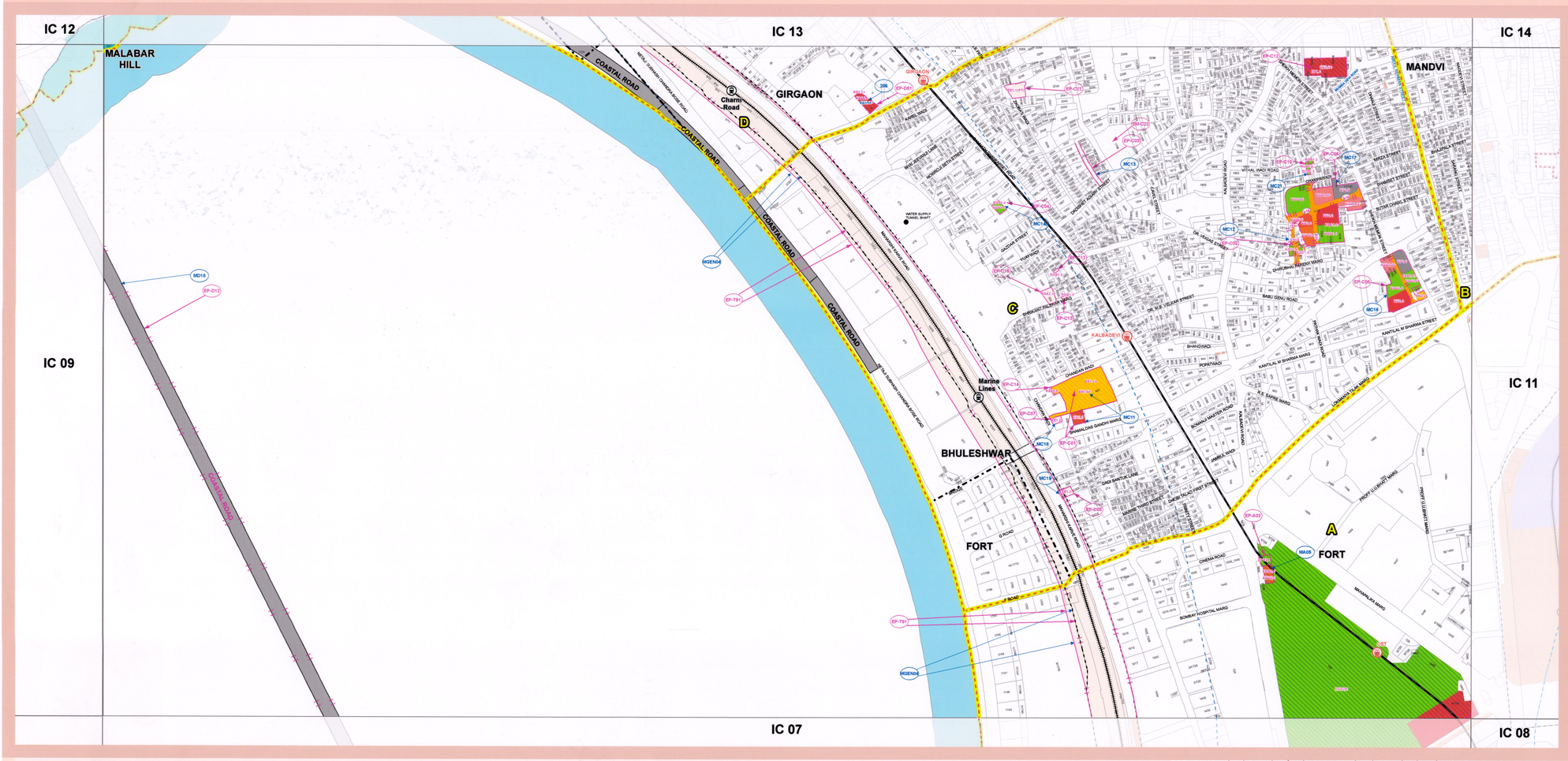


अनु. क्र.	ई. पी. क्र.	फेरबदल क्र.	महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ च्या कलम ३१ नुसार प्रस्तुत केलेल्या प्रारूपानुसार सादरीकरण	महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ च्या कलम ३१ नुसार निगमित प्राधिकरणाने सादरीकरण आणि सादर केलेले फेरबदल	महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ च्या कलम ३१(१) नुसार शासनाने सादर केलेले सादरीकरण
S.N.	EP No.	Modification No.	Proposals as per published plan under Section 26 of MR & TP Act 1966	Modification proposed by Planning Authority and shown on submitted plan under Section 26 of the MR&TP Act 1966	Substantial Modification published by the Government under Section 31(1) of the MR & TP Act 1966
1	EP-A02	MA05	DPU2.1 (पेट्रोल पंप)	मे. बी.डी. डी729 & डी729 ही पेट्रोल पंप आणणेकरिता राखीसाठीचा आहे आणि DCR2.0 (मनोरंजन मैदान) पे आणणेकरिता व. बी. डी. डी729 हा कायम ठेवण्यात आले	कलम 30 अंतर्गत फेरबदल मंजूर करण्यात प्रस्तावित आहे
			DPU2.1 (Fuel Station)	Designation of Fuel Station (DPU 2.1) is shown on C S No 2729 & 6729 and Designation of DCR 2.0 is retained on C S No 6729	Modification u/s 30 is proposed to be sanction.
2	EP-C01	MC11	DR1.6 (महाराष्ट्रशासकीय तंत्रनिकेतन) + RR1.1 (महाराष्ट्रशासकीय कर्मचारी निवासस्थान) + RH1.1 (महाराष्ट्रशासकीय दवाखाना आरोग्य केंद्र) + RC0.1 (महाराष्ट्रशासकीय गरजवापरा परिषद) + RM10.2 (महाराष्ट्रशासकीय वीजेरी)	अस्तित्वातील DR1.3 (महाराष्ट्रशासकीय तंत्रनिकेतन) + RR1.1 (महाराष्ट्रशासकीय कर्मचारी वसाहत) + RH1.1 (महाराष्ट्रशासकीय दवाखाना आरोग्य केंद्र) आणि इतरांसाठीचा आणि (आपत्कालीन गरजवापरा परिषद) + RM10.2 (महाराष्ट्रशासकीय वीजेरी)	कलम 30 अंतर्गत फेरबदल मंजूर करण्याचे प्रस्तावित आहे
			DR1.5 (Municipal Housing) + RR1.1 (Municipal Staff Quarters) + RH1.1 (Municipal Dispensary/Health Post) + RC0.1 (Disaster Management Facilities) + RM10.2 (Municipal Chowky)	Designation now shown is DR1.5 (Municipal Housing) + RR1.1 (Municipal Staff Quarters) + RH1.1 (Municipal Dispensary/Health Post). The designation shape on CS no. 2400 is corrected as per site condition and revenue records.	Modification u/s 30 is proposed to be sanction.
3	EP-C02	MC12	१२.० मीटर रुंद विकास नियंत्रण रस्ता आणि RC01.4 (क्रीडांगण)	क्रीडांगणाचे आरक्षण मंजूर प्रारूपित विकास आराखडा १९६६ प्रमाणे दर्शविण्यात आले आणि प्रस्ताव विकास आराखडा २०३४ मध्ये दर्शविलेल्या १२.० मीटर रुंद रस्ता रद्द करण्यात आले आहे.	कलम 30 अंतर्गत फेरबदल मंजूर करण्याचे प्रस्तावित आहे
			12.2 m wide DP road and ROS1.4 (Play Ground)	Reservation of Playground is shown as per SRDP 1991 and 12.20m wide road shown in RDDP 2034 is deleted	Modification u/s 30 is proposed to be sanction.
4	EP-C03	MC13	R zone (निवासी पट्टा)	१० फूट रस्तारुंदीकरण ३० फूट टप्प्यात्मक आणे	कलम 30 अंतर्गत फेरबदल मंजूर करण्याचे प्रस्तावित आहे
			R Zone	Road widening shown from 20Ft to 30 Ft	Modification u/s 30 is proposed to be sanction.
5	EP-C04	MC14	१२.० मीटर रुंद विकास नियंत्रण रस्ता आणि RC01.4 (क्रीडांगण)	RC01.4 (क्रीडांगण) हे आरक्षण बदलून DC01.4 (क्रीडांगण) करण्यात आले आहे	कलम 30 अंतर्गत फेरबदल मंजूर करण्याचे प्रस्तावित आहे
			9.15 m wide DP Road, ROS1.4	Reservation of ROS1.4 (Play Ground), is changed to DC01.4 (Play Ground).	Modification u/s 30 is proposed to be sanction.
6	EP-C05	MC10	RSA1.2 + RR2.1 , ROS1.4, RE1.1, RR2.1, RC01.5, RT1.6, विकास नियंत्रण रेषेत RSA 1.2 + RR2.1, ROS1.4 , RE1.1, RR2.1, RC01.5, RT1.6, DP-road	मंजूरीस प्रस्ताव विकास नियंत्रण रस्ता रद्द करण्यात आले आहे आणि त्याचेविरुद्ध DSA1.2 + DSA1.3 + RSA2.9 + RT1.6 + ROS1.5 + RSA6.3 आणि दर्शविण्यात आले आहे	कलम 30 अंतर्गत फेरबदल मंजूर करण्याचे प्रस्तावित आहे
			DP road passing through the market is deleted designation is shown as DSA1.2+DSA1.3+RSA2.9+RT1.6+ROS1.5+ RSA6.3	Modification u/s 30 is proposed to be sanction.
7	EP-C06	MC17	RSA1.2 + RR2.1, RSA1.1, ROS1.4, RH1.1, RC01.5, RT1.6, RPU5.2, विकास नियंत्रण रस्ता RSA 1.2 + RR2.1, RSA1.1, ROS 1.4 , RH1.1, RC01.5, RT1.6, RPU5.2, DP road	मंजूरीस प्रस्ताव विकास नियंत्रण रस्ता रद्द करण्यात आले आहे आणि त्याचेविरुद्ध DSA1.2 + DSA1.3 + RSA2.9 + RT1.6 + ROS1.5 + RSA6.3 आणि दर्शविण्यात आले आहे	कलम 30 अंतर्गत फेरबदल मंजूर करण्याचे प्रस्तावित आहे
			DP road passing through the market is deleted & designation is shown as DSA1.2+DSA1.3+RSA2.9+RT1.6+ROS1.5+RSA6.3	Modification u/s 30 is proposed to be sanction.
8	EP-C07	MC18	R zone (निवासी पट्टा)	DE1.2 (प्राथमिक / माध्यमिक शाळा) आणे अस्तित्वितील दर्शविण्यात आले आहे	कलम 30 अंतर्गत फेरबदल मंजूर करण्याचे प्रस्तावित आहे
			R Zone	The designation of DE1.2 (Primary/Secondary School) is shown	Modification u/s 30 is proposed to be sanction.
9	EP-C08	MC19	R zone (निवासी पट्टा)	DE1.2 (प्राथमिक / माध्यमिक शाळा) आणे अस्तित्वितील दर्शविण्यात आले आहे	कलम 30 अंतर्गत फेरबदल मंजूर करण्याचे प्रस्तावित आहे
			R Zone	The designation of DE1.2 (Primary/Secondary School) is shown on DP sheet.	Modification u/s 30 is proposed to be sanction.
10	EP-C10	MC21	ROS1.5 (उद्यान/बगीचा)	ROS1.5 (उद्यान/बगीचा) हे आरक्षण बदलून DOS1.5 (उद्यान/बगीचा) करण्यात आले आहे	कलम 30 अंतर्गत फेरबदल मंजूर करण्याचे प्रस्तावित आहे
			ROS1.5 (Garden/Park)	Code changed from ROS 1.5 (Garden/park) to DOS 1.5 (Gardenpark)	Modification u/s 30 is proposed to be sanction.
11	EP-C11		R zone (निवासी पट्टा)	मुंबईकर नगरीय म.बृ.प्र. २०३४ मध्ये DE1.1(PT) (महापालिका शाळा) हे आरक्षण अस्तित्वातील दर्शविण्यात प्रस्तावात आले	
			R zone	R zone	New designation of DE1.1 (PT) (Municipal school) is to be proposed on CS no. 2241 of Bhuleshwar as shown on plan.
12	EP-C12		DE 1.1+ (महापालिका शाळा)	मुंबईकर नगरीय म.बृ.प्र. ४२६५+ (४०१) ४२६५+ (४०१) हे ६१६५+ क्रमांक आणि अस्तित्वितील DE 1.1+ (महापालिका शाळा) आरक्षण, DT1.6 (तालमजला) आणे अस्तित्वितील आरक्षणाचे दर्शविण्यात प्रस्तावात आले	
			DE1.1+ (Municipal school)	DE 1.1+ (Municipal school)	New designation of DE1.1+ (Municipal School) is proposed to be changed to DT1.6 (Parking lot) on CS no. 4164(PT), 5164(PT), 6164(PT) of Bhuleshwar as shown on plan.
13	EP-C13		R zone (निवासी पट्टा)	मुंबईकर नगरीय म.बृ.प्र. २०३४ हे ROS1.5 (उद्यान/बगीचा) हे आरक्षण आरक्षणाचा दर्शविण्यात प्रस्तावात आहे	R zone (निवासी पट्टा)
			R Zone	R Zone	New reservation of ROS1.5 (Garden/Park) is to be proposed on CS no. 606 of Bhuleshwar as shown on plan.
14	EP-C14		R zone (निवासी पट्टा)	मुंबईकर नगरीय म.बृ.प्र. २०३४ मध्ये RSA4.9 (स्मशानभूमी) हे आरक्षण आरक्षणाचा दर्शविण्यात प्रस्तावात आले	R zone (निवासी पट्टा)
			R Zone	R Zone	New reservation of RSA4.9 (Cemetery) is to be proposed on CS no. 1/427 of Bhuleshwar as shown on plan.
15	EP-C16		R zone (निवासी पट्टा)	मुंबईकर नगरीय म.बृ.प्र. २०३४,२०३५ मध्ये RSA2.1 (बहुउद्देशीय समाज केंद्र) हे आरक्षण आरक्षणाचा दर्शविण्यात प्रस्तावात आले	R zone (निवासी पट्टा)
			R Zone	R Zone	New reservation of RSA2.1 (Multipurpose Community Centre) is to be proposed on CS no. 1/526, 526 of Bhuleshwar as shown on plan.
16	EP-C17		R zone (निवासी पट्टा)	मुंबईकर नगरीय म.बृ.प्र. २०३४ मध्ये DC1.5 (उद्यान/बगीचा) हे आरक्षण आरक्षणाचा दर्शविण्यात प्रस्तावात आले	-
			R Zone	R Zone	New reservation of ROS1.5 (Garden/Park) is to be proposed on CS no. 653 of Bhuleshwar as shown on plan.
17	EP-D01	206	ज्ञानाकरता पालिका शाळा (DE1.1) + वृद्धाश्रम (RSA 4.9)	मंजूर अभिप्राय नकाशाप्रमाणे (RSA 6.1) स्मशानभूमि आरक्षित केला आहे	
			DE 1.1 + RSA 4.9 (Municipal School + Old Age Home)	The said plot is reserved as RSA 6.1 (Care Centre)	Modification u/s 30 is proposed to be sanction. with following changes: Reservation is proposed as RE1.1 Municipal School + RSA 6.1 Care Centre
18	EP-D12	MD18	कालमी रस्ता संरेखन	विद्यमानेची पश्चिम टोक हे ठाई पर्यंत समुद्रातील दगडांतील कालमी रस्त्याची संरेखन समुद्र टप्प्यांपर्यंत आणी आणी	कलम 30 अंतर्गत फेरबदल मंजूर करण्याचे प्रस्तावित आहे
			Coastal road alignment	Coastal road alignment from Priyadarshani park to A ward boundary through Sea is deleted.	Modification u/s 30 is proposed to be sanction.
19	EP-T91	MGEN04	रेल्वे प्रतिबंधक क्षेत्र	सदरे प्रारूप विकास आराखड्यातील नकाशावर रेल्वे नियंत्रितपणे ३०.मीटरचे सुधारित रेल्वे प्रतिबंधक क्षेत्र दर्शविले आहे	कलम 30 अंतर्गत फेरबदल मंजूर करण्याचे प्रस्तावित आहे
			Railway Buffer	The modified railway buffer of 30m is shown from the railway track boundary on all the Draft DP sheets.	Modification u/s 30 is proposed to be sanction.

कलम ३० नुसार फेरबदल MODIFICATION u/s 30 SHOWN AS

कलम ३१ नुसार सारभूत स्वरूपाचे बदल/ वगळलेला भाग EXCLUDED PART/ SUBSTANTIAL MODIFICATION u/s 31 SHOWN AS

Legend

EXISTING

Education
- ER1.1 Municipal School
- ER1.2 Primary & Secondary School
- ER1.3 Special School
- ER1.1 College
- ER1.2 University/IIT
- ER1.1 Other Education

Health
- HR1.1 Municipal Dispensary/ Health Post
- HR1.2 Municipal Hospital
- HR1.3 Municipal Maternity Home
- HR1.1 Government Hospital
- HR3.1 Chemists/Dispensary
- HR1.2 Private Hospital
- HR3.3 Rehabilitation Center
- HR3.4 Veterinary Hospital
- HR3.5 Other Medical Facilities

Open Spaces
- ROS1.1 Tank/Pond/Lake
- ROS1.2 Promenade
- ROS1.3 Beach
- ROS1.4 Play Ground
- ROS1.5 Garden/Park
- ROS2.1 Club/Gymkhana
- ROS2.2 Swimming Pool
- ROS2.3 Zoo
- ROS2.4 Municipal Sports Complex
- ROS2.5 Sports Complex/ Stadium
- ROS2.6 Recreation Ground
- ROS2.7 Green Belt
- ROS2.8 Botanical Garden

Housing
- RR1.1 Municipal Staff Quarters
- RR1.2 Police Staff Quarters
- RR1.3 Government Staff Quarters
- RR1.5 Municipal Housing
- RR1.6 Police Housing
- RR1.7 Government Housing
- RR1.1 Rehabilitation & Resettlement
- RR2.2 Affordable/Labour Housing
- RR3.1 Koli Housing

Public Utility & Facilities
- RPU2.1 Fire Station/ Command Center
- RPU2.1 Fuel Station
- RPU2.1 Police Station
- RPU2.2 Police Chowky
- RPU2.3 Correction Facilities
- RPU2.4 Police Facilities
- RPU2.5 Court
- RPU5.1 Post & Telegraph
- RPU5.2 Telephone Exchange
- RPU5.3 Radio Transmission
- RPU5.4 Television Station
- RPU5.5 Wireless Station
- DE1/DL1 Electric Power Plant
- RPU5.2 Electricity Transmission & Distribution Facilities
- DE1/DL1 Service Industrial Estate

Public Offices
- RO1.1 Municipal Octroi Naka
- RO1.2 Municipal Printing Press
- RO1.3 Municipal Office
- RO2.1 Government Office
- RO3.1 Other Public Offices

Social Amenities
- RSA1.1 Municipal Retail Market
- RSA1.2 Retail Market
- RSA1.3 Wholesale Market
- RSA1.4 Shopping Center
- RSA2.1 Beggars Home
- RSA2.2 Children's Home
- RSA2.3 Orphanage
- RSA2.4 Old Age home
- RSA2.5 Welfare Center
- RSA2.6 Women Hostel
- RSA2.7 Students Hostel
- RSA2.8 Library
- RSA2.9 Homeless Shelter
- RSA3.1 Auditorium
- RSA3.2 Cinema Theatre
- RSA3.3 Drama Theatre
- RSA3.4 Art Gallery
- RSA3.5 Museum
- RSA3.6 Open Air Theatre
- RSA3.7 Aquarium
- RSA3.8 Public Hall
- RSA3.9 Planetarium
- RSA4.1 Hindu Traditional / Electric Cemetery
- RSA4.2 Muslim Cemetery
- RSA4.3 Christian Cemetery
- RSA4.4 Buddhist Cemetery
- RSA4.5 Composite Cemetery
- RSA4.6 Jewish Cemetery
- RSA4.7 Tower of Silence
- RSA4.8 Cemetery Others
- RSA4.9 Other Social Amenity
- RSA5.2 Abattoir
- RSA7.1 Film/ TV Studio

Municipal Services
- RMS1.1 Road Depot
- RMS1.2 Municipal Chowky
- RMS1.3 Municipal Facilities
- RMS1.1 Transport Garage
- RMS3.1 Solid Waste Management Facilities
- RMS3.2 Landfill Site
- RMS3.3 Scrap Yard
- RMS4.1 Sewage Treatment Plant /Facilities
- RMS4.3 Sewage Pumping Station
- RMS5.1 Reservoir
- RMS5.2 Water Pumping Station
- RMS5.3 Water Treatment Plant
- RMS5.5 Hydraulic Engineering Department Facilities
- RMS6.1 Storm Water Pumping Station

Transportation
- RT1.1 Truck Terminus
- RT1.2 State Transport Depot
- RT1.3 Regional Transport Office
- RT1.4 BEST Bus Facilities
- RT1.6 Parking lot
- RT1.6 (PT) Public Parking Lot
- RT2.1 Water Transport Terminal
- RT2.2 Jetty
- RT3.1 Airport/Heliport
- RT4.1 Railway Station
- RT4.2 Railway Terminus
- RT4.3 Railways/Metro/Monorail Facilities (Including Depots)
- RT4.4 Metro/Mono Rail Catshed
- RT4.5 Intermodal Transport Terminus

Amenity Plot
- AM Amenity Plot

Municipal Services
- RMS1.1 Fire Station
- RPU2.1 Fuel Station
- RPU2.1 Police Station
- RPU2.2 Police Chowky
- RPU2.3 Correction Facilities
- RPU2.4 Police Facilities
- RPU2.5 Court
- RPU5.1 Post & Telegraph
- RPU5.2 Electricity Transmission & Distribution Facilities
- RPU6.1 Service industrial Estate

Public Offices
- RO1.3 Municipal Office
- RO2.1 Government Office
- RO3.1 Disaster Management Facilities

Social Amenities
- RSA1.1 Municipal Market With Vending Zone
- RSA1.2 Retail Market With Vending Zone
- RSA2.1 Multipurpose Community Centre
- RSA2.7 Students Hostel
- RSA2.9 Homeless Shelter
- RSA3.3 Cultural Centre/Drama Theatre/ Theatre
- RSA3.5 Museum
- RSA3.6 Art Gallery
- RSA3.7 Leisure Park
- RSA4.4 Cemetery
- RSA 4.9 Old Age Home
- RSA5.1 Exhibition Centre
- RSA5.2 Multipurpose Housing for Working Women
- RSA6.1 Care Centre
- RSA6.2 Adhar Kendra With Skill Development Centre
- RSA6.3 Public Convenience
- RSA7.1 Film/ TV Studio
- RSA8.1 Animal Shelter

Amenity Plot
- RAM Amenity Plot
- Koliwada
- Gaothan
- Water Supply Tunnel Shaft

Land Use Zones
- Residential
- C Commercial
- I Industrial
- NA Natural Areas
- NW Natural Water Course
- Port Operational Zone
- Ports Water Front Development Zone
- SEZ-I Special Development Zone-I
- SEZ-II Special Development Zone-II
- G-2 Green Zone
- SEZ Special Development Zone

Road
- Existing
- Proposed
- Road
- Road Widening
- Railway Track/Stations
- Metro Rail Line 1/ Stations
- Metro Rail Line 2- 9/ Stations
- Mono Rail Alignment/ Stations
- Traffic Island

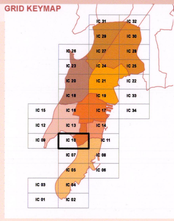
Areas Under Regulatory Framework
- High Tide Line (HTL)
- CRZ Buffer
- Archeological Survey of India Monument
- 100 meter Prohibited Area
- 200 meter Prohibited Area
- Fort

Other
- High Voltage Line
- Buffer for River/Nalla/Creek
- Buffer for high Voltage Line
- Buffer for Railway
- Buffer for Highway
- Town Planning Scheme Boundary
- Property (CTS / CS / FP No)
- Area Under SPA
- Village/Division Boundary
- Ward Boundary
- Layout R.G.

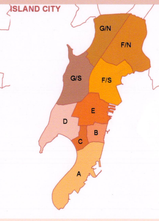
Policy Note:
The word used on Plan/Report/DCPR as "designated" for the purpose of showing respective existing facilities/ amenities shall be changed to "Existing". So the prefix "D" at all the places shall be replaced by prefix "E" eg DE, DOS, DSA etc. shall be changed to EE, EOS, ESA etc.

Notes : 1. DEVELOPMENT WILL BE RESTRICTED WITHIN THE BUFFER AREAS MARKED FOR HIGHWAYS, RAILWAYS, RIVERS, NALLAS & CRZ AREAS WHICH WILL BE SUBJECT TO MODIFICATION OR NOC FROM RESPECTIVE COMPETENT AUTHORITIES. 2. THE HIGH TIDE LINE (HTL) & ITS BUFFER IS ARE SHOWN AS APPROVED CDMP BY MMRP vide U.D.D.(ESTATE)/B.Ch.1) DATED 16 JAN 2000 AND SHALL BE CONSIDERED MODIFIED AS FREEZED BY MMRP FROM TIME TO TIME. 3. PROVISIBED LANDUSE SHALL PREVAIL IRRESPECTIVE OF PROPERTY NUMBERS/ PROPERTY BOUNDARY SHOWN ON MAP WHICH SHALL BE SUBJECT TO CONFIRMATION FROM CITY SURVEY OFFICER OF THE RESPECTIVE AREA. 4. THE PLUS (+) SIGN INDICATES THE COMBINED USERS AS MENTIONED IN NAMED REPORT ON THE LAST SHEET OF RESPECTIVE ZONES. 5. THE ALIGNMENT OF NALLAH/ RIVERS IS PROVISIONAL SHOWN ON PLAN SHALL BE CONFORMED AS PER THE REMARKS GIVEN BY EMEL & THE BUFFER ALONG NALLAH/ RIVER WILL FOLLOW THE FINAL ALIGNMENT OF NALLA/ RIVER WOTH 6. THE ALIGNMENT OF HIGH TENSION LINES SHOWN ON SP SHALL BE SUBJECT TO THE REMARKS FROM RESPECTIVE ELECTRICAL AGENCIES. 7. THE PROPOSED ALIGNMENT OF GMLL, COASTAL ROAD, METRO RAIL, MONO RAIL AND EASTERN FREEWAY IS PROVISIONAL SHALL BE SUBJECT TO FINALISATION FINALISATION FROM RESPECTIVE DEPARTMENTS / AGENCIES WITH THE APPROVAL OF STATE GOVERNMENT. 8. THE PLAN IS TO BE READ WITH REVISED DRAFT DCR 2034 -2034 AND DRAFT DP REPORT.

GRID KEYMAP



ISLAND CITY



GREATER MUMBAI

Scale 1:4000

बृहन्मुंबई महानगरपालिका
Municipal Corporation of Greater Mumbai

Town Planning Officer (नगर रचना अधिकारी)

Chief Engineer (DP) (मुख्य अभियंता (वि.नि.))

Municipal Commissioner (महानगरपालिका आयुक्त)

विकास योजना - २०३४ बृहन्मुंबई

महाराष्ट्र शासनाने महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या कलम ३१(१) अन्वये शासन सूचना क्र. टीपीबी-४३१७/६२९/प्र.क्र.११८/२०१७/ईवी/नवि-११ दिनांक ८ मे २०१८ अन्वये प्रसिध्द केलेले वाळवलेले सारभूत स्वरुपाचे फेरबदल

DEVELOPMENT PLAN- 2034 OF GREATER MUMBAI

SUBSTANTIAL MODIFICATION (EXCLUDED PART)

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Deputy Secretary
Urban Development Deptt.
Mantralaya, Mumbai - 32.