



अनु क्र.	ई.पी.क्र.	परिवर्तन क्र.	महाराष्ट्र प्रादेशिक व नगर पंचायत अधिनियम १९६६ च्या कलम २६ मुदत वार्षिक प्रस्तावित करवट	महाराष्ट्र प्रादेशिक व नगर पंचायत अधिनियम १९६६ च्या कलम ३१(१) मुदत शासनाचे संदर्भित करवट	महाराष्ट्र प्रादेशिक व नगर पंचायत अधिनियम १९६६ च्या कलम ३१(१) मुदत शासनाचे संदर्भित करवट
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 30 of the MR&TP Act 1966	Substantial Modification published by the Government under Section 31(1) of the MR & TP Act 1966
1	EP-PS69	MP590	ना विकास क्षेत्र	1) असे वसाहत हे मुख्यत्वे कनक अभिराम्य हरित क्षेत्र अखत्ययुक्त असे वसाहत हे हरित क्षेत्र म्हणून दर्शविलेले मंजूर पूर्ववर्तन ठिकाण अखत्ययुक्त 1991 शासनाचे अखत्ययुक्त कनक शहर तसेच काही भाग (RSA4.8) संपादनार्थी (ROG2.3) पली वसाहत (RR2.1) पुनर्वसन व पुनर्वसन आणि (RT3.1)मेट्रोमोने रेल कार क्षेत्र वसाहती अर्पित केले जावे. 2) म.मु.क्र. 1६२७(पी) मधील असे (रॉलवॉय वजा) विलास अर्पित मेट्रोमोने रेल कार क्षेत्र अखत्ययुक्त म्हणून हरित क्षेत्र ठरविले जाण्यात येईल. 3) विद्युत प्रवाहण व वस्तु सुविधा (DPU5.2+) चे अखत्ययुक्त क्षेत्र आणि वस्तु सुविधा अखत्ययुक्त क्षेत्र असे वसाहत (RR2.1) व आरक्षण मंजूर वर जाणू अर्पित वसाहती पुनर्वसन आणि पुनर्वसन अखत्ययुक्त ठिकाण कनक शहर क्षेत्र दर्शविले जावे. 4) पुनर्वसन आणि पुनर्वसन (RR2.1) व आरक्षण मंजूर वर जाणू अर्पित वसाहती पुनर्वसन आणि पुनर्वसन अखत्ययुक्त ठिकाण कनक शहर क्षेत्र दर्शविले जावे.	कलम ३० अंतर्गत परिवर्तन मंजूर करण्याचे प्रस्तावित आहे.
			NDZ	1) Aarey colony is marked as Green Zone since it is predominantly large accessible green area after maintaining designations of SRDP 1991. Some portion have been reserved for (RSA4.8) Cemetery, (ROG2.3) Zoo, (ROG2.1) Rehabilitation and Resettlement & (RT3.1) Metro/Mono rail car shed. 2) Reservation of Metro/Mono rail car shed (RT3.1) shown on CTS 1627 (pt. 1) of Aarey Village (Royal Palm area) is deleted and included in Green Zone. 3) Zone of Electric Transmission & Distribution Facility (DPU5.2+) designation is changed to Commercial Zone. 4) Reservation of Rehabilitation & Resettlement (RR2.1) is deleted and the area is earmarked for 'Rehabilitation & Resettlement of Aarey Pds' by plotting 8 in R-Zone.	Modification u/s 30 is proposed to be sanctioned

कलम ३० नुसार परिवर्तन MODIFICATION u/s 30 SHOWN AS  
कलम ३१ नुसार सातपुत स्वरूपाचे बदल/ वगळलेला भाग EXCLUDED PART/SUBSTANTIAL MODIFICATION u/s 31 SHOWN AS

### Legend

- EXISTING**
  - E1.1 Municipal School
  - E1.2 Primary & Secondary School
  - E1.3 Special School
  - E1.4 College
  - E1.5 University
  - E1.6 Other Education
- Health**
  - H1.1 Municipal Dispensary/Health Post
  - H1.2 Municipal Hospital
  - H1.3 Government Maternity Home
  - H1.4 Private Hospital
  - H1.5 Rehabilitation Center
  - H1.6 Veterinary Hospital
- Open Spaces**
  - OS1.1 Tank/Pond/Lake
  - OS1.2 Promenade
  - OS1.3 Beach
  - OS1.4 Play Ground
  - OS1.5 Garden/Park
  - OS1.6 Club/Sports Ground
  - OS1.7 Swimming Pool
  - OS1.8 Zoo
  - OS1.9 Municipal Sports Complex
  - OS1.10 Sports Complex/Stadium
  - OS1.11 Recreation Ground
  - OS1.12 Green Belt
- Housing**
  - H1.1 Municipal Staff Quarters
  - H1.2 Police Staff Quarters
  - H1.3 Government Staff Quarters
  - H1.4 BEST Staff Quarters
  - H1.5 Municipal Housing
  - H1.6 Rehabilitation & Resettlement
- Public Utility and Facilities**
  - PU1.1 Fire Station/Command Center
  - PU1.2 Fuel Station
  - PU1.3 Police Station
  - PU1.4 Police Chowky
  - PU1.5 Court
  - PU1.6 Post & Telegraph
  - PU1.7 Telephone Exchange
  - PU1.8 Radio Transmission
  - PU1.9 Wireless Station
  - PU1.10 Television Station
  - PU1.11 Electricity Transmission & Distribution Facility
  - PU1.12 Service Industrial Estate
- Public Offices**
  - PO1.1 Municipal Office
  - PO1.2 Municipal Office
  - PO1.3 Municipal Office
  - PO1.4 Municipal Office
  - PO1.5 Municipal Office
  - PO1.6 Municipal Office
  - PO1.7 Municipal Office
  - PO1.8 Municipal Office
  - PO1.9 Municipal Office
  - PO1.10 Municipal Office
- Social Amenities**
  - SA1.1 Municipal Retail Market
  - SA1.2 Retail Market
  - SA1.3 Wholesale Market
  - SA1.4 Shopping Center
  - SA1.5 Regain Home
  - SA1.6 Children's Home
  - SA1.7 Orphanage
  - SA1.8 Old Age Home
  - SA1.9 Welfare Center
  - SA1.10 Women Hostel
  - SA1.11 Students Hostel
  - SA1.12 Homeless Shelter
  - SA1.13 Auditorium
  - SA1.14 Cinema Theatre
  - SA1.15 Drama Theatre
  - SA1.16 Art Gallery
  - SA1.17 Open Air Theatre
  - SA1.18 Public Hall
  - SA1.19 Planetarium
  - SA1.20 Hindu Traditional/Muslim Cemetery
  - SA1.21 Christian Cemetery
  - SA1.22 Buddhist Cemetery
  - SA1.23 Composite Cemetery
  - SA1.24 Jewish Cemetery
  - SA1.25 Town of Silence
  - SA1.26 Cemetery Others
  - SA1.27 Abolished
  - SA1.28 Film/TV Studio
- Municipal Services**
  - MS1.1 Road Depot
  - MS1.2 Municipal Chowky
  - MS1.3 Municipal Facilities
  - MS1.4 Transport Garage
  - MS1.5 Ashral Plant
  - MS1.6 Municipal Laboratory
  - MS1.7 Municipal Workshop
  - MS1.8 Municipal Laundry
  - MS1.9 Solid Waste Management Facilities
  - MS1.10 Landfill Sites
  - MS1.11 Sewage Treatment Plant /Facilities
  - MS1.12 Sewage Pumping Station
  - MS1.13 Reservoir
  - MS1.14 Water Pumping Station
  - MS1.15 Water Treatment Plant
  - MS1.16 Water Trunk Main/Aqueduct
  - MS1.17 Hydraulic Engineering
  - MS1.18 Storm Water Pumping Station
- Transportation**
  - TR1.1 Truck Terminus
  - TR1.2 State Transport Depot
  - TR1.3 Regional Transport Office
  - TR1.4 BEST Bus Facilities
  - TR1.5 Parking Lot
  - TR1.6 Public Parking Lot
  - TR1.7 Water Transport Terminal
  - TR1.8 Jetty
  - TR1.9 Airway/Airport
  - TR1.10 Railway Station
  - TR1.11 Railway Terminus
  - TR1.12 Ferry Terminal
  - TR1.13 Metro/Mono Rail Carshed
  - TR1.14 Intermodal Transport Terminal
  - TR1.15 Amenity Plot
- Reservations**
  - RE1.1 Municipal School
  - RE1.2 Primary/Secondary School
  - RE1.3 Special School
  - RE1.4 Higher Education
  - RE1.5 Other Education
  - RE1.6 Urban Planning Institute
  - RE1.7 Medical Institute
  - RE1.8 Financial Institute
  - RE1.9 Other Institute
  - RE1.10 Municipal Dispensary/Health Post
  - RE1.11 Hospital
  - RE1.12 Municipal Maternity Home
  - RE1.13 Rehabilitation Center
  - RE1.14 Veterinary Hospital
- Public Utility & Facilities**
  - PU1.1 Fire Station
  - PU1.2 Fuel Station
  - PU1.3 Municipal Chowky
  - PU1.4 Police Station
  - PU1.5 Police Chowky
  - PU1.6 Correction Facilities
  - PU1.7 Police Facilities
  - PU1.8 Court
  - PU1.9 Electricity Transmission & Distribution Facilities
  - PU1.10 Service Industrial Estate
  - PU1.11 Municipal Office
  - PU1.12 Government Office
  - PU1.13 Municipal Office
  - PU1.14 Disaster Management Facilities
- Social Amenities**
  - SA1.1 Municipal Market With Vending Zone
  - SA1.2 Retail Market With Vending Zone
  - SA1.3 Students Hostel
  - SA1.4 Homeless Shelter
  - SA1.5 Art Gallery
  - SA1.6 Theatre
  - SA1.7 Leisure Park
  - SA1.8 Cemetery
  - SA1.9 Exhibition Centre
  - SA1.10 Multipurpose Housing for Working Women
  - SA1.11 Police Housing
  - SA1.12 Adult Centre
  - SA1.13 Skill Development Centre
  - SA1.14 Public Conveniences
  - SA1.15 Film/TV Studio
  - SA1.16 Theatre
- Primary Activities**
  - PA1.1 Fish & Net Drying Yard
  - PA1.2 Fish Cold Storage/Chodowdy
  - PA1.3 Fishing Related Industries
  - PA1.4 Dhoti Ghat
  - PA1.5 Cattle Pound/Dairy
  - PA1.6 Dairy
- Public Utility & Facilities**
  - PU1.1 Fire Station
  - PU1.2 Fuel Station
  - PU1.3 Municipal Chowky
  - PU1.4 Police Station
  - PU1.5 Police Chowky
  - PU1.6 Correction Facilities
  - PU1.7 Police Facilities
  - PU1.8 Court
  - PU1.9 Electricity Transmission & Distribution Facilities
  - PU1.10 Service Industrial Estate
  - PU1.11 Municipal Office
  - PU1.12 Government Office
  - PU1.13 Municipal Office
  - PU1.14 Disaster Management Facilities
- Social Amenities**
  - SA1.1 Municipal Market With Vending Zone
  - SA1.2 Retail Market With Vending Zone
  - SA1.3 Students Hostel
  - SA1.4 Homeless Shelter
  - SA1.5 Art Gallery
  - SA1.6 Theatre
  - SA1.7 Leisure Park
  - SA1.8 Cemetery
  - SA1.9 Exhibition Centre
  - SA1.10 Multipurpose Housing for Working Women
  - SA1.11 Police Housing
  - SA1.12 Adult Centre
  - SA1.13 Skill Development Centre
  - SA1.14 Public Conveniences
  - SA1.15 Film/TV Studio
  - SA1.16 Theatre
- Primary Activities**
  - PA1.1 Fish & Net Drying Yard
  - PA1.2 Fish Cold Storage/Chodowdy
  - PA1.3 Fishing Related Industries
  - PA1.4 Dhoti Ghat
  - PA1.5 Cattle Pound/Dairy
  - PA1.6 Dairy

### Legend

- Land Use Zones**
  - R Residential
  - C Commercial
  - I Industrial
  - NA Natural Areas
  - NW Natural Water Course
  - POZ Port Operational Zone
  - PSDZ Public Water Events Development Zone
  - SDZ-I Special Development Zone I
  - SDZ-II Special Development Zone II
  - G-Z Green Zone
  - SDZ Special Development Zone
- Area Under Regulatory Framework**
  - High Tide Line (HTL)
  - CRZ Buffer
  - Archaeological Survey of India Monument
  - 100-meter Prohibited Area
  - 200-meter Prohibited Area
  - Fort
  - High Voltage Line
  - Buffer for River/Talia/Creek
  - Buffer for High Voltage Line
  - Buffer for Railway
  - Buffer for Highway
  - Town Planning Scheme Boundary
  - Property (CTS / CS / FF No)
  - Village/Division Boundary
  - Ward Boundary
  - Layout G.G.
- Road**
  - Existing Road
  - Proposed Road
  - Road Widening
  - Railway Track/Stations
  - Metro Rail Line 1/ Stations
  - Metro Rail Line 2/ Stations
  - Water Transport Terminal
  - Jetty
  - Metro / Mono Rail Carshed
- Other**
  - High Voltage Line
  - Buffer for River/Talia/Creek
  - Buffer for High Voltage Line
  - Buffer for Railway
  - Buffer for Highway
  - Town Planning Scheme Boundary
  - Property (CTS / CS / FF No)
  - Village/Division Boundary
  - Ward Boundary
  - Layout G.G.
- Amenity Plot**
  - RAM Amenity Plot
- Primary Activity**
  - PA1.1 Fish & Net Drying Yard
  - PA1.2 Fish Cold Storage/Chodowdy
  - PA1.3 Fishing Related Industries
  - PA1.4 Dhoti Ghat
  - PA1.5 Cattle Pound/Dairy
  - PA1.6 Dairy
- Transportation**
  - TR1.1 Truck Terminus
  - TR1.2 State Transport Depot
  - TR1.3 Regional Transport Office
  - TR1.4 BEST Bus Facilities
  - TR1.5 Parking Lot
  - TR1.6 Public Parking Lot
  - TR1.7 Water Transport Terminal
  - TR1.8 Jetty
  - TR1.9 Airway/Airport
  - TR1.10 Railway Station
  - TR1.11 Railway Terminus
  - TR1.12 Ferry Terminal
  - TR1.13 Metro/Mono Rail Carshed
  - TR1.14 Intermodal Transport Terminal
  - TR1.15 Amenity Plot
- Reservations**
  - RE1.1 Municipal School
  - RE1.2 Primary/Secondary School
  - RE1.3 Special School
  - RE1.4 Higher Education
  - RE1.5 Other Education
  - RE1.6 Urban Planning Institute
  - RE1.7 Medical Institute
  - RE1.8 Financial Institute
  - RE1.9 Other Institute
  - RE1.10 Municipal Dispensary/Health Post
  - RE1.11 Hospital
  - RE1.12 Municipal Maternity Home
  - RE1.13 Rehabilitation Center
  - RE1.14 Veterinary Hospital
- Public Utility & Facilities**
  - PU1.1 Fire Station
  - PU1.2 Fuel Station
  - PU1.3 Municipal Chowky
  - PU1.4 Police Station
  - PU1.5 Police Chowky
  - PU1.6 Correction Facilities
  - PU1.7 Police Facilities
  - PU1.8 Court
  - PU1.9 Electricity Transmission & Distribution Facilities
  - PU1.10 Service Industrial Estate
  - PU1.11 Municipal Office
  - PU1.12 Government Office
  - PU1.13 Municipal Office
  - PU1.14 Disaster Management Facilities
- Social Amenities**
  - SA1.1 Municipal Market With Vending Zone
  - SA1.2 Retail Market With Vending Zone
  - SA1.3 Students Hostel
  - SA1.4 Homeless Shelter
  - SA1.5 Art Gallery
  - SA1.6 Theatre
  - SA1.7 Leisure Park
  - SA1.8 Cemetery
  - SA1.9 Exhibition Centre
  - SA1.10 Multipurpose Housing for Working Women
  - SA1.11 Police Housing
  - SA1.12 Adult Centre
  - SA1.13 Skill Development Centre
  - SA1.14 Public Conveniences
  - SA1.15 Film/TV Studio
  - SA1.16 Theatre
- Primary Activities**
  - PA1.1 Fish & Net Drying Yard
  - PA1.2 Fish Cold Storage/Chodowdy
  - PA1.3 Fishing Related Industries
  - PA1.4 Dhoti Ghat
  - PA1.5 Cattle Pound/Dairy
  - PA1.6 Dairy

बृहन्मुंबई महानगरपालिका  
Municipal Corporation of Greater Mumbai

Deputy Secretary  
Urban Development Deptt.  
Mumbai - 32.

### विकास योजना - २०३४ बृहन्मुंबई

महाराष्ट्र शासनाने महाराष्ट्र प्रादेशिक व नगरपालिका अधिनियम १९६६ च्या कलम ३१(१) अन्वये शासन सूचना क्र. टीपीबी-४२७/६९९/प.क्र.१९८/२०१७/ईसी/गवि-११ दिनांक ८ मे २०१८ अन्वये प्रसिध्द केलेले वगळलेले सातपुत स्वरूपाचे परिवर्तन

### DEVELOPMENT PLAN-2034 OF GREATER MUMBAI

SUBSTANTIAL MODIFICATION (EXCLUDED PART)  
PUBLISHED BY GOVT. OF MAHARASHTRA U/S 31(1) OF MR & TP ACT, 1966 VIDE NOTICE NO. TPB-4317/629/CR-118/2017/EP/UD-11 DATED 08TH MAY 2018

NOTE: 1. DEVELOPMENT WILL BE RESTRICTED WITHIN THE BUFFER AREAS MANDATED FOR HIGHWAYS, RAILWAYS, RIVERS, NALLAS & CREEKS WHICH WILL BE SUBJECT TO MODIFICATION OR NOC FROM RESPECTIVE COMPETENT AUTHORITIES. 2. THE HIGH TIDE LINE (HTL) IS BUFFER IS ARE SHOWN AS APPROVED COPY BY MAP AND SURVEYING SA. 3. DATED 20 JAN 2004 AND SHALL BE CONSIDERED AS APPROVED. 4. PROPOSED AND EXISTING NEARLY NEARLY PROPERTY BOUNDARIES SHOWN ON MAP WHICH SHALL BE SUBJECT TO CONFIRMATION FROM CITY SURVEY OFFICE OF THE RESPECTIVE AREA. 5. THE FILL IN BOX INDICATES THE COMBINED USERS AS MENTIONED. 6. THE ALIGNMENT OF NALLAS RIVERS IS INDICATED AS SHOWN ON PLAN SHALL BE CONSIDERED AS PER THE REMARKS GIVEN BY SAO. 7. THE BUFFER ALONG NALLAS RIVER WILL FOLLOW THE FINAL ALIGNMENT OF NALLAS RIVER WORK. 8. THE ALIGNMENT OF HIGH TIDE LINE SHOWN ON DP SHALL BE SUBJECT TO THE REMARKS FROM RESPECTIVE ELECTRICAL AGENCIES. 9. THE PROPOSED ALIGNMENT OF CANALS, CANALS, ROAD, METRO RAIL, MONO RAIL AND STATION ARE INDICATED AS SHOWN ON PLAN SHALL BE SUBJECT TO THE APPROVAL OF CITY GOVERNMENT. 10. THE BOUNDARIES OF NEARLY NEARLY PROPERTY BOUNDARIES SHOWN ON MAP WHICH SHALL BE SUBJECT TO CONFIRMATION FROM CITY SURVEY OFFICE OF THE RESPECTIVE AREA.