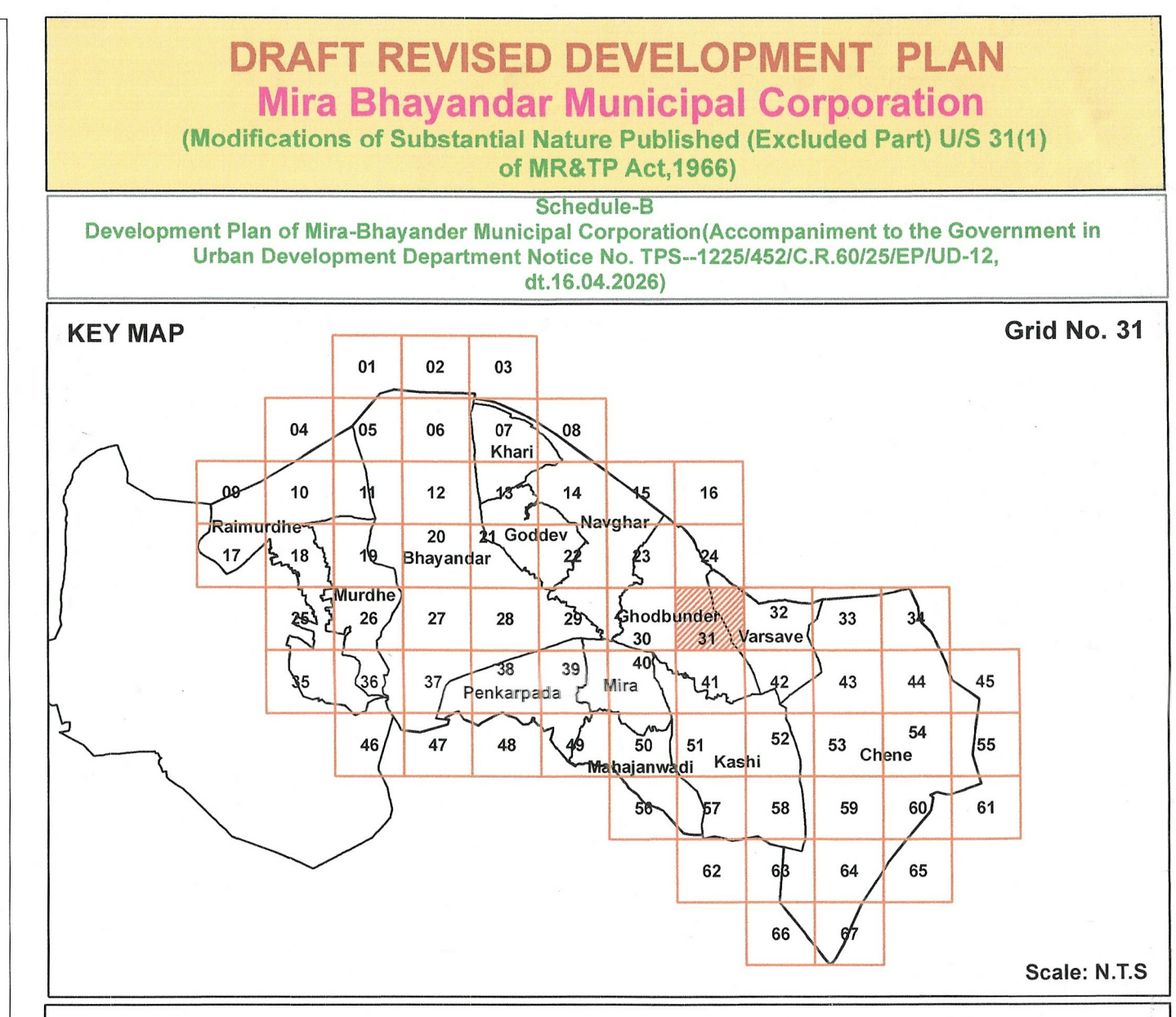


Excluded Part	Modification No.	Proposal as published under section 26 of the MR&TP Act, 1966	Proposal submitted to Government under section 30 of the MR&TP Act, 1966	Modification of Substantial Nature by the Government under section 31(1) of the MR&TP Act, 1966
EP-58	M-109	SGNP and 40.0 m wide DP Road	The alignment of 40 m wide Elevated road is shifted toward north side through survey no. 217pt, 203pt, 202pt, 204pt, 5pt, 6pt, 7pt, 8pt, 47pt, 48pt, Mouje Ghodbunder and considering existing road new 15m wide DP road is Proposed through Survey No.12pt to 15pt & 36pt as shown on plan	Government Urban Development Department already published Notice No.1224/963/CR-64/24/UD-12, dated 16/8/2024.
EP-61	M-112	SGNP Eco Sensitive zone	Area under SGNP Eco Sensitive Buffer zone Excluding the Residential and Industrial Zone of Sanction DP in village Mahajanwadi, village Kashi and village Ghodbunder is shown in R-R1 (Restricted Residential 1) zone as shown on plan.	It is proposed to be area under SGNP Eco Sensitive Buffer zone Excluding the Residential and Industrial Zone of Sanction DP in village Mahajanwadi, village Kashi and village Ghodbunder is shown in Restricted Residential zone (R-R1) as shown on plan.
EP-79	M-147	SGNP Eco Sensitive zone	Area Under Survey No. 14pt, 17pt, 198 and 18pt at village Ghodbunder in SGNP Eco Sensitive Buffer Zone is shown in Industrial zone as per sanctioned DP as shown on plan.	It is proposed to be area Under Survey No. 14pt, 17pt, 198 and 18pt at village Ghodbunder in SGNP Eco Sensitive Buffer Zone is shown in Industrial zone as per sanctioned DP as shown on plan.
EP-80	M-148	SGNP Eco Sensitive zone	Area under Survey No. 19pt at village Ghodbunder in SGNP Eco Sensitive Buffer is shown in Residential Zone as shown on plan.	It is proposed to be area under Survey No. 19pt at village Ghodbunder in SGNP Eco Sensitive Buffer is shown in Restricted Residential Zone (R-R1) as shown on plan.
EP-81	M-149	Reservation No. 288- Garden	Area under existing structures at Survey No. 115/6, 128(pt) at village Ghodbunder is deleted from Reservation No. 288- Garden and included in Industrial zone. New Reservation No. 288-A Fire Brigade Station is Proposed and Remaining area of Reservation is Retained as Garden as shown on plan.	It is proposed to be area under Reservation No. 288- Garden existing structures on Survey No. 115/6, 128(pt) at village Ghodbunder is reserved for new Reservation No. 288B- Garden and New Reservation No. 288-A Fire Brigade Station is Proposed and Remaining area of Reservation is Retained as Garden as shown on plan.
EP-82	M-150	SGNP Eco Sensitive zone	Area Under Survey No. 1pt & 2pt at village Varsave in SGNP Eco Sensitive Buffer Zone is Shown in Residential Zone as shown on plan.	It is proposed to be area Under Survey No. 1pt & 2pt at village Varsave in SGNP Eco Sensitive Buffer Zone is Shown in Restricted Residential Zone (R-R1) as shown on plan.
EP-125	M-206	CRZ, Residential Zone and SGNP	The alignment of 15 m wide DP road through survey no. 9pt, 10pt, 12pt, 15pt, 16pt at village Ghodbunder is proposed and included in adjoining zone as shown on plan.	The alignment of 15 m wide DP road through survey no. 9pt, 10pt, 12pt, 15pt, 16pt at village Ghodbunder is proposed to be deleted and included in adjoining zone as shown on plan.
EP-126	M-208	SGNP	The boundary of SGNP is corrected as shown on plan.	The boundary of SGNP is proposed to be corrected as shown on plan.



Legends

Road National Highway Expressway Major City Road Rail Broad Gauge Metro Station Metro Line Bridges Over Bridge Subway Road Bridge across Rail Flyover Elevated Coastal Road Elevated Proposed Road Water Bodies River Lake Ponds Nalla Covered Nalla Residential Residential Area Restricted - Residential Restricted - Residential 1 Commercial Shopping Centre/Mall Market (Daily & Weekly) Industrial Industrial Area Education Primary & Secondary School College Health Services Hospital Urban Health Centre Central/State Govt Property Office Railway Property Railway Property Public & Semi-Public Auditorium/Drama Theatre Community Hall Social Welfare Centre Old Age Home Fire Station Heritage Fort	Religious Temple Mosque Idgah Church Gurudwara Synagogue Ashram Recreational Garden Play Ground Sports Centre Public Utilities Sewage Pumping Station Sewage Treatment Plant Elevated & Ground Storage Reservoir Cemetery/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 Interstitial CRZ-II Eco-Sensitive Zone Eco-Sensitive Zone Boundary Power Transmission Tower Power Transmission Line Boundaries DP Boundary Municipal Corporation Boundary Village Boundary Gaochan Boundary CTS Area Boundary Congested Boundary Cadastral Cadastre/CTS Building Footprint Building Footprint	Reservations Housing for Dis housed Housing for Economically Weaker Section (EWS)/JUG URS Purpose Project Affected Person Women Hostel Child Care Center Tribal Hostel Garden Park Mangrove Park Exhibition Center Picnic Spot Institute for Fisheries Educational Amenity School for Specially Aabled 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 Sewage Treatment Plant 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 Modification Proposed Modification CZMP Lines CRZ_II High Tide Line Mangrove Buffer Mangroves Mangroves Excluded Part Proposed U/S 31(1)
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Notes

- The Base Map, ELU and Draft PLU prepared by superimposition of data collected from various Government / Semi Government / Departments / Stakeholders and physical features depicted from 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 nalla / 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 stands included in adjoining Zone shown on Development Plan.

Scale: 1:2,000

North

0 0.045 0.09 0.18 km

Officer Appointed U/s 21(4A)
Assistant Director of Town Planning, Branch Office Thane

(NIRMALKUMAR WAGHMUDE)
Joint Director, Town Planning
Konkan Division, Navi Mumbai

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