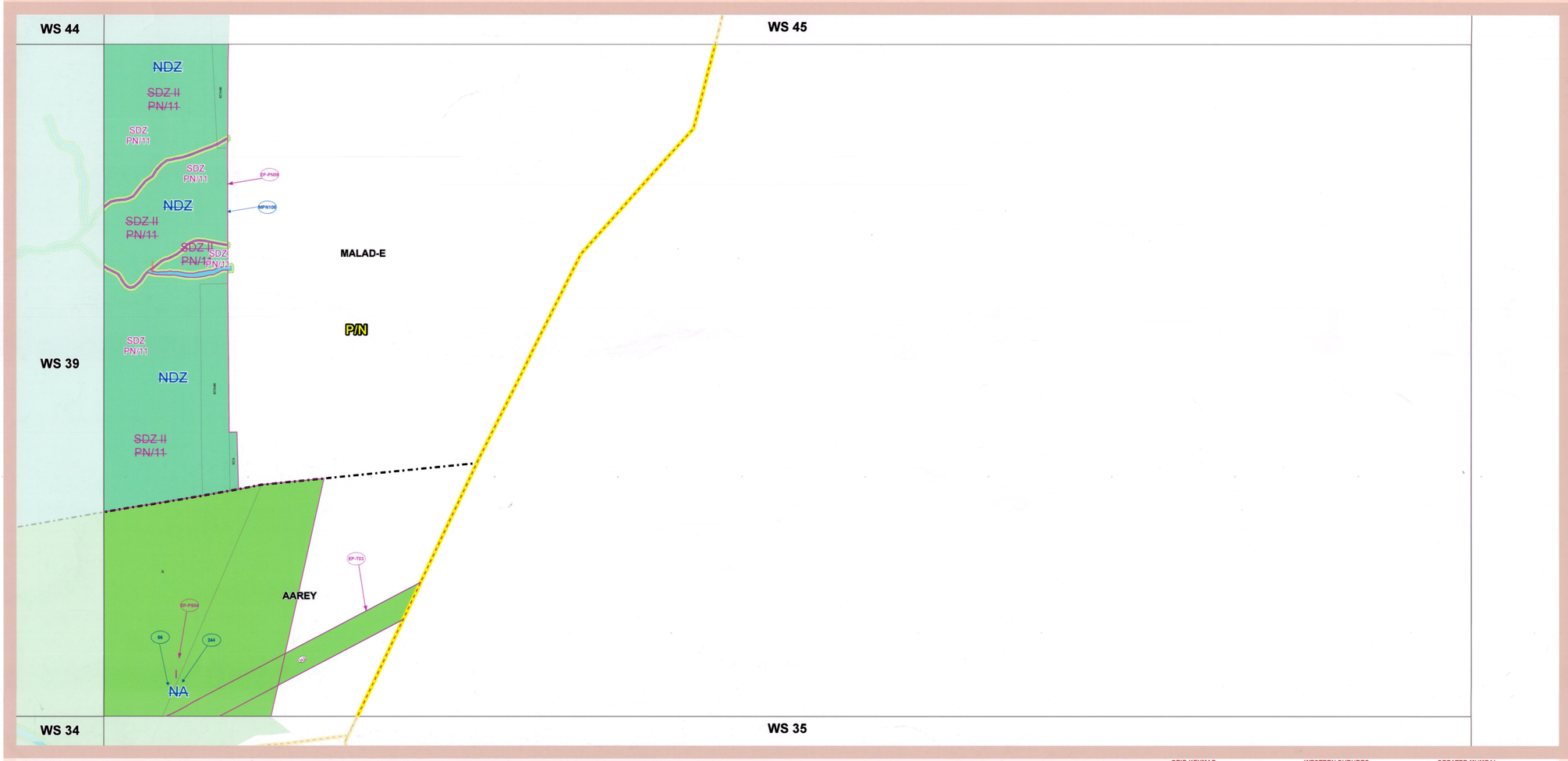
बृहन्मुंबई विकास आराखडा - २०३४ GREATER MUMBAI DEVELOPMENT PLAN - 2034

पश्चिम उपनगरे - प्रभाग : पी/उ WESTERN SUBURBS - WARD : PN - WS 40



अनु क्र.	ई. पी. क्र.	फेरबदल क्र.	महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ च्या कलम ३० नुसार प्रसिद्ध झालेल्या आराखड्यातील प्रस्ताव	महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ च्या कलम ३० नुसार नियोजन प्राधिकरणाने प्रस्तावितकेले प्रसिद्ध शहर केलेले फेरबदल	महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ च्या कलम ३१(१) नुसार शासनाने शहर केलेले शासकीय फेरबदल
S.N.	EP No.	Modification No.	Proposals as per published plan under Section 26 of the 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-PN89	MPN108	मौजे मालाड (पूर्व) न.भू.क्र. 827A, 827A/4B ,827A/4A, 827A/4A/1, 827A/4A/2 पापण करण्यात आ विकास पात्रयातील क्षेत्र. विशेष विकास पट्टा- 2 मध्ये PN-11 असे दोखविण्यात आले	विशेष विकास पट्टा-२ पी नॉर्थ अंतर्गत विशेष विकास पट्टा असा अंतर्भाव करून ३० अंतर्गत फेरबदल मंजूर करण्यात प्रस्तावित आहे.	
			NDZ	The NDZ on CTS No 827A ,827A/4B ,827A/4A, 827A/4A/1, 827A/4A/2 of village Malad East marked as PN-11 shown as SDZ-II.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ.
2	EP-PS84	56 244	ना विकास क्षेत्र	सदर भूक्षणशास्त्रीय रहिवासी (R), नैसर्गिक क्षेत्र (NA), हरित क्षेत्र (G-Z) क्षेत्रहूर औद्योगिक (I) क्षेत्र करे	पूर्तीस अनुलक्षून कलम ३० अंतर्गत फेरबदल मंजूर करण्यात प्रस्तावित आहे. सदर प्रस्तावित आरक्षणासाठी महाराष्ट्र चित्रपट, रंगभूमी आणि सांस्कृतिक विकास महामंडळ (मर्या.) ही भूसंपादक संस्था आहेत
			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.
3	EP-T03	MT03	ROS 1.5 (उद्यान क्षेत्रिय), प्रादेशिक रेषण, नैसर्गिक क्षेत्र	क्षेत्र अं. 239/1 क्षेत्रीय, सर्व उल्लेख संलिहित ठरो असे सेक्षेपण्यात आली आहे व लगेच सदर भूक्षणशास्त्र असलेली अभिसूचना क्षेत्रव्यवस्थेपुरोपदार रद्दबातलीत करण्यात यावयास असे आदेश मा. उच्च न्यायालयाने दिल्या आहेत त्यानुसार सदर जमिनीवर आरक्षण टाकण्यात येत असे कळविण्यात आलेले आहे. तसेच सदर क्षेत्र व लगेच नैसर्गिक क्षेत्रावर टाकण्यात आलेली आरक्षण वगळण्यात आली आहेत	कलम 30 अंतर्गत फेरबदल मंजूर करण्याचे प्रस्तावित आहे.	
			ROS1.5 (Garden/Park), DP Road, NA -Natural Area	All the reservations deleted in the notified area except DP Road along the duct line and Natural Area is shown and Tulsi Forest text is added. ROS1.5 (Garden/Park) Reservation is deleted and 45.70 m widening to existing road & the label is deleted. 12)Forest Officials have stated that the entire land has been notified as forest and Hon'ble High Court has already given order to remove all the hutments from the notified forest area and once the hutments are shifted, there is no necessity to place reservations. Hence the request is accepted and all the reservations to be deleted and the said land to be placed in Natural Area.	Modification u/s 30 is proposed to be sanction.

कलम ३० नुसार फेरबदल MODIFICATION u/s 30 SHOWN AS

कलम ३१ नुसार सारभूत स्वरुपाचे 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 Cheshakpratishthan
- 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
- EOS2.8 Botanical Garden

Housing
- EHR1.1 Municipal Staff Quarters
- EHR1.2 Police Staff Quarters
- EHR1.3 Government Staff Quarters
- EHR1.4 BEST Staff Quarters
- EHR1.5 Municipal Housing
- EHR2.1 Rehabilitation & Resettlement

Public Utility and Facilities
- EPU1.1 Fire Station/ Command Center
- EPU2.1 Fuel Station
- EPU2.1 Police Station
- EPU2.2 Police Chowky
- EPU2.3 Correction Facilities
- EPU2.4 Police Facilities
- EPU3.5 Court
- EPU4.1 Post & Telegraph
- EPU4.2 Telephone Exchange
- EPU4.3 Radio Transmission
- EPU4.4 Television Station
- EPU4.5 Wireless Station
- EPU5.1 Electric Power Plant
- EPU5.2 Electricity Transmission & Distribution Facilities
- EPU5.3 Service Industrial Estate

Public Offices
- EOL1.1 Municipal Octroi Naka
- EOL1.2 Municipal Printing Press
- EOL1.3 Municipal Office
- EOL2.1 Government Office
- EOL3.1 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
- ESA3.1 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
- ESA7.1 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/Aqueduct
- EMS5.5 Hydraulic Engineering Department Facilities
- EMS6.1 Storm Water Pumping Station

Primary Activities
- EPA1.1 Fish & Net Drying Yard
- EPA1.2 Fish Cold Storage/Godown/ Fishing Related Industries
- EPA2.1 Dhobi Ghat
- EPA3.1 Cattle Pound/ Dairy
- EPA4.1 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
- ETT1.6 (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 Goods/Freight Facilities (Including Yards)
- ETT4.4 Metro/Mono Rail Canshed
- 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
- RH3.1 Rehabilitation Center
- RH3.4 Veterinary Hospital

Open Space
- ROS1.2 Promenade
- ROS1.4 Play Ground
- ROS 1.5 Garden/ Park
- ROS2.1 Club/Gymkhana
- ROS2.1 Swimming Pool
- ROS2.3 Zoo
- ROS2.4 Municipal Sports Complex
- ROS2.5 Sports Complex / Stadium
- 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
- RR3.1 Rehabilitation & Resettlement
- RR2.2 Affordable/Janata Housing
- RR3.1 Koli Housing

Public Utility & Facilities
- RPU1.1 Fire Station
- RPU2.1 Fuel Station
- RPU2.1 Police Station
- RPU2.2 Police Chowky
- RPU2.3 Correction Facilities
- RPU3.4 Police Facilities
- RPU3.5 Court
- RPU3.5 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 Culture/ 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
- RSA5.1 Multipurpose Housing for Working Women
- RSA6.1 Care Centre
- RSA6.2 Adhar Kendra With Skill Development Centre
- RSA6.1 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
- RMS5.2 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
- RP3.1 Cattle Pound

Transportation
- RT1.1 Truck Terminus
- RT1.2 State Transport Depot
- RT1.4 Best Bus Facilities
- RT1.6 Parking Lot
- RT2.1 Water-Transport Terminal
- RT2.2 Jetty
- RT3.1 Metro / Mono Rail Cansheds

Amenity Plot
- TAM Amenity Plot

- Kalkwada
- Gaothan
- Water Supply Tunnel Shaft

Land Use Zones
- R Residential
- C Commercial
- I Industrial
- NA2 No Development Zone
- NA Natural Areas
- NW Natural Water Course
- PO2 Port Operational Zone
- PWFD2 Port's Water Front Development Zone
- SDZ-I Special Development Zone-I
- SDZ-II Special Development Zone-II
- G-Z Green Zone
- SDZ Special Development Zone

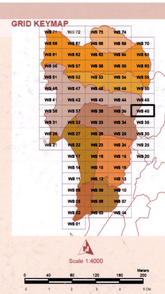
Road
- Existing
- Proposed
- Road
- Road Widening
- Railway Track/Stations
- Metro Rail Line 1/ Stations
- Metro Rail Line 2 - 9/ Stations
- Mono Rail Alignment/ Stations
- Traffic Island

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
- Area Under SPA
- Property (CTS / CS / FP No)
- Village/Division Boundary
- Ward Boundary
- Layout R.G.

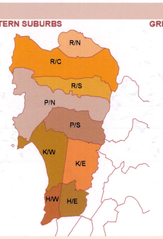
Notes : 1. DEVELOPMENT WILL BE RESTRICTED WITHIN THE BUFFER AREAS MARKED FOR HIGHWAYS, RAILWAYS, RIVERS, NALLAS & CRZ AREAS WHICH WILL BE SUBJECT TO MODIFICATION OR NOC FROM RESPECTIVE COMPETENT AUTHORITIES. 2. THE HIGH TIDE LINE (HTL) & ITS BUFFER IS ARE SHOWN AS APPROVED CDP BY MAP in No L-1702/3/93-SA-13 DATED 23 JAN 2002 AND SHALL BE CONSIDERED MODIFIED AS FINALIZED BY MAHT FROM TIME TO TIME. 3. PROTECTED / EXISTING SHALL PREVAIL IRRESPECTIVE OF 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 CUMMINED USERS AS MENTIONED IN HAND REPORT ON THE LAST SHEET OF RESPECTIVE ZONES. 5. THE ALIGNMENT OF NALLAH/ RIVERS IS PROVISIONAL SHOWN ON PLAN SHALL BE CONFIRMED AS PER THE REMARKS GIVEN BY HWD. 6. THE BUFFER ALONG NALLA/ RIVER WILL FOLLOW THE FINAL ALIGNMENT OF NALLA/RIVER WIDTH. 7. THE ALIGNMENT OF HIGH TENSION LINES SHOWN ON DP SHALL BE SUBJECT TO THE REMARKS FROM RESPECTIVE ELECTRICAL AGENCIES. 8. THE PROPOSED ALIGNMENT OF GMLA, 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. 9. THIS PLAN IS TO BE READ WITH REVISED DRAFT DCR 2014-2034 AND DRAFT DP REPORT.

GRID KEYMAP



Scale 1:4000

WESTERN SUBURBS



GREATER MUMBAI

बृहन्मुंबई महानगरपालिका
Municipal Corporation of Greater Mumbai

Town Planning Officer (नगर रचना अधिकारी)

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

Municipal Commissioner (आयुक्तांचा आदेश)

विकास योजना - २०३४ बृहन्मुंबई

महाराष्ट्र शासनाने महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या कलम ३७(१) अन्वये शासन सूचना क्र., टीपीबी-४३१०/६२९/प्र.क्र.९१८/२०१०/ईपी/नवि-११ दिनांक ८ मे २०१८ अन्वये प्रसिध्द केलेली वगळलेली सारभूत स्वरुपाचे 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

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