



सं. क्र.	मंजूर फेरबदल क्र.	फेरबदल क्र.	महाराष्ट्र प्रादेशिक व नगरपालिका अधिनियम १९६४ च्या कलम ३१(१) अन्वये प्रस्तावित नगरपालिका अधिनियम १९६४ च्या कलम ३१(१) अन्वये मंजूर केलेले फेरबदल	महाराष्ट्र प्रादेशिक व नगरपालिका अधिनियम १९६४ च्या कलम ३१(१) अन्वये मंजूर केलेले फेरबदल	महाराष्ट्र प्रादेशिक व नगरपालिका अधिनियम १९६४ च्या कलम ३१(१) अन्वये मंजूर केलेले फेरबदल
1	SM-T31	MOEN03	Proposals as per published plan under Section 28 of MR & TP Act 1966	Modification proposed by the Planning Authority and submitted under Section 30 of MR & TP Act 1966	Modification sanctioned by Government under Section 31(1) of the MR & TP Act 1966

कलम ३० नुसार फेरबदल MODIFICATION u/s 30 SHOWN AS  
 कलम ३१ नुसार सारभूत स्वरूपाचे बदल/ वायव्येला भाग EXCLUDED PART/SUBSTANTIAL MODIFICATION u/s 31 SHOWN AS  
 कलम ३१ नुसार दाखिलेले मंजूर फेरबदल SANCTIONED MODIFICATION u/s 31 SHOWN AS

### Legend

**Education**

- RE1.1 Municipal School
- RE1.2 Primary & Secondary School
- RE1.3 Special School
- RE1.4 College
- RE1.5 University/IT
- RE1.6 Other Education

**Housing**

- RU1.1 Municipal Staff Quarters
- RU1.2 Police Staff Quarters
- RU1.3 Government Staff Quarters
- RU1.4 BEST Staff Quarters
- RU1.5 Municipal Housing
- RU1.6 Rehabilitation & Resettlement

**Social Amenities**

- SA1.1 Municipal Retail
- SA1.2 Retail Market
- SA1.3 Wholesale Market
- SA1.4 Shopping Center
- SA1.5 Beggars Home
- SA1.6 Children's Home
- SA1.7 Old Age Home
- SA1.8 Welfare Center
- SA1.9 Women Hostel
- SA1.10 Students Hostel
- SA1.11 Library
- SA1.12 Auditorium
- SA1.13 Cinema Theatre
- SA1.14 Drama Theatre
- SA1.15 Art Gallery
- SA1.16 Museum
- SA1.17 Open Air Theatre
- SA1.18 Public Hall
- SA1.19 Planetarium
- SA1.20 Hindu Traditional / Electric Cemetery
- SA1.21 Muslim Cemetery
- SA1.22 Christian Cemetery
- SA1.23 Buddhist Cemetery
- SA1.24 Composite Cemetery
- SA1.25 Hindu Traditional / Electric Cemetery
- SA1.26 Tower of Silence
- SA1.27 Crematorium
- SA1.28 Other Social Amenity
- SA1.29 Abolitor
- SA1.30 Film TV Studio

**Municipal Services**

- MS1.1 Road Depot
- MS1.2 Municipal Chowky
- MS1.3 Municipal Facilities
- MS1.4 Transport Garage
- MS1.5 Asaphat Plant
- MS1.6 Municipal Laboratory
- MS1.7 Municipal Workshop
- MS1.8 Municipal Landfill
- MS1.9 Solid Waste Management
- MS1.10 Landfill Sites
- MS1.11 Sewage Treatment Plant / Facilities
- MS1.12 Sewage Pumping Station
- MS1.13 Reservoir
- MS1.14 Water Pumping Station
- MS1.15 Water Treatment Plant
- MS1.16 Water Trunk Main/Aqueduct
- MS1.17 Hydraulic Engineering Department Facilities
- MS1.18 Storm Water Pumping Station

**Transportation**

- TR1.1 Truck Terminus
- TR1.2 State Transport Depot
- TR1.3 Regional Transport Office
- TR1.4 BEST Bus Facilities
- TR1.5 Parking Lot
- TR1.6 Water Transport Terminal
- TR1.7 Jetty
- TR1.8 Airport/Heliport
- TR1.9 Railway Station
- TR1.10 Railway Terminus
- TR1.11 Railway Yard/Truck Facilities
- TR1.12 Metro/Mono Rail Carshed
- TR1.13 Intermodal Transport Terminal

**Health**

- HE1.1 Municipal Dispensary/ Health Post
- HE1.2 Hospital
- HE1.3 Municipal Dispensary/ Health Post
- HE1.4 Rehabilitation Center
- HE1.5 Veterinary Hospital

**Open Space**

- OS1.1 Promenade
- OS1.2 Play Ground
- OS1.3 Garden/ Park
- OS1.4 Swimming Pool
- OS1.5 Club/Gymkhana
- OS1.6 Botanical Garden

**Public Utility & Facilities**

- PU1.1 Fire Station/ Command Center
- PU1.2 Fuel Station
- PU1.3 Police Station
- PU1.4 Police Chowky
- PU1.5 Correctional Facilities
- PU1.6 Court
- PU1.7 Post & Telegraph
- PU1.8 Radio Transmission
- PU1.9 Telephone Station
- PU1.10 Electricity Transmission & Distribution Facilities

**Public Offices**

- PO1.1 Municipal Office
- PO1.2 Municipal Printing Press
- PO1.3 Government Office
- PO1.4 Other Public Offices

**Reservations**

- RE1.1 Municipal School
- RE1.2 Primary/Secondary School
- RE1.3 Special School
- RE1.4 Other Education
- RE1.5 Correctional Facilities
- RE1.6 Police Facilities
- RE1.7 Court
- RE1.8 Fire & Telegraph
- RE1.9 Electricity Transmission & Distribution Facilities
- RE1.10 Service Industrial Estate
- RE1.11 Municipal Office
- RE1.12 Government Office
- RE1.13 Disaster Management Facilities

**Public Utility & Facilities**

- PU1.1 Fire Station
- PU1.2 Fuel Station
- PU1.3 Police Station
- PU1.4 Police Chowky
- PU1.5 Correctional Facilities
- PU1.6 Police Facilities
- PU1.7 Court
- PU1.8 Post & Telegraph
- PU1.9 Electricity Transmission & Distribution Facilities
- PU1.10 Service Industrial Estate
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- PU1.12 Government Office
- PU1.13 Disaster Management Facilities

**Municipal Services**

- MS1.1 Road Depot
- MS1.2 Municipal Chowky
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- MS1.4 Solid Waste Management Facilities
- MS1.5 Landfill Site
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- MS1.7 Sewage Pumping Station
- MS1.8 Reservoir
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- MS1.10 Water Treatment Plant
- MS1.11 Hydraulic Engineering Department Facilities
- MS1.12 Storm Water Pumping Station

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**Land Use Zones**

- R Residential
- C Commercial
- I Industrial
- NDZ No Development Zone
- NA Natural Area
- NW Natural Water Course
- POZ Port Operational Zone
- SDZ-1 Special Development Zone-1
- SDZ-2 Special Development Zone-2
- G-2 Green Zone
- SDZ Special Development Zone

**Area Under Regulatory Framework**

- High Tide Line (HTL)
- CRZ Buffer
- Archeological Survey of India Monument
- 100 meter Prohibited Area
- 200 meter Prohibited Area
- Fort
- 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 / F/P No)
- Area Under SPA
- Village/Division Boundary
- Ward Boundary
- Layout R.G.

**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 / F/P No)
- Area Under SPA
- Village/Division Boundary
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**Grid Keymap**

Scale 1:4000

**Western Suburbs**

**Greater Mumbai**

**Legend**

- R Residential
- C Commercial
- I Industrial
- NDZ No Development Zone
- NA Natural Area
- NW Natural Water Course
- POZ Port Operational Zone
- SDZ-1 Special Development Zone-1
- SDZ-2 Special Development Zone-2
- G-2 Green Zone
- SDZ Special Development Zone

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- Area Under SPA
- Village/Division Boundary
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**Notes:**

- 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. THE HIGH TIDE LINE (HTL) & CRZ BUFFER ARE SHOWN AS APPROVED.
- PROPOSED LAND USE SHALL BE SUBJECT TO THE PROVISIONS OF THE MMRDA ACT, 1966 & THE MMRDA (AMENDMENT) ACT, 2016. THE PROPOSED LAND USE SHALL BE SUBJECT TO THE CONFIRMATION FROM THE SANCTIONING OFFICE OF THE RESPECTIVE AREA. THE PLAN IS FOR INFORMATION ONLY. THE COMBINED AREAS AS MENTIONED IN PARAGRAPHS 10.1 TO 10.4 OF THE PLAN SHALL BE CONSIDERED AS A SINGLE UNIT FOR THE PURPOSES OF THE PLAN. THE BUFFER ALONG NALLA/ RIVER WILL FOLLOW THE FINAL ALIGNMENT OF NALLA/RIVER WITHIN 0.5 M. THE ALIGNMENT OF HIGH TIDE LINES SHOWN ON THE PLAN SHALL BE SUBJECT TO THE REVISIONS FROM RESPECTIVE ELECTRICAL AGENCIES. THE PROPOSED ALIGNMENT OF CANAL, COASTAL ROAD, METRO RAIL, MONO RAIL AND EASTERN FREIGHT RAIL PROVISIONAL SHALL BE SUBJECT TO FINALIZATION FROM RESPECTIVE DEPARTMENTAL AGENCIES WITH THE APPROVAL OF STATE GOVERNMENT. THIS PLAN IS TO BE USED FOR INFORMATION PURPOSES ONLY. THE PLAN IS FOR INFORMATION ONLY.

**Greater Mumbai Municipal Corporation**

**Deputy Secretary**  
Urban Development Deptt.  
Mantralaya, Mumbai - 400 022

**Chief Engineer (DP)**  
(पुणव अडिटर (सि.रि.))

**Municipal Commissioner**  
(सहायक अडिटर)