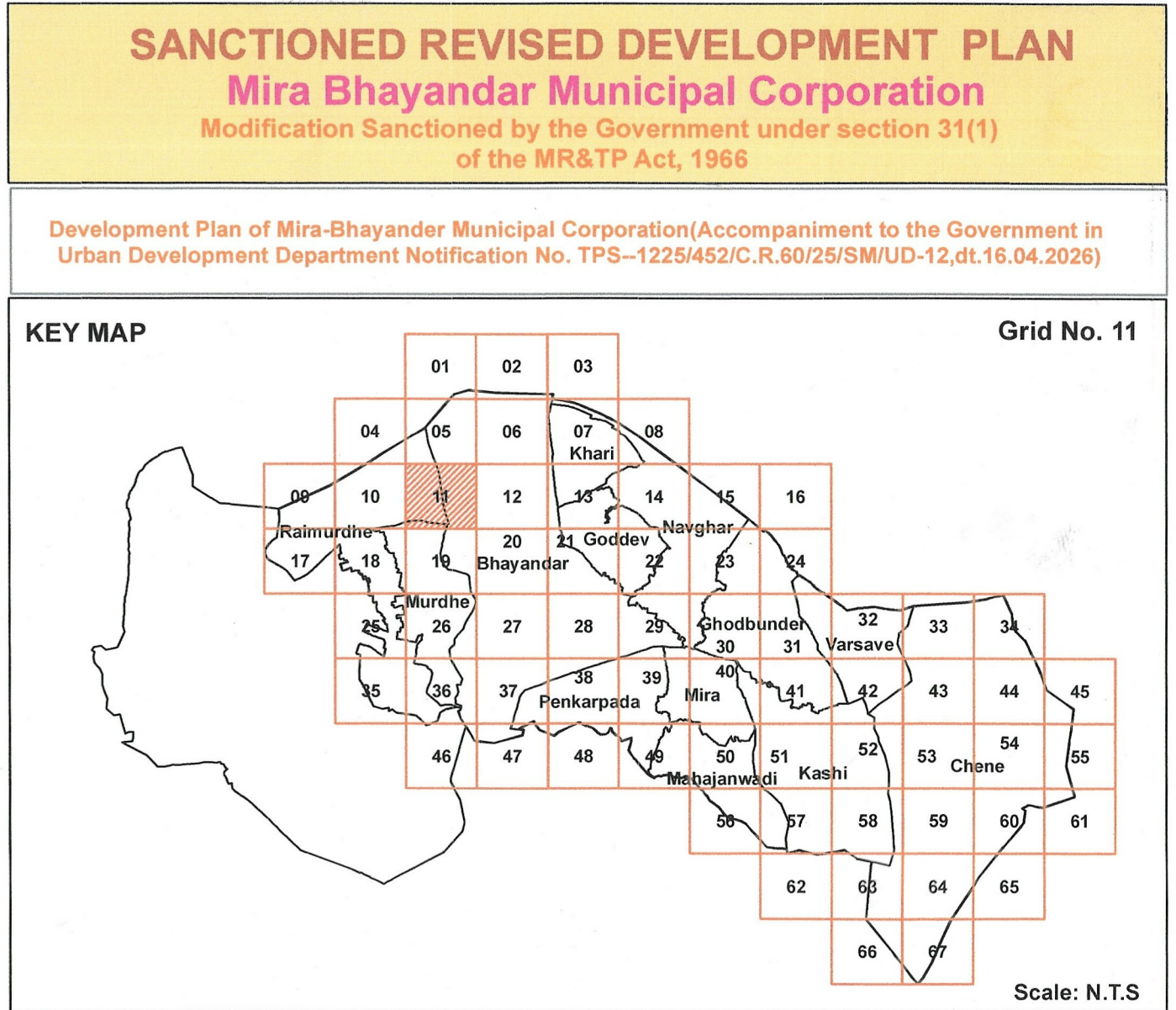




Sanctioned Modification No.	Modification No.	Proposal as published under section 26 of the MR&TP Act, 1966	Proposal submitted to Government under section 30 of the MR&TP Act, 1966	Modification Sanctioned by the Government under section 31(1) of the MR&TP Act, 1966
SM-18	M-29	Reservation No.7- "Municipal Market"	Reservation No. 7 - Municipal Market is deleted and included in Residential Zone as shown on plan.	Proposal is reinstated as per the plan published under section 26 of the MR&TP Act, 1966.
SM-21	M-40	Proposed and Existing Road	Tangent is corrected at survey no. 778pt, 757pt village Bhayandar and land so released due to this change is included in Residential Zone as shown on plan.	Proposal is reinstated as per the plan published under section 26 of the MR&TP Act, 1966.



Legends		
<b>Road</b>	<b>Religious</b>	<b>Reservations</b>
National Highway Expressway Major City Road	Temple Mosque Idgah Church Garudwara Synagogue Astram Ashram Garden Play Ground Sports Centre	Housing for Dohoused Housing for Economically Weaker Section (EWS/SLIG) URIS Purpose Project Affected Person Women Hostel/ Child Care Center Tribal Hostel Garden Park Mangrove Park Exhibition Center 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
<b>Rail</b>	<b>Public Utilities</b>	<b>Reservation Status</b>
Broad Gauge Metro Station Metro Line Over Bridge Subway Road Bridge across Rail Flyover Proposed Flyover Elevated Coastal Road Elevated Proposed Road	Sewage Pumping Station Sewage Treatment Plant Elevated & Ground Storage Reservoir Crematorium/Burial Ground/ Cemetery Electric Sub-Station Bio Gas Plant Sewage Treatment Plant Elevated & Ground Storage Reservoir Crematorium/Burial Ground/ Cemetery Electric Sub-Station Bio Gas Plant	Developed Not Developed Proposed Modification
<b>Bridges</b>	<b>Transportation</b>	<b>Modification</b>
Over Bridge Subway Road Bridge across Rail Flyover Proposed Flyover Elevated Coastal Road Elevated Proposed Road	Bus Stand/Terminus Railway Station Railway Track Area Parking Space/Area Jeetty	CZMP Lines CRZ-II High Tide Line Intertidal Mangrove Buffer Mangroves Excluded Part Proposed US 31(1) Sanctioned Modification US 31(1)
<b>Water Bodies</b>	<b>No Development Zone</b>	<b>Boundaries</b>
River Lake Ponds Nalla Covered Nalla	No Development Zone National Park(SGNP) Forest Zone(SGNP) Mangrove Mangrove-Buffer Mangrove-Duffer CRZ-II CRZ-III	DP Boundary Municipal Corporation Boundary Village Boundary Gaonhan Boundary CTS Area Boundary Congested Boundary
<b>Residential</b>	<b>Eco-Sensitive Zone</b>	<b>Cadastral</b>
Residential Area Restricted - Residential Restricted - Residential 1	Eco-Sensitive Zone Eco-Sensitive Zone Boundary Transmission Tower Power Transmission Line	Cadastral/CTS Building Footprint
<b>Commercial</b>	<b>Power</b>	<b>Heritage</b>
Shopping Centre/Mall Market (Daily & Weekly)	Transmission Tower Power Transmission Line	Fort
<b>Industrial</b>	<b>Boundaries</b>	
Industrial Area	DP Boundary Municipal Corporation Boundary Village Boundary Gaonhan Boundary CTS Area Boundary Congested Boundary	
<b>Education</b>	<b>Cadastral</b>	
Primary & Secondary School College	Cadastral/CTS Building Footprint	
<b>Health Services</b>	<b>Building Footprint</b>	
Hospital Urban Health Centre	Building Footprint	
<b>Central /State Govt Property</b>		
Quarrier Office		
<b>Railway Property</b>		
Railway Property		
<b>Public &amp; Semi-Public</b>		
Auditorium/Drama Theatre Community Hall Social Welfare Centre Old Age Home Fire Station Police Station/Chowky		
<b>Heritage</b>		
Fort		

**Notes**

- The Base Map, EIU and Draft PUI 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 / 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-81 (Restricted-Residential) Residential Zone subject to handing over area to corporation as per permission/Government orders.
- R-81 (Restricted-Residential) 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 Corridor 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.
- As per approved CZMP 2019 Plan, CRZ (Intertidal Zone, Mangroves and Mangroves buffer zone) and CRZ II is demarcated with lines of different colours on the draft revised development plan. Area covered under these lines are shown as per zones shown on Sanctioned development plan and mangroves are shown in symbolic form on the plan.

Scale: 1:2,000

North

Officer Appointed U/s 21(4A)

Assistant Director of Town Planning, Branch Office Thane

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

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