

PROF.R.N.GOHAD
G.D.Arch.,F.D.Arch,A.I.T.P.(INDIA)
G.D.Arch.,F.D.Arch ,F.I.T.P.(INDIA)
F.I.V.,A.I.I.A.{ MUMBAI},
ARCHITECT, URBAN PLANNER
ARCHITECT, URBAN PLANNER
GOVT,APPOVED REGD, VALUER
(CAT,A-50)
CONSULTANT IN URBAN LAND CEILING,
LAND ACQUISITION,
LAND REVENUE CODE MATTERS,

Office :-
Plot No.16,Sr.No.16/6,Erandawana,
Near Swapana Mandir Society Malahar
Building, Pathwardhan Baug Pune - 411 004.
Residence :-
NAGESH
39/11,Morayakripa Society,
Karve Nagar, Pune - 411 052
Phone:- 25442551/25424040
Mobile - 9850037124/9823011210

BIO-DATA

NAME	RAMCHANDRA NAGESH GOHAD
DATE OF BIRTH	23 RD JANUARY 1940
EDUCATIONAL	G.D.ARCH.(BOMBAY),F.D.ARCH.F..I.T.P.(INDIA). F.I.V.(INDIA),A.I.I.A.
QUALIFICATION	URBAN PLANNER & GOVT. APPROVED REGISTERED VALUER
SERVICE DEPARTMENT	Town Planning & Valuation Department of Maharashtra state joined on 1 st Feb. 1967 till Sept. 1969.
PLANNING EXPERIENCE	<p>During service at Aurangabad, I have prepared the development plan of Bid, Parali & Ambejogai. Revised DP of Aurangabad, Parbhani & Sailu.</p> <p>Transferred to Regional Planning Pune Office in Sept. 1969 right from base map preparations, survey work etc.</p> <p>Important proposal of constitution of Pimpri Chinchwad New Town Development Authority(PCNTDA) on 14th march 1972. As also, on 14th 1972 Pimpri Chinchwad Municipal Council was formed.</p> <p>The entire work of proposed PCNTDA's area from 10 villages of Pimpri-Chinchwad-Bhosari etc. Around MIDC area in Pimpri Chinchwad.</p> <p>Deputed to PCNTDA as town planner for carrying out the Proposed New Towns survey, base map, preparation of Development Plan, sector layouts, acquisition work of entire new town for 2400 hectares from 10 villages. The housing projects for EWS, LIG & MIG in sector no.27, 25, etc. completed. Slum rehabilitation of Pimpri Chinchwad entire area- both PCMC and PCNTDA done in sector no.22 about</p>

5000 houses for these families completed. Total conversant in acquisition matters under LA Act 1894. There were 5 requisitions challenging the acquisitions of land for decided in Mumbai High Court and requisition was rejected. Planning of sectors from 21 to 34 was completed during this time and developed plots were offered for sale. As a planner, I have completed this work from March 1970-May 1977.

Repatriated to department in June 1977. Worked at new Mumbai Kokan Bhuvan for 1 year till May 1978. During this period, many development plans of the Kokan Division were addressed.

Transferred to Pune Town Planning Head Office in June 1978 as an in-charge of Revised Development of Pune work (1966), entrusted by Pune Municipal Corporation to the director of Town Planning office. This DP work includes updatation of base map, carrying out existing land use survey of 66000 properties of the PMC limit, computerized the ELU data through COEP Pune. 5 output tables were prepared and considering the demographic projections and survey analysis, the plan was published in Sept. 1982. After carrying out the hearings of suggestions/objections, the plan was submitted for sanction to Govt. in Dec. 1984.

Transferred to Urban Development of Govt. Of Maharashtra Mantralay Mumbai from Jan. 1985 as desk officer for dealing the respective desks.

Worked on various Govt policy, scrutiny of development plans for sanctions, valuation reports and such other references from Ministers, MPs. MLAs, Corporators, public figures etc. till June 1987 and opted for voluntary retirement after completion for 20 years.

During the service period in Pune and Mumbai, dealt with all important Govt. references, writ petitions lodged in the Mumbai High Court on various matters. Assisted to Advocate General, Govt. Leader in High Court and defended all cases against govt. and got rejected. This experience is obtained specifically.

The appeals under section 47 to be heard by the Hon.Urban Development Ministers from respective citizens, affected by the DP reservations were dealt with and is fully aware of this administrative works, legal works of the Mantralay-Govt.

**PROFESSIONAL
PRACTICAL**

Since July 1987, I am practicing as Urban Planner, Govt. Approved Valuer and Architect Planner for undertaking various

EXPERIENCE

to be represented before PMC, PCMC and such other local bodies in Maharashtra. I am totally conversant of the professional practice in Architectural and Planning and can deal with the project received in the office to be completed and delivered to the clients for processing, sanction etc.

**TEACHING
EXPERIENCE**

I am Visiting Professor for delivering lectures in 5 Architectural Colleges in Pune on the topic of Urban, Regional Planning, Town Planning Schemes etc. I have prepared no. of projects by guiding to the students of M.Tech.

I am also visiting Professor in College of Engineering Pune for M.Tech-M.Plan, B.Plan degree and post graduation courses in from 1994 till today. I was also paper setter of SPPU since 1994 to 2000.

**EXPERTISE &
CONSULTANT**

Since I am totally conversant with the legal matters of MRTP Act 1966, BMC Act 1949, Maharashtra Municipal Council Act 1965, Land Acquisition Act 1984-2013, MLR code 1966, ULC Act 1976. Hence I am techno- legal practitioner & consultant & have represented many appeal cases before High Court, before minister in Mantralaya & Valuation Expertise-enhancement references in District court on various occasions. I have acquired the expertise in all these matters since last 30 years.

I am consultant to Pune Merchant Chamber, MIT College of Engineering etc, Pune, COEP Pune and many other colleges during the service at Mantralaya. I used to brief in detail all such cases received to Secretary and Hon.Ministers etc. for taking decisions in the matter.

**PAPER
READINGS**

- 1) I am fellow member of Institute of Valuer, India
- 2) I am Associate Member of Institute of Town Planners India
- 3) I am fellow member of Indian Institute of Architects Mumbai.
- 4) I am member of Regional Science Association; I have read many research papers in annual conferences of above institution.
- 5) I have written as many as articles in the local newspapers Sakal & Loksatta Pune, on various subjects of the Town Planning, T.P Schemes, Development Plans implementation, Regional Plan proposal, for formation of PMRDA, Heritage, Environment, Architectural, Archeological monuments & other topic of Town Planning.

CONSULTANTS FOR PLANNING AND VALUATION

1. Poona Merchant Chambers, Market yard, Pune For selection of reservation of sites in draft D.P. Pune.
2. Approved valuer for following institutions
 - Bank of Maharashtra
 - Bank of India
 - I.D.B.I. Bank
 - Government provident office
 - All nationalized bank
3. Special techno-legal services rendered to institution, organization, builder promoter body, developers in High-Court and Supreme Court, in Land Acquisition matters, MRTP Act 1966 matters, land revenue code 1965, Maharashtra Municipal Council Act 1965
4. Consultant in project planning and preparation at proposed engineering colleges, technological institute, medical colleges for being submission to A.I.C.I.E. New Delhi, M.C.I. New Delhi
5. Consultant in all town planning matters
6. Consultant in all physical planning matters.

DETAILS OF THE ACTUAL PROJECTS EXECUTED

1. M.I.T. College campus in S.No.123+124 parts of village Kothrud. Within the Pune Municipal Corp. limits, of Paud Road. Total 10 buildings. Total floor under these buildings 7,78,400 sft. The buildings worth Rs. 32.00 cr.
2. MIT 'Medical College and Hospital, Hostel, Staff Quarter complex at Talegaon - Dabhade, in Pune Dist. on Mumbai-Pune Rail-Road corridor. Total 5 buildings consuming 1.78,500.00 sft. Costing Rs. 7.25 crores.
3. MIT Medical College and Hospital complex including staff Quarters, hostels, canteen etc. Total 7 buildings consuming 4,84,400.00 sft. floor space costing Rs.20.00 Crores. at Latur.
4. Kakade Park at Chinchwad, near Pune City and within the limits Of Pimpri-Chinchwad Municipal Corporation area. Total 25 buildings o residential ownership flats consuming area of 3,12,000.00 sft. costing Rs. 12.00 Crores.
5. B.O.T. Projects at Pune From November 2003 onwards till today

In addition various other buildings of ownership flats, bungalows etc. been completed worth Rs. 10.00 crores. Hence total work of Rs. 81.00 crores have been executed and completed. I have acquired though experience in planning,

designing, executing the various types of project buildings on site. I am complete equipped with my office consisting of latest computers for planning designing and other drawing work plus printers for same and experience architectural planning hands, draftsman. I, have also designed, planned and prepared the detailed drawings for the Temple Religious Complex of Shri Babamaharaj satarkar at dudhiware, near Lonawala and which is being executed by M/s Shirke Co. As the past trustee of Alanadi Sansthan. I have designed .Planned and got executed various Mandapams in Temple complex at Alandi around Saint Dnyaneshwar Maharaj Sanjivan samdhi.

6. As stated above, designed various Temple Complexes, when I was Chief Trustee of Sant Dyaneshwar Maharaj, Deosthan, Alandi. During my practice since last 25 years, I have visited personally various buildings, depicting various Architectural styles, historically important, the structures required to be preserved as conservation item etc.
7. While preparing the revised development plan of Pune (1987), during carrying out existing land survey (1978-79), we has listed/ identified various this type of buildings in Pune City and have mentioned a list in the report. As a matter of recommendation made in this report to Government to constitute Heritage Committee for Pune city, while considering the development permissions of those properties. If such a committee has been constituted by Government, I want to be a member in this committee.
8. I was also appointed as Commissioner by the Pune Court in respect of dispute arose between the Kariya as an owner & Idea Cellular company since the tenancy was terminated by the land owner near INOX Multiplex. I have accordingly sorted out the dispute & the decision given by me was agreed upon the Hon. High Court & the possession of the land was given to the owner somewhere in 2010.
9. I was also appointed as an Arbitrator in case of dispute between PWD & a contractor. The panel of three arbitrators, including myself declared award & the issue has been resolved in 2009.
10. Recently in 2015, I have been appointed as Adviser to the IUCAA FOR THE PURPOSES OF THE International project they have been entrusted, known as 'LIGO' India. For this project three sites were shortlisted by the Science and Technology Dept of the PMO Office, for final selection of suitable site to set the LOGO Laboratory covering 350 acres of land for two arms of 1.5 km in length perpendicular to each and a lab located in central portion. I have selected one site in Hingoli District near Aundhya Nagnath Temple. American Scientists along with IUCAA Scientists have approved the said and

site finally in 2016-17 further work on acquisition of the said land is nearing completion and by 2020 the actual laboratory would commence. The entire land under the project has been acquired to the tune of 350 acres and further progress of construction of laboratory, laying of pipeline etc. is being commenced soon. I may say that this entire project out of three sites suggested the Marathwada site in Hingoli district, the only suitable site among three is finally approved by because of my report and the project is in Maharashtra- Marathwada- Hingoli. This will generate not less than 5000 jobs. Hence, this is new nucleus of international scientific nature is in Marathwada. That is the pride of Maharashtra. (copy enclosed) for reference. The said site has been finally selected by PMO at New Delhi, Atomic Energy Mumbai, IUCAA Pune and now it is in execution after acquiring the lands and international laboratory will be created near Aundhaya Nagnath in Hingoli district. The construction work is on the way. There is a participation in this project from NASA being Astro-Physical matters on the cosmos.

I am still working as a consultant, project designer, Project Manager for implementation of project of both Govt- semi Govt private sectors on BOT and PPP sectors

(Prof. Ramchandra N. Gohad)

Expert in Urban & Regional Town Planning,

Urban Planner, Architect, Govt. Approved Registered Valuer.