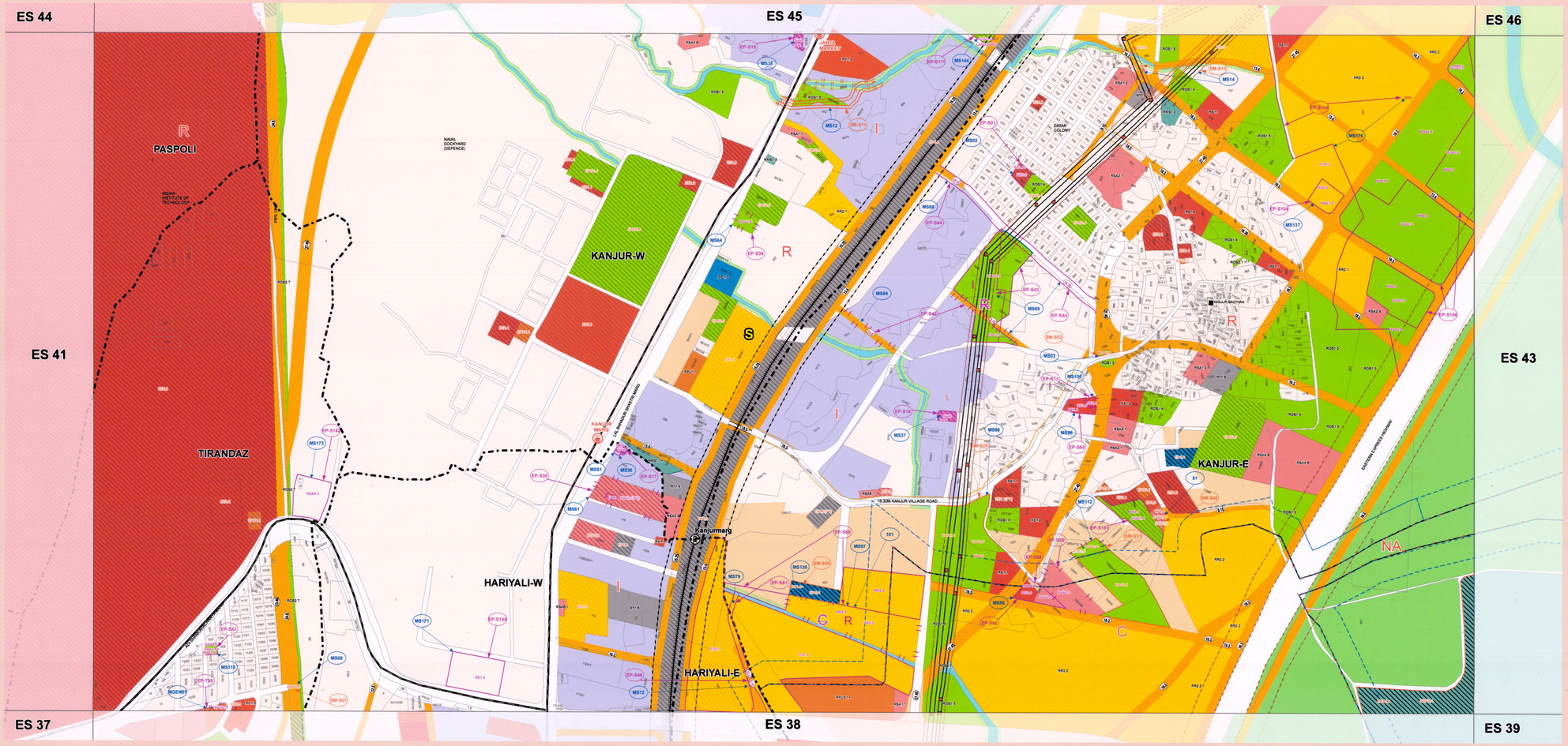
बृहन्मुंबई विकास आराखडा - २०३४ GREATER MUMBAI DEVELOPMENT PLAN - 2034

पूर्व उपनगरे - प्रभाग : एस् EASTERN SUBURBS - WARD : S - ES 42



अनु क्र.	मंजूर फेरबदल क्र.	फेरबदल क्र.	महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ च्या कलम २६ नुसार प्रसिद्ध झालेल्या आराखड्यातील प्रस्ताव	महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ च्या कलम ३० नुसार नियोजन प्राधिकाऱ्याने प्रस्तावित आणि शासन मंजूर केलेले फेरबदल	महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ च्या कलम ३१(१) नुसार शासनाने मंजूर केलेले फेरबदल
S.N.	Sanctioned Modification No.	Modification No.	Proposals as per published plan under Section 26 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
1	SM-S02	MS3	नो लेबल	आरक्षण लांबलेला ROS1.5 दर्शविण्यात आला	कलम ३० मध्ये प्रस्तावित केल्यानुसार मंजूर.
			NO LABLE	Reservation code shown as ROS1.5.	Sanctioned as proposed u/s 30
2	SM-S07	MS8	DMIS 5.4	चुकून दाखविलेले DMIS 5.4 हे लांबलेला उद्यानाचा आहे	कलम ३० मध्ये प्रस्तावित केल्यानुसार मंजूर.
			DMIS5.4	Wrongly shown code DMIS5.4 is deleted.	Sanctioned as proposed u/s 30
3	SM-S11	MS12	नाला	नाल्याचा संरेखन दुरुस्त करून दाखविण्यात आले आहे	कलम ३० मध्ये प्रस्तावित केल्यानुसार मंजूर.
			NALLA	Nalla alignment corrected as shown.	Nalla alignment corrected as shown.
4	SM-S28	MS96	ROS 1.5 (उद्यान/ क्रीडांगण)	ROS 1.5 (उद्यान /क्रीडांगण) हा आरक्षणाचा काही भाग कमुन्न नेले 2.2 (परवडणारी घरे) हा ताही आरक्षित केला.	मंजूरी दुरुस्त नकार, कलम 26 नुसार फेरतपास पुनर्स्थापित
			ROS1.5 (Garden / park)	Part of reservation ROS1.5 (Garden / Park) is changed to RR2.2 (Affordable Housing).	Refused to accord sanction, Proposal u/s 26 is reinstated
5	SM-S31	MS112	ROS 1.5 (उद्यान/ क्रीडांगण)	ROS1.5 (उद्यान/ क्रीडांगण) वेळीच आरक्षण लवीज HTL (उच्च विद्युत तारीणी) रेषा पलीकडे नेलेला भाग कमुन C (व्यावसायिक) भागात समाविष्ट करण्यात आला	मंजूरी दुरुस्त नकार, कलम 26 नुसार फेरतपास पुनर्स्थापित
			ROS1.5 (Garden / Park)	Reservation ROS1.5 (Garden/park) beyond HTL is deleted and included in C zone.	Refused to accord sanction, Proposal u/s 26 is reinstated
6	SM-S40	MS136	DO 1.3 (महापालिका कार्यालय)	DSA 1.1 (महापालिका विभागीय मंडई) हा नामनिर्देशनासहित DO 1.3 (महापालिका कार्यालय) दाखवून DSA 1.1 + DO 1.3 हे नामनिर्देशन दर्शविण्यात आले	कलम ३० मध्ये फेरतपास केल्याप्रमाणे मंजूर.
			DO1.3 (Municipal Office)	Designation of Market (DSA1.1) is added along with Municipal Office (DO1.3) and shown as DO1.3 + DSA1.1	Sanctioned as proposed u/s 30
7	SM-S48	51	DSA 2.3 (अनाथालय)	नामनिर्देशित DSA 2.3 (अनाथालय) हे कमुन RH 1.1 (महाराष्ट्रराष्ट्रीय दवाखाना)आरोग्य केंद्र हे अनाथ दाखविण्यात आले	मंजूरी दुरुस्त नकार, कलम 26 नुसार फेरतपास पुनर्स्थापित
			DSA2.3 (Orphanage)	Designation Orphanage (DSA2.3) changed to Reservation Municipal Dispensary/ Health Post (RH1.1)	Refused to accord sanction, Proposal u/s 26 is reinstated
8	SM-T31	MGEN03	DH 3.1 (धर्मादाय रुग्णालय)	DH 3.1 या नामनिर्देशनाचे नाव धर्मादाय दवाखाना कमुन दवाखाना असे केले आहे.	कलम ३० मध्ये फेरतपास केल्याप्रमाणे 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

खालील मंजूर केलेल्या फेरबदलांचे निर्देशन नकाशावर दर्शविण्यात आलेले नाहीत

Modification label not shown on plan for following

अनु क्र.	मंजूर फेरबदल क्र.	फेरबदल क्र.	महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ च्या कलम २६ नुसार प्रसिद्ध झालेल्या आराखड्यातील प्रस्ताव	महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ च्या कलम ३० नुसार नियोजन प्राधिकाऱ्याने प्रस्तावित आणि शासन मंजूर केलेले फेरबदल	महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ च्या कलम ३१(१) नुसार शासनाने मंजूर केलेले फेरबदल
S.N.	Sanctioned Modification No.	Modification No.	Proposals as per published plan under Section 26 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
1	SM-S17	MS18	म.भू.क्र. ५१	म.भू.क्र ५१ पैकी मौजे कांजूर गाव (ए).म.भू.क्र ५१ असा दुरुस्त करण्यात आला	कलम ३० मध्ये प्रस्तावित केल्याप्रमाणे मंजूर.
			CTS NO. 51	CTS No. corrected as 951 instead of 51 of Village Kanjur (E).	Sanctioned as proposed u/s 30

कलम ३० नुसार फेरबदल	MODIFICATION u/s 30 SHOWN AS
कलम ३१ नुसार सारभूत 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
- EE.1 Municipal School
- EE.2 Primary & Secondary School
- EE.3 Special School
- EE.3 College
- EE.2 University/IIT
- EE.1 Other Education

Health
- HL.1 Municipal Dispensary/ Health Post
- HL.2 Municipal Hospital
- HL.3 Municipal Maternity Home
- HZ.1 Government Hospital
- HS.1 Charitable/Dispensary
- HS.2 Private Hospital
- HS.3 Rehabilitation Center
- HS.4 Veterinary Hospital
- HS.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
- OCS2.8 Botanical Garden

Housing
- HR.1 Municipal Staff Quarters
- HR.2 Police Staff Quarters
- HR.3 Government Staff Quarters
- HR.4 BEST Staff Quarters
- HR.5 Municipal Housing
- HR2.1 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
- DEPU6.1 Electric Power Plant
- PU5.2 Electricity Transmission & Distribution Facilities
- DEPU6.1 Service Industrial Estate

Public Offices
- OF.1 Municipal Octroi Naka
- OF1.2 Municipal Printing Press
- OF1.3 Municipal Office
- OF2.1 Government Office
- OF3.1 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
- P.1.1 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
- TL1 Truck Terminus
- TL2 State Transport Depot
- TL3 Regional Transport Office
- TL4 BEST Bus Facilities
- TL6 Parking Lot
- TL6 (PT) Public Parking Lot
- TZ.1 Water Transport Terminal
- TZ.2 Jetty
- TR.1 Airport/Heliport
- TR.1 Railway Station
- TR.2 Railway Terminus
- TR.3 Railway Hawks/Goods facilities including Tracks
- TR.4 Metro/Mono Rail Carshed
- TR.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
- ROS2.6 Recreation Ground
- 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
- RMS.4.1 Sewage Treatment Plant /Facilities
- RMS4.3 Sewage Pumping Station
- RMS5.1 Reservoir
- RMS5.2 Water Pumping Station
- RMS5.3 Water Treatment Plant
- RMS5.4 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
- RTL1 Truck Terminus
- RTL2 State Transport Depot
- RTL4 Best Bus Facilities
- RTL6 Parking Lot
- RTZ.1 Water Transport Terminal
- RTZ.2 Jetty
- RTR.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
- NZ2 No Dedevelopment Zone
- NA Natural Areas
- NW Natural Water Course
- PZ2 Port Operational Zone
- PWFZ2 Port's Water Front Development Zone
- SZ2-I Special Development Zone - I
- SZ2-II Special Development Zone - II
- G-Z Green Zone
- SDZ Special Development Zone

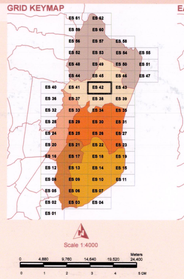
Road
- Existing
- Proposed
- Road
- Road Widening
- Railway Track/Stations
- Metro Rail Line 1/ Stations
- Metro Rail Line 2 - 9/ Stations
- Mono Rail Alignment/ Stations
- Traffic Island

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

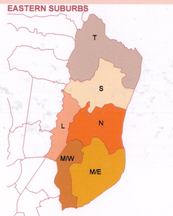
Other
- High Voltage Line
- Buffer for River/Nalla/Creek
- Buffer for High Voltage Line
- Buffer for Railway
- Buffer for Highway
- Town Planning Scheme Boundary
- Property (CTS / CS / FP No)
- Area Under SPA
- Village/Division Boundary
- Ward Boundary
- Layout R.G.

Notes : 1. DEVELOPMENT WILL BE RESTRICTED WITHIN THE BUFFER AREAS MARKED FOR HIGHWAYS, RAILWAYS, RIVERS, NALLAS & CRZ AREAS WHICH WILL BE SUBJECT TO MODIFICATION ON NOC FROM RESPECTIVE COMPETENT AUTHORITIES. 2. THE HIGH TIDE LINE (HTL) & ITS BUFFER IS ARE SHOWN AS APPROVED CZMP BY MoEF u/no (1-27011/8/95-IA - I) DATED 19 JAN 2000 AND SHALL BE CONSIDERED MODIFIED AS FINALIZED BY MoEF FROM TIME TO TIME. 3. PROPOSED LANDUSE SHALL PREVAIL IRRESPECTIVE OF PROPERTY NUMBERS/ PROPERTY BOUNDARY SHOWN ON DMP 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 FOR THE REMARKS GIVEN BY GWD. 6. THE BUFFER ALONG NALLAS/ 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 GMLA, 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 OCR 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)

Deputy Secretary
Urban Development Deptt.
Mantralaya, Mumbai - 32

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.१९८/२०१७/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