
A study of the rural-urban transformation process in Pimpri-Chinchwad, Pune

Prof. R. N. Gohad¹, Dr. Mahendra H. Sonawane²

¹ Urban and Regional Planner (Ex-Town Planning Officer Maharashtra Government), India

² Principal/ Director, S.B. Patil College of Architecture and Design, Pune, Maharashtra, India

Article Information

Article history:

Received Jun 10, 2023
Accepted Dec 10, 2023



ABSTRACT

Few towns are better situated in Maharashtra than Pune. Strategically placed at the gateway of Deccan from Bombay and the coastal strip, endowed with an excellent climate and a setting of much scenic beauty, with abundant sources of water for urban requirements close at hand, the township is naturally well drained into the basin of the Mula-Mutha river system. Additionally, this area is historically proud of and has considerable present-day importance in political and social fields, as well as being the headquarters of the Southern Command. Pune city and surrounding towns in the region, particularly those situated on the Mumbai-Pune railway corridor up to Talgaon Town, are areas that have transformed from rural to urban character. In 1950, one of the GOI undertakings, the penicillin factory at Pimpri, was established. Pimpri was also targeted for settlements of Sindhi Bandhavs who had migrated due to partition. Because of public sector activity in Pimpri, the Chinchwad-Akurdi area was heavily influenced to have the heavy and medium-type industry in the Ravet sector. Hence, this belt from Pimpri to Akurdi, Nigadi, Bhosari, Moshi, and Chikhali areas were developed by MIDC in all 10 villages. Existing local self-government was also strengthened. The result of this rapid industrialization was that the peri-urban area, including other villages, accepted this transformation from rural to urban. The Gadgil Committee, under terms of reference, completed their work in Maharashtra in the Greater Mumbai Region, Greater Pune Pimpri Chinchwad Region, and suggested to the GOM to totally change the 1954 town planning act. In the new act, the first priority was to be given to the regional plan and then the development plan, UDCPR, TP Schemes, and formation of new towns wherever necessary. Hence, the MRTTP Act 1966 was enacted by the GOM and came into operation in 1967. The first regional plan of the PMR region was prepared by the RP Board, Pune, and completed in March 1970. After calling for suggestions and objections on the plan, it was submitted in December 1970. The outcome of this PMRP was the establishment of the Pimpri Chinchwad New Town Development Authority consisting of 10 villages under Chapter 6. Simultaneously, on 14th April 1972, the PCMC was established to administer this Pimpri Chinchwad and MIDC Area. Thus, today, from Dapodi on the Mula river to Nigadi and another 10 villages, totaling 20 villages, have been transformed from rural to semi-urban, and from semi-urban to total urban. In the 1951 census, the population of these 20 villages was 60-70 thousand. During the last 46 years, the population of the area has grown to 30 lakhs.

Keywords: Rural-Urban transformation, MIDC, PCMC, PCNTDA, industrial city, urbanization , planning policy

1. INTRODUCTION (11PT)

1.1. Few towns are better situated in Maharashtra than Pune. Strategically placed at the gateway of Deccan from Bombay and the coastal strip, endowed with an excellent climate and a setting of much scenic beauty, with abundant sources of water for urban requirements close at hand, the township is naturally well drained into the basin of the Mula-Mutha river system. Additionally, this area is historically proud of and has considerable present-day importance in political and social fields, as well as being the headquarters of the Southern Command. Pune city and surrounding towns in the region, particularly those situated on the Mumbai-Pune railway corridor up to Talgaon Town, are areas that have transformed from rural to urban character.

1.2. This Pune City and region is as old as seventh century the earliest reference of Pune is found in the copper plate inscription of Rashtrakut in 8th century it was a Yadava dynasty. Subsequently in 13th century the city and region came under Mohammedan rule in 1637 when it came under Shahaji (father of Lord Shivaji) it had grown with habitation in areas of present Kasba and Shanivar etc Pethas (Settlements) at that time the settlement pattern was primary sector and the population was engaged in agriculture. Pursuing concurrently the Shahaji son Lord Shivaji became the possessor in 1656 this Lord Shivaji era is most important from point making the physical planning of land in orderly way. Rajmata Jijabai was instrumental for this particular design of settlement in grid iron pattern the Mutha river is main river for water resource and that Pune city (old) in that way.

1.3. During the 17th and 18th Century this area was witnessing lot of evolution in domestic industries, metal industry, arms manufacturing etc. as the growth of settlement was normal way this two century are important for that point it is also observed the territories with Maratha King were progressive and physical planning of land before houses was constructed in orderly way. The regional territory was

including the Pune city tehsil, Havale tehsil, Maval tehsil and up to the south Inndrayani the historical events gather that the wars were between Maratha and Mughal initially when Britishers took over the entire region with them, this is landmark for making the physical planning and orderly way this pattern is seen through region upto Lonavala, Kandala in Maval Tehsil.

1.4. The Villages on the north western and southern part of Pune city were under the influence of activities in Pune and in the hinterland normally rivers were physical landmarks for determining tehsil boundary up to 16th and 17th century agriculture and allied occupation was main pattern of civilization and therefore land use pattern was mainly a Gaokhan that is core sector in which village, access by regular village roads and such other means of access bullock and chariot. The settlements observed in which village were located in sporadic manner and also were has connection between two or three or the like the normal percentage of agricultural land use 80% to 90% therefore the main occupational pattern was primary sector with little added of secondary and tertiary the character was agrarian and allied and thus rural the urban use of land for domestic and middle industry was very nagger.

1.5. In beginning of 17th & 18th century because of scientific and technological inventions required the land for this use a portion from agriculture use this is beginning of making availability of such other services to the educated youth and other population to choose for secondary and tertiary sector and beginning of urban use this will show that the urbanization theory was not operated into his region the educational health. Commercial use were having adequate growth to subseries this total population in primary sector some of the villages located on transportation corridor generated in various jobs and opportunity for growing population of course this period was British rule in India since British were planning minded they use of advocate the core

unplanned development to be done on the planned and orderly way.

2.1 It is also observed and revised the local administration for villages is under the grampanchayat law after the population is crossing beyond the rural character and N.A. use and availability of services because of the few industries which came in the region the situation warranted to upgrade the present grampanchayat to municipal administration in 1859 the local self-government act was enacted by the then administrative rural it was necessary to make available trained human resource to deal with the non-agricultural services and achieving the land and orderly growth the municipal administration will take care of this increase services and character. In the Pune city which was having the head quarter of Lord Shivaji between 17th and 18th centuries the trend of urbanisation and migration from rural areas availing the education, health, recreation and skill development the region only Pune city in two forms two municipalities of established between 16 pethas between area falling cantonment and Mutha river while across river in the Shivajinagar, Erandavane, Aundh, Pashan, Parvati, Bibewadi and eastern villages second municipality was constituted so to achieving the plan and orderly development the government in acted Bombay town planning act 1915. To make compulsory that each municipality (planning authority) will prepared the draft town planning scheme – area development scheme for the part of municipal area where the trend of government observed for future. This 1915 act was for applicable to Bombay province where the Pune district is located. Here the impact of first world war began in 1911 and ended in 1916 resulted that lot of rural villages in the vicinity, the population desired and seek to take up the services available in the non-agriculture sector.

2.2 The above explanation and information arrested the administration of the villages was run by the Grampanchayat Act. This is specifically mention here that the character of

the region was totally agrarian- primary sector- agricultural and allied uses of land. However the another event of second world war between 1942 and 1946 they further more migration from nearby villages in the region resulted and hence the population both the municipal councils together cross 2.5 to 2.7 lakhs. The Pune city therefore after amalgamating both municipal council into one municipal corporation, the government acted recommendation quickly and on 15th Feb 1950 the Pune municipal corporation has been constituted this will show that the character of the two municipal council particularly the sub urban municipal council they were consisting of agricultural and allied uses of the land. Similarly because of the defence industries present in the Pune and Kadaki cantonments. The urbanisation trends was quite considerable and since it is now municipal corporation, the 1954 town planning Act proposed to take up draft development plan of the entire municipal limit in 1956-58. Because of the Pune city was developing very fast and that the 1915 town planning Act has helps to undertake Number of Town planning scheme in Pune municipal corporation in different direction. Hence this four decade development and number of job opportunities generated in the PMC area the adjoin villages where influence by the such rapid development and availability of service to improve the economical situation in this families, the peripheral development – Peri-urban areas from villages has been developing without any plan and agencies and also areas outside PMC limit not developed by LIG and EWS population.

2.3 The Pune city has been endowed by the construction of Kadkawasala dam on Mutha river on eastern side, Mainly as source to water supply to civil population however right and left bank canal have been provided to dam main source to irrigation for influence village for neighbouring villages another dam build by TATA company on the Mulasi river providing power to Mumbai. The agriculture is on the Mulasi village where not allowed any drop of

water from the mulasi dam for reserved dam for control use. the mutha dam and its canal particularly right bank is running up to Bhigwan in pune district. While left bank canal is exclusively for agricultural collage located in the shivaji nagar. Pune municipal corporation area this was not a source for water drinking agriculture etc. how ever the right bank canal which was supported by 4 dam construed on the mudha basin namely Pansheth, Pansankar, Devghar, etc. this will show that visages on the eastern side to the south of mula mutha rivers were enjoying by water for irrigation purposes through out the year with the result the eastern part of pune district beyond hadapsar did not influence by the urbanisation which are taken place for northern and western part. As earlier maintain above beyond dapodi village up to the dehu road cantonment urbanisation was slowly taking place but not so speedily. Latter Table 1 showing the population distribution in the pune municipality area suburban village area cantonment and further adjoining villages. The pune municipal corporation boundary dapodi was included (beyond mula-pavana river) only because it has engineering collage and few factories of the irrigation and workshop / factory. When we are talking about with transformation of agriculture area beyond dapodi upto dehu road cantonment the region was only not that active consideration of the land . agriculture is beyond talegaon open many poultries as a additional income therefore growth of population in the pimpari chinchwas , Bhosari , akurdi-nigadi villages was not figuring as a tomorrows purely urban area.

2.4 In the 1950-60 decade then active MP busted for gating more and more public sector into this area to create more job opportunities. Lat N.V. gadgil impress first prime minister nehru by asking to established three public sectors into this region. Namely Hindusthan antibiotic (penicillin factories), National chemical laboratory at pashan and National defence academy in the kadakwasla region which was endowed by natural presence of

hilly track due to sikhgadh fort. From the above it is revealed that the western part of the pune region namely viz Pune –Mumbai rail and road (NH 4) corridor. In the region talegaon was only own which was administrated by the talegaon municipality while upto lonavala there was no any local authority in the area

2.4.1.1 Growth of population in the western corridor

the establishment of HA factory at pimpreri and also supported by large workers colony is an era of future transformation of the rural land into urbanization another settlement which was sponsor of GOI for rehabilitations of Sindhi society affected by partition of India named as Sindhi colony was additional increase in population. Due to establishment of this two man projects and also additional land requirement for defence use the pimpreri was totally converted into urbanization railway communication at pimpreri station eas u[graded another five to seven factories were established mainly bucoow ullf, SKF boll Bearing , Mahindra and Mahindra, Doctor bake and few aneery industry were established in railway and road corridor of the pimpreri the chinchwas also go influenced the industrial establishment and in chinchwas GE electrical , Envesta Machine tools , and Like factories were located along rail route corridor of chinchwad walchand and western group of industries established in akurdi area alone NH 4 and rail corridor boosted the heavy no of generating job opportunity to 50 to 60 thousand between 50 to 60 decades this particular establishment of industrial township along the Pune Mumbai rail and road corridor the development of nigdi area also has taken place Impact of this large no of jobs and service available puna population growth seen in pethas during 1950 61 during this one decade the growth rate of puna was +71,+23 the state of affair of pune corporation area on one way the population is speedly increasing seeking industrial jobs and shortage of existing infrastructure such as water supply electricity etc develop pressure on pune city

2.5 Impact of industrial development on PMC Area and PCM

The 1954 town planning act provided preparations of draft dp and tp shames while in region due to large industrial sector coming up in western corridor beyond dapodi village but in Pimpri chinchwad area peri urban area outside the pune municipal corporation unites were influence but absent of legal development plan for such peri urban area the development taken place in an athrowise unplanned manner in this way all such metropolitan city like pune where facing problem of unauthorised and unplanned development and shortage of housing this particular sate of option was some how brought to the attention of planning commission by rulling party, opposition MP and MA for planning concrete solution it this respect

2.6 GOI and Planning commission discuss this issue in their meetings.

This was period of third Five year Plan 1962-1967 The urban planners and experts in commission examine the provisions of town planning acts in all states they observed TP acts did no provided to take up Regional Plan in addition to munciple development plan the expects seriously thought this issue which is encouraging the un authorised and unplanned development in peri urban area the PC therefor suggested to changes to planning acts and Newly shall be amended to include the preparation of regional plan out side the local authority – municipal areas forthwith as such directive was issued by GO to all state. The Maharashtra government received such directive in 1964 and the cabinet immediately took the decision to appoint Dr Gadgil committee , director of gokhale institute as chairman and our director for town planning as member sector

The committee immediately series of meeting and inclusion of other department another sectaries and committee and comprehensive development plan considered as goal , redrafted the 1654 town planning Act , to include on priority in chapter 2 preparation of regional

plan. In addition provision constitution of new towns etc. the gdgil committees report received by government on priority and government accepted the report and their recommendation in late 1965.

The government in their special cabinet meeting accepted the suggestion and recommendation of gadgil committee and the text of new town planning act namely Maharashtra Regional and Town Planning Act place before assembly for passing of the said Act. Therefore it was mandatory to government urban development , to prepare first three regional plan , 1- Mumbai thane panvel 2- Pune pimpri chichwad 3- Nagpur their by the power has been conferred by on the government constitute regional planning board by the government as stipulated in the Act . This is a main land mark in the process of urbanization , urban planning and constitutions of new towns etc.

Constitution of MIDC by the state Government for creating and establishing industrial township in the state to promote land and orderly industrial township. According the state government enacted MIDC act and one corporation in pimpari chichwad bhosari area for acquiring 3000 hectors of land to set up a plan and orderly industrial township for all type of industries namely , small scale , medium scale , engineering type, large scale and different industrial uses such corporation was immediately established by government bosari pimpari-chichwad aakurdi area.

Since MIDC start operating in the their acquired lands from villages, Bhosari , Pimpri Chinchwad Akurdi. In this area there's no any local authority constitute as municipality but the admiration of these village was under Grampanachyats. However the MIDC Act empowers the MIDC for Functioning as local authority for acquired area. Therefore the rule of Grampanchyat is not applicable the MIDC is Planning Authority for area for all purposes . the MIDC functions after acquisition of land to carry out detail Physical survey, Levels ,contours and accessibility . on that basis they have prepared the composite layout for these

area and essential infrastructure such as water supply road network sanitation and providing power lines and telephone lines etc. therefore we can say this MIDC area from three villages stands transform from rural to Industrial township thus it is beginning that this Pimpri Chinchwad area comprises of 10 villages totally According to 1961 census the Puna region population was 9.93 Lakhs the normal family size is 5.4 according to data collector at that time the Bhosari Pimpri Chinchwad was 27995 other urban area in this complex also was 36625 this will show that when Puna population was 5.97 Lakh as against about 30000 population in this industrial villages the workers in this area were 8668 since the MIDC area got developed year by year and industries occupied those plots during the decade, we find that this number became thrice 26004.

3.1 Job opportunities and services available in the MIDC area

The government of Maharashtra appointed Dr. D. R. Gadgil committee to study the problems and other related urban issues of the region and necessity to have immediate amendment in the 1954 town planning act for providing the preparation of regional plans on priority. The section 3 of MRTP Act provides Maharashtra government can undertake preparation of regional plan of this region amending the planning law. The Gadgil committee has strongly recommended to change the 1954 TP Act and the newly formed propose Act shall include the preparation of regional plan as chapter 2 and also empower government to constitute new town development authority under the provision of chapter 6. The Maharashtra government has totally accepted the Gadgil committee report and newly amended act which includes the provision of preparation of regional plan, constitution of new town development authority. Accordingly the first regional plan of PMR region published on 4th March 1970 which includes 1- the constitution of NTDA for Pimpri Chinchwad area. 2- Diversion of NH4 3- Constitution of municipal council to Pimpri Chinchwad area

immediately and such other recommendation in the regional plan where accepted

3.2 For developing new town the government notified 6000 Acres of land under section 4 of LA Act on 4th March 1970. The PCNTDA constituted on 14th March 1972 while the new municipal council namely Pimpri Chinchwad municipal council was constituted in 14th April 1972. This act of government gave the immediate direction of these two authorities and should start the functioning forthwith. Accordingly both this authority started functioning for immediate preparation of draft development plan for both these areas. Such a plan was also prepared and submitted to government in 1975 and was approved in 1978. On one hand the PCNTDA was working for acquired land of 6000 acre. While PCMC has also prepared the draft DP for their area and which was approved along with the PCNTDA DP. The PCNTDA divided the whole new town area on the sector basis and 42 sectors where proposed the detail layout of each sector was also prepared for immediate plot development area near the Bombay Pune NH4. The development works also for road network water supply sanitation, electricity has taken the immediate swing for disposal of develop plots. In the same way the other sector layout at Akurdi, Chinchwada and Ravet, on the Nashik National Highway sector 1 to 4 at Bhosari. Where also prepared development for disposal to private people.

3.3 The disposal of develop plot process in the new town to impetus by this total action the PCMC and New town areas area developed very fast since 1980. And today we find that the PCMC area has crossed the million populations within the period of 4 decades. 30 sectors are totally developed and occupied by population, the commercial development and provision of education, health, recreation, commercial, use by banking and corporate offices has reached such a state that this PCMC area included new town are independently developed than their dependency on old Pune city finished.

3.4 Conclusions

It is there for reviled that the regional plan of PMR proposal for developing the new town as well as municipal area has successfully mostly completed and is in process of further development of remaining sector. Art's, Science, commerce, Engineering, Architecture, Medical collages already existing in the this corporation area the health facility , traffic and transportation , public transport by rail and road through PMPL buses is already in advance stage and we can say that location of this western corridor beyond dapodi to till dehu road cantonment is fully urbanised and transform its rural character of decade 1950-60. This is a good example in the urban development in a fast growth manner and well accepted by the society population.