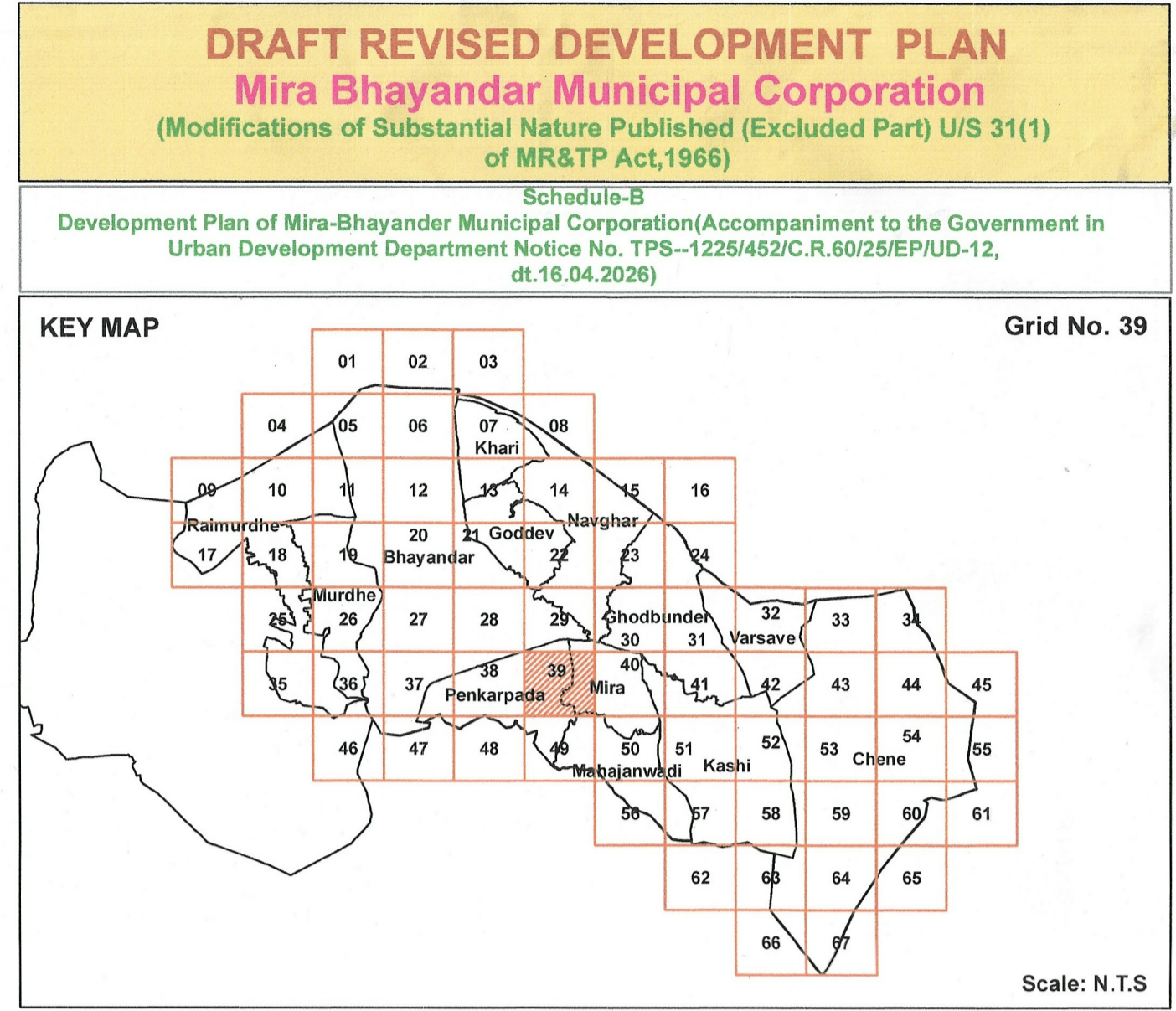


Excluded Part	Modification No.	Proposal as published under section 26 of the MR&TP Act, 1966	Proposal submitted to Government under section 30 of the MR&TP Act, 1966	Modification of Substantial Nature by the Government under section 31(1) of the MR&TP Act, 1966
EP-87	M-158	(ii) Reservation no. 215- Mangrove Park	The Area of Reservation no. 215- Mangrove Park is modified and area so released is included in Residential Zone as per Sanctioned DP zone and mangroves are shown in symbolic form on it. 18 m wide DP Road at survey no. 244 (77) pt. 239(76) pt. is deleted and included in Reservation no. 215 MPK and Residential Zone as shown on plan.	i) 18.0 m wide DP road starting from S.No. 239(76) pt is proposed to be deleted as shown on plan. ii) DP road of 30.0 m wide and 18.0 m wide passing through mangroves park reservation are proposed to be deleted. land under (i) and (ii) released from DP road are proposed to be included in adjoining reservation/zone as shown on plan.
EP-88	M-159	CRZ	New 'L' shape 15m wide DP road is Proposed from 15m wide existing road to 18 m wide existing road through Survey No. 210(42),217(49),218(50) at village Penkarpada as shown on plan.	It is proposed to be new 'L' shape 15m wide DP road is Proposed from 15m wide existing road to 18 m wide existing road through Survey No. 210(42),217(49), 218(50) at village Penkarpada as shown on plan.
EP-89	M-160	Reservation no. 212 Garden	Area under existing Structure is deleted from Reservation no. 212 Garden and included in Residential Zone. Remaining area is retained in Reservation no. 212 Garden. Existing road is shown upto the boundary of Reservation as shown as plan.	It is proposed to be area under existing Structure is deleted from Reservation no. 212 Garden and included in Residential Zone. Remaining area is retained in Reservation no. 212 Garden. Existing road is shown upto the boundary of Reservation as shown as plan.
EP-90	M-162	Reservation No. 243- Educational Amenity	Reservation No. 247- Educational Amenity is deleted and included in Residential Zone as shown on plan. It is proposed to be as per Sanctioned DP Reservation No.201- Sports Complex area about 3376.00 sq.m. is in under Possession Municipal Corporation and Developed as Garden, hence North-West side adjacent area in Residential zone are shown as Existing Developed Garden and North side Triangular portion shown Mangroves as per section 26 as shown on plan.	It is proposed to be east side of the part area of the Reservation No. 247- Educational Amenity is deleted and included in Residential Zone. Remaining area is retained in Reservation No. 247- Educational Amenity as shown on plan. It is proposed to be as per Sanctioned DP Reservation No.201- Sports Complex area about 3376.00 sq.m. is in under Possession Municipal Corporation and Developed as Garden, hence North-West side adjacent area in Residential zone are shown as Existing Developed Garden and North side Triangular portion shown Mangroves as per section 26 as shown on plan.
EP-130	---	Mangroves Park and Residential Zone	Mangroves Park and Residential Zone	



Legends

<p>Road</p> <ul style="list-style-type: none"> National Highway Expressway Major City Road Broad Gauge Metro Station Metro Line Over Bridge Subway Road Bridge across Rail Flyover Proposed Flyover Elevated Coastal Road Elevated Proposed Road <p>Bridges</p> <ul style="list-style-type: none"> Over Bridge Subway Road Bridge across Rail Flyover Proposed Flyover Elevated Coastal Road Elevated Proposed Road <p>Water Bodies</p> <ul style="list-style-type: none"> River Lake Ponds Nalla Covered Nalla <p>Residential</p> <ul style="list-style-type: none"> Residential Area Restricted - Residential Restricted - Residential I Shopping Centre/Mall Market (Daily & Weekly) Industrial Area Education Primary & Secondary School College Health Services Hospital Urban Health Centre Central/State Govt Property Quarter Office Railway Property Railway Property Auditorium/Drama Theatre Community Hall Social Welfare Centre Old Age Home Police Station/Chowky Fire Station Heritage Fort 	<p>Religious</p> <ul style="list-style-type: none"> Temple Mosque Idgah Church Gurdwara Synagogue Ashram Religious Recreational Garden Play Ground Sports Centre Flyover Proposed Flyover Elevated Coastal Road Elevated Proposed Road <p>Public Utilities</p> <ul style="list-style-type: none"> Sewage Pumping Station Sewage Treatment Plant Elevated & Ground Storage Reservoir Cemeterium/Burial Ground/ Cemetery Electric Sub-Station Bio Gas Plant Bus Stand/Terminus Railway Station Railway Track Area Parking Space/Area Jeetty Open Market Municipal Office 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 <p>Reservations</p> <ul style="list-style-type: none"> Housing for Dis housed Housing for Economically Weaker Section (EWS)/JUG URS Purpose Project Affected Person Women Hostel/ Child Care Center Tribal Hostel Garden Playground Mangrove Park Exhibition Center Picnic Spot Institute for Fisheries School for Speciality Aided 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 <p>Transportation</p> <ul style="list-style-type: none"> Bus Stand/Terminus Railway Station Railway Track Area Parking Space/Area Jeetty Open Market Municipal Office 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 <p>Health Services</p> <ul style="list-style-type: none"> Hospital Urban Health Centre Central/State Govt Property Quarter Office Railway Property Railway Property Auditorium/Drama Theatre Community Hall Social Welfare Centre Old Age Home Police Station/Chowky Fire Station Heritage Fort <p>Boundaries</p> <ul style="list-style-type: none"> DP Boundary Municipal Corporation Boundary Village Boundary Gaonhan Boundary CTS Area Boundary Compstated Boundary Cadastral Building Footprint <p>Reservation Status</p> <ul style="list-style-type: none"> Not Developed Modification CZMP Lines CRZ-II CRZ-I High Tide Line Intertidal Mangrove Buffer Mangroves Excluded Part Proposed U/S 31(1)
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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- Residential1) All provision of Residential Zone in UDPR-2022 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

0.085 0.17

1:2,000

Officer Appointed U/s 21(4A)

Assistant Director of Town Planning, Branch Office Thane

(VILAKUMAR WAGHMODE) Joint Director, Town Planning, Konkan Division, Navi Mumbai

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