



# Development of Bus Port at Pune, Maharashtra

**October 23, 2019**  
**Pre-Feasibility Report**

A Joint Venture of The Government of National  
Capital Territory of Delhi & The IDFC Foundation.  
**An ISO Certified Company**



1st Floor, ISBT Building, Kashmere Gate  
Delhi - 110006 | Tel.: +91-11-43090100  
E-mail: [info@dimts.in](mailto:info@dimts.in) | Website : [www.dimts.in](http://www.dimts.in)

**Table of Contents**

<b>1.</b>	<b>INTRODUCTION.....</b>	<b>2</b>
<b>2.</b>	<b>SITE APPRECIATION .....</b>	<b>4</b>
<b>3.</b>	<b>SITE SURVEY .....</b>	<b>5</b>
3.1.	ABOUT NODAL AGENCY - PUNE MAHANAGAR PARIVAHAN MAHAMANDAL LIMITED .....	5
3.2.	SITE DETAILS .....	5
3.3.	TOPOGRAPHY OF THE SITE .....	6
3.4.	AVAILABLE RIGHT OF WAY TO THE SITE AND POTENTIAL CONNECTIVITY OPPORTUNITIES.....	7
3.5.	POTENTIAL INTEGRATION POINTS WITH OTHER PROPOSED FACILITIES.....	8
3.6.	TRAFFIC MOVEMENT .....	9
3.7.	ENVIRONMENTAL ISSUES .....	9
<b>4.</b>	<b>ASSESSMENT OF ALTERNATE BUS PORT SITE.....</b>	<b>10</b>
<b>5.</b>	<b>CONCLUSION .....</b>	<b>11</b>
<b>6.</b>	<b>SUGGESTIONS.....</b>	<b>12</b>
<b>7.</b>	<b>SITE PHOTOGRAPHS.....</b>	<b>13</b>

## 1. Introduction

Pune is the second largest city of Maharashtra, after Mumbai. It is considered to be the cultural capital of Maharashtra due to presence of several historical attractions in the city. Some prominent attractions include the Sinhagad Fort (at an altitude of 1,300 meters), Shinde Chhatri (a memorial dedicated to the great Maratha sardar, Mahadaji Shinde), Raja Dinkar Kelkar Museum, Mahatma Phule Industrial Museum etc. It also has the biggest cricket museum in the world i.e. Blades of Glory Cricket Museum.

Pune is also known as the "Oxford of the East" due to the presence of several well-known educational institutions of national repute.

Pune city is located at 18°32"N 73°51"E on the western margin of Deccan plateau at an altitude of 560 meters above sea level. The Pavana, a tributary of Mula river and Indrayani river (a tributary of the Bhima river), traverse the northwest suburbs of Pune.

### **Demography**

As of 2011 India census, Pune had a population of 31,24,458. Males constitute 51.33% of the population and females 48.67%.

Year	1991	2001	2011
Population	15,66,651	25,38,473	31,24,458

The population of Pune has displayed a growth of 62.03% from 1991 to 2001 and 23.08% from 2001 to 2011.

### **Economy**

The key sectors of economy in Pune city are education, automotive and information technology.

Pune has several well-known educational institutions like Savitribai Phule Pune University, Indian Institute of Science Education and Research, National Institute of Construction Management and Research etc.

The city also has several automotive companies. Automotive companies like Bajaj Auto, Tata Motors, Mahindra & Mahindra, Mercedes Benz, Force Motors, General Motors, Land Rover, Jaguar, Volkswagen etc. have presence in Pune.

Further, the city is also a hub for IT companies. One of the major centers is Rajiv Gandhi Infotech Park in Hinjawadi which encompasses an area of about 2,800 acres and is home to over 800 IT companies of all sizes. Another one is

Magarpatta, a privately owned 450 acre center in Hadaspar, Pune having IT companies, commercial development, residential development etc.

**Connectivity**

<b>Road Connectivity</b>	Pune is well-connected to other cities via National and State Highways i.e. Mumbai (NH 48), Bangalore (NH 48), Hyderabad (NH 65), Nashik (NH 50), Solapur (NH 65) and Ahmednagar (MH SH 60).
<b>Rail Connectivity</b>	<p>Pune Railway Station is administered by the Pune Railway Division of the Central Railways.</p> <p>Major Connecting points: Mumbai, Hyderabad, Delhi, Chennai, Bangalore and Goa.</p>
<b>Air Connectivity</b>	Pune Airport is an International Airport situated at Lohegaon with domestic flights to all major cities of India and International flights to Dubai, Hong Kong, Frankfurt etc.

## 2. Site Appreciation

The proposed bus port site is situated at 18°29'43.6"N 73°58'17.3"E in Shewalwadi, Pune-Solapur road, Pune city, adjoining the NH 65.



Figure: Proposed Bus Port Site

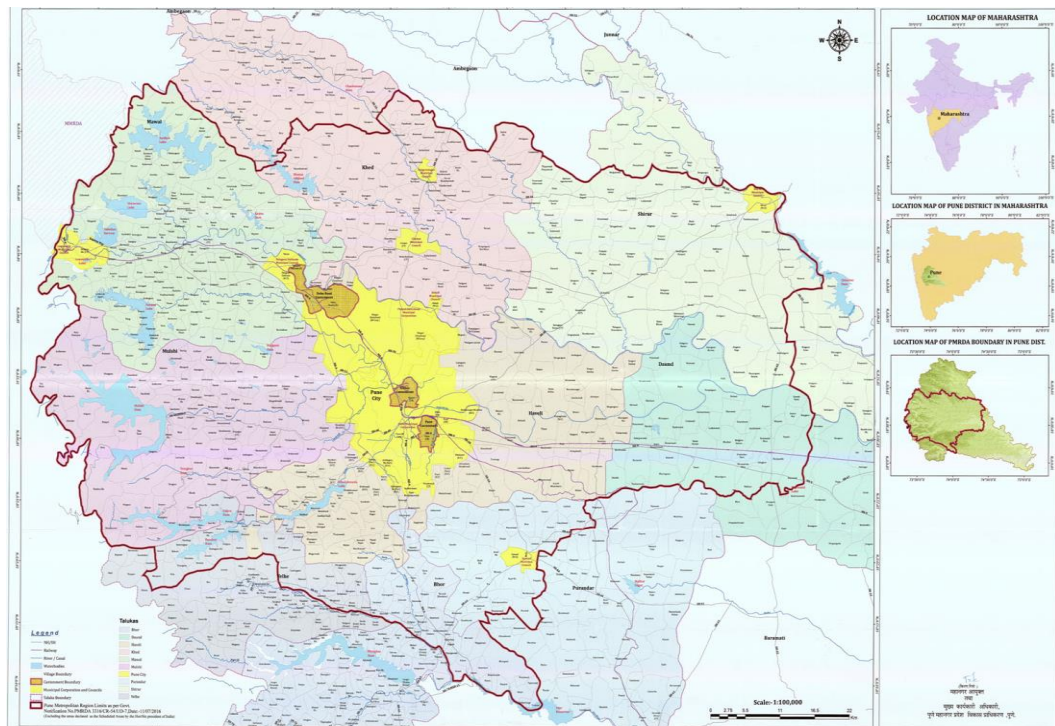


### 3. Site Survey

The survey was conducted on 02<sup>nd</sup> and 03<sup>rd</sup> September, 2019 and the information collected is provided in the below subsections.

#### 3.1. About Nodal Agency - Pune Mahanagar Parivahan Mahamandal Limited

Pune Mahanagar Parivahan Mahamandal Limited (PMPML) was formed on 19<sup>th</sup> October 2007 by merging Pune Municipal Transport (PMT) and Pimpri-Chinchwad Municipal Transport (PCMT). It operates the public bus transport service in Pune Metropolitan Region comprising of Pune Municipal Corporation (PMC), Pimpri-Chinchwad Municipal Corporation (PCMC) and nearby villages and towns.



**Figure: Pune Metropolitan Region**

PMPML majorly offers city bus services in Pune Metropolitan Region with its 2,045 buses, 371 bus routes and 2,392 bus stops.

PMPML offers different types of bus services i.e. city bus services, BRT services and other services through Regular, Rainbow, Night, Pune Darshan, Airport, Ladies Special and Chartered Buses.

#### 3.2. Site Details

The following are the details of the site proposed for the development of the bus port at Pune.

<b>Name of the State/ UT</b>	Maharashtra
<b>Name of the District</b>	Pune
<b>Name of the City</b>	Pune
<b>Nodal Agency nominated for Project</b>	PMPML
<b>Address</b>	Survey No.67-A, Shewalwadi, Pune-Solapur Road, Mouza Manjari, Taluka Haveli, Pune District, Maharashtra - 412307
<b>Owner of Land</b>	<p>Pune Municipal Corporation Area: 35,300 sqm or 8.72 acres</p> <p>However, as per the discussions with the officials of the nodal agency, only about 4 acres<sup>1</sup> of land is available for Bus Port development.</p> <p>The site is allotted to PMPML for 30 years on rental basis via Pune Municipal Corporation General Body resolution no.805 dated 21 December 2016.</p>
<b>Declared Land use</b>	Residential (As per the Regional Plan of Taluka Haveli, Pune District).
<b>Present Usage</b>	The site is currently being used as a “Bus Depot cum Terminal” by PMPML.
<b>Site orientation</b>	North: NH 65 South: Residential Development East: Residential Development West: Mixed use Development
<b>Source of power</b>	Local power utility
<b>Water Source</b>	Municipal water

### 3.3. Topography of the Site

- The site is flat land with minimal undulations.
- The site is presently being used as a bus depot cum terminal by PMPML.
- The existing site infrastructure is shown in figure below.

---

<sup>1</sup> However, final decision on the available area for development of Bus Port was to be provided by the nodal agency to NHIDCL which is still pending.

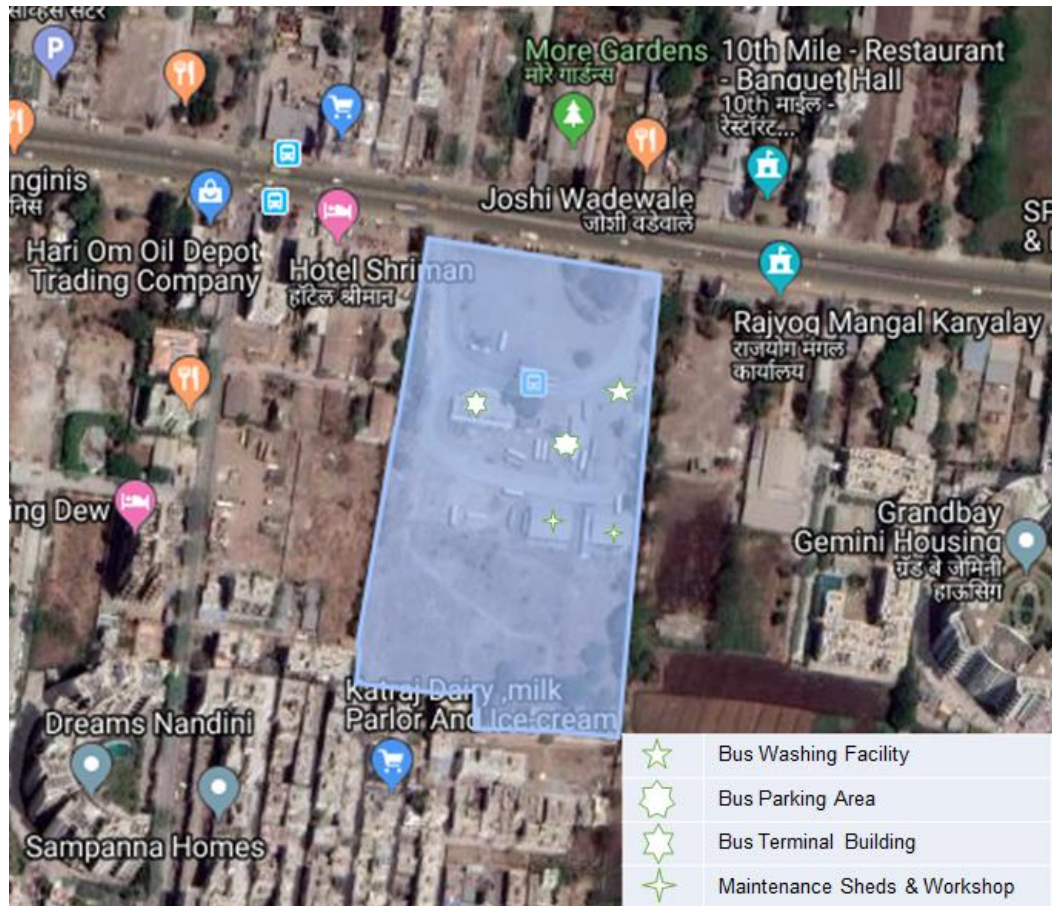


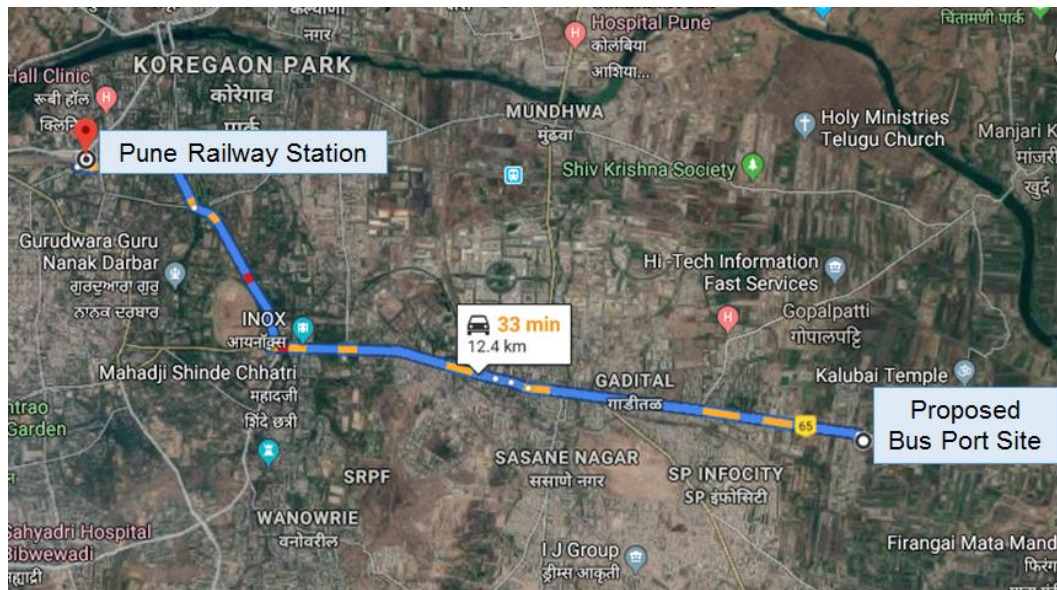
Figure: Total Land Available with Existing Site Infrastructure

### 3.4. Available Right of Way to the site and potential connectivity opportunities

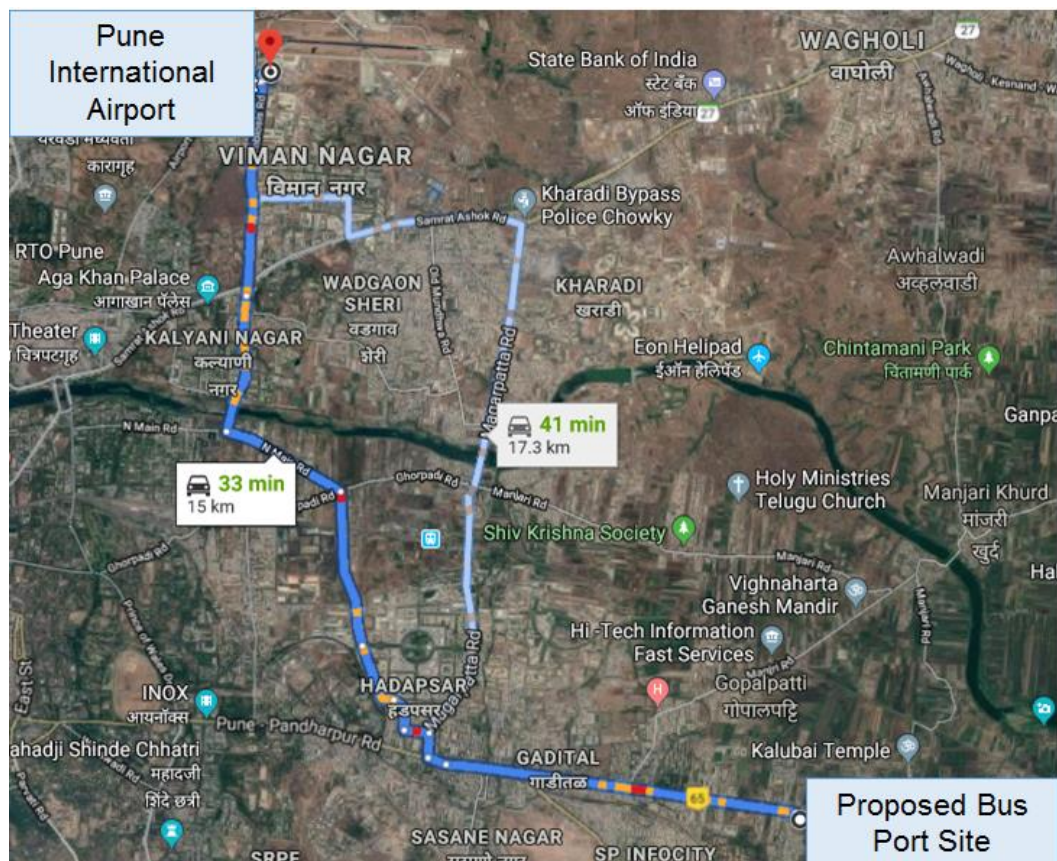
The site can presently be approached via NH 65 (4 lane Pune-Solapur road).

**Connectivity to Nearest Railway Station:** Site is at an approximate distance of 12.4 Km from Pune Railway Station.





**Connectivity to nearest Airport:** Site is at an approximate distance of 15 Km from Pune International Airport.



### 3.5. Potential integration points with other proposed facilities

Based on the discussion with the officials of the nodal agency, it was concluded that

- (i) No major transport interventions are planned in the area which could substantially impact the present traffic pattern.
- (ii) Some commercial/ institutional interventions by government and private agencies are planned in the area such as commercial/ office complexes and IT Park which could possibly increase the potential usage of the Bus Port and traffic in the local area.

### **3.6. Traffic Movement**

The proposed bus port would be used by about 210 intercity buses.

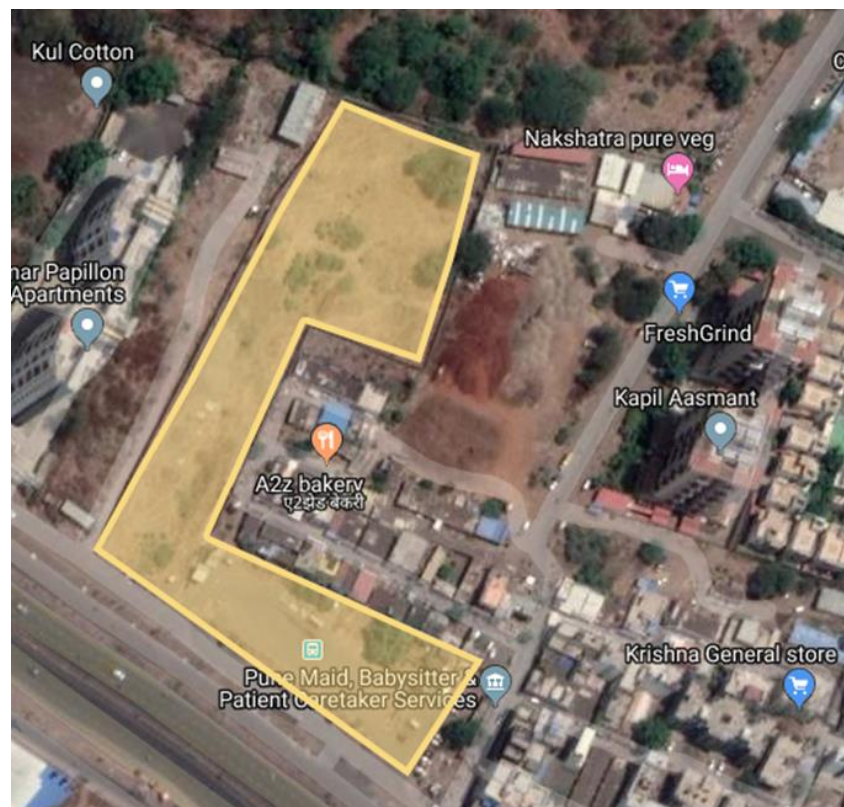
### **3.7. Environmental Issues**

Since, the site is already being used as a bus depot cum terminal, therefore, the proposed bus port development would not create any adverse impact on environment.

## 4. Assessment of Alternate Bus Port Site

During the site visit, an alternate site was proposed by the nodal agency for the bus port development whose details are given below.

<b>Address</b>	Survey No. 124, Sutarwadi, Pune-Mumbai stretch of Delhi-Chennai NH 48, Pune District
<b>Owner of Land</b>	Pune Municipal Corporation Area: 12,850 sqm or 3.18 acres
<b>Declared Land use</b>	Traffic and Transportation (As per the Development Plan for old PMC limits of Pune Municipal Corporation)
<b>Site orientation</b>	North: Open land with minor vegetation South: Katraj-Dehu Bypass road East: Commercial Development West: Residential Development



**Figure: Alternate Bus Port Site**

The site may not be feasible for development of a modern bus port for a city like Pune due to its small size and irregular shape.



## 5. Conclusion

Based on the site visit, the following are broad contours governing the development of the bus port at the proposed site:

- (i) The owner of the site is Pune Municipal Corporation but the site is given on rental basis to PMPML for 30 years.
- (ii) The present land use is Residential as per the Regional Plan of Taluka Haveli, Pune District. However, it has an operational bus depot cum terminal.
- (iii) Applicable FAR for the land is 1.0.
- (iv) During the site visit, it was communicated that only front portion of the site of approximately 4 acres is available for development of Bus Port. The same to be confirmed from the nodal agency to NHIDCL.



## **6. Suggestions**

The following suggestions are being made for development of bus port at the proposed site:

- (i) The land use of the site needs to be changed for Bus Port and Commercial Development on the proposed site.
- (ii) The area proposed for development of bus port is 4 acres which is insufficient for a city like Pune. It may be noted that Pune also has large scale private bus operations. In addition to the aforesaid, Maharashtra State Road Transport Corporation (MSRTC) is also carrying out large scale operations from 27 bus stands in Pune. Both private and MSRTC bus operations may be accommodated in a modern bus port in case a good bus port facility is made available which requires a larger land parcel.
- (iii) Since, PMPML is primarily a city bus operator with intercity operations limited to Pimpri-Chinchwad and Pune area, therefore, it is suggested that MSRTC which has major share in the intercity bus service should also be on board and have access to the proposed bus port.



## 7. Site Photographs



**Proposed Site**



**Access Road to Proposed Site**



**Bus Parking at Proposed Site**



**Bus Washing Facility at Proposed Site**



**Bus Entry**



**Bus Exit**



**Maintenance Sheds/ Workshop at Proposed Site**