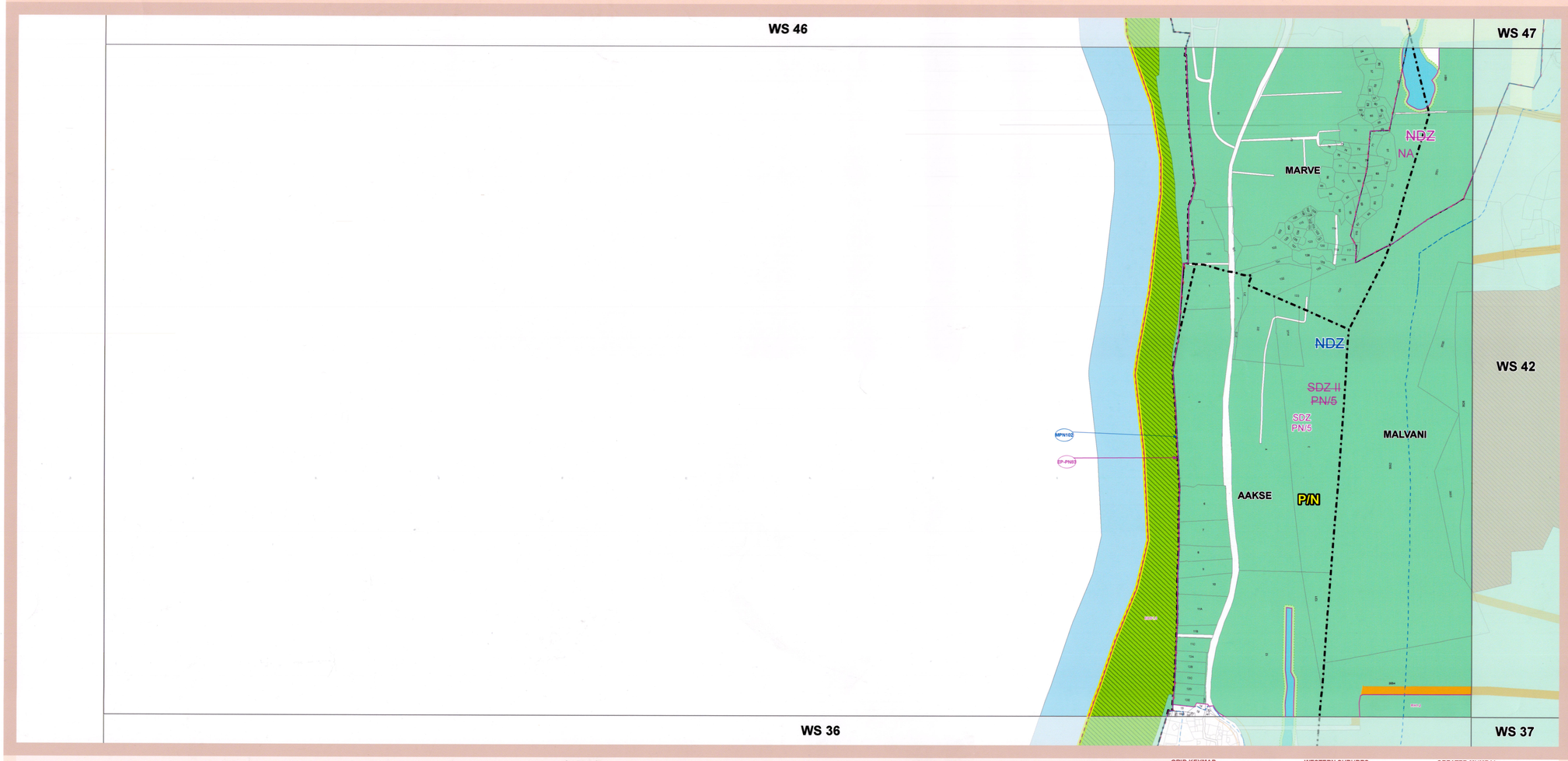
बृहन्मुंबई विकास आराखडा - २०३४ GREATER MUMBAI DEVELOPMENT PLAN - 2034

पश्चिम उपनगरे - प्रभाग : पी/उ WESTERN SUBURBS - WARD : PN - WS 41



अनु.क्र.	ई.पी.क्र.	फेरबदल क्र.	महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ च्या कलम ३० नुसार मंजूर प्रसिद्ध झालेला आराखड्यातील प्रस्ताव	महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ च्या कलम ३० नुसार नियोजन प्राधिकरणाचे प्रस्तावितीचे अंति 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-PN83	MPN102	नो डेव्हलप्मेंट झोन	1) परिशिष्टमध्ये समाविष्ट सिमीप केलेले मालवणी, मार्वे,अक्सा, एरंगल गावातील ना विकास पट्ट्यापैकी क्षेत्र विकास विकास पट्टा-2 मध्ये PN-5 दर्शविण्यात आले WS-36,37 ग्रहणातील अस्तित्वातील रस्त्याचे रु.२४ मी. इतके रुंदीकरण करण्यात आले व पुढील रु.२४ मी प्रस्तावित विकास नियोजन रस्त्याचा व परिशिष्टमध्ये नं.३१ मी या प्रस्तावित रस्ता रुंदीकरणाचा प्रस्ताव आला त्यांचा रु.२० मी प्रस्तावित विकास नियोजन रस्ता दर्शवित आरक्षणाप्रमाणे पश्चिम प्रस्तावित करण्यात आला. मौजे मालवणी, म.भू.क्र.३५५४(पैकी) या जागेवर मनपाचा (RH1.2), मुंबादेवी मौजेत (ROS1.4) प्राथमिक व माध्यमिक शाळा + ३५०० बिछाना (RE1.2+RE2.1) हे पोटभूखंड प्रस्तावित (DPU 4.3) तसा दक्षिण-पश्चिम बाजूस समाजसेवी (ROSA1.2) सदृश्य / संमिश्र (ROS1.5) अशी आरक्षणे विकास विकास पट्टा-2 मध्ये दर्शविण्यात आली मौजे मालवणी, म.भू.क्र.३५५४(पैकी), म.भू.क्र.३५५४(पैकी) मध्ये उत्तर-दक्षिण जाणारा प्रस्तावित रु.३० मी विकास नियोजन रस्ता आरक्षणाचा आला. म.भू.क्र.३५५ ४२४५ जागापैकी व म.भू.क्र.५०५ व ५०६ या ठिकाणी पूर्व-पश्चिम रु.३० मी रुंद विकास नियोजन रस्ता आरक्षणाचा प्रस्तावित करण्यात आला. मौजे मालवणी, म.भू.क्र.३५५४(पैकी) या जागेवर मनपाचा (RH1.2),मुंबादेवी मौजेत (ROS1.4) प्राथमिक व माध्यमिक शाळा + ३५०० बिछाना (RE1.2+RE2.1) हे पोटभूखंड प्रस्तावित (DPU 4.3) तसा दक्षिण-पश्चिम बाजूस समाजसेवी (ROSA1.2) सदृश्य / संमिश्र (ROS1.5) अशी आरक्षणे विकास विकास पट्टा-2 मध्ये दर्शविण्यात आली मौजे मालवणी, म.भू.क्र.३५५४(पैकी), म.भू.क्र.३५५४(पैकी) मध्ये उत्तर-दक्षिण जाणारा प्रस्तावित रु.३० मी विकास नियोजन रस्ता आरक्षणाचा आला. म.भू.क्र.३५५ ४२४५ जागापैकी व म.भू.क्र.५०५ व ५०६ या ठिकाणी पूर्व-पश्चिम रु.३० मी रुंद विकास नियोजन रस्ता आरक्षणाचा प्रस्तावितीप्रमाणे ठरलेनुसार दर्शविला. 2) मा विकास क्षेत्रातील भराटेश्वरच्या समुद्रकाठील दिशेचा आरक्षणा अतिरिक्त बाबी आण DCR51.3 समुद्र किनारा या नावाखिदिनिमाला समुद्र तीरावि क्षेत्र दाखविण्यात आले. ३७म.भू.क्र. 1750 हि म.भू.क्र. 1817 मध्ये जागापा प्रस्तावित व 15 मी रुं विकास नियोजने रस्ता दर्शविण्यात म.भू.क्र. 1848 हि म.भू.क्र. 1823 तर संरक्षणा.	विशेष विकास पट्टा-१ पी वॉर्ड अंतर्गत विशेष विकास पट्टा असा अंदाजपत्र कलम ३० आराखडा फेरबदल मंजूर करण्याचे प्रस्तावित आहे.
			NDZ	1) Entire NDZ land in village Malvani, Marve, Aakse,Erangal bounded by sea on West side marked as PN-5 shown in SDZ II. The existing road in WS-36,37 shown to be widened to 18.30 mts connecting proposed 18.30 mts DP road on East side and 27.45mtr proposed road widening on Wrest side. Further a new 12.20 mts DP road proposed on East side of newly proposed reservations which are as under. New reservations of Hospital (RH1.2),Play ground (ROS1.4), Primary & secondary school + Higher Education (RE1.2+RE2.1)on CTS no. 3554(PT) of Village Malvani and Cemetery (RS44.8), Garden/Park (RC9.5) on CTS no. 3554(PT) of village Malvani on South-West side of Radio Transmission (DPU 4.3) proposed in SDZ II. 18.30mts wide proposed North-South DP road deleted passing through CTS No. 3554(PT) and 3556(PT) of village Malvani. 18.30mt East-West DP road from CTS No 794 to CTS No 339 passing through CTS No 507 is shifted South side from CTS No. 1162 to CTS No 348. Similarly 18.30mt East-West DP road from CTS No 795 to CTS No 4 passing through CTS No 507 and 4 is shifted North side as shown on sheet. 2) Part portion of land which was in NDZ and is towards the seaward side of HTL shown as NA barring DCR 1.3 Beaches 3) 9.15m DP road passing through CTS 1750 to CTS1817 is shifted southwards from CTS 1848 to CTS 1823.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ-II is changed to SDZ

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 Social 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 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
- EOS2.8 Botanical Garden

Housing
- HR1.1 Municipal Staff Quarters
- HR1.2 Police Staff Quarters
- HR1.3 Government Staff Quarters
- HR1.4 BEST Staff Quarters
- HR1.5 Municipal Housing
- HR2.1 Rehabilitation & Resettlement

Public Utility and Facilities
- PUF1.1 Fire Station/ Command Center
- PUF2.1 Fuel Station
- PUF3.1 Police Station
- PUF3.2 Police Chowky
- PUF3.3 Correction Facilities
- PUF3.4 Police Facilities
- PUF3.5 Court
- PUF4.1 Post & Telegraph
- PUF4.2 Telephone Exchange
- PUF4.3 Radio Transmission
- PUF4.4 Television Station
- PUF4.5 Wireless Station
- DEPUF5.1 Electric Power Plant
- PUF5.2 Electricity Transmission & Distribution Facilities
- DEPUF5.1 Service 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
- ESA3.2 Library
- ESA3.3 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
- ESA5.1 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
- EMS4.3 Sewage Pumping Station
- EMS5.1 Reservoir
- EMS5.2 Water Pumping Station
- EMS5.3 Water Treatment Plant
- EMS5.4 Water Tronk Main/Aqueduct
- 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
- ET1.1 Truck Terminus
- ET1.2 State Transport Depot
- ET1.3 Regional Transport Office
- ET1.4 BEST Bus Facilities
- ET1.6 Parking Lot
- ET1.6 (PT) Public Parking Lot
- ET2.1 Water Transport Terminal
- ET2.2 Jetty
- ET3.1 Airport/Heliport
- ET4.1 Railway Station
- ET4.2 Railway Terminus
- ET4.3 Railway Goods/Cargo Facilities
- Metro/Mono Rail Cars Shed
- ET4.4 Metro/Mono Rail Carshed
- ET4.5 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
- 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
- ROS2.7 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
- RR2.1 Rehabilitation & Resettlement
- RR2.2 Affordable Rental Housing
- RR3.1 Koli Housing

Public Utility & Facilities
- RPU1.1 Fire Station
- RPU2.1 Fuel Station
- RPU3.1 Police Station
- RPU3.2 Police Chowky
- RPU3.3 Correction Facilities
- RPU3.4 Police Facilities
- RPU3.5 Court
- RPU4.1 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
- RSA4.8 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
- 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 Bus Facilities
- RT1.6 Parking Lot
- RT2.1 Water Transport Terminal
- RT2.2 Jetty
- RT3.1 Metro / Mono Rail Carshed

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

Land Use Zones
- R Residential
- C Commercial
- I Industrial
- NDZ No Development Zone
- NA Natural Areas
- NW Natural Water Course
- PDZ Port Operational Zone
- PARSIZ 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

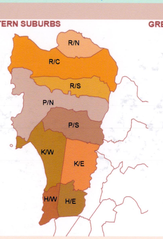
Areas Under Regulatory Framework
- High Tide Line (HTL)
- CRZ Buffer
- Archeological Survey of India Monument
- 100 meter Prohibited Area
- 200 meter Prohibited Area
- Port

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.

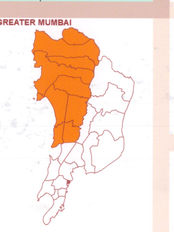
Notes : 1. DEVELOPMENT SHALL BE RESTRICTED WITHIN THE BUFFER AREAS MARKED FOR HIGHWAYS, RAILWAYS, RIVERS, NALLAS & CRZ AREAS WHICH SHALL BE SUBJECT TO MODIFICATION OR NOC FROM RESPECTIVE COMPETENT AUTHORITIES. 2. THE HIGH TIDE LINE (HTL) & ITS BUFFER & ARE SHOWN AS APPROVED CDWP BY NEERI Vide L-29511/8/95-SA-I DATED 28 JAN 2000 AND SHALL BE CONSIDERED MODIFIED AS FINALISED BY MAP 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 HAND REPORT ON THE LAST SHEET OF RESPECTIVE ZONES. 5. THE ALIGNMENT OF NALLAS/ RIVERS IS PROVISIONAL SHOWN ON PLAN SHALL BE CONSIDERED AS PER THE REMARKS GIVEN BY EARO & THE BUFFER ALONG NALLA/ RIVER WILL FOLLOW THE FINAL ALIGNMENT OF NALLA/RIVER WIDTH. 6. THE ALIGNMENT OF HIGH TENSION LINES SHOWN ON SHALL BE SUBJECT TO THE REMARKS FROM RESPECTIVE ELECTRICAL AGENCIES. 7. 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. 8. THIS PLAN IS TO BE READ WITH REVISED DRAFT DCR 2014-2034 AND DRAFT DP REPORT.

GRID KEYMAP

WESTERN SUBURBS



GREATER MUMBAI



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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-४३३१/६२९/प्र.क्र.९९/२०१९/ईपी/तवि-११ दिनांक ८ मे २०१८ अन्वये प्रसिध्द केलेले वगळलेले 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.