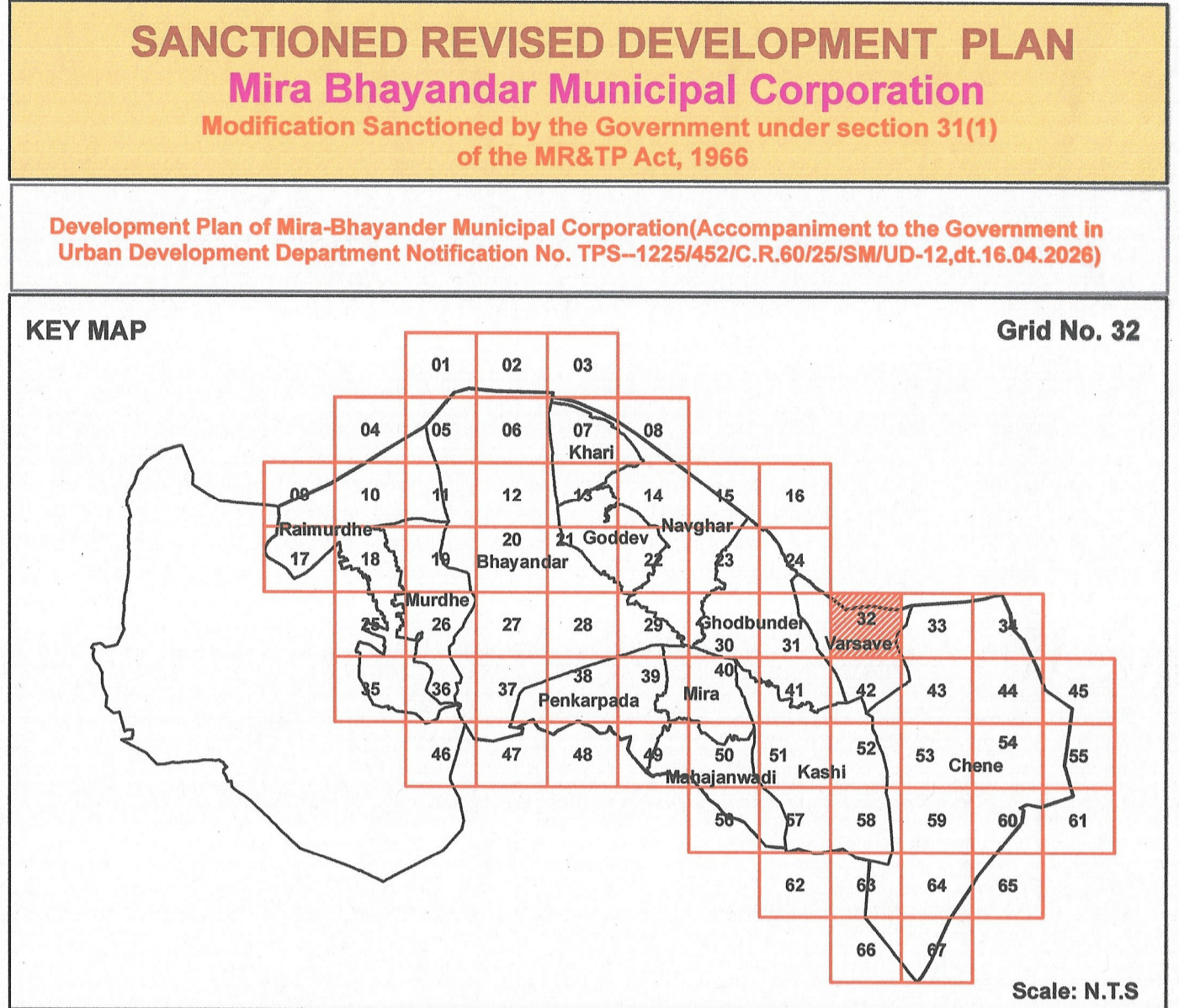


Sanctioned Modification No.	Modification No.	Proposal as published under section 26 of the MR&TP Act, 1966	Proposal submitted to Government under section 30 of the MR&TP Act, 1966	Modification Sanctioned by the Government under section 31(1) of the MR&TP Act, 1966
SM-71	M-152	CRZ and NDZ	New Reservation No. 312-Chowpaty is Proposed at survey no. 28pt and 29pt village Varsave as shown on plan.	Modification under section 30 is proposed to be sanctioned with following changes:- Reservation No. 312-Chowpaty is redesignated as Creek Development as shown on plan.
SM-83	M-179	SGNP	Area Under Survey No. 34pt at village Varsave in SGNP Eco Sensitive Buffer Zone is shown in Public/Semi-Public Zone as shown on plan.	Proposal is reinstated as per the plan published under section 26 of the MR&TP Act, 1966.
SM-90	---	SGNP, NDZ and Mangroves	SGNP, NDZ and Mangroves	As per Government in UDD Notification dated 8/10/2024 an area admeasuring about 14,400 sq.m from the land bearing S.Nos. 28(pt), 29(pt) and 32(pt), of village Varsave is reserved for Reservation No.290A - "Fountain Jetty and Chowpaty" as shown on the plan.



**Legends**

<p><b>Road</b></p> <ul style="list-style-type: none"> <li>National Highway</li> <li>Expressway</li> <li>Major City Road</li> </ul> <p><b>Rail</b></p> <ul style="list-style-type: none"> <li>Broad Gauge</li> <li>Main Station</li> <li>Metroline</li> </ul> <p><b>Bridges</b></p> <ul style="list-style-type: none"> <li>Over Bridge</li> <li>Subway</li> <li>Road Bridge across Rail</li> <li>Flyover</li> <li>Proposed Flyover</li> <li>Elevated Coastal Road</li> <li>Elevated Proposed Road</li> </ul> <p><b>Water Bodies</b></p> <ul style="list-style-type: none"> <li>River</li> <li>Lake</li> <li>Ponds</li> <li>Nalla</li> <li>Covered Nalla</li> </ul> <p><b>Residential</b></p> <ul style="list-style-type: none"> <li>Residential Area</li> <li>Restricted - Residential</li> <li>Restricted - Residential I</li> <li>Shopping Centre/Mall</li> <li>Market (Daily &amp; Weekly)</li> </ul> <p><b>Industrial</b></p> <ul style="list-style-type: none"> <li>Industrial Area</li> </ul> <p><b>Education</b></p> <ul style="list-style-type: none"> <li>Primary &amp; Secondary School</li> <li>College</li> </ul> <p><b>Health Services</b></p> <ul style="list-style-type: none"> <li>Hospital</li> <li>Urban Health Centre</li> </ul> <p><b>Central/State Govt Property</b></p> <ul style="list-style-type: none"> <li>Quartermaster</li> <li>Office</li> </ul> <p><b>Railway Property</b></p> <ul style="list-style-type: none"> <li>Railway Property</li> </ul> <p><b>Public &amp; Semi-Public</b></p> <ul style="list-style-type: none"> <li>Auditorium/Drama Theatre</li> <li>Community Hall</li> <li>Social Welfare Centre</li> <li>Old Age Home</li> <li>Fire Station</li> <li>Police Station/Chowky</li> <li>Fort</li> </ul> <p><b>Heritage</b></p> <ul style="list-style-type: none"> <li>Fort</li> </ul>	<p><b>Religious</b></p> <ul style="list-style-type: none"> <li>Temple</li> <li>Mosque</li> <li>Church</li> <li>Gurdwara</li> <li>Synagogue</li> <li>Ashram</li> </ul> <p><b>Recreational</b></p> <ul style="list-style-type: none"> <li>Garden</li> <li>Play Ground</li> <li>Sports Centre</li> </ul> <p><b>Public Utilities</b></p> <ul style="list-style-type: none"> <li>Sewage Pumping Station</li> <li>Sewage Treatment Plant</li> <li>Elevated &amp; Ground Storage Reservoir</li> <li>Electric Sub-Station</li> <li>Bio Gas Plant</li> <li>Bus Stand/Terminus</li> <li>Railway Station</li> <li>Parking Space/Area</li> <li>Jeetty</li> </ul> <p><b>Transportation</b></p> <ul style="list-style-type: none"> <li>Bus Stand/Terminus</li> <li>Railway Station</li> <li>Railway Track Area</li> <li>Municipal Office</li> <li>Municipal Purpose</li> <li>Municipal Godown</li> <li>Auditorium</li> <li>Planetarium &amp; Aquarium</li> <li>Community Hall</li> <li>Fire Brigade Station</li> <li>Administrative Building For Govt Office</li> <li>Government Purpose</li> <li>Night Shelter</li> <li>Old Age Home</li> <li>Public Amenity</li> <li>Skill Development Center</li> <li>Police Commissioner Office</li> </ul> <p><b>Power</b></p> <ul style="list-style-type: none"> <li>Transmission Tower</li> <li>Power Transmission Line</li> </ul> <p><b>Boundaries</b></p> <ul style="list-style-type: none"> <li>DP Boundary</li> <li>Municipal Corporation Boundary</li> <li>Government Purpose</li> <li>Village Boundary</li> <li>Gasline Boundary</li> <li>CTS Area Boundary</li> <li>Compacted Boundary</li> </ul> <p><b>Cadastral</b></p> <ul style="list-style-type: none"> <li>Cadastral/CTS</li> <li>Building Footprint</li> </ul>	<p><b>Reservations</b></p> <ul style="list-style-type: none"> <li>Housing for Disbused</li> <li>Economically Weaker Section (EWS/LIG)</li> <li>URS Purpose</li> <li>Project Affected Person</li> <li>Women Hostel/ Child Care Center</li> <li>Tribal Hostel</li> <li>Park</li> <li>Mangrove Park</li> <li>Exhibition Center</li> <li>Picnic Spot</li> <li>Institute for Fisheries</li> <li>Educational Amenity</li> <li>School for Specialy Abled</li> <li>Medical Amenity</li> <li>Municipal Hospital</li> <li>Municipal Office</li> <li>Municipal Purpose</li> <li>Municipal Godown</li> <li>Auditorium</li> <li>Planetarium &amp; Aquarium</li> <li>Community Hall</li> <li>Fire Brigade Station</li> <li>Administrative Building For Govt Office</li> <li>Government Purpose</li> <li>Night Shelter</li> <li>Old Age Home</li> <li>Public Amenity</li> <li>Skill Development Center</li> <li>Police Commissioner Office</li> </ul> <p><b>Other</b></p> <ul style="list-style-type: none"> <li>Shopping Center</li> <li>Municipal Market</li> <li>Fish Market</li> <li>Hawkers Market</li> <li>Public Utilities</li> <li>Slaughter House</li> <li>Sewage Treatment Plant</li> <li>Water Works</li> <li>Burial/Cremation Ground/ Cemetery</li> <li>Bus Stand/Depot</li> <li>Bus Terminal &amp; Parking</li> <li>Truck Terminal</li> <li>Multipurpose Parking/ Parking</li> <li>ISBT Terminus</li> <li>Water Terminal</li> <li>Transport Hub</li> <li>Development of Fort</li> <li>Extension</li> <li>Open Theatre</li> <li>Open Market</li> <li>Parking and Swimming Pool</li> <li>Reservation Status</li> <li>Developed</li> <li>Not Developed</li> </ul> <p><b>Modification</b></p> <ul style="list-style-type: none"> <li>Proposed Modification</li> <li>CRZ-II</li> <li>High Tide Line</li> <li>Intertidal</li> <li>Mangrove Buffer</li> <li>Mangroves</li> <li>Mangroves</li> <li>Excluded Part Proposed URS 31(1)</li> <li>Sanctioned Modification URS 31(1)</li> </ul>
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**Notes**

- The Base Map, EIU 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.
- 4.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, Elevated 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.
- 8-Restricted-Residential Residential Zone subject to handing over area to corporation as per permission/Government orders.
- 11.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.
- 12.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.
- 13.As per approved CZMP 2015 Plan, CRZ I (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**

0.045 0.09 0.18 km

1:2,000

**North**

APRIL 2026

OFFICER APPROVING URS 21(4A)

JOINT DIRECTOR, TOWN PLANNING

(NIRMALKUMAR WAGHMARE)

JOINT DIRECTOR, TOWN PLANNING

KONKAN DIVISION, NAVI MUMBAI

(NIRMALKUMAR CHAUDHARI)

DEPUTY DIRECTOR OF TOWN PLANNING & DEPUTY SECRETARY (MUNICIPALITY), MUMBAI