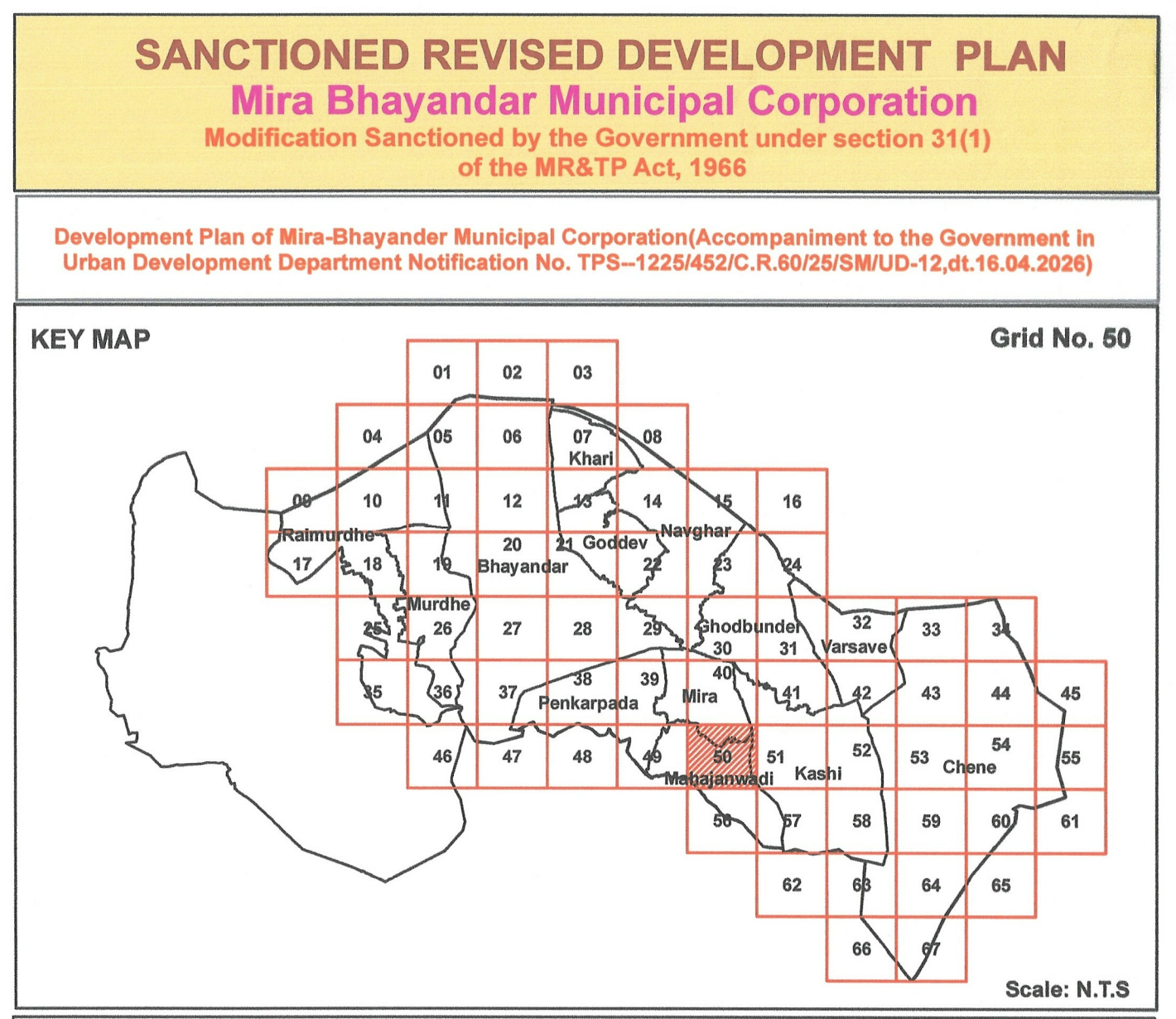


| Sanctioned Modification No. | Modification No. | Proposal as published under section 26 of the MR&TP Act, 1966 | Proposal submitted to Government under section 30 of the MR&TP Act, 1966 | Modification Sanctioned by the Government under section 31(1) of the MR&TP Act, 1966 |
|-----------------------------|------------------|---|--|---|
| SM-85 | M-192 | Industrial Zone | Approved MIDC Layout and its boundaries are marked as shown on plan. | Modification under section 30 is sanctioned. |
| SM-86 | M-193 | Nala and 18.0 m wide DP Road | The alignment of Nala in CTS No. 2358 at village Mira considered as shown in revenue records and the alignment shown in contrary to the revenue records is deleted as shown on plan. | Proposal is reinstated as per the plan published under section 26 of the MR&TP Act, 1966. |
| SM-98 | --- | Reservation No.278- Medical Amenity and Reservation No.279- Shopping Center | Reservation No.278-Medical Amenity and Reservation No.279-Shopping Center | As per relocation of existing sanctioned DP Reservations are developed on relocated area so Reservation No.278-Medical Amenity and Reservation No.279-Shopping Center is proposed to be deleted and included in adjacent Zone as shown on the plan. |



Legends

| | | | |
|---|--|--|--|
| Road National Highway Expressway Major City Road Rail Broad Gauge Metro Station Metro Line Bridges Over Bridge Road Bridge across Rail Flyover Proposed Flyover Elevated Coastal Road Elevated Proposed Road Water Bodies River Lake Ponds Nalla Covered Nalla Residential Residential Area Restricted - Residential Restricted - Residential 1 Commercial Shopping Centre/Mall Market (Daily & Weekly) Industrial Industrial Area Education Primary & Secondary School College Health Services Hospital Urban Health Centre Central /State Govt Property Quarter Office Railway Property Railway Property Public & Semi-Public Community Hall Social Welfare Centre Old Age Home Fire Station Police Station/Chowky Heritage Fort | Religious Temple Mosque Idgh Church Gurdwara Synagogue Ashram Recreational Garden Play Ground Sports Centre Sewage Pumping Station Sewage Treatment Plant Storage Reservoir Elevated & Ground Cemetery Electric Sub-Station Bio Gas Plant Transportation Bus Stand/Terminus Railway Station Railway Track Area Parking Space/Area Jetty No Development Zone No Development Zone Forest Zone(SGNP) Mangrove Mangrove Buffer Inter-tidal CRZ-II Eco-Sensitive Zone Eco-Sensitive Zone Eco-Sensitive Zone Boundary Power Transmission Tower Power Transmission Line Boundaries DP Boundary Municipal Corporation Boundary Village Boundary Gaonhan Boundary CTS Area Boundary Congested Boundary Cadastral Cadastral/CTS Building Footprint Building Footprint | Reservations Housing for Disahoused Housing for Economically Weaker Section (EWS/LIG) URS Purpose Project Affected Person Women Hostel/ Child Care Center Tribal Hostel Playground Park Mangrove Park Exhibition Center Picnic Spot Institute for Fisheries Educational Amenity School for Specially Abled 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 | Shopping Center Municipal Market Fish Market Hawkers Market Public Utilities Slaughter House 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 Reservation Status Developed Not Developed Modification Proposed Modification CRZ Lines CRZ-II High Tide Line Inter-tidal Mangrove Buffer Mangroves Mangroves Excluded Part Proposed URS 31(1) Sanctioned Modification URS 31(1) |
|---|--|--|--|

Notes

- The Base Map, EUI 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, 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-1(Restricted-Residential) Residential Zone subject to handing over area to corporation as per permission/Government orders.
- R-1(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 MMUDA 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 CMAP 2019 Plan, CRZ II (Inter-tidal) 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 0.045 0.09 0.18 km

North

Joint Director/Town Planning
 Assistant Director of Town Planning, Branch Office Thane

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

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