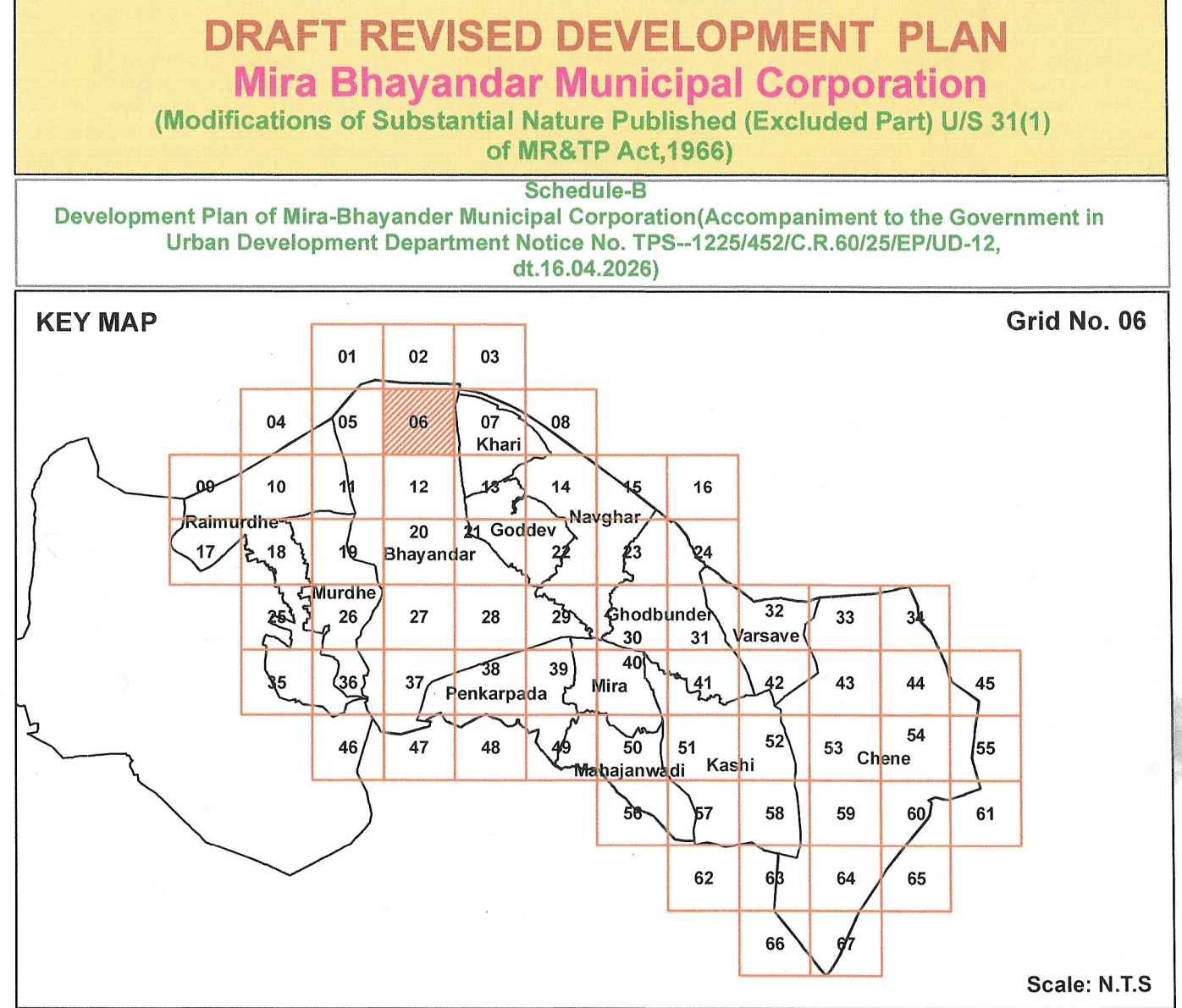




Excluded Part	Modification No.	Proposal as published under section 26 of the MR&TP Act, 1966	Proposal submitted to Government under section 30 of the MR&TP Act, 1966	Modification of Substantial Nature by the Government under section 31(1) of the MR&TP Act, 1966
EP-1	M-2	Reservation No.24- Rikshaw Parking	Reservation No. 24- Rikshaw Parking Redesignated as Open Market.	Reservation No. 24- Rikshaw Parking is proposed to be Redesignated as Open Market as shown in Plan.
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 Ghodbander 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-146	---	NDZ and CRZ	NDZ and CRZ	It is proposed to on land bearing S.N.340 of village bhayandar shown as Commercial Zone as per Sanctioned DP and remaining area and 340/1 pt and 340/2 pt is Reserved as New Reservation No.26A- Mangroves Park as shown on plan.



Legends		
Road	Religious	Reservations
<ul style="list-style-type: none"> National Highway Expressway Major City Road 	<ul style="list-style-type: none"> Temple Mosque Idgah Church Chudwara Synagogue Adhanam Play Ground Sports Centre 	<ul style="list-style-type: none"> Housing for Dehoused Housing for Economically Weaker Section (EWS)/LIG 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 Speciality Aided Medical Amenity Municipal Hospital Municipal Office Municipal Purpose Municipal Godown Library Town Hall & Drama Theatre Auditorium Plantarium & 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
Rail	Recreational	Public Utilities
<ul style="list-style-type: none"> Broad Gauge Metro Station Metroline 	<ul style="list-style-type: none"> Sewage Pumping Station Sewage Treatment Plant Elevated & Ground Storage Reservoir Crematorium/Burial Ground Cemetery Electric Sub-Station Bio Gas Plant Halls Bus Stand/Terminus Railway Station Railway Track Area Parking Space/Area Jeetty 	<ul style="list-style-type: none"> 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
Bridges	Water Bodies	Transportation
<ul style="list-style-type: none"> Over Bridge Subway Road Bridge across Rail Flyover Proposed Flyover Elevated Coastal Road Elevated Proposed Road 	<ul style="list-style-type: none"> River Lake Ponds Canals Covered Nalla 	<ul style="list-style-type: none"> Bus Stand/Terminus Railway Station Railway Track Area Parking Space/Area Jeetty
Water Bodies	Commercial	No Development Zone
<ul style="list-style-type: none"> River Lake Ponds Canals Covered Nalla 	<ul style="list-style-type: none"> Shopping Centre/Mall Market (Daily & Weekly) Industrial Area 	<ul style="list-style-type: none"> No Development Zone National Park (SGNP) Forest Zone (SGNP) Mangrove Mangrove Buffer Interdial CRZ-II Eco-Sensitive Zone Eco-Sensitive Zone Boundary
Education	Health Services	Power
<ul style="list-style-type: none"> Primary & Secondary School College 	<ul style="list-style-type: none"> Hospital Urban Health Centre 	<ul style="list-style-type: none"> Transmission Tower Power Transmission Line
Central /State Govt Property	Railway Property	Boundaries
<ul style="list-style-type: none"> Quater Office 	<ul style="list-style-type: none"> Railway Property Auditorium/Drama Theatre Community Hall Social Welfare Centre Old Age Home Fire Station Police Station/Chowky Fort 	<ul style="list-style-type: none"> DP Boundary Municipal Corporation Boundary Village Boundary Gasban Boundary CTS Area Boundary Congested Boundary
Public & Semi-Public	Heritage	Cadastral
<ul style="list-style-type: none"> Auditorium/Drama Theatre Community Hall Social Welfare Centre Old Age Home Fire Station Police Station/Chowky Fort 	<ul style="list-style-type: none"> Fort 	<ul style="list-style-type: none"> Cadastral/CTS Building Footprint
Residential	Commercial	Reservations
<ul style="list-style-type: none"> Residential Area Restricted - Residential Restricted - Residential 1 	<ul style="list-style-type: none"> Shopping Centre/Mall Market (Daily & Weekly) Industrial Area 	<ul style="list-style-type: none"> Housing for Dehoused Housing for Economically Weaker Section (EWS)/LIG 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 Speciality Aided Medical Amenity Municipal Hospital Municipal Office Municipal Purpose Municipal Godown Library Town Hall & Drama Theatre Auditorium Plantarium & 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
Education	Health Services	Power
<ul style="list-style-type: none"> Primary & Secondary School College 	<ul style="list-style-type: none"> Hospital Urban Health Centre 	<ul style="list-style-type: none"> Transmission Tower Power Transmission Line
Central /State Govt Property	Railway Property	Boundaries
<ul style="list-style-type: none"> Quater Office 	<ul style="list-style-type: none"> Railway Property Auditorium/Drama Theatre Community Hall Social Welfare Centre Old Age Home Fire Station Police Station/Chowky Fort 	<ul style="list-style-type: none"> DP Boundary Municipal Corporation Boundary Village Boundary Gasban Boundary CTS Area Boundary Congested Boundary
Public & Semi-Public	Heritage	Cadastral
<ul style="list-style-type: none"> Auditorium/Drama Theatre Community Hall Social Welfare Centre Old Age Home Fire Station Police Station/Chowky Fort 	<ul style="list-style-type: none"> Fort 	<ul style="list-style-type: none"> Cadastral/CTS Building Footprint

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 Road marked on plan are indicative & automatically stand modified by the notification issued by Government from time to time.
- The alignment of nallah / 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: 0 0.0425 0.085 0.17 km

North

Office Appointed U/S 24(A)
Joint Director of Town Planning
Mira Bhayandar, Branch Office Thane

(NIRMALKUMAR WAGHMODE)
Deputy Director of Town Planning
Konkan Division, Navi Mumbai

(NIRMALKUMAR CHAUDHARI)
Deputy Secretary Mantralay, Mumbai