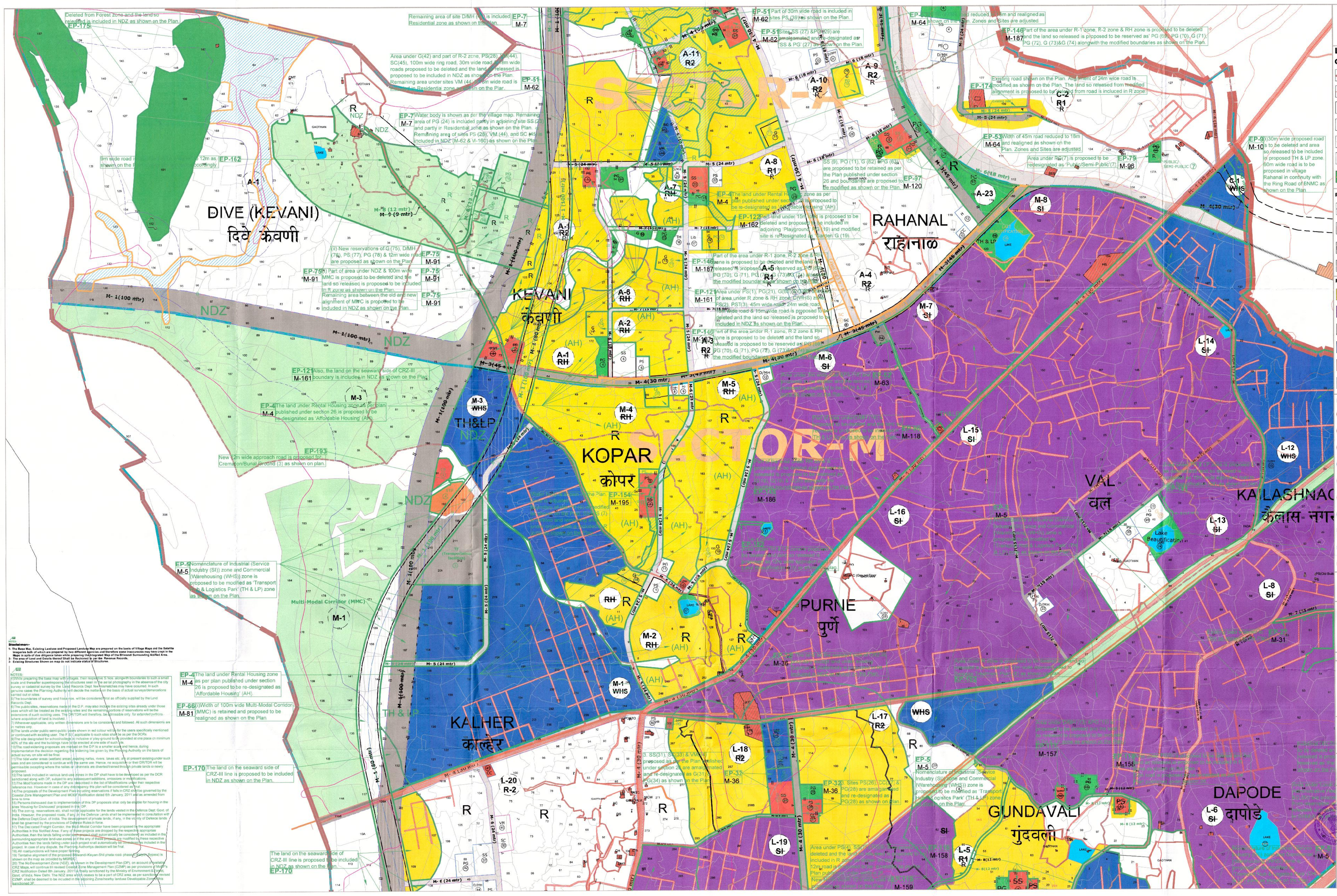

Disclaimers:-

1. The Base Map, Existing Landuse and Proposed Landuse Map are prepared on the basis of Village Maps and the Satellite Imageries both of which are prepared by two different Agencies and therefore some inaccuracies may have crept in the Maps in spite of due diligence taken while preparing the/Integrated Map of the Bhiwandi Surrounding Notified Area.
2. The area of Land and Details thereof Shall be Reckoned as per the Revenue Records.
3. Existing Structures Shown on map do not indicate status of Structures.

NOTES:

1)While preparing the base map with images, their respective S.No.s, alongwith boundaries to such a small scale and thereafter superimposing the structures seen in the aerial photography in the absence of the city survey or cadastral survey by the Land Records Dept. few mismatches may have occurred. In such genuine cases the Planning Authority will decide the matter on the basis of actual surveys/demarcations carried out in sites.

2)The boundaries of survey and house nos. will be considered final as officially supplied by the Land Records Dept.

3)The public sites, reservations made in the D.P. may also include the existing sites already under those uses which will be treated as the existing sites and the remaining portions of reservations will be the extensions of such existing uses. The DP/TDR will therefore, be admissible only, for extended portions where acquisition of land is involved.

4) Wherever applicable, only written dimensions are to be considered and followed. All such dimensions are in metres only.

5)The lands under public semi-public uses shown in red colour will be for the users specifically mentioned against respective reservations. The DP/TDR will therefore be admissible only for such uses.

6)The site designated for school/college is inclusive of play-ground to be provided at one place or minimum 40% of the site and the buildings have to be erected at one side of such site.

7)The road-widening proposals are marked on the D.P. to a smaller scale and hence, during implementation the decision regarding the widening line given by the Planning Authority on the basis of actual survey on site will be final.

8)The total water areas (wetlands/ areas, existing nallas, rivers, lakes etc. as at present existing under such uses and are considered to continue with the same use. Hence, no acquisition for their DP/TDR will be permissible excepting where the nallas or channels are diverted/trained through private lands or newly created.

9)The lands included in various landuse zones in the DP shall have to be developed as per the DCR sanctioned along with DP, subject to any subsequent additions, omissions or modifications.

10)The modifications made in the DP are described in the list of Modifications under their respective reference no. However in case of any discrepancy this plan will be considered as final.

11)The proposals of the Development Plan by using reservations if falls in CRZ area will be governed by the Coastal Zone Management Plan and MCZMA Notification dated 6th January, 2011 and as amended from time to time.

15) Persons dishoused due to implementation of this DP proposals shall only be eligible for housing in the Project Affected Persons Rehabilitation Housing Scheme.

16) The zoning, reservations etc. shall not be applicable for the lands vested in the Defence Dept. Govt. of India. However, the proposed roads, if any, in the Defence Lands shall be implemented in consultation with the Defence Dept.Govt. of India. The development of private lands, if any, in the vicinity of Defence lands shall be governed by the provisions of Defence Rules in force.

17) The Dedicated Freight Corridor, the Multi-Modal Corridor have been proposed in the appropriate Authorities in this Notified Area. If any of these projects are dropped by the respective appropriate Authorities, then the lands falling under reservations / road widening shall automatically be considered as included in the surrounding appropriate land-use zones of the any of these Projects are modified by these respective Authorities then the lands falling under the Project shall automatically be considered as included in the project. In case of any dispute, the Planning Authority decision will be final.

18) Tentative alignment of the proposed Bhiwandi-Kayan-Shil phata road (phase-I) as proposed is shown on the map as provided by MSRDC.

20) The No/Development Zone (NDZ), as shown in the Development Plan (DP), on account of variation in CRZ Maps, will continue till revised Coastal Zone Management Plan (CZMP) as per provisions of MoEF's CRZ Notification Dated 6th January, 2011 is finally sanctioned by the Ministry of Environment & Forests Govt. of India, New Delhi. The NDZ area which ceases to be a part of CRZ area, as per sanctioned revised CZMP, shall be deemed to be included in the adjoining Zone/nearby landuse Developable Zone/ as sanctioned DP.

MODIFIED DRAFT DEVELOPMENT PLAN: 2008-2028
FOR BHIWANDI SURROUNDING NOTIFIED AREA
भिवंडी परिसर अधिसुचित क्षेत्रासाठी सुधारित प्रारुप विकास योजना: 2008 - 2028
मुंबई महानगर प्रदेश विकास प्राधिकरण, महाराष्ट्र

(As per published u/s 28(4) and submited to Govt u/s 30(1) of MR & TP Act, 1966)

LEGEND - सूची

GENERAL - सर्वसाधारण

- BSNA BOUNDARY — निषेधक्षेत्र हद्दीत
- VILLAGE BOUNDARY — गावांची हद्दीत
- RIVER, DRAINAGE CHANNELS — नदी/नाला
- OTHER WATER BODIES/PONDS/LAKES — इतर जल स्त्रोत/तलाव
- GAOTHAN BOUNDARY — गांवठाण हद्दीत
- CONTOURS — समपातळी रेषा
- EXISTING PLAY GROUND — अस्तित्वातील खेळाचे मैदान
- BHIWANDI-NIZAMPUR CITY MUNICIPAL CORPORATION BOUNDARY — भिवंडी निजामपूर महानगरपालिका हद्दीत
- PLANNING SECTOR BOUNDARY — नियोजन सेक्टर हद्दीत
- EXISTING ROADS — अस्तित्वातील रस्ता
- M.I.D.C. BOUNDARY — म.औ.वि.म. हद्दीत
- SURVEY NOs./BOUNDARIES — सर्व्हे नंबर हद्दीत
- EXISTING PUBLIC SEMI-PUBLIC — अस्तित्वातील सार्वजनिक/निम-सार्वजनिक
- EXISTING PUBLIC UTILITY — अस्तित्वातील सार्वजनिक सुविधा

PROPOSED TRANSPORTATION - प्रस्तावित दळणवळण

- EXISTING RAILWAY LINE — अस्तित्वातील रेल्वे लाईन
- EXISTING MAJOR ROADS — अस्तित्वातील प्रमुख रस्ता
- EXISTING CORRIDORS OF WATER PIPE LINES — अस्तित्वातील जलवाहिनी कॉरिडॉर
- CORRIDORS OF EXISTING HT POWER LINES — अस्तित्वातील उच्च क्ष्मता विद्युतवाहिनी कॉरिडॉर.
- PROPOSED FREIGHT CORRIDOR — प्रस्तावित मेल्ले कॉरिडॉर
- MODIFIED PROPOSED MULTI MODAL CORRIDOR — सुधारित प्रस्तावित मल्टी मोडल कॉरिडॉर.
- PROPOSED MONO RAIL — प्रस्तावित मोनो रेल
- PROPOSED RAIL LINK — प्रस्तावित रेल लिंक

PROPOSED LAND USE ZONES - प्रस्तावित जमीन वापर परिमंडळ

- RESIDENTIAL ZONE — रहिवास परिमंडळ
- RH — RENTAL HOUSING - AFFORDABLE HOUSING(AH) — भाडे-तत्वावरीलघर
- INDUSTRIAL ZONE — औद्योगिक परिमंडळ
- RIVERS/ESTUARIES/OTHER WATER BODIES — नदी/नाला/इतर जलस्थाने
- TRANSPORTATION & COMMUNICATION — परिवहन व दळणवळण -च-दुरध्वनी-
- FOREST ZONE — वन परिमंडळ
- COMMERCIAL ZONE — वाणिज्य परिमंडळ
- NO DEVELOPMENT ZONE — ना विकसन परिमंडळ
- PUBLIC SEMI-PUBLIC ZONE — सार्वजनिक/निम-सार्वजनिक परिमंडळ
- PUBLIC UTILITIES — सार्वजनिक सुविधा
- M — THE MODIFICATIONS TO THE DP (in black color)
- TH & LP — TRANSPORT HUB & LOGISTICS PARK ZONE

RESERVATIONS - आरक्षणे

SS	SECONDARY SCHOOL माध्यमिक शाळा	PS	PRIMARY SCHOOL प्राथमिक शाळा	G	GARDEN बगीचा- उद्यान
C	COLLEGE महाविद्यालय	TH	TOWN HALL नगर भवन	EL	ELECTRIC SUB-STATION विद्युत उपकेंद्र
LIB	LIBRARY ग्रंथालय	SC	SHOPPING COMPLEX ग्रहण केंद्र	STP	SEWAGE TREATMENT PLANT मलनिःसारण प्रकल्प
VM	VEGETABLE MARKET भाजी मंडई	H	HOSPITAL रुग्णालय	DMH	DISPENSARY/MATERNITY HOME दवाखाना / प्रसूति गृह
PST	POLICE STATION पोलीस ठाणे	PA	PARKING वाहन तळ	CB	CREMATION/BURIAL GROUND स्मशानभूमी / दफनभूमी
CC	COMMUNITY CENTRE सामुदायिक केंद्र	FS	FIRE STATION अग्निशमन ठाणे	PPR	PROPOSED PASSENGER RAILWAY STATION प्रस्तावित रेल्वे स्थानक
PG	PLAY GROUND खेळाचे मैदान	WW	WATER WORKS जल स्त्रोत बांधकाम	TF	TRANSPORTATION FACILITIES परिवहन सेवा
BS	BUS STAND/STOP बस थांबा	JF	JETTY/FERRY धक्का	IRBT	INTEGRATED RAIL BUS TERMINUS एकात्मीक रेल्-बस अंतिम स्थानक
FM	FISH MARKET मासळी बाजार	PO	POST OFFICE टपाल कार्यालय	PRB	PROPOSED REGIONAL BUS STAND प्रस्तावित विभागीय बस स्थानक
TE	TELEPHONE EXCHANGE दुरध्वनी केंद्र				

- Excluded Part (EP)
- Sanctioned Modification (SM)
- CRZ-I / High Water Line*
- CRZ-III Line*

*Source: Available CRZ maps.

DRAWING TITLE:

MODIFIED PROPOSED LAND USE MAP
सुधारित प्रस्तावित जमीन वापर नकाशा

SOURCE: BASE MAP & EXISTING LAND USE

KEY MAP

Scale:1:5,000 (प्रमाण)

0 50 100 200 300 400 500 M

Dwg.No. (आरेखन क्र.) **1M.7**

MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY, MAHARASHTRA
मुंबई महानगर प्रदेश विकास प्राधिकरण, महाराष्ट्र

Senior Planner, MMRDA Chief. T & CP Division	Additional Metropolitan Commissioner Metropolitan Commissioner
वरिष्ठ नियोजक, मु.म.वि.प्रा. विभाग	अति. महानगर आयुक्त

Substantial modifications (Excluded Parts) proposed by the Government under section 31(1) of Maharashtra Regional And Town Planning Act, 1966 vide Notice No.TPS-1212/1659/C.R. NO.127/(Par-I)/2013/UD-12, dated 11th March 2015, and subsequent corrigendum to the said Notice of even number dated 22nd May 2015.

Town planning Officer & Senior Planner, MMRDA	(J L Shople) Assistant Director of Town Planning, Thane	(N R Shende) Joint Director of Town Planning, Kokan Division	(A B Patil) Joint Secretary Urban Development Department