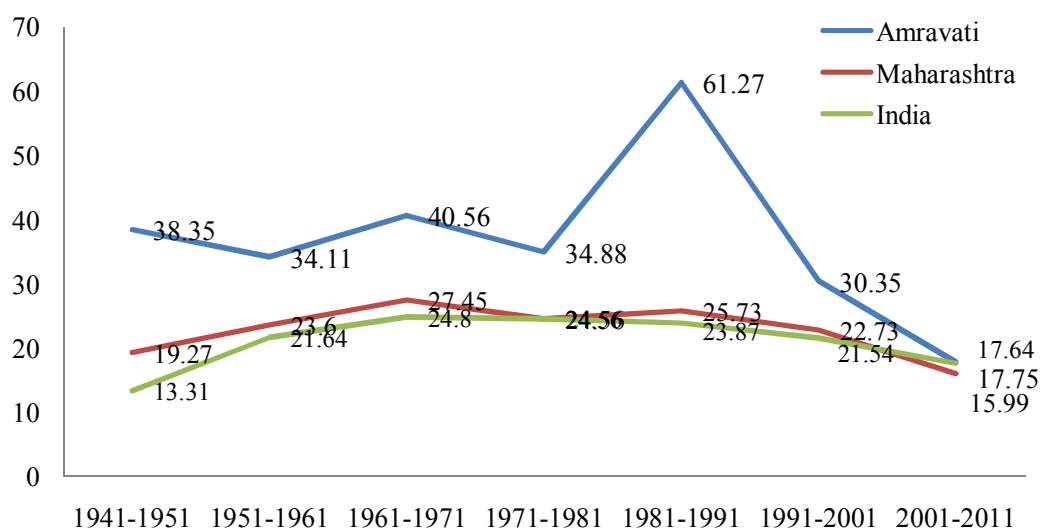


Fig.No (3.1) -Growth of Population





**Fig.No.(3.2) -Decadal Growth Rate**

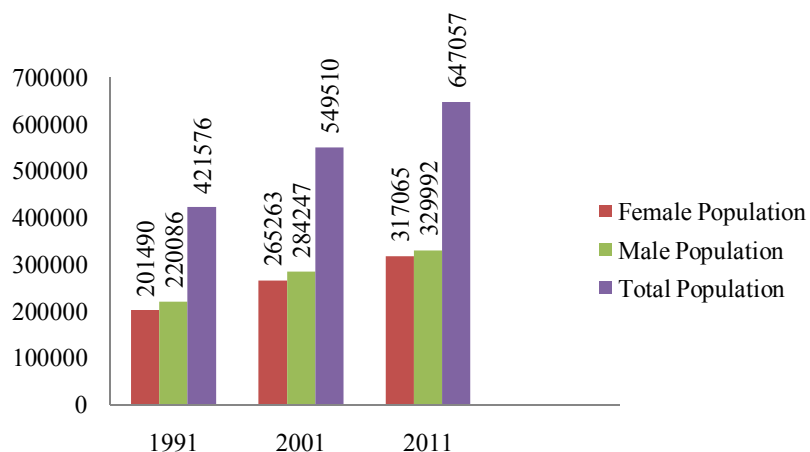
The above figure shows that the decadal growth in 1981-1991 is more i.e. percentage decadal growth is 61.27 %, it might be due to formation of Amravati Municipal Corporation and establishment of Amravati University.

### 3.2 STRUCTURE OF POPULATION

As per census2011, the sex ratio for Amravati Municipal Corporation work- out to be 961 female per 1000 male, as against the respective sex ratio figures of 929 for Maharashtra State. Out of total population of 6,47,057 persons, the number of males are 3,29,992 and 3,17,065 are females .

Following **table no.3.2** shows structure of population for last three decades.

Table No.3.2 – Demographic Characteristics – Age & Sex Composition									
Sr. No.	Census Year	Age Group	No. of Persons	% to Total Population	Male	% of male (to corresponding age group)	Female	% of female (toCorresponding age group)	No. of females per 1000 of males
1	2	3	4	5	6	7	8	9	10
1	1991 (Total Pop. 4,21,576 )	0 – 6	62,417	14.81%	32,006	51.28%	30411	48.72%	950
		6onward	3,59,159	85.19%	1,88,080	52.37%	171079	47.63%	910
2	2001 (Total Pop. 5,49,510 )	0 – 6	67,209	12.23%	34,621	51.51%	32588	48.49%	941
		6 onward	4,82,301	87.77%	2,49,626	51.76%	232675	48.24%	932
3	2011 (Total Pop. 6,47,057)	0 – 6	65,355	10.10 %	34,017	52.05%	31,338	47.95%	921
		6onward	5,81,702	89.90 %	2,95,975	50.88%	2,85,727	49.12%	965



**Fig. No. ( 3.3) Demographic Characteristics -Age & Sex Composition**

### 3.3 DISTRIBUTION OF POPULATION

On the basis of 2011 census, the population density of Amravati Municipal Corporation is 5,319 persons per Sq.km. The municipal corporation is divided into 81wards and for administrative purpose and the city is divided into five zones. For planning purpose corporation is divided in to four sectors.

As per census of 2011, following **table no.3.3** shows population, area & gross density per hectre.

Table No.3.3 -Gross Density (Census-2011)			
Sr. No.	Population	Total area (Hect.)	Gross density Per Hect.
1	6,47,057	12,165.34	5,319

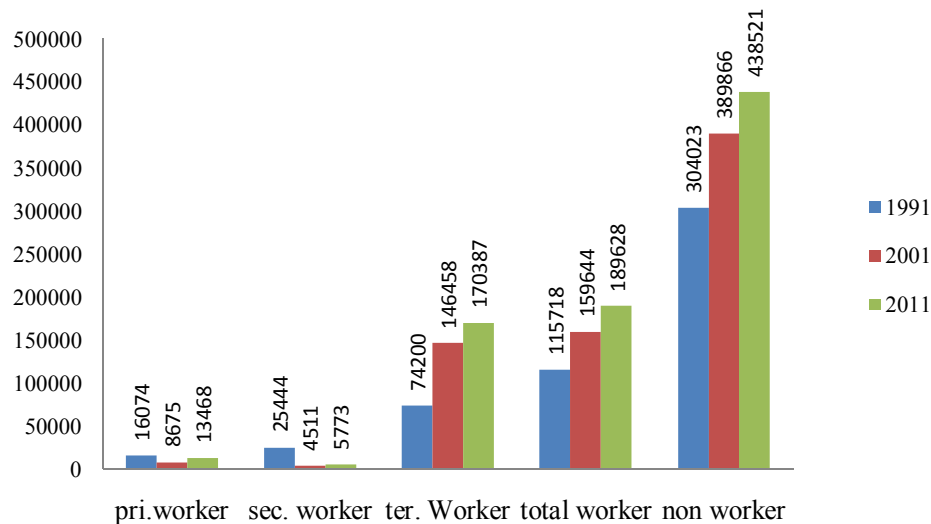
As per 2001 census the total population of the city was 5,49,510 souls, out of which 2,84,247 were males and 2,65,263 were females forming ratio of 933 females per 1000 males. The total working population in the city was 1,59,644 both including main and marginal workers which works out to 26.65% of the total population. Contribution

of females in the working population was comparatively less i.e. about 23,345 females forming only 14.62 % of the total working population.

The population as per 2011 census is 6,47,057 souls out of which 3,29,992 are males and 3,17,065 are females forming ratio of 961 females per 1000 males. The total working population in the city is 1,89,628 are 18908 (i.e. 29.306b %) and marginal workers, both works out to 32.228% of the total population. Contribution of females in the working population is comparatively less i.e. about 31,661 females forming only 16.70% of the total working population. It is observed that from the census figures of 2001 and 2011, the work force engaged in primary sector and secondary sector is gradually decreasing and work force engaged in tertiary sector is considerably increased.

**Table no.3.4** shows the statement of occupational structure in the city as per census 2011.

<b>Table No.3.4</b> <b>Demographic Characteristics Occupational Structures of the town,</b> <b>Census year:- 2011</b>							
Sr. No.	Sector	Occupation	Male	Female	Total	W.r.t. total Population	
						W.r.t. total workers	W.r.t. total Population
1	2	3	4	5	6	7	8
1	Primary	i) Cultivators	2,753	295	3,048	1.607%	0.471%
2		ii) Agricultural Labours	7,498	2,922	10,420	5.495%	1.610%
		<b>Total</b>	<b>10251</b>	<b>3217</b>	<b>13468</b>	<b>7.102%</b>	<b>2.081%</b>
3	Secondary	Household Industries	3815	1,958	5773	3.045%	0.892%
4	Tertiary	Other workers	143901	26486	170387	89.853%	26.333%
5	<b>Total Workers</b>	-	<b>157967</b>	<b>31661</b>	<b>189628</b>	<b>100%</b>	<b>29.306%</b>
6	<b>Non Workers</b>	-	159051	279470	438521	--	<b>67.772%</b>
7	<b>Marginal Workers</b>		12974	5934	18908	--	<b>2.922%</b>
8	<b>Total Population</b>	-	<b>329992</b>	<b>317065</b>	<b>647057</b>	--	<b>100%</b>
Source : Census 2011 2707_PART_B_DCHB_AMRAVATI page no 31 to 33) (:: Marginal Workers-M-12974, F-5934 = 18908)							



**Fig.No.(3.4) Demographic Characteristics Occupational Structures of the town, Census year 2011**

### 3.4 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 Amravati 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 Amravati Municipal Corporation was established on 15/8/1983. After establishment of Amravati 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 Assistant Director of Town Planning Amravati Corporation was appointed as Town Planning Officer. **This plan was sanctioned by the Government vide Notifications mentioned below –**

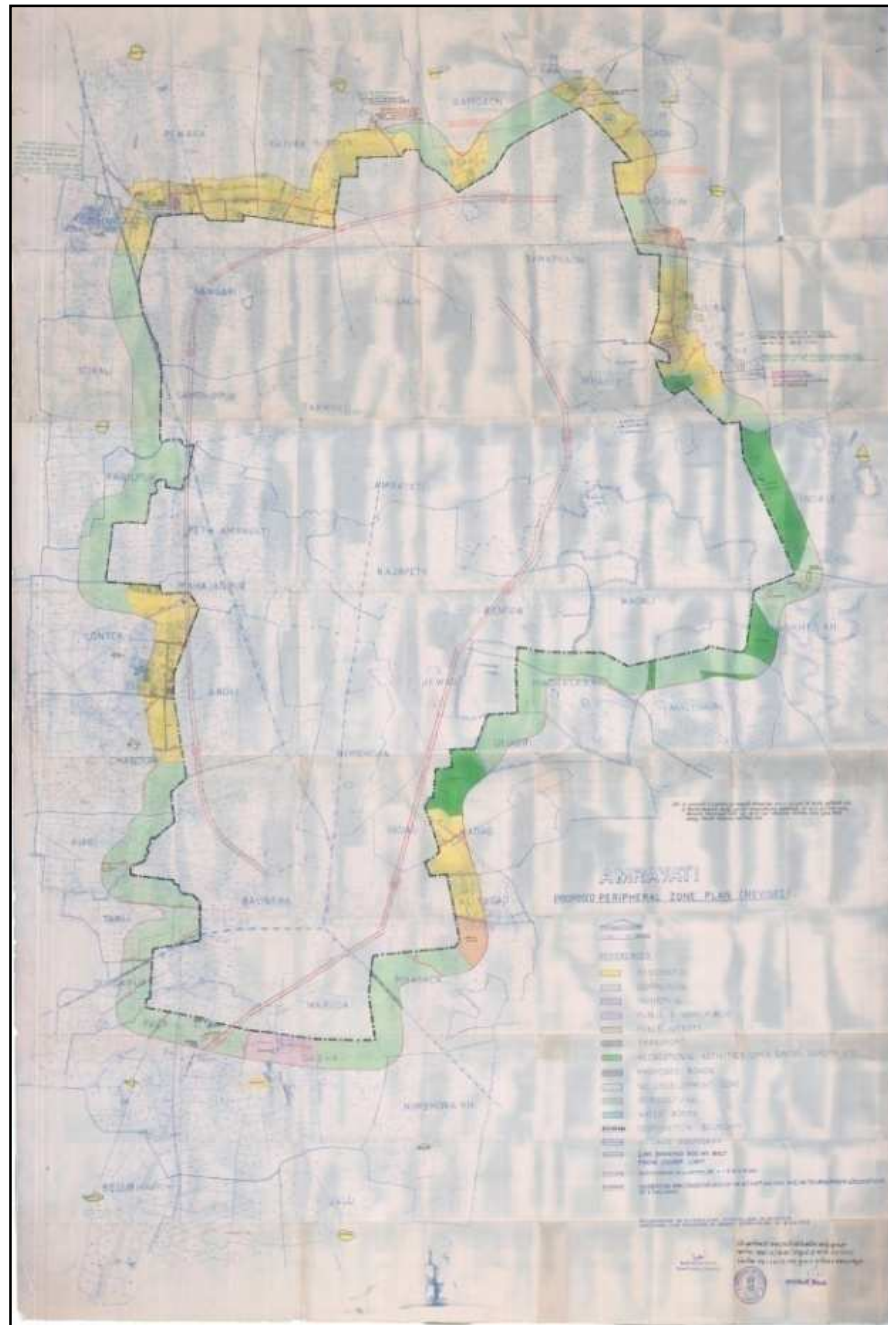
1. Partly sanctioned under Government, Urban Development Department's Notification No. TPS-2892/1180/ CR-90/ UD-13 dt. 04/12/1992 and came into force from dt.25/02/1993.

2. Excluded part sanctioned under Government, Urban Development Department's Notification No. TPS-2892/1180/CR-90/UD-13, dt. 16/09/1993 and came into force from dt.01/11/1993.

#### **4.2 REGIONAL PLAN FOR THE AMRAVATI REGION**

The Regional Plan for Amravati Region has been sanctioned by Government, Urban Development Department, vide Notification No. TPS-2887/CR-196/UD-13, dated 29<sup>th</sup> May 1993 and came into force from 15<sup>th</sup> August, 1993 under the provision of the Maharashtra Regional & Town Planning Act, 1966. This region covers an area of 12,212.09 Sq. Km. having the population of 18,61,410 souls as per census 1981, residing in one Amravati Municipal Corporation, 10 Municipal Councils and 1701 inhabited villages or rural settlements.

The outer peripheral plan of Amravati Municipal Corporation area is the part of Regional Plan and the peripheral plan has been sanctioned by the Collector Amravati, vide their letter no. in Marathi - जाहिरसुचना क्र.कक्ष-२/अ.का./नझूल-३/कावि-१४४/२०१५, दि.०६.०४.२०१५. The image of peripheral plan is shown in **fig.no.(4.1)** as below:-



**Fig. No.(4.1) Peripheral Plan of Amravati City**

In Amravati Corporation area there are 18 villages & one Camp area. The village Vadad is included partly in corporation limit & its remaining eastern side part is included in the corporation limit. The peripheral plan shows that North-East, North-West, eastern part of village Vadad & the western outer adjoining part of village Akoli is in residential zone & rest area is included in green zone.



### **4.3 NEED FOR REVISION OF DEVELOPMENT PLAN**

As mentioned above, the first revision of Amravati Development Plan was sanctioned in the year 1992 and in the subsequent period, trend of urbanization, needs of urban population, mode of living, modes of transportation, industrialization, 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 of the Maharashtra Regional and Town Planning Act, 1966 stipulates revision of Development Plan once in 20 years. As the speed of urbanization 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. It is also aimed to meet the changed aspirations of the citizens.

### **4.4 LEGAL FORMALITIES**

The Amravati Municipal Corporation has declared its intention vide General Body Resolution No.108, dated 20/10/2016 to prepare the Development Plan of Amravati (Second Revision) under section 23(1), read with section 38. Its notification was published in the Maharashtra Government Gazette on 1-7/12/2016. Thereafter, in pursuance of the said resolution, the Municipal Commissioner, Amravati vide order dated 05/01/2017, has appointed Deputy Director of Town Planning, Development Plan, Special Unit, Amravati as ‘Town Planning Officer’ under Section 24 of the MRTP Act, 1966 for preparation of Development Plan (II<sup>nd</sup> Revision). The details of legal formalities are shown in **Annexure-A**.

After carrying-out existing land use survey for Amravati Corporation, the Town Planning Officer has prepared Existing Land Use Map and handed over to Municipal Corporation under Section 25 of MRTP Act, 1966 vide letter in Marathi - जा.क्रं.सुवियो-अम(दु.सु/वैधानिककार्य/उसंनर-वियोविघ/८४, dated 19/04/2017.

### **4.5 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, Corporators and CREDAI to suggest their views regarding the Draft Development Plan. Then they have submitted their suggestions and also the Municipal Commissioner and their officers suggested their views. Considering the views of all above, the Draft Development Plan has been prepared.

#### **4.6 MAIN STAGES OF PREPARATION OF DEVELOPMENT PLAN**

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

#### **4.7 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 has prepared. It includes 18 villages and camp area. Total area of corporation is 12,165.34 hectare. The Amravati Municipal Corporation displayed a base map at the scale of 1:10,000 showing its limit for which plan is to be prepared, on notice board of Municipal Corporation and Deputy Director of Town Planning, Special Unit, Amravati Municipal Corporation office.

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 Amravati.

## 4.8 SURVEYS -ANALYSIS & FINDINGS

### 4.8.1 EXISTING LAND USE SURVEY

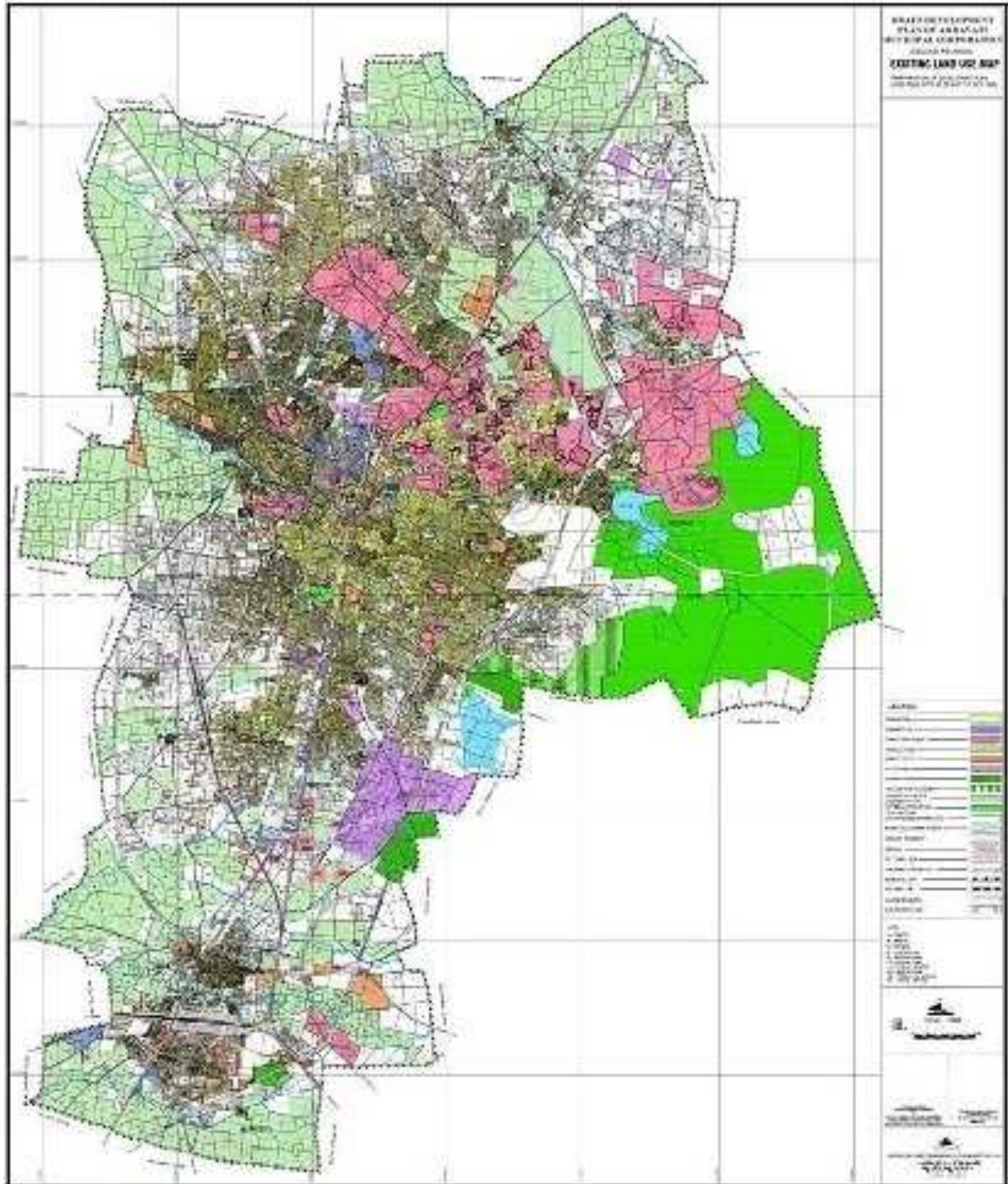


Fig.No.(4.2) Existing Land Use Map.

Existing Land Use Survey is the basic fundamental and most important survey. Data for Existing Land Use of the area, under the jurisdiction of Amravati Municipal Corporation is collected. After proper analysis; it is presented in Existing Land Use Map. The Existing Land use map has prepared on GIS base. It shows each and every piece and parcel of land within the jurisdiction of the Planning Authority. 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

#### **4.8.2 DISTRIBUTION OF THE LAND USES**

Existing land use of the corporation area are shown on existing land use map submitted to the Corporation by the Town Planning Officer vide letter in Marathi जा.क्रं.सुवियो-अम(दु.सु/वैधानिककार्य/उसंनर-वियोविघ/८४,dated 19/04/2017. Total developed area is about 38.19 % of the total corporation area.Out of which 13.08 % is residential. This clearly shows that vast areas within the corporation limits are either undeveloped or under agriculture use. The area under cultivation is about 19.39 % of the total area. Out of the total developed area, predominant land use is residential which constitute 34.26% and next to it is transportation and communication, which is about 33.91% which includes developed layout roads.

**Table 4.1** below gives the detailed existing land use analysis of the entire Corporation area.

**Table No. 4.1**  
**Existing Land Use Analysis ( City Level )**

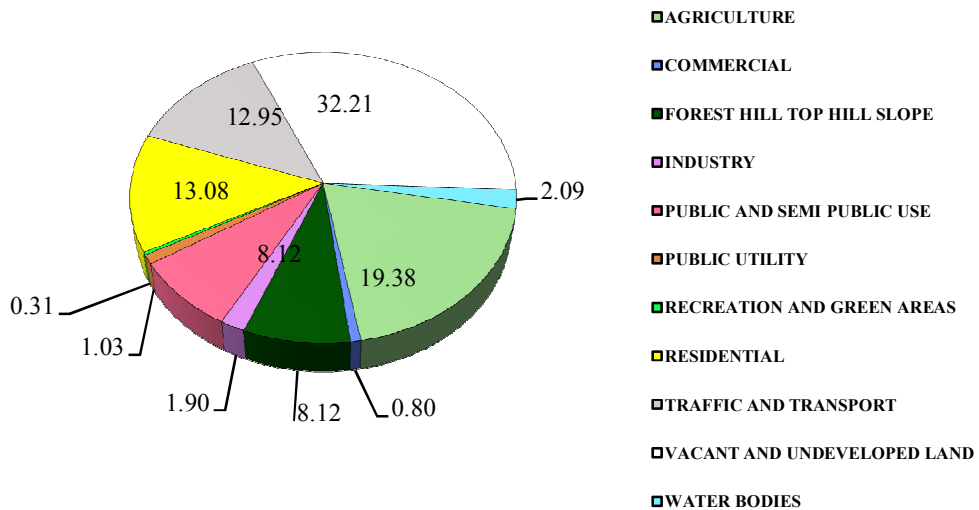
Sr. No.	Land Use	Area in Ha	% to Total Developed Area	% to Total Area
1	2	3	4	5
1	Residential	1591.753	34.26%	13.08%
2	Commercial	96.72228	2.08%	0.80%
3	Industrial	231.7479	4.99%	1.90%
4	Public / Semipublic	987.8159	21.26%	8.12%
5	Public Utility	124.894	2.69%	1.03%
6	Transport & Communication	1575.752	33.91%	12.95%
7	Gardens, Play Grounds, Fair Grounds, etc.	37.66171	0.81%	0.31%
<b>Total Developed Area</b>		4646.345	<b>100%</b>	<b>38.19%</b>
8	Agricultural	2358.182	---	19.39%
9	Water Bodies	254.0358	---	2.09%
10	Vacant & Barren Land	3918.353	---	32.21%
11	Forest /Hill Top, Hill Slope	988.4222	---	8.124%
<b>Total</b>		<b>12165.34</b>	<b>---</b>	<b>100%</b>

The inferences from the above table 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 Navsari, Shegaon, Rahatgaon & Mhasla.
- ii) There is good quality of agricultural lands toward northern, western and southern boundary.
- iii) In the recent past, non-agricultural developments are taking place mostly along the main traffic routes like Walgaon road, Kathora road, Nagpur road and north-east part of Rahatgaon.
- 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 main shops are situated along the roads viz. Jawahar road, the road from existing cotton market to the Government Academic High School, the road from Saroj talkies to the Rajapeth Police station, the road from Jai-stambh to the grain market and the road from Jai-stambh to railway goods shed (Mal-Dhakka), constitutes a main business centre. Besides there are well constructed shopping

centers known as Joshi Market, Subhas Market, Vivekanand Market, Mahatma Gandhi Market, Sant Kanwarram Market, Sant Jalaram Market, etc.

- vi) Public - Semi Public user constitute 21.26 % of the total developed area. The various Institute/offices under Public-Semi Public user are Govt. Dyan-Vidnyan Sanstha, Govt. Engineering College, Govt. Polytechnic, Govt. Industrial Training Institute, various Schools and Colleges of Shree Shivaji Education Society Amravati, Sant Gadge Baba Amravati University. District Court, Collectorate, Zilha Parishad and such other Government and Semi Government offices.
- vii) Industrial uses constituted 4.99 % of the developed area which mainly cover Jewad, Saturna, Nimbhora and Rahatgaon (Stone Quarry).
- viii) Forest land is shown at Wadali and Jewad.
- ix) A large open space known as Dasara Maidan, Science Score Maidan, Neharu Maidan, The Gardens are Wadali Talao Garden, Chhatri Talao Garden, Prashant Nagar Garden are the recreational places available in city.



**Fig.No. (4.3) Pie Chart - Existing Land Use**



### 4.8.3 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 2017, show that, there are about **1,25,551** 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 Peth-Amravati, Rajapeth, Tarkheda, Wadali, Badnera are very old and have very poor structural conditions. They also lack in amenities.

Following **table no.4.2** shows distribution of number of houses by age and year.

<b>Table No. 4.2</b> <b>Structural Condition</b> <b>Distribution of number of houses by age(Years )</b>						
Sr. No.	Village	Age Group				Total
		Above 60 years	40 to 60 years	15 to 40 years	Below 15 years	
1	2	3	4	5	6	7
1	Shegaon		1130	1998	3450	6578
2	Navasari		61	1727	5617	7405
3	Rahatgaon	27	374	495	3141	4037
4	Mhasala		23	50	1038	1111
5	Wadali	68	1738	2986	6017	10809
6	Badnera	414	2289	3184	4217	10104
7	Camp	229	1485	2484	2690	6888
8	Varuda	41	66	94	248	449
9	Mahajanpur			72	506	578
10	Gambhirpur		807	1186	6963	8956
11	Benoda		743	1187	2910	4840
12	Wadali				19	19
13	Akoli			397	2030	2427
14	Nimbhora			612	2696	3308
15	Tarkheda	91	2237	3484	9948	15760
16	Jewad	6	827	1024	3607	5464
17	Saturna	7	482	686	2155	3330
18	Rajapeth	166	3794	4976	5258	14194
19	Peth Amravati	330	5530	5976	7458	19294
Total		1379	21586	32618	69968	1,25,551

As per census 2011, number of house hold are 1,36,796 i.e 4.73 persons per house. Considering the average size of family - 4 number, the requirement of houses

for 2011 population is 1,61,764 houses as against the existing 1,36,796. It means there is deficit of 24,969 houses required for population of 2011. Huge housing stock will also be required to meet the requirement of population of 2041 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 Draft 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.

#### 4.9 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 Nalla Land areas and other work centers on Government land and private land also. As per the data collected from Amravati Municipal Corporation there are 105 slums, consisting of 34,791 hutments with population at about 2,09,812 souls. This population constitutes near about 32.42% of the total population of the Corporation area. Whereas as per the census-2011 total slum households are 46,051 with population 2,10,574 souls. From this population constitutes near about 32.54 % of the total population. It means that slum population is about 33%.

The following **table no.4.3** shows the details of slums, number of hutments and population.

<b>Table No. 4.3 - Details of Slum ( Area and Population )</b>					
<b>Sr. No.</b>	<b>Village</b>	<b>No. of Slum</b>	<b>No. of Hutment</b>	<b>Slum Population</b>	<b>Status</b>
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>
1	Akoli	1	163	780	Declared
2	Badnera	14	3820	21904	Declared
3	Benoda	2	1250	4450	Declared
4	Camp	7	562	3011	Declared
5	Gambhirpur	9	3905	33261	Declared
6	Jewad	5	2826	12427	Declared
7	Nawsari	3	486	2319	Declared
8	Nimbhora	1	71	336	Declared
9	Amravati Gaothan	2	822	4748	Declared
10	Peth Amravati	15	4979	37296	Declared
<b>Contd....</b>					

<b>Table No. 4.3 - Details of Slum ( Area and Population )</b>					
11	Rahatgaon	2	1016	5014	Declared
12	Rajapeth	14	3024	17738	Declared
13	Saturna	2	260	1248	Declared
14	Segaon	1	391	1824	Declared
15	Tarkheda	13	4267	26348	Declared
16	Wadali	13	6767	36272	Declared
17	Waruda	1	182	836	Declared
	<b>Total</b>	<b>105</b>	<b>34,791</b>	<b>2,09,812</b>	
Source : Amravati Municipal Corporation					

The above information shows that slum population is considerable in size and number.

<b>Table No.4.4 Sectorwise Population</b>		
<b>Sector</b>	<b>Area (hect)</b>	<b>Population</b>
I	128.58	72513
II	114.58	58560
III	80.19	55999
IV	40.75	22740
<b>Total</b>	<b>364.10</b>	<b>209812</b> <b>(33% of total population)</b>

Above table no.4.4 shows the sectorwise population and it is 33% of total population. The slums are mostly built on Government and private lands. The Central & State Government and the Amravati 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, Amravati 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 free of cost, some mechanism is necessary.

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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 have been analyzed as described subsequently.

**5.2 EDUCATIONAL FACILITIES**

There are in all 314 primary schools with total number of 88,429 students and 120 high school with total number of 24,078 students in the corporation area.

Following **table no.5.1** gives the detailed information about the schools.

<b>Table No.5.1</b>					
<b>EDUCATIONAL FACILITY -No. of Primary /Secondary School</b>					
<b>Sr. No.</b>	<b>Management</b>	<b>Primary School</b>	<b>Number of Students</b>	<b>Secondary School</b>	<b>Number of Students</b>
1	Amravati Municipal Corporation	64	8613	6	627
2	Govt./Navoday/ZP	7	1242	7	1092
3	Govt. Aided (Pvt.)	126	50224	78	18004
4	Un-Aided/Self Finance	103	27484	27	4213
5	Social Welfare/Tribal/Aided/Un-Aided	14	866	2	142
<b>Total</b>		<b>314</b>	<b>88429</b>	<b>120</b>	<b>24078</b>
Source : Education Dept.					

The following table no.5.2 shows the AMC and other than AMC school going population. The school going population in city is 88429 which is 13.67 % as against the total population 6,47,057 as per census 2011. Total school going population in city is 88429, out of which AMC school going population is 8613. It means school going population in AMC school is 9.74% as against the total school going population of the city.

Table No.5.2 Primary and Secondary School Information							
Sect. No.	Total No of Primary School/ Secondary school	Total No. of Students in all AMC, Govt . & Private Primary School	No. AMC School	No. of Student s in AMC School	% of Primary school going population against total population of 2011(6,47,057 )	Out of Total school going population % of school going population in AMC school	Out of Total school going population % of school going population other than AMC school
1	2	3	4	5	6	7	8
Primary School							
I	64	18100	12	2407	13.67	9.74	90.26
II	102	26961	22	2747			
III	118	35473	20	2231			
IV	30	7895	10	1228			
Total	314	88429	64	8613			
Secondary School							
I	24	4137	2	306	3.72	2.60	97.40
II	43	8397	2	128			
III	44	9457	2	193			
IV	9	2087	0	0			
Total	120	24078	6	627			

It also appears from the above tableno. 5.2that, about 90.26 % 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 2.60 % of school going population.

There are 120 High Schools in the Corporation area providing education to 24,078 students. Most of these institutions are private institutions. Jawahar Navodaya Vidyalaya located at Navsari Village is Central Govt. Residential School. Some other well-known institutions are Samarth High School, Manibai Gujarati, Ganeshdas Rathi, Gyanmata, Holicross, Golden Kids, St. Francis, Rajeshwari Vidyalaya, New High school Main, Nutankanya high School etc. There are some well-known institutions in the outskirt area of the city i.e. school of scholars, Maharshi high school. In addition to this some school i.e. Potdar Inter-National School, Edify School, Tomae School and Cambridge School are CBSE curriculum. They are located outside the corporation limit.

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

In Amravati Municipal Corporation area, Government Technical School, ITI and other private technical institutions are providing technical education. There are colleges providing higher educational facilities in various faculties like Science, Arts, Commerce, Engineering, Pharmacy, Law, Medical, 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 known as Sant Gadge Baba University within Corporation limit.

### 5.3 HEALTH AND MEDICAL FACILITIES

There are four hospitals which are run by the Government. They are District General Hospital, District Women's Hospital; Super specialty Hospital & T.B. Hospital having total capacity of 729 beds. There are 207 private or public trust hospitals and maternity home with total 2572 beds capacity. Besides the Government 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.

Table No.5.3 - Government & Private Hospital Information							
Sr. No.	Name of Village	S.No. / C.T.S. No.	Name Of Hospital / Maternity Home	Location	Area in Ha	No. of Beds	Owned/ Rented
1	2	3	4	5	6	7	8
1	Tarkheda	49/5-5, 7-2, 8-2	Govt Super Speciality Hospital	Shrikrushna peth Amravati.	8.35	100	Owned
2	Tarkheda	49/5-5, 7-2,8-2	Govt District Women Hospital	Shrikrushna peth Amravati.		200	Owned
3	Camp	24D	Govt District General Hospital	Irwin Square Amravati.		379	Owned
4	Camp		Govt T.B Hospital	Near Police Commisioner Office	1.25	50	Owned
5	Camp	55D, 15/4	Dr.Panjabrao Deshmukh Medical Collage	Panchvati Square Amravati.	9.47	570	Owned
6	Amravati Muncipal Corporation Area(other than above)		All Private Hospital &Maternity Home	Within Corporation Limit	11.06	2572	Owned
Source : Govt./Amravati Municipal Corporation.							



## **5.4 COMMERCIAL FACILITIES**

The commercial facilities such as Agricultural Produce Market Committee Yard, Whole sale /Retail grain markets, Cloth Market, Vegetable markets, Fruit market, flower market, Mutton markets exist in the developed part of the corporation area. There are other commercial establishments like Shopping mall, Departmental stores, company showrooms etc. Wall mart and D-mart Store are also available in city. There is one vegetable market and the famous Sarafa market i.e. Gold markets inside the walled city. There is one Bail Bazar at Badnera. Takhatmal estate is famous cloth market in city. Also, there are some weekly vegetable Bazaar likes Itwara Bazaar, Shukarwari Bazar in Chaprashipura & one oldest bhaji bazar in Badnera. However, at many places it is seen that vegetables vendors are doing their business along road sides. Moreover there is no organized space for hawkers.

## **5.5 RECREATIONAL AND ENTERTAINMENT FACILITIES**

Dasara Maidan, Science Score Maidan & Nehru Maidan are the big public playground available in the Corporation area. There is no specific space for exhibition Ground. Therefore Planning Authority has placed their requirement to reserve site for exhibition ground. District sport Departments Outdoor & Indoor Stadium is also available for citizen. Ground of Academic School, Government Dyan-Vidnyan College (VMV) ground, HVPM Physical Education College ground, Shivaji Education College ground are also available for recreation. Other than above play grounds Sawata Maidan and old site no. 148 -Play Ground in Chaparashipura are also available.

There are some famous existing gardens in city area i.e. Wadali Garden, Chhattri Talao Garden, Prashant Nagar Garden and Nehru Maidan Garden having total area of 7.73 Hectares. Some open spaces of sanctioned layout are also developed as garden.

For entertainment apart from cinema theatres, there is one multiplex in the Corporation area. There is one drama theatres i.e Sant Dyaneshwar Sanskrutik Bhavan & one Town Hall. Swimming Pool within the premises of HVPM is one of the International Standard and one more Swimming Pool of Shivaji Education Society is also well maintained.

## **5.6 CREMATION AND BURIAL GROUNDS**

Existing cremation grounds & Burial grounds are located on different places. There are total 6 sites of Cremation Grounds which are located at different locations covering an area of 11.58 Hectares and 22 sites of Burial grounds which are also located at different locations covering an area of 31.68 Hectares. There are three combined sites for cremation and burial grounds, covering an area of 4.62 Hectares. These facilities seem to be inadequate considering the present and future population of the city.

## **5.7 ANCIENT AND HISTORICAL MONUMENTS AND SITES**

There is Fort wall around old Amravati Town. The wall is about 3.62 km. long encircling the old town and about 6.9 m. to 7.92 m. high, was constructed in the period 1803 to 1821 by the Nizam. The wall has five large Gates – Amba Gate, Jawahar Gate (Bhusari Gate), Nagpuri Gate, Kholapuri Gate and Mahajanpuri Gate. The fortified wall has four foot passenger's gates called Khidki's—Khunari khidki, Chhatrapuri Khidki, Mata Khidki and Patel Khidki. The Jawahar-gate is notified as State protected monuments by state Archeological Department. There are two old famous temples, one is Amba Devi temple and another is Ekvira Devi temple etc. There are also some old temples in fortified area such as Shani Mandir, Balaji Mandir, Kalaram temple etc. There are also many Mosques and Dargahs in city.

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## CHAPTER - VI

### TRANSPORT AND COMMUNICATION

#### 6.1 INTRODUCTION

Integrated development of city is achieved largely through sound transportation system. It is essential to strengthen the road pattern by linking smallest unit of settlement to city through an efficient network for initiating balanced and integrated development of city. Transportation system has to serve the purpose of accessibility and mobility the facilities like marketing, storage, processing medical and educational Institution should be easily accessible through the transportation network to all the settlement in the city. It should also serve for free and uninterrupted movement of people and goods. Hence transportation and communication system is required to be planned after taking into account accessibility of different part of city, pattern of traffic and its volume by rail, roads, the traffic bottle-necks deficiencies etc. For this purpose it is necessary to study the existing system, its adequateness and efficiency.

#### 6.2 EXTERNAL COMMUNICATION

##### 6.2.1 Airways –

Amravati Airport is located at Belora toward southern side of Amravati city which is 15 kilometers from Center of Amravati. It covers an area of 74.86 hectares and has a 4,500 foot (1372 meters) runway, a 60 m (200 ft) by 45 m (148 ft) apron and a Terminal building. Elevation of the airfield is 1125 ft / 343 m above mean sea level with runway oriented 08/26. The runway will be extended to 2,500 metres suitable for landing Airbus A-320 aircraft. Currently there are no scheduled airlines operating at this Airport.

##### 6.2.2 Railways –

The Badnera Railway Station is located about 10 kms. from Amravati city. It is a junction station on the Howrah-Nagpur-Mumbai line. There is a broad gauge line to Narkhed from Badnera Station. Badnera is crew change point for all Goods Trains plying Bhusaval- Nagpur Line. In addition to that some Express Trains gets crew change here. Most of the Express / Mail and all passenger trains stop at Badnera. There is one branch line for Amravati which is of length 9 km.

In Amravati Municipal Corporation there are three Railway station which are as below –

- 1) Amravati railway station
  - 2) Badnera railway station
  - 3) New Amravati Railway station (Naya Amravati Rly Stn.) on Narkhed route.
- Mumbai- Bhusawal- Nagpur route is the most important as links with Amravati, with cities like Mumbai, Jalgaon, Nagpur, Wardha, Kolkata, Delhi, and Chennai being a trunk line of railway communication. It has facilitated easy transport to centre of trade and industry all over the country.

### 6.2.3 Roadways (External) –

The existing road pattern of the Amravati Corporation Area is almost radial. National highway, State highway, and Major District road are passing through city. They are as follows -

**A) National Highway:** The National Highway No.53 (old no.6) which runs from Dhule to Kolkata, passes through Amravati city.

**B) State Highway:**

1. Amravati-Achalpur (SH-14)
2. Amravati (Pathanchowk)-Bhatkuli-Daryapur (SH-280)
3. Amravati (old Biyanichowk) - Kurha(SH-280)
4. Badnera (mini Bypass)-Anjangaon Bari (SH-296)
5. Amravati (railway station chowk) - Chandur railway (SH-297)
6. Amravati (Panchawati-Kathora-Shegaon)-Paratwada (SH- 299),
7. Amravati-Badnera (mini bypass) (SH-299),
8. Amravati-Badnera (SH- 304),
9. Amravati (Pathanchowk)-Sukli (SH-309).

**C) Major District Roads:**

1. Amravati (Kathora Naka)-Chandurbazar (MDR-27),
2. Amravati (Dastur Nagar chowk)-Bhankheda (MDR-33),
3. NH-6 to Borgaon-Dharmale (MDR- 71),
4. Badnera (mini bypass)-Bhankheda (MDR-73).
5. Roads within city are classified as MDR-86. They are as below-
  - a) Railway station to Irvin,
  - b) Railway Maldhakka to Jaistambh,
  - c) Malviya Chowk to Chitra chowk,
  - d) Rajkamal to Railway Bridge,
  - e) Jaistambh to Wallcut Ginning Road.

### 6.2.4 Roadways (Internal)

City bus service is run by the Amravati Municipal Corporation. Motorcycles, scooters, cars, private auto rickshaws and cycle rickshaws are more popular and the major forms of transport within the city. Recently new Star City Buses are launched in the city replacing the old city buses. New concept of Women's Special City bus is adopted in Amravati. Many private operators highly travelled Amravati–Pune, Indore, Mumbai and Amravati – Nagpur route.



**Fig.No. (6.1) Panchvati Square Over Bridge**

Rahatgaon-Badnera road is passing North-South through Panchavati square, Irwin square, Jaisthamb square, Rajkamal-Rajapeth square and Badnera. It acts as back bone of city. Other important roads links are

- 1) **Malviya Square-** Chitra square-Nagpuri Gate square -Achalpur road,
- 2) **Panchvati Square-**Central bus stand-Rajkamal square-Gandhi square-Itwaran Bazar,
- 3) **Panchavati Square-**VMV-Navsari, MSEB Power House-Yashoda Nagar-Dastur Nagar-MIDC-Badnera.
- 4) **Irwin Square-**Collector office-Biyani square Amravati University.
- 5) **Old Cotton Market-**Choudhari Square Shegaon square–Up to Navsari Rahatgaon Ring Road,
- 6) **Ring road** from SH 14 to NH 53, Mal-Tekadi-SRPF Camp

7) **Railway Bridge**-Congress Nagar upto Mini byepass, Rajapeth-Chatr Talao

Is in progress, one more under pass at Nawathe square.

8) **VMV College** –Ring road on Kathora road, Nagpuri gate square- Bhatkuli Road.

Bus services to cities like Nagpur, Bhopal, Indore, Raipur, Jabalpur, Mumbai, Pune, Solapur, Shirdi, Kolhapur, Akola, Aurangabad, Parbhani, Gondia, Hyderabad and Nanded, are also available. National Highway AH-46 (old NH-6), which runs from Hazira (Surat) to Kolkata, passes through Amravati city.

### 6.3 GENERAL CONDITIONS OF ROADS

Total constructed road length within corporation area is 1002 km, out of which cement concrete roads are 225 km, asphalted 315 kms, metalled 276 km & other 186 Km. The table no.6.1 show the details of roads and transport service.

Table No.6.1 Details of Roads and Transport Service								
Length of road in Km					Transport service			Passengers
Cement	Asphalt	Metalled	Other roads	Total	Transport Service by	Route in Km	No.of Vehicles	Average No. of Passengers travelling daily
1	2	3	4	5	6	7	8	9
225	315	276	186	1002	AMC	7718.05	33	28,000
Source :- Amravati Municipal Corporation								

### 6.4 POPULATION OF VEHICLES

The table 6.2 below shows the vehicle population at Amravati district level from dt.1/04/2009 to 31/03/2015 which is registered in RTO, Amravati. Most of them are running in Amravati Corporation Area. It is also observed that there is increase in the vehicle from the year 2009 to 2015 in all types of vehicles like Motor cycle, Scooter, Moped, Auto Rickshaws, Motor car, Jeeps, Taxi cab, Mini bus School bus, Goods vehicle like Trucks, Lorries, Tankers, Delivery van, Tractor and Trailers. The increase in vehicle population in every year is remarkable.

Table 6.2 - Transport & Communication – Licensed Vehicles							
Sr No.	Category	1-4-2009 to 31-3-2010	1-4-2010 to 31-3-2011	1-4-2011 to 31-3-2012	1-4-2012 to 31-3-2013	1-4-2013 to 31-3-2014	1-4-2014 to 31-3-2015
<b>I)TWO WHEELERS</b>							
1	Motor Cycle	71215	79578	89236	98736	108870	118734
2	Scooters	17602	18928	19732	20682	21728	22868
3	Moped	39699	40396	40527	40613	40742	40957
<b>Total</b>		<b>128516</b>	<b>138902</b>	<b>149495</b>	<b>160031</b>	<b>171340</b>	<b>182559</b>
<b>II)THREE AND FOUR WHEELERS</b>							
4	Motor Cars	5340	7043	8796	10996	12929	14269
5	Jeeps	1963	2186	2492	2540	2574	2638
6	Station Wagons	161	168	180	191	191	191
7a	Taxi meter fitted	--	--	--	--	145	191
7b	Taxi Cabs	273	383	396	418	319	319
8	Auto Rickshaws	6627	6703	7045	7077	7192	7322
9	Stage Carriages	519	523	524	524	524	526
10	Cotract Carriages/ Mini bus	141	146	172	192	210	210
11	Buses	42	54	62	79	91	113
12	Pvt. Service Vehicles	13	16	16	23	40	64
13	Ambulance	101	105	134	148	161	178
<b>Total</b>		<b>15180</b>	<b>17327</b>	<b>19817</b>	<b>22188</b>	<b>24376</b>	<b>26021</b>
<b>III) GOODS VEHICLES</b>							
14	Arti & Multi.Veh.	0	0	0	0	0	0
15	Trucks & Lorries	2513	2764	3193	3635	3749	3909
16	Tankers	125	125	128	130	158	160
17	Delivery Van (4 wheelers)	1077	1357	2044	2798	3441	4261
18	Delivery Van (3wheelers)	1188	1219	1296	1402	1951	2087
19	Tractors	1429	1860	2423	3015	3441	3808
20	Trailers	1016	1274	1338	1358	1405	2165
21	Others	204	224	249	265	286	309
<b>Total</b>		<b>7552</b>	<b>8823</b>	<b>10671</b>	<b>12603</b>	<b>14431</b>	<b>16699</b>
<b>Total of I, II, III</b>		<b>151248</b>	<b>165052</b>	<b>179983</b>	<b>194822</b>	<b>210147</b>	<b>225279</b>
Source :- RTO,Amravati							



## 6.5 ROAD ACCIDENTS

The data of road accidents collected for the year 2006 to 2015. Total year wise no of accidents in the city are given in the following **table no.6.3**.The 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.

In addition there are number of accident-prone spots in the town. Due to bad road junctions, less road widths, non-availability of footpaths may also be the causes of accidents. It is also noticed that due to commercial activities and presence of godowns, A.P.M.C. inside the developed area number of trucks and other vehicles are parked at roadsides, which ultimately affect the vehicular traffic. Maximum accidents were occurred between heavy fast moving vehicles, cyclists and pedestrians. It has emphasized need of improvements in road junctions, road widening, provision of footpaths, proper traffic controlling devices etc.

Following **table no.6.3** shows the accident data.

<b>Table No.6.3 – Accidental Data</b>		
<b>Sr. No.</b>	<b>Year</b>	<b>Number of Accident</b>
1	2006	480
2	2007	542
3	2008	460
4	2009	541
5	2010	577
6	2011	523
7	2012	493
8	2013	497
9	2014	528
10	2015	582
Source : Police Commissioner ,Traffic.		

## 6.6 PARKING FACILITIES

The numbers of vehicles moving on the roads are increasing, which ultimately result into parking problems. Some part of site No 42 (Municipal Purpose) of earlier sanctioned Development Plan developed as truck Terminus. The vehicles are 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 Jawahar Road, Jawahar Gate to Sarafa, Irwin square to Rajapeth Square Road, Irwin square to Nagpuri Gate Road, Rajkamal square to Gandhi square,

Gandhi square to Itwara Bazar are commercial developments facing a problem of parking which results in creation of chaotic condition. The people to park the vehicle on streets, which creates hindrances in regular traffic flow.

## **6.7 TERMINAL FACILITIES**

Truck Terminus for heavy vehicles is in existence in Tarkheda on Achalpur road. On Nagpur & Akola National Highway such type of truck terminus is presently absent and need to provide. There is no sufficient City Bus stand and City bus terminal within city and required to propose it. The private buses going to outside toward Pune, Mumbai, Nasik, Nagpur, Bhopal, Indore, Hyderabad, etc have no proper parking places and no proper stoppages. Hence they park their vehicles along road side near Power house at Nagpur road which creates hindrances in regular traffic flow. Therefore needs to provide proper site for terminal facilities.

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## **CHAPTER -VII**

### **ECONOMIC BASE AND GROWTH POTENTIAL**

#### **7.1 INTRODUCTION**

Industrial development is a key factor for the economics growth of a place, more so for developing city. The turning point for industrial growth of a place is with the establishment of good manufacturing industries. Amravati has been a socially and economically active in Maharashtra since long. Post Indian Independence, Amravati has seen industrial growth, helping the society with opportunities of employment, proper resource utilization, poverty reduction and increase in disposable income. This has helped upgrade the lifestyles of the entire society.

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**

The basic and important facility for the industrial development of the region is Maharashtra Industrial Development Corporation. It is located at village Nimbhora and Saturna in Amravati city, total 512 plots having area 178.95 ha. The concerned authority has allotted maximum plots to prospective entrepreneurs. Most of the industries in the city have an Agricultural base, involving processing of agricultural product i.e. Cotton Ginning and Pressing, Dal mills, Oil Mills etc.

In the last decade, MIDC has newly developed area towards northern side of the city on Nagpur highway road at Nandgaon Peth. It is 15 Km. away from city. Sofiya Thermal Power Station and other big industries are functioning there and some new big industries are coming soon.

#### **7.3 TRADE AND COMMERCE**

Trade and commerce is the major activity playing important role in the economy of the city. Amravati 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 (APMC) is established in Amravati in 1993. The important commodities traded are vegetables, onions, tomato and fruits like orange, custard apple,

pomegranates, guava and papaya etc. Orange fruits are marketed to big cities like Delhi and Mumbai, and near-by major cities and it is also exported.

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

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. Retail Trading
2. Wholesale Trading.

#### **7.4RETAIL TRADING**

At present adaily big vegetables market is in Itwari Bazar and a daily 'Bhaji Bazar' is held in the town inside the fort wall. In Chaprashipura, a weekly market isheld on Friday Known as Shukarwari-Bazar, it is famous for different varieties of fishand in Badnera new Basti weekly market is held on Monday and Friday.

This city has whole-sale business of cloth, grocery and oils. In addition to that, there are regular cloth markets known Takhtmal Estate, Gandhi Market and Shivaji Market, etc. Some new commercial complexes are also coming up in the commercial core area of the city. There is a trend of development of markets along the road sides in residential areas. Shopping Mall culture is also well developed in the city. There is D-mart mall on Badnera Road & Camp area and one Walmart also developed on Badnera road. There are number of Mangal Karyalays, Lawns for Marriages. Because of these activities, decoration and catering activities are come up as a major commercial activity. Thus Trade and commerce activity is playing important role in economic growth of the city. Towards the northern outer limit of the city on Nagpur road a newly Wholesale Cloth market is developed which are Busy land, City land& Dreamland etc. It helps to grow the economy of the city.

## 7.5 WHOLESALE TRADING

Wholesale trading is mainly effected through APMC in Amravati city. There are mainly two locations Tarkheda and Badnera from where APMC is running its activities. The Agricultural Produce Market in Amravati deals with good deal of cotton, grains and other miscellaneous commodities. The existing area admeasuring about 3.26ha. This is found to be inadequate. Therefore APMC has developed new site at Tarkheda to the South-East of the Vidarbha Mahavidyalaya, of an area admeasuring 8.48ha. with adequate facilities. The major quantity of agricultural produces i.e. vegetables; fruits and food grains come from different taluka places. After auction most of the commodities are transported to Mumbai, Indore (Madhya Pradesh), Hyderabad etc.

The following **table no. 7.1** shows the quantity of vegetables, fruits and food grains.

Table No.7.1- Yearly Influxofcommoditiesin A.P.M.C.					
Sr. No.	Year	Agricultural Produce	In Quintal	Total Turn Over	Income (in Rs.)
1	2010-11	Vegetables	584181	532573428	4890674
		Fruits	61530	104804000	983382
		Food Grains	2748589	6761017900	44523848
2	2011-12	Vegetables	587526	497756475	4977565
		Fruits	151923	201506970	2015070
		Food Grains	2937747	7485936516	74859365
3	2012-13	Vegetables	406720	490993475	4909938
		Fruits	112762	223361920	2233619
		Food Grains	2606943	8477930711	84779307
4	2013-14	Vegetables	552315	743483475	7434834
		Fruits	114754	248711125	2487111
		Food Grains	3304636	11694785238	116947852
5	2014-15	Vegetables	498615	717346500	7041315
		Fruits	129671	237883300	2378833
		Food Grains	3172449	11616429117	133607638
Source: APMC, Amravati .					

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**CHAPTER - VIII****UTILITIES AND SERVICES****8.1 WATER SUPPLY**

The major source of water to the Amravati city is from Shimbhora dam which is constructed on Upper Wardha River near Morshi in Amravati district. There is tap-water-supply in the city. Besides this, water is also drawn from ground water through bore wells and open wells. Water treatment plants are located at Tapovan-Rajura Hills & Mal-Tekadi. Tapovan-Rajura Hills having two treatment plants capacity of 95MLD & 14MLD. In long back Wadali Talao, Chatri Talao were used as a source of water supply to the Amravati city.

Now a day's Wadali Talao and Chatri Talao developed as picnic spot. As per the census 2011, population served by tap water from treated source is 77% while 3.3% of population receives tap water from untreated source. 5% population uses wells for the source of water among which 2.2 % being served by covered and 2.8% by uncovered well. 9.8 % people uses hand pump while 4.3% are dependent on tube well/ bore well .

**8.2 DRAINAGE AND SEWAGE**

Major part of Amravati city having open drainage system. Nowadays underground drainage system work is in progress. As per the census 2011 percentage of closed drainage system is around 7.3% and open drainage system is around 70.2%. It means 22.5 % of the planning area is not served by any type of drainage system. The drains are constructed in stone-lined/ concrete. Waste water is collected in cesspool and then removed at a safe distance. There is only one sewage treatment plant of 74.50 MLD capacities at Lalkhedi having area 7.31 Ha. There is need to provide sewage treatment plant at different places.

**8.3 DISPOSAL OF URBAN WASTE**

As per the available data from Amravati Municipal Corporation, 250 to 300 MT of solid waste is collected daily with the help of 12 dumpers, 133 Hydraulic Autos, 332 Containers, 650 Road Sides Litter Bins, 350 Tricycles and Ghanta Gadi, 2 Tractors, 3 Bobcat, 1 tipper, 2 compactor and 22 open trucks for collection of solid waste. The collected solid waste then dump at sukali compost depot within corporation limit

## 8.4 POWER SUPPLY

The Maharashtra State Electricity Distribution Corporation Limited (MSEDCL) has its circle office at Amravati. Amravati receives electric supply from Koradi and Khaparkheda Thermal Power Station the transformer stations are providing consumer services to residents, commercial, industrial and agriculture sector. Street lights are provided along major roads and internal roads in developed area by Municipal Corporation.

The following table no.8.1 shows the power consumption in last five years of Amravati urban division.

<b>Table No.8.1 -Power Consumption (MW) in last Five Years Amravati Urban Division.</b>						
<b>Year</b>	<b>Unit</b>	<b>2011-12</b>	<b>2012-13</b>	<b>2013-14</b>	<b>2014-15</b>	<b>2015-16</b>
<b>No of Consumers</b>		128446	134262	138783	145836	150607
<b>Power in Residential</b>	<b>Mus</b>	157.63	172.31	176.66	192.28	203.53
	<b>MW</b>	18.24	19.94	20.45	22.25	23.56
<b>Power in Commercial</b>	<b>Mus</b>	43.08	47.42	44.63	49.35	51.23
	<b>MW</b>	4.99	5.49	5.17	5.71	5.93
<b>Power in Heavy Industries</b>	<b>Mus</b>	10.77	10.65	11.45	11.23	10.28
	<b>MW</b>	1.25	1.23	1.33	1.30	1.19
<b>Power in Light Industries</b>	<b>Mus</b>	36.21	34.61	34.23	35.06	34.91
	<b>MW</b>	4.19	4.01	3.96	4.06	4.04
<b>Power in Others</b>	<b>Mus</b>	64.83	75.46	78.15	88.76	78.29
	<b>MW</b>	7.50	8.73	9.05	10.27	9.06
<b>Total Load</b>	<b>Mus</b>	312.52	340.45	345.12	376.69	378.23
	<b>MW</b>	36.17	39.40	39.94	43.60	43.78
<b>Load Growth(MW) in %</b>		8.9	1.4	9.1	0.4	3.0
<b>Source-MSEDCL ( Mus- million units, MW-mega watts)</b>						

## 8.5 FIRE FIGHTING SERVICES

The corporation has maintained a well-equipped fire brigade unit consisting of six fire fighters. There are one major Fire brigade station in city situated in walcut compound and three sub-station at Tarkheda, Badnera and MIDC area.



## **8.6 CREMATION AND BURIAL GROUND**

Existing cremation grounds & Burial grounds are located Scatteredly. There are total 6 sites of Cremation Grounds which are located at different locations covering an area of 11.58 Hectares .There are total 22 sites of Burial grounds which are located at different locations covering an area of 31.68 Hectares of land. The combined sites for cremation and burial grounds are three in numbers covering an area of 4.62 Hectares of land. These facilities seem to be inadequate considering the present and future population of the city.

## **8.7 LIBRARY AND STUDY CENTRE**

There are three major library in city, they are Govt. library, City library, Amba Devi Trust library besides these there are many small library in town.

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

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## CHAPTER - IX

## CONCLUSIONS AND OBSERVATION

## 9.1 LEVEL OF IMPLEMENTATION OF DEVELOPMENT PLAN

The existing Development Plan of Amravati was partly sanctioned on 4<sup>th</sup> December 1992 and came into force on 25<sup>th</sup> February 1993. The remaining part was sanctioned on 16<sup>th</sup> September 1993 and came into force on 1<sup>st</sup> November 1993. In sanctioned Development Plan Amravati (Revised) there are total 551 reservations. Out of which Planning Authority (AMC) has to develop 456 sites and remaining to other concerned Appropriate Authority. The Planning Authority developed/acquired 44 reservation sites of an area 66.629 Ha.

The area of reservation acquired through TDR concept is 18.97 hectares containing 25 sites fully or partly and the road land acquired under TDR is 7.03 hectare. TDR concept is introduced in the byelaws of Amravati Municipal Corporation since the year 2005. In Amravati city TDR Generation and consumption is as shown in table no.9.1 and fig.no.9.1

Table No. 9.1 TDR GENERATION AND CONSUMPTION														
Year	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	Total
TDR Generated in SQ.M	7397.5	18226.1	2314	0	13054	16670	53860.3	15900	27500	0	32500	59164	0	246585
TDR Consumed in SQ.M	2353	3780.5	2053.8	5373.8	1254	5769.5	12743	14158	17394	10433	29310	29445	11278	145245
Source – Amravati Municipal Corporation														

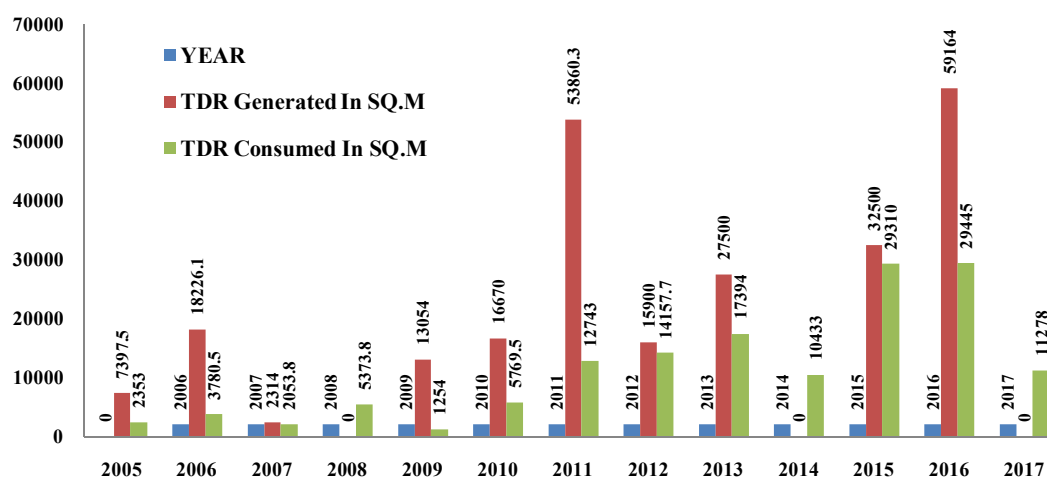


Fig.No. (9.1) TDR Generation &amp; Consumption

From Generation and consumption of TDR, it is observed that the rate of generation and consumption is increasing, Therefore it can be expected that more sites and area under Road can be available by this tool.

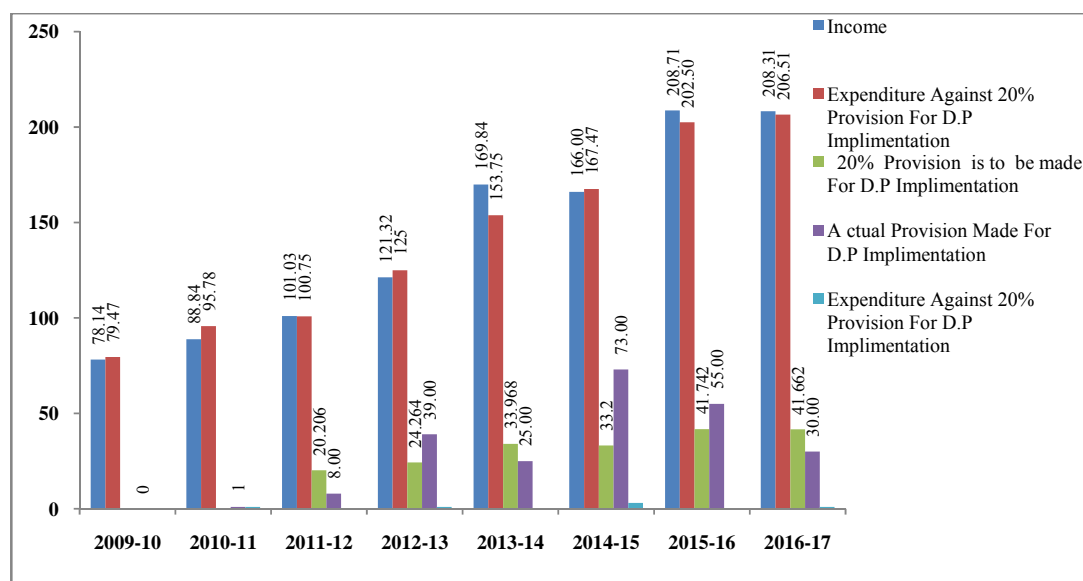
It is also observed that, total reserved sites having an area of 457.18 ha. Under the monetary compensation and by way of TDR, 47.659 ha. and 18.97ha. respectively is acquired. It means that 14.57 % of the total area of the reserved sites is acquired by above mentioned tools. It shows that reserving land in Development Plan to such extent was beyond the financial capacity of the Planning Authority.

As per Hon.Court and Government orders 31 reserved sites (fully) and 49 reserved sites (partly) are deleted due to the lapsing of reservations under section 127 of MRTP Act, 1966. Some land acquisition cases are going on and are at various stages. Out of which in some cases Planning Authority has deposited 2/3 amount with revenue department are retained as it is in this Draft Development Plan.

It shows that the rate of implementation of sanctioned Development Plan is only 14.57 %. It means that the rate of implementation of Development Plan is low.

As per the Government norms 20 % provision of the total budgetary amount is compulsory to provide for Implementation of Development Plan. However the last six years Income and Expenditure statement table no.9.2 shows that the provision against 20% of budgetary amount and expenditure is negligible.

<b>Table No.9.2–Revenue Income-Expenditure ( Rs. In Crore)</b>						
<b>Year</b>	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
<b>Income</b>	101.03	121.32	169.84	166.00	208.71	208.31
<b>Expenditure</b>	100.75	125	153.75	167.47	202.50	206.51
<b>20% Provision is to be made For D.P Implementation</b>	20.206	24.264	33.968	33.2	41.742	41.662
<b>Actual Provision Made For D.P Implementation</b>	8.00	39.00	25.00	73.00	55.00	30.00
<b>Expenditure Against 20% Provision For D.P Implementation</b>	0.39	1.02	0	3.1	0.00	0.91
Source – Amravati Municipal Corporation						



**Fig (9.2) Revenue Income & Expenditure**

## 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. As per the census-2011 total slum households are 46051 with population 2,105,74 souls. It constitutes 32.54 % of the total population i.e. near about 33% of the total population (6,47,057) and it 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 and Major District Road.
4. There is inadequate and un-coordinated traffic transportation network. The flyover on Panchawati square, Irwin square to Kuthes Hospital, Rajapeth Rly fly over and flyover on Narkhed Railway crossing are constructed Newly being constructed flyover is in between Chitra square to Nagpuri Gate and one underpass at Nawathe railway crossing.

In sanctioned Development Plan, 60 meters wide Akoli ring road is partly constructed. For the smooth traffic of city, the outer 60mt wide Akoli Ring road is to be completed as early as possible and there is necessity of connecting existing Ring road from SH No.14 to Badnera to avoid the congestion at Badnera.

Most of the Educational Institutes are situated along the road from Irwin square to Kathora Naka T-point. Therefore this road has traffic of students of various educational Institutions. Traffic of vehicles going towards various Taluka places via Walgaon & Kathora. There is also vehicle traffic of residents of this area.

Hence these roads have heavy traffic volume in peak hours. Therefore there is need to provide alternate road to divert the traffic of main road from Kathora road T- point to Panchvati square.

Road from Rajkamal square to Badnera has also heavy traffic due to market area, vehicle passes towards Badnera Railway station and buses pass towards Mumbai, Pune, Aurangabad, Akola and Yeotmal. There is also vehicle traffic of residents of this area. Hence there is need to provide alternate road to divert traffic from Rajkamal square to Badnera.

5. For the local transport 25 buses run by AMC on different 16 routes in the city. Therefore there is necessity of effective mass rapid transportation system to reduce the congestion of vehicles.

6. Provision of public parking is required at the places like nearby Irwin square, Rajkamal square, Jaistamb square, Chitra square, Itwara Road and on busy main market area.

7. As far as educational facilities are concerned, it seems that 90.24% major burden of primary education is taken over by private sector. However, as per the requirement of Planning Authority, some provisions are made in view of future population.

8. Health facilities made available by the Government are reasonable. Moreover, contribution of private sector in providing health facilities is also remarkable. Existing Government hospitals are four in numbers which meet the needs of city.

9. There are many commercial establishments on road sides. As well as Vegetable markets are also along the busy road sides. Therefore it needs to be relocated at proper places. There is no organized space for hawkers.

10. In all there are existing twenty gardens having an area 13.94 hectare.

11. There are twelve playgrounds having an area of 16.80 hectare.

12. For increasing population, existing facilities of cremation and burial ground is to be provided as per requirement of Planning Authority.

13. Due to Industrial activities, scrap market is increasing day by day.

14. It is necessary to make provisions for some water works and sewage treatment plant installations for future expansion.
15. Existing fire brigade stations are less in number, comparing the spread of the city and required to expand.
16. Implementation of Development Plan is low which invites re-thinking or paradigm shift in the process of preparation of Development Plan.
17. There are old and historical structures in the city and required to be preserved. Moreover, Amravati being a holy place because of Ambadevi Temple and Ekvira Devi Temple. There is fair in every year during Navaratri of Dasara, hence parking facility is provided in the nearby area.

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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, sustainable and growth driven development of Amravati City and make citizen oriented policies, so that Amravati city should emerge as an orderly developed city on the map of India. There may be many other sections of the society who may have concern with the Development Plan, one or other way. Keeping this in mind, a meeting was called with the Municipal Commissioner and all departmental heads. According to the discussion with the concerns, they submitted their requirements regarding public amenities as well as so many citizen of Amravati has given their suggestions /objections in writing. Considering the demand and needs, proper changes have been made while preparing this draft Development Plan.

#### 10.3 MAIN OBJECTIVES OF 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 make provisions in the DP to create more housing stock in the market and try to bring it within the reach of common man.



## 10.4 DEMOGRAPHIC PROJECTION

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

- a) Public Health Method
- b) Arithmetical Increase Mean Method.
- c) Geometrical Increase Method.
- d) Incremental Increase Method.
- e) Standard Value Method
- f) Graphical Method.

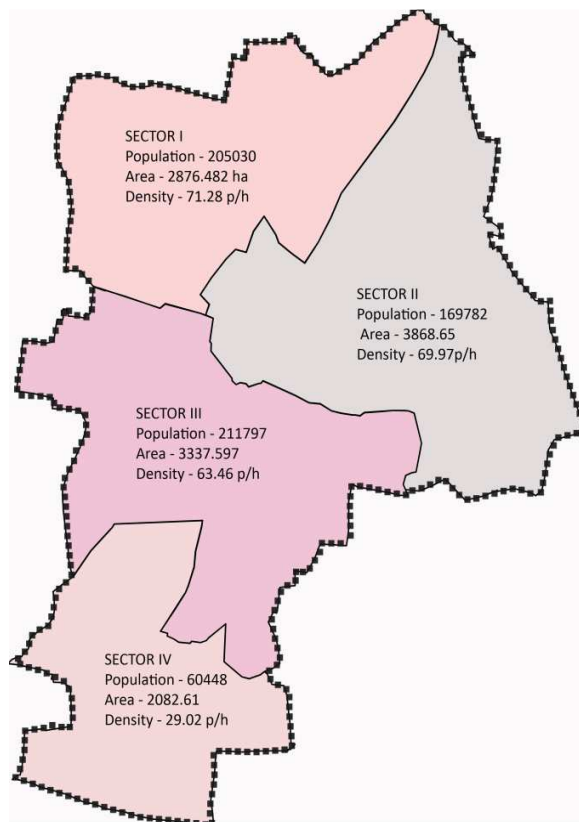
According to the census of 2011, the population of the city is 6,47,057. The Amravati Municipal Corporation has declared its intention in the year 2016. Considering the additional period of five years for preparation and to get sanction of this draft Development Plan, base year for this draft Development plan is fixed as 2021. The projected population for next ten year i.e. 2031 is calculated 10,00,000 souls for the provisions of amenities and for the zoning purpose projected population for the year 2041 is 12,00,000 souls.

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

<b>Year</b>	<b>Projected Population</b>
2031	10,00,000 (for social amenities)
2041	12,00,000 (for Zoning)

## 10.5 PLANNING SECTOR

For the purpose of ascertaining the adequacy of the amenities, the city is divided into four sectors considering the character of the city. Following **table10.1** and map shows the area covered in each sector.



Fig(10.1) - Sectors in Amravati Development Plan

Table 10.1 – Sector wise Villages & Area		
Sector	Villages Included	Area (Ha.)
I	Navsari, Shegaon, Rahatgaon (pt), Gambhirpur, Tarkheda (pt), Peth-Amravati (pt).	2876.482
II	Peth- Amravati (pt), Rajapeth (pt), Tarkheda (pt), Camp, Wadali, Mhasla, Rahatgaon (pt).	3868.65
III	PethAmravati (pt), Mahajanpur, Rajapeth (pt), Saturna, Nimbhora (pt), Akoli (pt), Wadad, Jevad, Benoda.	3337.597
IV	Badnera , Waruda, Akoli (pt), Nimbhora (pt).	2082.61
Total Area		12165.34

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

**Table No.10.2 - Projected Population for Year 2031 & 2041**

Sector	Population as per Census 2011	2031	2041
I	205030	3,17,000	3,80,000
II	169782	2,62,000	3,15,000
III	211797	3,27,000	3,93,000
IV	60448	94,000	1,12,000
<b>Total</b>	<b>647057</b>	<b>10,00,000</b>	<b>12,00,000</b>

## 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, play grounds, stadia, zoological gardens, green belts, nature reserves, sanctuaries and dairies;
- (d) Transports and communications, such as roads, high-ways, parkways, 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 paragraphs.

## **10.7 FLOOR SPACE INDEX**

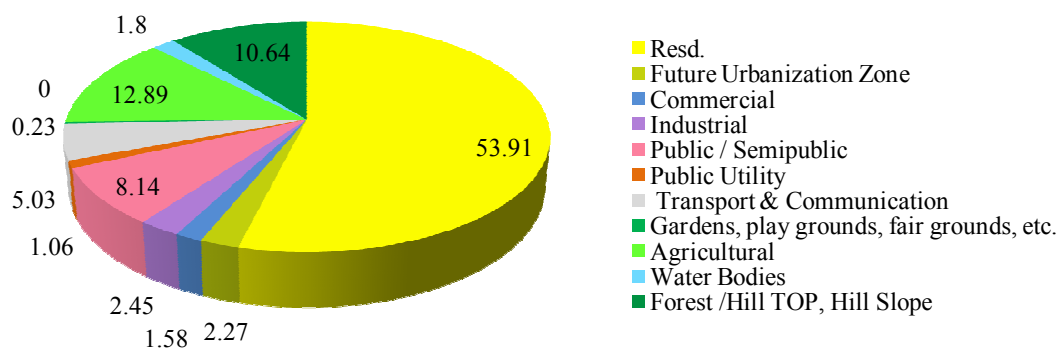
Government in Urban Development Department vide its notification no. TPS-1812/CR-112/12/DCR-D Class/UD-13, dated 20September 2016, has sanctioned 'D'-Class Municipal Corporation Standardized Development Control And Promotion Regulation shall be applicable to Amravati Municipal Corporation and as amended from time to time.

Permissible FSI :- Permissible basic FSI, additional FSI on payment of premium, permissible TDR loading on a plot shall be as per sanctioned Development Control And Promotion Regulation for ‘D’ class Municipal Corporation in Maharashtra.

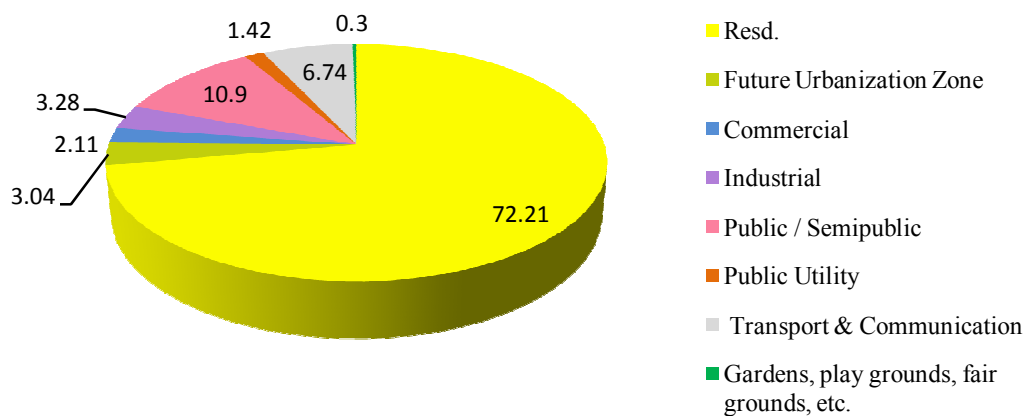
## 10.8 PROPOSED LAND – USE ZONING

The proposed land use classification for the entire city area is given in table below :-

Table No.10.3 -Proposed Land Use Analysis				
Sr. No.	Land Use	Area in Hectares	% of total Developable Area	% to the Total Area
1	Residential	6558.92	72.21	53.91
2	Future Urbanizable zone	276.56	3.04	2.27
3	Commercial	192.10	2.11	1.58
4	Industrial	298.22	3.28	2.45
5	Public and Semi-Public	989.90	10.90	8.14
6	Public Utility	128.88	1.42	1.06
7	Transportation	611.17	6.73	5.02
8	Garden, Play Ground and Recreation	27.53	0.30	0.23
9	<b>Total Developable Area</b>		<b>100</b>	74.67
10	Agricultural	1568.19	..	12.89
11	Water Bodies	219.33	...	1.80
12	Vacant Land	0.00	...	...
13	Forest	1294.52	...	10.64
14	Total Un-developed Area		....	...
	<b>Total Area</b>	<b>12165.34</b>		<b>100</b>



**Fig.No.(10.2) Pie Chart – Proposed Land Use % To Total Area (City Level)**



**Fig.No.(10.3) Pie Chart – Proposed Land Use % To Total Developable Area (City Level)**

#### 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 2041. 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.

The residential zone is proposed so as to accommodate projected population at the end of plan period i.e. for the year 2021-2041. Projected population for the year 2041 is 12,00,000 souls for zoning purpose . Following table 10.4 shows that Residential area as per sanctioned DP including the area of modification under section 37 and area lapsed under sec. 127&49 of MRTP Act comes to 5910.579ha. As per 2011 census number of households is 136796 and population is 647057. Hence population per household comes to 4.73 souls. Therefore 200 persons per hectare density has been proposed for this draft Development Plan.

Column no 8 of **table no 10.4** shows that there is more deficiency in Sector no-II as compare to Sector No I and III. The reason behind this is that ample land in sector no-II is occupied by Dr. Panjabrao Deshmukh Krishi Vidhyapith, Tapowan, Sant Gadge Baba Amravati University, Central Jail, SRPF Campus, Wadali Talao and Forest land. Considering the development trend of city and to accommodate the forecasted population 307.89ha land is proposed in sector no.I and IV to overcome the deficiency.

Column no 8 of table no 10.4 shows that there is deficiency of 166.34ha in sector no-III also therefore to overcome this deficiency 85.75ha residential area is proposed in this sector and remaining residential area (80.59ha) is proposed in sector no IV because Naya Amravati railway station is established at Akoli on Narkhed Railway line and it attract new development in this area.

<b>Table no.10.4 – Proposed Residential &amp; Urbanizable Zone Area</b>									
Projected Population for Year 2031 & 2041			Sector wise area in Ha	Residential area as per sanctioned DP including 37,127&49	Proposed residential area considering 200 souls per hector	Residential Area Shortage (-), Excess (+)	Proposed residential area	Urbanizable area (with 10% -12% amenity)	Total Proposed Resd. Area
Sector	2031	2041					Considering 200 souls /ha.		
1	2	3	4	5	7	8 (7-5)	9	10	11(9+10)
I	3,17,000	3,80,000	2876.482	1881.599	1900	-18.40	93.40	60.39	153.79
II	2,62,000	3,15,000	3868.65	1128.59	1575	-446.41	307.89	42.79	350.68
III	3,27,000	3,93,000	3337.597	1798.66	1965	-166.34	85.75	13.55	99.30
IV	94,000	1,12,000	2082.61	1101.73	560	+541.73	160.99	65.77	226.76
Total	10,00,000	12,00,000	12165.34	5910.579	6000		648.03	182.5	830.53

In earlier sanctioned Development Plan existing Residential Zone was 5393.06 ha. In the mean time additional area of 517.52ha is modified under section 37&50 and area of some reserved sites lapsed under section 127&49 which merged into adjoining residential zone. In such way total area under Residential in earlier sanctioned Development Plan is 5910.579ha. In this Draft Development plan, considering development trend and availability of land, 648.03ha land have been proposed for residential zone, which works out to a total of 6558.61ha. While proposing for residential zone following aspects are also taken into consideration.

- Trend of development
- Contiguity with existing or proposed development
- Vicinity to major road links
- Major existing or proposed work centres
- Physiography of the area

The land proposed in the residential zone constitutes, 53.91 % of the total land.

#### 10.8.2 Future Urbanizable Zone

Considering 200 souls per hector 6558.61ha land is proposed in residential Zone as elaborated in 10.7.1 However the area which is adjacent to proposed residential zone but will be under pressure of development is shown in future urbanizable zone. The area provided under this zone is more than actual requirement of projected population. So this additional area will attract premium and amenity space.

Development under urbanizable zone is a residential zone wherein development is allowed, subject to fulfilment of certain requirements. In this zone, all uses permissible in residential zone shall be allowed.

This future urbanizable zone is a residential zone; however, development permission is subject to provision of onsite and offsite infrastructure at the cost of owner himself. The detail provision in this regards is given in the para of 10.9 Development Control. This zone is proposed in village Navsari, Rahatgaon, Akoli & Badnera covering an area of 830.53 Hectares, which constitute 2.27 % of the total area. The density of population zone works out to be 178 persons per Hectares.

The proposed residential zone and future urbanizable zone, and projected population on the basis of existing population in each sector is given in column no 10 of table 10.4

### **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 centre, vegetable markets, etc., are shown in commercial zone. No more commercial zone is proposed in the draft 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 192.10 Hectares, which constitutes 1.58 % of the total area.

### **10.8.4 Industrial Zone**

In the earlier sanctioned Development Plan, 520 Hectares of land was shown in industrial zone which includes Jewad, Nimbhora, Saturna villages.

The Additional Amravati Industrial Area is located on the Mumbai-Calcutta national highway no.6 (New NH 53) at a distance of 17 kms. from Amravati city at Nadgaonpeth having area 2809.78 hectre. Therefore no more lands have been zoned for industrial purpose in corporation limit.

In earlier sanctioned Development Plan, some survey numbers of Rahatgaon village zoned as Small scale industry (stone quarries). However stone quarries are in closed condition and surrounding area is developed as residential area. Some owners of the closed stone crusher requested in writing to change their land use from industrial zone to residential zone. Industries which are running since from last 5 to 6 decade are now closed and some of those are still in running condition. Therefore closed industries and their surrounding area is being developed for residential purpose. Therefore in future these industries would be closed. Considering this situation, existing industrial zone is proposed for residential use (non conformity zone i.e. I to R).

In Saturna few industries are in running condition and some owners closed their industries and use their land as Mangal karyalaya and show rooms etc. Therefore those survey nos., which are not predominantly being used for real use of Industrial purpose, are proposed as Non Conformity zone. In earlier sanctioned Development plan, some survey no of village Vadad and of village Badnera are reserved for extension to existing MIDC area. However yet they have not acquired for the said purpose. Even M.I.D.C has not submitted their requirement to continue the same. In aforesaid land with consent of M.I.D.C. some landlords developed their landas hotels, petrol pumps etc. Therefore considering the development trend, above concerned land of Nimbhora and Badnera is proposed for residential use (non conformity zone i.e. I to R).

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

#### **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. are shown in public semi-public zone. The total area under public semi-public zone is 989.90 ha, which is 8.14 % 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. In proposed land use, **1568.19** ha. of land is covered under agricultural zone which constitute 12.89 % of the total area of the Corporation limit. Uses permissible under this zone have been elaborately mentioned in land use classification of Development Control and Promotion Regulations.

#### **10.8.7 Flood Line**

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 Amba Nalha.

#### **10.8.8 Water Bodies**

In Amravati city, there are two talao i.e. Wadali Talao and Chhatri Talao. In earlier days, these Talao's were used as source of water for drinking purposes. Now these two Talao's are used as picnic spots. The nallah starts from both the talao's, which are flowing through the city and meets to the Pedhi River. These are shown as water bodies in this Draft Development Plan. The area covered under water bodies is 219.33 Hectares, which constitute 1.80 % of the total area.

#### **10.8.9 Forest Land**

In the earlier sanctioned Development Plan, 1294.52 Hectares of land was shown in Forest land which includes Wadali and Jewad villages. It constitutes 10.64% of the total area.

#### **10.8.10 Transportation network**

A comprehensive transportation network is proposed in this draft Development Plan. There are National Highway, State Highways and Major District Roads which are passing through the city.

**A) National Highways:**

The National Highway No.53 (old no.6) which runs from Dhule to Kolkata.

**B) State Highways :**

1. Amravati-Achalpur (MSH-14)
2. Amravati (Pathanchowk)-Bhatkuli-Daryapur (SH-280)
3. Amravati (old Biyanichowk) - Kurha(SH-280)
4. Badnera (mini Bypass)-Anjangaon Bari (SH-296)
5. Amravati (railway station chowk) - Chandur railway (SH-297)
6. Amravati (Panchawati-Kathora-Shegaon)-Paratwada (SH- 299),
7. Amravati-Badnera (mini bypass) (SH-299),
8. Amravati-Badnera (SH- 304),
9. Amravati (Pathanchowk)-Sukli (SH-309).

**C) Major District Roads :**

1. Amravati (Kathora Naka)-Chandurbazaar (MDR-27),
2. Amravati (Dastur Nagar chowk)-Bhankheda (MDR-33),
3. NH-6 to Borgaon-Dharmale (MDR- 71),
4. Badnera (mini bypass)- Bhankheda (MDR-73).
5. Roads within city are classified as MDR-86. They are as below:-
  - a) Railway station to Irvin,
  - b) Railway Maldhakka to jaistambh,
  - c) Rajkamal to Railway Bridge,
  - d) Jaistambh to Wallcut Ginning Road,
  - e) MalviyaChowk to Chitrachowk (MDR-86)

In addition to above classified roads 12m to 18 m wide road network is proposed. Following **table no 10.5** shows the proposed road length in kilometers of each type of roads.

Table No. 10.5 - Proposed DP Road Length							
Zone	Road Width ►	12m	15m	18m	24m	30m	Total Length in Km. (Area Ha.)
Residential	Length (km)	20.775	47.040	82.711	19.679	3.270	173.475 (318.37 ha)
Agriculture		..	1.640	31.333	24.208	7.236	64.417 (138.67 ha.)
	<b>Total</b>	<b>20.775</b>	<b>48.68</b>	<b>114.044</b>	<b>43.887</b>	<b>10.51</b>	<b>237.892</b>

In the developed area some length of Development Plan roads are shown as dotted on the draft 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.

## 10.9 DEVELOPMENT CONTROL

(A) Government in Urban Development Department vides its notification no. TPS-1812/CR-112/12/DCR-D Class/UD-13, dated 20September 2016, has sanctioned ‘D’- Class Municipal Corporation Standardised Development Control And Promotion Regulation shall be applicable to Amravati Municipal Corporation and as amended from time to time.

**(B)In addition to the above Standardised Development Control and Promotion Regulation following rules shall be applicable for future urbanizable zone.**

- i) At the time of Development permission to the land under urbanizable zone shall be granted after payment of premium to planning authority, at the rate of 5% of land value as per Annual Statement of Rates for agriculture land.
- ii) The owner / developer shall be required to provide amenity space as per **table no. 10.6** other than 10% open space without any cost and encumbrances.

<b>Table No .10.6 – Amenity Space</b>		
<b>Sr. No.</b>	<b>Land under Proposal</b>	<b>Amenity space area to be Proposed against area under proposal</b>
1	0 to 1.0 hectare	12%
2	Above 1.0 hectare	10%

- iii) The terms and condition under which the land has been modified u/s 37 of M.R&T.P Act, 1966 before publication of this plan u/s 26, shall be applicable to the land which falls in urbanizable zone .
- iv) For extending offsite infrastructure like road, water supply, sewage line, electricity, to the land, the expenses shall be borne by the owner /developer or shall be deposited with the Municipal Corporation as per the expenses communicated by it. The owner/developer shall have liberty to construct such infrastructure at his own, as per the drawing, design and specification approved by the Municipal Commissioner.
- v) If the land is located on Development Plan Road of width more than 18 m. then construction of road of width upto 18 m. to his land, shall be the liability of the owner, else 12m. wide road with asphaltting, shall be necessary.

## **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 oppose 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 norms recommended for making provisions of these amenities are adapted while preparing this draft Development Plan. It is as per following **table no.10.7.**

<b>Table No- 10.7 Adopted City Level Planning Norms</b>			
<b>Sr. No.</b>	<b>City Level amenities</b>	<b>Area</b>	<b>Minimum units Required</b>
1	Sewage Treatment Plant	As per requirement of AMC	--
2	Water Works	As per requirement of AMC	--
3	Municipal Solid Waste Facility	As per requirement of AMC	--
4	City level main Fire Station /Fire station	As per requirement of AMC	--
5	Park (Town level)	Each site 3.00 hectare.	1 site for 0.50 lakh population
6	Play Ground / Stadium / Sports Complex	Each site 3.00 hectare.	1 site for 1.0 lakh population
7	Exhibition Ground	As per requirement of AMC	--
8	Auditorium/Town Hall/Cultural center	1.00 hectare.	1 site for 5 lakh population
9	District Hospital (500 Beds as per NBC)	Area @120 sq.m. / bed 6.0 hectare.	1 for city
10	Municipal Market	0.20 hectare.	2 nos in each sector.
11	Parking	As per requirement.	--
12	Cremation Ground/ Burial Ground	As per requirement.	--
13	Slaughter House	As per requirement	--
14	Truck Terminus	As per requirement	--
15	MSEDCL	As per requirement of MSEDCL	--
16	Bus Terminus – MSRTC & AMC	As per requirement of MSRTC & AMC	--

#### 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 owners / developers have 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 1979 planning norms as per following **table no- 10.8**.

<b>Table No.10.8- Planning Norms 1979</b>		
<b>Sr.No.</b>	<b>Public Purpose</b>	<b>Requirement</b>
1	Education	
	A) Primary school	Primary school going population 13.67% 8.0 sq.mt/student (including of playground) One site of 0.40 H. preferably for 500 students 9.74 % burden to be shared by AMC.
	B) High school	Secondary school going population 3.72% 11.0sq.mt/student (inclusive of playground) One site of 0.8 H. preferably for 750 students 2.6% burden to be shared by AMC.
2	Medical Amenity	1 site of 0.25 H. for 10000 population 100% burden is shared by Govt. & Pvt. Hospitals.
3	Vegetable market	Each site preferably of 0.20 hectare / 25,000 populations or as per requirement.

### 10.10.3 Sites in earlier Sanctioned Development Plan

There are in all 551 sites of 674.24ha [For AMC-454 sites (area 457.18ha) and for other authority-97 sites (217.06ha)] reserved in the earlier sanctioned Development Plan. Out of which 44 sites have been developed/acquired partly or fully and as per Hon. Court and Government orders 31 reserved sites (fully) and 49 reserved sites (partly) are deleted due to the lapsing of reservations under section 127 of MRTP Act, 1966. Some land acquisition cases are going on and are at various stages. Out of which in some cases Planning Authority has deposited 2/3 amount with Revenue Dept. are retained/renamed as it is in this Draft Development Plan. Some sites are fully/partly encroached. Excluding these sites, some cases where acquisition is going on, these sites retained/ renamed. Some sites are reserved for “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 **Annexure - B**.

### 10.10.4 Proposed reservations for city level amenities

**Annexure - C** gives the details about every site reserved in this Draft Development Plan. The Table also gives the details about the S. No / C.T.S 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 draft Development Plan.

Each of the sites so reserved has been distinctly shown on the proposed land use plan with red verge, indicating the purpose of amenity and its corresponding number.

**Annexure - D** gives the requirement of site for various amenities for population of 10,00,000 for the year 2031, existing amenities and proposed amenities in this draft Development Plan. **Annexure –E to H** gives the details of sector wise amenities provided.

1) **Sewage Treatment Plant**– 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, and are listed in **Annexure - C**.

2) **Water works**– One site for water pump is reserved as per the demand and in consultation with the head of the concerned department of the Corporation and it is listed in **Annexure - C**.

3) **Municipal Solid Waste Facility** – There is an existing “Compost Depot” in village Peth-Amravati. In earlier sanctioned Development Plan site no 305 at Badnera is retained as it is, since 40% land under this site is received under TDR and considering the wind direction, site no 88 at Nawasri is shifted at Waruda. These reservations are listed in **Annexure - C**.

4) **Fire stations** – The existing main fire station is at Walcut Compound and other one Fire Station is in existence at Tarkheda. Fire brigade 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 **Annexure - C**.

5) **Exhibition Ground** – There is no specific place for Exhibition / Fair Ground .At present ZP Science Score School Ground, Nehru Maidan of ZP, Govt. Academic High school Ground and Sawata Maidan of AMC are used for Exhibition / Fair Ground. As per requirement of AMC one site is reserved as Exhibition Ground. These reservation are listed in **Annexure - C**.

6) **Auditorium** – There is one Sant Dnyeswar cultural centre and one Town Hall, at centrally developed area. Two more sites are proposed and are listed in **Annexure - C**.

7)**District Hospital** – There are 4 Government hospitals i.e. District General Hospital, District Women’s Hospital, Super speciality Hospital &T.B. Hospital and 3 hospitals of the corporation ieModi Hospital at Badnera ,Isolation Hospital near Dasera Maidan and newly created hospital at Tarkheda and one private Dayasagar Hospital for the general public is in existence. There are three private medical colleges i.e. Dr. Panjabrao Deshmukh Medical College, Ayurvedic Medical College and Homeopathy medical college which provide medical facilities to general people. These facilities are in the developed area. However as per requirement of AMC three sites are retained as it is with nomenclature similar to original as Medical Amenity and are listed in **Annexure - C**. More sites, if required, may be made available through amenity spaces.

8) **Parking** - 13 (4.80) reservations are proposed as per requirement and are listed in **Annexure - C**. Moreover, the land which would be handed over to the Corporation through the regulation of Amenity Space can be made available for this purpose.

9) **Slaughter House** – There is 1 slaughter house in existence. Considering the requirement 2 (2.34) 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 **Annexure - C**.

10) **Truck Terminus** – two (19.93) reservations are proposed as per requirement and are listed in **Annexure - C**.

11) **MSEDCL** –As per requirement received from MSDCL two site are proposed. Moreover, the land which would be handed over to the Corporation through the regulation of Amenity Space can be made available for the MSEDCL, if required. These reservations are listed in **Annexure –C**.

12) **Bus Stand** – There are three existing bus stand. Main bus stand is situated in camp area, second at Rajapeth and third at Badnera. Area under the main bus stand is not sufficient and that place is so crowded. It always creates traffic congestion. Hence MSRTC want to shift their main bus stand near their existing workshop site at camp area. They have submitted their requirement with commitment of acquisition in nazul sheet no.6, 3pl no. 1/1. There is one definite requirement with commitment of

acquisition is received from MSRTC. As per their requirement one site is reserved in camp area as extension to MSRTC. These reservations are listed in **Annexure –C**.

In sanctioned DP there is one reservation of S T stand and Depot (site No.112), due to court matter this site is retained as it is. Keeping in view the requirement and sites reserved in earlier sanctioned Development Plan 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) City Bus Terminus / City Bus Stand** – There is no specific existing space for city bus terminus / city bus stand. The Planning Authority has given their requirement for city bus terminus / city bus stand. Therefore while preparing this plan four sites having area 12.59 ha. are proposed. These reservations are listed in **Annexure –C**.

**14) AMC Administrative Building** – Main administrative building of AMC is situated at Rajkamal Square which is inadequate. Therefore as per the requirement of AMC, two sites having area 7.48 ha. is proposed in sector - II & sector - IV . These reservations are listed in **Annexure –C**.

**15) 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 33 (33.50 area) such sites in the Development Plan. These sites can be developed for any public purpose as may be decided by the Municipal Commissioner. These reservations are listed in **Annexure –C**.

**16) Hawkers Zone** -No 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.

The bar chart of City Level Amenities is shown in **fig.no. 10.4**

#### **10.10.5 Neighborhood 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 utilize the amenity spaces to be handed over to Municipal Corporation for development of specific amenities.

1) **Park (Town Level)** – For the population of 2031 total 21(63.0) sites for park are necessary. Considering the existing sites about 16(10.04) and new 31 (87.64) sites are proposed in this draft Development Plan. Some open spaces are developed as a Garden in the sanctioned layouts. Some of the sites from the earlier sanctioned Development Plan are of smaller size, therefore the number is higher. In this draft Development Plan, the Garden site is proposed for minimum area of 3.0 ha. are listed in **Annexure - C**.

2) **Play Ground / Stadium / Sports complex** - For the population of 2031, total 12 (36.0) sites for playground are necessary. Considering the existing sites about 3(8.35), new 23 (50.87) sites are proposed in this draft Development Plan and are listed in **Annexure - C**.

**3.a) Primary Schools** – There is one site reserved for Primary School in this Development Plan and are listed in **Annexure - C**.

The study of existing primary educational amenities shows that about 90.26% burden of this facility is taken over by private sector whereas about 9.74 % burden is shouldered by Municipal Corporation. The contribution of private sector will increase day by day. Keeping this aspect in mind, provision for 13.67 % 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 13.67% of the population is primary school going. 13.67% of the projected population i.e. 10,00,000 for year 2031 will be 1,36,500 students. Out of this, 9.74 % requirement i.e 13295

students, is supposed to be fulfilled by the Corporation. There are 64 Corporation schools having 8613 admitted students. In this Development Plan 33 sites (33.50 Ha) for Public Amenity are reserved which can full fill the requirement. If more sites are required in newly opened-up area for development, requirement can be met through the regulation of amenity spaces. As per above information there is no requirement to propose site for primary school but as per requirement of AMC one site is proposed for Primary School.

**3.b) High Schools** - There is no site reserved for High School in this Development Plan and are listed in **Annexure - C**.

The study of existing secondary educational amenities shows that about 97.40% burden of this facility is taken over by private sector whereas about 2.60% burden is shouldered by Municipal Corporation. The contribution of private sector will increase day by day. Keeping this aspect in mind, provision for 2.60% High school going population need to be met by the Corporation. There are 6 Corporation high schools having 627 admitted students. In this Development Plan 33 sites (33.50 Ha) for Public 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. As per above information there is no requirement to propose site for High school hence no site is proposed.

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

**4) Medical Amenity** – There are four hospitals which are run by the Government. They are District General Hospital, District Women's Hospital, Super speciality Hospital & T.B. Hospital having total capacity of 729 beds. Besides the Government 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. As per the requirement of Planning Authority, one site having area 0.56 ha. is proposed in sector - I & one site having area 0.2 ha. is proposed in sector - II. These reservations are listed in **Annexure - C**.



**5) Vegetable Market** - At present a daily big vegetables market is in Itwari Bazar and a daily 'Bhaji Bazar' is held in the town inside the fort wall. In Chaprashipura, a weekly market is held on Friday Known as Shukarwari-Bazar, it is famous for different varieties of fish and in Badnera new Basti weekly market is held on Monday and Friday. These reservations are listed in **Annexure - C**.

In addition to this as per the requirement of Planning Authority, two sites having area 1.0 ha. are proposed in sector – I, three sites having area 2.44 ha. are proposed in sector – II, three sites having area 3.92 ha. are proposed in sector – III and three sites having area 3.05 ha. are proposed in sector – IV, having total area in all sectors is 10.41 ha.

**6) Municipal Market** –To create commercial activity like Petty shop, vegetable market, shopping centre, hawkers place, AMC offices, etc., organized commercial place is necessary. Therefore, 5(2.845) reservations of Commercial Complex/ Shopping Center and 11 (10.41) of vegetable market are proposed including those retained from sanctioned plan and are listed in **Annexure - C**.

**7) Cremation Ground / Burial Ground** – At present there are 31 (47.83) number of sites existing for cremation/ burial ground. Considering the requirement for proposed population, in all 11 (13.04) sites are proposed in the Development Plan. These reservations are listed in **Annexure - C**.

**8) Mutton Market** – There are four existing sites having area 0.93 ha. out of which two sites are very small in area. As per the requirement of Planning Authority, one site is proposed in sector-IV having area 0.37 ha.

**9) Public Housing** – The purpose of this reservation is to accommodate the housing facilities for houseless households /dishoused persons and for various housing schemes of Government. In this Draft Development Plan total nine sites having area 16.25 ha. are

proposed in sector I,II,III & IV of area 4.78 ha.,2.59 ha., 8.06 ha., 0.82 ha. respectively. These reservations are listed in **Annexure - C**.

**10) Library** – In sanctioned DP 43 sites are reserved for this purpose ,in cases acquisition is going on purpose of site is retained as it is or similar to original 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. These reservations are listed in **Annexure - C**.

**11) Beautification of Tank** – As there is deep pond created due to quarry activity on Government land, beautification of tank having area 9.97 ha. is proposed .These reservations are listed in **Annexure - C**.

**12) 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.

**13) Utilization of land obtained through regulation of amenity space** - The land obtained through the regulation of amenity space, shall be utilized 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 unutilized, shall be utilized 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 ENVIRONMENTAL CONSERVATION, PROTECTION OF ANCIENT MONUMENTS & HERITAGE STRUCTURES**

The development on hilly areas and hill slopes is prohibited as per DCPR. Proper green belt are maintained as earlier D.P. The natural lakes and water streams are proposed to be retained as it is. The ancient monuments are to be protected as per the Ancient Monuments and Archaeological Sites and Remains (Amendment and Validation) Act, 2010.

The procedure of incorporating heritage regulations in the DCPR as mentioned in rule no. "30.0 - Conservation of heritage Building / Precincts / Natural Features." Shall be applicable to this Development Plan.

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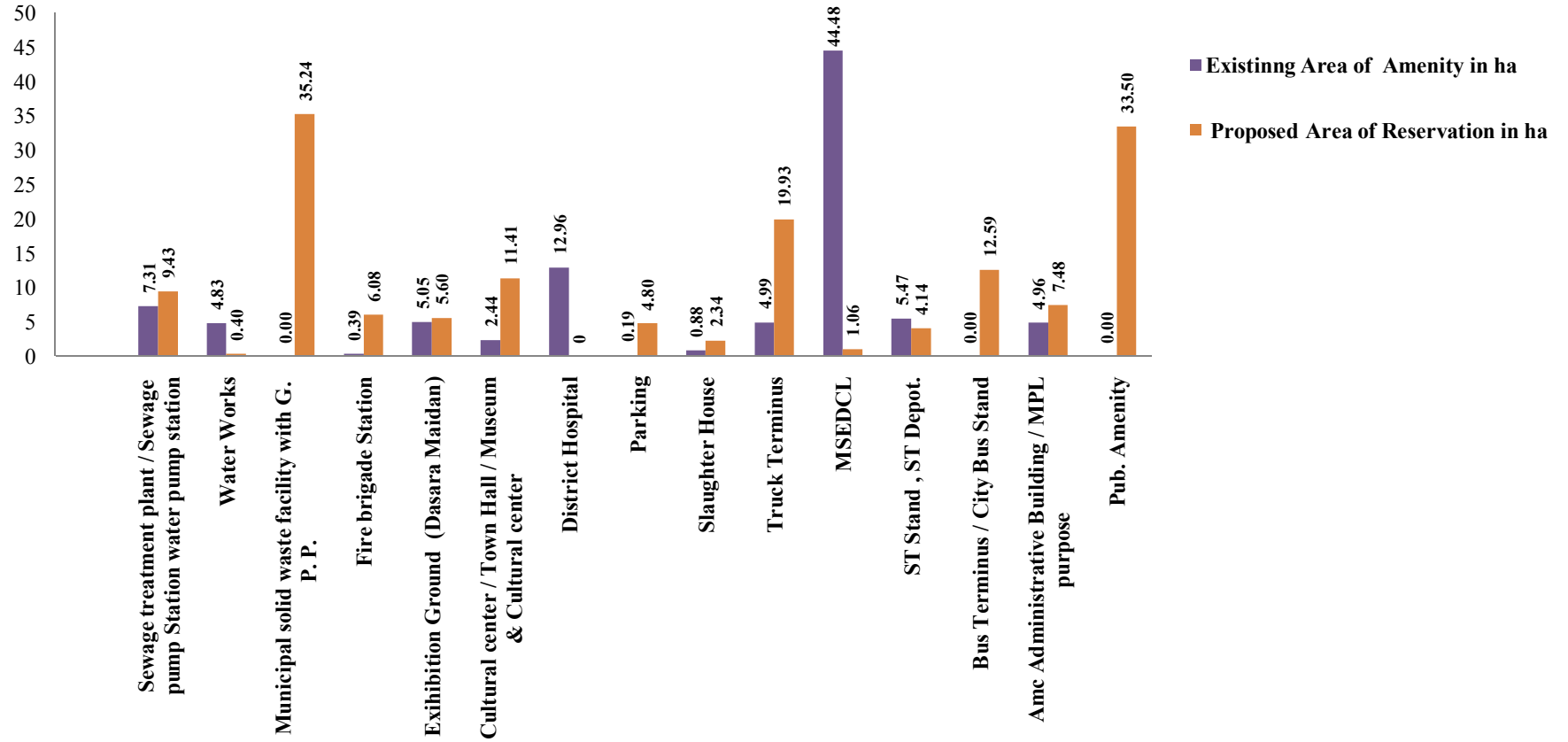


Fig.No.10.4. Proposed City Level Amenities

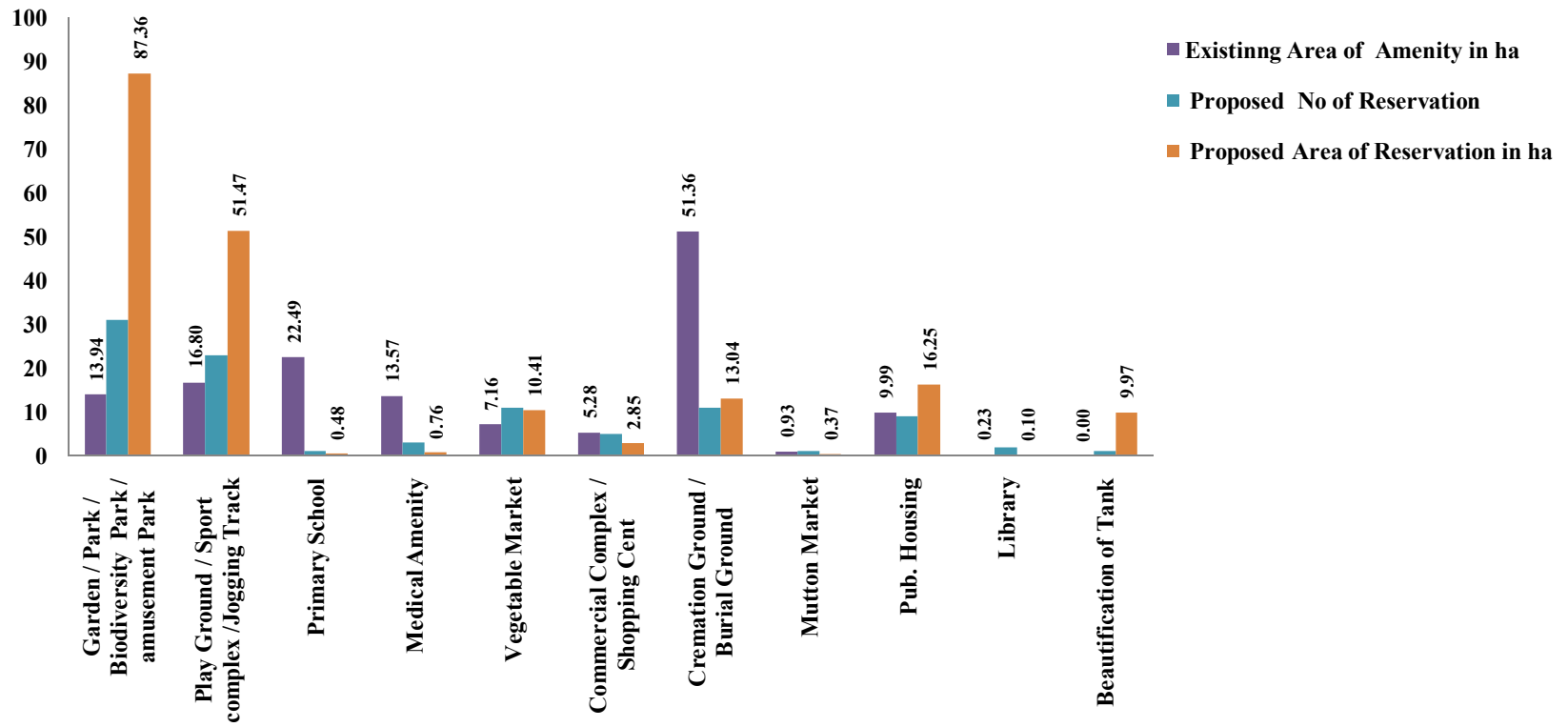


Fig. No. 10.5 Proposed Sector Level Amenities

## **CHAPTER - XI**

### **IMPLEMENTATION OF DEVELOPMENT PLAN**

#### **11.1 GENERAL**

This draft Development Plan is prepared for the horizon year of 2041 and contains land use zoning proposals for projected population of 12 lacks for the said year. It also contains amenity sites for the projected population of 10 lacks for the year 2031. The plan period is 2021 – 2041.

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 Amravati Municipal Corporation. This aspect is well taken care of in this draft 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 Road Network
- 2 Sites for social amenities and public utilities
- 3 Zoning

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 1.08 % of the total road area and same percentage can be considered for construction of roads.

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 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 (TDR),
- 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 worked 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. 187.84 crores. Another Rs.373.02 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. 560.86 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.

Approximately, 1.08% of the road land (64.42 km. of various width) will have to be acquired (Roads in green zone) and developed by the Municipal Corporation. As per the rate supplied by Public Works Dept. vide their letter no. 7958 dt.11/12/2017, the rate of construction of 3m wide WBM road is Rs.0.31 crore /km. The approximate cost of construction of roads (considering 3.0m.width& total length 462.20 Km.) and other related works will be around Rs.143crores.

The total cost of the plan, will be about Rs. 560.85 cores 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 25% burden of acquisition of reservations.

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

Table No. 11.1- COST WAIVED BY T.P. SCHEME		
<b>Reservation</b>		
Cost of acquisition to be waived	25% of Rs. 187.83crores	= Rs. 46.95crores
Cost of development / construction to be waived	-	= -
<b>Roads</b>		
Cost of acquisition and development to be waived	25% of Rs.328.58crores **	= Rs.82.14crore
Total cost to be waived by this tool		= Rs.129.09crore

** Area of D.P. Rd in red. Zone	= 318.37 Ha
Rate for 3m wide WBM Rd	= 0.31crore/km
Therefore area of 3m wide and 1Km in length (3m x1000m =3000sqm) = 0.3 ha	
Hence total length of 3m wide rd= 318.37/0.3	=1061.23 km
Cost of rd const= 1059.96 x 0.31	=328.98crore
Source :- PWD vide their letter no. 7958 dt.11/12/2017	

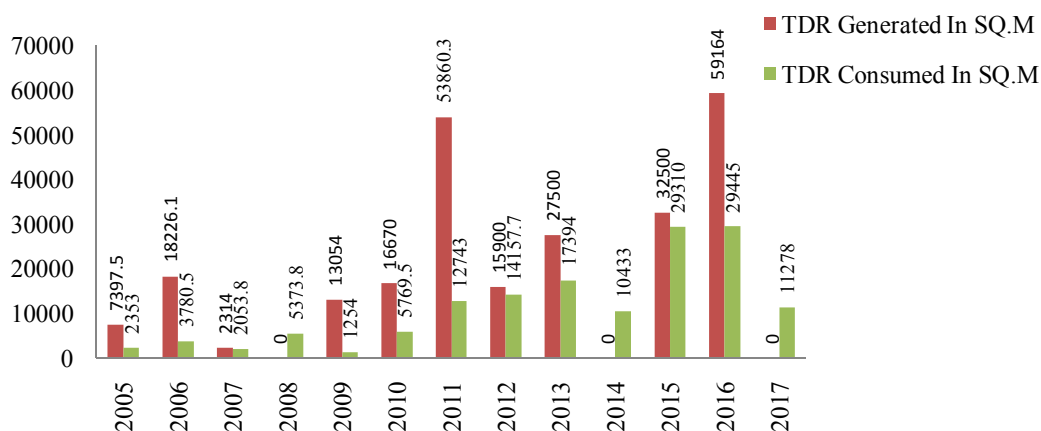


## 11.4 IMPLEMENTATION THROUGH TRANSFERABLE DEVELOPMENT RIGHTS

Transferable Development Rights is a tool for acquisition and development of the reserved sites and roads. Past experience shows that 6 % (26.61Ha against 458.93 Ha.) of the area of reserved sites is acquired through this tool. After analyzing the TDR data collected from Planning Authority, it is observed that rate of receiving lands under TDR is increasing. So it is expected that Land under TDR will be 25% of reserve land (i.e. 25% of 341.85ha=85.46ha). Presently, the TDR awarded varies according to the potential of the zone from where it is generated.

**Table No. 11.2- TDR GENERATED AND CONSUMED SINCE 2005**

YEAR	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	TOTAL
<b>TDR Generated In SQ.M</b>	7397.5	18226.1	2314	0	13054	16670	53860.3	15900	27500	0	32500	59164	0	246585
<b>TDR Consumed In SQ.M</b>	2353	3780.5	2053.8	5373.8	1254	5769.5	12743	14158	17394	10433	29310	29445	11278	145245
Source :- Amravati Municipal Corporation														



**Fig (11.1) Bar chart of TDR Generated And Consumed Since 2005**

In this Draft Development Plan, award of TDR is to be granted as per the provisions of DCPR. The utilization of TDR is according to a formula which will encourage the utilization of TDR evenly across the city.

These revolutionary provisions will lead to drastic enhancement of level of implementation which is expected to reach 30 % of the total cost of acquisition and 25% of cost of development / construction of amenity. The cost of plan to be met by this tool will be as below.

<b>Table No.11.3-COST WAIVED BY TDR</b>		
Cost of acquisition	30% of Rs. 187.83crores	= Rs. 56.349crores
Cost of development / construction	25% of Rs. 373.02crores	= Rs. 93.25crores.
Total cost to be shared by this tool		= Rs. 149.60crores

### **11.5 IMPLEMENTATION THROUGH ACCOMODATION RESERVATION CONCEPT**

Accommodation reservation concept envisages development of the reservation and hand it over to the planning authority in lieu of FSI and allows permissible development with permissible TDR on remaining land under reservation by the owner for the use permissible in adjoining zone. Past experience shows that about 1- 2% of the reservations are developed under this concept.

Now as per the DCPR which are now made applicable to this Development Plan, the regulation in this regards' are made more effective 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 70% reserved land to planning authority and development on remaining 30% land by the owner with full permissible FSI and permissible TDR potential of the entire plot. 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 :-

<b>Table No.11.4-COST WAIVED BY ACCOMODATION RESERVATION</b>		
Cost of acquisition to be waived	15% of Rs.187.83crores	= Rs. 28.17crores
Cost of development / construction to be waived	15% of Rs. 560.85crores	= Rs.84.13crores
Total cost to be waived by this tool		= Rs.112.30crores

## 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 60% of the development / construction cost of amenity is to be borne by the planning authority as only 40% of development / construction cost of the amenity is considered to be covered under TDR and accommodation reservation regulations.

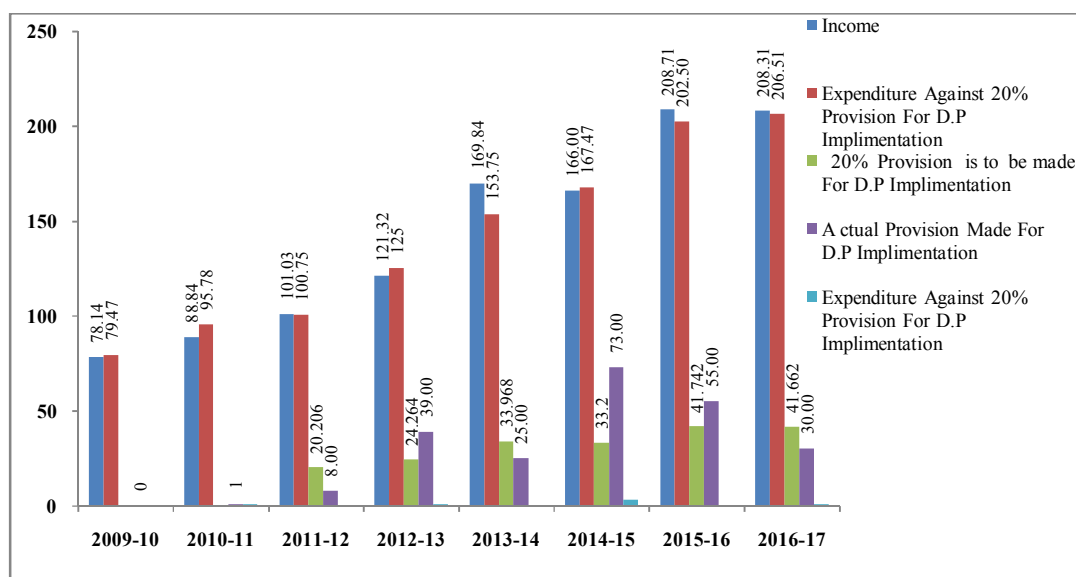
The cost of plan to be borne will be as below -

<b>Table No.11.5 - COST WAIVED BY MONETARY COMPENSATION</b>		
Cost of acquisition	30% of Rs. 187.83crore.	= Rs. 56.349crores. (2/3 amount i.e. 16.18crores is deposited to the Revenue Authority as against the ongoing land acquisition by corporation )
Cost of development / construction	60% of Rs. 373.023crore.	= Rs. 223.81crore.
<b>Roads</b>		
Cost of acquisition and development of 75% roads	75% of Rs. 328.58crore	= Rs. 246.43crore.
Total cost to be borne by this tool		= Rs. 526.58crore

This amount needs to be spared from the municipal funds. The income - expenditure chart is given in **Table 11.6**.

The municipal income for last six years is as below-

<b>Table No. 11.6 - Municipal Finance Revenue (Rs.in Crores)</b>						
<b>Year</b>	<b>2011-12</b>	<b>2012-13</b>	<b>2013-14</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17</b>
Income	101.03	121.32	169.84	166.00	208.71	208.31
Expenditure	100.75	125	153.75	167.47	202.50	206.51
20% Provision is to be made For D.P Implementation	20.206	24.264	33.968	33.2	41.742	41.662
Actual Provision Made For D.P Implementation	8.00	39.00	25.00	73.00	55.00	30.00
Expenditure Against 20% Provision For D.P Implementation	0.39	1.02	0	3.1	0.00	0.91



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. 208.31 crores for the year 2016-17, the 20% amount to be earmarked for this purpose will be Rs. 41.662 crores. The amount which can be utilized in the span of 10 years shall be Rs. 416.62 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.526.58 crores which is little above Rs.416.62 corers. The amenities are to be expected to be constructed within span of 10 years, however, road development may continue up to 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 mobilized to create buffer amount to meet the contingencies arising during implementation.

## **11.7 IMPLEMENTATION THROUGH RESOURCE MOBILISATION**

### **11.7.1 Provisions of Premium**

As per sanctioned DCPR additional FSI with payment of premium at the rate of 10 to 50% of ASR for various purposes is permissible. 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.15 cores per year and will increase year by year. This can be used for augmentation of infrastructure and implementation of Development Plan.

### **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. In last five years development charges collected are as per following Table. The average amount of Rs.7.47 corers can also be utilized 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.

Year	2012-13	2013-14	2014-15	2015-16	2016-17	Average
Development Charges (in crores)	6.84	3.06	8.44	16.21	2.82	7.47

### **11.7.3 Other Charges**

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

### **11.7.4 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 PHASING PROGRAMME**

A phased programme for implementation of reservations in the Development Plan for the various civic amenities is mentioned in **Annexure-I** and is annexed to this report. This programme is prepared after taking into consideration ongoing land acquisition cases in which 2/3 amount has been deposited by Planning Authority to

Revenue Department, vicinity and 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**

Amravati is one of the most important and growing cities in Maharashtra. It is near to the second capital of Maharashtra. Nagpur is the metro city and Amravati is under the influence of Nagpur. Nagpur and Amravati is connected by NH 53 (AH46), by Busy Rail Route also and recently Belora Airport which is 15Km from Amravati city and it is ready for air communication. This Development Plan has many new provisions, which will give impetus to the development and steer the development in proper way. This Draft Development plan is on GIS Base and it is introduced in this plan first time in the State. 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.

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**Annexure – A Legal Formalities**  
**Draft Development Plan of Amravati**  
**(Second Revision)**

1.	No. & date of Government resolution sanctioning of Development Plan Amravati(First Revision)	<p>1) Partly sanctioned under Government, Urban Development Department's Notification No.TPS-2892/1180/CR-90/UD-13, dt.04/12/1992 &amp; came into force from dt.25/02/1993.</p> <p>2) Excluded part sanctioned under Government, Urban Development Department's Notification No.TPS-2892/1180/CR-90/UD-13,dt. 16/09/1993 &amp; came into force from dt.01/11/1993.</p>
2	<p>Declaration of intention of preparation of Development Plan (II<sup>nd</sup>-R) under section 38with 23(1) of M.R &amp; T.P Act, 1966</p> <p>a) By G.B. Resolution.</p> <p>b) Publication :-</p> <p>i) Maharashtra Govt. Gazette</p> <p>ii) Newspaper –</p> <p>a) Daily Lokmat (Marathi)</p> <p>b) Times of India</p>	<p>No. 108, Dt.20/10/2016.</p> <p>Amravati Division supplement of Govt. Gazette Part-IA, page no. 3&amp;4, dt. 01-07/12/2016</p> <p>Dt.24/11/2016</p> <p>Dt.26/11/2016</p>
3	<p>Appointment of Town Planning Officer</p> <p>a) By G.B. Resolution</p> <p>b) By Joint Director of Town Planning Amravati Division</p> <p>c) By AMC Commissioner</p>	<p>No. 109, Dt.20/10/2016.</p> <p>Letter No.प्रा.वि.यो.अमरावती(दु.सु)/कलम२४/सहसंचाअम/१६५७, दि.२९.१२.२०१६.</p> <p>Formal order no.अमनपा/ससनर/आयु/३८/२०१७, दि.०५/०१/२०१७.</p>
4	<p>a) Date of handing over Existing Land Use map to Municipal Corporation (Stipulated Period)</p> <p>b) Date of handing over the ELUmap to Municipal Corporation</p>	<p>Dt. 19/04/2017</p> <p>Dt.19/04/2017 vide letter no. in Marathi जा.क्रं.सुवियो-अम(दु.सु/वैधानिककार्य/उसंनर-वियोविघ/८४.</p>



5	<p>a) Stipulated date for publication of Draft Development Plan (II<sup>nd</sup> - R) U/S 26 (1)</p> <p>a) Date of handing over the PLU plan for publication U/S 26 to Municipal Corporation</p> <p>b) GB Resolution No. &amp; date</p> <p>Publication :-</p> <p>i) Maharashtra Govt.Gazette</p> <p>ii) News paper –</p> <p>a) Daily ----- (Marathi)</p> <p>b) -----</p>	<p>Dt. 30/11/2018</p> <p>Dt.30/10/2018 vide letter no. in Marathi जा.क्र.प्रारूप सु.वि.यो.अम.दु.सु./उसंनर-वियोविघ/०९.</p> <p>No. ----, Dt.-----</p>
6	Extension Granted under section 26	
7	<p>Appointment of Planning Committee under section 28 (2)</p> <p>a) Standing Committee members</p> <p>b) Govt. nominated members</p>	<p>G.B Resolution No. ---- dt -----</p> <p>UDD,orderno.TPS-----</p>
8	Date on which decision taken by planning committee on suggestions & objections.	
9	Decision taken by Planning Authority under section 28 (4)	
10	a) Stipulated date of submission of Draft D.P. to Government U/s 30 (1)	
	b) Extension granted	

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**Annexure - B**  
**Deviation Statement**

Sr. No.	Name of Village	Proposal as per earlier Sanctioned D.P.				Proposal as per Draft D.P.(2nd Revision)				Remarks
		Site No.	Name Of Reservation	Survey No	Area in hect.	Site No	Name Of Reservation	Survey No	Area in hect.	
1	2	3	4	5	6	7	8	9	10	11
1	Navsari	1	Pri. School	133	0.775	5	Play Ground	133, 29pt	2.72	Retained as Play Ground.
2	Navsari	2	Lib.	29 pt	0.20	5	Play Ground	133, 29pt	2.72	Retained as Play Ground.
3	Navsari	3	P.G	29 pt	0.48	5	Play Ground	133, 29pt	2.72	Retained as Play Ground.
4	Navsari	4	Garden / Park	22, 23	2.133	6	Garden	22pt, 23pt	2.1	Retained Partely as Garden and Partely lapsed
5	Navsari	5	P.G	24	1.2					Deleted u/s 37 & included in resd zone.
6	Navsari	6	Pri. School	24	0.38					Deleted u/s 37 & included in resd zone.
7	Shegaon	7	Lib.	49,50	0.225					Deleted as lapsed u/s 127
8	Shegaon	8	M.H & Disp.	49, 50	0.399	8	Park	49, 50	2.76	Retained partly as Park , 12 m D.P.Rd and partly Deleted as remaining land is not suitable.
9	Shegaon	9	Pri. School	49, 50	0.455	8	Park	49, 50	2.76	Retained as Park.
10	Shegaon	10	P.G.	49, 50	2.65	8	Park	49, 50	2.76	Retained partly as Park and proposed 12 m D.P.Rd and partly Deleted as change in D.P.Site Orientation.
11	Shegaon	11	Lib.	1pt	0.10					Deleted as fully unauthorisely occupied
12	Shegaon	12	Pri. School	1pt	0.405					Deleted as fully unauthorisely occupied
13	Shegaon	13	V.M.	1pt	0.558					Deleted as fully unauthorisely occupied
14	Navsari	14	P.G	29P, 30P	2.1	62	sport complex	29pt,30pt	2.27	Deleted as Layout has been sanctioned in 1982, before publication of sanctioned D.P. and Partly retained as Sport complex ( under development as sport complex.for AMC).
15	Navsari	15	Lib.	30P	0.096					Deleted as Layout has been sanctioned in 1982, before publication of sanctioned D.P.
16	Navsari	16	M.H. & Disp.	30P	0.22					Deleted as Layout has been sanctioned in 1982, before publication of sanctioned D.P.

1	2	3	4	5	6	7	8	9	10	11
17	Navsari	17	Pri. School	30P	0.39					Deleted as Layout has been sanctioned in 1982 before publication of sanctioned D.P.
18	Navsari	18	High school	29pt, 30pt	1.076	62 & 63	Sport complex & Commercial Complex		1.076	Retained Partly as Site no. 62-Sport complex ( under development as sport complex by AMC) and Partly Site no.63- Commercial Complex.
19	Navsari	19	Central Excise Deptt.	53	2.335					Developed as Central Excise Bhavan.
20	Navsari	20	Navodaya Vidyalaya	51, 42pt	19.515					Developed as Navodaya Vidyalaya and Deleted Partly u/s 50.
21	Navsari	21	Navodaya Vidyalaya	52	_do_					Developed as Navodaya Vidyalaya.
22	Navsari	22	Parking	53	0.563					Deleted, as in possession of Navodaya.
23	Navsari	23	Post Office	56pt	0.188					Deleted as unauthorisely fully occupied.
24	Navsari	24	Pri. School	3 pt	0.28	4	Pub. Amenity	3 pt	1.37	Retained as Public Amenity.
25	Navsari	25	High school	3 pt	0.595	4	Pub. Amenity	3 pt	1.37	Retained as Public Amenity.
26	Navsari	26	S.C.	3/2'	0.82	4	Pub. Amenity	3 pt	1.37	Retained partly as Public Amenity and remainig Deleted u/s 37
27	Navsari	27	P.G	3pt, 4pt	2.72	3	Park	3pt, 4pt	3.03	Retained as Park.
28	Navsari	28	Garden / Park	98 pt, 97pt	0.94					Deleted as mostly unauthorisely occupied.
29	Navsari	29	C.G. / B.G	96pt 97pt	0.96					Deleted as unauthorisely occupied and not suitable for CG/BG.
30	Navsari	30	HD	96pt, 71pt	1.32	67	Cultural center	96pt, 71pt	2.68	Retained as Cultural center.
31	Navsari	31	V.M.	67pt	0.84	66	Pub. Amenity	67pt	0.96	Retained as Pub. Amenity.
32	Navsari	32	M.H. & Disp.	61pt	0.275	65	Medical Amenity	61pt	0.27	Retained as Medical Amenity.(land Acq.)
33	Navsari	33	Pri. School	61pt	0.60	64	Pub.	61pt	2.74	Retained as Pub. Housing.
34	Navsari	34	High school	61pt	1.08	64	Pub.	61pt	2.74	Retained as Pub. Housing.
35	Navsari	35	P.G	61pt	1.5	64	Pub.	61pt	2.74	Retained as Pub. Housing.
36	Navsari	36	Pri. School	50pt	0.26	61	Garden	50pt	0.23	Retained as Garden.
37	Navsari	37	V.M.	49 pt	0.462	60	Veg.Mkt.	49 pt	0.65	Retained as Veg. Market.

1	2	3	4	5	6	7	8	9	10	11
38	Navsari	38	Pri. School	47pt	0.36					Deleted as Layout has been sanctioned in 1981 before publication of sanctioned D.P.
39	Navsari	39	M.H. & Disp.	47 pt	0.3					Deleted as Layout has been sanctioned in 1981 before publication of sanctioned D.P.
40	Navsari	40	P.G	47pt	0.36					Deleted as Layout has been sanctioned in 1981 before publication of sanctioned D.P.
41	Tarkheda	41	P.S.S.	19pt	0.0375					Developed as site no 42-Mpl Purpose.
42	Tarkheda	42	Mpl. Purpose	21pt	4.96					Developed as shopping center and remaining land leased out to Urdu school by Amc.
43	Tarkheda	43	(Site & services) For Employees purpose	24pt	2.4					Developed as site and services in IDSMT.
44	Tarkheda	44	Site & services	24pt	4.62					Developed as site and services in IDSMT.
45	Tarkheda	45	Site & services	24pt	2.35					Developed as site and services in IDSMT.
46	Tarkheda	46	Housing for Dis	1pt, 8pt, 10pt	0.618					Deleted as fully unauthorisely occupied.
47	Tarkheda	47	P.O.	35pt, 36pt	0.0875					Deleted as fully unauthorisely Occupied
48	Tarkheda	48	Pri. School	35pt	0.427	57	Pub. Amenity	35pt	0.52	Retained as Pub. Amenity.
49	Tarkheda	49	PG/ Sports	31pt	1.0	56	Garden	31pt	0.92	Retained as Garden.
50	Tarkheda	50	Extn to APMC	34pt	2.145					Developed by APMC and partly Deleted as occupied.
51	Tarkheda	51	A.P.M.C.	5pt	2.61					Deleted as fully unauthorisely Occupied (Bajarang Nagar).
52	Tarkheda	52	Pri. School	5pt, 6pt	0.7	55	Pub. Amenity	5pt	0.37	Retained as Pub. Amenity partely and remaining Deleted as unauthorisely Occupied.
53	Tarkheda	53	High School	3pt, 1pt	0.962					Deleted as fully unauthorisely occupied.
54	Peth Amravati	54	Pri. School	82d, 121pt	0.675					Deleted as fully unauthorisely occupied.
55	Peth Amravati	55	Karbala Maidan	93D, 160pt	0.21					Partly Developed and partly unauthorisely occupied
56	Peth Amravati	56	Extn. To Police Station	93D, 161/1 pt	0.03					Developed as police station

1	2	3	4	5	6	7	8	9	10	11
57	Peth Amravati	57	Pri.School	93D, 3	0.045					Developed as Urdu school
58	Tarkheda	58	Lib.	81pt	0.37					Deleted as partly unauthorisely occupied and no approach.
59	Tarkheda	59	MH/ D	81pt	0.33					Deleted as partly unauthorisely occupied and no approach.
60	Tarkheda	60	MH/ D	81pt	0.398					Deleted as partly unauthorisely occupied and no approach.
61	Tarkheda	61	S.C.	78pt	0.36					Deleted as fully unauthorisely occupied.
62	Tarkheda	62	High School	8pt	0.7					Deleted as lapsed u/s 127.
63	Tarkheda	63	PG/ Sports	8pt	0.786					Deleted as lapsed u/s 127.
64	Tarkheda	64	Lib.	8pt	0.063					Deleted as lapsed u/s 127.
65	Tarkheda	65	MH/ D	23pt	0.64					Deleted as fully unauthorisely occupied.
66	Tarkheda	66	MH/ D	23pt	0.72					Deleted as fully unauthorisely occupied.
67	Tarkheda	67	Pri. School	23pt	0.99					Deleted as fully unauthorisely occupied.
68	Tarkheda	68	PG/ Sports	23pt	1.485					Deleted as fully unauthorisely occupied.
69	Tarkheda	69	S.C.	14pt	0.4	58	Extn to Medical Amenity	14pt	0.29	Retained as Extn to Medical Amenity
70	Tarkheda	70	Parking	9 pt, 14 pt	0.13	58	Extn to Medical Amenity	14pt	0.29	Retained as Extn to Medical Amenity
71	Tarkheda	71	Rsk/Cyl. Stand	14 pt, 22 pt	0.02					Deleted as fully unauthorisely occupied.
72	Tarkheda	72	S.T.Stand	14 pt, 21	2.38	59	Parking	21pt	0.70	Retained as Parking and partly deleted as lapsed u/s 127
73	Tarkheda	73	Park/ Garden	70 pt	0.855					Deleted as fully unauthorisely occupied.
74	Tarkheda	74	High School	70 pt	0.765					Deleted as fully unauthorisely occupied.
75	Peth Amravati	75	Pri. School	sh99A , pl 87,164 pt	0.42					Deleted as partly occupied & as per norms not required
76	Tarkheda	76	V.M.	67 pt	0.193					Deleted as fully unauthorisely occupied.
77	Peth Amravati	77	Park/ Garden	99B, 4pt	0.675					Deleted as fully unauthorisely occupied.
78	Gambhirpur	78	M.H. & Disp.	1 pt	0.4	71	Garden	1pt	1.70	Retained as Garden
79	Gambhirpur	79	Pri.School	1 pt	0.5	71	Garden	1pt	1.70	Retained Partly as Garden & Deleted Partly as unauthorisely occupied.

1	2	3	4	5	6	7	8	9	10	11
80	Gambhirpur	80	High School	1, 2pt	1.05	71	Garden	1pt	1.70	Retained Partly as Garden & Deleted Partly as unauthorisely occupied
81	Gambhirpur	81	Park / Garden	2 pt	3.765					Deleted as unauthorisely fully occupied
82	Gambhirpur	82	Parking	30 pt	0.54					Deleted as unauthorisely fully occupied
83	Gambhirpur	83	V.M.	30 pt	2.435					Deleted as unauthorisely fully occupied
84	Gambhirpur	84	PG/ Sprorts	1pt,30pt	3.15	71	Garden	1pt	1.70	Retained Partly as Garden & Deleted Partly as unauthorisely occupied
85	Gambhirpur	85	C.G & B.G.	27, 28, 29 pt	3.85	70	Extn to BG	27pt, 28pt,	2.15	Retained Partly as Extn to BG. & Deleted Partly as unauthorisely occupied
86	Gambhirpur	86	M.H.A.D.A.	22, 23pt	4.125					Developed partly by MHADA and partly occupied by Railway.
87	Gambhirpur	87	SLA. House	19pt	1.90	69	Slaughter House	19pt	1.90	Retained partly and relocated due to no proper access as Slaughter House.
88	Navsari	88	Compost Depot	89pt, 90pt	12.4					Deleted. Considering wind direction Location is not suitable, new site in waruda is proposed site no 192.
89	Tarkheda	89	Mutton Market /slaugh house	17 pt	0.7					Developed as Slaughter house by Amc.
90	Rahatgaon	90	Compost Depot	205 pt	8.325					Deleted as lapsed u/s 127 and deleted u/s 37 & included in resd zone.
91	Rahatgaon	91	CG/ BG	223 pt	0.6	18	City Bus Stand	50pt,58pt, 59pt	0.1	Deleted as affected by proposed D.P. Rd and remaining land not suitable.
92	Rahatgaon	92	Extn.to Prashant Vidy.	1pt	0.54					Deleted as Pvt. Institute.
93	Rahatgaon	93	P.O.	9pt	0.12					Deleted as affected by existing Rd.and occupied by Govind Prabhu Mandir.
94	Rahatgaon	94	Milch	49pt	0.96					Deleted as no requirement
95	Rahatgaon	95	Com. Depot	62,63, 64 pt	10.815					Deleted u/s 37
96	Rahatgaon	96	Pri. School	73 pt	0.27	29	Pub. Amenity	73 pt	0.52	Retained as Pub. Amenity.
97	Rahatgaon	97	PG/ Sports	73 pt	0.27	29	Pub. Amenity	73 pt	0.52	Retained as Pub. Amenity.

1	2	3	4	5	6	7	8	9	10	11
98	Rahatgaon	98	Pri. School	16 pt	0.46					Deleted as partly lapsed u/s 127 and partly is triangular in shape and on junction of Rd hence not suitable.
99	Rahatgaon	99	Lib.	16pt,	0.148					Deleted as partly lapsed u/s 127 and partly is triangular in shape and on junction of Rd hence not suitable.
100	Rahatgaon	100	M.H./ Disp.	16pt, 140	0.468					Deleted as partly lapsed u/s 127 and partly occupied.
101	Rahatgaon	101	V.M.	16pt, 140	1.12					Deleted as partly lapsed u/s 127 & occupied
102	Rahatgaon	102	MPL. Purpose	144, 146pt	0.568					Deleted as mostly unauthorisely occupied.
103	Rahatgaon	103	Pri. School	173pt	0.56	13	Veg. Market	173pt	0.348	Retained as Veg. Market and remaining land lapsed u/s 127
104	Rahatgaon	104	Pri. School	191pt	0.638					Deleted as lapsed u/s 127.
105	Rahatgaon	105	P.S.S.	187pt	0.12					Deleted as no requirement from concerned. Dept.
106	Rahatgaon	106	Lib.	169pt, 185pt	0.2	16	Garden	169pt	2.65	Retained as Garden.
107	Rahatgaon	107	M.H./ Disp.	169pt, 185pt	0.5	16	Garden	169pt	2.65	Retained as Garden.
108	Rahatgaon	108	Pri. School	169pt, 185pt	0.75	16	Garden	169pt	2.65	Retained partly as Garden and remaining land is occupied.
109	Rahatgaon	109	PG/ Sports	185pt	1.88					Deleted as mostly land is lapsed u/s 127 and remaining land is not suitable.
110	Rahatgaon	110	Pri. School	165	0.475	48	Garden	165pt	0.37	Retained as Garden.
111	Camp	111	Parking	Sh no.7 plot no -	1.5					Deleted as affected by Express Highway
112	Rahatgaon	112	S.T.Stand& Depo	134pt	3.005	47	S.T. Depot.	134pt	1.87	Retained as S.T. Depot.
113	Rahatgaon	113	Park/ Garden	121pt	0.464	45	Garden	121pt	1.53	Retained as Garden.
114	Rahatgaon	114	Town Hall	121pt	4.255	42, 43 & 44	Town Hall, Extn to CG & Police Stn.	121pt	3.16	Retained as Town Hall Extn to CG & Police Stn.
115	Rahatgaon	115	V.M.	121pt	1.425	41	Veg. Mkt.	121pt	1.65	Retained as Veg. Mkt..
116	Rahatgaon	116	PG/ Sports	120pt	0.81					Deleted as land is divided by existing Rd. and north portion is received under TDR and remaining land is not suitable.
117	Rahatgaon	117	Pri. School	120 pt	0.6					Deleted as lapsed u/s 127.

1	2	3	4	5	6	7	8	9	10	11
118	Rahatgaon	118	PG/ Sports	99 pt	0.657	32	Pub. Amenity	99 pt	1.04	Retained mostly as Pub. Amenity and partly occupied.
119	Rahatgaon	119	Lib.	99 pt	0.12	32	Pub. Amenity	99 pt	1.04	Retained as Pub. Amenity.
120	Rahatgaon	120	M.H./ Disp.	99 pt	0.16	32	Pub. Amenity	99 pt	1.04	Retained as Pub. Amenity.
121	Rahatgaon	121	Pri. School	99 pt	0.4	32	Pub. Amenity	99 pt	1.04	Retained mostly as Pub. Amenity and partly occupied.
122	Rahatgaon	122	Park/ Garden	98 pt	1.35	33	Garden	98 pt	1.19	Retained as Garden.
123	Rahatgaon	123	V.M.	103 pt	0.45	34	Veg. Market	103 pt	0.25	Retained as Veg. Market.
124	Mhasala	124	C.G./ B.G.	10 pt	0.252					Deleted as fully unauthorisely occupied.
125	Mhasala	125	MH/ Dis.	16 pt	0.16					Deleted as no requirement as per norms.
126	Mhasala	127	Park/ Garden	25 pt	11.0					Deleted as Lapsed u/s 127 ( WP 4304/2015dt.18 july 2016) and remaining land is partly occupied
127	Mhasala	128	Pri. School	26 pt	0.332					Deleted as Lapsed u/s 127
128	Mhasala	129	Balak mandir	23 pt	0.27	36	Garden	23 pt	0.26	Retained as Garden.
129	Mhasala	130	Pri. School	23 pt	0.428	35	Play Ground	23 pt	0.52	Retained as Play Ground.
130	Camp	131	MPL Adm.Complex		3.45	39	Amc Administrative Building	sh. 7, pl. 4	3.35	Retained partly as Amc Administrative Building, 18.0m Proposed DP road and partly occupied. by soil conservation Dept.
131	Camp	132	Govt. Office Complex	sh.no 7, pl no 1	15.27	40	Police Stn & Qtrs	sh.no 7, pl no 4	5.99	Retained partly as Police Stn & Qtrs, 18.0m Proposed DP road and partly occupied. by soil conservation Dept.
132	Camp	133	Mayor Bungalow		1.19					Developed partly as Mayor Bungalow and partly in possession of SBI
133	Camp	134	S.C.		0.165					Deleted as occupied by Govt. officers club
134	Camp	135	V.M. & S.C.		0.35					Deleted as occupied by Govt. Quarters (Kanta nagar Govt.Qtr)
135	Camp	136	Mpl.Comm.Bu nglow		0.16					Deleted as occupied by Govt. Quarters (Kanta nagar Govt.Qtr)
136	Camp	137	Pri. School		0.35	52	Govt. Purpose	sh26, pl 10, 11	1.39	Retained as Govt. Purpose .
137	Camp	138	Park/ Garden	19, pl.3	0.08					Deleted as it is occupied by Collector office
138	Camp	139	Pri. School	sh.19 pl.8p	0.16	99	Pub. Amenity	sh.19, pl. 8	0.13	Retained as Pub. Amenity.



1	2	3	4	5	6	7	8	9	10	11
139	Camp	140	Extn. To Vidybharati College		1.92					Developed by Vidybharati College
140	Camp	141	Extn. To Jog Stadium		0.13					Developed as Jog Stadium
141	Camp	142	Extn. To milk scheme	sh.23, pl.2/2, 3/4, 5 pt	3.32					Deleted u/s 50 and included in pub semi pub zone
142	Camp	143	Extn. To Home Guard		1.2					Developed partly by Home Guard office and partly occupied by Jog stadium
143	Camp	144	Samaj Mandir	sh.23, Pl. 3/1pt	0.142					Deleted and retained as pub semi pub
144	Camp	145	S.C.	sh.23,PL.2/2, 3/4, 5(part)	0.13					Deleted and retained as pub semi pub
145	Camp	146	Pri. School	sh.24DPL.1 5	0.42					Deleted as allotted to police dept.
146	Camp	147	V.M.	Pardi no.2	0.5					Developed as Vegetable Market
147	Camp	148	PG	Pardi no.3	0.54					Developed as Play Ground
148	Camp	149	Exten to Jail	sh.49D PL.4	1.25					Developed by Jail Authority
149	Camp	150	S.C.	sh.6	0.09					Deleted as fully occupied
150	camp	151	Extn To Circuit House	sh.186, PL.2/1	0.647	101	Extn To Circuit House	sh.12, pl.2/1	0.35	Retained as Extn To Circuit House
151	Camp	152	S.C.		0.453	100	Garden	Sh.13, pl. 9,10	0.07 & 0.25	Retained as Tree Plantation & Garden
152	camp	153	Exten to Jail	sh.10, pl. no 3	4.115					Deleted partly u/s 50 and remaining in possession of Jail
153	camp	154	Extn. to Jail	sh.6	1.35	102	Extn. to Jail	sh.5, pl 1	0.98	Retained as Extn. to Jail
154	camp	155	Govt. Purpose		6.837					Developed as Dr.Panjabrao Deshmukh Vidharbh ADM. And EDU. Development Authrity ( Prabhodhini)
155	Camp	156	Pri. School		1.0			sh. 3, pl. 1		Deleted as fully unauthorisely occupied.

1	2	3	4	5	6	7	8	9	10	11
156	Camp	157	Radio Station		2.75	103	District sports complex	sh 3, pl 1	1.35 & 2.17	Retained as Fire brigade Station & Govt. Purpose
157	camp	158	Govt. Work Shop		2.56					Developed by Irrigation Dept
158	Tarkheda	159	S.C.		0.05					Deleted as site is not suitable in size
159	Tarkheda	160	P.O.		0.05					Deleted as no requirement from concerned authority.
160	Tarkheda	161	Education Purpose		0.12					Developed
161	Tarkheda	162	Park/ Garden		3.547	98	Govt. purpose	Sh.50, pl. 7, Sh.49, pl. 5/1, 5/2, 6	3.68	Retained as Govt. purpose.
162	Tarkheda	163	PG/ Sports	52pt	1.96	53	Play Ground	52	2.08	Retained as Play Ground.
163	Tarkheda	164	V.M.	52pt, 53 pt	0.25	53	Play Ground	52	2.08	Retained partly as Play Ground and partly unauthorisely occupied.
164	Peth Amravati	166	Pri. School	sh.69A, pl 172, 178	0.09					Deleted as mostly occupied & as per norms not required
165	Peth Amravati	167	VM	sh. Pl. 11, 13	0.32					Deleted as fully unauthorisely occupied.
166	Tarkheda	168	Town center		10.16					Deleted as per norms not Required and land is in use of Adalji Ginning.
167	Camp	169	Cultural center		2.24					Developed as Sant Dyaneshwar Sanskritik Bhavan
168	Camp	170	P.O.		0.175					Deleted as Occupied by Govt library, Scout Guide And Maji sainik
169	Camp	171	S.C.		0.225	97	Parking	sh.41, pl. 3/1	0.09	Retained as Parking
170	Camp	172	Exten to Vnita Samaj.		0.25					Deleted as fully unauthorisely occupied.
171	Wadali	173	Pri. School	94 pt	0.88					Deleted as Lapsed u/s 127
172	Wadali	174	Dhobi Ghat	96 pt	0.225					Deleted as partely. It is alloted to for Dhobi Ghat purpose and partly occupied.
173	Wadali	175	P.S.	96 pt	0.5					Deleted as alloted to police Dept. for quarter (Asiana police quarter)

1	2	3	4	5	6	7	8	9	10	11
174	Wadali	176	Lib.	96 pt	0.08					Deleted as allotted to police Dept. for quarter (Asiana police quarter)
175	Wadali	177	M.A.H.A.D.A.	96 pt	1.43					Deleted as fully unauthorisely occupied.
176	Wadali	178	MM	97 pt	0.618					Deleted as fully unauthorisely occupied.
177	Wadali	179	Dhobi Ghat	Gaothan	0.08					Deleted as fully unauthorisely occupied.
178	Wadali	180	O/s	sh.4B, pl.107	0.14					Deleted as fully unauthorisely occupied.
179	Wadali	181	PG	73 pt	0.911					Deleted as fully unauthorisely occupied.
180	Wadali	182	Pri. School	73 pt	0.487	107	Medical Amenity	73pt	0.2	Retained as Medical Amenity
181	Wadali	183	Lib.	73 pt	0.24	108	Parking	73 pt	0.27	Retained as Parking.
182	Wadali	184	M.H/ D	73 pt	0.225	108	Parking	73 pt	0.26	Retained as Parking.
183	Wadali	185	Pri. School	88	0.36					Deleted as fully unauthorisely occupied.
184	Wadali	186	High School	sh.29D, pl.3/1, 3/2	0.75					Deleted as no requirement as per norms.and remaining land is developed by Vidharbha Education Soc.
185	Wadali	187	P.O.		0.12					Deleted as occupied (pvt. Takshashila Mahavidyalaya)
186	wadali	188	P.S.S.		0.09					Deleted as occupied (pvt. Takshashila Mahavidyalaya)
187	Rajapeth	189	Pri.Scool	16/2 pt	0.863					Deleted as lapsed u/s127 .
188	Rajapeth	190	Park/ Garden	16Pt, 64Pt	2.58					Developed as a Garden
189	Rajapeth	193	Lib.	21 pt	0.09					Developed by Narsamma Education Trust
190	Rajapeth	194	Jawahar Krida Mandal	s. no 4	0.12	94	Play Ground	s.no.4, sh no.54D, pl. 1/36, 1/37, 1/38	0.23	Retained as Play Ground.
191	Rajapeth	195	Bhartiya Vidyalaya	3 pt	0.60					Deleted as Pvt institute
192	Rajapeth	196	Hawkers MKT	3 pt	0.128	93	Pub. Amenity	3pt	0.25	Retained as Pub. Amenity.
193	Rajapeth	197	S.C.	sh.54b pl.5/4	0.188					Deleted as partly lapsed & occupied
194	Rajapeth	198	Pri.School	sh.54b pl.85,86,87	0.101					Develpoed as Pri.School
195	Rajapeth	199	Parking		0.07					Deleted as fully unauthorisely occupied.

1	2	3	4	5	6	7	8	9	10	11
196	Rajapeth	200	S.C.	sh.54b. Pl. 5/4	0.048					Deleted as fully unauthorisely occupied.
197	Rajapeth	201	Extn. To City Bus Stand	sh.66	1.038					Developed by MSRTC
198	Rajapeth	202	Pri.Scool	sh.66A pl.2/78	0.1682	91	Parking	sh.66, pl 2	0.22	Retained as Parking
199	Rajapeth	203	Rikshaw Stand		0.157					Deleted as fully unauthorisely occupied.
200	Peth Amravati	205	Pri. School/S.C	sh.68 pl.43	0.175					Developed as Shoping Center
201	Peth Amravati	206	Pri. School/S.C.		0.225					Developed as Shoping Center
202	Peth Amravati	207	Pri. School	sh. no56B, pl 16	0.315					Developed mostly as Shoping Center and partly lapsed u/s 127
203	camp	208	Stadium & S.C.	sh.35A, pl.1pt	2.745					Deleted as in possession of Z.P. Science Score High School
204	camp	209	Govt. Laboratory	sh.35A, pl.1pt	0.39					Deleted as in possession of Z.P. Rest House
205	Rajapeth	210	S.C.		0.046					Deleted as site is not suitable.
206	Wadali	211	Lib.	69 pt	0.20	105	Play Ground	69	2.66	Retained as Play Ground.
207	Wadali	212	M.H/ D	69 pt	0.57	105	Play Ground	69	2.66	Retained as Play Ground.
208	Wadali	213	Pri. School	69 pt	0.822	105	Play Ground	69	2.66	Retained as Play Ground.
209	Wadali	214	High School	69 pt	0.941	105	Play Ground	69	2.66	Retained as Play Ground.
210	Wadali	222	Lib.	Gaothan	0.09					Deleted as fully unauthorisely occupied.
211	Benoda	224	Lib.	14 pt,	0.15					Deleted as fully unauthorisely occupied.
212	Benoda	228	VM	13pt	0.99	109	Pub. Amenity	13pt	0.34	Retained as Pub. Amenity.
213	Benoda	229	P.O.	11 pt	0.075					Deleted as no requirement from concerned authority and there is Amc school developed on site.
214	Benoda	230	Lib.	24 pt	0.14					Deleted as lapsed u/s 127.
215	Benoda	231	MH/ D	24 pt	0.2					Deleted as lapsed u/s 127.
216	Benoda	232	H.S	17 pt	0.494					Deleted as layout has been sanctioned.

1	2	3	4	5	6	7	8	9	10	11
217	Benoda	234	Pri. School	18 pt	0.45					Deleted as lapsed u/s 127.
218	Benoda	235	Park/ Garden	18 & 19pt	1.5	110	Play Ground	18pt, 19pt	1.50	Retained as Play Ground.
219	Benoda	236	MH/ D	27 pt	0.24	111	Garden	27pt	0.31	Retained as Garden.
220	Benoda	237	Lib.	27 pt	0.09	111	Garden	27pt	0.31	Retained as Garden.
221	Benoda	238	Pri. School	28 pt	0.40	112	Pub. Amenity	28pt	0.63	Retained as Pub. Amenity.
222	Benoda	239	MH/ D	28 pt	0.3	112	Pub. Amenity	28pt	0.63	Retained as Pub. Amenity.
223	Benoda	240	PG	31 pt	0.56	113	Garden	31pt	1.43	Retained as Garden.
224	Benoda	241	H.S	31pt	1.10	113	Garden	31pt	1.43	Retained as Garden.
225	Benoda	242	Lib.	31pt	0.12					Deleted as no requirement.
226	Benoda	243	Park/ Garden	8 pt	0.605					Deleted as lapsed u/s 127.
227	Benoda	244	CG/ BG	10pt	0.42					Deleted as lapsed u/s 127.
228	Benoda	245	SC	1pt	0.315					Deleted as it has no potential and no access( more than 12.0m)
229	Benoda	246	E.W.S.T.	45pt	0.0875					Deleted as fully occupied.
230	Benoda	247	VM	7 pt	1.8					Deleted as lapsed u/s 127.
231	Benoda	248	Pri. School	7 pt	0.49					Deleted as lapsed u/s 127.
232	Benoda	249	M.H & D.	7 pt	0.2435					Deleted as lapsed u/s 127.
233	Benoda	250	PG	7 pt	2.35					Deleted as lapsed u/s 127.
234	Rajapeth	252	S.C.	26pt	0.16					Deleted by cort order u/s49 wp 1744-1994..contempt petion 99-2015
235	Rajapeth	253	Park/ Garden	26pt, 56pt	0.585	116	Garden	25pt, 26pt, 56pt	1.68	Retained partly as Play Garden and partly Deleted by cort order u/s49 wp 1744-1994..contempt petion 99-2015.
236	Rajapeth	254	M.H./Dis.	25pt	0.375	115	Pub. Amenity	25pt	0.11	Retained partly and partly deleted as lapsed u/s 127.
237	Rajapeth	255	Lib.	23pt	0.15					Deleted as lapsed u/s 127.
238	Rajapeth	256	Pri.Scool	23pt	0.6					Deleted as partly lapsed u/s 127 and no requirement for remaining land .
239	Rajapeth	257	S.T. Stand	58pt, 60pt	1.495	114	Veg.Mkt.	58pt, 60pt	1.59	Retained as Shopping & Veg.Mkt.
240	Jewad	258	Lib.	44 pt	0.16					Deleted as fully occupied.

1	2	3	4	5	6	7	8	9	10	11
241	Jewad	259	M.H/ D	41, 44 pt	0.385					Deleted as fully occupied.
242	Jewad	260	Pri. School	41, 44 pt	0.42					Deleted as mostly occupied.
243	Jewad	261	P.G/ Sports	42pt	2.25					Deleted as fully occupied.
244	Rajapeth	262	Pri.Scool	55pt	0.605					Deleted u/s 37 and included in residential zone.
245	Jewad	263	MPL	53 pt	0.225					Deleted and included in residential zone u/s 37.
246	Rajapeth	264	Pri.Scool	52pt	0.45					Deleted as lapsed u/s 127.
247	Rajapeth	265	Lib.	53pt	0.081	121	Pub. Amenity	53pt	0.34	Retained as Pub. Amenity
248	Rajapeth	266	Pri.Scool	53pt	0.386	121	Pub. Amenity	53pt	0.34	Retained as Pub. Amenity
249	Jewad	267	Lib.	42 pt	0.06	117	Lib.	42 pt	0.06	Retained as Lib. Purchase notice served accordingly land acquisition case is also filed but required amount not deposited.
250	Rajapeth	268	S.C.	61pt	0.03					Deleted as fully unauthorisely occupied.
251	Rajapeth	269	Balak mandir	61pt	0.04					Deleted as fully unauthorisely occupied.
252	Jewad	270	Power Sub Sta.	15 pt	0.18					Deleted as fully occupied.
253	Jewad	274	Slum improvement scheme	13 pt	0.997					Deleted as fully occupied.
254	Jewad	275	V.M.&S.C	50 pt, 38pt, 42pt	1.16	119	Pub. Amenity	38pt, 50pt	1.31	Retained as Pub. Amenity.
255	Jewad	276	Pri. School	38pt	0.275	118	Pub. Amenity	38pt	0.21	Retained as Pub. Amenity.
256	Jewad	277	P.G/ Sports	39 pt	0.34					Deleted as fully occupied.
257	Saturna	278	Pri. School	20 pt	0.56					Deleted as lapsed u/s 127.
258	Saturna	279	P.G/ Sports	20 pt	0.64					Deleted as lapsed u/s 127.
259	Saturna	280	H.D	20 pt	0.52					Deleted as lapsed u/s 127.
260	Jewad	281	PS&HS	2 pt	0.7125					Developed
261	Jewad	284	High School	3 pt, 28 pt	0.74					Developed (st.francis)
262	Jewad	285	P.G/ Sports	13 pt Ujal Gaothan	0.775					Deleted and included in residential zone u/s 37.
263	Nimbhora	286	Pri. School	9 pt	0.44					Deleted as mostly unauthorisely occupied.
264	Nimbhora	287	PG	9 pt	0.72					Deleted as mostly unauthorisely occupied.

1	2	3	4	5	6	7	8	9	10	11
265	Nimbhora	288	Park / G	13 pt	0.57					Deleted as fully unauthorisely occupied.
266	Nimbhora	289	Pri. School	6pt	0.33	120	Play Ground	6pt,7pt	0.66	Retained as Play Ground
267	Nimbhora	290	PG	6pt, 7 pt	0.36	120	Play Ground	6pt,7pt	0.66	Retained as Play Ground
268	Nimbhora	291	Pri. School	5 pt, 61pt	0.36					Developed (School of Scholar)
269	Nimbhora	292	PG	5 pt, 61pt	1.85					Developed (School of Scholar)
270	Nimbhora	293	Pri. School	1pt	0.3					Deleted as it is not required as per norms .
271	Nimbhora	294	PG	30pt	1.89	159	Play Ground	30pt, 31pt	1.96	Retained as Girls Hostel,Play ground
272	Nimbhora	294	PG	30pt	1.89	160	Govt. Girls Hostel	30pt	2.08	Retained as Play Ground and partly deleted as in south east corner, layout is sanctioned before publication of sanctioned D.P.
273	Nimbhora	295	BG	30pt	0.712	161	Police Chowki	30pt	0.43	Retained as Police Chowki
274	Nimbhora	296	MPL Purpose	30pt	0.27	161	Police Chowki	30pt	0.43	Retained as Police Chowki
275	Nimbhora	297	HS	29, 30pt	1.75	159	Play Ground	30pt, 31pt	1.96	Retained as Pub. Housing
276	Nimbhora	299	MH/ Dis.	33pt	0.475	159	Play Ground	30pt, 31pt	1.96	Retained as Pub. Housing
277	Nimbhora	300	Govt. Purpose	33pt	3.675					Developed as Govt. Boys Hostel.
278	Nimbhora	301	Lib.	40 pt	0.131					Deleted as Layout has been sanctioned in 1983 i.e.before publication of sanctioned D.P.
279	Nimbhora	302	V.M.	40 pt	1.065					Deleted as Layout has been sanctioned in 1983, before publication of sanctioned D.P.
280	Nimbhora	303	Park / G	34 pt	0.96	157	Pub. Amenity	34pt	1.4	Retained as Pub. Amenity.
281	Badnera	304	Govt. Purpose	25pt	6.3875	162	Govt. Purpose	25pt, 26pt	9.70	Retained as Govt. Purpose.
282	Badnera	305	Comp. Depot	293, 294, 295	13.333	138	Amc solid waste facility	293pt, 294pt, 295	15.51	Retained as Municipal solid waste facility.
283	Badnera	306	City Bus Stand	295p, 342p	1.262	147	City bus stand	342pt	0.49	Retained partly as City bus stand and partly is affected by Ring Road

1	2	3	4	5	6	7	8	9	10	11
284	Badnera	307	Park / Garden	280, 341p	2.487					Deleted as fully unauthorisely occupied.
285	Badnera	308	Park / Garden	279p	1.56	145	Extn to BG	279pt, 347pt	2.11	Retained as Extn to BG
286	Badnera	309	Power sub station	342pt	0.16	147	City bus stand	342pt	0.49	Retained mostly as City bus stand and remaining is occupied
287	Badnera	310	Hsg for Dis.Hsg	147, 148P	2.24					Deleted partly u/s 37 & included in resd zone and partly occupied
288	Badnera	311	Extn to Pri. School	3P(sh.16b pl.112)	0.275					Developed as primary school
289	Badnera	312	Park / Garden	3P	0.525					Deleted as fully unauthorisely occupied.
290	Badnera	313	Lib.	126pt	0.22	151	Garden	126pt	0.96	Retained as Garden
291	Badnera	314	High School	126pt	0.45	151	Garden	126pt	0.96	Retained as Garden
292	Badnera	315	P.G.	126pt	0.6	153	Parking	126pt	0.64	Retained as Parking
293	Badnera	316	P.G.	126pt	0.375	152	Play Ground	126pt, 128pt	1.26	Retained as Play Ground
294	Badnera	317	Pri. School	126pt	0.562	152	Play Ground	126pt, 128pt	1.26	Retained as Play Ground
295	Badnera	318	P.O.	128pt	0.375	152	Play Ground	126pt, 128pt	1.26	Retained partly as Play Ground and partly occupied
296	Badnera	319	P.G.	130P	0.592					Deleted as no requirment and repeated from last two DP
297	Badnera	320	Hsg for Dis.Hsg	130P, 131P	0.7					Deleted as shape and size is not proper.
298	Badnera	321	Pri. School	137, 138	0.605					Deleted as mostly lapsed u/s 127
299	Badnera	322	M.H/ Dis.	138P	0.2					Deleted as no requirment and partly occupied
300	Badnera	323	M.H/ Dis.	138, 139P	0.27					Deleted as no requirment
301	Badnera	324	Park / Garden	145P	0.788					Developed partly as Play Ground and partly occupied
302	Badnera	325	S.C.	142, 143, 144P	1.05					Deleted as no requirment
303	Badnera	326	S.C.	141	0.825	176	Commercial Complex	141pt	0.72	Retained as Commercial Complex
304	Badnera	327	Pri. School	165 pt	0.3					Deleted as no requirment
305	Badnera	328	P.O.	163pt	0.125					Deleted as no requirment
306	Badnera	329	Park / Garden	162, 163P	1.525					Deleted as fully lapsed u/s 127
307	Badnera	330	V.M.	182, 183P	1.38	144	Veg. Mkt & S.C.	182pt, 183pt	1.48	Retained mostly as S.C. & Veg. Mkt and occupied by school



1	2	3	4	5	6	7	8	9	10	11
308	Badnera	331	Lib.	185P	0.08					Deleted as no requirment
309	Badnera	332	High School	247	0.6	177	Pub. Amenity	246pt, 247pt, 248pt	1.27	Retained mostly as Pub. Amenity
310	Badnera	333	P.G.	247	2.175	177	Pub. Amenity	246pt, 247pt, 248pt	1.27	Retained partly as Pub. Amenity and partly deleted as lapsed u/s 127
311	Badnera	334	Pri. School	247	0.57					Deleted as fully lapsed u/s 127
312	Badnera	335	M.H/ Dis.	247	0.25					Deleted as partly lapsed u/s 127 and partly occupied
313	Badnera	336	Extn. To Gandhi School	140pt	0.295					Deleted as partly occupied by school and partly affected by existing road
314	Badnera	337	City Bus Standa.		1.36					Deleted u/s 50
315	Badnera	338	P.G.	136, 140P	0.35					Deleted as affected by existing Nala and proposed 18 m DP road
316	Badnera	339	P.G.	gaothan	0.332					Deleted as fully unauthorisely occupied.
317	Badnera	340	P.G.	131pt	1.405					Deleted as affected by existing Nala and partly unauthorisely occupied
318	Badnera	341	Pri. School	91pt	0.62	171	Garden	91pt	0.63	Retained partly as Garden and partly deleted as affected by railway line and proposed 18 DP road
319	Badnera	342	P.G.	90, 91pt	0.825					Deleted as site is not suitable.
320	Badnera	343	M.H/ Dis.	91pt	0.48	171	Garden	91pt	0.63	Retained partly as Garden and partly deleted as affected by railway line and proposed 18 DP road
321	Badnera	344	Lib.	91pt	0.38	171	Garden	91pt	0.63	Retained partly as Garden and partly deleted as affected by railway line and proposed 18 DP road
322	Badnera	345	Govt. Purpose	84, 85, 88 pt	11.365	170	Govt. Purpose	84pt	3.39	Retained partly as Govt. Purpose and remaining deleted as mostly occupied by Ram Meghe Engg. College
323	Badnera	347	Handicap Ho. Socity	26pt	0.805	162	Govt. Purpose	25pt, 26pt	9.70	Retained partly as Govt. Purpose and remaining land is affected by existing road.
324	Badnera	348	Mathadi kamgar soc.	27pt	4.76	165	District sports complex	27pt, 110pt	7.41	Retained as District sports complex.

1	2	3	4	5	6	7	8	9	10	11
325	Badnera	349	Truck Terminus	33, 34	7.37	166 & 169	Play Ground & Pub. Amenity	33pt	5.42 & 6.51	Retained mostly as Play Ground partly as Pub. Amenity remaining is affected by existing road
326	Badnera	354	MSEB Traction sub center along with 400 m Wide Belt	27, 28, 33, 35, 53, 54	10.34					Developed by MSEDCL
327	Badnera	355	Park / Garden	34pt	4.05	169	Pub. Amenity	34pt	6.51	Retained mostly as Pub. Amenity and partly as 18 m DP road
328	Badnera	357	Mlch.cent.	31, 32, 35 pt	18.08	167	Govt. Purpose	32	8.29	Retained partly as Govt. Purpose and remaining deleted as no requirement
329	Badnera	359	Power Sub Station	86pt	0.25					Deleted as partly affected by 15 m service road and for remaining land there is no requirement.
330	Badnera	360	M.H.A.D.A.	85, 86, 87, 88, 89	18.11					Developed partly by MHADA and for remaining land there is no requirement
331	Waruda	361	MPL staff housing	14pt	4.485					Deleted as partly occupied by railway substation and remaining land is not suitable due to no access.
332	Waruda	362	Rly.Purpose	14pt	1.05					Deleted as no requirement
333	Waruda	363	Park / Garden	11pt	3.055	191	Park	11pt	3.67	Retained as Park
334	Waruda	364	Comp. Depot	18, 19, 25	5.0					Deleted as max land is under tower line hence site is not suitable.
335	Waruda	365	C.G/ B.G	18pt, 19pt	2.925					Deleted as no requirement
336	Waruda	366	P.G/ Sports	7pt	1.265					Deleted as partly lapsed u/s 127 and remaining land is not suitable
337	Waruda	367	Pri. School	7pt	0.4					Deleted as fully lapsed u/s 127
338	Waruda	368	M.H / Dis.	7pt	0.225					Deleted as partly lapsed u/s 127 and no requirement .
339	Waruda	369	Lib.	7pt	0.05					Deleted as partly lapsed u/s 127 and no requirement .
340	Badnera	370	V.M.	Gaothan	0.64	188	Veg. Market	sh. 27A, pl 1	0.63	Retained as Veg. Market
341	Badnera	371	Mutton Market	Gaothan	0.44	187	Mutton Market	sh. 27A, pl 1	0.37	Retained as Mutton Market
342	Badnera	372	M.H.A.D.A.		2.4					Developed by MHADA

1	2	3	4	5	6	7	8	9	10	11
343	Badnera	373	Ind. Education Institute	94pt	1.11					Deleted as fully unauthorisely occupied.
344	Badnera	374	Traction Sub Station of Rly.	94pt	1.235	174	Pri. School	94pt, 345pt	0.48	Developed mostly by Railway and partly Retained as Pri. School
345	Badnera	375	P.G.	19D, pl.2pt	0.165					Deleted as land is in possession of Police Dept.
346	Badnera	376	Extn. To Rest House	20A, pl. 95pt	0.40					Developed as Rest House
347	Badnera	377	Pri. School	sh.19b pl.9, 10, 12	0.42					Deleted as fully unauthorisely occupied.
348	Badnera	378	Extn. To Police Quarter		0.12					Developed as Police Quarters
349	Badnera	379	S.C.	sh.13B pl. 1/1	0.20					Developed partly by AMC under IDSMT as S.C.
350	Badnera	380	P.G.	sh.13B pl. 1/1	1.245					Developed as a zone office by AMC
351	Badnera	381	Town Hall	sh.13B pl. 1/1	0.035					Deleted as fully unauthorisely occupied.
352	Badnera	382	Extn. To Rly	Sh 13A	0.63					Developed by Railway
353	Badnera	383	Park / Garden	Gaothan	0.15					Deleted as fully unauthorisely occupied.
354	Badnera	384	Pri. School	Gaothan	0.385					Deleted as fully occupied by Police station
355	Badnera	385	S.C.	Gaothan	0.035					Deleted as fully occupied by Railway
356	Badnera	386	High School	187, 232, 233	1.085					Deleted as no requirment.
357	Badnera	387	Lib.	232, 233	0.3					Deleted as no requirment as per norms
358	Badnera	388	Hsg for Dis.Hsg	236	2.2					Deleted and site proposed on Govt . Land
359	Badnera	389	Pri. School	232	0.56					Deleted as no requirment as per norms
360	Badnera	390	M.H/ Dis.	232	0.42					Deleted as no requirment as per norms
361	Badnera	391	P.G.	231, 232	2.25	178	Play Ground	231pt, 232pt, 233pt	2.14	Retained as Play Ground
362	Badnera	392	V.M.	231, 232	1.0	179	Pub. Amenity	231pt	0.99	Retained as Pub. Amenity

1	2	3	4	5	6	7	8	9	10	11
363	Badnera	393	APMC	221, 222, 223, 219, 220pt	24.52					Deleted as no requirment with Bond paper
364	Badnera	394	Extn. CG / BG	211pt, 212pt	0.21	182	Extn to CG	212pt	0.25	Retained as Pub. Amenity
365	Badnera	395	High School	211pt	0.51	183	Veg. Market	211pt	0.94	Retained as Veg. Market
366	Badnera	396	Pri. School	211pt	0.48	183	Veg. Market	211pt	0.94	Retained as Veg. Market
367	Badnera	397	M.H/ Dis.	211pt	0.227					Developed as Market (lease out to APMC)
368	Badnera	398	P.O.	211pt	0.07					Developed as Market (lease out to APMC)
369	Badnera	399	P.G.	211pt	0.92					Developed as Market (lease out to APMC)
370	Badnera	400	Parking	189 pt	0.25	184	Badnera	189pt	0.54	Retained as Fire brigade Station
371	Badnera	401	P.G.	192, 193	1.225					Deleted as partly lapsed u/s 127 and partly occupied wp 4740/ 2017
372	Badnera	402	M.H/ Dis.	193	0.5					Deleted as fully lapsed u/s 127
373	Badnera	403	Park / Garden	339	2.725	141	Park	339pt	4.09	Retained as Park
374	Badnera	404	Slaughter house	339	0.32	142	Slaughter house	252pt, 253pt	0.44	Retained as Slaughter house
375	Badnera	405	Town Hall	340	5.098	146	Town Hall	340pt	1.64	Retained partly as Town Hall and partly deleted u/s 37.
376	Badnera	407	P.G.	7	0.9	150	Pub. Amenity	7pt	1.42	Retained mostly as Pub. Amenity and partly occupied
377	Badnera	408	Pri. School	7	0.54	150	Pub. Amenity	7pt	1.42	Retained as Pub. Amenity and 12 m DP road
378	Badnera	409	Lib.	11	0.113					Deleted as no requirment as per norms
379	Badnera	410	P.G.	330, 331	1.575	140	Play Ground	330pt, 331pt	1.86	Retained as Play Ground
380	Badnera	411	M.H/ Dis.	331	0.193	139	Pub. Amenity	330pt, 331pt	1.2	Retained as Pub. Amenity
381	Badnera	412	Lib.	330	0.135	139	Pub. Amenity	330pt, 331pt	1.2	Retained as Pub. Amenity
382	Badnera	413	Pri. School	330	0.975	139	Pub. Amenity	330pt, 331pt	1.2	Retained as Pub. Amenity
383	Nimbhora	414	S.C.	52	0.72	148	Pub. Amenity	52pt	0.56	Retained partly as Pub. Amenity and partly deleted as occupied.
384	Nimbhora	415	Park / G	43	0.54					Deleted as no requirement.
385	Badnera	416	Park / Garden	323, 324 pt	3.945					Deleted u/s 37 .

1	2	3	4	5	6	7	8	9	10	11
386	Badnera	417	Lib.	323	0.135					Deleted as no requirment as per norms
387	Badnera	418	S.C.	311, 312	0.468	137	Pub. Amenity	311pt	0.56	Retained as Pub. Amenity
388	Akoli	419	Lib.	20	0.165					Deleted as layout has been sanctioed in 1982-83 ie before publication of DP .
389	Akoli	420	Pri. School	20	0.357					Deleted as layout has been sanctioed in 1982-83 ie before publication of DP .
390	Akoli	421	PG/ Sports	20	0.975					Deleted as layout has been sanctioed in 1982-83 ie before publication of DP .
391	Akoli	422	MH/ Dis.	20	0.32					Deleted as layout has been sanctioed in 1982-83 ie before publication of DP .
392	Akoli	423	PG/ Sports	25	1.98	136	Play Ground	25pt	1.73	Retained as Play Ground.
393	Akoli	424	Lib.	25	0.26	135	Pub. Amenity	25pt	1.35	Retained as Pub. Amenity.
394	Akoli	425	MH/ Dis.	25	0.455	135	Pub. Amenity	25pt	1.35	Retained as Pub. Amenity.
395	Akoli	426	Pri. School	25	0.6	135	Pub. Amenity	25pt	1.35	Retained as Pub. Amenity.
396	Saturna	427	Lib.	29	0.09					Deleted as affected by proposed 18.0m D.P. Rd.
397	Akoli	428	Power sub station	4	0.075	131	Power Sub sation	4pt	0.66	Retained as Power Sub sation .
398	Akoli	429	V.M.	4	0.915	131	Power Sub sation	4pt	0.66	Retained as Power Sub sation .
399	Akoli	430	H.S.	4	0.765	130	Amusement Park	4pt, 5pt, 12pt	5.11	Retained as Amusement Park.
400	Akoli	431	Park/ Garden	5, 12	5.12	130	Amusement Park	4pt, 5pt, 12pt	5.11	Retained as Amusement Park.
401	Akoli	432	C.G. / B.G.	38, 39, 40	2.6	134	Veg. Market	38pt	0.69	Retained partly as Veg. Market and partly Deleted as lapsed u/s 127
402	Saturna	433	Pri. School	3	0.525	128	Pub. Amenity	3pt	0.90	Retained as Pub. Amenity.
403	Saturna	434	M.H/ D	3	0.475	127	Play Ground	3pt, 4pt	2.58	Retained as Play Ground.

1	2	3	4	5	6	7	8	9	10	11
404	Saturna	435	Lib.	3	0.05	127	Play Ground	3pt, 4pt	2.58	Retained as Play Ground.
405	Saturna	436	P.G/ Sports	3, 4	3.58	127	Play Ground	3pt, 4pt	2.58	Retained partly as Play Ground and partly Deleted as lapsed u/s 127.
406	Saturna	437	P.G/ Sports	5, 6, 8, 9,	4.2	126	Park	4pt, 5pt,	8.25	Retained partly as Park and partly Deleted as lapsed u/s 127
407	Saturna	438	Town Hall	6, 8	1.2					Deleted u/s 37 .
408	Akoli	439	Govt. Office	54pt	1.33					Deleted as fully unauthorisely occupied.
409	Akoli	440	Vanita Samaj	55pt	0.8125	124	Pub. Housing	55pt	0.90	Retained as Pub. Housing.
410	Akoli	441	VM/ S.C.	52	0.63					Deleted as lapsed u/s 127.layout has been sanctioned by AMC
411	Mahajanpur	442	C.G/ B.G	15pt	1.25	78 & 79	Pub. Amenity & Fire brigade Station	15pt	0.45 & 1.14	Retained partly as Pub. Amenity & Fire brigade Station. Partly affected by existing MDR
412	Mahajanpur	443	Milch	15pt	2.567	78 & 80	Pub. Amenity & C.G. & B.G.	15pt	0.45 & 2.34	Retained partly as Pub. Amenity, C.G. & B.G. & 12.0 m D.P.road and Partly affected by existing MDR
413	Mahajanpur	444	MPL Purpose	15pt	2.91	123	Park	15pt	2.98	Retained as Park.
414	Peth Amravati	445	Park/ Garden	8, 58pt	3.45					Deleted as it is divided in two parts by new alignment of Narkhed railway line and remaining part is not suitable.
415	Mahajanpur	446	Pri. School	8	0.5					Deleted as lapsed u/s 127.
416	Mahajanpur	447	M.H/ D	8	0.26					Deleted as lapsed u/s 127.
417	Mahajanpur	448	Lib.	8	0.08					Deleted as lapsed u/s 127.
418	Peth Amravati	449	Town sub Center	sh.64 pl.7	0.81	122	Commercial Complex cum cultural cent.	40, sh.64, pl.7	0.6	Retained as Commercial Complex.
419	Rajapeth	451	S.C.	sh.78 pl. 3/1	0.203					Deleted as fully unauthorisely occupied.
420	Peth Amravati	452	PG/ Sports	60	1.17					Deleted as partly lapsed u/s 127 and not required.
421	Mahajanpur	453	S.C	12	0.3					Deleted as not required
422	Mahajanpur	454	Park/ Garden	16	1.118	77	Play Ground	16pt	0.95	Retained as Play Ground.

1	2	3	4	5	6	7	8	9	10	11
423	Peth Amravati	455	Pri.School	89	0.65					Deleted as per norms not required
424	Peth Amravati	456	MH/ D	89	0.488					Deleted as affected by railway and proposed 18.0 m D.P.Rd
425	Peth Amravati	457	Lib.	89	0.131					Deleted as affected by railway and proposed 18.0 m D.P.Rd
426	Peth Amravati	458	Park/ Garden	88	1.125					Deleted as entire lapsed u/s127.
427	Mahajanpur	459	High School	78 & 1 (Mahajnpur )	1.105	76	Pub. Housing	1pt	0.82	Retained as Pub. Housing. Partly lapsed
428	Mahajanpur	460	Pri. School	78 , 81 & 1 (Mahajnpur )	1.0	76	Pub. Housing	1pt	0.82	Retained as Pub. Housing. Partly lapsed
429	Peth Amravati	461	Pri.School	91	0.536					Deleted as per norms not required
430	Peth Amravati	462	MH/ D	82	0.406	81	Peth Amt	82pt	0.68	Retained as Pub. Amenity.entire land received under TDR
431	Peth Amravati	463	MH/ D	82	0.358	81	Peth Amt	82pt	0.68	Retained as Pub. Amenity.entire land received under TDR
432	Peth Amravati	464	Pri.School	66, 82	0.72					Developed as Pri.School.
433	Peth Amravati	465	V.M.	61pt	0.455					Deleted as lapsed u/s127.
434	Peth Amravati	466	S.C.	61pt	0.385					Deleted as lapsed u/s127.
435	Peth Amravati	467	PG/ Sports	32 pt	0.66					Deleted as Layout has been sanctioned before publication of sanctioned D.P.
436	Peth Amravati	468	High School	32 pt	0.39					Deleted as Layout has been sanctioned before publication of sanctioned D.P.
437	Peth Amravati	469	Pri.School	32 pt	0.36					Deleted as Layout has been sanctioned before publication of sanctioned D.P.and not required as per norms
438	Rajapeth	470	S.C.	42pt	0.38					Deleted as fully unauthorisely occupied.
439	Rajapeth	471	P.O.	42 pt	0.06					Deleted as fully unauthorisely occupied.
440	Rajapeth	472	Power sub station	42 pt	0.06					Deleted as fully unauthorisely occupied.

1	2	3	4	5	6	7	8	9	10	11
441	Rajapeth	473	MPL Purpose	41pt	0.24					Deleted as fully unauthorisely occupied.
442	Mahajanpur	474	V.M	1pt	1.305	74	Veg.Mkt. & Shopping	1pt (udan in peth amt)	1.72	Retained as Veg.Mkt. & Shopping .
443	Peth Amravati	475	Park/ Garden	72	2.7					Deleted as lapsed u/s127.
444	Peth Amravati	476	MH/ D	72, 73	2.737	75	Pub. Housing	73pt	1.55	Retained partly as Pub. Housing and partly lapsed u/s 127.
445	Peth Amravati	477	Pri.School	71, 73	0.96	75	Peth Amt	73pt	1.55	Retained partly as Pub. Housing.
446	Peth Amravati	478	Extn. To Nilkanth Vyayam Mandal	189 pt	4.26					Deleted as pvt. Institute
447	Peth Amravati	479	A.P.M.C.	96, 187, 188	4.082					Deleted as Bond paper did not submitted concerned authority.
448	Peth Amravati	480	Pri.School	189	0.81					Deleted as fully unauthorisely occupied and not required as per norms.
449	Peth Amravati	481	Pri.School	98, 99	0.805	73	Pub. Housing	97pt, 98, 99pt	1.76	Retained as Pub. Housing.
450	Peth Amravati	482	H.S	98, 99	1.0	73	Pub. Housing	97pt, 98, 99pt	1.76	Retained as Pub. Housing.
451	Peth Amravati	483	Lib.	170	0.1	72	Play Ground	170pt	3.07	Retained as Play Ground.
452	Peth Amravati	484	PG/ Sports	170	2.7	72	Play Ground	170pt	3.07	Retained as Play Ground.
453	Peth Amravati	485	EXTN to BG	175, 176	1.175					Developed partly as power sub station after modification u/s 37, remaining Deleted as occupied.
454	Peth Amravati	486	PG/ Sports	192 pt, 193 pt	0.617					Deleted as mostly occupied.
455	Gambhirpur	487	Park / Garden	36 pt	0.945					Deleted as unauthorisely fully occupied
456	Gambhirpur	488	High School	45 pt	0.357					Deleted u/s 37 & included in resd zone.
457	Gambhirpur	489	M.H. & Disp.	45 pt	0.2					Deleted u/s 37 & included in resd zone.
458	Gambhirpur	490	H.D	39 pt	1.47					Deleted u/s 37 & included in resd zone.
459	Gambhirpur	491	Sevage plant	38pt	7.67					Developed as Sevage treatment plant.



1	2	3	4	5	6	7	8	9	10	11
460	Peth Amravati	492	MH/ D	Gaothan	0.184					Deleted as fully occupied.
461	Peth Amravati	493	Lib.	Gaothan	0.061					Deleted as fully occupied.
462	Peth Amravati	494	Park/ Garden	93B- P.no 132, 133, 135, 136, 137 pt	0.055					Deleted as fully occupied.
463	Peth Amravati	495	Parking	93B- P.no 191/1	0.033					Deleted as fully occupied.
464	Peth Amravati	496	Pri.School	93B, 203, 204, 205, 206, 207, 208, 210, 201, 202, 209	0.063					Developed partly as Pri.School and partly occupied.
465	Peth Amravati	497	Pri.School	92C, 33, 34, 35, 36pt	0.063					Deleted as fully occupied.
466	Peth Amravati	498	Pri.School	81B, 90	0.17					Deleted as fully occupied.
467	Peth Amravati	499	Lib.	Gaothan	0.031	84	Lib.	sh. 81D, pl 7 (Amt Gaothan)	0.037	Retained as Lib. (under the accomodation of reservation, plan sanctioned as sumitted by land owner)
468	Peth Amravati	500	V.M.	Gaothan	0.103					Deleted as fully occupied.
469	Peth Amravati	501	Pri.School	92D, 263, 265, 266, 268, 272	0.06					Developed as Pri.School.
470	Peth Amravati	502	Lib.	92D, 309	0.006					Deleted as fully occupied.
471	Peth Amravati	503	PG/ Sports	92D, 309	0.019					Deleted as fully occupied.
472	Peth Amravati	504	Park/ Garden	92D, 104	0.042					Deleted as not suitable.
473	Peth Amravati	505	P.O.	92A, 296	0.0175					Deleted as occupied by police station.

1	2	3	4	5	6	7	8	9	10	11
474	Peth Amravati	506	Pri.School	92A, 267, 260, 269	0.081					Deleted as fully occupied.
475	Peth Amravati	507	MH/ D	92A, 260, 284	0.024					Deleted as fully occupied.
476	Peth Amravati	508	Extn V.M.	92A, 11, 115	0.015					Deleted as fully occupied.
477	Peth Amravati	509	Pri.School	Gaothan	0.065					Deleted as fully occupied.
478	Peth Amravati	510	PG/ Sports	Gaothan	0.44					Deleted as fully occupied.
479	Peth Amravati	511	Park/ Garden	98A, 208, 209	0.173					Deleted as fully occupied.
480	Peth Amravati	512	PG/ Sports	80A, 68/1	0.009					Deleted as not suitable.
481	Peth Amravati	513	PG/ Sports	92D, 260	0.02					Deleted as fully occupied.
482	Peth Amravati	514	Env. project for Amba & Ekvira Devi	80C, Pl.no 77 to 80, 50, 139, 141, 143 & 145	2.605					Deleted as fully occupied.
483	Rahatgaon	518	S.C.	218pt	0.4					Deleted as lapsed u/s 127.
484	Rahatgaon	519	S.C.	193pt	0.4					Deleted as lapsed u/s 127.
485	Rahatgaon	520	S.C.	215 pt	0.4					Deleted as lapsed u/s 127.
486	Rahatgaon	521	S.C.	187 pt	0.4	12	Shopping Cent.	187 pt	0.415	Retained as Shopping Cent.
487	Rahatgaon	522	Park/ Garden	66pt	2.46	27	Play Ground	65pt, 66pt	3.25	Retained as Play Ground.
488	Rahatgaon	523	Pri. School	66pt, 65pt	0.4	27	Play Ground	65pt, 66pt	3.25	Retained as Play Ground.
489	Rahatgaon	524	High School	65pt	0.99	25	Pub. Amenity	65pt	1.11	Retained as Pub. Amenity.
490	Rahatgaon	525	PG/ Sports	65pt, 66pt	2.97	26	Jogging Track	65pt, 66pt	2.67	Retained as Jogging Track.
491	Rahatgaon	526	Lib.	63pt, 64pt	0.09	22	Biodiverstiy Park	63pt, 64pt	5.11	Retained as Biodiverstiy Park.

1	2	3	4	5	6	7	8	9	10	11
492	Rahatgaon	527	High School	63pt	1.26	22	Biodiverstiy Park	63pt, 64pt	5.11	Retained as Biodiverstiy Park.
493	Rahatgaon	528	Pri. School	63pt	0.4	22	Biodiverstiy Park	63pt, 64pt	5.11	Retained as Biodiverstiy Park.
494	Rahatgaon	529	PG/ Sports	63pt	2.4	21	Pub. Housing	62pt, 63pt	2.59	Retained as Pub. Housing.
495	Rahatgaon	530	Park/ Garden	59pt, 60pt	1.87	20	Pub. Amenity	59pt, 60pt	1.70	Retained as Pub. Amenity.
496	Rahatgaon	531	MH & Disp.	59pt	0.48	19	Fire brigade Station	59pt	1.11	Retained as Fire brigade Station.
497	Rahatgaon	532	PG/ Sports	68pt	2.52	23	Museum & Cultural center	68	3.93	Retained as Museum & Cultural center.
498	Rahatgaon	533	Town Hall	68pt	0.8	23	Museum & Cultural center	68	3.93	Retained as Museum & Cultural center.
499	Rahatgaon	534	Pri. School	68pt	0.4	23	Museum & Cultural center	68	3.93	Retained as Museum & Cultural center.
500	Rahatgaon	535	V.M.	69pt	0.4	24	Veg. Market	69pt, 70pt	0.54	Retained as Veg. Market.
501	Rahatgaon	536	Pri. School	60pt	0.4					Deleted as no requirement as per norms.
502	Rahatgaon	537	Pri. School	59pt	0.4	19	Fire brigade Station	59pt	1.11	Retained as Fire brigade Station.
503	Rahatgaon	538	Pri. School	69pt	0.4	28	Pub. Amenity	69pt	0.48	Retained as Pub. Amenity.
504	Rajapeth	191A	Lalit Kala Bhavan	64pt	0.2581	95	Rajapeth	64pt	0.41	Retained partly as Pub. Amenity and partly occupied by Kamgar kalyan Mandal
505	Camp	131A	Peoples welfare soc. Girls Hostel	Sheet no.7 plot no 9	0.96					Deleted as in possession of Govt. soil conservation training center
506	Camp	132 A	Gas godown		1.6					Developed as a Pvt.Gas Godown
507	Camp	139 A	MPL purpose		0.325	52	Govt. Purpose	sh26, pl 10, 11	1.39	Retained as Govt. Purpose .
508	Camp	139 B	Extn To Ladies club		0.415					Retained as 12.0 m Proposed DP road remaining land is not suitable

1	2	3	4	5	6	7	8	9	10	11
509	Camp	141A	Extn. To Police Deptt. (wire less)	sh 24, pl 3/1	0.78					Developed by Police Dept.
510	Tarkheda	165 B	Hawkers Market	86 pt	0.48					Deleted as fully unauthorisely occupied.
511	Tarkheda	165 C	Mpl.purpose	86pt	0.52					Deleted as fully unauthorisely occupied.
512	Tarkheda	165A	Vidyabharti High school	86 pt	1.19					Deleted as fully unauthorisely occupied.
513	Peth Amravati	168 A	Hsg. For Dis. Hsg	sh.69D pl.10/1	0.528					Deleted as fully occupied.
514	Peth Amravati	168 B	Hawkers MKT	sh.69D pl.10/2	0.14					Deleted as fully occupied.
515	Peth Amravati	168 C	Parking		0.035					Developed as Parking
516	Tarkheda	168 D	Park/ Garden		0.085	54	Tarkheda	51pt	0.27	Retained as Garden.
517	Wadali	187A	Garden / Park	sh 29D, pl no5	0.65					Developed
518	Rajapeth	192 A	Pri.Scool	8pt	0.08					Developed as school
519	Rajapeth	193A	H.S.	59, 60 (part)	0.63					Developed as school
520	Rajapeth	193B	Exten.to Aurvedic Vidyalaya	59, 60 pt	0.68					Developed by Aayurvedic college
521	peth amravati	203A	Etn To Manibai H.S		0.075					Developed as Manibai H.S.
522	Benoda	225 A	PG	14pt	0.79					Deleted as occupied.
523	Benoda	225 B	Balwadi	14pt	0.05					Deleted as occupied.
524	Benoda	228A	Power Sub station	13pt	0.09					Deleted as no requirement from concernd authority.
525	Benoda	245A	Garden	45pt	0.8					Developed as Babasaheb Aambedkar Bhawan ( known as BHIM TEKADI )
526	Rajapeth	251 A	Park/ Garden	25	0.075					Deleted as lapsed u/s127.
527	Rajapeth	269 A	Lib.	61pt	0.14					Deleted as fully unauthorisely occupied.
528	Rajapeth	269 B	P.G. / Sports	61pt	0.2					Deleted as fully unauthorisely occupied.
529	Rajapeth	269 C	S.C.	61pt	0.08					Deleted as fully unauthorisely occupied.

1	2	3	4	5	6	7	8	9	10	11
530	Jewad	274 A	Mutton Market	13 pt Ujal Gaothan	1.02					Deleted and included in residential zone u/s 37.as fully unauthorisely occupied.
531	Jewad	285 A	Lib.	2 pt	0.12					Deleted and included in residential zone u/s 37.
532	Jewad	285 B	M.H/ D	2 pt	0.18					Deleted and included in residential zone u/s 37.
533	Badnera	305A	Site & Services	273, 274, 275	11.205					
534	Badnera	326 A	Parking	131	0.3					Deleted as fully unauthorisely occupied.
535	Badnera	345A	Building center	84pt	2.00	170	Govt. Purpose	84pt	3.39	Retained as Govt. Purpose
536	Badnera	348 C	MPL Purpose	24,110	0.175					Deleted as occupied by Burial Ground
537	Badnera	348A	Labour welfare soc.	27, 110	3.5	164 & 165	Mpl Purpose & District sports complex	27pt, 110pt	4.13 & 7.41	Retained as Mpl Purpose & District sports complex
538	Badnera	348B	Extn to vridhashram	24	2.0					Deleted as occupied by Burial Ground
539	Badnera	356A	Shram Tapasya Edu.Soc.	35	0.77	168	Govt. purpose	35pt	3.83	Retained partly as Govt. purpose
540	Akoli	439A	MESB Grid Stn.	54pt	0.20					Deleted as no requirement from concerned authoruity
541	Rajapeth	449 A	Apang Jiwan Vikas Sanstha	sh.78 pl.3/2,3/3	0.33					Developed by Apang Jivan Vikas
542	Peth Amravati	451 A	PG/ Sports	33	0.82	82	Garden	33	0.57	Retained as Garden.
543	Tarkheda	45A	Site for Welfare societv	24pt	0.15					Developed as school

1	2	3	4	5	6	7	8	9	10	11
544	Peth Amravati	485A	MSEB Sub Centre (Newly created some part out of site no 485 & part of esting BG of S.No 177)	175, 176, 177	0.57					Developed
545	Rahatgaon	515 A	Pri. School	194 pt	0.481	10	Pub. Amenity	194 pt	1.19	Retained as Pub. Amenity. Partly Land received under TDR.
546	Rahatgaon	515 B	High School	194 pt	0.8	10	Pub. Amenity	194 pt	1.19	Retained as Pub. Amenity. Partly Land received under TDR.
547	Rahatgaon	515 C	PG/ Sports	194pt 196pt	2.0	9	Play Ground	194pt, 196pt	2.06	Retained as Play Ground.
548	Rahatgaon	516 B	Park/ Garden	192pt, 193pt	1.85	11	Garden	192pt, 193pt	1.18	Deleted and relocated due to overhed wires of hightension line.
549	Rahatgaon	517 A	Pri. School	186pt	0.4	49	Pub. Amenity	186pt	0.51	Retained as Pub. Amenity.
550	Rahatgaon	517 B	PG/ Sports	186pt	1.33	50	Play Ground	186pt	1.03	Retained as Play Ground.
551	Gambhirpur	86A	MSEB Grid Station	22	0.2					Deleted as unauthorisely fully occupied

### Annexure -C

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

Sr No.	Sect No	D.P Index Sheet No.	Site No	Name Of Reservation	Village Name	Survey No	Area ha.	Appro Authority	Land Owner ship	Land Cost			Const Cost			Total cost
										Rate in Rs./ SqM.	Rate in Rs./ ha.	Valuation Rs.	Rate in Rs./ sqm.	Rate in Rs./ ha.	Cost Rs.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
1	I	sh.no. 1	1	Bus Terminus	Navsari	118pt	2.0	AMC	Pvt.	0	3,900,000	7,800,000	1,500	15,000,000	30,000,000	37,800,000
2	I	sh.no. 1	2	Truck Terminus	Navsari	97pt, 98pt, 99pt	7.34	AMC	Pvt.	0	3,900,000	28,626,000	575	5,750,000	42,205,000	70,831,000
3	I	sh.no. 1	3	Park	Navsari	3pt, 4pt	3.03	AMC	Pvt.	3900		59,085,000	575	5,750,000	17,422,500	76,507,500
4	I	sh.no. 1	4	Public Amenity	Navsari	3 pt	1.37	AMC	Pvt.	3900		26,715,000	3,150	31,500,000	43,155,000	69,870,000
5	I	sh.no. 1	5	Play Ground	Navsari	29pt, 133	2.72	AMC	Govt.	6300		28,560,000	575	5,750,000	15,640,000	44,200,000
6	I	sh.no. 2	6	Garden	Navsari	22pt, 23pt	2.10	AMC	Pvt.	5100		53,550,000	575	5,750,000	12,075,000	65,625,000
7	I	sh.no. 2	7	Park	Rahatgaon	203	4.57	AMC	Pvt.		3,500,000	15,995,000	575	5,750,000	26,277,500	42,272,500
8	I	sh.no. 2	8	Park	Shegaon	49, 50	2.76	AMC	Pvt.	0	4,700,000	12,972,000	575	5,750,000	15,870,000	28,842,000
9	I	sh.no. 2	9	Play Ground	Rahatgaon	194pt, 196pt	2.06	AMC	Pvt.	1330		13,699,000	575	5,750,000	11,845,000	25,544,000
10	I	sh.no. 2	10	Public Amenity	Rahatgaon	194 pt	1.19	AMC	Pvt. & Amc (0.60ha )	1330		3,923,500	3,150	31,500,000	18,585,000	22,508,500
11	I	sh.no. 2	11	Garden	Rahatgaon	192pt, 193pt	1.18	AMC	Pvt.	1330		10,174,500	575	5,750,000	6,785,000	16,959,500
12	I	sh.no. 2	12	Shopping Centre	Rahatgaon	187 pt	0.415	AMC	Pvt.	3900		809,250	3,150	31,500,000	13,072,500	13,881,750
13	I	sh.no. 2	13	Vegetable Market	Rahatgaon	173pt	0.348	AMC	Pvt.	3900		6,786,000	750	7,500,000	2,610,000	9,396,000

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
14	I	sh.no. 2	14	Extention to Cremation Ground	Rahatgaon	2pt	0.88	AMC	Pvt.	0	3,500,000	3,080,000	575	5,750,000	5,060,000	8,140,000
15	I	sh.no. 2	15	Sewage Pump Station	Rahatgaon	1pt	0.67	AMC	Pvt.	0	3,500,000	2,345,000	3,150	31,500,000	21,105,000	23,450,000
16	I	sh.no. 2	16	Garden	Rahatgaon	169pt	2.65	AMC	Pvt.	775		10,268,750	575	5,750,000	15,237,500	25,506,250
17	I	sh.no. 2	17	Public Housing	Rahatgaon	140pt	2.04	AMC	Pvt.	1700		17,340,000	-	-		17,340,000
18	I	sh.no. 3	18	City Bus Stand	Rahatgaon	50pt, 57pt, 58pt	1.00	AMC	Pvt.	0	4,400,000	4,400,000	1,500	15,000,000	15,000,000	19,400,000
19	II	sh.no. 3	19	Fire brigade Station	Rahatgaon	59pt	1.11	AMC	Pvt.	950		5,272,500	1,500	15,000,000	16,650,000	21,922,500
20	II	sh.no. 3	20	Public Amenity	Rahatgaon	59pt, 60pt	1.70	AMC	Pvt.	950		8,075,000	3,150	31,500,000		8,075,000
21	II	sh.no. 3	21	Public Housing	Rahatgaon	62pt, 63pt	2.59	AMC	Pvt.	950		12,302,500	-	-	-	12,302,500
22	II	sh.no. 3	22	Biodiversity Park	Rahatgaon	63pt, 64pt	5.11	AMC	Pvt.	950		24,272,500	1,000	10,000,000	51,100,000	75,372,500
23	II	sh.no. 3	23	Museum & Cultural center	Rahatgaon	68	3.93	AMC	Pvt.	950		18,667,500	3,150	31,500,000	123,795,000	142,462,500
24	II	sh.no. 3	24	Vegetable Market	Rahatgaon	69pt, 70pt	0.54	AMC	Pvt.	950		2,565,000	750	7,500,000	4,050,000	6,615,000
25	II	sh.no. 3	25	Public Amenity	Rahatgaon	65pt	1.11	AMC	Pvt.	950		5,272,500	3,150	31,500,000	34,965,000	40,237,500
26	II	sh.no. 3	26	Jogging Track	Rahatgaon	65pt, 66pt	2.67	AMC	Pvt.	950		12,682,500	575	5,750,000	15,352,500	28,035,000
27	II	sh.no. 3	27	Play Ground	Rahatgaon	65pt, 66pt	3.25	AMC	Pvt. & Amc (1.58ha)	950		8,075,000	575	5,750,000	9,602,500	17,677,500
28	II	sh.no. 3	28	Public Amenity	Rahatgaon	69pt	0.48	AMC	Pvt.	950		2,280,000	3,150	31,500,000		2,280,000
29	II	sh.no. 3	29	Public Amenity	Rahatgaon	73 pt	0.525	AMC	Pvt.	950		2,470,000	3,150	31,500,000		2,470,000



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
30	II	sh.no. 3	30	Beautificatio n of Tank	Rahatgaon	78, 79, 80	9.97	AMC	Govt.	850		14,124,167	800	8,000,000	79,760,000	93,884,167
31	II	sh.no. 3	31	Amusement Park	Rahatgaon	79pt, 85pt, 87pt, 88pt	28.41	AMC	Govt.(1. 90)&Pv t.	450		61,072,500	1,000	10,000,000	284,100,000	345,172,500
32	II	sh.no. 4	32	Public Amenity	Rahatgaon	99 pt	1.04	AMC	Pvt.	950		4,940,000	3,150	31,500,000	32,760,000	37,700,000
33	II	sh.no. 4	33	Garden	Rahatgaon	98 pt	1.19	AMC	Pvt. & Amc (0.25ha )	1500		7,050,000	575	5,750,000	5,405,000	12,455,000
34	II	sh.no. 4	34	Vegetable Market	Rahatgaon	103 pt	0.25	AMC	Pvt.	1530		1,912,500	750	7,500,000	1,875,000	3,787,500
35	II	sh.no. 4	35	Play Ground	Mhasla	23 pt	0.52	AMC	Pvt.	4800		12,480,000	575	5,750,000	2,990,000	15,470,000
36	II	sh.no. 4	36	Garden	Mhasla	23 pt	0.26	AMC	Pvt.	4800		6,240,000	575	5,750,000	1,495,000	7,735,000
37	II		37	Town Planning Office	Camp	Sh No. 7, pl 9	0.29	JDTP Amt	Govt.	0						-
38	II	sh.no. 4	38	Fire brigade Station	Camp	sh. 7, pl. 4	1.37	AMC	Govt.	5400		12,330,000	1,500	15,000,000	20,550,000	32,880,000
39	II	sh.no. 4	39	Amc Administrati ve Building	Camp	sh. 7, pl. 4	3.35	AMC	Govt.	5400	-	30,150,000	3,150	31,500,000	105,525,000	135,675,000
40	II	sh.no. 4	40	Police Stn & Qtrs	Camp	sh.no 7, pl no 4	5.99	Police Commissi oner Amt.	Govt.	0	-			-		-
41	II	sh.no. 4	41	Vegetable Market	Rahatgaon	121pt	1.65	AMC	Govt.	1370		3,767,500	750	7,500,000	12,375,000	16,142,500
42	II	sh.no. 4	42	Town Hall	Rahatgaon	121pt	3.16	AMC	Govt.	1370		7,215,333	3,150	31,500,000	99,540,000	106,755,333
43	II	sh.no. 5	43	Extention to Cremation Ground	Rahatgaon	121 pt	0.66	AMC	Govt.	0		-	575	5,750,000	3,795,000	3,795,000
44	II	sh.no. 5	44	Police Stn.	Rahatgaon	121pt	0.75	Police Commissi oner Amt.	Govt.	0						-

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
45	II	sh.no. 5	45	Garden	Rahatgaon	121pt	1.53	AMC	Govt.	1370		3,493,500	575	5,750,000	8,797,500	12,291,000
46	II	sh.no. 5	46	Bus Terminus	Camp	sh. 7, pl. 2	9.10	AMC	PKV	3900	-	59,150,000	1,500	15,000,000	136,500,000	195,650,000
47	II	sh.no. 5	47	S.T. Depot.	Rahatgaon	134pt	1.87	MSRTC	Pvt.	0				-		-
48	I	sh.no. 5	48	Garden	Rahatgaon	165pt	0.37	AMC	Pvt.	1700		3,145,000	575	5,750,000	2,127,500	5,272,500
49	I	sh.no. 5	49	Public Amenity	Rahatgaon	186pt	0.51	AMC	pvt.	1335		3,404,250	3,150	31,500,000	16,065,000	19,469,250
50	I	sh.no. 5	50	Play Ground	Rahatgaon	186pt	1.03	AMC	Pvt.	1335		6,875,250	575	5,750,000	5,922,500	12,797,750
51	I	sh.no. 5	51	Cremation Ground	Shegaon	2pt	0.39	AMC	Amc	5,670		11,056,500	575	5,750,000	2,242,500	13,299,000
52	II	sh.no. 5	52	Govt. Purpose	Camp	sh 26, pl 10, 11	1.39	Collector Amt.	Govt.	0				-		-
53	II	sh.no. 5	53	Play Ground	Tarkheda	52pt	2.08	AMC	Pvt.	2200		22,880,000	575	5,750,000	11,960,000	34,840,000
54	II	sh.no. 5	54	Garden	Tarkheda	51pt	0.27	AMC	Pvt.	2800		3,780,000	575	5,750,000	1,552,500	5,332,500
55	I	sh.no. 5	55	Public Amenity	Tarkheda	5pt	0.37	AMC	Pvt.	2200		4,070,000	3,150	31,500,000	11,655,000	15,725,000
56	I	sh.no. 5	56	Garden	Tarkheda	31pt	0.92	AMC	Pvt.	3350		15,410,000	575	5,750,000	5,290,000	20,700,000
57	I	sh.no. 5	57	Public Amenity	Tarkheda	35pt	0.52	AMC	Pvt.	3450		8,970,000	3,150	31,500,000	16,380,000	25,350,000
58	I	sh.no. 6	58	Extntion to Medical Amenity	Tarkheda	14pt	0.29	AMC	Amc	0		-	3,150	31,500,000	9,135,000	9,135,000
59	I	sh.no. 6	59	Parking	Tarkheda	21pt	0.70	AMC	Pvt.	6000		21,000,000	575	5,750,000	4,025,000	25,025,000
60	I	sh.no. 6	60	Vegetable Market	Navsari	49 pt	0.65	AMC	Pvt.	3550		11,537,500	750	7,500,000	4,875,000	16,412,500
61	I	sh.no. 6	61	Garden	Navsari	50pt	0.23	AMC	Pvt.	3100		3,565,000	575	5,750,000	1,322,500	4,887,500
62	I	sh.no. 6	62	Sport complex	Navsari	29pt	2.27	AMC	Govt.	6300		23,835,000	1,100	11,000,000	24,970,000	48,805,000
63	I	sh.no. 6	63	Commercial Complex	Navsari	29pt	0.83	AMC	Govt.	6300		2,614,500	3,150	31,500,000		2,614,500
64	I	sh.no. 6	64	Public Housing	Navsari	61pt	2.74	AMC	Pvt.	3550		48,635,000	-	-		48,635,000
65	I	sh.no. 6	65	Medical Amenity	Navsari	61pt	0.27	AMC	Amc	0		-	3,150	31,500,000	8,505,000	8,505,000
66	I	sh.no. 6	66	Public Amenity	Navsari	67pt	0.96	AMC	Pvt.	3550		17,040,000	3,150	31,500,000	30,240,000	47,280,000

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
67	I	sh.no. 6	67	Cultural center	Navsari	71pt, 96pt	2.68	AMC	Pvt.	0	5,242,000	14,048,560	3,150	31,500,000	84,420,000	98,468,560
68	I	sh.no. 6	68	Play Ground	Navsari	84pt, 85pt	3.68	AMC	Pvt.	0	4,392,000	16,162,560	575	5,750,000	21,160,000	37,322,560
69	I	sh.no. 6	69	Slaughter House	Gambhirpur	19pt	1.90	AMC	Pvt.	0	2,700,000	5,130,000	2,500	25,000,000	47,500,000	52,630,000
70	I	sh.no. 6	70	Extention to Burial Ground	Gambhirpur	27pt, 28pt,	2.15	AMC	Pvt.	860		9,245,000	575	5,750,000	12,362,500	21,607,500
71	I	sh.no. 6	71	Garden	Gambhirpur	1pt	1.70	AMC	Pvt.	1630		13,855,000	575	5,750,000	9,775,000	23,630,000
72	III	sh.no. 7	72	Play Ground	Peth Amt	170pt	3.07	AMC	Pvt.		2,400,000	7,368,000	575	5,750,000	17,652,500	25,020,500
73	III	sh.no. 7	73	Public Housing	Peth Amt	97pt, 98, 99pt	1.76	AMC	Amc	0		-	-	-		-
74	III	sh.no. 7	74	Vegetable Market. & Shopping centre	Mahajanpur (Udan in peth Amt.)	1pt	1.72	AMC	Pvt.	2300		19,780,000	750	7,500,000	12,900,000	32,680,000
75	III	sh.no. 7	75	Public Housing	Peth Amt	73pt	1.55	AMC	Amc	0		-	-	-		-
76	III	sh.no. 7	76	Public Housing	Mahajanpur	1pt	0.82	AMC	Amc	0		-	-	-		-
77	III	sh.no. 7	77	Play Ground	Mahajanpur	16pt	0.95	AMC	Pvt.	700		3,325,000	575	5,750,000	5,462,500	8,787,500
78	III	sh.no. 7	78	Public Amenity	Mahajanpur	15pt	0.45	AMC	Govt.	1100		825,000	3,150	31,500,000	14,175,000	15,000,000
79	III	sh.no. 7	79	Fire brigade Station	Mahajanpur	15pt	1.14	AMC	Govt.	1100		2,090,000	1,500	15,000,000	17,100,000	19,190,000
80	III	sh.no. 7	80	Creamition Ground & Burial Ground	Mahajanpur	15pt	2.34	AMC	Govt.	0		-	575	5,750,000	13,455,000	13,455,000
81	III	sh.no. 7	81	Public Amenity	Peth Amt	82pt	0.69	AMC	Amc	0		-	3,150	31,500,000	21,735,000	21,735,000
82	III	sh.no. 7	82	Garden	Peth Amt	33pt	0.57	AMC	Pvt. & Amc(0.052)	0	2,700,000	1,398,600	575	5,750,000	3,277,500	4,676,100
83	III	sh.no. 7	83	Parking	Peth Amt	sh.98D, pl 166	0.12	AMC	Govt.	1200		240,000	575	5,750,000	690,000	930,000

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
84	III	sh.no. 7	84	Library	Peth Amt	sh. 81D, pl 7	0.037	AMC	Pvt.	4700		869,500	3,150	31,500,000	1,165,500	2,035,000
85	II	sh.no. 7	85	Parking	Peth Amt	sh. 80C, pl.77	0.11	AMC	Amc	0		-	575	5,750,000	632,500	632,500
86	II	sh.no. 8	86	Parking	Peth Amt	sh. 81D, pl.293	0.09	AMC	Govt.	44000		6,600,000	575	5,750,000	517,500	7,117,500
87	II	sh.no. 8	87	Shopping Centre	Peth Amt	Sh 80C, pl 103	0.28	AMC	Amc	0		-	3,150	31,500,000	8,820,000	8,820,000
88	II	sh.no. 8	88	Parking	Peth Amt	sh.68D , pl.74	0.04	AMC	Govt.	82000		5,466,667	575	5,750,000	230,000	5,696,667
89	II	sh.no. 9	89	Multistoried Parking	Peth Amt	sh.68D , pl.83, 86	0.60	AMC	Govt.	82000		82,000,000	575	5,750,000	3,450,000	85,450,000
90	II	sh.no. 8	90	Multistoried Parking	Peth Amt	sh 67D, pl 67	0.23	AMC	Govt.	56000		21,466,667	575	5,750,000	1,322,500	22,789,167
91	III	sh.no. 8	91	Parking	Rajapeth	sh.66, pl 2	0.22	AMC	Govt.	8900		3,263,333	575	5,750,000	1,265,000	4,528,333
92	IV	sh.no.12	92	Exhibition Ground (Dasara Maidan)	Rajapeth	45pt, 68pt, sh 65, pl 3/1, 3/2	5.60	AMC	Amc	0	-	-				-
93	II	sh.no. 8	93	Public Amenity	Rajapeth	3pt	0.25	AMC	Pvt.	3500		4,375,000	3,150	31,500,000	7,875,000	12,250,000
94	II	sh.no. 8	94	Play Ground	Rajapeth	s.no.4, sh no.54D, pl. 1/36, 1/37, 1/38	0.23	AMC	Pvt.	18900		21,735,000	575	5,750,000	1,322,500	23,057,500
95	II	sh.no. 8	95	Public Amenity	Rajapeth	64pt	0.41	AMC	Govt.	8300		5,671,667	3,150	31,500,000	12,915,000	18,586,667
96	II	sh.no. 8	96	Parking	Camp	Sh No. 36, pl 8	0.33	AMC	Govt.	26000		14,300,000	575	5,750,000	1,897,500	16,197,500
97	II	sh.no. 8	97	Parking	Camp	sh.41, pl. 3/1	0.09	AMC	Govt.	27000		4,050,000	575	5,750,000	517,500	4,567,500
98	II	sh.no. 8	98	Govt. purpose	Tarkheda	Sh.50, pl. 7, Sh.49, pl. 5/1, 5/2, 6	3.68	Collector Amt.	Govt.	0				-		-
99	II	sh.no. 8	99	Public Amenity	Camp	sh.19, pl. 8	0.13	AMC	Pvt.	20000		13,000,000	3,150	31,500,000	4,095,000	17,095,000

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
100	II	sh.no. 8	100	Garden	Camp	Sh.13, pl. 9, 10	0.32	AMC	Govt.	2800		1,493,333	575	5,750,000	1,840,000	3,333,333
101	II	sh.no. 8	101	Extention to circuit house	camp	sh.12, pl.2/1	0.35	PWD	Govt.	0				-		-
102	II	sh.no. 9	102	Extention to Jail	camp	sh.5, pl 1	0.98	Spdt. Of Jail	Govt.	0				-		-
103	II	sh.no. 9	103	District sports complex	Camp	sh 3, pl 1	3.50	District sports complex committee	Govt.	0				-		-
104	II	sh.no. 9	104	Extention To M.S.R.T.C. Workshop	Camp	sh 3, pl 1/1	2.27	MSRTC	Govt.	0				-		-
105	II	sh.no. 9	105	Play Ground	Wadali	69pt	2.66	AMC	Pvt.	3700			575	5,750,000	15,295,000	15,295,000
106		sh.no. 9	106	Municipal solid waste facility with G. P. P.	Wadali	32	6.93	AMC	Pvt.		270,000	1,871,100				1,871,100
107	II	sh.no. 9	107	Medical Amenity	Wadali	73pt	0.20	AMC	Govt.	1500		500,000	3,150	31,500,000	6,300,000	6,800,000
108	II	sh.no. 9	108	Parking	Wadali	73 pt	0.27	AMC	Govt.	1500		675,000	575	5,750,000	1,552,500	2,227,500
109	III	sh.no.11	109	Public Amenity	Benoda	13pt	0.34	AMC	Govt.	3300		1,870,000	3,150	31,500,000	10,710,000	12,580,000
110	III	sh.no.11	110	Play Ground	Benoda	18pt	0.80	AMC	Pvt.	1900		7,600,000	575	5,750,000	4,600,000	12,200,000
111	III	sh.no.11	111	Garden	Benoda	27pt	0.31	AMC	Pvt.	1900		2,945,000	575	5,750,000	1,782,500	4,727,500
112	III	sh.no.11	112	Public Amenity	Benoda	28pt	0.63	AMC	Pvt.	2500		7,875,000	3,150	31,500,000	19,845,000	27,720,000
113	III	sh.no.11	113	Garden	Benoda	31pt	1.43	AMC	Pvt.	1900		13,585,000	575	5,750,000	8,222,500	21,807,500
114	III	sh.no.11	114	Vegetable Market	Rajapeth	58pt, 60pt	1.51	AMC	Govt.	9400		70,970,000	2,500	25,000,000	37,750,000	108,720,000
115	III	sh.no.11	115	Public Amenity	Rajapeth	25pt	0.11	AMC	Pvt.	5700		3,135,000	3,150	31,500,000	3,465,000	6,600,000

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
116	III	sh.no.11	116	Garden	Rajapeth	25pt, 26pt, 56pt	1.33	AMC	Pvt.	5700		37,905,000	575	5,750,000	7,647,500	45,552,500
117	III	sh.no.11	117	Library	Jewad	42 pt	0.06	AMC	Pvt.	3800		1,140,000	3,150	31,500,000	1,890,000	3,030,000
118	III	sh.no.11	118	Public Amenity	Jewad	38pt	0.21	AMC	Pvt.	5500		5,775,000	3,150	31,500,000	6,615,000	12,390,000
119	III	sh.no.11	119	Public Amenity	Jewad	38pt, 50pt	1.31	AMC	Pvt.	5500		36,025,000	3,150	31,500,000	41,265,000	77,290,000
120	III	sh.no.11	120	Play Ground	Nimbhora	6pt,7pt	0.66	AMC	Pvt. & Amc(0. 45ha)	920		966,000	575	5,750,000	1,207,500	2,173,500
121	III	sh.no.11	121	Public Amenity	Rajapeth	53pt	0.34	AMC	Pvt.	5700		9,690,000	3,150	31,500,000	10,710,000	20,400,000
122	III	sh.no.11	122	Commercial Complex	Peth Amt	40, sh.64, pl.7	0.60	AMC	Amc	0		-	3,150	31,500,000	18,900,000	18,900,000
123	III	sh.no.12	123	Park	Mahajanpur	15pt	2.98	AMC	Govt.	1100		5,463,333	575	5,750,000	17,135,000	22,598,333
124	III	sh.no.12	124	Public Housing	Akoli	55pt	0.90	AMC	Govt.	3550		5,325,000	-	-		5,325,000
125	III	sh.no.12	125	Garden	Peth Amt	49pt	0.28	AMC	Govt.	0		-	-	-	-	-
126	III	sh.no.12	126	Park	Saturna	4pt, 5pt, 6pt	8.25	AMC	Pvt.	1700		70,125,000	1,000	10,000,000	82,500,000	152,625,000
127	III	sh.no.12	127	Play Ground	Saturna	3pt, 4pt	2.47	AMC	Pvt.	1700		20,995,000	575	5,750,000	14,202,500	35,197,500
128	III	sh.no.12	128	Public Amenity	Saturna	3pt	0.90	AMC	Amc	0		-	3,150	31,500,000	28,350,000	28,350,000
129	III	sh.no.12	129	Parking	Akoli	13pt	1.36	AMC	Pvt.	3300		22,440,000	575	5,750,000	7,820,000	30,260,000
130	III	sh.no.12	130	Amusement Park	Akoli	4pt, 5pt, 12pt	5.11	AMC	Pvt. & Amc(0. 20ha)	3550		87,152,500	1,000	10,000,000	51,100,000	138,252,500
131	III	sh.no.12	131	Power Sub Station	Akoli	4pt	0.66	MSSEDCL	Pvt.	0		-	-	-		-
132	III	sh.no.12	132	Extention to Cremation Ground	Akoli	68pt	1.26	AMC	Pvt.	3550		22,365,000	575	5,750,000	7,245,000	29,610,000
133	III	sh.no.12	133	Sewage Pump Station	Akoli	42pt	0.95	AMC	Pvt.		2,334,000	2,217,300	575	5,750,000	5,462,500	7,679,800

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
134	III	sh.no.12	134	Vegetable Market	Akoli	38pt	0.69	AMC	Pvt.	1160		4,002,000	750	7,500,000	5,175,000	9,177,000
135	IV	sh.no.12	135	Public Amenity	Akoli	25pt	1.35	AMC	mc (1.35)	0		-	3,150	31,500,000		-
136	IV	sh.no.12	136	Play Ground	Akoli	25pt	1.73	AMC	Amc	0	-	-	575	5,750,000	9,947,500	9,947,500
137	IV	sh.no.13	137	Public Amenity	Badnera	311pt	0.56	AMC	Pvt.	3150		8,820,000	3,150	31,500,000	17,640,000	26,460,000
138	IV	sh.no.13	138	Municipal solid waste facility with G. P. P.	Badnera	293pt, 294pt, 295	15.51	AMC	Pvt. & Amc (2.83ha)	0	2,200,000	27,896,000	575	5,750,000	72,910,000	100,806,000
139	IV	sh.no.13	139	Public Amenity	Badnera	330pt, 331pt	1.20	AMC	Pvt.	3150		18,900,000	3,150	31,500,000	37,800,000	56,700,000
140	IV	sh.no.13	140	Play Ground	Badnera	330pt, 331pt	1.86	AMC	Pvt. & Amc (1.63ha)	3150		3,622,500	575	5,750,000	1,322,500	4,945,000
141	IV	sh.no.13	141	Park	Badnera	339pt	4.09	AMC	Pvt. & Amc(2.05ha)	1500		13,800,000	575	5,750,000	13,052,500	26,852,500
142	IV	sh.no.13	142	Slaughter house	Badnera	252pt, 253pt	0.44	AMC	Pvt.	1500		1,575,000	2,500	25,000,000	5,250,000	6,825,000
143	IV	sh.no.13	143	Sewage Treatment Plant	Badnera	254, 255, 257pt	7.81	AMC	Pvt. & Amc (5.49ha of s.no 255)	0	2,100,000	4,872,000	3,150	31,500,000	246,015,000	250,887,000
144	IV	sh.no.13	144	Vegetable Market & Shopping Centre	Badnera	182pt, 183pt	1.48	AMC	Pvt.	1080		7,992,000	2,500	25,000,000	37,000,000	44,992,000
145	IV	sh.no.13	145	Extention to Burial Ground	Badnera	279pt, 347pt	2.11	AMC	Pvt.	850		8,967,500	575	5,750,000	12,132,500	21,100,000
146	IV	sh.no.13	146	Town Hall	Badnera	340pt	1.64	AMC	Pvt.	1800		14,760,000	3,150	31,500,000	51,660,000	66,420,000
147	IV	sh.no.13	147	City bus stand	Badnera	342pt	0.49	AMC	Govt.	2050		1,674,167	1,500	15,000,000	7,350,000	9,024,167

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
148	IV	sh.no.13	148	Public Amenity	Nimbhora	52pt	0.65	AMC	Pvt.	6500		21,125,000	3,150	31,500,000	20,475,000	41,600,000
149	IV	sh.no.13	149	Power sub Station	Badnera	7pt	0.40	MSEDCL	Pvt.	0	-	-	-	-	-	-
150	IV	sh.no.13	150	Public Amenity	Badnera	7pt	1.42	AMC	Pvt. & Amc(0.8848ha)	1800		4,860,000	3,150	31,500,000	16,858,800	21,718,800
151	IV	sh.no.13	151	Garden	Badnera	126pt	0.96	AMC	Govt.	950		1,520,000	575	5,750,000	5,520,000	7,040,000
152	IV	sh.no.13	152	Play Ground	Badnera	126pt, 128pt	1.26	AMC	Govt.	950		1,995,000	575	5,750,000	7,245,000	9,240,000
153	IV	sh.no.13	153	Parking	Badnera	126pt	0.64	AMC	Govt.	950		1,013,333	575	5,750,000	3,680,000	4,693,333
154	IV	sh.no.13	154	Extention to Cremation Ground	Badnera	110pt	1.42	AMC	Govt.	0		-	575	5,750,000	8,165,000	8,165,000
155	IV	sh.no.13	155	Garden	Badnera	110pt	0.64	AMC	Govt.	750		800,000	575	5,750,000	3,680,000	4,480,000
156	IV	sh.no.13	156	Garden	Badnera	110pt	0.51	AMC	Govt.	750		637,500	575	5,750,000	2,932,500	3,570,000
157	III	sh.no.13	157	Public Amenity	Nimbhora	34pt	1.40	AMC	Pvt.	770		5,390,000	3,150	31,500,000	44,100,000	49,490,000
158	III	sh.no.14	158	Public Housing	Nimbhora	30pt, 31pt, 32pt, 33pt	3.03	AMC	Govt.	900		4,545,000	-	-		4,545,000
159	III	sh.no.14	159	Play Ground	Nimbhora	30pt, 31pt	1.96	AMC	Govt. & Pvt.(0.23ha)	1200		5,319,999	575	5,750,000	11,270,000	16,589,999
160	III	sh.no.14	160	Govt. Girls Hostel	Nimbhora	30pt	2.08	Social Welfare	Govt.	0		-		-		-
161	III	sh.no.14	161	Police Chowki	Nimbhora	30pt	0.43	Police Commissioner Amt.	Govt.	0	...	-		-		-
162	IV	sh.no.14	162	Govt. Purpose	Badnera	25pt, 26pt	9.70	Collector Amt.	Govt.	0				-	-	-
163	IV	sh.no.14	163	Police Station	Badnera	25pt, 26pt	0.67	Police Commissioner Amt.	Govt.	0						-



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
164	IV	sh.no.14	164	Mpl Purpose	Badnera	110pt	4.13	AMC	Govt.	750		5,162,500	3,150	31,500,000	130,095,000	135,257,500
165	IV	sh.no.14	165	District sports complex	Badnera	27pt, 110pt	7.41	District sports complex committee	Govt.	0				-	-	-
166	IV	sh.no.15	166	Play Ground	Badnera	33pt	5.42	AMC	Govt.	750		6,775,000	575	5,750,000	31,165,000	37,940,000
167	IV	sh.no.15	167	Govt. Purpose	Badnera	32pt	8.29	Collector Amt.	Govt.	0		-				-
168	IV	sh.no.15	168	Govt. purpose	Badnera	35pt	3.83	Collector Amt.	Govt.	0				-	-	-
169	IV	sh.no.15	169	Public Amenity	Badnera	34pt	6.51	AMC	Govt.	750		8,137,500	3,150	31,500,000	205,065,000	213,202,500
170	IV	sh.no.16	170	Govt. Purpose	Badnera	84pt	3.39	Collector Amt.	Govt.	0				-	-	-
171	IV	sh.no.16	171	Garden	Badnera	91pt	0.63	AMC	Govt.	750		787,500	575	5,750,000	3,622,500	4,410,000
172	IV	sh.no.16	172	Police Qrts	Badnera	92pt	5.76	Police Commissioner Amt.	Govt.	0						-
173	IV	sh.no.16	173	Play Ground	Badnera	94pt	5.98	AMC	Govt.	1800		17,940,000	575	5,750,000	34,385,000	52,325,000
174	IV	sh.no.16	174	Pri. School	Badnera	94pt, 345pt	0.48	AMC	Govt. & Pvt.(0.20)	1800		2,639,999	3,150	31,500,000	15,120,000	17,759,999
175	IV	sh.no.16	175	Public Housing	Badnera	94pt	0.82	AMC	Govt.	1800		2,460,000	-	-	-	2,460,000
176	IV	sh.no.16	176	Commercial Complex	Badnera	141pt	0.72	AMC	Pvt.	2050		7,380,000	3,150	31,500,000	22,680,000	30,060,000
177	IV	sh.no.16	177	Public Amenity	Badnera	246pt, 247pt, 248pt	1.27	AMC	Pvt. & Amc(0.42ha)	0	2,200,000	1,870,000	3,150	31,500,000	26,775,000	28,645,000
178	IV	sh.no.16	178	Play Ground	Badnera	231pt, 232pt, 233pt	2.14	AMC	Pvt.	1050		11,235,000	575	5,750,000	12,305,000	23,540,000
179	IV	sh.no.16	179	Public Amenity	Badnera	231pt	0.99	AMC	Pvt.	1050		5,197,500	3,150	31,500,000	31,185,000	36,382,500

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
180	IV	sh.no.16	180	Water Pump Station	Badnera	348	0.40	AMC	Pvt.	1800		3,600,000	575	5,750,000	2,300,000	5,900,000
181	IV	sh.no.16	181	Truck Terminus	Badnera	200pt, 201pt, 202pt, 203pt, 204pt, 205pt, 206pt	12.59	AMC	Pvt.	0	2,200,000	27,698,000	575	5,750,000	72,392,500	100,090,500
182	IV	sh.no.16	182	Extention to Cremation Ground	Badnera	212pt	0.25	AMC	Amc	0		-	575	5,750,000	1,437,500	1,437,500
183	IV	sh.no.16	183	Vegetable Market	Badnera	211pt	0.94	AMC	Pvt.	2200		10,340,000	750	7,500,000	7,050,000	17,390,000
184	IV	sh.no.16	184	Fire brigade Station	Badnera	189pt	0.54	AMC	Govt.	1800		1,620,000	1,500	15,000,000	8,100,000	9,720,000
185	IV	sh.no.16	185	Fire brigade workshop	Badnera	94pt	1.92	AMC	Govt.	1800		5,760,000	1,500	15,000,000	28,800,000	34,560,000
186	IV	sh.no.16	186	Public Amenity	Badnera	94pt	2.61	AMC	Govt.	1800		7,830,000	3,150	31,500,000	82,215,000	90,045,000
187	IV	sh.no.16	187	Mutton Market	Badnera	sh. 27A, pl 1	0.37	AMC	Govt.	1800		1,110,000	1,500	15,000,000	5,550,000	6,660,000
188	IV	sh.no.16	188	Vegetable Market	Badnera	sh. 27A, pl 1	0.63	AMC	Govt.	1800			750	7,500,000	4,725,000	4,725,000
189	IV	sh.no.16	189	Govt. purpose	Badnera	93pt, 343pt	3.65	Collector Amt.	Govt.	0						-
190	IV	sh.no.16	190	Extention to Cemetry	Badnera	92pt, 93pt	0.62	AMC	Govt.	0		-	575	5,750,000	3,565,000	3,565,000
191	IV	sh.no.16	191	Park	Waruda	11pt	3.67	AMC	Govt.	720		4,404,000	575	5,750,000	21,102,500	25,506,500
192	IV	sh.no.16	192	Cremation Ground & Burial Ground	Waruda	9pt, 20pt	0.96	AMC	Pvt.	0	1,900,000	1,824,000	575	5,750,000	5,520,000	7,344,000

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
193	IV	sh.no.16	193	Municipal solid waste facility with G. P. P.	Waruda	23pt, 24pt, 26pt	12.80	AMC	Pvt.	0	1,900,000	24,320,000	575	5,750,000	73,600,000	97,920,000
							409.2					1,878,354,774			3,730,234,492	5,608,589,122

### Annexure - D

#### City Level Requirement of Public sites for AMRAVATI Town for population 1000000 for the year 2031

Sr. No.	Purpose of Amenity	Located in Sect. No.	Planning Standard (15/09/2012 submitted to		Calculation	Required As per norms		Existing		D.P.sites Acquired		Total		Required to propose		Proposed		
			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.	No.of Sites	Area in Hect.	No.of Sites	Area in Hect.	As per Norms/requirement
1	2	3	3	4	5	4	5	6	7	8	9	10	11	12	13	14	15	16
A	City level Amenities																	
1	Sewage treatment Plant/Pump Stn.	I	As per requirement of AMC	--	--			1	7.31	0	0.00	1	7.31			1	0.67	Pump station as per requirement
		III														1	0.95	Pump station as per requirement
		IV														1	7.81	STP/ Pump station,
																3	9.43	
2	Water Works	Out of AMC limit	As per requirement of AMC															As per requirement
		II		--	--			1	4.83	0	0.00	1	4.83			1	0.40	
		IV														1	0.40	
																2	0.80	
3	Municipal solid waste facility	II	As per requirement of AMC	--	--			1	9.12	0	0.00	1	9.12			1	6.93	As per requirement
		IV														2	28.31	
																3	35.24	
4	City level main Fire station/ Fire station	I	As per requirement of AMC	--	--			1	0.04			1	0.04					As per requirement
		II						1	0.35			1	0.35			2	2.48	
		III						1	0.40			1	0.40			1	1.14	
		IV														2	2.46	
								3	0.79							5	6.08	

1	2	3	3	4	5	4	5	6	7	8	9	10	11	12	13	14	15	16
5	Exhibition Ground	II	Each Site 3.00 hectare.	3 site for 10 lakh population	3 x 10/10=3 No.			1	5.05			1	5.05			..	..	As per requirement
		III														1	5.60	
																1	5.60	
6	Auditorium/ Town hall/ Cultural center	I	Each Site 1.0 hectare.	1 site for 5 lakh population	1X10/5 = 2 no. 2 x 1 = 2 hec.											1	2.68	As per requirement
		II								2	2.44	2	2.44	-2	-2.44	2	7.09	
		III								1	0.92	1	0.92	-1	-0.92			
		IV														1	1.64	
																3	8.73	
7	District Hospital: 1 for city(500 Beds as per NBC) Area @120 s.q.m. / bed 6.0 hectare.1 for city	II	Area @120 s.q.m. / bed 6.0 hectare.	1 for city (for 500beds)				4	12.96			4	12.96	-4	-12.96			
		III						1	0.51									
		IV			--			1	1.33									
8	Pvt. Medical college (PDMC)	II	--	--	--			1	9.47			1	9.47					
9	Parking	I	As per requirement	--	--			1	0.12			1	0.12			1	0.70	As per requirement
		II		--	--			1	0.074			1	0.07			8	1.76	
		III														3	1.70	
		IV														1	0.64	
																13	4.80	

1	2	3	3	4	5	4	5	6	7	8	9	10	11	12	13	14	15	16
10	Hawkers Zone		As per requirement	--	--							0	0.00					
11	Slaughter House	I	0.20 hectare	As per requirement	--			1	0.88			1	0.88			1	1.90	As per requirement
		IV														1	0.44	
																2	2.34	
12	Truck Terminus	I	As per requirement	--	--			1	4.99			1	4.99			1	7.34	As per requirement
		IV														1	12.59	
																2	19.93	
13	MSEDCL	I	As per requirement of MESDCL	--	--			3	21.26			3	21.26					As per requirement
		III						2	2.92									
		IV						2	20.3									
14	Bus Stand - MSRTC	I	As per requirement of MSRTC	--	--											2	3.00	As per requirement
		II						1	1.838			1	1.838			2	4.14	
		III						1	0.979			1	0.98					
		IV						1	2.656			1	2.66					
																4	7.14	
15	City Bus Terminus	I	As per requirement													2	3.00	As per requirement
		II														1	9.10	
		IV														1	0.49	
																4	12.59	
B																		
1	AMC Adm.Buldg/	II	As per requirement													1	3.35	As per requirement
		IV														1	4.13	
																2	7.48	
2	Public Amenity	I	As per requirement	--	--											6	4.92	As per requirement
		II														8	5.64	
		III														10	6.38	
		IV														9	16.63	
																33	33.57	

**Annexure - E**

**Requirment of Public sites for Sector No. I (1) Navsari, 2) Shegaon(Pt), 3) Rahatgaon(Pt), 4) Tarkheda(Pt),  
Peth Amravati (Pt), 6) Gambhirpur for population 317000 for the year 2031**

**5)**

Sr. No.	Purpose of Amenity	Planning Standard		Calculation	Required As per norms		Existing		D.P.sites Acquired/		Total		Required to propose		Proposed	
		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.	No. of Sites	Area in Hect.	No. of Sites	Area in Hect.
1	2	3	4	5	6	7	8	9	10	11	12 (8+10)	13 (9+11)	14 (6-12)	15 (7-13)	16	17
Reservatons As per Norms ▼																
1	Park (Town Level)	Each Site 3.00 hectare.	1 site for 0.50 lack population	$3.17/0.50=6.34$ say 7 no. $7 \times 3 \text{hec} = 21 \text{hec}$ .	7	21.00	13	3.36	1	0.33	14	3.69	-7	17.31	10	19.51
2	Play Ground / Stadium / Sport complex	Each Site 3.00 hectare.	1 site for 1.0 lack population	$3.17/1.0=3.17$ say 4 no. $4 \times 3 \text{hec} = 12 \text{hec}$ .	4	12.00	0	0.00	2	0.65	2	0.65	2	11.35	5	11.76
3	Education															
A	Primary School	Primary school going population 13.67% of total population of which 9.74% burden to be shaered by AMC.	One site of 0.40 H. preferably for 500 students 8 sq.mt/student (inclusive of playground)	I) $317000 \times 0.1367 = 43334$ $43334 \times 0.0974 = 4221$ pupils $4221 \times 8.0 = 33766$ sq.mt. (3.37 hec) II) $4221/500 = 8.44$ say 9 no $9 \times 0.4 \text{hec} = 3.6 \text{hec}$	9	3.60	12	3.82	1	0.27	13	4.09	-4	-0.49	0	0.00

1	2	3	4	5	6	7	8	9	10	11	12 (8+10)	13 (9+11)	14 (6-12)	15 (7-13)	16	17
B	High School	Secondary school going population 3.72% of total population of which, 2.6% burden to be shaered by AMC.	11sq.mt/student (inclusive of playground) One site for 750 students (750x11=@0.8 H)	I) 317000 x 0.372 = 11792 11792x0.026 = 307 pupils 307x11.sq.mt = 3377 sq.mt. (0.34 hec) II) 307/750=0.41 say 1 no. 1x0.8=0.8 Hecq.	1	0.80	2	1.00	1	0.33	3	1.33	-2	-0.53	0	0.00
4	Medical Amenity	100% burden to be shared by Pvt.	1 site of 0.25 H. for 10000 population	317000/10000 = 31.7 say 32 no 32x0.25 = 1.6h.	32	8.00	29	0.92	2	0.53	31	1.45	1	6.56	2	0.557
5	Vegetable Market	Each site preferably of 0.20 hectare / 25000 populations or as per requirement	Each site preferably of 0.20 hectare / 25000 populations	317000/25000 = 12.68 say 13 no 13x 0.20 = 2.6 h.	13	2.60	1	3.69	0	0	1	3.69	12	-1.09	2	1.00
6	Commercial complex/ Shopping	0.20 hectare	2 nos in each sector	--	2	0.4	0	0	0	0	0	0.00	2	0.40	2	1.245
<b>As per Requirement ▼</b>																
7	Cremation Ground / Burial Gorund		As per requirement	--	—	—	9	13.08	1	2.63	10	15.71	—	—	3	3.42
8	Mutton, fish market		As per requirement	—	—	—	0	0	1	0.7	1	0.70	—	—		
	Lib			—	—	—			0	0	0	0	—	—		
9	Amc Purpose				—	—			1	4.96	1	4.96	—	—		



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
	Mileh Center				–	–							–	–		
10	Pub. Housing		As per requirement		–	–			3	9.37	3	9.37	–	–	2	4.78
11	Pub amenity		As per requirement		–	–					0	0.00	–	–	6	4.92
City level As per Norms/ Requirement ▼																
12	Sewage T.P./Sewage Pump Station		As per requirement				1	7.31			1	7.31	..	..	1	0.67
13	Slaughter House		As per requirement				1	0.88			1	0.88	...	..	1	1.90
14	Truck terminus		As per requirement				1	4.99			1	4.99	...	..	1	7.34
15	Town Hall/ Cultural Center		As per requirement		..	..	..	..	..	..	..	..	..	..	1	2.68
16	Fire Brigade station						1	0.04								
17	Parking		As per requirement		–	–					0	0	–	–	1	0.70
18	Bus Terminus		As per requirement												2	3.00
19	Power Sub Station		As per requirement				3	21.26			3	21.26				

END

<p align="center"><b>Annexure - F</b></p> <p align="center"><b>Requirment of Public sites for Sector No. II (1) Shegaon(Pt), 2) Rahatgaon(Pt), 3) Tarkheda(Pt), 4) Peth Amravati(Pt), 5) Rajapeth(Pt), 6) Mhasale, 7) Wadali, 8) Camp for population 262000 for the year 2031</b></p>																
Sr. No.	Purpose of Amenity	Planning Standard		Calculation	Required As per norms		Existing		D.P.sites Acquired		Total		Required to propose		proposed	
		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.	No.of Sites	Area in Hect.	No.o f Sites	Area in Hect.
1	2	3	4	5	6	7	8	9	10	11	12 (8+10)	13 (9+11)	14 (6-12)	15 (7-13)	16	17
<b>Reservatons As per Norms ▼</b>																
1	Park (Town Level)	Each Site 3.00 hectare.	1 site for 0.50 lack population	$2.62/0.50 = 5.24$ say 5no. $5 \times 3\text{hec} = 15 \text{hec.}$	5	15.00	2	3.11	1	1.25	3	4.36	2	10.64	7	37.09
2	Play Ground / Stadium / Sport complex	Each Site 3.00 hectare.	1 site for 1.0 lack population	$2.62/1.0 = 2.62$ say 3 no. $3 \times 3\text{hec} = 9 \text{hec.}$	3	9.00	2	7.82	1	0.54	3	8.36	1	0.64	6	11.41
3	Education															
A	Primary School	Primary school going population 13.67% of total population of which 9.74% burden to be shaered by AMC.	One site of 0.40 H. preferably for 500 students 8 sq.mt/student (inclusive of playground)	I) $262000 \times 0.1367 = 35815$ $35815 \times 0.0974 = 3488$ pupils $35815 \times 8.0 = 28704$ sq.mt.(2.87hec) II) $3488/500 = 6.97$ say 7 no $7 \times 0.4 \text{hec} = 2.8 \text{hec}$	7	2.87	22	8.03	4	0.53	26	8.56	-19	-5.69	0	0.00

1	2	3	4	5	6	7	8	9	10	11	12 (8+10)	13 (9+11)	14 (6-12)	15 (7-13)	16	17
B	High School	Secondary school going population 3.72% of total population of which, 2.6% burden to be shaered by AMC.	11sq.mt/student (inclusive of playground) One site for 750 students (750x11=@0.8 H)	I) 262000 x 0.372 = 9746 9746 x 0.026 = 253 pupils 253x11.sq.mt=2783 sq.mt. (0.28hec) II) 253/750=0.34 say1 no. 1x0.8=0.8 Hecq.	1	0.80	2	0.304	1	0.63	3	0.93	-2	-0.13	0	0.00
4	Medical Amenity	100% burden to be shared by Pvt.	1 site of 0.25 H. for 10000 population	262000/10000 =26.2say26 no 26 x 0.25 = 6.5h.	26	6.50	107	5.15			107	5.15	-81	1.35	1	0.20
5	Vegetable Market	Each site preferably of 0.20 hectare / 25000 populationsor as per requirement	Each site preferably of 0.20 hectare / 25000 populations	262000/25000= 10.48 say 11 no 11x0.20 = 2.2 h.	11	2.20	1	2.03	1	0.54	2	2.57	9	-0.37	3	2.44
6	Commercial complex/ Shopping	0.20 hectare	2 nos in each sector	--	2	0.4	14	3.91	0	0	14	3.91	-12	-3.51	1	0.28
<b>As per Requirement ▼</b>																
7	Cremation Ground / Burial Gorund		As per requirement	--	..	...	5	6.55			5	6.55	..	..	1	0.66
8	Mutton, fish market		As per requirement		...	...	1	0.156			1	0.16			0	0.00
9	Lib						1	0.23			1	0.23				
10	Pub. Housing		As per requirement		-	-							-	-	1	2.59
11	Beautificatio n of Tank				...	...	...	...	...	...	...	...	...	...	1	9.97
12	Pub amenity		As per requirement												8	5.64

1	2	3	4	5	6	7	8	9	10	11	12 (8+10)	13 (9+11)	14 (6-12)	15 (7-13)	16	17
		City level As per Norms/ Requirement ▼														
13	water works				..	..	1	4.83	..	..	...	.	..	..	..	..
14	MPL Solid waste		As per requirement		..	..			..	..	...	.	..	..	1	6.93
15	Town Hall/ Cultural Center		As per requirement						2	2.44					2	7.09
16	Fire Brigade station		As per requirement				1	0.35							2	2.48
17	Parking		As per requirement				1	0.074							8	1.76
18	Amc Administrative Bldg.		As per requirement												1	3.35
19	Bus Terminus		As per requirement												1	9.10
20	ST Stand , ST Depot.		As per requirement												2	4.14
		As per Requirement for other authority ▼														
21	Govt. Purpose (Appr. Auth. Collector)		As per requirement Collector												2	5.07
22	Police Stn/Qtr.		As per requirement Police Dept												2	6.74
23	Town Planning Office		As per requirement Town Planning												1	0.29
24	Extn To Circuit House		As per requirement PWD Dept												1	0.35

1	2	3	4	5	6	7	8	9	10	11	12 (8+10)	13 (9+11)	14 (6-12)	15 (7-13)	16	17
25	Extn. to Jail		As per requirement Jail Superidentent												1	0.98
26	District sports complex		As per requirement Distrcet Sport Dept												1	3.50

END

Annexure - G																
Requirment of Public sites for Sector No. III (1) Amravati Gaothan, 2) Peth Amravati, 3) Rajapeth(Pt), 4) Benoda, 5) Jevad, 6) Mahajanpur, 7) Saturna, 8) Vadad, 9) Nimbhora(Pt), 10) Akoli (Pt) for population 327000 for the year 2031																
Sr. No.	Purpose of Amenity	Planning Standard		Calculation	Required As per norms		Existing		D.P.sites Acquired		Total		Required to propose		proposed	
		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.	No. of Sites	Area in Hect.	No. of Sites	Area in Hect.
1	2	3	4	5	6	7	8	9	10	11	12 (8+10)	13 (9+11)	14 (6-12)	15 (7-13)	16	17
Reservatons As per Norms ▼																
1	Park (Town Level)	Each Site 3.00 hectare.	1 site for 0.50 lack population	3.27/0.50=6.54 say 7 no. 7x3 hec=21 hec.	7	21.00	1	3.57	0	0.00	1	3.57	6	17.43	8	20.26
2	Play Ground / Stadium / Sport complex	Each Site 3.00 hectare.	1 site for 1.0 lack population	3.27/1.0=3.27 say 4 no. 4x3 hev=12 hec.	4	12.00	0	0.00	2	2.43	2	2.43	2	9.57	6	9.91
3	Education															
A	Primary School	Primary school going population 13.67% of total population of which 9.74% burden to be shaered by AMC.	One site of 0.40 H. preferably for 500 students 8 sq.mt/student (inclusive of playground)	I) 327000 x 0.1367 = 44701 44701 x 0.0974 = 4354 pupile 4354 x 8.0= 34832 sq.mt. (3.48hec) II) 4354/500=8.7 say 9 no 9 x 0.4hec = 3.6hec	9	3.60	20	4.24	8	3.56	28	7.80	-19	-4.20	0	0.00

B	High School	Secondary school going population 3.72% of total population of which, 2.6% burden to be shaered by AMC.	11sq.mt/student (inclusive of playground) One site for 750 students (750x 11=@0.8 H)	I) 327000 x 0.372 = 12164 12164 x 0.026 = 316pupile 316X 11sq.mt = 3476sq.mt (0.35hec) II) 316/750 = 0.42 say 1 no. 1 x 0.8 = 0.8 Hecq.	1	0.80	2	0.14	2	1.09	4	1.22	-3	-0.42	0	0.00
4	Medical Amenity	100% burden to be shared by Pvt.	1 site of 0.25 H. for 10,000 population	327000/10000 =32.7 say 33 no 33 x 0.25 = 8.25 hec.	33	8.25	64	4.65	4	1.98	68	6.63	-35	1.62		
5	Vegetable Market	Each site preferably of 0.20 hectare / 25000 populations or as per requirement	Each site preferably of 0.20 hectare / 25000 populations	327000/25000= 13.08 say 13 no 13x0.20 = 2.6 h.	13	2.60	2	0.07	0	0	1	0.07	12	2.53	3	3.92
6	Commercial complex/ Shopping	0.20 hectare	2 nos in each sector	--	2	0.4	2	1.16	0	0	2	1.16	0	-0.76	1	0.60
<b>As per Requirement ▼</b>																
7	Cremation Ground / Burial Gorund		As per requirement	--			6	11.51	0	0.00	6	11.51			2	3.60
8	Mutton, fish market		As per requirement				2	0.07	0	0.00	2	0.07				
9	Lib		As per requirement				0	0			0	0.00			2	0.097
11	Pub. Housing		As per requirement												5	8.06
12	Pub Amenity		As per requirement												10	6.38

City level As per Norms/ Requirement ▼																
1	2	3	4	5	6	7	8	9	10	11	12 (8+10)	13 (9+11)	14 (6-12)	15 (7-13)	16	17
13	Sewage T.P/ Sewage Pump Station		As per requirement												1	0.95
14	Town Hall/ Cultural Center/Exhibition Ground Museum		As per requirement						1	0.92	1	0.92			1	5.60
15	Fire Brigade station		As per requirement												1	1.14
16	Parking		As per requirement												3	1.70
As per Requirement for other authority ▼																
17	Girls Hostel		As per requirement Social Welfare Dept												1	2.08
18	Police Chowki		As per requirement Police Dept												1	0.43
19	Power sub Station		As per requirement MSEDCL				2	2.92			2	2.92			1	0.66

END



Annexure - H																
Requirment of Public sites for Sector No. IV (1) Akoli (Pt), (2) Nimbhora(Pt), (3) Badnera, (4) Waruda for population 94000 for the year 2031																
Sr. No.	Purpose of Amenity	Planning Standard		Calculation	Required As per norms		Existing		D.P.sites Acquired		Total		Required to propose		Proposed	
		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.	No. of Sites	Area in Hect.	No. of Sites	Area in Hect.
1	2	3	4	5	6	7	8	9	10	11	12 (8+10)	13 (9+11)	14 (6-12)	15 (7-13)	16	17
Reservatons As per Norms ▼																
1	Park (Town Level)	Each Site 3.00 hectare.	1 site for 0.50 lack population	0.94/0.50=1.88 say 2 no. 2x3hec=6 hec.	2	6.00	0	0.00	2	2.05	2	2.05	0	3.95	6	10.50
2	Play Ground / Stadium / Sport complex	Each Site 3.00 hectare.	1 site for 1.0 lack population	0.94/1.0=0.94 say 1 no. 1x3hev=3 hec.	1	3.00	1	0.53	4	4.83	5	5.36	-4	-2.36	6	18.39
3	Education															
A	Primary School	Primary school going population 13.67% of total population of which 9.74% burden to be shaered by AMC.	One site of 0.40 H. preferably for 500 students 8 sq.mt/student (inclusive of playground)	I) 94000 x 0.1367 = 12850 12850 x 0.0974 = 1252 pupile 1252 x 8.0= 10016 sq.mt. (1.01hec) II) 1252/500=2.50 say 3 no 3 x 0.4 hec = 1.2 hec	3	1.20	10	1.64	1	0.4	11	2.04	-8	-0.84	1	0.48
B	High School	Secondary school going population 3.72% of total population of which, 2.6% burden to be shaered by AMC.	11sq.mt/student (inclusive of playground) One site for 750 students (750x 11=@0.8 H)	I) 94000 x 0.372 = 3608 3608 x 0.026 = 94 pupile 94X 11sq.mt = 1034sq.mt (0.11hec) II) 94/750 = 0.13say 1 no. 1 x 0.8 = 0.8 Hecq.	1	0.80	0	0	0	0	0	0.00	1	0.80	0	0.00

1	2	3	4	5	6	7	8	9	10	11	12 (8+10)	13 (9+11)	14 (6-12)	15 (7-13)	16	17
4	Medical Amenity	100% burden to be shared by Pvt.	1 site of 0.25 H. for 10,000 population	$94000/10000 = 9.4$ say 10 no $10 \times 0.25 = 2.5$ hec.	10	2.50	7	0.34	0	0	7	0.34	3	2.16		0.00
5	Vegetable Market	Each site preferably of 0.20 hectare / 25000 populations or as per requirement	Each site preferably of 0.20 hectare / 25000 populations	$94000/25000 = 3.76$ say 4 no $4 \times 0.20 = 0.8$ h.	4	0.80	2	0.83	0	0	2	0.83	2	-0.03	3	3.05
6	Commercial complex/ Shopping	0.20 hectare	2 nos in each sector	--	2	0.4	2	0.018	1	0.2	3	0.22	-1	0.18	1	0.72
		As per Requirement ▼														
7	Cremation Ground / Burial Ground		As per requirement	--	...	...	11	16.69	1	0.9	12	17.59	...	..	5	5.36
8	Mutton, fish market		As per requirement		...	...									1	0.37
9	Mpl Purpose		As per requirement												1	4.13
10	Pub. Housing		As per requirement				2	0.616			2	0.62			1	0.82
11	Pub Amenity		As per requirement												9	16.56

1	2	3	4	5	6	7	8	9	10	11	12 (8+10)	13 (9+11)	14 (6-12)	15 (7-13)	16	17
City level As per Norms/ Requirement ▼																
12	Water Works		As per requirement												1	0.40
13	Sewage T.P./ Sewage Pump Station		As per requirement												1	7.81
14	MPL Solid		As per												2	28.31
15	Town Hall/ Cultural		As per requirement												1	1.64
16	Fire Brigade station		As per requirement												2	2.46
17	Parking		As per requirement												1	0.64
18	City Bus		As per												1	0.49
19	Slaughter House		As per requirement												1	0.44
20	Truck Terminus		As per requirement												1	12.59

1	2	3	4	5	6	7	8	9	10	11	12 (8+10)	13 (9+11)	14 (6-12)	15 (7-13)	16	17
As per Requirement for other authority ▼																
21	Govt. Purpose Appr. Autho. Collector)		As per requirement Collector												5	28.86
22	Police Chowki/stati on		As per requirement Police Dept												2	6.43
23	District sports complex		As per requirement Dist. Sport Dept												1	7.41
24	Power sub Station		As per requirement MSEDCL				2	20.30			2	20.30			1	0.40

END

**Annexure - I**  
**Phasewise Programme (Phase of two Years each)**

Sr.No.	Purpose Of Reservation	Phase I	Phase II	Phase III	Phase IV	Phase V
1	2	3	4	5	6	7
1	Amc Administrative Building, Mpl Purpose	...	...	...	39, 164	...
2	Amusement Park, Biodiversity Park, Garden, Park	54, 151	3, 8, 11, 16, 36, 45, 48, 61, 71, 100, 126	6, 56, 82, 116, 123,	33, 111, 130, 141, 155, 171, 191	7, 22, 31, 113, 125, 156
3	Beautification of Tank	...	...	...	...	30
4	Bus Terminus, City bus stand	147	1, 18	46	...	...
5	Shopping Centre	12, 87	63, 122, 176	...	...	...
6	Cremation Ground & Burial Ground, Cemetery	14, 51, 70, 80, 132, 182, 190, 192	43, 145	...	154	...
7	Cultural center, Museum & Cultural center, Town Hall	...	146	42, 67	23	...
8	Exhibition Ground (Dasara Maidan)	...	...	...	92	...
9	Medical Amenity	58, 65	...	...	...	107
10	Fire brigade Station/workshop	19, 38, 79, 184	...	...	185	...
11	Play Ground, Sport complex, Jogging Track	120, 127	35, 53, 62, 94	5, 105, 110, 136, 159, 173	9, 26, 68, 140	27, 50, 72, 77, 152, 166, 178

1	2	3	4	5	6	7
12	Library	84, 117	...	...	...	...
13	Multistoried Parking/Parking	59, 83, 85, 86, 88, 90, 91, 96, 97, 153	108, 129	...	89	...
14	Municipal solid waste facility with G. P. P.	138, 193	...	106	...	...
15	Mutton Market					187
16	Pri. School	174				
17	Public Amenity	99, 128	49, 57, 93, 95, 109, 119, 148, 186	20, 55, 66, 81, 112, 115, 118, 121, 150	4, 10, 28, 29, 78, 135, 139, 157, 177, 179	25, 32, 137, 169
18	Public Housing	124	76	64, 158, 175	17	21, 73, 75
19	Sewage Treatment Plant / Sewage Pump Station / Water Pump Station	15, 133, 143, 180				
20	Slaughter House					69, 142
21	Truck Terminus	181	2			
22	Vegetable Market. & Shopping center	13, 60, 114, 183	24, 34, 41, 134, 188	74, 114		

END

संजय सातपा नरवणे  
महापौर  
महानगरपालिका, अमरावती.

Commissioner  
Municipal Corporation  
Amravati

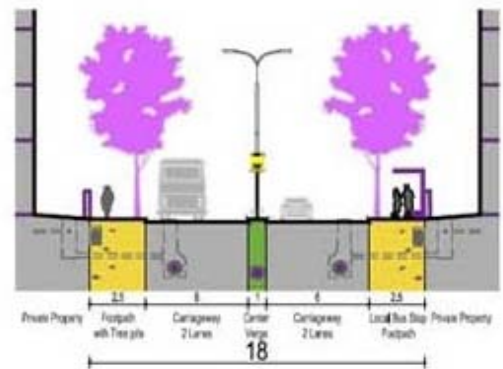
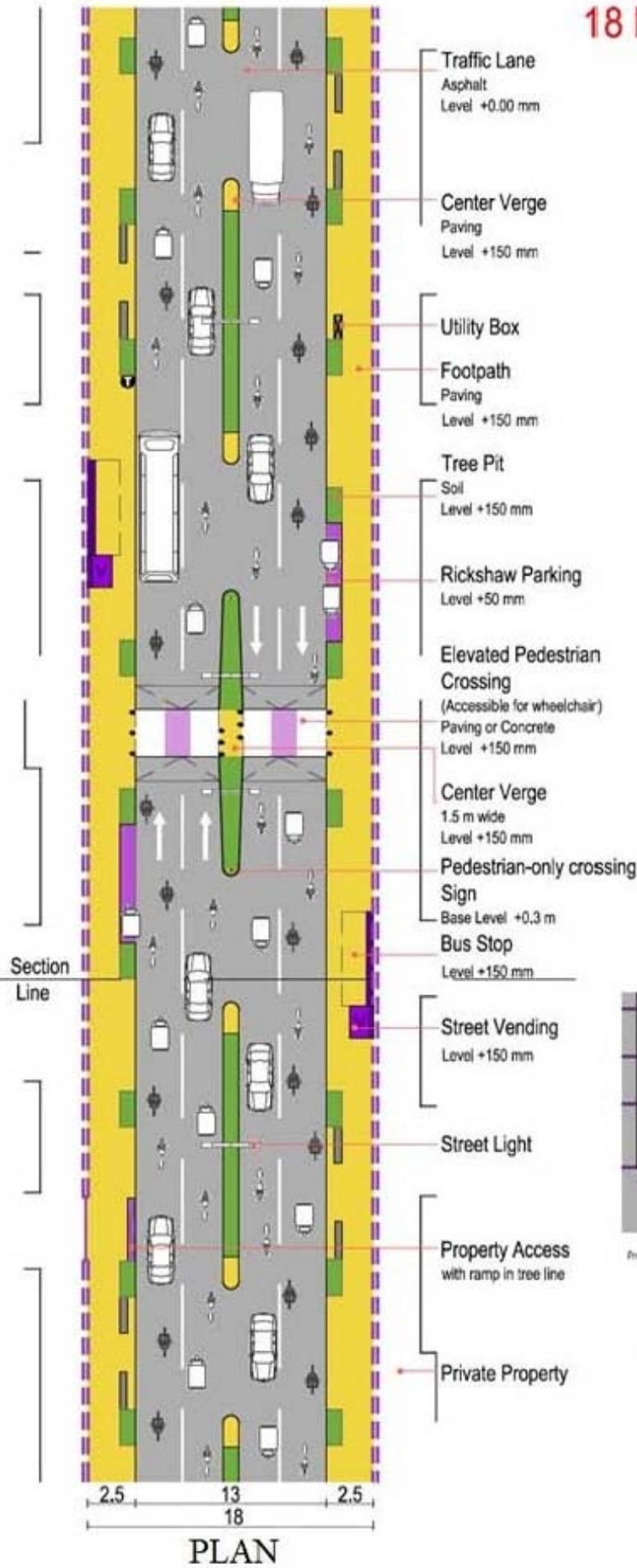
Town Planning Officer &  
Dy. Director of Town Planning  
Development Plan, Special Unit  
Amravati

## TYPICAL PLANS AND CROSS SECTIONS OF ROAD

- PLAN 1 : 18M Wide
- PLAN 2 : 24M Wide
- PLAN 3 : 30M Wide



# 18 MTS. D.P. ROAD

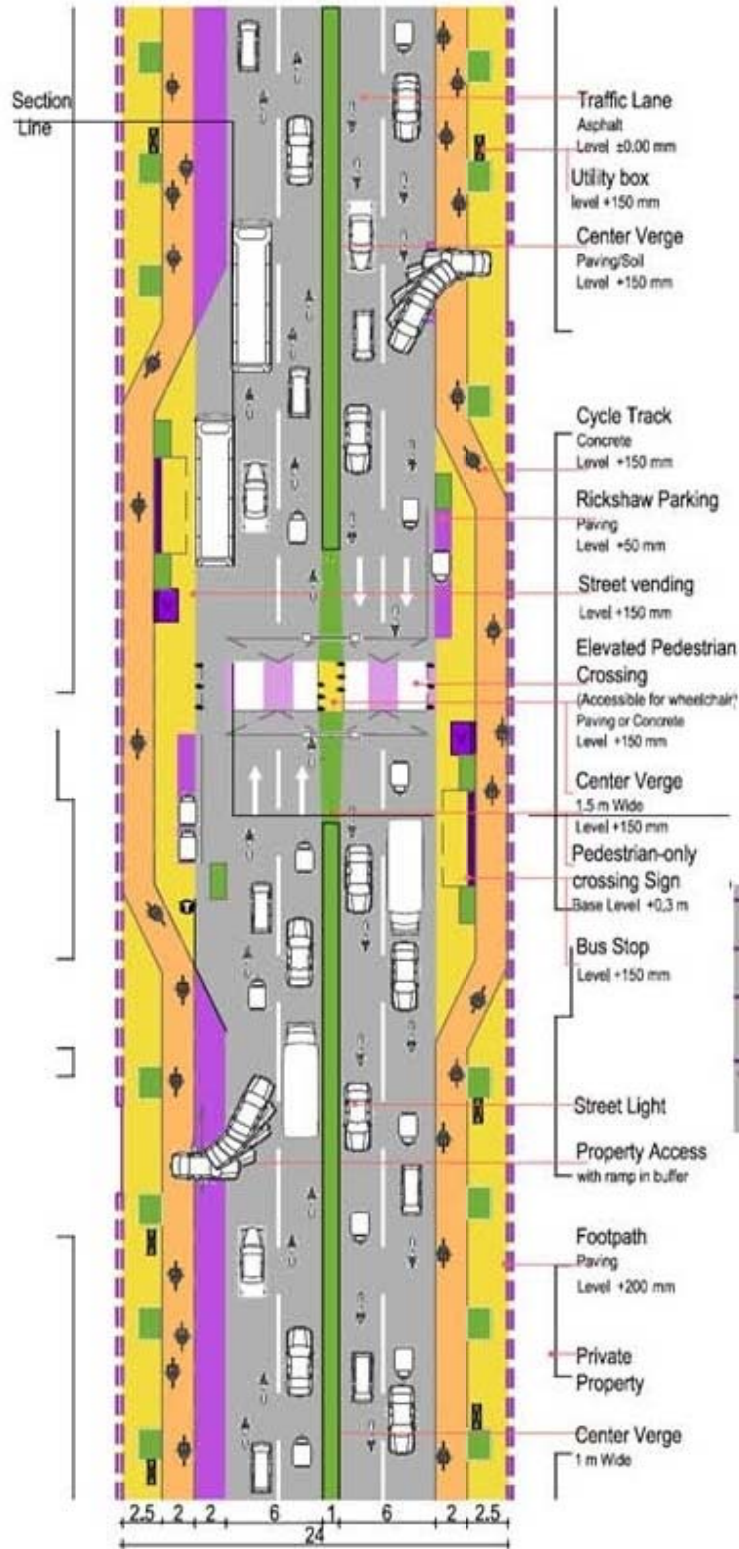


CROSS SECTION

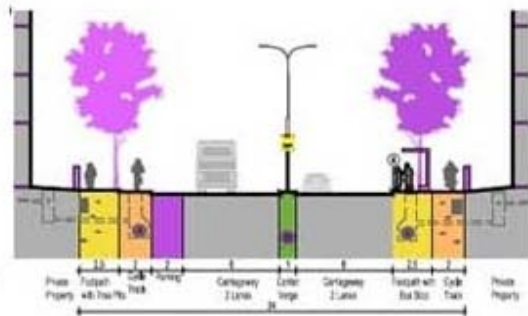
PLAN 1



## 24 MTS. D.P. ROAD

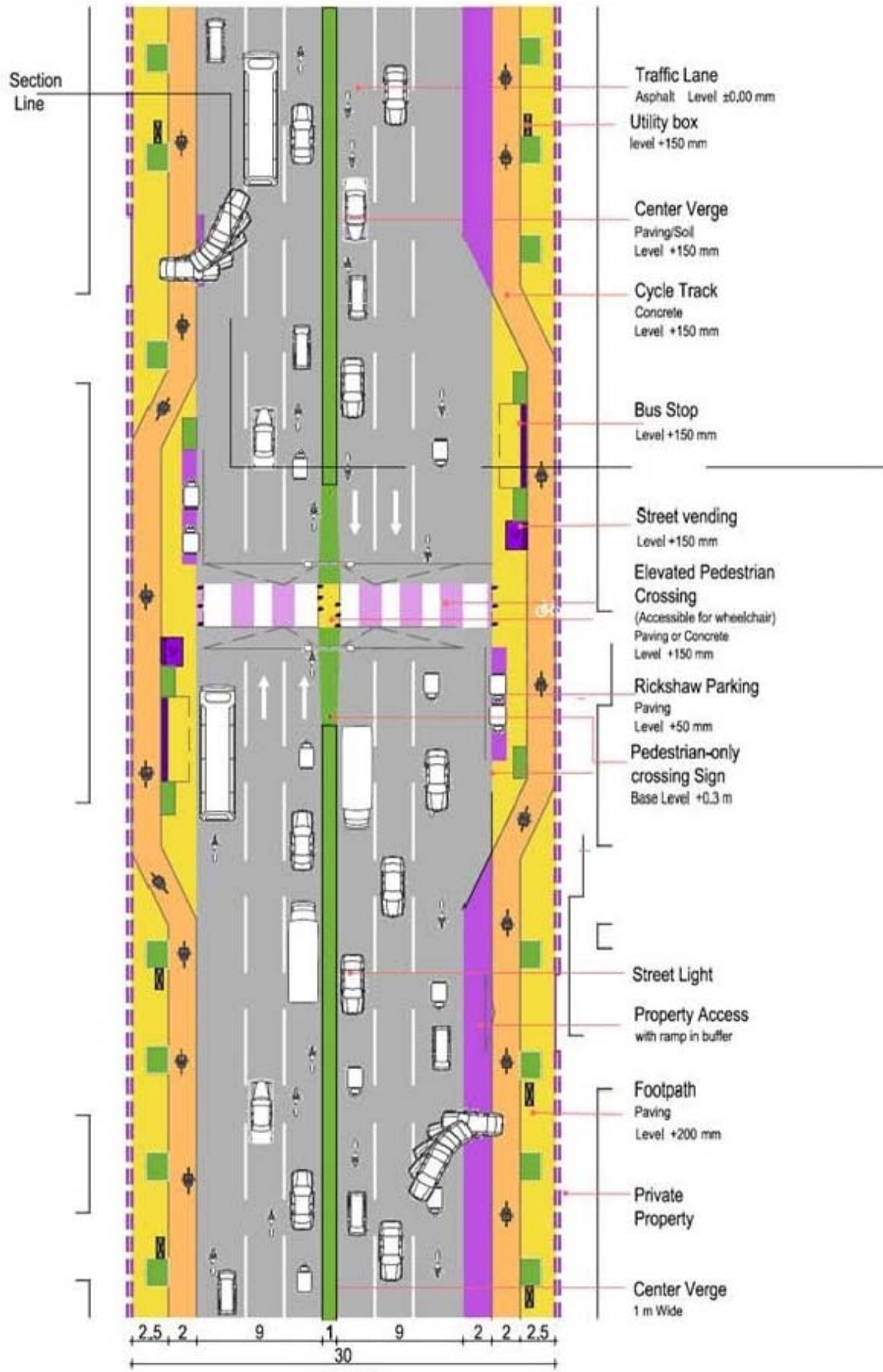


PLAN



CROSS SECTION

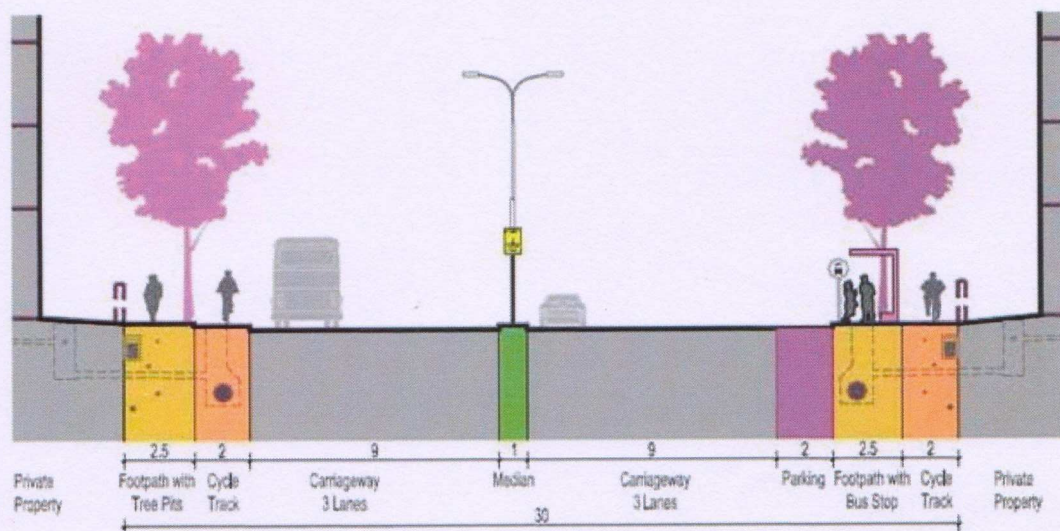
PLAN 2



PLAN  
30 MTS D.P. ROAD

PLAN 3-A





## CROSS SECTION OF 30 MTS D.P ROAD

PLAN 3-B

