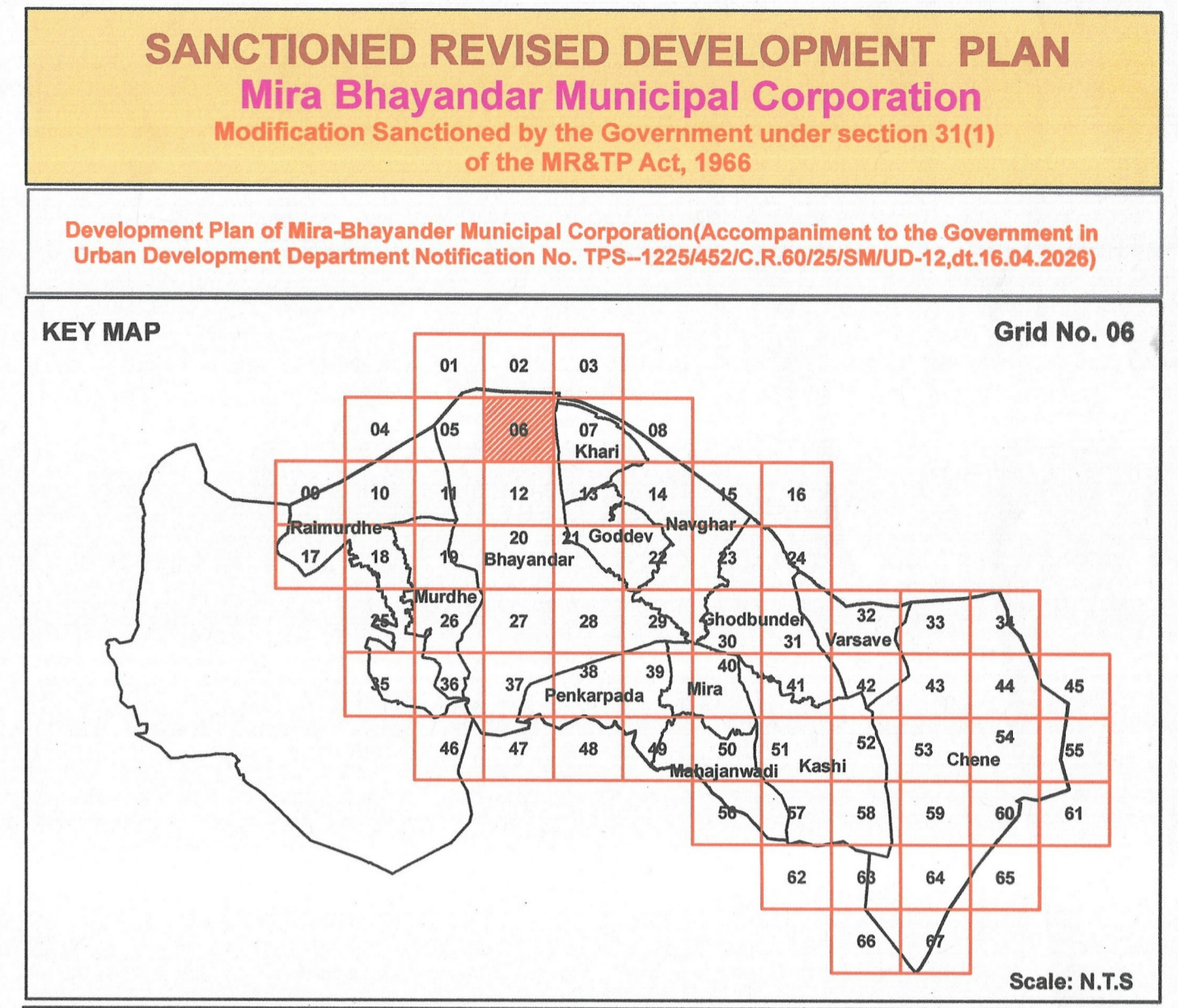




Sanctioned Modification No.	Modification No.	Proposal as published under section 26 of the MR&TP Act, 1966	Proposal submitted to Government under section 30 of the MR&TP Act, 1966	Modification Sanctioned by the Government under section 31(1) of the MR&TP Act, 1966
SM-1	M-1	Existing Jetty/ Transport, Mangroves Area	Existing Jetties are shown on plan.	Modification under section 30 is proposed to be sanctioned.
SM-2	M-3	Proposed 12.0 m wide D.P. Road	The alignment of 12m Wide DP road from CTS No. 1456,1457,1458, 1522, 1527pt, village Bhayandar is deleted and land so released 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			
Road	Religious	Reservations	Other
<ul style="list-style-type: none"> National Highway Expressway Major City Road Broad Gauge Metro Station Metrolite Over Bridge Road Bridge across Rail Flyover Proposed Flyover Elevated Coastal Road Elevated Proposed Road 	<ul style="list-style-type: none"> Temple Mosque Idgah Church Gurdwara Synagogue Ashram Recreational Garden Play Ground Sports Centre Public Utilities Sewage Pumping Station Sewage Treatment Plant Elevated & Ground Storage Reservoir Cemeterium/Burial Ground/ Cemetery Electric Sub-Station Bo Gas Plant Transportation Bus Stand/Terminus Railway Station Railway Track Area Parking Space/Area Jeetty No Development Zone No Development Zone National Park/SGNP Forest Zone(SGNP) Mangrove Mangrove Buffer Intertidal CRZ-II Eco-Sensitive Zone SGNP Boundary 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 	<ul style="list-style-type: none"> Housing for Dis housed Housing for Economically Weaker Section (EWS/LIG) URS Purpose Project Affected Person Women Hostel Child Care Center Tribal Hostel Garden Playground Park Mangrove Park Exhibition Center Picnic Spot Institute for Fisheries Educational Amenity School for Specially Aabled 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 Water Terminal Transport Hub Development of Fort Extension Open Theatre Parking and Swimming Pool Reservation Status Developed Not Developed Modification Proposed Modification CZMP Lines CRZ-II High Tide Line Intertidal Mangrove Buffer Mangroves Excluded Part Proposed USB 31(1) Sanctioned Modification USB 31(1) 	<ul style="list-style-type: none"> 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 Water Terminal Transport Hub Development of Fort Extension Open Theatre Parking and Swimming Pool Reservation Status Developed Not Developed Modification Proposed Modification CZMP Lines CRZ-II High Tide Line Intertidal Mangrove Buffer Mangroves Excluded Part Proposed USB 31(1) Sanctioned Modification USB 31(1)

Notes

- The Base Map, EIU and Draft PU prepared by superimposition of data collected from various Government / Semi Government / Departments / Stateholders 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 UDCPR-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 UDCPR-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 Carshed and Metro Line is shifted by MMRDA or Elevated Road is shifted in future, the land released by such shifting shall stand included in adjoining Zone shown on Development Plan.
- As per approved CZMP 2019 Plan, CRZ II (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

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

(NIRMAALKUMAR CHAUDHARI)
Deputy Director of Town Planning
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