बृहन्मुंबई विकास आराखडा - २०३४ GREATER MUMBAI DEVELOPMENT PLAN - 2034

पश्चिम उपनगरे - प्रभाग : पी/उ व पी/द WESTERN SUBURBS - WARD : PN & PS - WS 34

अनु क्र.	ई.पी. क्र.	फेरबदल क्र.	महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ च्या कलम ३० नुसार मिसळजल प्राधिकरणाने शासनाकडे सादर केलेले फेरबदल	महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ च्या कलम ३० नुसार मिसळजल प्राधिकरणाने शासनाकडे सादर केलेले फेरबदल	महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ च्या कलम ३१(१) नुसार शासनाने सादर केलेले सुधीर फेरबदल
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	MP380	ना विकास क्षेत्र	1) आरे वसाहत हे सुधारीत कलम अभिन्यास हरित क्षेत्र असल्यामुळे आणि वसाहत हे हरित क्षेत्र महसूल (वनविभिन्नता) अंतर्गत पुर्वलक्षित विकास आराखडा 1991 प्रमाणे प्रस्तावित असल्यामुळे कायम ठेवणे त्यांच आणी भाग (RSA4.8) रक्षणालयासाठी, (RO/G2.3) शाळे संस्थानच, (RR2.1) पुनर्वसन व पुनर्वसनीकरण आणि (RT3.1)मेट्रो/मोनो रेल कार शेड साठी आरक्षित ठेवला 2) आ.क्र.क्र. ९८७(पी) मौजे आरे (दोंडा पाडा जाता) येथील आरक्षित मेट्रो/मोनो रेल कार शेडचे आरक्षण वगळून हरित क्षेत्रात स्थानिक बदलात आले 3) विद्युत प्रयोजन व प्रसार सुविधा (DPUS.2+) चे आरक्षितीकरित क्षेत्र वगळिल्या क्षेत्रात बदलण्यात आले 4) पुनर्वसन आणि पुनर्वसनीकरण (RR2.1) चे आरक्षण वगळून सदर जागा "आदिवासी पाड्यांचे पुनर्वसन आणि पुनर्वसनीकरण महसूल विभागीत करून रहिवासी क्षेत्रात दर्शविण्यात आले	कायम ३० अंतर्गत फेरबदल 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, (RO/S2.3) Zoo, (RR2.1) 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.) of Aarey Village (Royal Palm area) is deleted and included in Green Zone. 3) Zone of Electric Transmission & Distribution Facility (DPUS.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 Adivasi Pada' by placing it in R-Zone	Modification u/s 30 is proposed to be sanctioned
2	EP-PS84	56 244	ना विकास क्षेत्र	सदर भूभागावरिल रहिवासी (R), नैसर्गिक क्षेत्र (NA), हरित क्षेत्र (G-Z) आणण औद्योगिक (I) क्षेत्र केले	पूर्वीच्या बदलांसह कलम ३० अंतर्गत फेरबदल मंजूर करण्याचे प्रस्तावित आहे सदर प्रस्तावित आराखण्यासाठी महाराष्ट्र रिसर्च, रंगभूमी आणि सांस्कृतिक विकास महामंडळ (मगर्वी) ही भुसंपादन संस्था असेल
			NDZ	Residential (R), Natural area (NA) and Green Zone (G-Z) on said plot are changed to Industrial (I) zone.	Modification u/s 30 is proposed to be sanctioned with following changes Maharashtra chitrapat, Rangabhumi & Sanskrutik Vikas Mahamandal (Ltd) shall be acquiring body for the proposed Reservation.

कलम ३० नुसार फेरबदल MODIFICATION u/s 30 SHOWN AS

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

Legend

EXISTING

Education
- EE1.1 Municipal School
- EE1.2 Primary & Secondary School
- EE1.3 Special School
- EE2.1 College
- EE2.2 University/IIT
- EE3.1 Other Education

Health
- EH1.1 Municipal Dispensary/ Health Post
- EH1.2 Municipal Hospital
- EH1.3 Municipal Maternity Home
- EH2.1 Government Hospital
- EH3.1 Private/NGO Dispensary
- EH3.2 Private Hospital
- EH3.3 Rehabilitation Center
- EH3.4 Veterinary Hospital
- EH3.5 Other Medical Facilities

Open Spaces
- EOS1.1 Tank/Pond/Lake
- EOS1.2 Promenade
- EOS1.3 Beach
- EOS1.4 Play Ground
- EOS1.5 Garden/Park
- EOS2.1 Club/Gymkhana
- EOS2.2 Swimming Pool
- EOS2.3 Zoo
- EOS2.4 Municipal Sports Complex
- EOS2.5 Sports Complex/ Stadium
- EOS2.6 Recreation Ground
- EOS2.7 Green Belt
- DEPOS2.8 Botanical Garden

Housing
- EH1.1 Municipal Staff Quarters
- EH1.2 Police Staff Quarters
- EH1.3 Government Staff Quarters
- EH1.4 BEST Staff Quarters
- EH1.5 Municipal Housing
- EH2.1 Rehabilitation & Resettlement

Public Utility and Facilities
- EPU5.1 Fire Station/ Command Center
- EPU2.1 Fuel Station
- EPU5.1 Police Station
- EPU3.2 Police Chowky
- EPU3.3 Correction Facilities
- EPU3.4 Police Facilities
- EPU5.3 Court
- EPU4.1 Post & Telegraph
- EPU4.2 Telephone Exchange
- EPU4.3 Radio Transmission
- EPU4.4 Television Station
- EPU4.5 Wireless Station
- DEPU5.6 Electric Power Station
- EPU5.2 Electricity Transmission & Distribution Facilities
- DEPU5.1 Services Industrial Estate

Public Offices
- EO1.1 Municipal Octroi Naka
- EO1.2 Municipal Printing Press
- EO1.3 Municipal Office
- EO2.1 Government Office
- EO3.1 Other Public Offices

Social Amenities
- ESA1.1 Municipal Retail Market
- ESA1.2 Retail Market
- ESA1.3 Wholesale Market
- ESA1.4 Shopping Center
- ESA2.1 Beggars Home
- ESA2.2 Children's Home
- ESA2.3 Orphanage
- ESA2.4 Old Age Home
- ESA2.5 Welfare Center
- ESA2.6 Women Hostel
- ESA2.7 Students Hostel
- ESA2.8 Library
- ESA2.9 Homeless Shelter
- ESA3.1 Auditorium
- ESA3.2 Cinema Theatre
- ESA3.3 Drama Theatre
- ESA3.4 Art Gallery
- ESA3.5 Museum
- ESA3.6 Open Air Theatre
- ESA3.7 Aquarium
- ESA3.8 Public Hall
- ESA3.9 Planetarium
- ESA4.1 Hindu Traditional / Electric Cemetery
- ESA4.2 Muslim Cemetery
- ESA4.3 Christian Cemetery
- ESA4.4 Buddhist Cemetery
- ESA4.5 Composite Cemetery
- ESA4.6 Jewish Cemetery
- ESA4.7 Tower of Silence
- ESA4.8 Cemetery Others
- ESA4.9 Other Social Amenity
- ESA5.2 Abattoir
- EST.1 Film/ TV Studio

Municipal Services
- EMS1.1 Road Depot
- EMS1.2 Municipal Chowky
- EMS1.3 Municipal Facilities
- EMS2.1 Transport Garage
- EMS2.3 Asphalt Plant
- EMS2.4 Municipal Laboratory
- EMS2.5 Municipal Workshop
- EMS2.6 Municipal Laundary
- EMS3.1 Solid Waste Management Facilities
- EMS3.2 Landfill Sites
- EMS4.1 Sewage Treatment Plant/ Facilities
- EMS4.3 Sewage Pumping Station
- EMS5.1 Reservoir
- EMS5.2 Water Pumping Station
- EMS5.3 Water Treatment Plant
- EMS5.4 Water Trunk Main/Aqqueduct
- EMS5.5 Hydraulic Engineering Department Facilities
- EMS6.1 Storm Water Pumping Station

Primary Activities
- EP1.1 Fish & Net Drying Yard
- EP1.2 Fish Cold Storage/Godown/ Fishing Related Industries
- EP2.1 Dhobi Ghat
- EP3.1 Cattle Pound/ Dairy
- EP4.1 Dairy

Transportation
- ETT1.1 Truck Terminus
- ETT1.2 State Transport Depot
- ETT1.3 Regional Transport Office
- ETT1.4 BEST Bus Facilities
- ETT1.6 Parking lot
- ETT1.8 (PT) Public Parking Lot
- ETT2.1 Water Transport Terminal
- ETT2.2 Jetty
- ETT3.1 Airport/Heliport
- ETT4.1 Railway Station
- ETT4.2 Railway Terminus
- ETT4.3 Railway Yards/Tracks Facilities including Tracks
- ETT4.4 Metro/Mono Rail Carshed
- ETT4.5 Intermodal Transport Terminus

Amenity Plot
- EAM Amenity Plot

RESERVATIONS

Education
- RE1.1 Municipal School
- RE1.2 Primary/ Secondary School
- RE1.3 Special School
- RE2.1 Higher Education
- RE3.1 Other Education
- RE4.1 Urban Planning Institute
- RE4.2 Medical Institute
- RE4.3 Financial Institute
- RE4.4 Other Institute

Health
- RH1.1 Municipal Dispensary/ Health Post
- RH1.2 Hospital
- RH1.3 Municipal Maternity Home
- RH2.1 Reservoir
- RH3.4 Veterinary Hospital

Open Space
- RO/S1.2 Promenade
- RO/S1.4 Play Ground
- RO/S1.3 Garden/ Park
- RO/S2.1 Club/Gymkhana
- RO/S2.2 Swimming Pool
- RO/S3.2 Zoo
- RO/S2.4 Municipal Sports Complex
- RO/S2.5 Sports Complex / Stadium
- RO/S2.7 Green Belt
- RO/S2.8 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
- RR2.1 Rehabilitation & Resettlement
- RR2.2 Rehabilitation Sewa Housing
- RR3.1 Koli Housing

Public Utility & Facilities
- RPU5.1 Fire Station
- RPU2.1 Fuel Station
- RPU5.1 Police Station
- RPU3.2 Police Chowky
- RPU3.3 Correction Facilities
- RPU3.4 Police Facilities
- RPU5.5 Court
- RPU5.1 Post & Telegraph
- RPU5.2 Electricity Transmission & Distribution Facilities
- RPU6.1 Service Industrial Estate

Public Offices
- RO1.1 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
- RSA4.8 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

Municipal Services
- RMS1.1 Road Depot
- RMS1.2 Municipal Chowky
- RMS1.3 Municipal Facilities
- RMS2.1 Transport Garage
- RMS3.1 Solid Waste Management Facilities
- RMS3.2 Landfill Site
- RMS3.3 Scrap Yard
- RMS 4.1 Sewage Treatment Plant /Facilities
- RMS4.3 Sewage Pumping Station
- RMS5.1 Reservoir
- RMS6.2 Water Pumping Station
- RMS5.3 Water Treatment Plant
- RMS5.5 Hydraulic Engineering Department Facilities
- RMS6.1 Storm Water Pumping Station

Primary Activity
- RP1.1 Fish & Net Drying Yard
- RP2.1 Dhobi Ghat
- RP4.1 Cattle Pound

Transportation
- RTT1.1 Truck Terminus
- RTT1.2 State Transport Depot
- RTT1.4 Best Bus Facilities
- RTT1.6 Parking lot
- RTT1.7 Water Transport Terminal
- RTT2.1 Jetty
- RTT4.1 Metro / Mono Rail Carshed

Amenity Plot
- RAM Amenity Plot

Kolivada

Giothan

Water Supply Tunnel Shaft

Land Use Zones
- R Residential
- C Commercial
- I Industrial
- NDZ No Development Zone
- NA Natural Areas
- NW Natural Water Course
- PO2 Port Operational Zone
- PAR(G) Port's Vacant Front Development Zone
- SDZ-I Special Development Zone-I
- SDZ-II Special Development Zone-II
- G-Z Green Zone
- SDZ 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

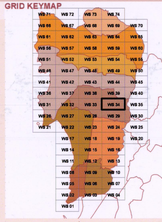
Areas Under Regulatory Framework
- High Tide Line (HTL)
- CRZ Buffer
- Archeological Survey of India Monument
- 100 meter Prohibited Area
- 200 meter Prohibited Area
- Fort

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.

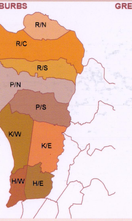
Policy Note:
The word used on Plan/Report/DCPR as 'designated' for the purpose of showing respective existing facilities/ amenities shall be changed to "Existing". So the prefix "D" at all the places shall be replaced by prefix "E" eg DE, DOS, DSA etc. shall be changed to EE, EOS, ESA etc.

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 CZMP BY MoEF vide F.11011/89-SS-II DATED 19 JAN 2011 AND SHALL BE CONSIDERED MODIFIED AS FINALIZED BY MoEF FROM TIME TO TIME. 3. PROPOSED LANDUSE SHALL PREVAIL IRRESPECTIVE OF PROPERTY NUMBER/ 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 HAVING REGARD ON THE LAST DIGIT OF RESPECTIVE ZONES. 5. THE ALIGNMENT OF NALLAS/ RIVERS & PROVISIONAL DIVISION ON PLAN SHALL BE CONSIDERED AS PER THE REMARKS GIVEN BY SWD. 6. THE BUFFER ALONG NALLA/ RIVER WILL FOLLOW THE FINAL ALIGNMENT OF NALLA/RIVER WIDTH. 6. THE ALIGNMENT OF HIGH TENSION LINES SHOWN ON DP SHALL BE SUBJECT TO THE REMARKS FROM RESPECTIVE ELECTRICAL AGENCIES. 7. THE PROPOSED ALIGNMENT OF DMUR, 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. THIS PLAN IS TO BE READ WITH REVISED DRAFT DCR 2034 2034 AND DRAFT DP REPORT.....

GRID KEYMAP



WESTERN SUBURBS



GREATER MUMBAI

0 40 80 120 160 200 Meters

0 1 2 3 4 5 KM

बृहन्मुंबई महानगरपालिका
Municipal Corporation of Greater Mumbai

Town Planning Officer (नगर रचना अधिकारी)

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

Municipal Commissioner (महापालिका 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.९९८/२०१७/ही/नवि-११ दिनांक ८ मे २०१८ अन्वये प्रसिध्द केलेले वगळलेले साराभूत स्वरूपाचे फेरबदल

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

URBAN DEVELOPMENT DEPT. MANTRALAYA, MUMBAI

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