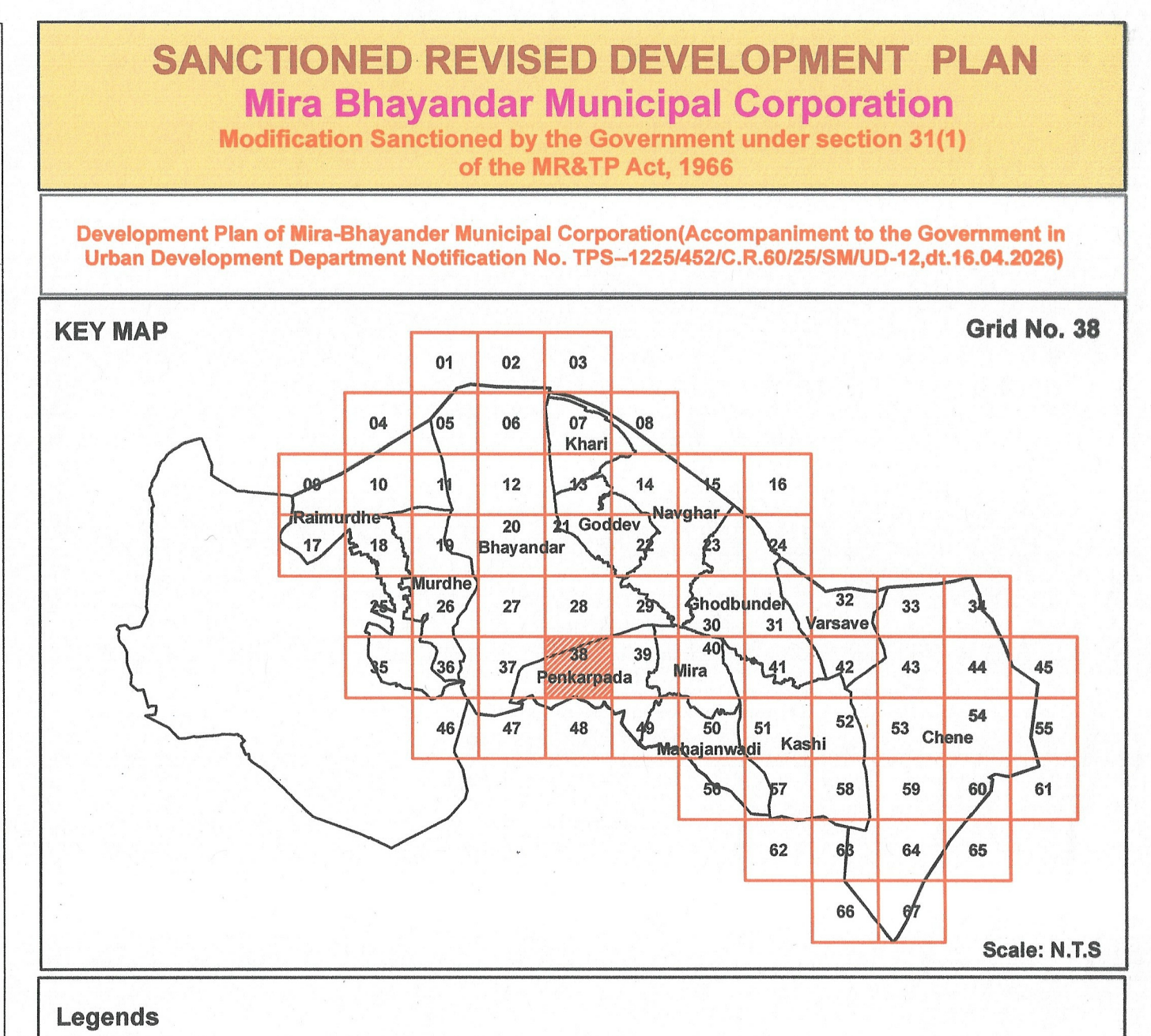




Sanctioned Modification No.	Modification No.	Proposal as published under section 26 of the MR&TP Act, 1966	Proposal submitted to Government under section 30 of the MR&TP Act, 1966	Modification Sanctioned by the Government under section 31(1) of the MR&TP Act, 1966
SM-3	M-5	Public Semi Public Zone (PSP)	Existing PSP is deleted and included in Residential/ adjoining zone as shown on plan.	Proposal is reinstated as per the plan published under section 26 of the MR&TP Act, 1966.
SM-54	M-121	Reservation No. 80 Mangroves Park	Area under Reservation No. 80 MPK is deleted and included in No Development zone and part area is included in Reservation no. 313-Open Theater as shown on plan.	Proposal is reinstated as per the plan published under section 26 of the MR&TP Act, 1966.
SM-72	M-156	Survey no. 192(20)	Survey no. 192(20) is corrected as survey no. 190 (20) village Penkarpada as shown on plan.	Modification under section 30 is proposed to be sanctioned.
SM-73	M-157	Reservation No. 214 Crematorium Ground	Reservation No. 214 Crematorium Ground 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-74	M-158 (i)	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.	Proposal is reinstated as per the plan published under section 26 of the MR&TP Act, 1966.



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

Notes

- The Base Map, ELU and Draft PUJ 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, 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.
- Restricted Residential Residential Zone subject to handing over area to corporation as per permission/Government orders.
- 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.
- As per approved CZMP 2019 Plan, CRZ II (Intertidal Zone, Mangroves and Mangrove 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

0.045 0.09 0.18 km

Assistant Director of Town Planning, Branch Office Thane

Joint Director, Town Planning Konkan Division, Navi Mumbai

Deputy Director of Town Planning & Deputy Secretary Mantralaya, Mumbai