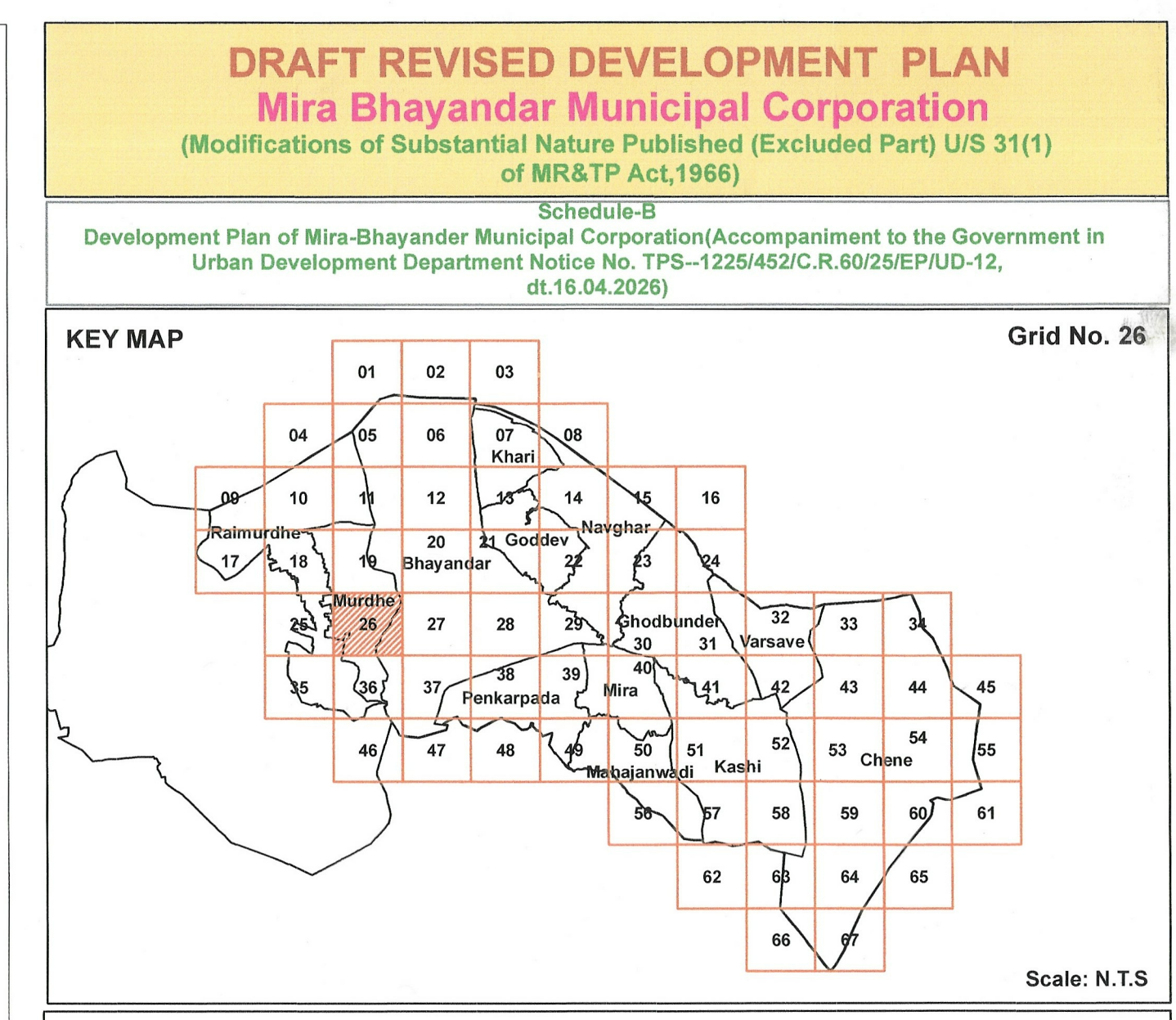


Excluded Part	Modification No.	Proposal as published under section 26 of the MR&TP Act, 1966	Proposal submitted to Government under section 30 of the MR&TP Act, 1966	Modification of Substantial Nature by the Government under section 31(1) of the MR&TP Act, 1966
EP-64	M-115	Reservation No. 18- Institute of Fisheries	Reservation No. 18- Institute of Fisheries is bifurcated in two parts as Reservation No. 18A- Educational Amenity and Reservation No. 18B- Medical Amenity as shown on plan.	It is proposed to be partly area of east side of the Reservation No. 18A- Educational Amenity is deleted and and Reservation No. 18A- Educational Amenity boundary are modified. And deleted area from Reservation No. 18A and Reservation No-18B- Medical Amenity is deleted and deleted area included in Residential Zone. The deleted Reservation No-18B- Medical Amenity is shifted in Reservation 17-Municipal Purposes and boundary of Reservation 17-Municipal Purposes are modified as shown on plan.



Legends		
Road	Religious	Reservations
<ul style="list-style-type: none"> National Highway Expressway Major City Road Broad Gauge Metro Station Metroline Over Bridge Subway Road Bridge across Rail Flyover Proposed Flyover Elevated Coastal Road Elevated Proposed Road 	<ul style="list-style-type: none"> Temple Mosque Idgah Church Gurdwara Synagogue Ashram Recreational Garden Play Ground Sports Centre Public Utilities Sewage Pumping Station Sewage Treatment Plant Elevated & Ground Storage Reservoir Cemeterium/Burial Ground/ Cemetery Electric Sub-Station Bio Gas Plant Transportation Bus Stand/Terminus Railway Station Railway Track Area Parking Space/Area Jetty No Development Zone No Development Zone National Park (SGNP) Forest Zone (SGNP) Mangrove Mangrove Buffer Interdial CRZ-II Eco-Sensitive Zone Eco-Sensitive Zone Boundary Power Transmission Tower Power Transmission Line Boundaries DP Boundary Municipal Corporation Boundary Village Boundary Gaothan Boundary CTS Area Boundary Congested Boundary Cadastral Cadastral/CTS Building Footprint Building Footprint 	<ul style="list-style-type: none"> Housing for Dis housed Housing for Economically Weaker Section (EWS)/JLG URS Purpose Project Affected Person Women Hostel/ Child Care Center Tribal Hostel Garden Playground Mangrove Park Exhibition Center Picnic Spot Institute for Fisheries Educational Amenity School for Specialty Aided Medical Amenity Municipal Hospital Municipal Office Municipal Purpose Municipal Godown Library Town Hall & Drama Theatre Auditorium Planetarium & Aquarium Community Hall Fire Brigade Station Administrative Building For Govt. office Government Purpose Night Shelter Old Age Home Public Amenity Skill Development Center Police Commissioner Office Shopping Center Municipal Market Fish Market Hawkers Market Public Utilities Slaughter House Water Works Burial/Cremation Ground/ Cemetery Bus Stand/Depot Bus Terminal & Parking Truck Terminal Multipurpose Parking/ Parking ISBT Terminus Water Terminal Transport Hub Development of Fort Extension Open Theatre Open Market Parking and Swimming Pool Reservation Status Not Developed Proposed Modification CZMP Lines CRZ-II High Tide Line Interdial Mangrove Buffer Mangroves Mangroves Excluded Part Proposed U/S 31(1)

Notes

- The Base Map, ELU and Draft PU prepared by superimposition of data collected from various Government / Semi Government / Departments / Stakeholders and physical features depicted on Drone / Satellite Imagery; hence, the discrepancies may occur.
- Proposed land-use shall prevail irrespective of property number / boundary shown on map which shall be subject to confirmation from Land Record or competent Authority.
- The structure on the map does not confirm authorization unless verified and rectified by Planning Authority.
- SGNP, CRZ, Mangroves with their buffers shown on the plan shall be as per the relevant status. In case of any modifications to such status in future, such boundary and buffer shall automatically stand modified as per the latest notification.
- The alignment of Metro, Coastal-Elevated Road marked on plan are indicative & automatically stand modified by the notification issued by Government from time to time.
- The alignment of railway / river / creek is indicative and as per the feature extracted from Drone Imagery and data collected.
- The boundaries of all the designated sites, Government property are shown as per the image captured by superimposition on cadastral map. This may be subject to change as per the actual acquisition in future.
- This plan is to be read with UDPR-2022 and Draft DP Report.
- Existing road shall have status of the road according to width of road even though not shown in development plan.
- R-R(Restricted-Residential) Residential Zone subject to handing over area to corporation as per permission/Government orders.
- R-R1 (Restricted- Residential1) All provision of Residential Zone in UDPR-2020 will be applicable for this zone subject to 10% of area under Development should be kept for Amenity Space as per direction of Municipal Commissioner with prior permission from Eco-Sensitive Zone Committee.
- If the location of Metro Carshed and Metro Line is shifted by MMRDA or Elevated Road is shifted in future, the land released by such shifting shall stand included in adjoining Zone shown on Development Plan.

Scale: 1:2,000

North

0.045 0.09 0.18 km

Assistant Director of Town Planning, Branch Office Thane

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(NIRMALKUMAR CHAUDHARI) Deputy Director of Town Planning & Deputy Secretary Mantralay, Mumbai