पूर्व उपनगरे - प्रभाग : एस् व टी EASTERN SUBURBS - WARD : S & T - ES 53 बृहन्मुंबई विकास आराखडा - २०३४ GREATER MUMBAI DEVELOPMENT PLAN - 2034 महाराष्ट्र प्रादेशिक व नगर रचना आधिनियम १९६६ च्या कलम ३० नुसार नियोजन प्राधिकरणाने कलम ३१(१) नुसार शासनाने सादर केलेले वाढीव फेरबदल महाराष्ट्र प्रादेशिक व नगर रचना आधिनियम १९६६ च्या कलम ३० नुसार नियोजन प्राधिकरणाने प्रस्ताविलेले आणि सादर केलेले फेरबदल **ES 57 ES 56** आराखड्यातील प्रस्ताव Proposals as per published Proposals as per published Modification plan under Section 26 of Government under Section 31(1) of the MR & TP S.N. EP No. plan under Section 26 of Authority and shown on submitted plan Government under Section 31(1) of the MR & TP Authority and shown on submitted plan under Section 30 of the MR&TP Act 1966 MR & TP Act 1966 under Section 30 of the MR&TP Act 1966 T 1.6 (पार्किंग वाहनतळ) नामनिर्देशनाची जागा व सदर भभागावर ROS 2.7 (हरित पट्टा) या ऐवजी कलम 30 अंतर्गत फेरबदल मंजूर करण्याचे प्रस्तावित आहे. कलम 30 अंतर्गत फेरबदल मंजूर करण्याचे प्रस्तावित आहे आकार अभिन्यासानुसार दर्शविला. स्तितवातील रस्ता दर्शविण्यात आला आहे. DT 1.6 (Parking Lot) designation size and shape is Modification u/s 30 is proposed to be sanction. EP-S29 MS52 Part of Reservation ROS2.7 (Green Belt) deleted Modification u/s 30 is proposed to be sanctioned. corrected as per layout. DPU 5.2 (विद्युत वहन व वितरण DPU 5.2 (विद्युत वहन व वितरण सुविधा)चे and shown as existing road ROS (1.5) उद्यान/ पार्क है आरक्षण दाखविण्यात आले. कलम 30 अंतर्गत फेरबदल मंजूर करण्याचे प्रस्तावित आहे. DPU5.2 (Electricity, Transmission DPU 5.2 (Electricity Transmission and distribution Modification u/s 30 is proposed to be sanction. EP-S74 MS103 Reservation of ROS1.5 (Garden / Park) is shown. Modification u/s 30 is proposed to be sanctioned. facility) designation is deleted. ROS 1.4 (खेळाचे मैदान) च्या भागाचे DR 1.3 NDZ बदलून SDZ-I करण्यात आले आणि त्याला S/17 विशेष विकास क्षेत्र-॥ बदलून विशेष विकास क्षेत्र असे पुढीर असे दर्शविले ROS 1.4 (खेळाचे मैदान) (शासकीय कर्मचारी निवासस्थान) म्हणून नामनिर्देशन कलम 30 अंतर्गत फेरबदल मंजूर करण्याचे प्रस्तावित आहे EP-S131 MS162 Sovernment Staff Quarters) designation is shown. Modification u/s 30 is proposed to be sanction. ROS 1.4 (Playground) NDZ changed to SDZ-I & marked as S/17 as shown. Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ. 1.6+ (पार्किंग वाहनतळ) नामनिर्देशन बदल्न RT मंज्री देण्यास नकार, कलम ३० चे आरक्षण वगळन सदर अभिन्यासातील ROS 1.5 (उदयान/ बगीचा) चे आरक्षण भूभोग बाजूच्या क्षेत्रात दाखविण्याचे प्रस्तावित आहे. + (पार्किंग वाहनतळ) आरक्षण दर्शविले. वगळून तेथे "अभिन्यासातील मनोरंजन मैदान" दर्शविले कलम 30 अंतर्गत फेरबदल मंजूर करण्याचे प्रस्तावित आहे Refused to accord sanction. Reservation u/s 30 is T 1.6+ (parking lot) reservation is changed to EP-T01 MT02 proposed to be deleted and included in adjoining ROS1.5 (Garden/Park) Reservation is deleted Modification u/s 30 is proposed to be sanction. and shown as layout RG. कलम 30 अंतर्गत फेरबदल मंजूर करण्याचे प्रस्तावित आहे. (सुविधा भूखंड) हे आरक्षण दर्शविले.. कलम 30 अंतर्गत फेरबदल मंजूर करण्याचे प्रस्तावित आहे. (आरक्षित सुविधा भुखंड) आरक्षण दर्शविला. ROS1.5 (Garden/Park) reservation is deleted and DAM (Designated Amenity Plot) Designation is reservation of RAM (Amenity) is shown ROS 1.5 (उद्यान/बगीचा) चे आरक्षण वगळून RAM कलम 30 अंतर्गत फेरबदल मंजूर करण्याचे प्रस्तावित आहे. DAM (Designated Amenity Plot) deleted and RAM (Reserved Amenity Plot) Modification u/s 30 is proposed to be sanction. ROS 1.5 (उद्यान/बगीचा) सुविधा भूखंड) हे आरक्षण दर्शविले.. reservation is shown ROS1.5 (Garden/Park) reservation is deleted and Modification u/s 30 is proposed to be sanction. ROS1.5 (Garden/Park) reservation of RAM (Amenity) is shown मधिसूचित क्षेत्रातील ईतर सर्व आरक्षने रद्द करण्यात आली आणि नैसर्गिक क्षेत्र दाखविण्यात आले. तसेच सर्व रस्ते मंजूर सुधारित विकास आराखडा 1991प्रमाणे नुलसी वने' असे दर्शविण्यात आले. सर्व्ह नं. 239/1 दर्शविण्यात ओले आणि RR 2.1 (पुर्नवसन व कलम 30 अंतर्गत फेरबदल मंजूर करण्याचे प्रस्तावित आहे. मधील सर्व जमीन संरक्षित वने असे संबोधण्यात पुर्नरूथापना) आरक्षण वगळून रहिवासी क्षेत्र दर्शविले. आली आहे. व तसेच सदर भूभागावर असलेली कलम 30 अंतर्गत फेरबदल मंजूर करण्याचे प्रस्तावित आहे. अनिधकृत बांधकामे/झोपड्या स्थलांतरित करण्यात nternal roads are shown as existing Roads as per Sectioned Revised Development Plan 1991 and RR Modification u/s 30 is proposed to be sanction. याद्यात असे आदेश मा उच्च न्यायालयाने आदेश दिले आहेत त्यामळे सदर जागेवरील आरक्षणे टाकण्यात ये नये असे कळविण्यात आलेले आहे. सबब सदर सद्हें व मधील नैसर्गिक क्षेत्रावर टाकण्यात आलेली आरक्षणे वगळण्यात आली आहेत. विकास क्षेत्र (SDZ-II) दर्शविले व DMS 5.3 (जल पढ़ील बदलांसह, कलम 30 अंतर्गत फरबदल मंजूर करण्याचे शुद्धीकरण केंद्र) मधील काही जागा ROS 1.5 प्रस्तावित आहे: SDZII चे नामांकन SDZ असे करण्यात आले. EP-T03 MT03 All the reservations deleted in the notified area except DP. Road along the duct line and Natural The NDZ land shown on Bhandup complex is as SDZ II & marked as T1,The part portion of DMS 5.3 [Water treatment plant) is shown ROS 1.5 Area is shown and Tulsi Forest text is added. ROS1.5 (Garden/Park) Reservation is deleted and (Water treatment plant) is shown ROS 1.5 45.70 m widening to existing road & the label is 1.2 (प्राथमिक/माध्यमिक शाळा) आरक्षणाचा 12) Forest Officials have stated that the entire land RE 1.2 (प्राथमिक/माध्यमिक शाळा) आकार मंजूर सुधारित विकास आराखडा 1991 नुसार कलम 30 अंतर्गत फेरबदल मंजूर करण्याचे प्रस्तावित आहे. Road, NA -Natural Area has been notified as forest and Hon'ble High Court RE 1.2 (Primary & secondary school) reservation has already given order to remove all the hutment **GUNDGAON** from the notified forest area and once the hutment Shape is shown as per sanctioned revised Modification u/s 30 is proposed to be sanction. are shifted, there is no necessity to place 1.2 (प्राथमिक/माध्यमिक शाळा) च्या reservations. Hence the request is accepted and a नामनिर्देशनाच्या आकार बदलला व उर्वरित भुभागास कलम 30 अंतर्गत फेरबदल मंजूर करण्याचे प्रस्तावित आहे. the reservations to be deleted and the said land to DOS1.4 (खेळाचे मैदान) be placed in Natural Area. ROS1.4 (खेळाचे मैदान) चे आरक्षण दर्शविले. **ES 54** 1.2 (primary & Secondary School) designation RR 2.1 (पुर्नवसन व पुर्नस्थापना) है आरक्षण दर्शविले. किलम 30 अंतर्गत फेरबदल मंजुर करण्याचे प्रस्तावित आहे DE1.2 (Primary & Secondary shape is changed and ROS 1.4 (playground) Modification u/s 30 is proposed to be sanction. EP-T12 MT19 School), DOS1.4 (Play Ground) RR2.1 (Rehabilitation & Resettlement) भुखंडावर औदयोगिक क्षेत्र दर्शविले आणि DAM (निवासी पट्टा, DAM (नामनिर्देशित JAM (नामनिर्देशित स्विधा भ्यंड) वगळले व RAM गमिनिर्देशित सुविधा भूखंड) नामनिर्देशन वगळले व कलम 30 अंतर्गत फेरबदल मंजूर करण्याचे प्रस्तावित आहे. कलम 30 अंतर्गत फेरबदल मंजुर करण्याचे प्रस्तावित आहे RAM (आरक्षित सुविधा भूखंड) आरक्षण दर्शविले. (आरक्षित सुविधा भूखंड) दर्शविले. Industrial-zone is shown on plot and DAM DAM (Designated Amenity Plot) is deleted and Designated Amenity Plot) is deleted and shown as Modification u/s 30 is proposed to be sanction. shown as RAM (Reserved Amenity Plot). DAM (नामनिर्देशित सुविधा भूखंड) (आरक्षित सुविधा भूखंड) स्थानांतरीत ठिकाणी 1.2 (प्राथमिक/माध्यमिक शाळा) नामनिर्देशन कलम 30 अंतर्गत फेरबदल मंजूर करण्याचे प्रस्तावित आहे कलम 30 अंतर्गत फेरबदल मंजूर करण्याचे प्रस्तावित आहे. পোৰল. (DE 1.2 (Primary & Secondary School) designation Modification u/s 30 is proposed to be sanction. EP-T28 MT34 DAM (Designated Amenity Plot) Designation is DAM (Designated Amenity Plot) deleted and RAM (Reserved Amenity Plot) Modification u/s 30 is proposed to be sanction. RR 2.1 (पुनर्वसन व पुनर्स्थापना) आरक्षण दर्शविले. कलम 30 अंतर्गत फेरबदल मंजूर करण्याचे प्रस्तावित आहे. RR 2.1 (Resettlement Rehabilitation) Reservation Modification u/s 30 is proposed to be sanction. नमिनीवरील आरक्षण वगळण्यात आले आहे आणि कलम 30 अंतर्गत फेरबदल मंजूर करण्याचे प्रस्तावित आहे सदर जिमनी भोवतालच्या जमीन वापर क्षेत्रामध्ये समाविष्ट करण्यात आल्या आहे. The land marked as Designation for Service vice Industrial Estate (DPU 6.1) Industrial Estate (DPU 6.1) is deleted and the land Modification u/s 30 is proposed to be sanction. is included in surrounding zone. 491A/8 कलम ३० नुसार फेरबदल MODIFICATION u/s 30 SHOWN AS **ES 48 ES 50** कलम ३१ नुसार सारभूत स्वरुपाचे बदल/ वगळलेला भाग EXCLUDED PART/ SUBSTANTIAL MODIFICATION u/s 31 SHOWN AS विकास योजना - २०३४ बृहन्मुंबई महाराष्ट्र शासनाने महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या कलम ३१(१) अन्वये Areas Under Regulatory Framework Land Use Zones DER1.1 Municipal Staff Quarters DESA1.1 Municipal Retail RMS1.1 Road Depot RMS1.2 Municipal Chowky RMS1.3 Municipal Facilities शासन सूचना क्र. टीपीबी-४३१७/६२९/प्र.क्र.११८/२०१७/ईपी/नवि-११ दिनांक ८ मे २०१८ अन्वये DEMS1.1 Road Depot RPU1.1 Fire Station RPU2.1 Fuel Station R Residential DEMS1.1 Road Depot DEMS1.2 Municipal Chowky DER1.2 Police Staff Quarters Market DESA1.2 Retail Market RE1.2 Primary/ Secondary School DEE1.2 Primary & Secondary T1.2 State Transport Depot High Tide Line (HTL) प्रसिध्द केलेले वगळलेले सारभूत स्वरुपाचे फेरबद्ल DEMS1.3 Municipal Facilities RPU3.1 Police Station DER1.3 Government Staff Quarters T1.3 Regional Transport Office RE1.3 Special School DEE1.3 Special School DER1.4 BEST Staff Quarters DESA1.3 Wholesale Market DEMS2.1 Transport Garage DET1.4 BEST Bus Facilities RPU3.2 Police Chowky RMS2.1 Transport Garage _ _ _ CRZ Buffer **DEVELOPMENT PLAN- 2034 OF GREATER MUMBAI** DER1.5 Municipal Housing DEMS2.3 Asphalt Plant DET 1.6 Parking Lot RPU3.3 Correction Facilities RMS3.1 Solid Waste Management Facilities Archeological Survey of India DER2.1 Rehabilitation DEMS2.4 Municipal Laboratory RMS3.2 Landfill Site RE4.1 Urban Planning Institute RPU3.4 Police Facilities DEE3.1 Other Education DEMS2.5 Municipal Workshop DET 2.1 Water Transport Terminal RMS3.3 Scrap Yard RE4.2 Medical Institute SUBSTANTIAL MODIFICATION (EXCLUDED PART) DEMS2.6 Municipal Laundary DESA2.3 Orphanage DET2.2 Jetty RE4.3 Financial Institute RMS.4.1 Sewage Treatment Plant / Facilities PUBLISHED BY GOVT. OF MAHARASHTRA U/S 31(1) OF MR & TP ACT, 1966 VIDE DESA2.4 Old Age Home DEMS3.1 Solid Waste Management DET3.1 Airport/Heliport RPU5.2 Electricity Transmission & RMS4.3 Sewage Pumping Station o o 100 meter Prohibited Area RE4.4 Other Institute DEH1.1 Municipal Dispensary/ Public Utility and Facilities DET4.1 Railway Station DESA2.5 Welfare Center Facilities Distribution Facilities RMS5.1 Reservoir NOTICE NO. TPB-4317/629/CR-118/2017/EP/UD-11 DATED 08TH MAY 2018 DEMS3.2 Landfill Sites RPU6.1 Service Industrial Estate = = = 200 meter Prohibited Area Health Post DEPU1.1 Fire Station/ DESA2.6 Women Hostel DET4.2 Railway Terminus RMR5.2 Water Pumping Station DEH1.2 Municipal Hospital Command Center RH1.1 Municipal Dispensary/ Health Post Public Offices DESA2.7 Students Hostel DEMS4.1 Sewage Treatment Plant / RMS5.3 Water Treatment Plant DEH1.3 Municipal Maternity Home DEPU2.1 Fuel Station DESA2.8 Library Facilities RH1.2 Hospital RO1.3 Municipal Office RMS5.5 Hydraulic Engineering DEH2.1 Government Hospital DEPU3.1 Police Station DESA2.9 Homeless Shelter DEMS4.3 Sewage Pumping Station DET4.4 Metro/Mono Rail Carshed RH1.3 Municipal Maternity Home DEPU3.2 Police Chowky DET4.5 Intermodal Transport RO3.1 Disaster Management Facilities RMS6.1 Storm Water Pumping Station RH3.1 Rehabilitation Center DEH3.2 Private Hospital DEPU3.3 Correction Facilities DEMS5.2 Water Pumping Station RH3.4 Veterinary Hospital DEH3.3 Rehabilitation Center DEPU3.4 Police Facilities DESA3.3 Drama Theatre DEMS5.3 Water Treatment Plant SDZ-I Special Development Zone-I Other RSA1.1 Municipal Market With Vending Zone RP1.1 Fish & Net Drying Yard RSA1.2 Retail Market With Vending Zone RP2.1 Dhobi Ghat DEH3.4 Veterinary Hospital DESA3.4 Art Gallery DEMS5.4 Water Trunk Main/Acquaduct ROS1.2 Promenade ROS1.4 Play Ground DEH3.5 Other Medical Facilities DEPU4.1 Post & Telegraph DESA3.5 Museum DEMS5.5 Hydraulic Engineering ------ High Voltage Line DEPU4.2 Telephone Exchange DESA3.6 Open Air Theatre Department Facilities RSA2.1 Multipurpose Community Centre DEPU4.3 Radio Transmission DEMS6.1 Storm Water Pumping Station ROS 1.5 Garden/ Park Buffer for River/Nalla/Creek DESA3.7 Aquarium RSA2.7 Students Hostel DEOS1.1 Tank/Pond/Lake DEPU4.4 Television Station DESA3.8 Public Hall ROS2.1 Club/Gymkhana RSA2.9 Homeless Shelter RT1.1 Truck Terminus RT1.2 State Transport Depot RT1.4 Best Bus Facilities DEOS1.2 Promenade DEPU4.5 Wireless Station DESA3.9 Planetarium Buffer for High Voltage Line DEP1.1 Fish & Net Drying Yard DEP1.2 Fish Cold Storage/Godow DEOS1.3 Beach DESA4.1 Hindu Traditional / DEOS1.4 Play Ground DEPU5.2 Electricity Transmission & Electric Cemetery DEP1.2 Fish Cold Storage/Godown/ ROS2.4 Municipal Sports Complex RSA3.5 Museum Buffer for Railway DEOS1.5 Garden/Park Distribution Facilities DESA4.2 Muslim Cemetery Fishing Related Industries ROS2.5 Sports Complex / Stadium RT1.6 Parking Lot RSA3.6 Art Gallery Buffer for Highway DEOS2.1 Club/Gymkhana DESA4.3 Christian Cemetery DEP2.1 Dhobi Ghat RT2.1 Water Transport Terminal ROS2.7 Green Belt RSA3.7 Leisure Park DEOS2.2 Swimming Pool DESA4.4 Buddhist Cemetery DEP3.1 Cattle Pound/ Dairy RSA4.8 Cemetery RT2.2 Jetty Road Widening DESA4.5 Composite Cemetery DEP4.1 Dairy RSA 4.9 Old Age Home RT3.1 Metro / Mono Rail Carshed --- Town Planning Scheme Boundary DEO1.1 Municipal Octroi Naka DEOS2.4 Municipal Sports Complex RR1.1 Municipal Staff Quarters DESA4.6 Jewish Cemetery RSA5.1 Exhibition Centre Property (CTS / CS / FP No) DEOS2.5 Sports Complex/Stadium DEO1.2 Municipal Printing Press DESA4.7 Tower of Sillence RR1.2 Pollice Stafff Quartiers RSA5.2 Multipurpose Housing DEO1.3 Municipal Office DEOS2.6 Recreation Ground DESA4.8 Cemetery Others RR1.3 Government Staff Quarters for Working Women The word used on Plan/Report/DCPR as "designated" for the purpose of showing respective existing facilities/ amenities shall be Metro Rail Line 1/ Stations DEOS2.7 Green Belt DESA4.9 Other Social Amenity RR1.5 Municipal Housing RSA6.1 Care Centre Area Under SPA 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. RR1.6 Police Housing DEOS2.8 Botanical Garden RSA6.2 Adhar Kendra With ▲ Koliwada DESA7.1 Film/ TV Studio Metro Rail Line 2 - 9/ Stations RR1.7 Government Housing Skill Development Centre - - - Village/Division Boundary RSA6.3 Public Convenience RR2.1 Rehabilitation & Resettlemen Mono Rail Alignment/ Stations Gaothan RSA7.1 Film/ TV Studio 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 NUMB Town Planning Officer Chief Engineer (DP) RR3.1 Koli Housing RSA8.1 Animal Shelter

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