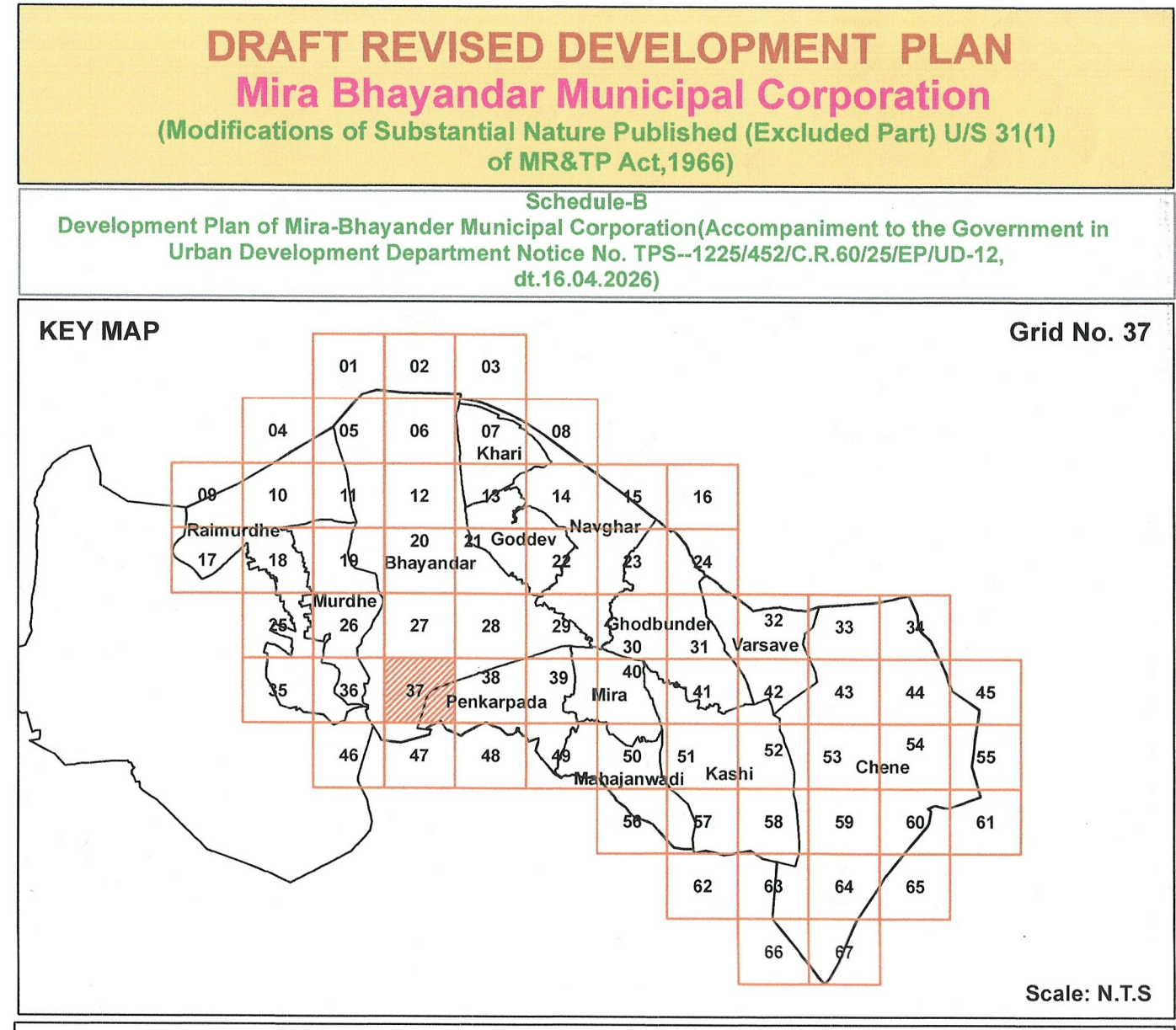




Excluded Part	Modification No.	Proposal as published under section 26 of the MR&TP Act, 1966	Proposal submitted to Government under section 30 of the MR&TP Act, 1966	Modification of Substantial Nature by the Government under section 31(1) of the MR&TP Act, 1966
EP-86	M-155	CRZ and Reservation No. 80- Mangroves park	New Reservation No. 313-Open Theater is Proposed at Mouje Bhayandar Survey no.261(24)pt. 262(23), 782(138)pt as shown on plan.	Modification u/s 30 is sanctioned with following changes- i)land under mangroves is shown as existing mangroves. ii) New Reservation No. 313-Open Theater is proposed on balance land i.e. excluding land under mangroves and mangroves buffer zone.



Legends	Religious	Reservations
<b>Road</b> NH National Highway EX Expressway MC Major City Road <b>Rail</b> BG Broad Gauge MS Metro Station M Metro Line <b>Bridges</b> OB Over Bridge S-1-1-1 Subway RBR Road Bridge across Rail F Flyover PF Proposed Flyover ECR Elevated Coastal Road EPR Elevated Proposed Road <b>Water Bodies</b> R River L Lake P Ponds N Nalla CN Covered Nalla <b>Residential</b> RA Residential Area RR Restricted - Residential RRR Restricted - Residential I <b>Commercial</b> SC Shopping Centre/Mall MD Market (Daily & Weekly) <b>Industrial</b> IA Industrial Area <b>Education</b> PS Primary & Secondary School COL College <b>Health Services</b> H Hospital UHC Urban Health Centre <b>Central/State Govt Property</b> Q Quarter O Office <b>Railway Property</b> RP Railway Property <b>Public &amp; Semi-Public</b> AT Auditorium/Drama Theatre CH Community Hall SV Social Welfare Centre OAH Old Age Home FS Fire Station PS Police Station/Chowky <b>Heritage</b> F Fort	T Temple M Mosque I Idgah C Church G Gurudwara S Synagogue AS Ashram <b>Recreational</b> G Garden PG Play Ground SC Sports Centre <b>Public Utilities</b> SP Sewage Pumping Station STP Sewage Treatment Plant EG Elevated & Ground Storage Reservoir CR Crematorium/Burial Ground/ Cemetery ES Electric Sub-Station BP Bio Gas Plant <b>Transportation</b> BT Bus Stand/Terminus RS Railway Station RTA Railway Track Area PA Parking Space/Area J Jetty <b>No Development Zone</b> NDZ No Development Zone FZ Forest Zone(SGNP) M Mangrove MB Mangrove Buffer I Intertidal <b>Eco-Sensitive Zone</b> SCZP SCZP Boundary ESZ Eco-Sensitive Zone Boundary <b>Power</b> TT Transmission Tower PL Power Transmission Line <b>Boundaries</b> DP DP Boundary MC Municipal Corporation Boundary V Village Boundary G Gaolhan Boundary CTS CTS Area Boundary CB Congested Boundary <b>Cadastral</b> C Cadastre/CTS <b>Building Footprint</b> BF Building Footprint	HD Housing for Dis housed HE Housing for Economically Weaker Section (EWS)/LIG UR URS Purpose PA Project Affected Person WH Women Hostels/ Child Care Center TH Tribal Hostel G Garden P Park MP Mangrove Park EC Exhibition Center PS Picnic Spot IF Institute for Fisheries EA Educational Amenity SA School for Specialty Aided MA Medical Amenity MH Municipal Hospital MO Municipal Office MP Municipal Purpose MG Municipal Godown L Library TD Town Hall & Drama Theatre AU Auditorium PA Planetarium & Aquarium CS Community Hall FB Fire Brigade Station AB Administrative Building For Govt. office GP Government Purpose NS Night Shelter OA Old Age Home PA Public Amenity SK Skill Development Center PC Police Commissioner Office SC Shopping Center MM Municipal Market FM Fish Market HM Hawkers Market PU Public Utilities SH Slaughter House ST Sewage Treatment Plant WW Water Works BC Burial/Cremation Ground/ Cemetery BS Bus Stand/Depot BT Bus Terminal & Parking TT Truck Terminal MP Multipurpose Parking/ Parking ISBT ISBT Terminus WT Water Terminal TH Transport Hub DF Development of Fort E Extension OT Open Theatre OM Open Market PP Parking and Swimming Pool <b>Reservation Status</b> D Developed ND Not Developed <b>Modification</b> M Proposed Modification <b>CZMP Lines</b> CRZ II HT High Tide Line I Intertidal MB Mangrove Buffer M Mangroves EP 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 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- Residential) 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

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

(VIJAYKUMAR WAGHMUDE)  
 Deputy Director of Town Planning  
 Konkan Division, Navi Mumbai

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