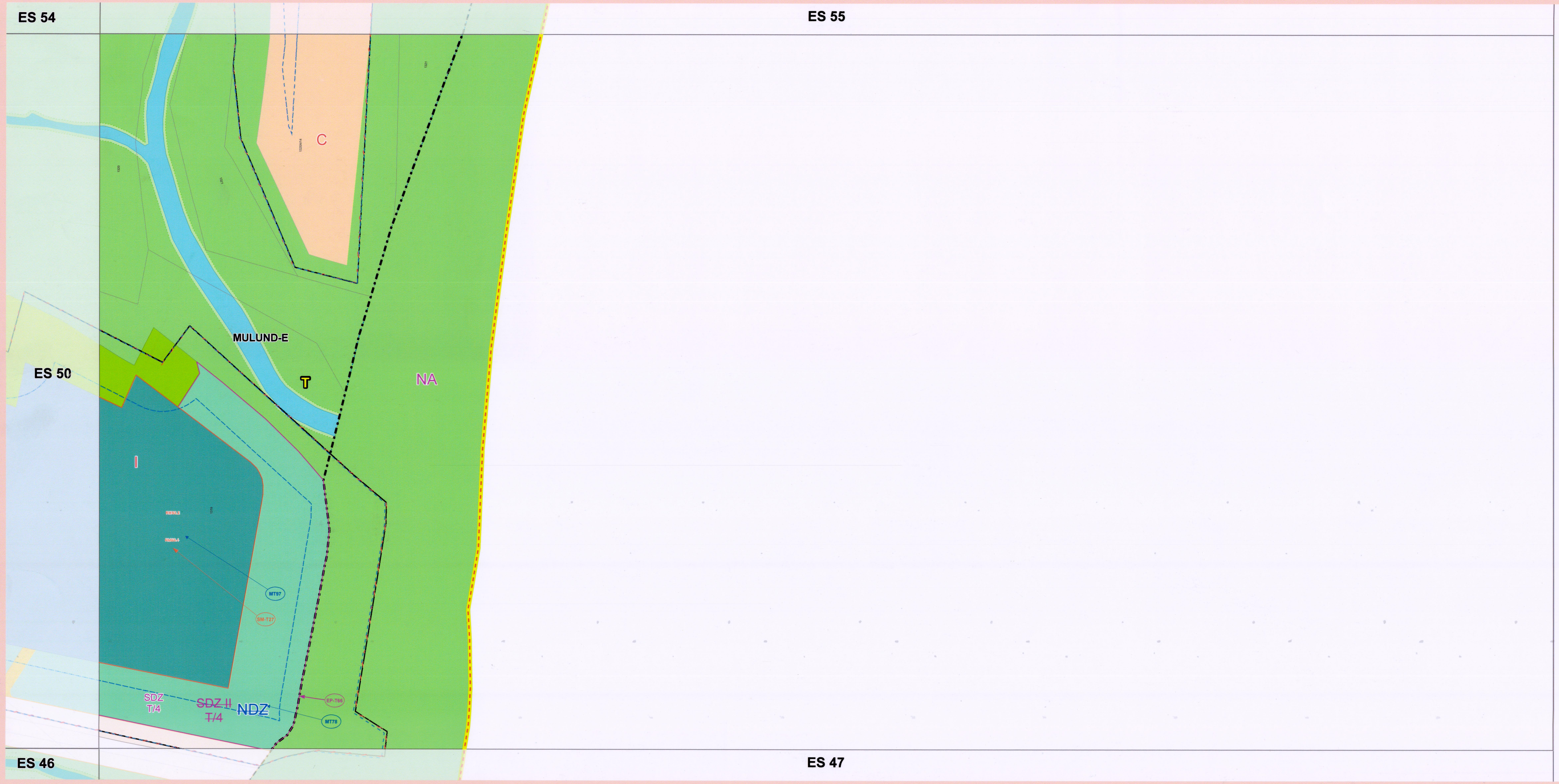
# बृहन्मुंबई विकास आराखडा - २०३४ GREATER MUMBAI DEVELOPMENT PLAN - 2034

# पूर्व उपनगरे - प्रभाग : टी EASTERN SUBURBS - WARD : T - ES 51




| अनु. क्र. S.N. | मंजूर फेरबदल क्र. Sanctioned Modification No. | फेरबदल क्र. Modification No. | महाराष्ट्र प्रादेशिक व नगर रचना आधिनियम 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 आधिनियम १९६६ च्या कलम ३० नुसार नियोजन प्राधिकरणाने प्रस्ताविलेले आणि सादर केलेले फेरबदल Modification proposed by the Planning Authority and submitted under Section 30 of MR & TP Act 1966 | महाराष्ट्र प्रादेशिक व नगर रचना आधिनियम 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-T27 | MT97 | RMS 3.1 (घनकचरा व्यवस्थापन सुविधा) | RMS 3.1 (घनकचरा व्यवस्थापन सुविधा) आरक्षण वगळले आणि RMS 3.2 (क्षेपणभूमी) आरक्षण दर्शविले. | कलम ३० मध्ये प्रस्तावित केल्यानुसार मंजूर |
| | | | RMS 3.1 (Solid Waste Management Facilities) | RMS 3.1 (Solid Waste Management Facilities) reservation is deleted and RMS3.2 (Land Fill Site) reservation is shown. | Sanctioned as proposed u/s 30 |
| 2 | SM-T31 | MGEN03 | DH 3.1 (धर्मदाय रुग्णालय) | DH 3.1 या नामनिर्देशनाचे नाव धर्मदाय दवाखाना बदलून दवाखाना असे केले आहे. | 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 सारभूत स्वरुपाचे 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**
DEE1.1 Municipal School
DEE1.2 Primary & Secondary School
DEE1.3 Special School
DEE2.1 College
DEE2.2 University/IIT
DEE3.1 Other Education

**Health**
DEH1.1 Municipal Dispensary/ Health Post
DEH1.2 Municipal Hospital
DEH1.3 Municipal Maternity Home
DEH2.1 Government Hospital
DEH3.1 Charitable Dispensary
DEH3.2 Private Hospital
DEH3.3 Rehabilitation Center
DEH3.4 Veterinary Hospital
DEH3.5 Other Medical Facilities

**Open Spaces**
DEOS1.1 Tank/Pond/Lake
DEOS1.2 Promenade
DEOS1.3 Beach
DEOS1.4 Play Ground
DEOS1.5 Garden/Park
DEOS2.1 Club/Gymkhana
DEOS2.2 Swimming Pool
DEOS2.3 Zoo
DEOS2.4 Municipal Sports Complex
DEOS2.5 Sports Complex/ Stadium
DEOS2.6 Recreation Ground
DEOS2.7 Green Belt
DEOS2.8 Botanical Garden

**Housing**
DER1.1 Municipal Staff Quarters
DER1.2 Police Staff Quarters
DER1.3 Government Staff Quarters
DER1.4 BEST Staff Quarters
DER1.5 Municipal Housing
DER2.1 Rehabilitation & Resettlement

**Public Utility and Facilities**
DEPU1.1 Fire Station/ Command Center
DEPU2.1 Fuel Station
DEPU3.1 Police Station
DEPU3.2 Police Chowky
DEPU3.3 Correction Facilities
DEPU3.4 Police Facilities
DEPU3.5 Court
DEPU4.1 Post & Telegraph
DEPU4.2 Telephone Exchange
DEPU4.3 Radio Transmission
DEPU4.4 Television Station
DEPU4.5 Wireless Station
DEPU5.1 Electric Power Plant
DEPU5.2 Electricity Transmission & Distribution Facilities
DEPU6.1 Service Industrial Estate

**Public Offices**
DEO1.1 Municipal Octroi Naka
DEO1.2 Municipal Printing Press
DEO1.3 Municipal Office
DEO2.1 Government Office
DEO3.1 Other Public Offices

**Social Amenities**
DESA1.1 Municipal Retail Market
DESA1.2 Retail Market
DESA1.3 Wholesale Market
DESA1.4 Shopping Center
DESA2.1 Beggars Home
DESA2.2 Children's Home
DESA2.3 Orphanage
DESA2.4 Old Age Home
DESA2.5 Welfare Center
DESA2.6 Women Hostel
DESA2.7 Students Hostel
DESA2.8 Library
DESA2.9 Homeless Shelter
DESA3.1 Auditorium
DESA3.2 Cinema Theatre
DESA3.3 Drama Theatre
DESA3.4 Art Gallery
DESA3.5 Museum
DESA3.6 Open Air Theatre
DESA3.7 Aquarium
DESA3.8 Public Hall
DESA3.9 Planetarium
DESA4.1 Hindu Traditional / Electric Cemetery
DESA4.2 Muslim Cemetery
DESA4.3 Christian Cemetery
DESA4.4 Buddhist Cemetery
DESA4.5 Composite Cemetery
DESA4.6 Jewish Cemetery
DESA4.7 Tower of Silence
DESA4.8 Cemetery Others
DESA4.9 Other Social Amenity
DESA5.2 Abattoir
DESA7.1 Film/ TV Studio

**Municipal Services**
DEMS1.1 Road Depot
DEMS1.2 Municipal Chowky
DEMS1.3 Municipal Facilities
DEMS2.1 Transport Garage
DEMS2.3 Asphalt Plant
DEMS2.4 Municipal Laboratory
DEMS2.5 Municipal Workshop
DEMS2.6 Municipal Laundary
DEMS3.1 Solid Waste Management Facilities
DEMS3.2 Landfill Sites
DEMS4.1 Sewage Treatment Plant / Facilities
DEMS4.3 Sewage Pumping Station
DEMS5.1 Reservoir
DEMS5.2 Water Pumping Station
DEMS5.3 Water Treatment Plant
DEMS5.4 Water Trunk Main/Acquaduct
DEMS5.5 Hydraulic Engineering Department Facilities
DEMS6.1 Storm Water Pumping Station

**Primary Activities**
DEP1.1 Fish & Net Drying Yard
DEP1.2 Fish Cold Storage/Godown/ Fishing Related Industries
DEP2.1 Dhobi Ghat
DEP3.1 Cattle Pound/ Dairy
DEP4.1 Dairy

**Transportation**
DET1.1 Truck Terminus
DET1.2 State Transport Depot
DET1.3 Regional Transport Office
DET1.4 BEST Bus Facilities
DET1.6 Parking Lot
DET1.6 (PT) Public Parking Lot
DET2.1 Water Transport Terminal
DET2.2 Jetty
DET3.1 Airport/Heliport
DET4.1 Railway Station
DET4.2 Railway Terminus
DET4.3 Railway Yards/Tracks Facilities Including Tracks
DET4.4 Metro/Mono Rail Carshed
DET4.5 Intermodal Transport Terminus

**Amenity Plot**
DEAM 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
ROS 1.5 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 Social 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
RMR5.2 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 Carshed

**Amenity Plot**
RAM Amenity Plot

Koliwada
Gaothan
Water Supply Tunnel Shaft

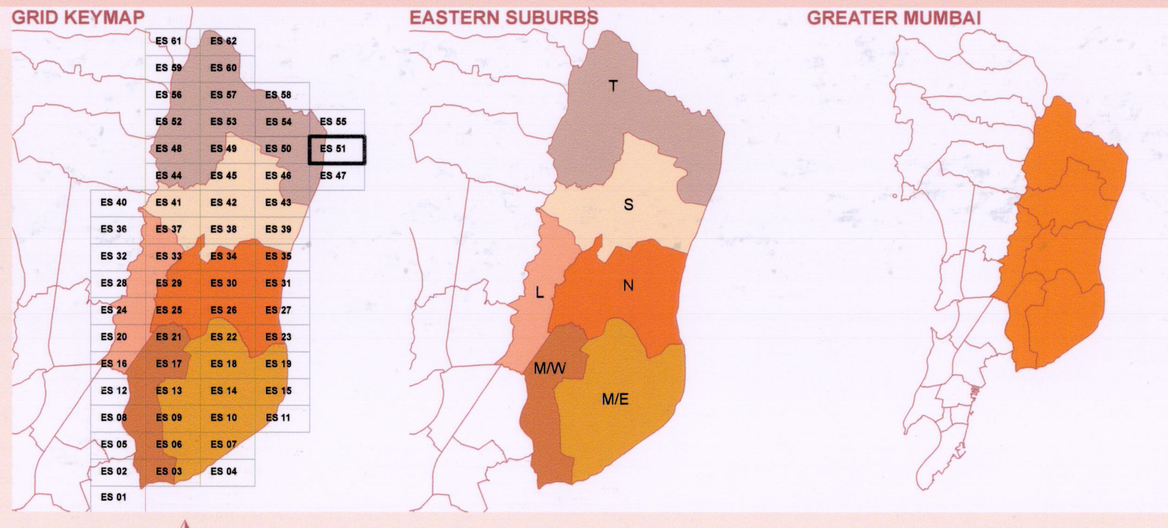
***Land Use Zones***
R Residential
C Commercial
I Industrial
NDZ No Dedevlopment Zone
NA Natural Areas
NW Natural Water Course
POZ Port Operational Zone
PWFDZ Port's Water Front Development Zone
SDZ-I Special Development Zone-I
SDZ-II Special Development Zone-II
G-Z Green Zone
SDZ Special Development Zone

**Road**
Existing / Proposed
Road
Road Widening
Railway Track/Stations
Metro Rail Line 1/ Stations
Metro Rail Line 2 - 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.

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 u/no J-17011/8/95-1A.III DATED 19 JAN 2000 AND SHALL BE CONSIDERED MODIFIED AS FINALISED 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 WARD 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 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 GMLR, 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.




Scale 1:4000

Meters 0 40 80 120 160 200

0 1 2 3 4 5 CM

बृहन्मुंबई महानगरपालिका
Municipal Corporation of Greater Mumbai

Town Planning Officer (नगर रचना अधिकारी)

Chief Engineer (DP) (प्रमुख 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 अधिसूचना क्र. टीपीबी-४३१७/६२९/प्र.क्र.११८/२०१७/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

URBAN DEVELOPMENT DEPTT. MANTRALAYA, MUMBAI-32

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