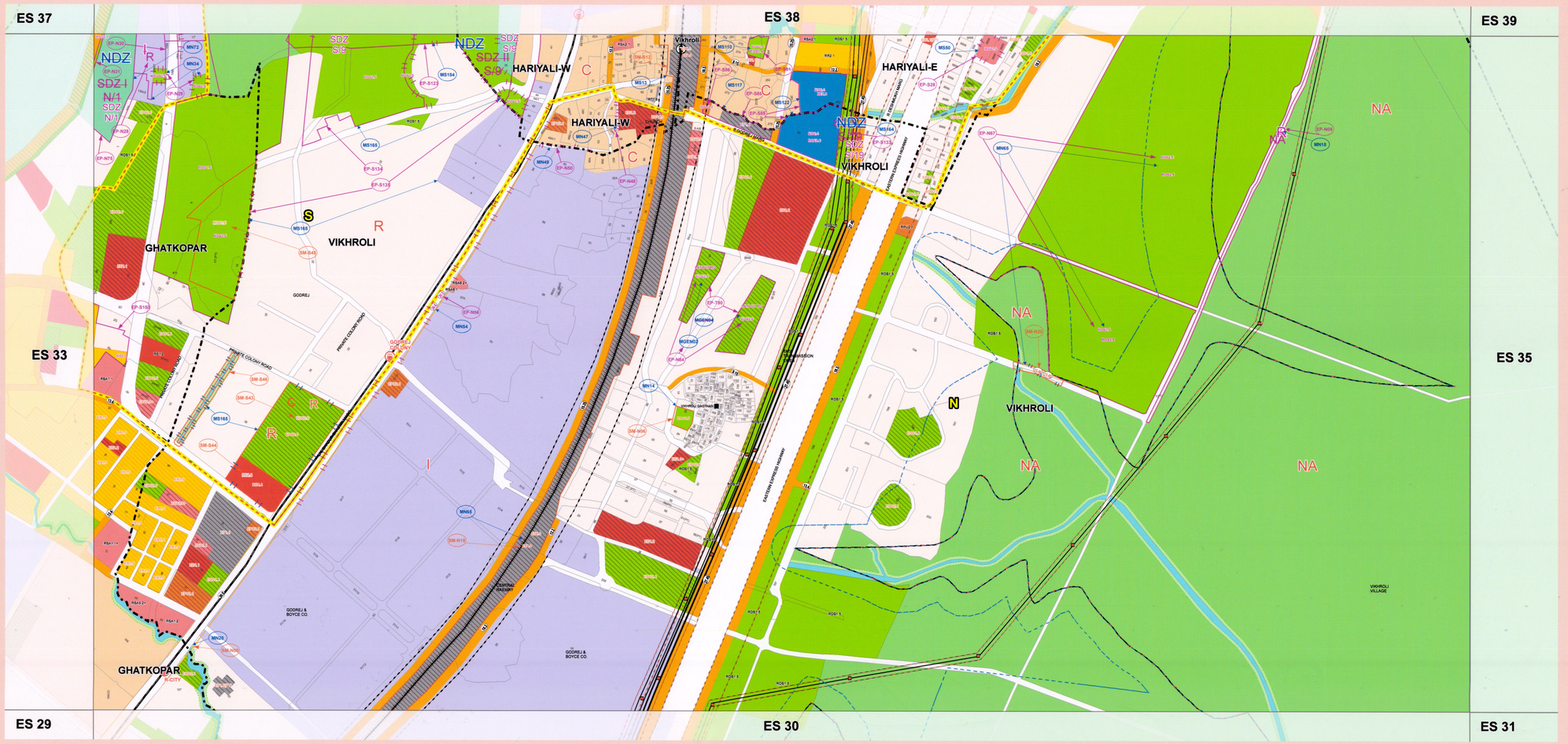
बृहन्मुंबई विकास आराखडा - २०३४ GREATER MUMBAI DEVELOPMENT PLAN - 2034

पूर्व उपनगरे - प्रभाग : एन् व एस् EASTERN SUBURBS - WARD : N & S - ES 34



अनु. क्र. S.N.	मंजूर फेरबदल क्र. Sanctioned Modification No.	फेरबदल क्र. Modification No.	महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ च्या कलम २६ नुसार प्रसिद्ध झालेल्या आराखड्यातील प्रस्ताव Proposals as per published plan under Section 26 of MR & TP Act 1966	महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ च्या कलम ३० नुसार नियोजन प्राधिकाराकडे प्रस्तावित केले सादर केलेले फेरबदल Modification proposed by the Planning Authority and submitted under Section 30 of MR & TP Act 1966	महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ च्या कलम ३१(१) नुसार शासनाने मंजूर केलेले फेरबदल Modification sanctioned by Government under Section 31(1) of the MR & TP Act 1966
1	SM-N06	MN14	ROS 1.5 - (सुरक्षित क्रीडांगण)	कलम ३० मध्ये प्रस्तावित केल्यानुसार मंजूर	कलम ३० मध्ये प्रस्तावित केल्यानुसार मंजूर
			ROS 1.5 - Garden/ Park	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30
2	SM-N08	MN20	नाला बफर	म.मु.वि. प्रा. प्रदीप बफर काढून टाकण्यात आला	मंजूरी देण्यात नकार, कलम २६ नुसार प्रस्ताव पुर्नस्थापित
			Nallah buffer	Buffer is deleted for that portion of CTS 50	Refused to accord sanction, Proposal u/s 26 is reinstated
3	SM-N19	MN65	DT1.4- रेल्वे स्थानक	वर्गवारी DT 4.1 रेल्वे स्थानक बदलून DT 4.3 रेल्वे यार्डरेल्वे मार्ग रचा आराखडे निश्चित करण्यात आले आहे.	कलम ३० मध्ये प्रस्तावित केल्यानुसार मंजूर
			DT1.4-Railway station	Code is changed from designated railway station DT4.1 to designation of railway track DT4.3.	Sanctioned as proposed u/s 30
4	SM-N20	MN65	१३.४० मी. रस्ता रूंदीकरण	ईस्टर्न एक्सप्रेस हायवेच्या पूर्वेकडील रस्त्यावर रूंदीकरण १३.४० मीटर रूंदीचे डीपी रोड रूंदीकरण दर्शविले आहे.	मंजूरी देण्यात नकार, कलम २६ नुसार प्रस्ताव पुर्नस्थापित
			13.40m widening to existing road	13.40m wide DP road widening on existing road on eastern side of Eastern Express Highway is deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated
5	SM-S12	MS13	DT 4.1 (रेल्वे स्थानक)	आराखिनिश्चित DT 4.1 (रेल्वे स्टेशन) रोलदी DT 4.3 (रेल्वे यार्ड/ रेल्वे मार्ग/सुविधा) आणि आराखिनिश्चित दर्शवून दुरुस्त करण्यात आलेला	कलम 30 मध्ये प्रस्तावित केल्यानुसार मंजूर
			DT4.1 (Railway Station)	Designation DT4.1 changed to DT4.3 (Railway Yard / Tracks / Facility) & boundary corrected.	Sanctioned as proposed u/s 30
6	SM-S43	MS165	DOS 2.6 (मनोरंजन मैदान) समाप्ती	मंजूरी देण्यात नकार, कलम २६ नुसार प्रस्ताव पुर्नस्थापित	मंजूरी देण्यात नकार, कलम २६ नुसार प्रस्ताव पुर्नस्थापित
			DOS2.6	6) DOS2.6 (R.G.) deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated
7	SM-S44		RE 4.4 (इतर संस्था) समाप्ती	मंजूरी देण्यात नकार, कलम २६ नुसार प्रस्ताव पुर्नस्थापित	मंजूरी देण्यात नकार, कलम २६ नुसार प्रस्ताव पुर्नस्थापित
			RE4.4	5) RE4.4 (Other Institute) deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated
8	SM-S45		ROS 1.5 (सुरक्षित क्रीडांगण) समाप्ती रहिवासी क्षेत्रात काढी आणि बदलून (व्यावसायिक) C (व्यावसायिक) आणि टर्मिनियन आणा	मंजूरी देण्यात नकार, कलम २६ नुसार प्रस्ताव पुर्नस्थापित	मंजूरी देण्यात नकार, कलम २६ नुसार प्रस्ताव पुर्नस्थापित
			ROS1.5 (Garden /Park)	5) ROS1.5 (Garden /Park) deleted. Part of Residential zone shown is changed to Commercial zone.	Refused to accord sanction, Proposal u/s 26 is reinstated
9	SM-S46		नाला	नाला आणि आवार परिसरात नद्या समाप्त रहिवासी क्षेत्रात दाखविण्यात आला	मंजूरी देण्यात नकार, कलम २६ नुसार प्रस्ताव पुर्नस्थापित
			Nalla	7) Nalla & buffer deleted and shown in Residential zone	Refused to accord sanction, Proposal u/s 26 is reinstated
10	SM-T31	MGEN03	DH 3.1 (धर्मादाय दवाखाना)	कलम ३० मध्ये प्रस्तावित केल्यानुसार मंजूर	कलम ३० मध्ये प्रस्तावित केल्यानुसार मंजूर
			DH 3.1 Charitable Dispensary	The designation for DH 3.1 is changed from Charitable Dispensary to Dispensary.	Sanctioned as proposed u/s 30

कलम ३० नुसार फेरबदल MODIFICATION u/s 30 SHOWN AS

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

कलम ३१ नुसार दर्शविलेले मंजूर फेरबदल SANCTIONED MODIFICATION u/s 31 SHOWN AS

Legend

EXISTING

Education
- E1.1 Municipal School
- E1.2 Primary & Secondary School
- E1.3 Special School
- E2.1 College
- E2.2 University/IIT
- E3.1 Other Education

Health
- H1.1 Municipal Dispensary/ Health Post
- H1.2 Municipal Hospital
- H1.3 Municipal Maternity Home
- H2.1 Government Hospital
- H3.1 Charitable/Dispensary
- H3.2 Private Hospital
- H3.3 Rehabilitation Center
- H3.4 Veterinary Hospital
- H3.5 Other Medical Facilities

Open Spaces
- OS1.1 Tank/Pond/Lake
- OS1.2 Promenade
- OS1.3 Beach
- OS1.4 Play Ground
- OS1.5 Garden/Park
- OS2.1 Club/Gymkhana
- OS2.2 Swimming Pool
- OS2.3 Zoo
- OS2.4 Municipal Sports Complex
- OS2.5 Sports Complex/ Stadium
- OS2.6 Recreation Ground
- OS2.7 Green Belt
- DEOS2.8 Botanical Garden

Housing
- R1.1 Municipal Staff Quarters
- R1.2 Police Staff Quarters
- R1.3 Government Staff Quarters
- R1.4 BEST Staff Quarters
- R1.5 Municipal Housing
- R2.1 Rehabilitation & Resettlement

Public Utility and Facilities
- PU1.1 Fire Station/ Command Center
- PU2.1 Fuel Station
- PU3.1 Police Station
- PU3.2 Police Chowky
- PU3.3 Correction Facilities
- PU3.4 Police Facilities
- PU3.5 Court
- PU4.1 Post & Telegraph
- PU4.2 Telephone Exchange
- PU4.3 Radio Transmission
- PU4.4 Television Station
- PU4.5 Wireless Station
- DEPU5.1 Electric Power Plant
- PU5.2 Electricity Transmission & Distribution Facilities
- DEPU6.1 Service Industrial Estate

Public Offices
- O1.1 Municipal Octroi Naka
- O1.2 Municipal Printing Press
- O1.3 Municipal Office
- O2.1 Government Office
- O3.1 Other Public Offices

Social Amenities
- SA1.1 Municipal Retail Market
- SA1.2 Retail Market
- SA1.3 Wholesale Market
- SA1.4 Shopping Center
- SA2.1 Beggars Home
- SA2.2 Children's Home
- SA2.3 Orphanage
- SA2.4 Old Age Home
- SA2.5 Welfare Center
- SA2.6 Women Hostel
- SA2.7 Students Hostel
- SA2.8 Library
- SA2.9 Homeless Shelter
- SA3.1 Auditorium
- SA3.2 Cinema Theatre
- SA3.3 Drama Theatre
- SA3.4 Art Gallery
- SA3.5 Museum
- SA3.6 Open Air Theatre
- SA3.7 Aquarium
- SA3.8 Public Hall
- SA3.9 Planetarium
- SA4.1 Hindu Traditional / Electric Cemetery
- SA4.2 Muslim Cemetery
- SA4.3 Christian Cemetery
- SA4.4 Buddhist Cemetery
- SA4.5 Composite Cemetery
- SA4.6 Jewish Cemetery
- SA4.7 Tower of Silence
- SA4.8 Cemetery Others
- SA4.9 Other Social Amenity
- SA5.2 Abattoir
- SA7.1 Film/ TV Studio

Municipal Services
- MS1.1 Road Depot
- MS1.2 Municipal Chowky
- MS1.3 Municipal Facilities
- MS2.1 Transport Garage
- MS2.3 Asphalt Plant
- MS2.4 Municipal Laboratory
- MS2.5 Municipal Workshop
- MS2.6 Municipal Laundary
- MS3.1 Solid Waste Management Facilities
- MS3.2 Landfill Sites
- MS4.1 Sewage Treatment Plant / Facilities
- MS4.3 Sewage Pumping Station
- MS5.1 Reservoir
- MS5.2 Water Pumping Station
- MS5.3 Water Treatment Plant
- MS5.4 Water Trunk Main/Acquaduct
- MS5.5 Hydraulic Engineering Department Facilities
- MS6.1 Storm Water Pumping Station

Primary Activities
- P2.1 Fish & Net Drying Yard
- P1.2 Fish Cold Storage/Godown/ Fishing Related Industries
- P2.1 Dhobi Ghat
- P3.1 Cattle Pound/ Dairy
- P4.1 Dairy

Transportation
- TT1.1 Truck Terminus
- TT1.2 State Transport Depot
- TT1.3 Regional Transport Office
- TT1.4 BEST Bus Facilities
- TT1.6 Parking Lot
- TT1.6 (PT) Public Parking Lot
- TT2.1 Water Transport Terminal
- TT2.2 Jetty
- TT3.1 Airport/Heliport
- TT4.1 Railway Station
- TT4.2 Railway Terminus
- TT4.3 Railway Yards/Tracks Facilities Including Tracks
- TT4.4 Metro/Mono Rail Carshed
- TT4.5 Intermodal Transport Terminus

Amenity Plot
- AM Amenity Plot

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.

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 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 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
- RMS4.1/2 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
- RTT1.1 Truck Terminus
- RTT1.2 State Transport Depot
- RTT1.4 Best Bus Facilities
- RTT1.6 Parking Lot
- RTT2.1 Water Transport Terminal
- RTT2.2 Jetty
- RTT3.1 Metro / Mono Rail Carshed

Amenity Plot
- RAM Amenity Plot

- Koliwada
- Gaothan
- Water Supply Tunnel Shaft

Land Use Zones
- R Residential
- C Commercial
- I Industrial
- NG2 Non Development Zone
- NA Natural Areas
- NW Natural Water Course
- PO2 Port Operational Zone
- PWFDZ 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

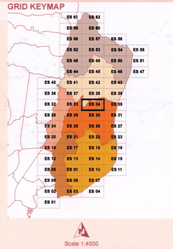
Road
- Existing
- Proposed
- Road
- Road Widening
- Railway Track/Stations
- Metro Rail Line 1/ Stations
- Metro Rail Line 2 - B/ Stations
- Mono Rail Alignment/ Stations
- Traffic Island

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

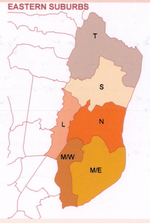
Other
- High Voltage Line
- Buffer for River/Nalla/Creek
- Buffer for High Voltage Line
- Buffer for Railway
- Buffer for Highway
- Town Planning Scheme Boundary
- Property (CTS / CS / FP No)
- Area Under SPA
- Village/Division Boundary
- Ward Boundary
- Layout R.G.

NOTES: 1. DEVELOPMENT WILL BE RESTRICTED WITHIN THE BUFFER AREAS MARKED FOR HIGHWAYS, RAILWAYS, RIVERS, NALLAS & CRZ AREAS WHICH WILL BE SUBJECT TO MODIFICATION ON NOC FROM RESPECTIVE COMPETENT AUTHORITIES. 2. THE HIGH TIDE LINE (HTL) & ITS BUFFER IS ARE SHOWN AS APPROVED CDMP BY MoEF U/no J-17011/8/95-IA-I DATED 18 JAN 2000 AND SHALL BE CONSIDERED MODIFIED AS FINALIZED BY MoEF FROM TIME TO TIME. 3. PROPOSED LANDUSE SHALL PREVAIL IRRESPECTIVE OF PROPERTY BOUNDARY SHOWN ON MAP WHICH SHALL BE SUBJECT TO CONFIRMATION FROM CTS SURVEY OFFICER OF THE RESPECTIVE AREA. 4. THE PLUS (+) SIGN INDICATES THE COMBINED USERS AS MENTIONED IN WARD REPORT ON THE LAST SHEET OF RESPECTIVE ZONES. 5. THE ALIGNMENT OF NALLAS/ RIVERS IS PRELIMINARY & SHOWN ON PLAN SHALL BE CONSIDERED AS FOR THE REMARKS GIVEN BY GMC. 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 GMA'S 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



EASTERN 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 (महानगरपालिका आयुक्त)

विकास योजना - २०३४ बृहन्मुंबई

महाराष्ट्र शासनाने महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या कलम ३१(१) अन्वये शासन अधिसूचना क्र. टीपीबी-४३१७/६२८/प्र.क्र.९१८/२०१७/विनि/नवि-११ दिनांक ८ मे २०१८ अन्वये मंजूर केलेली योजना

DEVELOPMENT PLAN- 2034 OF GREATER MUMBAI

SANCTIONED BY GOVT. OF MAHARASHTRA U/S 31(1) OF MR & TP ACT, 1966 VIDE NOTIFICATION NO. TPB-4317/629/CR-118/2017/DP/UD-11 DATED 08TH MAY 2018

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