



NAVI MUMBAI MUNICIPAL CORPORATION DRAFT DEVELOPMENT PLAN 2018-2038 (DP REPORT)



PUBLISHED U/S 26 (1) OF MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

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GLOSSARY/ ABBREVIATION:

APMC	Agricultural Produce Market Committee
BOD	Biochemical Oxygen Demand
CBSE	Central Board of Secondary Education
CIDCO	City & Industrial Development Corporation
CAAQMS	Continuous Ambient Air Quality Monitoring Stations
ESR	Environment Status Report
IMD	Indian Meteorology Department
MLD	Million Liters per Day
MMR	Mumbai Metropolitan Region
MMB	Maharashtra Maritime Board
MSW	Municipal Solid Waste
NTDA	New Town Development Authority
NMMC	Navi Mumbai Municipal Corporation.
STPs	Sewage Treatment Plants
SPA	Special Planning Authority
TBIA	Thane Belapur Industry Association
UDD	Urban Development Department
UHP	Urban Health Post
PA	Planning Authority

CHAPTER 1: GENERAL

1.1. History of Navi Mumbai:

By the end of 1970s, Mumbai became congested due to overcrowding and the need of diverting the ever growing population arise which would harbour surplus population. Mumbai, built on joining 7 existing islands by reclaiming was unable to hold pressures exerted by overpopulation. To avoid possible consequences, under the provision of **Maharashtra Regional and Town Planning Act, 1966**(hereinafter referred to as the '**said Act**'), a plan for Mumbai Metropolitan Region was prepared with the main objective of developing a new metro city in Trans Thane creek and Trans harbour area which was coined as 'Navi Mumbai'. In 1970, CIDCO (City & Industrial Development Corporation), a state public sector undertaking, was established with purpose to plan, develop and maintain the city of Navi Mumbai under 'Companies Act' of 1956.

The State Govt. had adopted the following objectives for the Navi Mumbai Project

- 1) To reduce the growth rate of population in Greater Mumbai by creating an attractive urban area on the land across the Mumbai Harbour which will,
 - a) Absorb immigrants who would otherwise come to Mumbai.
 - b) attract some of Mumbai's present population
- 2) To support State wide location policies which will lead eventually to an efficient and rational distribution of industries over the State, and to a balanced development of urban centers in the hinterland.
- 3) To provide physical and social services which raise living standards and reduce disparities in the amenities available to different sections of population?
- 4) To provide an environment which permits the citizens of the Navi Mumbai to live fuller & richer lives free, in so far as this is possible, of the physical and social tensions which are commonly associated with urban living.
- 5) To provide training and all possible facilities to the existing local population in the project area, to enable them to adopt to the new urban setting and to participate fully and activity in the economics and social life in Navi Mumbai.

Considering the objectives framed by Govt. of Maharashtra, CIDCO was appointed as **Newtown Development Authority (NTDA)** on 20/03/1971 under section 113 (3a) of said

Act. In 1973, CIDCO had prepared development plan **(DP)** for Navi Mumbai covering 95 villages from Thane & Raigad District with an estimated area of 343.70 sq.km. The said DP was sanctioned by Govt. of Maharashtra in 1979-1980 which came into effect w.e.f.01/03/1980. **The said DP is only a structural plan.**

Navi Mumbai, considered as twin city of Mumbai, lies between Thane creek and Sahyadri mountains at the west coast of the state of Maharashtra in Konkan division. Being a planned & developed city by CIDCO, it is well equipped with the state of art facilities specially related to urban services like solid waste management, public transport, healthcare facilities, sewage treatment, well established road network, efficient storm water management system and many more. Along with residential zone, the city boasts large industrial and commercial complex with offices/ facilities and stores of numerous national and international industrial and commercial brands.

1.2. About Navi Mumbai Municipal Corporation (NMMC):

As the city started expanding, a need of creation of an urban local body arises for city maintenance and other functions such as public health, transportation, education among others. Thus the NMMC came in existence. The NMMC was established by the Govt. of Maharashtra vide Govt. Resolution No. NBC/1091/140/CR14/91/UD20 dated 17th Dec. 1991 which came into existence from dated 01/01/1992. As per this Notification ,44 villages were included in NMMC area out of which 29 revenue villages are part and parcel of sanctioned DP of CIDCO. Out of remaining 15 revenue villages, 14 (villages excluding Adavali-Bhutavali) were excluded from the NMMC area and only one village i.e. Adavali-Bhutavali is included in NMMC area as per Govt. Notification dated 8th June, 2007. In all, there are now 30 villages within the jurisdiction of NMMC area. As mentioned earlier out of these 30 revenue villages 29 revenue villages are part & parcel of sanctioned DP and only Adavali-Bhutavali is out of said DP. And therefore, NMMC has taken up the revision of said DP and preparation of new DP for Adavali-Bhutavali (in Adavali-Bhutavali, there is no DP now.) The total area of Navi Mumbai is 343.70 sq. km (excluding Adavali-Bhutavali) out of which 109.59 sq. km area falls under NMMC jurisdiction (including Adavali-Bhutavali). CIDCO had planned to develop 14 nodes in Navi Mumbai.

The Govt. vide order dated 15th December 1994 had delegated the powers of Chapter III & IV of said Act to NMMC as **Planning Authority(PA)** with respect to following areas & accordingly, CIDCO had handed over the said area to NMMC.

SCHEDULE- A

Appended to Govt. Memorandum No.NMMC/1692/1187/CR-138/98/UD-24 dated 15.12.1994.

List of villages included in developed nodes where NMMC will exercise powers as planning authority

1.	Vashi Sanpada -	1) Vashi (pt) 2) Ju (pt) 3) Khairane (pt) 4) Pawane (pt)	5) Turbhe (pt) 6) Sanpada (pt) 7) Sonkhar (pt) 8) Kukshet (pt)
2.	Nerul	1) Nerul (pt) 2) Sarsole (pt) 3) Sonkhar (pt) 4) Shiravane (pt)	5) Shahabaj (pt) 6) Darave (pt) 7) Karave (pt) (pt)
3.	Belapur C.B.D.	1) Shahbajj	
4.	Airoli	1) Airoli (pt) 2) Chinchavali (pt) 3) Rabale (pt)	4) Dive (pt) 5) Gothivali
5.	Koparkhairane	1) Koparkhairane (pt) 2) Savali (pt) 3) Khairna	

Note : Villages shown above are (in part) for the reason that wherever, the area in these villages falls in MIDC, MIDC will be the Planning Authority in respect of areas falling under MIDC's control.

The Govt. vide order dated 29th July 2008 had further delegated the powers of Chapter III & IV of said Act to NMMC as planning authority with respect to following areas & accordingly, CIDCO had handed over the said area to NMMC.

SCHEDULE -B

1. Ghansoli Node	Ghansoli (pt), Rabale (pt), Gothivali (pt), Talavali (pt) (parts which are not included in the MIDC area.)
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Further, vide Govt's Notification dated 31/10/2017 ,CIDCO is appointed as **Special Planning Authority (SPA)** under section 40 of said Act for the following area :

SCHEDULE - C

List of lands for which CIDCO has been appointed as Special Planning Authority vide Government Notification No.TPS/1217/VOR-1/C.R. 102/17/UD-12 dated 31st October 2017 is as follows:

Table No. 1: CIDCO as Special Planning Authority within the limit of NMMC.

Sr. No.	Name of Revenue Villages	Survey Nos.
1.	Dighe	260, 231
2.	Ilthan	100, 99
3.	Tetavali	146
4.	Rabale	110
5.	Ghansoli	528
6.	Mahape	202A
7.	Borivali	94
8.	Karave	143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 221, 222, 223, 230 (New survey No.290) 256, 264B, 224, 297

In short, NMMC is functioning as Planning Authority within the limit of NMMC comprising of following villages.

Table 2: Villages included within the limit of NMMC.

Sr. No.	Name of the Village	Sr. No.	Name of the Village
1.	Airoli (Part)	2.	Kukshet (Part)
3.	Belapur (Shahabaj)	4.	Mahape (Part)
5.	Bonsari (Part)	6.	Nerul
7.	Boravali (Part)	8.	Pawane (Part)
9.	Chinchavali (Part)	10.	Rabale (Part)
11.	Dighe (Part)	12.	Sanpada
13.	Dive	14.	Sarsole
15.	Darave	16.	Savali (Part)
17.	Ghansoli (Part)	18.	Shiravane (Part)

19.	Gothivali (Part)	20.	Sonkhar
21.	Ilthan (Part)	22.	Talavali (Part)
23.	Ju	24.	Tetavali (Part)
25.	Karve	26.	Turbhe (Part)
27.	Khairane (Part)	28.	Vashi
29.	Koparkhairane (Part)	30.	Adavali-Bhutavali

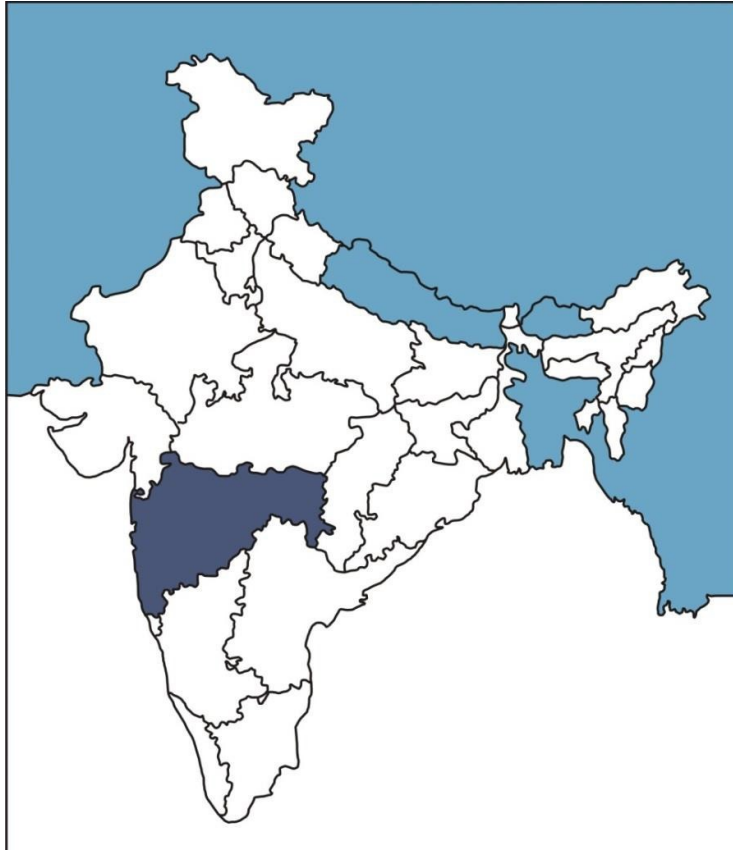
Note : *In the above referred villages wherever part of the area in these revenue villages falls in MIDC's jurisdiction, MIDC will continue to be the SPA. Further CIDCO will continue to be SPA for the land as shown in above referred schedule-B.*

Gaothan/ Adivasi Pada Settlements within NMMC limits – The local/ native inhabitants of Navi Mumbai are traditionally located in the areas commonly recognized as gaothan. There are 21 gaothans and these are marked in the revised DP 2018.

The gaothan area commonly identified as densely populated habitat of the Agari and Koli community along the coastal areas. There is no land record available regarding koliwadass to identify the exact area and extent of koliwadass. The demarcation of gaothan area in revenue records is underway. The development of gaothan shall be as per provisions of DCPR which is part & parcel of Draft DP of Navi Mumbai.

In addition to gaothan, there are number of Adivasi padas within geographical limits of NMMC. The list of Adivasi padas as received by the Tribal Development Department is appended as **Annexure-A** to this report.

Map1: Map of India.

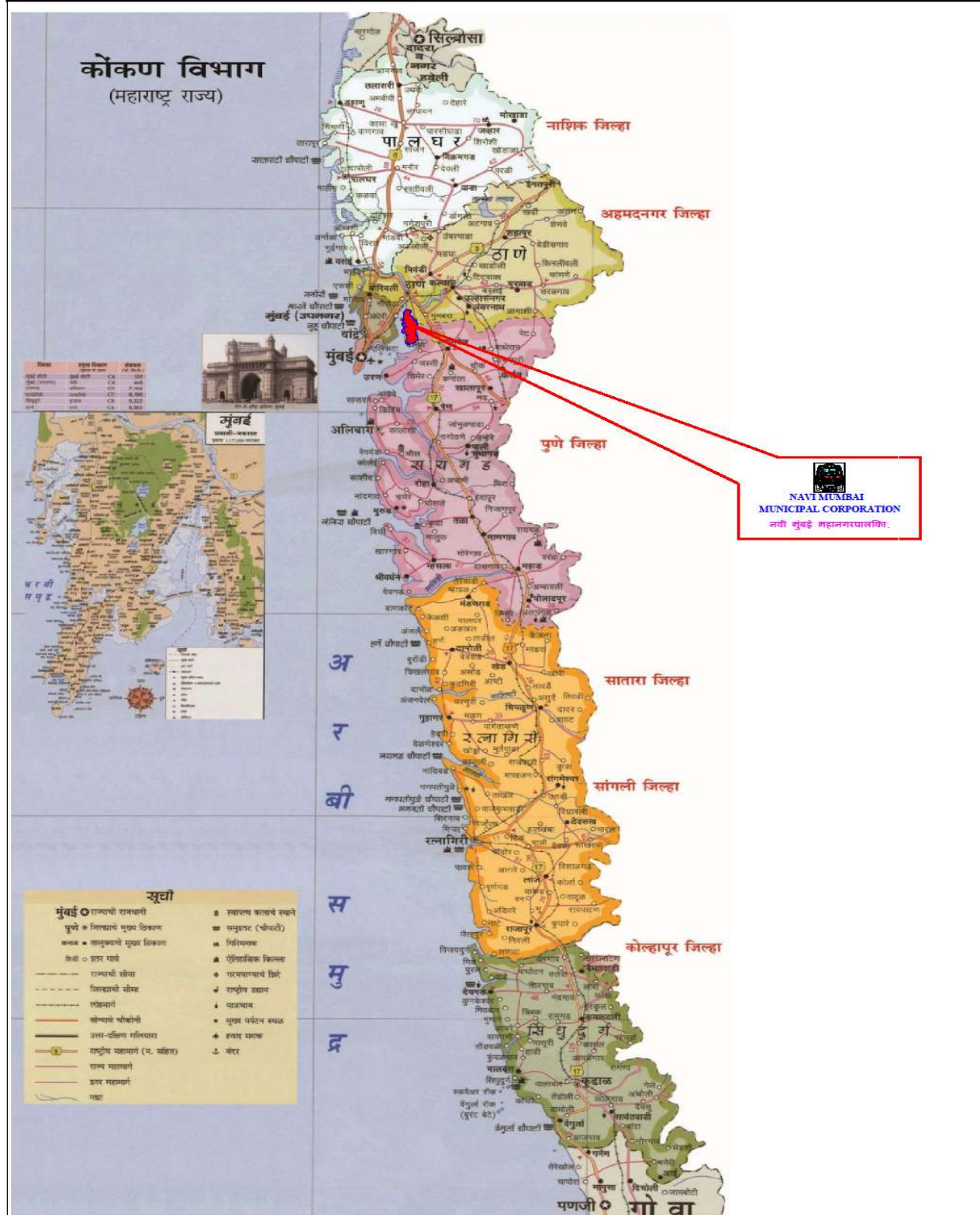


Map2: Map of Maharashtra.

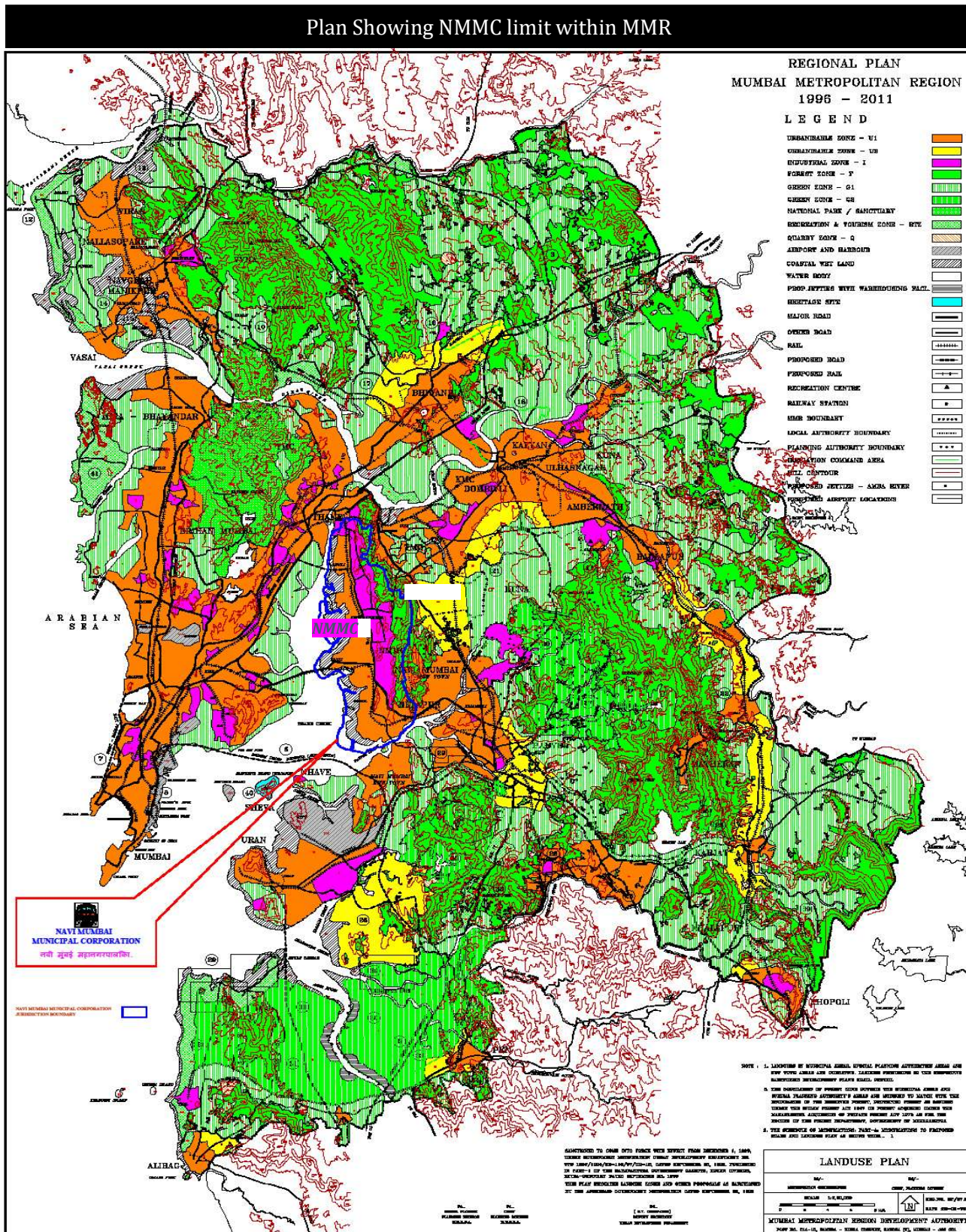


Map3: Map of Konkan Division.

Map of Konkan Division



Map4: Plan Showing NMMC limit within MMR.



Plan of CIDCO's DP Showing NMMC jurisdiction

सिडको
महाराष्ट्र विकास

नवी मुंबई
विकास आराखडा

NAVI MUMBAI MUNICIPAL CORPORATION
नवी मुंबई महानगरपालिका

NAVI MUMBAI DEVELOPMENT PLAN
AS MODIFIED UPTO JUNE 2010

SANCTIONED UNDER GOVT. NOTIFICATION U.D. NOS.

1. CID / 1084 / 455 / CR 77 / 84 / UD-4, DATED 20th APRIL 1985
2. CID / 1084 / 2656 / CR 324 / 84 / UD-4, DATED 14th MAY 1986
3. CID / 1088 / 1506 / CR 185 / 86 / UD-4, DATED 6th OCTOBER 1986
4. CID / 1088 / 1445 / CR 185 / UD-10, DATED 5th MARCH 1991
5. CID / 1091 / 1484 / CR 77 / UD-10, DATED 13th MAY 1992
6. CID / 1092 / 1591 / CR 80 / UD-10, DATED 14th OCTOBER 1993
7. TPB-432003 / 748 / CR 97 / 2000 / UD-11, DATED 6th DECEMBER 2000
8. TPB-432003 / 851 / CR 63 / 2000 / UD-11, DATED 24th JANUARY 2001
9. TPB-1202 / UD-280 / CR 16 / 2003 / UD-12, DATED 18th SEPTEMBER 2003
10. TPB-1203 / UD-18 / CR 9 / 2003 / UD-12, DATED 8th DECEMBER 2003
11. TPB-4269 / 1360 / CR 97 / 2003 / UD-11, DATED 16th FEBRUARY 2004
12. TPB-4269 / 1360 / CR 97 / 2003 / UD-11, DATED 20th FEBRUARY 2005
13. TPB-1209 / 1809 / CR 46 / 10 / UD-12 DATED 21st MAY 2010
14. TPB-1210 / 850 / CR-226 / 10 / UD-12 DATED 28th JUNE 2010

PROPOSED MODIFICATIONS IN THE DEVELOPMENT PLAN FOR INCORPORATION OF AIRPORT AND ALLIED ACTIVITIES/ SERVICES ZONE AND OTHER CONSEQUENTIAL CHANGES.
(PLEASE REFER DETAILED PLAN AND SCHEDULES ATTACHED HERETO FOR SPECIFIC MODIFICATIONS PROPOSED)

LEGEND

- Proposed No Development Zone
- Proposed Commercial Zone
- Proposed Residential Zone
- Proposed International Airport and Allied Activities Zone

LEGEND / सूची

- NAVI MUMBAI PROJECT AREA BOUNDARY / नवी मुंबई प्रोजेक्ट क्षेत्राची सीमा
- NAVI MUMBAI MUNICIPAL CORPORATION AREA BOUNDARY / नवी मुंबई महानगरपालिका क्षेत्राची सीमा
- NATIONAL HIGHWAYS / राष्ट्रीय महामार्ग
- VILLAGE BOUNDARY / गावची सीमा
- GADTANAS / गडतनास
- MUNICIPAL LIMITS (PANEL & URAS) / नगर पंचायत क्षेत्र (पॅनेल व युरास)
- HILLS / हिल्स
- ROADS (DISTRICT) / रस्ते (जिल्हा)
- RAILWAYS / रेल्वे
- M.I.D.C. AREA / एम.आय.डी.सी. क्षेत्र
- TRANSMISSION LINE / वितरण रेषा

PROPOSED PREDOMINANT LAND - USES / PROPOSED ZONE

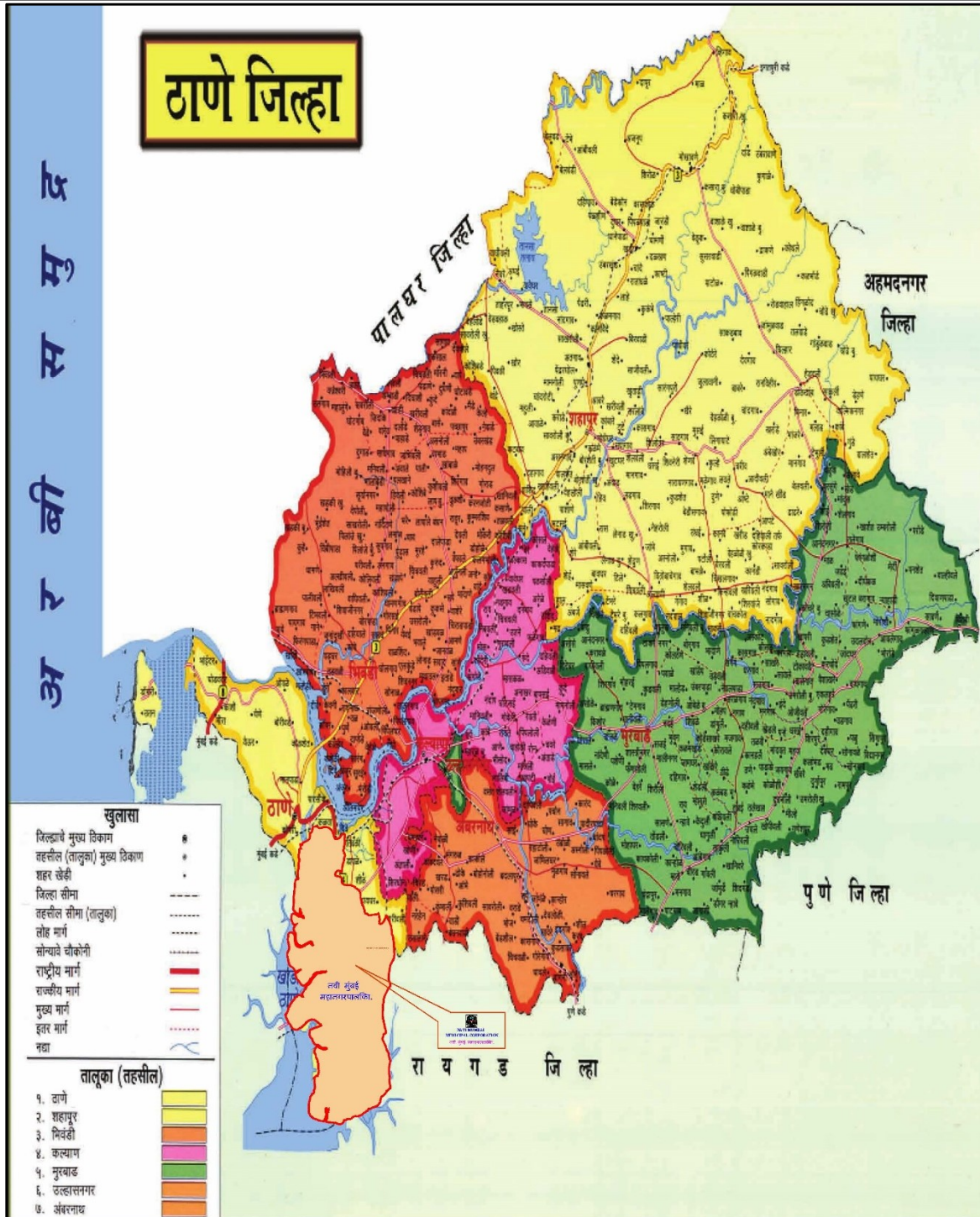
- MAJOR ROADS / महामार्ग
- RAILWAY / रेल्वे
- RESIDENTIAL / निवासी
- COMMERCIAL / व्यावसायिक
- INDUSTRIAL / औद्योगिक
- PORT AREA / पोर्ट क्षेत्र
- MARSHALLING YARD / रेल्वे मॅरशलिंग यार्ड
- WHOLESALE MARKET / कुल वस्तुवाटिका
- RECREATIONAL / मनोरंजन
- INSTITUTIONAL / शिक्षण
- FISHING AND ALLIED ACTIVITIES / मत्स्यकृषि व संबंधित क्रिया
- WOODLAND CORRIDOR / वन्यजीव मार्ग
- NO DEVELOPMENT ZONE / विकास क्षेत्र
- SPECIAL ECONOMIC ZONE / विशेष आर्थिक क्षेत्र
- DESIGNATED POCKETS IN REGIONAL PARK ZONE / ठराविक ठिकाणे क्षेत्रीय वन्यजीव क्षेत्रात

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
CIDCO BHAYANDR, C.B.D., BELA-PUR, NAVI MUMBAI - 400 614

NOTE: THIS IS ONLY AN INDICATIVE PLAN

Map6: Map of Thane District as on 1st August, 2014 showing NMMC's Jurisdiction

Map of Thane District

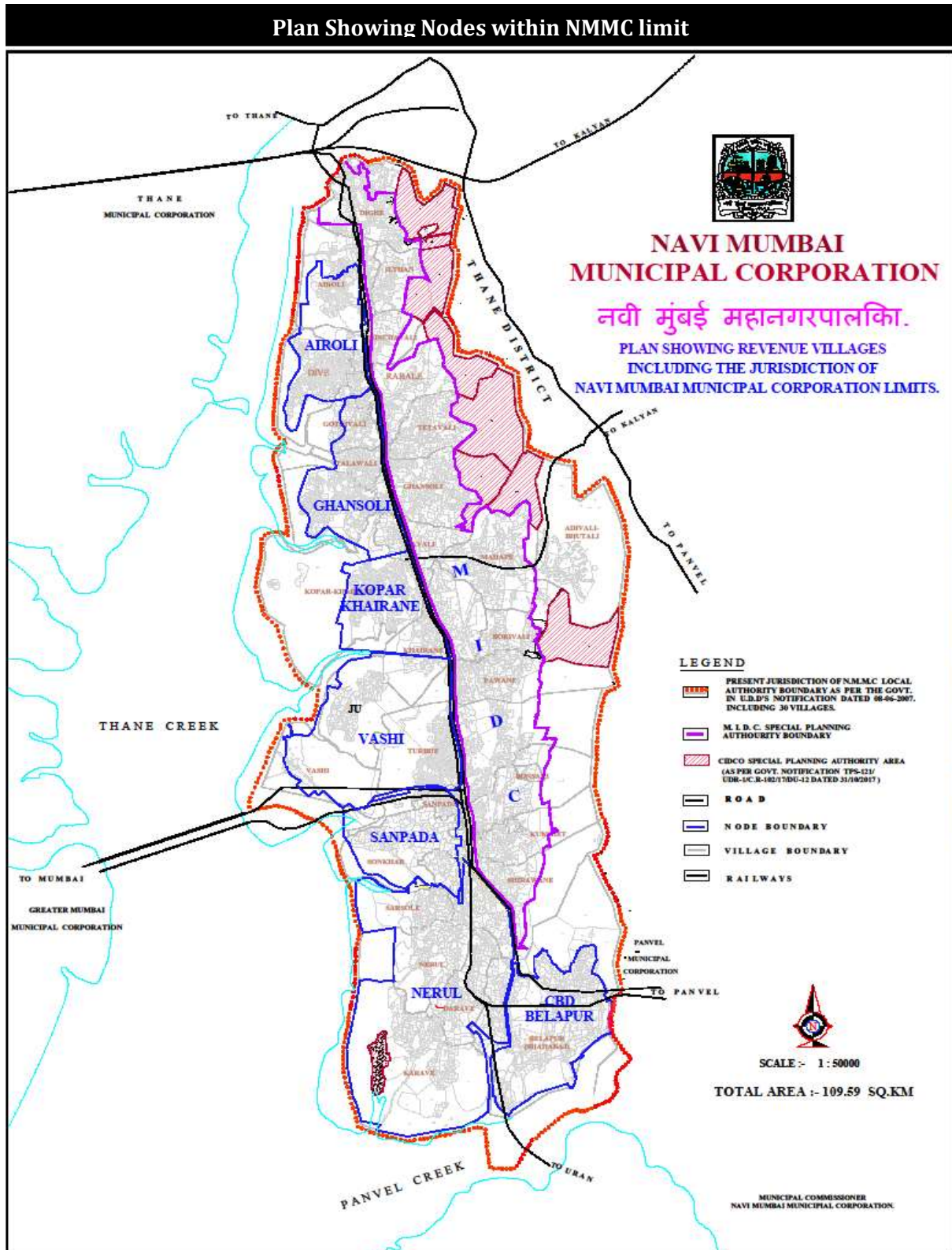


Map7: NMMC limit within Thane Taluka.

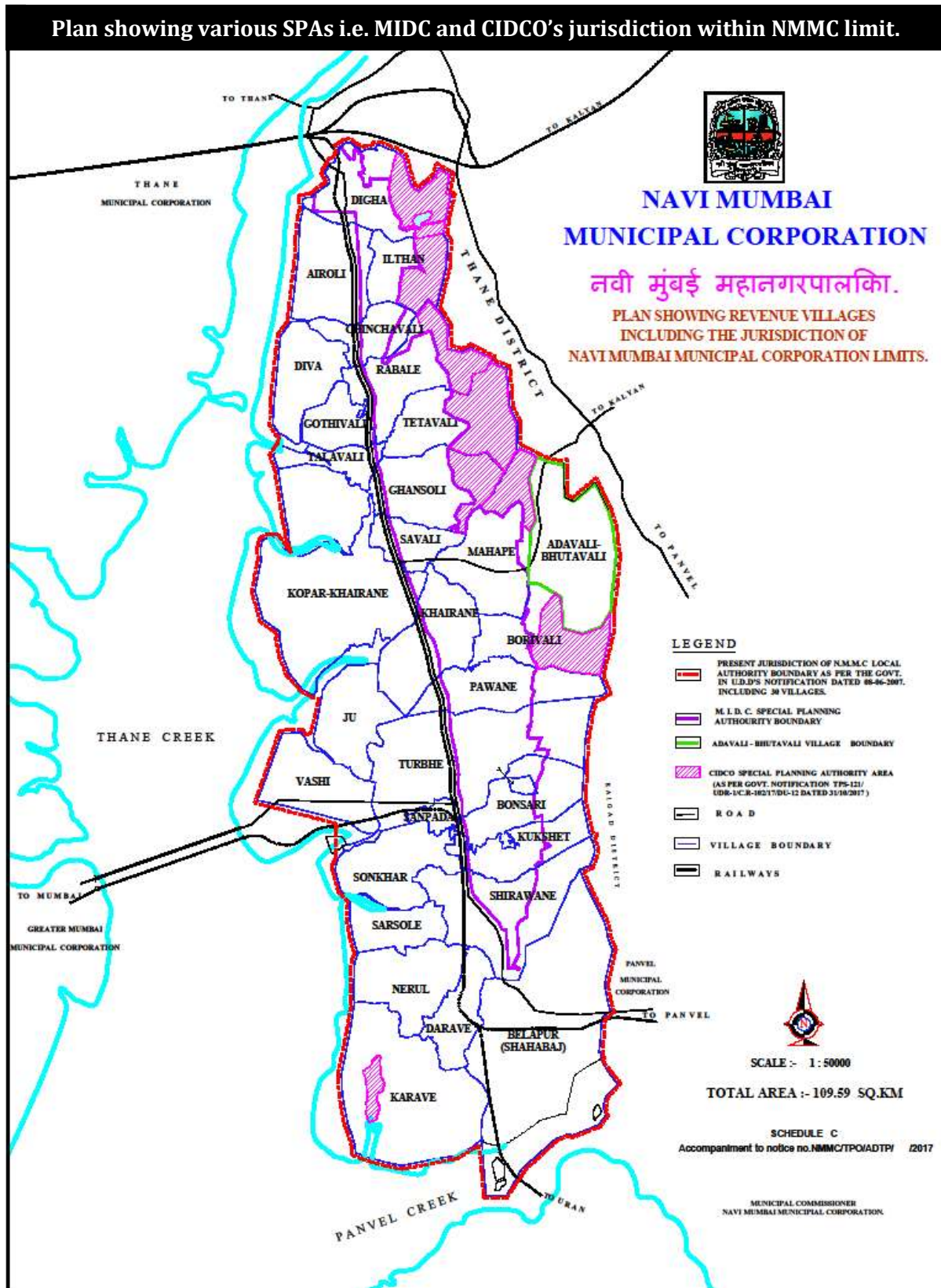
Plan showing NMMC limit within Thane Taluka



Map8: Plan Showing Nodes within NMMC limit.

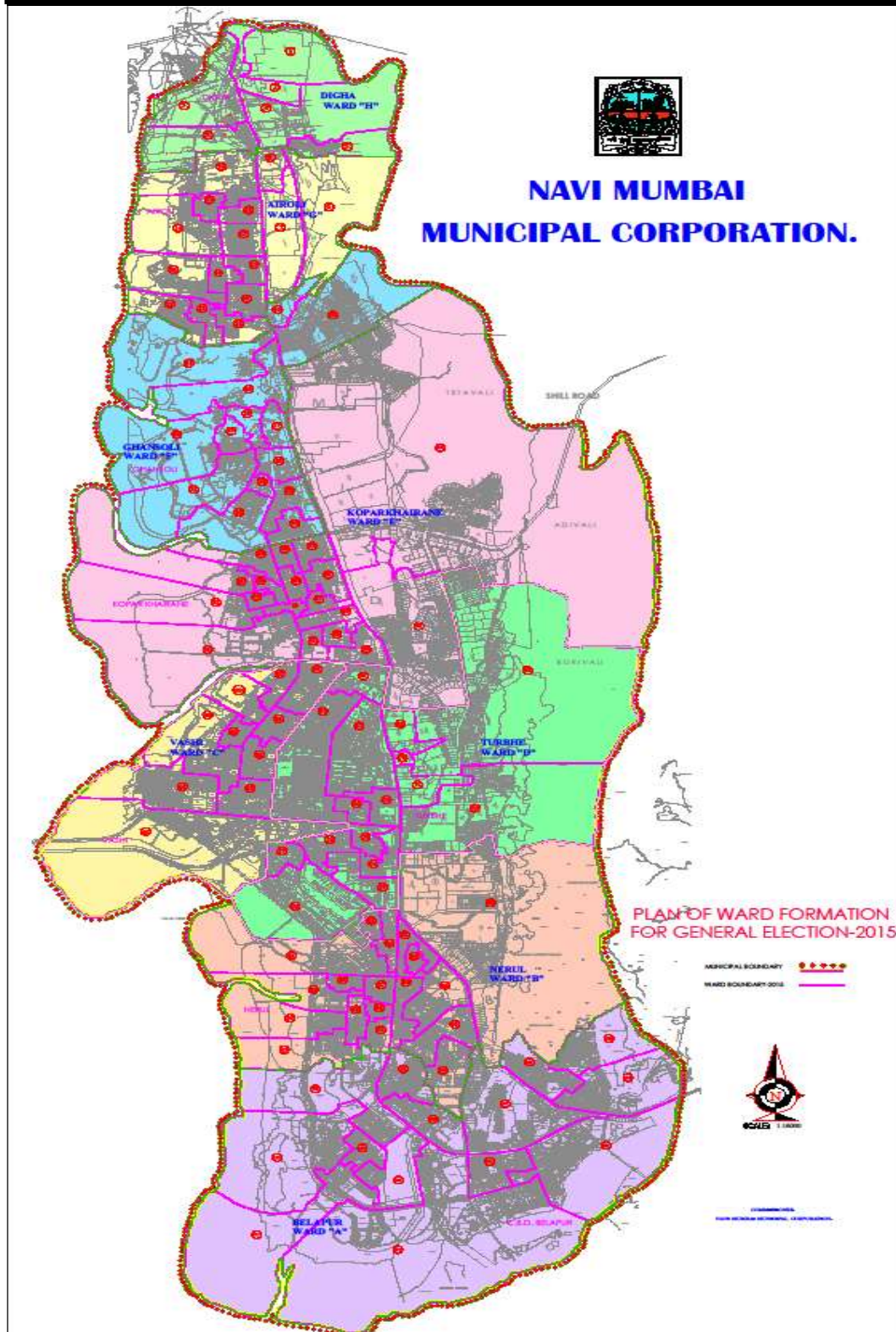


Map9: Plan showing various SPAs i.e. MIDC and CIDCO's jurisdiction within NMMC limit.



Map10: Plan Showing Administrative Wards within NMMC limit.

Plan Showing Administrative Wards within NMMC limit



1.3. Civic Administration:

NMMC was constituted by Govt. vide Urban Development Departments (UDD's) Notification No. NBC/1091/140/CR14/91/UD20 dated 17th Dec. 1991 which came into existence w.e.f. Date 1st January 1992. The administrative head of NMMC is Municipal Commissioner supported by Two Additional Municipal Commissioner, Two Zonal Dy. Commissioner and Ward Level Assistant Municipal Commissioner/ Ward Officer (8 Nos.). There are numerous Depts. working under Municipal Commissioner to ease normal and disciplined administration. The head office of NMMC is located in its owned building at Plot No. 1, Near Kille Gaothan, Sector-15A, CBD Belapur, Navi Mumbai. The eight ward offices are in operation at Belapur, Nerul, Turbhe, Vashi, Koparkhairane, Ghansoli, Airoli & Dighe. The purpose of these ward offices is to control civic administration and to provide civic facilities to the residents of respective ward.

NMMC is reported to have one of the tallest National Flag of India at a height of 225 feet and erected/located at head office of NMMC. The administrative hierarchy of NMMC is as under:

Figure 01: Administrative hierarchy of NMMC.

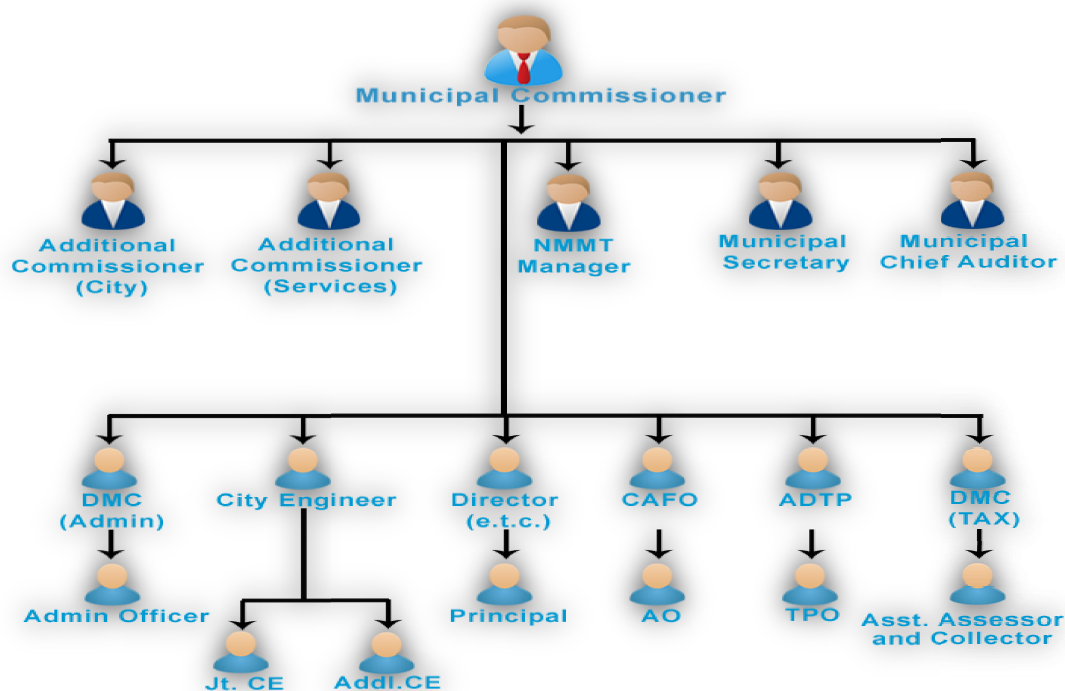


Figure 02: Administrative hierarchy of Department of City Engineer, NMMC.

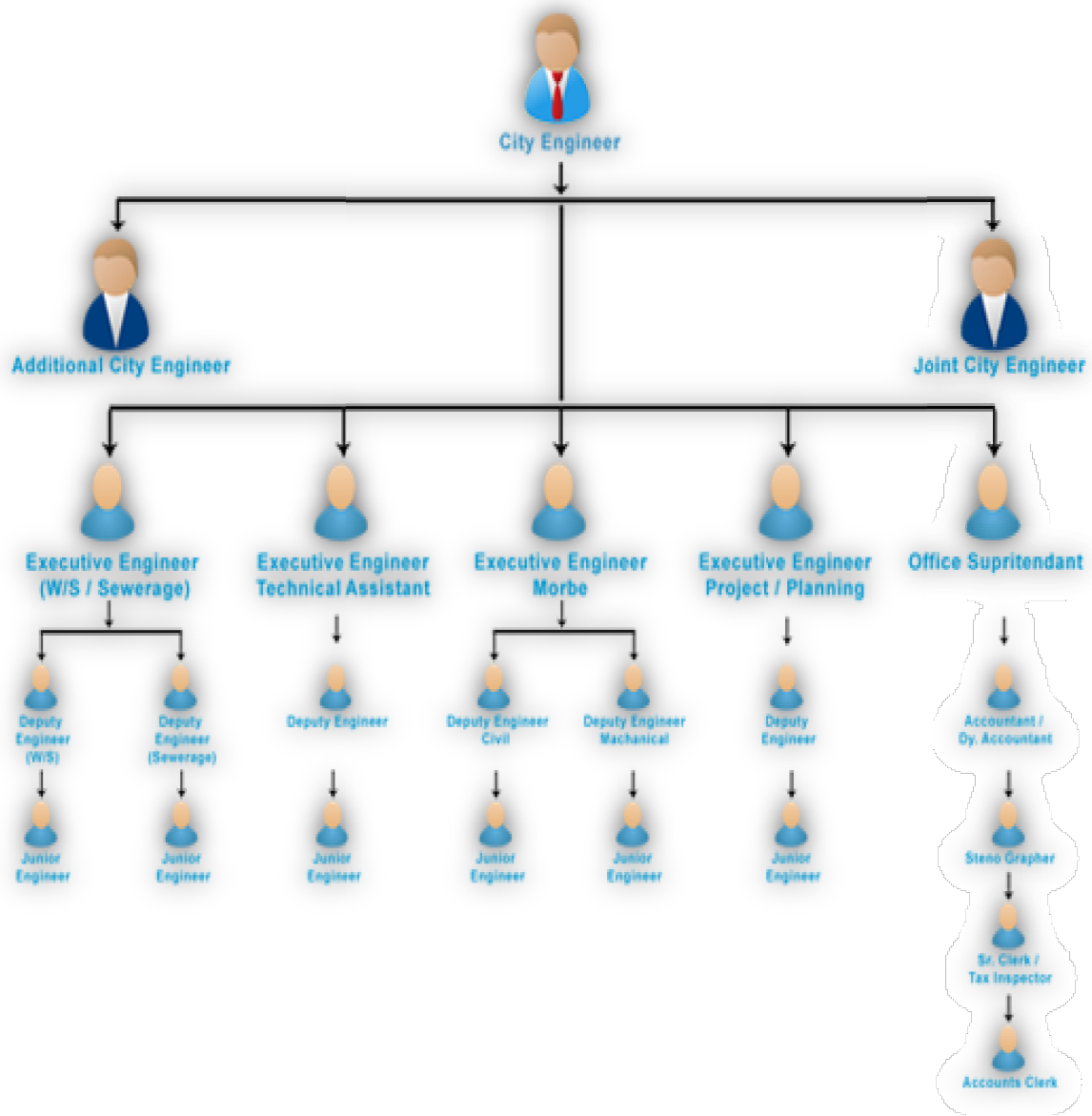
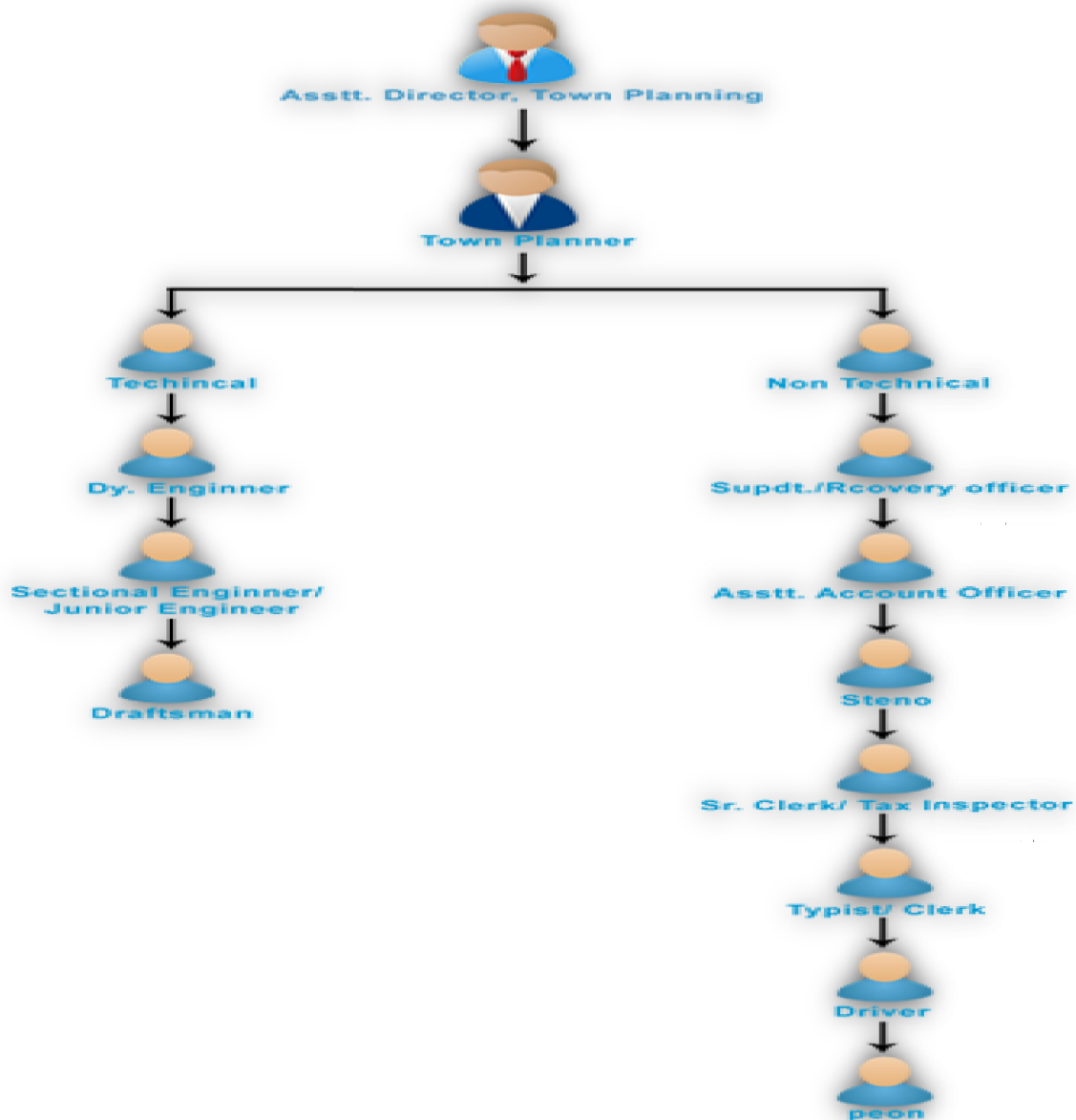


Figure 03: Administrative hierarchy of Town Planning, NMMC.



The NMMC, which was constituted with effect from 1st January 1992, includes total 30 villages of which details are given in Table No. 2. However, within NMMC area, CIDCO is also functioning as SPA for the areas as mentioned in Table No. 1. In addition to CIDCO, MIDC is also functioning as SPA for the areas which are included in MIDC's Industrial Area. The details of areas under MIDC Jurisdiction are narrated in note below **Schedule-A** of this report.

CHAPTER 2: GEOGRAPHICAL SETTINGS

2.1 National and Regional Settings:

The NMMC is lying between 19°00' to 19°12' North Latitude and 72°58' to 73°03' East Longitude with 3.25 meters mean height above sea level. NMMC is situated along Mumbai-Pune highway and a fast developing area and has tremendous development potential due to development of Navi Mumbai as Twin City, upcoming International Airport in the vicinity of Navi Mumbai area, Development of proposed Nhava-Sheva link road, proposed water transport services along the coastal area touching NMMC, existing Mumbai-Pune express highway which start from eastern boundary of NMMC. The NMMC is closed to Greater Mumbai & developed as new town by CIDCO where most of the population migrated from Mumbai & surroundings is residing in Navi Mumbai. In addition to above, Metro, railway from CBD Belapur to Pendhar has been taken up by CIDCO. Trans harbor railway from Nerul/Belapur to Uran is also being implemented by CIDCO, which is link up with existing Trans Harbor/ Harbor Railway. JNPT is also located nearby Navi Mumbai where bulk cargo facility is available.

There are seven nodes under NMMC namely Belapur, Nerul, Sanpada, Vashi, Koparkhairane, Ghansoli, Airoli and eight administrative wards e.i. Belapur, Nerul, Turbhe, Vashi, Koparkhairane, Ghansoli, Airoli & Digha.

Source : ESR 2017-2018.

2.2 Physiography:

Physiographically, Navi Mumbai region can be divided into three divisions, viz. (i) The Upland, (ii) The level land plains and (iii) The coastal zone (The low lying areas).

(i) **The Upland:** It covers Parsik hills with peaks rising from 200 to 250 meters, above MSL lies in the north-eastern part of the study area.




(ii) **The Level Land (Plains):** Plain land is found in the eastern, southern and northern part of the Navi Mumbai. Northern part of Navi Mumbai, it lies between low lying areas in the west and hills in the east, which covers the major industrial region of Thane-Belapur industrial belt.

(iii) **The Coastal Zone (The low lying areas):** The western part of the Navi Mumbai

region is a coastal region, covers western parts of Airoli, Ghansoli, Khoparkhairane, Vashi, Sanpada, Nerul southern parts of Belapur node.

According to CRZ Notification dated 19th February, 1991, first CZMP was prepaid & sanctioned by MoEF on 8th September, 1996 which was further revalidated till 31st July, 2018. The said Notification 1991 was further amended by MoEF on 6th January, 2011. And accordingly, Draft CMZP plans, as per Notification 6th January, 2011 was published by MoEF on 7th May 2018. The said Draft CZMP is not yet finalized by MoEF.

According to the draft CRZMP (revised) published under CRZ Notification dated 6th January, 2011 the coastal stretches of Navi Mumbai are divided into following three zones.

-  **CRZ I**- This is essentially an area between the low tide line and high tide line which is environmentally sensitive zone. This CRZ I area covers 18.67 Sq. kms. In Navi Mumbai which include mangroves.
-  **CRZ II**- This is coastal area within 500 meter buffer zone from sea and 100 meter or equal to the width of the creeks whichever is lesser that is already developed. The development is permissible in the zone only on land ward side of the existing road or structure , provided the land use and FSI remains same as permissible as on 19th February 1991. CRZ II covers 6.45 Sq. kms. Of area in Navi Mumbai.
-  **CRZ III**- It includes areas that are relatively undisturbed and those do not belong to either CRZ I or CRZ II which include coastal zone in the rural areas (developed and undeveloped) and also areas within Municipal limits which are not substantially built. Within CRZ III area up to 200 meter from the HTL on the land ward side in case of sea front and 100 meter along tidal influenced water bodies or width of the creek whichever is less is earmarked as “No development zone”. CRZ III covers 0 Sq. kms. Area in Navi Mumbai.

The total area covered under NMMC is 109.59 sq. km. out of which 25.12sq. km area is affected by CRZ Notification. The break-up of areas covered under Draft CZMP 2011 is as under:

Table 03: Draft CZMP 2011 breakup of areas.

CRZ Category/ Zone	Area under CRZ (Sq. km)	(%) compared to total CRZ area
CRZ I	18.67	74.32%
CRZ II	6.45	25.67 %
CRZ III	-	-

[Source : CRZ Notification & Net Information.]

By supersession of said CRZ Notification 2011, new CRZ Notification 2019 has also been issued by MoEF on 18th January, 2019. Under this new CRZ Notification 2019, the NDZ in CRZ-III area is reduced from 200 meter to 50/200meter depending upon the population density. Even CRZ-II area along the creeks is also reduced to 50 m. instead of 100 m. According to this CRZ Notification 2019, revised CZMP needs to be prepared afresh & to be sanctioned by MoEF. Till then, earlier CZMP 2011 will be operative & needs to be taken into consideration while considering the proposal as per this notification dated 18th January, 2019. Therefore, the details, as per CRZ Notification 2019, is not worked out.

2.3 Minerals:

Mineral is a natural inorganic substance which possesses a definite chemical composition and definite physical and chemical properties. Presence of minerals plays an important role in the development of a region or a country.

Navi Mumbai lacks in respect of mineral resources endowment. Trap rocks being hard, dense and durable are most suitable for building purposes, but generally lack in minerals. Saltpans, due to rapid urbanization, are lying vacant, along the coast. Sand mining takes place in the areas like Belapur Creek, Thane Creek of Navi Mumbai.

Source : Net Information.

2.4 Soils:

In general, soil refers to the loose surface of the earth as distinguished from soil rocks. Soils a natural body consisting of mineral matter, decaying organic matters and micro-organisms. It is a living body and reacts in different manner depending on different climatic factors. Soil is one of the predominant natural resources of nature, which gives

bread and butter to mankind for survival. There is a relationship between soil and vegetation, between soil and climate, between climate and vegetation, between soil and parent rock, between soil and slope, and even climate and slope all these factors co-operate in the production of the actual soil.⁸ No life without soil and no soil without life, they have evolved together.

Soil forms one of the important natural resources of any region. These support the variety of terrestrial life. Soil is effectively a non-renewable resource. The coastal saline soils occur in the area due to periodical inundation of cultivable land by creek/ seawater during high tides. Such periodical inundations render otherwise fertile soil progressively saline and in time make it completely unfit for growing any crop. Even when putting an embankment checks the encroachment of saline creek water, the blackish water from shallow water table rises through the capillaries due to evaporation, enriching the upper crust of the soil with salts and thus the salinity problem persists.

❖ **Coarse Shallow Soils**

These soils are found all along the steeper slopes. They are shallow in depth, heavily eroded and sandy in its texture and yellowish red to yellowish gray in colour with acidic reaction. They are poor in organic matter and nitrogen and possess very little retention of moisture. They are good for millets.

❖ **Coastal Alluvium Soils**

These soils are found all along the coastland at places where there are no creeks. They are deep soils developed on flat land and loamy in texture. They are devoid of clay fraction or humus and are open in nature. The sub-soil water level is only from ten to fifteen feet deep. The salt contents are higher in the proximity of the sea; but due to excellent drainage, its use has not produced any deleterious effects. It is suitable for garden crops like coconut, areca- nut, plantain, etc.

❖ **Laterite Soils**

These soils occur on the mountain peaks. They are coarser in texture. They are yellowish-red in colour and shallow in depth and yield coarse millets and Niger. The heavy rains in the mountainous regions thoroughly leach the soils turning them acidic in reaction and devoid of calcium carbonate. They are rich in sesquioxides being less than two. But they are generally poor in fertility constituents. However, the soils from the forest region are well supplied with nitrogen and organic matter.

❖ **Medium Black Soils**

These soils are found on the plain areas. These soils are well suitable for rice cultivation. Because of high urbanization, these soils are subjected for erosion.

Source : Net Information.

2.5 NMMC Area:

Navi Mumbai is a part of Konkan coast line and is located in center of MMR (Mumbai Metropolitan Region) with Thane creek on west side while the Parsik hill ranges surrounded on east side, whereas Thane and Panvel region covers the North and South zone. NMMC jurisdiction is divided in eight zones starting with Dighe in north and Belapur in south. Out of the total area of 343.70 sq. km (excluding Adavali-Bhutavali) for Navi Mumbai, 109.59 sq. km area is under NMMC (including Adavali-Bhutavali). As per UHP (Urban Health Post) estimate for the year 2017-18 the population residing within NMMC, area is more than 15 lakhs (15,00,011) with an average population density of about 13,688 persons per sq. km. Koparkhairane UHP tops in terms of population with 1,27,816 individuals while Indira Nagar UHP (Turbhe) is having lowest population of about 35,024 among all UHPs. The total number of properties have also increased to 3,09,841 with residential properties having the highest share of 83% followed by commercial buildings with 17% share and MIDC commercial with at least 1% share.

[Source : ESR 2017-2018.]

2.6 Topography and Landscape:

Out of the total area, 57% of land accounts for Built Up area followed by Forests (24%)¹, Wetlands (12%)¹ and the remaining area is broadly classified under water bodies or agriculture.

Navi Mumbai lacks in respect of mineral resources endowment. Trap rocks being hard, dense and durable are most suitable for building purposes, but generally lack in minerals. Saltpans, due to rapid urbanization, are lying vacant, along the coast. Sand mining takes place in the areas like Belapur Creek and Thane Creek of Navi Mumbai. Soil forms one of the important natural resources of any region. These support the variety of terrestrial life. Soil is effectively a non-renewable resource.

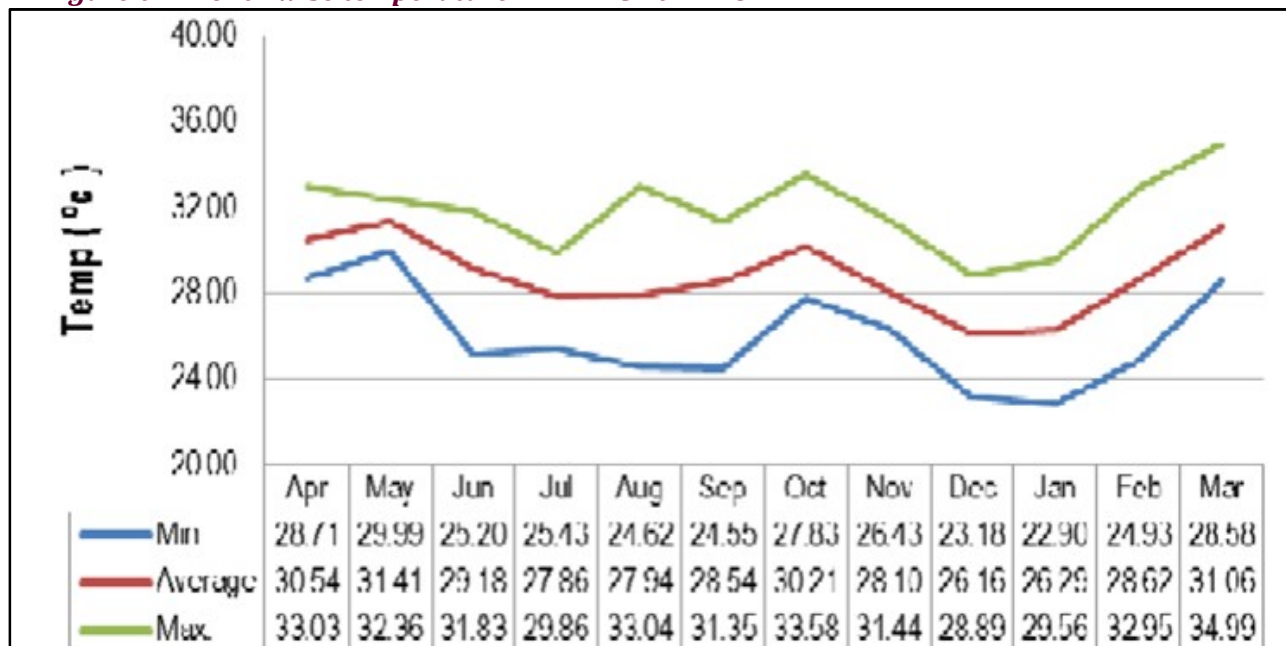
[Source: Environmental Status Report of Navi Mumbai Municipal Corporation 2017-18 (ESR)& Internet.]

2.7 Climatology:

Climate is a decisive factor which makes a place livable. Along with combination of weather types, the climate of a particular location also depends on manmade features like presence of industrial complexes, population density, transportation network and amount of green cover present in that particular area. The climate of Navi Mumbai is hot and humid. It has a high humidity throughout the year. It lies in the tropical climatic zone and has three seasons namely summer, monsoon and winter. The annual temperature in Navi Mumbai varies from 22°C to 36°C while in summers the maximum temperature ranges between 36°C to 41°C and the minimum temperatures in winter ranges between 17°C to 20°C. The average annual rainfall is 2000-2500 mm and humidity is 61-86 %. Based on IMD's (Indian Meteorology Department) observations recorded at TBIA's (Thane Belapur Industry Association's) premises, the predominant wind direction in Navi Mumbai is southwest in monsoon and north-east during rest of the year.⁶

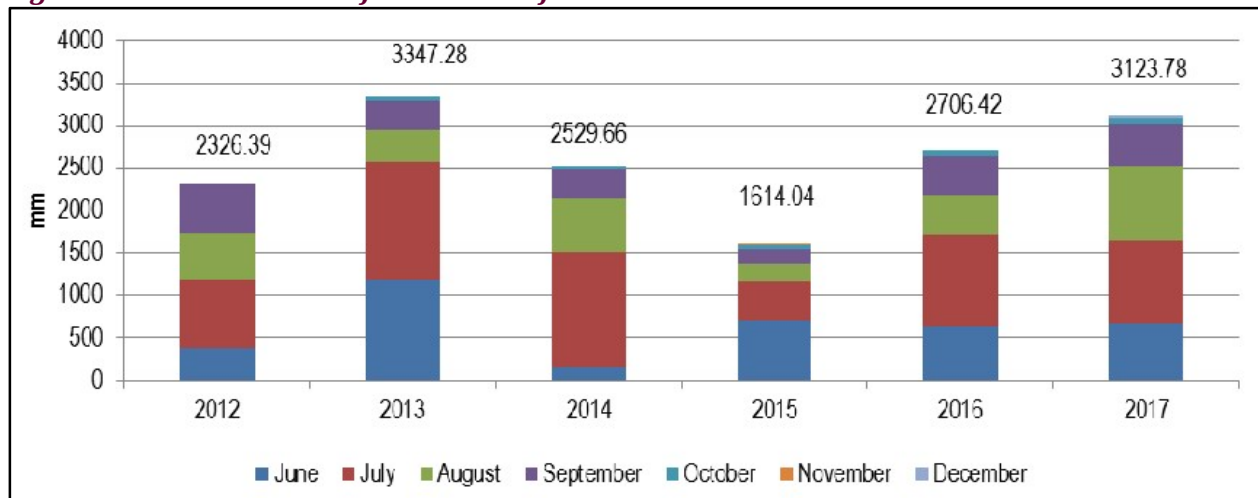
Based on the data recorded at the CAAQMS (Continuous Ambient Air Quality Monitoring Stations), for NMMC, the monthly average temperatures (Figure No.04) were recorded to be between 26°C to 31°C for the year 2017-18. The highest maximum average temperature of 31.4°C was recorded in the month of May (summer season) and the lowest temperature of about 26.1°C was recorded in the December month.

Figure 04: Month wise temperature in NMMC 2017-18.



[Source: Environment Status Report (ESR) 2017-18]

Figure 05: Decadal Trend of Annual Rainfall Recorded in Navi Mumbai.



[Source: Environment Status Report (ESR) 2017-18]

2.8 Wind:

Navi Mumbai is influenced by west, east and north-east winds. It is clear from the metrological data that, in general, the wind speed is least in Navi Mumbai in the month of October followed by November and December months. Wind speed increases slightly during the months of January to March and thereafter, rapidly from April to August months reaching the maximum value in June (47.96 MPH). It falls off very rapidly in September. Winds are generally moderate except during the south-west monsoon season when they are stronger.

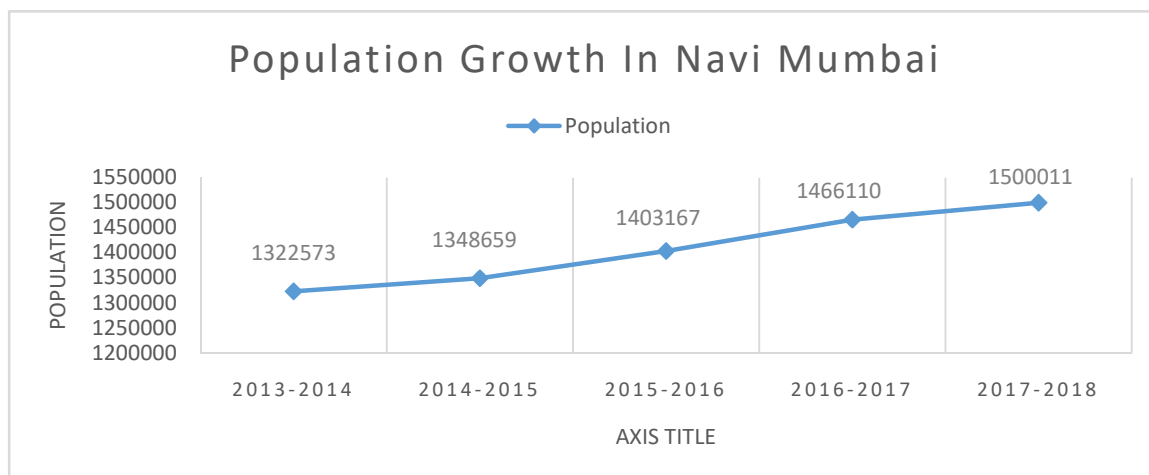
[Source: Internet.]

CHAPTER3: DEMO GRAPHIC CHARACTERISTICS

3.1. Population Growth:

Each year, NMMC conducts survey in UHPs (Urban Health Posts) coming under NMMC jurisdiction area for estimating population. In the year 2017-18, the population of NMMC was 15,00,011 and registered a growth of about 0.6% as compared to 2016-17 (14,66,110). Koparkhairane UHP having highest number of population share with 1,27,816 individuals while lowest population is residing in Indira Nagar, Turbhe with population of 35,024 individuals. The rate of migration is increasing year by year because Navi Mumbai is having huge employment opportunities due to the presence of industrial belt, well established IT sector, and commercial services. The city's better infrastructure and quality of living has led to migration of people in the city. The population growth for last 5 years for Navi Mumbai has been represented in **(Figure-06)**

Figure 06: The population growth for last 5 years in Navi Mumbai.



[Source: Health Deptt., NMMC.]

3.2. Population Structure and Distribution:

The sex ratio for NMMC as per 2011 census works out to be 837 female per 1000 male as against the respective sex ratio figures of 929 for Maharashtra State. Out of total population of 1500011 persons, the number of males are 7,68,949 and 7,31,062 are female.

Demographic characteristic

Distribution of population as per Census 2011.

Table 04 : Distribution of population as per Census 2011.

Node	Villages included in Node	Area in hectare	Approx. population	Gross density per hectare
Airoli	Dighe, Airoli, Ilthan, Dive, Chinchvali,	1565.73	216888	138
Ghansoli	Rabale, Gothivali, Talavali, Ghansoli, Savali,	2193.51	136525	62
Koparkhairane	Tetavali, Mahape, Koparkhairane, Khairane, Pawane, Adavali-Bhutavali	1971.69	177789	90
Vashi	Borivali, Ju, Vashi, Turbhe	1616.51	209781	130
Sanpada	Sanpada, Sonkhar	860.99	82863	96
Nerul	Bonsari, Kukshet, Shiravane, Sarsole, Nerul, Darave, Karave	1782.33	231355	130
Belapur	Belapur-Shahbaz	968.00	65346	68
Total		10958.76 (109.59 sq.km.)	1120547	102

Table 05 : Distribution of population as per 2017-18 (as per records of Health Department.)

Node	Villages included in Node	Area in hectare	Approx. population	Male population	Female population	Proportionate population of female for 1000 male
Airoli	Dighe, Airoli, Ilthan, Dive, Chinchvali,	1565.73	206835	108046	98789	914
Ghansoli	Rabale, Gothivali, Talavali, Ghansoli, Savali,	2193.51	276604	141446	135158	956
Koparkhairane	Tetavali, Mahape, Koparkhairane, Khairane, Pawane, Adavali-Bhutavali	1971.69	291162	156724	134438	858
Vashi	Borivali, Ju, Vashi, Turbhe	1616.51	218186	109292	108894	996
Sanpada	Sanpada, Sonkhar	860.99	78467	38534	39933	1036
Nerul	Bonsari, Kukshet, Shiravane, Sarsole, Nerul, Darave, Karave	1782.33	339307	169207	170100	1005
Belapur	Belapur-Shahbaz	968.00	89450	45700	43750	957
Total		10958.76 i.e. 109.59 sq.km.	1500011	768949	731062	950

Table 06: Distribution of population as per 2011 census.

Node	Villages included in Node	Approx. population	Male population	Female population	Proportionate population of female for 1000 male
Airoli	Dighe, Airoli, Ilthan, Dive, Chinchvali,	216888	Node wise breakup not available in census record		
Ghansoli	Rabale, Gothivali, Talavali, Ghansoli, Savali,	136525			
Koparkhairane	Tetavali, Mahape, Koparkhairane, Khairane, Pawane, Adavali-Bhutavali	177789			
Vashi	Borivali, Ju, Vashi, Turbhe	209781			
Sanpada	Sanpada, Sonkhar	82863			
Nerul	Bonsari, Kukshet, Shiravane, Sarsole, Nerul, Darave, Karave	231355			
Belapur	Belapur-Shahbaz	65346			
Total		1120547	610060	510487	837

[Source: Census record 2011.]

Note: Node-wise breakup not available in census record.

Table 07: Distribution of population as per 2017-18 (as per records of Health Department.)

Node.	Villages included in Node	Approx. population	Male population	Female population	Proportionate population of female for 1000 male
Airoli	Dighe, Airoli, Ilthan, Dive, Chinchvali,	206835	108046	98789	914
Ghansoli	Rabale, Gothivali, Talavali, Ghansoli, Savali,	276604	141446	135158	956
Koparkhairane	Tetavali, Mahape, Koparkhairane, Khairane, Pawane, Adavali-Bhutavali	291162	156724	134438	858
Vashi	Borivali, Ju, Vashi, Turbhe	218186	109292	108894	996
Sanpada	Sanpada, Sonkhar	78467	38534	39933	1036
Nerul	Bonsari, Kukshet, Shiravane, Sarsole, Nerul, Darave, Karave	339307	169207	170100	1005
Belapur	Belapur-Shahbaz	89450	45700	43750	957
Total		1500011	768949	731062	950

3.3. Demographic projection:

Projected Population as on 2028 & 2038

Existing population : To review the overall growth of city, socio-economic indicators play an important role. These indicators give a true picture of the level or standard of living city is offering to its inhabitants. Also gives measuring tool to rate city over the surrounding settlement.

Population of Navi Mumbai Municipal Corporation area is 11.19 lakhs according to the 2011 Census. Details of population of last six decades within NMMC area is shown in following table.

Table 08: Details of population of last six decades within NMMC area.

Sr.No.	Year	Population	Decade Variation	Decade Variation%	Incremental Increase per decade
1.	1951	16273	-	-	-
2.	1961	20797	4524	27.80%	-
3.	1971	40298	19501	93.77%	14977
4.	1981	89907	49609	123.11%	30108
5.	1991	308230	218323	242.83%	168714
6.	2001	691272	383042	124.27%	164719
7.	2011	1120547	429275	62.10%	46233

In NMMC area there are 7 administrative wards and the breakup of population as per 2011 Census is as under :

Table 09: Details of Node wise population as per census 2011 within NMMC area.

Sr. No.	Nodes/ Wards	Total wards within Node	Population within Gaothan	Nodal Population			MIDC / Slum Population	Total Population
				CIDCO Bldgs.	LIG	Others		
1.	Airoli / Dighe	21	8483	29812	29186	47775	101632	216888
2.	Ghansoli	14	60544	15526	0	28277	32178	136525
3.	Koparkhairane	18	38844	12821	59738	58486	7900	177789
4.	Vashi	20	30941	35483	19585	71370	52402	209781
5.	Sanpada	8	10484	25167	0	47212	0	82863
6.	Nerul	24	36168	57099	10330	117740	10018	231355
7.	Belapur	6	13222	16240	2221	29557	4106	65346
Total		111	198686	192148	121060	400417	208236	1120547

Since the Draft Development Plan is being prepared considering the next two decade population i.e. 2018-2038, it is also necessary to project the population as on 2028 & 2038. As per the provision of section 31 (5) of the said Act, it is necessary to frame the proposal of reservation considering 10 years population & for zoning, it is 20 years and therefore, projected population as on 2028 & 2038 (respectively) needs to be considered. The population projections provide a base for determining the future need. Based on past trends and internal and external factors, assumptions are framed and thus population projections are worked out. It is very crucial to determine the growth trends as it gives base data to estimate the physical and social infrastructure. For deciding the projected population, there are no. of methods. However, following methods has been considered to work out the population as on 2028 & 2038.

1. Arithmetical Increase Method

As per this method the total population as on 2028 & 2038 would be 18,50,315 & 22,79,590 respectively.

Formula $P_N = P_0 + N$

P₂₀₀₁	=	6,91,272
P₂₀₁₁	=	11,20,547
R	=	11,20,547-6,91,272
R	=	4,29,275
P₂₀₂₈	=	[P ₂₀₁₁] + [1.70 X R]
	=	[11,20,547] + [1.70 X 4,29,275]
P₂₀₂₈	=	18,50,314.5 say 18,50,315
P₂₀₃₈	=	[P ₂₀₂₈] + [1 X R]
	=	[18,50,315] + [1 X 4,29,275]
	=	22,79,590

2. Geo Method Increase Method

As per this method the total population as on 2028 & 2038 would be 25,43,418 & 41,20,337 respectively.

Formula: $P_N = P_o [1+R]^N$

P_{2001}	=	6,91,272
P_{20011}	=	11,20,547
11,20,547	=	$6,91,272 [1 + R]^{10}$
$[1+R]^{10}$	=	1.62
$1 + R$	=	$\sqrt[10]{1.62}$
$1+R$	=	1.0494
R	=	0.0494
P_{2028}	=	$11,20,547 [1+0.0494]^{17}$
	=	$11,20,547 [2.2698] = 25,43,417.58$ Say 25,43,418
P_{2038}	=	$25,43,418 [1+0.0494]^{10}$
	=	$25,43,418 \times 1.62 = 41,20,337.16$
P_{2038}	=	Say 41,20,337

3. Percentage Increase Method

As per this method the total population as on 2028 & 2038 would be 32,59,974 & 69,21,251 respectively

$$\text{Formula : } P_n = P_0 + \left\{ \frac{P_0 \times i}{100} \right\}$$

PO = Present Population (2011) = 11, 20,547

	=	$\frac{27.80+93.77+123.11+242.83+124.27+62.10}{6}$
i	=	112.310%
P₂₀₂₈	=	11,20,547 + [11,20,547 X 112.31 X 1.70 /100]
	=	32,59,973.77 Say 32,59,974
P₂₀₃₈	=	32,59,974+ [32,59,974 X 112.31 X 1/100]
P₂₀₃₈	=	69,21,250.79 Say 69,21,251

4. Incremental Increase Method

As per this method the total population as on 2028 & 2038 would be 16,28,385 & 18,97,381 respectively.

$$\text{Formula : } P_N = \left\{ P_0 + nR + \frac{n(n+1)}{2} \right\} \times K$$

R	=	$\frac{4524+19501+49609+218323+383042+429275}{6}$
	=	$\frac{1104274}{6}$
	=	1,84,046
K	=	Avg. Incremental Increase in Population per decade
	=	$\frac{14977+30108+168714+164719+46233}{5}$
	=	84,950.00
P₂₀₂₈	=	$11,20,547 + [1.70 \times 184046] + 1.70 \times \frac{[1.70+1]}{2} \times 84950$
	=	11,20,547+3,12,878.20+1,94,960.25
	=	16,28,385.45 Say 16,28,385
P₂₀₃₈	=	$1628385 + [1.00 \times 184046] + \frac{1 \times (1+1)}{2} \times 84950$
P₂₀₃₈	=	18,97,381

5. Public Health Department Method

As per this method the total population as on 2028 & 2038 would be 26,29,014 & 42,59,082 respectively

$$\text{Formula : } P_0 = \left\{ \frac{P_0 \times 2000 + NG}{2000 - NG} \right\}$$

11,20,547	=	$\left\{ \frac{6,91,272 \times 2000 + 10 \times G}{2000 - 10 \times G} \right\}$
1.62 X (2000 - 10G)	=	2000 + 10G
3240-16.2G	=	2000 + 10G
26.2G	=	1240
G	=	47.33
P ₂₀₂₈	=	$\left\{ \frac{11,20,547 [2000 + (17.00 \times 47.33)]}{2000 - (17.00 \times 47.33)} \right\}$
	=	$\left\{ \frac{11,20,547 \times [2804.61]}{1195.39} \right\}$
	=	26,29,014.23 Say 26,29,014
P ₂₀₃₈	=	$\left\{ \frac{26,29,014 \times 2000 + (10 \times 47.33)}{2000 - (10 \times 47.33)} \right\}$
	=	$\frac{26,29,014 \times 2473.30}{1526.70}$
P ₂₀₃₈	=	42,59,081.89 Say 42,59,082

6. Graphical Method

As per this method, the total population as on 2038 would be 30, 10,000

Projected Population as on 2028 = 18, 85,000/-

Projected Population as on 2038 = 30, 10,000/-

7. As per DPR

The detailed project report for Improvement of Water Distribution Network in NMMC area was prepared by authorized agency to get the grant-in-aid under Jawaharlal Nehru Nation Urban Renewal Mission (JNNURM). The said report was prepared in 2007 which was approved by Central Government in 2008. As per this DPR the projected population as on

2042 was considered as 29,11,032 and the same is also considered for deriving the projected population as on 2038.

8. As per report of CRISIL

The NMMC had entrusted the work of “**Impact Assessment for Increasing the FSI in NMMC Area**” to CRISIL Risk and Infrastructure Solution Limited. The CRISIL had submitted its report in 2012. The said report was also submitted to Government of Maharashtra. This study assesses the impact of increasing the allowable FSI on infrastructure and environment by identifying the sustainable level of population that can be supported by the currently available physical, social and environmental infrastructure. The study also identifies the areas (inside the city) which could be allowed a changes in FSI to enable NMMC in better achieving the vision of providing work class infrastructure and slum free city.

The CRISIL, in its report had considered the population as 28 to 30 lakhs, within the next 20 years.

The summary of projected population by different methods as on 2028 and 2038 is as under:

Table 10: Summary of population projection by different methods as on 2028 & 2038.

Sr.No.	Method of Population Projection	Projected Population	
		2028	2038
1	Arithmetical Increase Method	18,50,315	22,79,590
2	Geometrical Increase Method	25,43,418	41,20,337
3	Percentage Increase Method	32,59,974	69,21,251
4	Incremental Increase Method	16,28,385	18,97,381
5	Public Health Department Method	26,29,014	42,59,082
6	Graphical Method	18,85,000	30,10,000
7	As per DPR of JNNURM Project (2042)	--	29,11,032
8	As per Impact Assessment Report of Crisil	25,00,000 (as on 2031)	28,00,000- 30,00,000

However, to work out the population as on 2028 & 2038, all methods has been considered, the report at 7 & 8 are near about same and based on various assumptions as detailed in its report. Both reports has been accepted by Central & State Government respectively. However, it is observed from the available record that population as on 2011

&2018 was 11.20 lakhs & 15 lakhs respectively which indicates that there was near about 50,000 rise every year. Considering this data, the population as on 2021 will be near about 16.5 to 17 lakhs. The method @ Sr.No.8 indicates population as on 2031 is 25 lakhs.

Considering all these facts, the projected population as on 2028 is therefore, considered as 23.30 lakhs. And population as on 2038 is considered as 28 lakhs.

This projected population as on 2028 & 2038 has been considered to frame the planning proposal of Draft Development Plan.

3.4. Occupational structure and employment pattern:

Year-wise detailed bifurcation of the occupational structure and employment pattern for the last 5 years.

The total population of the city i.e. municipal corporation as per 2011 census was 1120547 souls out of which 610060 were males and 510487 were females forming ratio of 837females per 1000 males. The total working population in the city was 455485 both including main and marginal workers which works out to be 40.64% of the total population.

Main worker: A person who has worked for major part of the reference period (i.e. six months or more during the last one year preceding the date of enumeration) in any economically productive activity is termed as 'Main worker'.

Marginal worker: A person who worked for less than six months of the reference period (i.e. in the last one year preceding the date of enumeration) in any economic activity is termed as 'Marginal worker'.

Table 11 : Occupational structure and employment pattern as per census 2011.

Persons/ Males/ Females	Total Population	Total workers (main and marginal workers)	Category of Workers							
			Cultivators		Agricultural laborers		Household Industry Workers		Other Workers	
			Number	%	Number	%	Number	%	Number	%
Persons	1120547	455485	1909	0.42	3198	0.7	10725	2.35	439653	96.52
Males	610060	361222	1195	0.33	2357	0.65	6602	1.83	351068	97.19
Females	510487	94263	714	0.76	841	0.89	4123	4.37	88585	93.98

[Source: Census 2011.]

Table 12: Occupational structure and employment pattern as per census 2001.

Persons/ Males/ Females	Total Population	Total workers (main and marginal workers)	Category of Workers							
			Cultivators		Agricultural laborers		Household Industry Workers		Other Workers	
			Number	%	Number	%	Number	%	Number	%
Persons	704002	270692	1651	0.6	665	0.2	3504	1.3	264872	97.8
Males	395705	231922	1067	0.5	331	0.1	1848	0.8	228676	98.6
Females	308297	38770	584	1.5	334	0.9	1656	4.3	36196	93.4

[Source: Census 2001]

(Note: The above population includes 14 villages which were excluded from NMMC Jurisdiction in 2007.)

CHAPTER 4: DEVELOPMENT PLAN-PROCESS, VISION AND OBJECTIVES

4.1. Planning efforts in past:

In NMMC area, prior to its inception, CIDCO was functioning as NTDA as mentioned in chapter No. I of this report. NMMC was constituted by Govt. with effect from 1st Jan. 1992. Even powers of planning authority were delegated to NMMC partly in 1994 and 2008 respectively. CIDCO is still continued to act as new town development authority, therefore, most of the lands were acquired by CIDCO for development of new town i.e. Navi Mumbai. CIDCOs sanctioned DP was a **Structural Plan** showing zoning of lands i.e. residential, commercial, industrial, regional park, NDZ etc. and there were no provision for reservations of any public ammunites etc. CIDCO has developed 7Nodes in NMMC area with proper layout and civic amenities and therefore, since its inception, NMMC had requested CIDCO to grant vacant plot for developing basic civic amenities and infrastructure.

The break - up of plots demanded, plot granted by CIDCO, Plots physically developed by NMMC and plots yet to be granted by CIDCO is as under.

**Table 13 : The break - up of plots developed & undeveloped in Belapur and Nerul Nodes.
(plots handed over by CIDCO to NMMC)**

Sr. No.	Category of plot	NAME OF NODE							
		BELAPUR				NERUL			
		No of plots Handover	Total Area of plot hand over in sq.mt	Nos. of plot developed	Undeveloped plot	No of plots Handover	Total Area of plot hand over in sq.mt	Nos. of plot developed	Undeveloped plot
1	Play ground	6	61253.00	4	2	10	80454.4	9	1
2	Garden	30	137356.49	21	9	43	1369576.02	36	7
3	Tree plantation	1	6736.00	1	0	9	26871.01	7	2
4	Open space	1	36700.00	1	0	24	29684.14	10	14
5	Community center	2	2473.01	1	1	-	-	-	-
6	Library	1	1973.01	1	0	-	-	-	-
7	Hospital	2	2609.33	2	0	2	1288.96	1	1
8	UHP	1	349.57	1	0	3	1906.68	2	1
9	Crematorium/burial ground	3	11424.91	2	1	4	12741.98	3	1
10	Parking	3	12113.86	0	3	4	9779	1	3

Sr. No.	Category of plot	NAME OF NODE							
		BELAPUR				NERUL			
		No of plots Handover	Total Area of plot hand over in sq.mt	Nos. of plot developed	Undeveloped plot	No of plots Handover	Total Area of plot hand over in sq.mt	Nos. of plot developed	Undeveloped plot
11	MBR/GSR/E SR	2	10325.39	2	0	1	771.08	1	0
12	Daily bazar<Hawker zone	3	4097.00	2	1	16	8495.692	8	8
13	Zunka Bhakaar center	5	92.46	5	0	7	129.72	5	2
14	School	2	6990.00	1	1	5	13478.12	2	3
15	NMMC office	2	20352.27	2	0	-	-	-	-
16	Staff Quarter	1	1035.00	1	0	-	-	-	-
17	Social Welfare/facility	1	332.33	1	0	6	2305.95	4	2
18	Fire bridge	-	-	-	-	2	9000	1	1
19	Taxi/Rickshaw parking	-	-	-	-	5	1673.82	4	1
20	Bank					1	665.48	0	1
21	Holding pond					1	33743.71	0	1
22	Toilet					3	152.65	2	1
23	Temple					2	1312.56	0	2
24	Pond/Talava					2	306714.70	2	0
25	Pathway					1	4094.46	0	1
26	Police station					1	745.48	0	1
27	Post office					1	745.48	0	1
28	Public Utility					1	74.07	0	1
29	Village Panchayat office					1	726	0	1
30	Women trust					1	744	1	0
31	Women welfare								
32	Sports complex								
33	Water park								
34	Women Gym								
35	Auditorium								
36	Biogas								
37	Dumping ground								
38	Night shelter								

Sr. No.	Category of plot	NAME OF NODE							
		BELAPUR				NERUL			
		No of plots Handover	Total Area of plot hand over in sq.mt	Nos. of plot developed	Undeveloped plot	No of plots Handover	Total Area of plot hand over in sq.mt	Nos. of plot developed	Undeveloped plot
39	Recreational ground								
40	Rehabilitation/Social Amenity								
41	Tamasha Theatre								
42	Senior citizen center								
43	MJP								
44	NMMT Bus depot/Terminal/Workshop	1	1850.00	1	-	2	7176.19	2	-
45	Amusement park	-	-	-					
Total		67	3318063.63	49	18	158	19255051.35	101	57

**Table 14 : The break - up of plots developed & undeveloped in - Vashi/ Turbhe & Sanpada Nodes.
(plots handed over by CIDCO to NMMC)**

Sr. No.	Category of plot	NAME OF NODE							
		VASHI/TURBHE				SANPADA			
		No of plots Handover	Total Area of plot hand over in sq.mt	Nos. of plot developed	Undeveloped plot	No of plots Handover	Total Area of plot hand over in sq.mt	Nos. of plot developed	Undeveloped plot
1	Play ground	6	61183.92	4	2	15	62629.51	12	3
2	Garden	37	254411.627	37	0	12	65165.74	9	3
3	Tree plantation	11	97216.35	9	2	6	49061.07	4	2
4	Open space	7	29344.623	5	2				
5	Community center								
6	Library	2	311.89	2	0				
7	Hospital	1	13987	1	0				
8	UHP					2	723.12	2	0
9	Crematorium/burial ground	4	14342.93	4	0				
10	Parking	3	14514.132	3	0	1	294.21	0	1
11	MBR/GSR/ESR								
12	Daily bazar<Hawker zone	4	3575.62	3	1	3	2877.29	0	3

Sr. No.	Category of plot	NAME OF NODE							
		VASHI/TURBHE				SANPADA			
		No of plots Handover	Total Area of plot hand over in sq.mt	Nos. of plot developed	Undeveloped plot	No of plots Handover	Total Area of plot hand over in sq.mt	Nos. of plot developed	Undeveloped plot
13	Zunka Bhakaar center	9	165.5	0	9	2	35.686	0	2
14	School	2	6825.18	2	0	1	1200	1	0
15	NMMC office								
16	Staff Quarter								
17	Social Welfare/facility	2	3407.75	2	0	3	3496.31	1	2
18	Fire bridge								
19	Taxi/Rickshaw parking	5	2797.74	4	1	2	367.4	0	2
20	Bank								
21	Holding pond	2	219195.46	1	1				
22	Toilet					2	0	2	0
23	Temple								
24	Pond/ Talava	1	8179.47	1	0				
25	Pathway								
26	Police station								
27	Post office								
28	Public Utility								
29	Village Panchayat office								
30	Women trust								
31	Women welfare					1	377.31	0	1
32	Sports complex	1	4049.82	0	1				
33	Water park	1	289410.6	1	0				
34	Women Gym	1	456.00	0	1				
35	Auditorium	1	5422.5	1	0				
36	Biogas					1	1156	0	1
37	Dumping ground					1	260000	1	0
38	Night shelter								
39	Recreational ground								
40	Rehabilitation/Social Amenity								
41	Tamasha Theatre								
42	Senior citizen center								
43	MJP								
44	NMMT Bus depot/Terminal	1	9600.00	1	0				

Sr. No.	Category of plot	NAME OF NODE							
		VASHI/TURBHE				SANPADA			
		No of plots Handover	Total Area of plot hand over in sq.mt	Nos. of plot developed	Undeveloped plot	No of plots Handover	Total Area of plot hand over in sq.mt	Nos. of plot developed	Undeveloped plot
	/ Workshops								
45	Amusement park	1	50000.00	1	0				
	Total	102	1088398.11	82	20	52	447383.646	32	20

Table 15: The break - up of plots developed & undeveloped in - Koparkhairane & Ghansoli. Nodes. (plots handed over by CIDCO to NMMC)

Sr. No.	Category of plot	NAME OF NODE							
		KOPARKHAIRANE				GHANSOLI			
		No of plots Handover	Total Area of plot hand over in sq.mt	Nos. of plot developed	Undeveloped plot	No of plots Handover	Total Area of plot hand over in sq.mt	Nos. of plot developed	Undeveloped plot
1	Play ground	13	68396.39	12	1	5	24041.59	4	1
2	Garden	18	78067.17	13	5	9	65192.297	7	2
3	Tree plantation								
4	Open space								
5	Community center	1	1902.04	0	1				
6	Library								
7	Hospital					1	949.86	0	1
8	UHP	3	1670	0	3				
9	Crematorium/burial ground	2	21356.3	2	0	2	2195.96	1	1
10	Parking								
11	MBR/GSR/ESR								
12	Daily bazar<Hawker zone	23	5012.36	12	11				
13	Zunka Bhakaar center	2	35.69	2	0	5	87.87	5	0
14	School	6	17333.64	5	1	2	7011.07	1	1
15	NMMC office	1	1632	1	0				
16	Staff Quarter	1	4997.82	0	1				
17	Social Welfare/ Facility					7	157217.95	2	5
18	Fire bridge	1	5619.46	1	0				
19	Taxi/ Rickshaw parking	31	5948.62	25	6				

Sr. No.	Category of plot	NAME OF NODE							
		KOPARKHAIRANE				GHANSOLI			
		No of plots Handover	Total Area of plot hand over in sq.mt	Nos. of plot developed	Undeveloped plot	No of plots Handover	Total Area of plot hand over in sq.mt	Nos. of plot developed	Undeveloped plot
20	Bank								
21	Holding pond								
22	Toilet	2	0	2	0				
23	Temple								
24	Pond/ Talava								
25	Pathway								
26	Police station								
27	Post office								
28	Public Utility								
29	Village Panchayat office								
30	Women trust								
31	Women welfare								
32	Sports complex								
33	Waterpark								
34	Women Gym								
35	Auditorium								
36	Biogas								
37	Dumping ground								
38	Night shelter	1	486.08	0	1				
39	Recreational ground	2	5872	1	1				
40	Rehabilitation/Social Amenity	5	24003.46	2	3				
41	Tamasha Theatre					1	3542.28	0	1
42	Senior citizen center								
43	MJP								
44	NMMT Bus depot/Terminal/ Workshop	2	34200	2	-	1	30000.00	1	0
45	Amusement park								
	Total	114	276533.03	80	34	33	290238.877	21	12

**Table 16: The break - up of plots developed & undeveloped in - Airoli Node & MIDC.
(plots handed over by CIDCO to NMMC)**

Sr. No.	Category of plot	NAME OF NODE							
		AIROLI				MJP			
		No of plots Handover	Total Area of plot hand over in sq.mt	Nos. of plot developed	Undeveloped plot	No of plots Handover	Total Area of plot hand over in sq.mt	Nos. of plot developed	Undeveloped plot
1	Play ground	12	118871.93	4	8				
2	Garden	19	81801.68	14	5				
3	Tree plantation	6	19381.38	2	4				
4	Open space	14	43905.42	3	11				
5	Community center	3	2876.51	3	0				
6	Library								
7	Hospital								
8	UHP								
9	Crematorium/burial ground	3	10449.2	2	1				
10	Parking	4	1490.06	0	4				
11	MBR/GSR/ESR								
12	Daily bazar<Hawker zone	3	1102.4	2	1				
13	Zunka Bhakaar center	5	91.05	1	4				
14	School	2	7627.55	1	1				
15	NMMC office								
16	Staff Quarter								
17	Social Welfare/facility	1	262.08	0	1				
18	Fire bridge								
19	Taxi/ Rickshaw parking								
20	Bank								
21	Holding pond	1	150060.95	0	1				
22	Toilet	12	1666.25	9	3				
23	Temple								
24	Pond/ Talava								
25	Pathway								
26	Police station								
27	Post office								
28	Public Utility								
29	Village Panchayat office								
30	Women trust								
31	Women welfare	1	260.63	0	1				

Sr. No.	Category of plot	NAME OF NODE							
		AIROLI				MJP			
		No of plots Handover	Total Area of plot hand over in sq.mt	Nos. of plot developed	Undeveloped plot	No of plots Handover	Total Area of plot hand over in sq.mt	Nos. of plot developed	Undeveloped plot
32	Sports complex								
33	Waterpark								
34	Women Gym								
35	Auditorium	1	289.29	0	1				
36	Biogas								
37	Dumping ground								
38	Night shelter								
39	Recreational ground								
40	Rehabilitation/Social Amenity	2	39660	2	0				
41	Tamasha Theatre								
42	Senior citizen center	1	259	0	1				
43	MJP					1	1,18,50,000	1	0
44	NMMT Bus depot/Terminal/Workshop	2	18768.36	2	0				
45	Amusement park								
Total		92	498823.74	45	47	1	11850000	1	0

The CIDCO had also granted plots to NMMC for water supply scheme originated from Morbe. These plots are out of NMMC limit and therefore, shown as MJP in above referred table.

Table 17 : Summary of plots allotted to NMMC by CIDCO and plots developed by NMMC.

Sr. No.	Category of plot	Total No. of plots Handover	Total Area of plot hand over in sq.mt	Total No. of plot developed	Total No. of plot undeveloped
1	Play ground	67	476830.74	49	18
2	Garden	168	2051571.02	137	31
3	Tree Plantation	33	199265.81	23	10
4	Open Space	46	139634.18	19	27
5	Community Center	6	7251.56	4	2
6	Library	3	2284.90	3	0
7	Hospital	6	18835.15	4	2
8	UHP	9	4649.37	5	4
9	Crematorium/ Burial Ground	18	72511.28	14	4
10	Parking	15	38191.26	4	11
11	MBR/GSR/ESR	3	11096.47	3	0
12	Daily bazar/ Hawker zone	52	25160.37	27	25
13	Zunka Bhakaar Center	35	637.98	18	17
14	School	20	60465.56	13	7
15	NMMC Office	3	21984.27	3	0
16	Staff Quarter	2	6032.82	1	1
17	Social Welfare/ Facility	20	167022.37	10	10
18	Fire Bridge	3	14619.46	2	1
19	Taxi/ Rickshaw Parking	43	10787.58	33	10
20	Bank	1	665.48	0	1
21	Holding Pond	4	403000.12	1	3
22	Toilet	19	1818.90	15	4
23	Temple	2	1312.56	0	2
24	Pond/ Talava	3	314894.17	3	0
25	Pathway	1	4094.46	0	1
26	Police Station	1	745.48	0	1
27	Post Office	1	745.48	0	1

Sr. No.	Category of plot	Total No. of plots Handover	Total Area of plot hand over in sq.mt	Total No. of plot developed	Total No. of plot undeveloped
28	Public Utility	1	74.07	0	1
29	Village Panchayat Office	1	726.00	0	1
30	Women Trust	1	744.00	1	0
31	Women Welfare	2	637.94	0	2
32	Sports Complex	1	4049.82	0	1
33	Waterpark	1	289410.60	1	0
34	Women Gym	1	456.00	0	1
35	Auditorium	2	5711.79	1	1
36	Biogas	1	1156.00	0	1
37	Dumping Ground	1	260000.00	1	0
38	Night Shelter	1	486.08	0	1
39	Recreational Ground	2	5872.00	1	1
40	Rehabilitation/Social Amenity	7	63663.46	4	3
41	Tamasha Theatre	1	3542.28	0	1
42	Senior Citizen Center	1	259.00	0	1
43	MJP	1	11850000.00	1	0
44	NMMT Bus depot/Terminal/Workshop	9	101594.55	9	0
45	Amusement park	1	50000.00	1	0
Total		619	16694492.39	411	208

This information is related to NMMC since its inception (01/01/1992 to 31/12/2018).

Table 18 :Plots details demanded by NMMC to CIDCO and its status.

Sr. No.	Purpose of plots	Total No. of plots Demanded by NMMC to CIDCO	Plots granted by CIDCO	Total area of plots (sq. mtrs.)	Demand of plots pending with CIDCO	No. of plots taken over by NMMC	Plots physically developed by NMMC	Plots under development	No. of plots where development not at stated
1.	Play Grounds/Recreational Ground	155	69	482702.74	86	69	50	0	19
2.	Open Space/Tree Belt	147	79	338899.99	68	79	42	0	37
3.	Garden/Park	270	168	2051571.02	102	168	137	0	31
4.	ESR/GSR	53	3	11096.47	50	3	3	0	0
5.	School	60	20	60465.56	40	20	13	0	7
6.	PHC/Dispensary/Hospitals	62	15	21579.84	47	15	9	0	6
7.	Municipal Offices/Police Station/Post Office	29	6	24201.23	23	6	3	0	3
8.	STP/SPH	20	0	0.00	20	0	0	0	0
9.	Dumping Ground	1	1	260000.00	0	1	1	0	0
10.	Bus Station/Depot	5	0	0.00	5	0	0	0	0
11.	Parking/Truck Terminal	97	58	48978.84	39	58	37	0	21
12.	Community Centre	17	6	7251.56	11	6	4	0	2
13.	Public Toilets	32	19	1818.90	13	19	15	0	4
14.	Sport Academy/swimming Pool/Stadium/Gymnasium	5	2	4505.82	3	2	0	0	2
15.	Shops/Market/Hawkers Zone/Stalls/Veg & Fruit & Fish Market	321	87	25798.34	234	87	45	0	42
16.	Open Space below HT line	26	0	0.00	26	0	0	0	0
17.	Crematorium/Burial Ground	37	18	72511.28	19	18	14	0	4
18.	Holding Pond/Pond/Tank	25	7	717894.29	18	7	4	0	3
19.	Auditorium/Multiplex/Tamasha Theatre	6	3	9254.07	3	3	1	0	2
20.	Cattle Pond	1	0	0.00	1	0	0	0	0
21.	Library	8	3	2284.90	5	3	3	0	0
22.	Fire Station	8	3	14619.46	5	3	2	0	1
23.	Social Facility	98	30	232067.77	68	30	15	0	15
24.	Public Utility	38	1	74.07	37	1	0	0	1

Sr. No.	Purpose of plots	Total No. of plots Demanded by NMMC to CIDCO	Plots granted by CIDCO	Total area of plots (sq. mtrs.)	Demand of plots pending with CIDCO	No. of plots taken over by NMMC	Plots physically developed by NMMC	Plots under development	No. of plots where development not at stated
25.	Institutional	1	0	0.00	1	0	0	0	0
26.	Staff Quarter	2	2	6032.82	0	2	1	0	1
27.	Bank	1	1	665.48	0	1	0	0	1
28.	Temple	2	2	1312.56	0	2	0	0	2
29.	Pathway	1	1	4094.46	0	1	0	0	1
30.	Waterpark	1	1	289410.60	0	1	1	0	0
31.	Biogas	1	1	1156.00	0	1	0	0	1
32.	Night Shelter	1	1	486.08	0	1	0	0	1
33.	Senior Citizen Center	1	1	259.00	0	1	0	0	1
34.	MJP	1	1	11850000.00	0	1	1	0	0
35.	NMMT DEPO/TERMINAL/WORKSHOP BUS	9	9	101594.55	0	9	9	0	0
36.	Amusement park	1	1	50000.00	0	1	1	0	0
Total		1543	619	16692587.71	924	619	411	0	208

From the above table, it is found that the CIDCO has not yet granted no. of plots which were demanded by NMMC and therefore, there will be short fall of basic civic/social amenities. The NMMC has developed following plots in 7 nodes.

Table 19 :List of Plots demanded by NMMC & pending with CIDCO.

Sr. No.	Purpose of plots	CBD Belapur Node		Nerul Node		Sanpada Node		Vashi-Turbhe Node		Koparkhairane Node		Ghansoli Node		Airoli Node		Total	
		Total No. of plots	Total area	Total No. of plots	Total area	Total No. of plots	Total area	Total No. of plots	Total area	Total No. of plots	Total area	Total No. of plots	Total area	Total No. of plots	Total area	Total No. of plots	Total area
1.	Play Grounds/Recreational Ground	11	107984.28	35	286630.28	7	22657.50	7	48760.12	17	39019.61	7	151401.55	2	9997.10	86	666450.44
2.	Open Space/Tree Belt	12	378493.59	22	65933.75	3	3904.00	17	110856.52	7	109859.71	1	4731.94	6	14536.90	68	688316.41
3.	Garden/Park	26	48501.14	21	210548.98	2	13351.40	27	144044.34	7	24282.14	1	1888.06	18	64127.01	102	506743.07
4.	ESR/GSR	6	28362.18	7	29739.09	5	15173.16	20	48288.41	5	15236.83	3	14379.66	4	17281.13	50	168460.46
5.	School	5	14000.00	15	33676.25	4	8784.30	6	21862.5	6	7527.78	0	0.00	4	11722.45	40	97573.28
6.	PHC/Dispensary/Hospitals	2	8502.62	10	6550.00	9	7271.27	6	9030.71	11	7859.05	3	5423.84	6	8810.85	47	53448.34
7.	Municipal Offices/Police Station/Post office	3	13696.27	3	9325.88	5	3454.44	4	3734.66	6	64171.05	1	3172.46	1	23.14	23	97577.90
8.	STP/SPH	4	23680.00	6	82859.98	1	36480.00	2	42204.81	3	133857.46	2	46009.28	2	66924.82	20	432016.35
9.	Dumping Ground	0	0.00	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00
10.	Bus Station/Depot	2	8085.00	0	0.00	0	0.00	3	45745.12	0	0.00	0	0.00	0	0.00	5	53830.12
11.	Parking/Truck Terminal	13	84504.00	2	1002.14	0	0.00	17	94043.88	2	775.87	0	0.00	5	11952.44	39	192278.33
12.	Community Centre	1	500.00	2	5085.00	1	480.00	2	2127.00	1	2622.00	1	1006.13	3	3073.00	11	14893.13

Sr. No.	Purpose of plots	CBD Belapur Node		Nerul Node		Sanpada Node		Vashi-Turbhe Node		Koparkhairane Node		Ghansoli Node		Airoli Node		Total	
		Total No. of plots	Total area	Total No. of plots	Total area	Total No. of plots	Total area	Total No. of plots	Total area	Total No. of plots	Total area	Total No. of plots	Total area	Total No. of plots	Total area	Total No. of plots	Total area
13.	Public Toilets	1	96.00	1	81.45	1	182.50	3	419.68	4	573.68	1	111.37	2	408.96	13	1873.64
14.	Sport Academy/swimming Pool/Stadium/Gymnasium	1	17000.00	0	0.00	1	325.20	0	0.00	0	0.00	1	80000.00	0	0.00	3	97325.20
15.	Shops/Market/Hawkers Zone/Stalls/Veg & Fruit & Fish Market	11	6907.81.	49	12237.28	25	9681.98	23	12523.51	87	21004.88	3	1692.98	36	21062.02	234	85110.46
16.	Open Space below HT line	0	0.00	5	52371.22	0	0.00	14	136470.48	0	0.00	0	0.00	7	162399.14	26	351240.84
17.	Crematorium/Burial Ground	4	12352.73	3	6181.08	5	8847.84	1	1197.00	2	5660.20	1	3425.90	3	12743.00	19	50407.75
18.	Holding Pond/Pond/Tank	3	144300.00	1	3654.36	2	111001.00	5	513957.41	3	210355.48	0	0.00	4	33387.00	18	1016655.25
19.	Auditorium/Multiplex	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	1	18818.74	2	15028.80	3	33847.54
20.	Cattle Pond	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	1	1275.64	1	1275.64
21.	Library	2	12400.00	1	580.00	0	0.00	0	0.00	0	0.00	0	0.00	2	2212.15	5	15192.15
22.	Fire Station	1	6600.00	1	6000.00	1	8000.00	1	5850.00	0	0.00	0	0.00	1	3361.00	5	29811.00

Sr. No.	Purpose of plots	CBD Belapur Node		Nerul Node		Sanpada Node		Vashi-Turbhe Node		Koparkhairane Node		Ghansoli Node		Airoli Node		Total	
		Total No. of plots	Total area	Total No. of plots	Total area	Total No. of plots	Total area	Total No. of plots	Total area	Total No. of plots	Total area	Total No. of plots	Total area	Total No. of plots	Total area	Total No. of plots	Total area
23.	Social Facility	4	61700.00	22	13314.15	3	2040.79	14	26635.44	12	6427.68	5	3166.50	8	14278.44	68	127563.00
24.	Public Utility	4	1200.00	13	6597.32	7	4356.10	4	1032.52	2	434.55	0	0.00	7	5512.86	37	19133.35
25.	Institutional	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	1	4000.29	1	4000.29
Total		116	971957.81	219	832368.21	82	255991.48	176	1268784.11	175	649667.97	31	335228.41	125	484118.14	924	4805023.93

4.2. Need for revision of Development Plan:

In NMMC area, the Development Plan which was prepared by CIDCO and sanctioned by Government was made applicable to NMMC since its inception. NMMC was constituted with effect from 1st January, 1992. **The CIDCO's DP is only a structural plan indicates the various zoning such as Residential, Commercial, Industrial, NDZ & wet land etc. It's only a broad zoning plan and was not prepared at Micro Level Planning and therefore, this DP does not content any provision / reservation for public / social amenities and infrastructure services. The CIDCO has developed the 07 Nodes within the limit of NMMC.** In this Nodes, the provision for recreational, social amenities has been made i.e. only a layout amenities, within the jurisdiction of that Node. These amenities are not part of compulsory acquisition. Considering the Population as on today and the population forecast of 2028 & 2038, the existing amenities does not fulfill the requirement of amenities that may require in future for projected population. Even the CIDCO's existing DP covers 344 sq. km area and approximately 20 lakhs population. In this DP, CIDCO's new town, Khopta township, NAINA area, partly Panvel Municipal Corporation area is also covered and NMMC is also part and parcel of this DP. NMMC is functioning as a planning authority and has obligatory duty to provide all civic and social amenities to the citizen of NMMC area. Navi Mumbai is fast growing developed city and having connected by Railway, Road Transport, nearby Air Services, Water Transport and Cargo Services. Considering the above facts and to maintain the dignity & self-oriented respect of the citizens within NMMC, it is now necessary to prepare separate DP for NMMC area under the provisions of said Act. And therefore, NMMC has taken up the revision of this DP (within the limit of NMMC) with due process of Law and after obtaining approval from the General Body.

4.3. Legal Formalities:

The NMMC, being planning authority, has declared its intention to prepare Revised Draft Development Plan for 29 revenue villages included in NMMC area and fresh draft development plan for a village Adavali-Bhutavali which is also included in NMMC area (total 30 villages). The Adavali-Bhutavali was included in NMMC area vide Govt. notification dated 8th June 2007. The above referred intention was declared by NMMC on 14th Dec. 2017 under section 23(1) of the "said Act". The notice of said intention was also published in Maharashtra Govt. Gazette on 15th Dec. 2017.

The Assistant Director of Town Planning, NMMC was also appointed as Town Planning officer (TPO) by NMMC as required under section 24 of said Act vide Corporation Resolution No. 1261, Dated 29th Sep. 2016 & No.1850, Dated 24th July 2017 read with office order Dated 6th Feb. 2018 issued by Municipal Commissioner of NMMC. The said appointment of TPO has also been confirmed by Joint Director of Town Planning, Konkan Division, Navi Mumbai vide its Order No. 549, dated 23/01/2018.

After carrying out Existing land use survey, the Town Planning officer had prepared existing land use (ELU) map under section 25 of the said Act & handed it over to Municipal Commissioner NMMC on Dated 15th May 2018.

The Draft DP prepared by said TPO was submitted to Municipal Commissioner on dated 11th February, 2019 for approval and further to submit to the General body. The Municipal Commissioner endorsed the said draft DP and submitted to General body for its approval.

The said Draft Development Plan was considered for discussion in the General Body meeting held on dated 13/12/2019. After discussion on the said Draft Development Plan in the same meeting the General Body made 226 modification & 16 suggestions with respect to the draft regulations & approved with Resolution no. 1516 on dated 13/12/2019 to publish said Draft Development Plan with changes as per the suggestions mentioned in the same resolution.

The copy of the General Body Resolution was received on dated 28/02/2020 by Town Planning Officer. In due course of time while the process for incorporating the changes as suggested by General Body was in progress. Hon. Secretary, Urban Development Department, Govt. of Maharashtra called for joint meeting with CIDCO with respect to the reservations proposed on CIDCO's land.

Urban Development Department, Govt. of Maharashtra vide letter dated 19/11/2020 directed Navi Mumbai Municipal Corporation to delete the reservations proposed on CIDCO's leased plot. Also in mean time CIDCO raised objection with respect

to the similar kind of reservations proposed on CIDCO land with the contention that CIDCO will have to bear heavy losses in future.

Considering CIDCO's objection Govt. of Maharashtra issued directions u/s 154 of Maharashtra Regional & Town Planning Act, 1966 to Navi Mumbai Municipal Corporation on dated 14/06/2021 & 06/09/2021. As per these directions Navi Mumbai Municipal Corporation is not supposed to propose reservation on CIDCO's any plot having area more than 500.00 sq.mtr. The directions issued u/s 154 of Maharashtra Regional & Town Planning Act, 1966 is binding on Navi Mumbai Municipal Corporation.

Also considering the provisions in Unified Development Control & Promotional Regulation with respect to the clause-11.1 & the changes suggested by General Body in the reservations was incorporated with change in the nomenclature of the said reservations. So that these reservations can be developed in future as per the needs & requirement of Navi Mumbai Municipal Corporation in General Public Interest.

Urban Development Department, Government of Maharashtra has given directives U/S 154 of MR & TP Act 1956 dated 14/06/2021. Directives of the Govt. are binding on planning authority, also CIDCO wide letter dated 18/07/2022 has informed NMMC regarding the re-arrangement of plots earmarked for Social Facilities / Amenities in CIDCO's layout. Further CIDCO has also mentioned that CIDCO has made this change as per the power vested to CIDCO by Govt. GR dated 15/12/1994. Also vide letter dated 31/12/2021 has informed NMMC regarding the tender of Plot No. 32 in Sector 10A & has informed NMMC to honour the development plan proposal for Plot No. 32 in Sector 10A

in light of directive issued by the Government. As per the provision of UDCPR the Plot potential is related to the abutting road width of the plot. Considering the redevelopment of CIDCO constructed buildings it was necessary to proposed road winding in such areas. Hence to make these necessary changes it was mandatory to modified the draft development plan which was approved by GB for publication vide resolution by 13/12/2019.

Hence the Modified Draft Development Plan proposal with the report was submitted to Municipal Commissioner & Administrator on dated 08.08.2022 for approval & to further make Resolution to publish the same in the capacity of Administrator as the General Body is dissolved & also necessary changes from planning point of view and considering the applicability of UDCPR, are made in the earlier proposal submitted to the General Body. Hence, considering the provision mentioned in the Act as on date it is necessary to make a fresh Resolution before Publication of modified proposal Draft Development Plan.

Accordingly Hon'ble Commissioner & Administrator approved the said Revised Draft Development Plan proposal submitted by Town Planning Department by Resolution no. 2648 dated 08/08/2022 for publication u/s 26(1) of Maharashtra Regional & Town Planning Act, 1966.

4.4. Consultation with stakeholders:

Under the provisions of Said Act, it is not mandatory to consult the stakeholders or nothing is mentioned about public consultation prior to publication of DP in this said Act. However, to promote and to enhance the public participation and to consider the sentiments of the stakeholders over the proposal of draft DP, the NMMC has taken up the initiative of consultation before the publication of Draft DP. Development Plan is a document which is very much concerned with the citizens more particularly representatives of the people in the corporation, developers, architects, etc. The representatives of the people in the corporation are concerned with overall development of the city and therefore, their suggestions are important for preparation of the Development Plan. Developers, architects, etc. are concerned about the policies to be framed in the Development Plan which, in one or other way, may affect their business.

There may be many other sections of the society who may have concerned with the Development Plan, one or other way. Therefore, public participation through consultation with all these sections of people is desirable so as to achieve comprehensive, participative, stakeholder friendly, rational, implementable and growth driven Development Plan. accordingly, in this regard, following meetings were conducted with stakeholders.

The details of meetings conducted for public consultation before publication of Draft DP, is narrated as under,

Table 20 : Details of meetings conducted by NMMC for public consultation (before publication).

Sr. No.	Date of Meeting & Time	Venue of Meeting	Name of Participants / Stakeholders / Organizations / NGO	No. of participants attended the meeting	Whether any suggestions offered by participants / stakeholders	Remarks
1.	21/01/2019	Collector Office, Thane	Government Official from various State and Central Govt. Dept. / Public Sector Undertaking etc.	Approximately 16 Nos.	Yes	
2.	14/11/2018	Municipal Corporation, ADTP Office	Office bearers of Builders association of Navi Mumbai.	Approximately 15 Nos.	Yes	
3.	14/11/2018	Municipal Corporation, ADTP Office	Office bearers of Architect's association of Navi Mumbai.	Approximately 10 Nos.	Yes	

In all total 03 meetings were conducted for Public participation. Considering all these suggestion received from various groups, an effort has been made to prepare comprehensive, participative, stakeholder friendly, rational, implementable, promotional and growth driven Development Plan.

4.5. Main stages of preparation of Development Plan:

4.5.1. Preparation of base map:

For the purpose of Development Plan, a base map showing the limits of the area within the jurisdiction of the corporation is prepared. A village wise combined map to a scale of 1: 20000 is prepared.

4.5.2. Surveys – Analysis and Findings:

Surveys are essential to understand the city for which the Development Plan is being prepared. They give an idea about the exact needs of the city and help the planner in framing the proposals. The following various surveys have been carried out for the purpose of the Development Plan of NMMC.

It is the basic fundamental and most important survey. It shows the use or uses to which each and every piece and parcel of land within the jurisdiction of the Planning Authority is put. This survey is the best indicator of the character of the area to be planned. Its analysis helps in determining the optimum and most beneficial distribution of the land uses in the interest of the community, which in turn gives guidance to proper zoning and framing proper proposals in the Development Plan. The detailed investigation and analysis of this survey also gives idea about

- a) Existing trend of land uses,
- b) The position of conforming and non-conforming uses,
- c) Intensity of land uses,
- d) The relative importance of the activity and deficiencies if any,
- e) Constructed and vacant areas,
- f) Existing roads and water ways / bodies,
- g) Features of importance, liable to be protected.

The total area within the Navi Mumbai Municipal Corporation limits is about 109.59 sq.km. In NMMC area, 07 Nodes were developed by CIDCO being New Town Development Authority and all these Nodes are well developed with proper layout and amenities, Roads and Infrastructures.

4.5.3. Distribution of Land Use:

Existing land use of the corporation area are shown on existing land use plan submitted to the Corporation by the Town Planning Officer vide letter dated 15/05/2018. Total developed area is about 51.15 % of the total corporation area out of which 22.14 % is residential. This clearly shows that vast areas within the corporation limits are either developed area and only village i.e. Adavali – Bhutavali is undeveloped or under agriculture / forest use. The area under cultivation is about 1.47 % of the total area in Adavali – Bhutavali. . Out of the total developed area, predominant land use is residential which constitute 22.14% and next to it is industrial, which is about 38.53 %. Table below gives the detailed existing land use analysis of the entire Corporation area. The inferences could be drawn as follows

- i. The residential development marked on the existing land use map, indicate that the trend of residential development is mostly in developed Nodes such as Belapur, Nerul, Vashi, Sanpada, Koparkhairane, Ghansoli and Airoli Node with residential land use also fully developed, however this area is covered under MIDC Industrial Lands.
- ii. There are agricultural lands in Adavali – Bhutavali.
- iii. In the recent past, residential developments are taking place mostly in above referred Nodes, leaving the lands in undeveloped area of Adavali – Bhutavali.
- iv. There is not so much undeveloped land available within the limits which can be suitably brought under non-agricultural use to meet the need of the increasing population except Adavali – Bhutavali where measure lands are covered agricultural use and protected forest.
- v. The commercial activity is mainly concentrated on developed Nodes such as Vashi, Nerul, Sanpada, C.B.D. Belapur and Airoli Nodes, However, commercial activities are developed in MIDC's area of Airoli Node. The Agricultural Produce Market Committee Yard / the Vegetable Markets are situated in Vashi Node. Wholesale dealers in food grains / fruits / dry fruits / Spices etc. with their shops are located in APMC market Vashi. Cold storage for Non veg items is also situated in APMC markets. Milk processing units with wholesale distribution of milk also situated APMC markets. In addition to this, the retailer with small shops are also situated in APMC markets. Major Roads in the developed areas/

Nodes also serve as shopping streets.

- vi. Public - Semi Public users constitute 3.81% of the developed area. Institutions like D.Y. Patil Deemed University, Bharati Vidhyapeeth, National Institute of Fashion Technology, Reserve Bank of India (RBI), Regional offices of State & Central Govt., Public sector offices of Central and State Govt., Mahatma Gandhi Medical College, and other medical institution, Police Commissioner office, SSC & HSC Board, CIDCO's Head Office, Head Office of Konkan Railway, Tata Press, staff quarters of Govt. Public bodies, PSU, and Semi-Govt. organizations. Hospitals, Schools etc. cover most of the land under this land use.
- vii. Industrial uses constituted 38.53 % of the developed area which mainly cover Airoli IT sector, Industrial area around Thane-Belapur Road, Mahape Millennium Business Park etc.
- viii. Forest lands are found at Adavali – Bhutavali (part), CBD Belapur (part), Rabale (part), which constitute 20.07 % of the total area.
- ix. A large open space known as D. Y. Patil stadium @ Nerul, Rajiv Gandhi Krida Sankul @ CBD Belapur, Wonders Park @ Nerul, Central park @ Ghansoli, Ganpat Tandel Maidan @ Nerul, Airoli Krida Sankul @ Airoli, Amusement park @ Vashi (Kopari) are some of the grounds and gardens existing in Navi Mumbai area.
- x. Wonders Park @ Nerul, CIDCO's Exhibition Ground @ Vashi are important recreational places in the area. Major creeks e.g. Thane & Belapur creeks are passing through city area.

Table 21 :Area Statement as per Existing Land Use (ELU) Survey & ELU map (Node wise).

Sr. No	Existing User	AIROLI		GHANSOLI		KOPARKHAIRNE		VASHI		SANPADA		NERUL		BELAPUR		MIDC/ ADAVALI- BHUTAVALI		OTHER		Total Sites	Total Area
		Nos.	Area in Hec.	Nos.	Area in Hec.	Nos.	Area in Hec.	Nos.	Area in Hec.	Nos.	Area in Hec.	Nos.	Area in Hec.	Nos.	Area in Hec.	Nos.	Area in Hec.	Nos.	Area in Hec.		
1	RECREATIONAL AREA																				
	Garden	29	15.98	10	5.33	21	9.8	52	33.06	11	6.56	45	56.57	48	23.94	3	11			219	162.2
	Play Ground	24	13.08	8	4.6	24	13.66	35	29.13	19	8.39	37	33.45	17	12.35					164	114.7
	Open Space		8.6		0.52		0.18		0.6		0	6	2.78		0.42					6	13.11
	Tree Belt		3.75		7.45		6.23		21.48	27	12.29	6	2.2		65.98					33	119.4
	RG		0.11		4.57		0		15.04		1.35		20.42		2.4					0	43.89
2	PUBLIC PURPOSE																				
	High School	20	6.18	13	4.66	20	10.51	27	9.72	10	2.85	34	12.23	12	3.47	5	2			141	51.62
	College	5	5.63	1	1.38	9	3.08	5	5.82	5	1.39	9	20.11	5	4.74					39	42.16
	Hospital/ PHC/CC	9	1.07	5	3.03	9	2.84	18	9.72	5	0.49	23	3.7	9	2.73					78	23.57
	Police Station	1	0.02	2	0.31	1	0.2	3	0.34	1	0.03	2	0.41	1	0.58					11	1.89
	Municipal Office	1	0.17	1	0.03	2	0.33	1	9.24	2	0.1	2	12.89		12.75					9	35.5
	Fire Station	1	0.38		0	1	0.51	1	0.56		0	1	0.42	1	0.66					5	2.53
	Post Office	1	0.38		0		0	2	0.3		0	1	0.12		0					4	0.8
	Library & Gym	5	0.05	1	0.05	4	0.34	9	0.41	1	0.09	19	3.38	2	0.3					41	4.62
	Telephone Exchange	0	0		0		0	5	1.5	1	0.5	1	0.53	1	0.1					8	2.63
	Temple /Masjid	47	2.34	11	1.07	40	1.29	46	7.84	12	0.7	52	3.69	6	2.8	1	0.11			215	19.84
	SF/UPH		2.97		0.42	17	1.17		16.49	14	1.1		3.26		3.16					31	28.57
3	PUBLIC UTILITY																				
	MSEB/ESS	31	0.76	11	0.58	38	1.23	75	6	34	5.53	89	8.14	35	2.85	2	44			315	69.1

Sr. No	Existing User	AIROLI		GHANSOLI		KOPARKHAIRNE		VASHI		SANPADA		NERUL		BELAPUR		MIDC/ ADAVALI- BHUTAVALI		OTHER		Total Sites	Total Area
		Nos.	Area in Hec.	Nos.	Area in Hec.	Nos.	Area in Hec.	Nos.	Area in Hec.	Nos.	Area in Hec.	Nos.	Area in Hec.	Nos.	Area in Hec.	Nos.	Area in Hec.	Nos.	Area in Hec.		
	ESR&GSR		1.32	5	1.28	10	2.58	20	4.04	5	1.25	13	5.36	9	7.49					62	23.32
	B.G.& C.G.	3	1.51	6	0.93	4	0.67	6	1.91	3	0.49	5	2.43	5	1.37					32	9.32
	Sewage Treatment Plant/ Water Tank	1	3.63	1	4.49	1	7.09	5	4.45	1	2.7	3	5.59		0					12	27.95
	Dumping Ground		0		0	1	3		0		0		0		0	1	38			2	41
	Public Utility		0.01		0.06		0.12		0		0.22		0.35		0					0	0.77
	Toilet	7	0.09	1	0.01	5	0.04	19	0.31	5	0.06	20	0.23	22	0.32					79	1.04
4	COMMERCIAL																				
	Market, Shopping Centre& Stall	31	1.49	4	0.28	82	1.04	33	2.54	16	0.7	31	2.22	16	0.95					213	9.22
	Hotel		0		0		0	3	0.25	4	0.02	5	2.64	6	3.66					18	6.57
	Petrol Pump	3	0.53	3	0.31	4	0.59	12	1.63	5	0.66	5	0.8	3	0.43					35	4.95
	Commercial/APMC Market		3.37		0.67		2.90		187.92		3.43		11.27		39.37		0.13			0	228.3
5	INDUSTRIAL																				
	Industrial		1.89		0		0		42.76		0		0		0		2100			0	2145
	Small Scale Industry		0		0.62		3.21		0		1.31		6.23		0		5			0	16.37
6	FOREST																				
	Forest & Hill Area		0		0		0		0		0		0		0		2200			0	2200

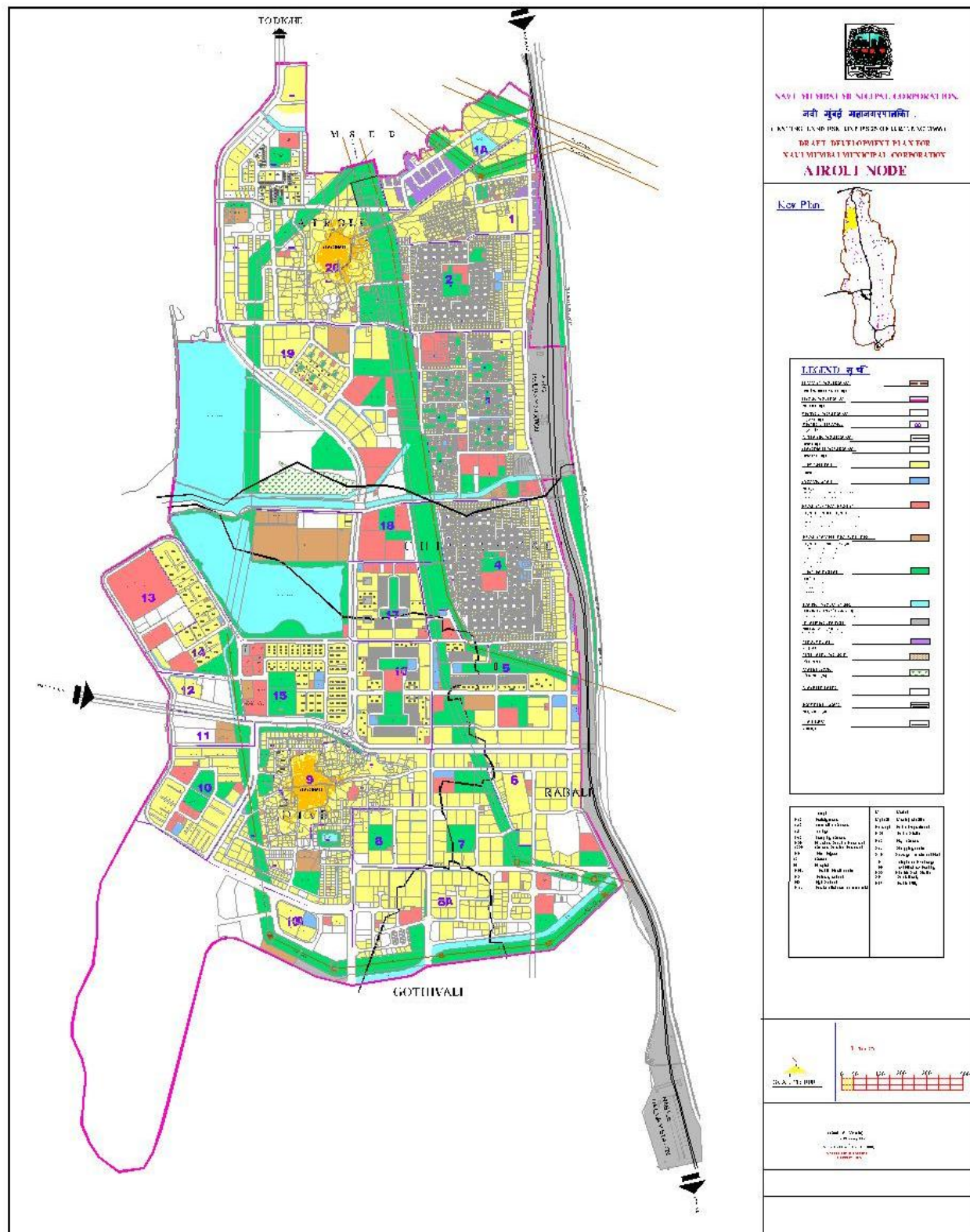
7	WATER																				
	Water bodies, Nallahs & Pond		29.64		22.56		29.7		77.09		20.82		276.9		25.57		452			0	934.3
8	RESIDENTIAL ZONE																				
	Residential		133.1		166.66		161.6		200.36		91.01		338.4		132.6		18			0	1242.5
9	TRANSPORT / TERMINAL																				
	Bus Stand & Bus Depots	1	0.48	1	2.91	1	0.69	6	7.38		0	4	18.16	5	5.81					18	35.42
	Parking	6	0.28		0		0.03	21	15.98	11	2.74	2	0.42	6	1.83					46	21.28
	Taxi Rickshaw Parking		0		0		0.49	2	0.38	1	2.31	2	0.13	1	1.06					6	4.37
	Railway		5.3		11.72		18.41		14.19		60.11		36.93		16.73		32			0	195.4
10	ROADS																				
			85.6		85.95		54.8		151.73		49.01		214.3		113.1		104				858.5
11	AGRICULTURAL LAND																				
12	MANGROVES/ Govt. Forest																				
			2.15		0.72		0		54.75		0		303		11.94		1247.74			0	1620.3
13	VACANT LAND																				
			57.13		99.43		13.32		11.85		16.16		130		59.56		210			0	597.5
	TOTAL AREA :-		387		432		350		942.32		293		1536		556		6463.98				10958.76
			7 NODES AREA :-						4496.31												

Source: Town Planning Department, NMMC.

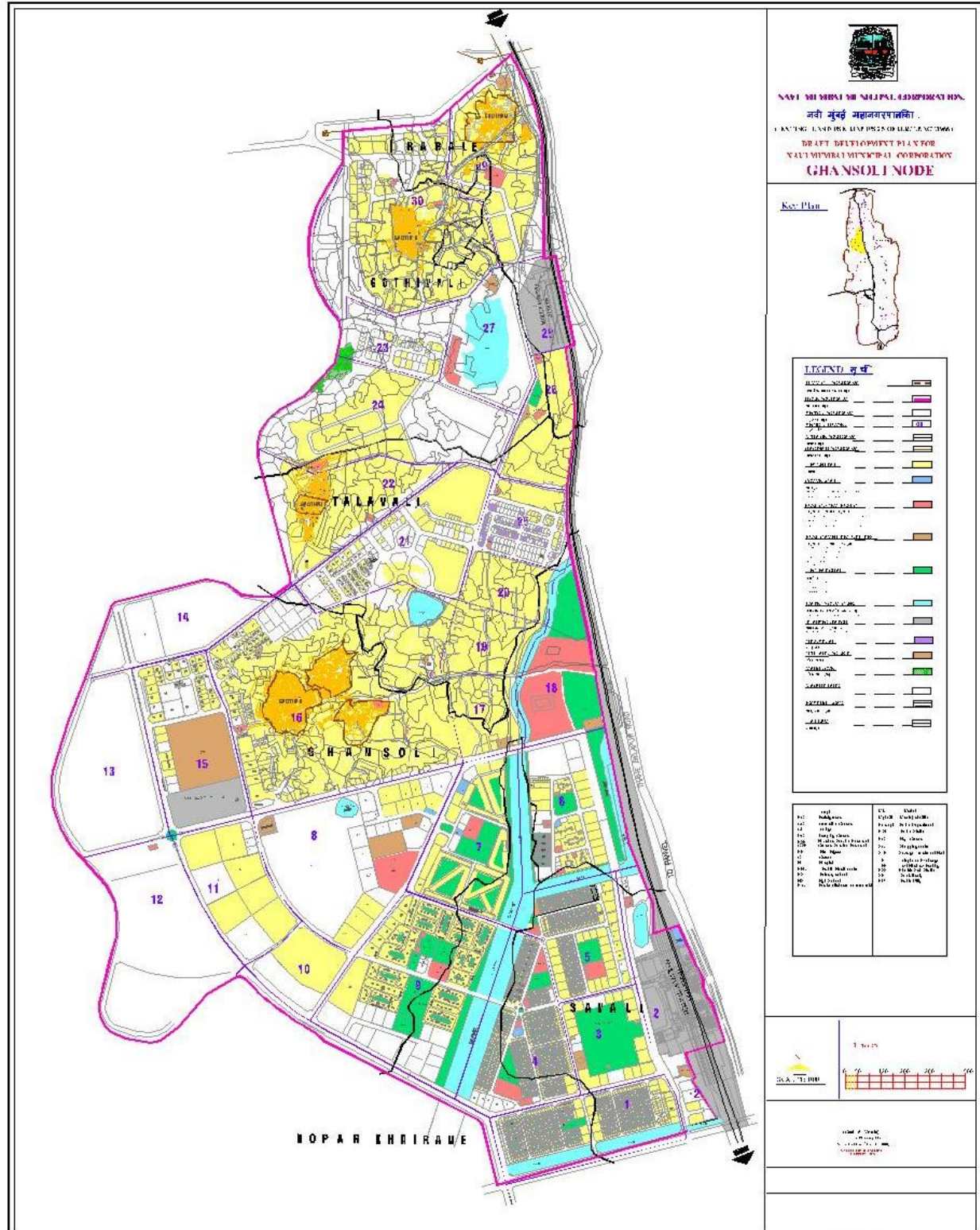
Table 22 : Summary of Existing Land Use.

Sr.No.	Land Use	Area in Hectares	% of Total Developed Areas	% of the Total Area
1	Residential	1241.74	22.15%	11.33%
2	Commercial	178.83	3.19%	1.63%
3	Industrial	2161.01	38.54%	19.72%
4	Public and Semi-Public	213.73	3.81%	1.95%
5	Public Utility	172.50	3.08%	1.57%
6	Transportation	256.47	4.57%	2.34%
7	Garden, Play Ground and Recreation	453.26	8.08%	4.14%
8	Roads	929.69	16.58%	8.48%
Total Developed Area (1 to 8)		5607.23	----	51.17%
9	Agricultural	160.80	3.00%	1.47%
10	Water Bodies	934.32	17.46%	8.53%
11	Forest	2200.00	41.11%	20.08%
12	Man grows	1459.50	27.27%	13.32%
13	Vacant Land	596.91	11.15%	5.45%
Total Un-developed Area (9 to 13)		5351.53	---	48.83%
Total Area		10958.76		100.00%

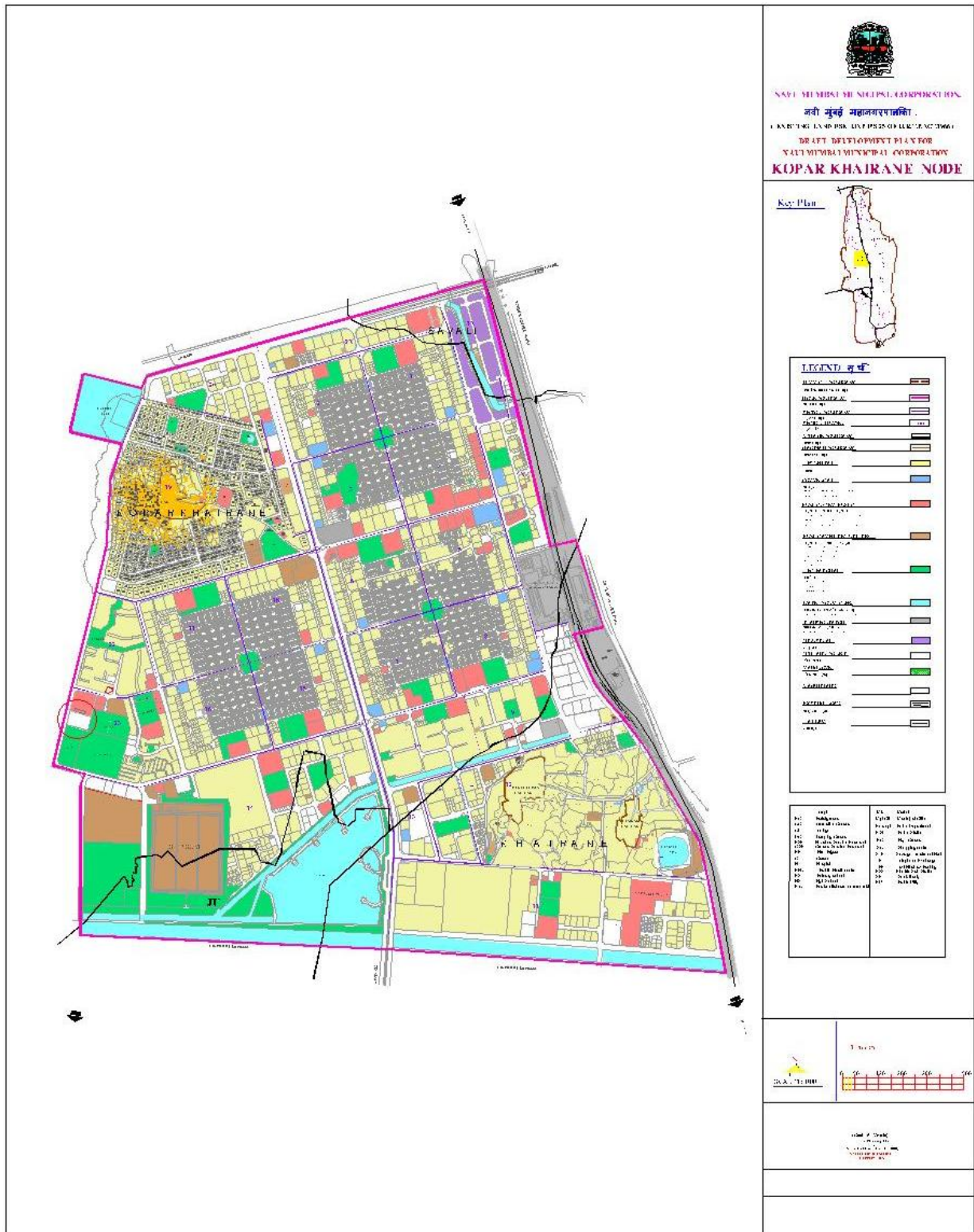
Map11-A: Map of Existing Land Use as on 15th May, 2018 (Airoli Node).



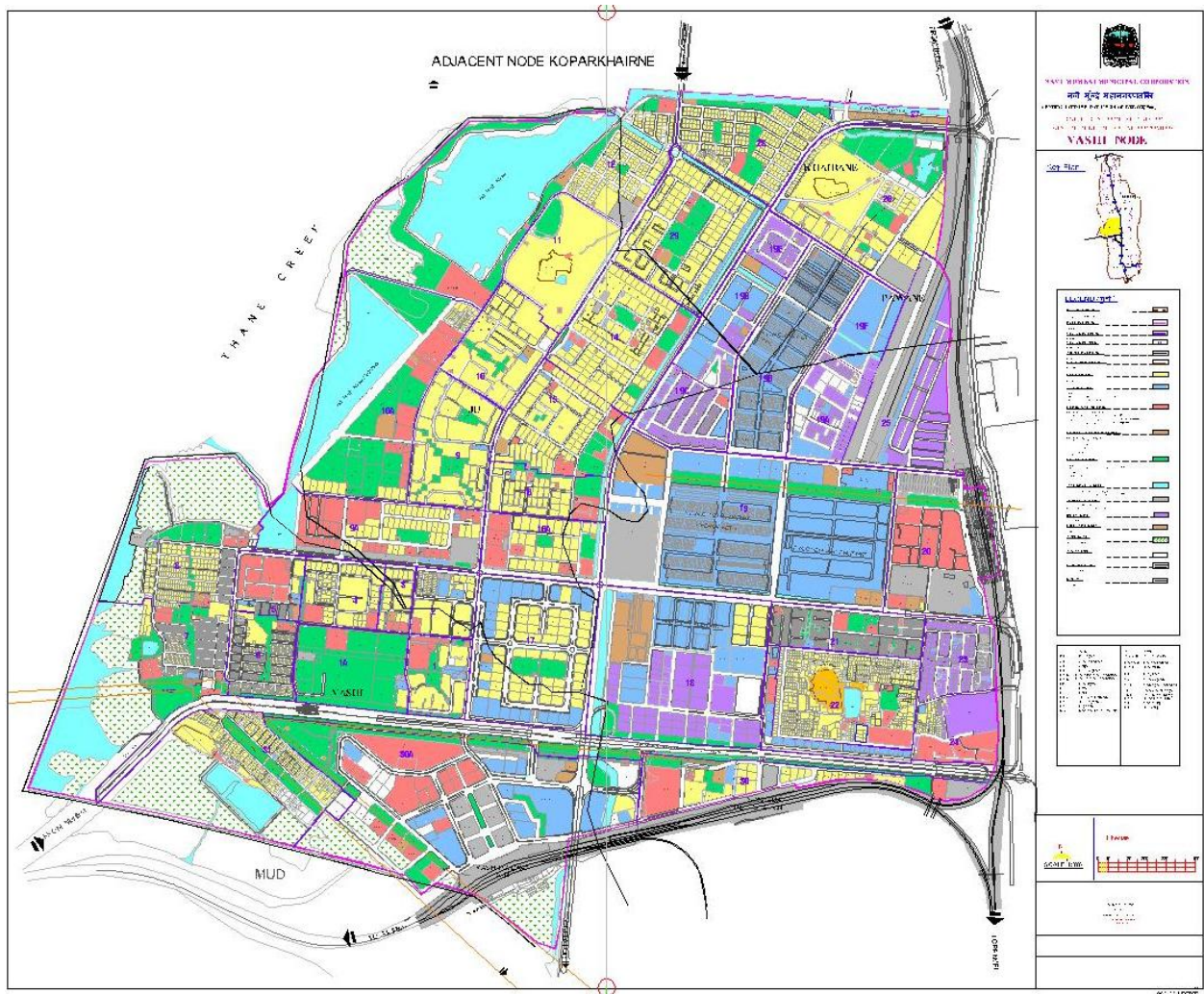
Map11-B : Map of Existing Land Use as on 15th May, 2018 (Ghansoli Node).



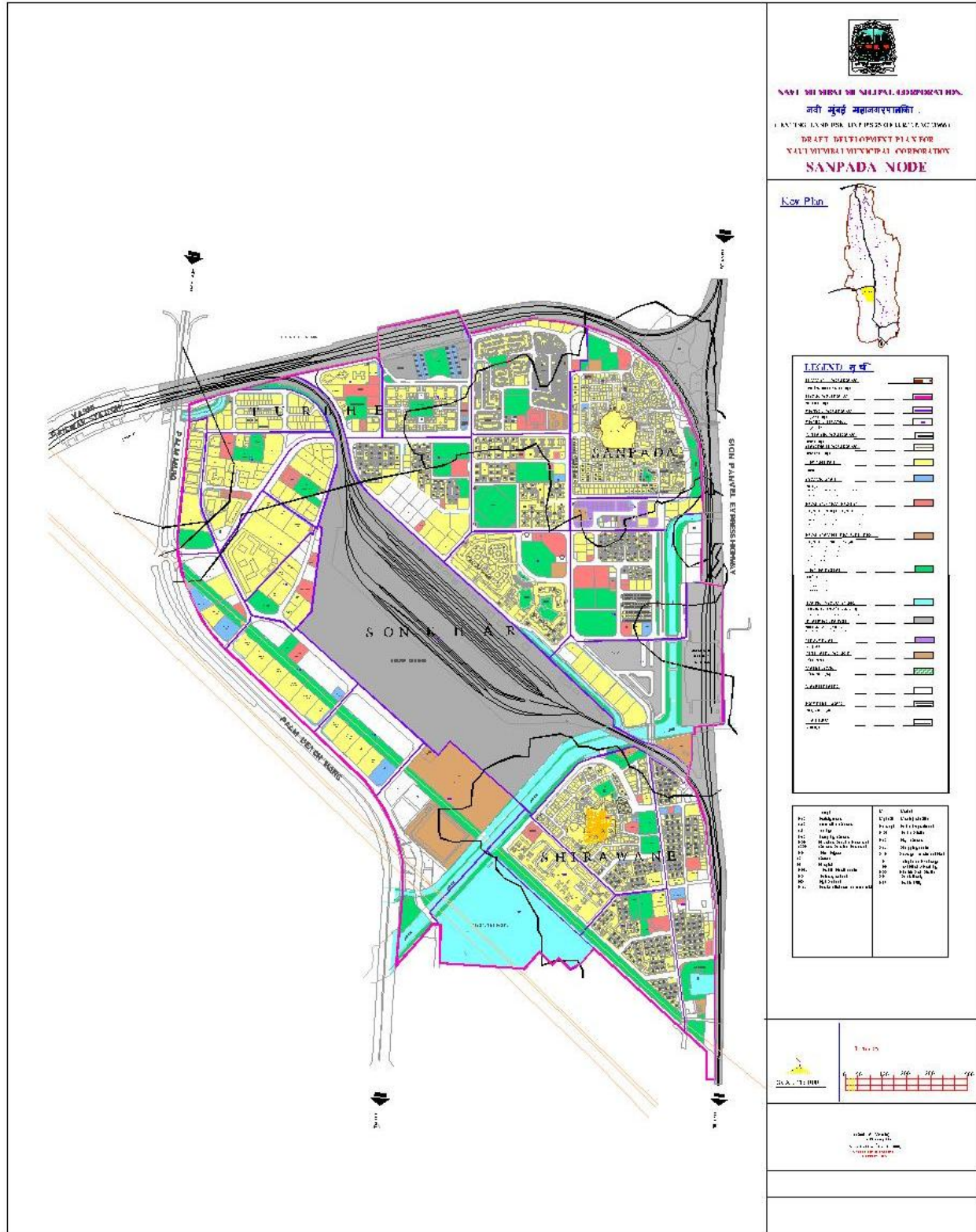
Map11-C : Map of Existing Land Use as on 15th May, 2018 (Koparkhairane Node).



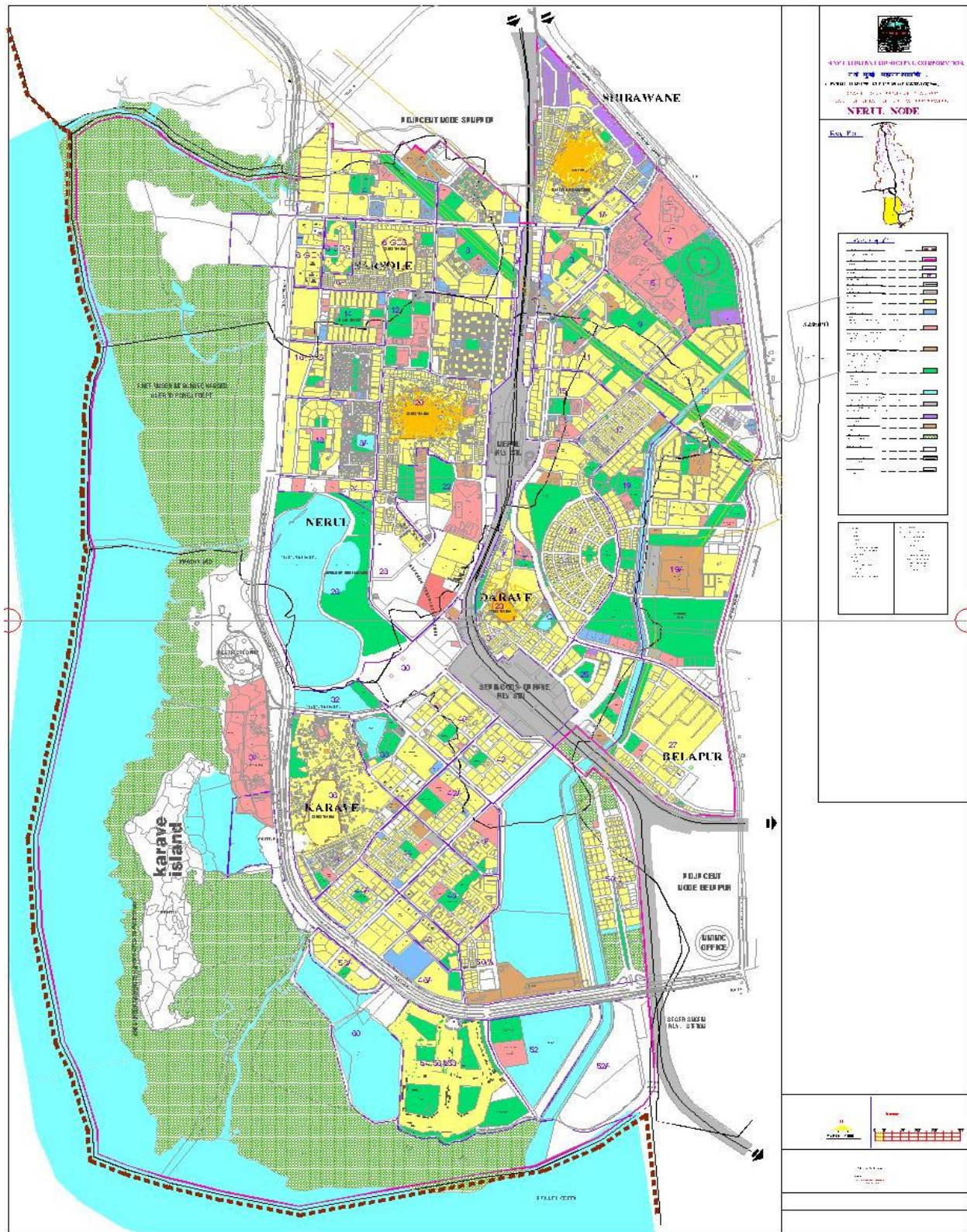
Map11-D : Map of Existing Land Use as on 15th May, 2018 (Vashi Node).



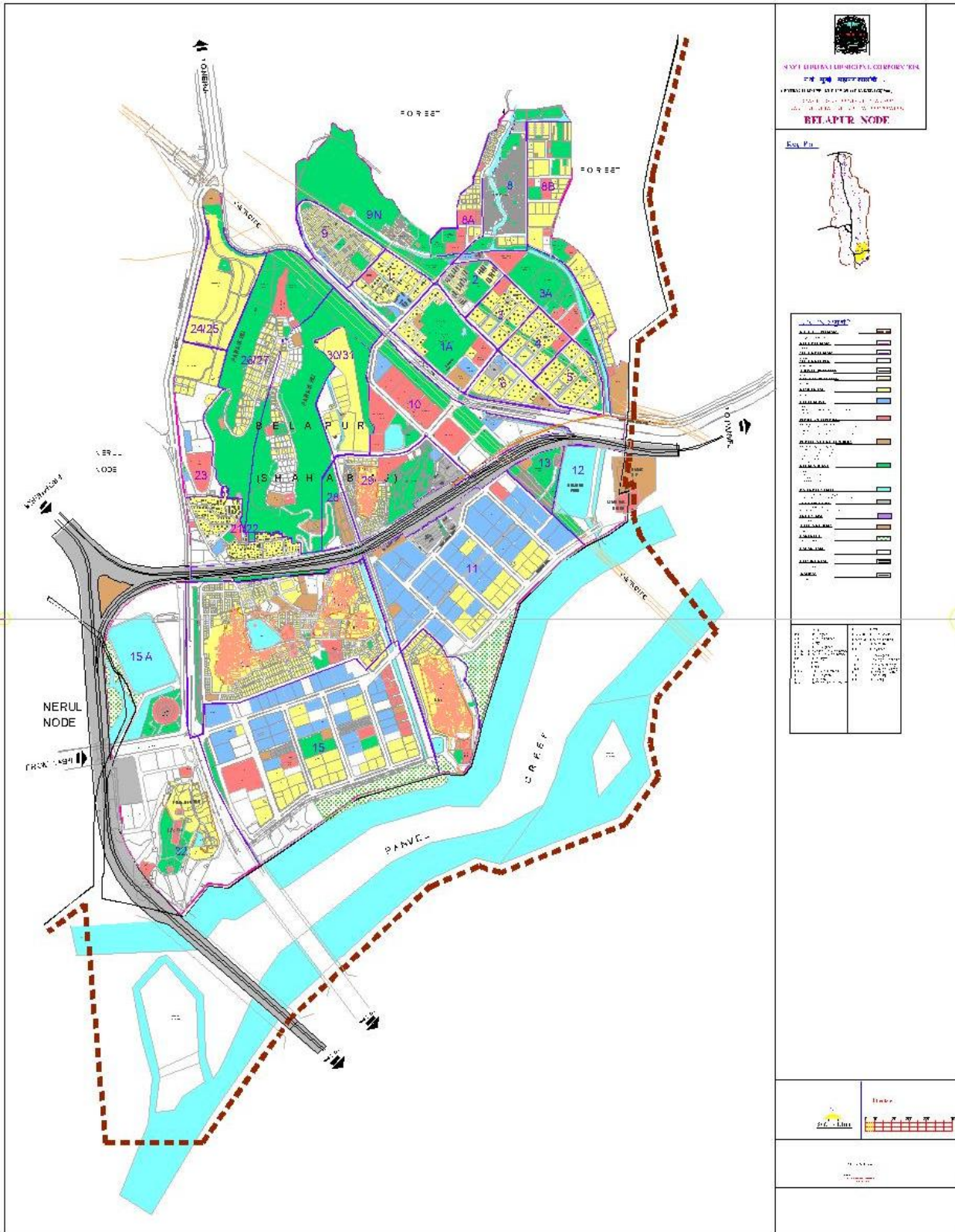
Map11-E : Map of Existing Land Use as on 15th May, 2018 (Sanpada Node).



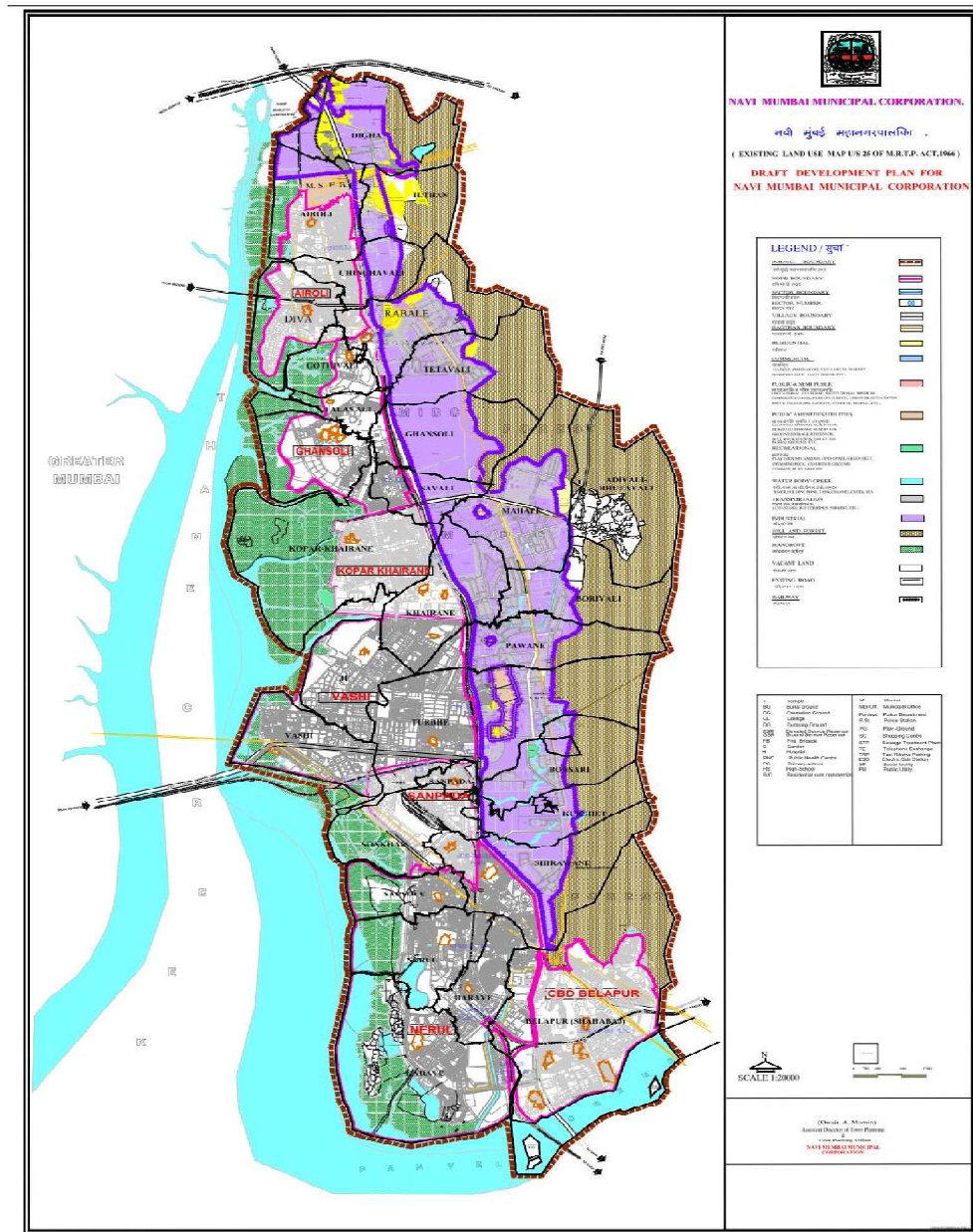
Map11-F : Map of Existing Land Use as on 15th May, 2018 (Nerul Node).



Map11-G : Map of Existing Land Use as on 15th May, 2018 (Belapur Node).



Map 11-H: Existing Land Use Map (combined) as on 15th May, 2018.



4.6. Structural conditions of buildings/ houses:

It is necessary to get the information about housing stock available at present, age, ownership, type of construction and condition of buildings, types of uses of houses, etc. The figures of the year 2018, with the municipal corporation show that, there are about 92856 existing houses/ tenements(approximately) which were constructed by CIDCO (as per the report of crisil). In addition to this there are near about 1395 buildings having aged more than 30 years & for which approvals were granted by NMMC/ CIDCO. Very few old houses in gaathan area have stone foundations with bricks and remaining structures / building either in gaathan area or outside gaathan area (only Navi Mumbai area) are RCC type structures with no. of tenements. The modern houses being built in NMMC area are mostly of RCC constructions with burnt brick walls plastered with cement. Most of the houses in old gaathans are existing in Adavali – Bhutavali village where there is lack of amenities.

In Navi Mumbai City, CIDCO is still continued to act as new town development authority which came into existence in 1971 & thereafter, CIDCO started development of new Mumbai. First residential colony at Vashi was developed by CIDCO and thereafter, Navi Mumbai sharpened to grow smoothly because it was being attracted by migrated population from Mumbai. Therefore, Navi Mumbai slowly came into existence as New City which clearly indicates that Navi Mumbai is totally new developed city came into existence 1981 onwards. Now, this city has aged nearly 38 years and building which were developed by CIDCO, way back in 1980-85, becomes dangerous and in dilapidated conditions.

Considering these fact, Govt. has formulated new policy for Reconstruction/ Redevelopment of old and dilapidated building which were constructed by CIDCO and having aged more than 30 years. As per this G.R. dated 04/02/2015, all such buildings are now eligible for Reconstruction / Redevelopment. Considering this fact, building having aged more than 30 years and below 30 years are categorized as under;

In addition to CIDCO constructed building, private building are also categorized accordingly as under;

The table below shows distribution of number of houses by age and year.

Table 23 : Distribution of Houses by age (Year).

Sr. No.	Type of Buildings	0 – 30 yrs.	Above 30 yrs.	Remark
1.	Privately Constructed Building	13196	1395	This information is derived on the basis of C.C./O.C. granted by NMMC & CIDCO during last 40 years.
2.	CIDCO Constructed Tenements/ Units	---	92856	

[Source: Property Tax / Estate Department, NMMC.]

The population of the city in year 2011 and 2017-2018 was 11,20,547 & 15,00,011 respectively and in the Development Plan, projected population for the year 2038 is projected to 28,00,000. Considering the average size of family, the requirement of houses for 2011 population is 2,24,000 houses against the existing 131916. There is deficit of 92084 houses required for population of 2011. Huge housing stock will also be required to meet the requirement of population of 2038 incrementally. Moreover, families living in temporary / slum pockets and old dilapidated buildings will need new accommodation. This requires increase in urban land for housing and also policies to create more housing stock which is taken care off in the present Development Plan.

Above figures also indicates that, the old areas / slum pockets, because of condition of structures, need immediate attention for redevelopment and also to bring them at par with the areas, which have reasonable level of amenities. Therefore, this Development Plan also provides for the regulation for re-development of slum areas which will ultimately lead to proper development and improvement in level of amenities in slum pockets, gaothan & gaothan expansion areas.

4.7. Slums:

Table 24 : Details of Slum - Year 2001.

Name of the Nodes	Number of Slums	Ownership of land	Population 2001
Airoli+Dighe	41805	MIDC/ CIDCO	64388
Ghansoli		MIDC/ CIDCO	20692
Koparkhairane		MIDC	7133
Turbhe+Vashi		MIDC/ Govt.	28589
Nerul		MIDC	7589
Belapur		CIDCO	906
Total	41805		129297

[Source: Compiled by Town Planning Department based on Census 2001 data.]

Table 25: Details of Slum - Year 2011.

Name of the Nodes	Number of Slums	Ownership of land	Population 2011
Airoli+Dighe	67327	MIDC/CIDCO	101632
Ghansoli		MIDC/CIDCO	32178
Koparkhairane		MIDC	7900
Turbhe+Vashi		MIDC/Govt.	52402
Nerul		MIDC	10018
Belapur		CIDCO	4106
Total	67327		208236

[Source: Compiled by Town Planning Department based on Census 2011 data.]

The detail of slums as on 2001 & 2011 is annexed at **Annexure- B1&B2**.

CHAPTER 5: SOCIAL INFRASTRUCTURE

5.1. General:

A Development Plan also aims at creating an environment to enable the residents to enjoy the desired standard of living conditions in addition to ensuring orderly development of a city by prescribing the land use zoning and transportation network along with provisions of proper development control. Therefore, it is necessary to study the existing level of social infrastructure. The Government has laid down minimum essential standards for different social amenities comprising of educational, health, recreational facilities, in terms of area or number of sites required for the probable population of the city. The existing facilities have been analyzed as described subsequently.

5.2. Education facilities:



Navi Mumbai Municipal Corporation has become the first Municipal Corporation in Maharashtra state which facilitates schools with Central Board Secondary Education (CBSE) Board course. One in Nerul and one in Koparkhairane. Both schools offer free education, RFID cards for all students, mid-day meals, uniforms, books and 15 subsidiary items, all free of cost.

There are in all 292 primary schools with total number of 2,38,894 students and 133 high school with total number of 51,084 students in the corporation area. The table below gives the detailed information about the schools

Table 26 : Number of Primary & Secondary School and students enrolled for the year 2018-19.

Sr. No.	Management	Primary School	No. of Students	Secondary School	No. of Students
1.	Municipal Corporation	55	30389	18	5258
2.	Zilla Parishad	0	0	0	0
3.	Social/ Tribal Welfare Dept.	6	425	0	0
4.	Private-Aided	64	43701	31	15175
5.	Private-Non Aided	24	4527	16	1800
6.	Self-Aided	143	159852	68	28851
Total		292	238894	133	51084

[Source: Education Department, NMMC]

Table 27 :Arts/Commerce/Science and other Colleges.

Sr. No.	Management	No. of college	No. of Students	Remark
1.	Municipal Corporation/Govt.	-	-	
2.	Social/ Tribal Welfare Dept.	-	-	
3.	Private-Aided	3	7138	
4.	Private-Non Aided	48	25679	
5.	Self-Aided	-	-	
Total		51	32817	

[Source: University of Mumbai.]

Table 28: Engineering/Architecture College.

Sr. No.	Management	Engineering college	No. of Students	Architecture College	No. of Students	Remark
1.	Municipal Corporation/Govt.	-	-	-	-	
2.	Social/ Tribal Welfare Dept.	-	-	-	-	
3.	Private-Aided	-	-	-	-	
4.	Private-Non Aided	10	23766	3	1524	
5.	Self-Aided	-	-	-	-	
Total		10	23766	3	1524	

[Source: University of Mumbai.]

Table 29: Medical/D.Ed./B.Ed./Special College.

Sr. No.	Management	B.Ed. college	No. of Students	Special Course College	No. of Students	Remark
1.	Municipal Corporation/Govt.	-	-	-	-	
2.	Social/ Tribal Welfare Dept.	-	-	-	-	
3.	Private-Aided	-	-	1	16	
4.	Private-Non Aided	7	386	-	-	
5.	Self-Aided	-	-	-	-	
Total		7	386	1	16	

[Source: University of Mumbai.]

In NMMC area, there are colleges providing higher educational facilities in various faculties like Science, Arts, Commerce, Engineering, Pharmacy, Law, Medicine, Management etc. Some of them also conduct courses in modern techniques like Computer Programming and Management, Business Administration and Management, Information Technology etc. There are Engineering and Medical Colleges and also one Deemed Universities i.e. D. Y. Patil, Nerul within the corporation area. There are 51 Arts/Commerce/Science Colleges with an intake capacity of 32817 students, 10 Engineering colleges with an intake capacity of 23766 students. There are 03 Architecture colleges with intake capacity of 1524 students, 07 B.Ed. colleges with intake capacity of 386 students & One special course college with an intake capacity of 16 students.

There are number of technical and management institutes, pharmacy colleges, medical colleges etc. which is highest in any town of Maharashtra State. Terna Medical & Dental College has an intake capacity of 992 students & D.Y. Patil Medical, Dental, Ayurveda, Physiotherapy, Occupational and Nursing College has an intake of 2397 students & D.Y. Patil Hospitality & Tourism College has an intake of 1625 students. Also, there are in all 7 D.Ed. colleges in NMMC area with intake capacity of 390 candidates.

5.3. Health and medical facilities:



Health of an individual depends on its surrounding environmental conditions. People living in better environment tend to live longer and possess healthy lifestyle compared to those lives in polluted environment. In developing countries like India, Pollution is one of the major problems to tackle on which leads to deaths. It is necessary for cities, towns and villages to have well equipped medical facilities which can provide proper and effective medical treatment to the people. There are many private and government hospitals in Navi Mumbai that are equipped with latest technologies and specialist doctors, experienced staff which can handle any emergency cases. Day and night chemists are also available in the city. Besides the Government and Navi Mumbai Municipal Corporation's Hospitals, private hospitals and dispensaries also cater the needs of the people to a great extent.

There are 6 NMMC hospitals (municipal hospitals) having total capacity of 650 beds. There are 211 private & public trust hospitals, 22 NMMC dispensaries, in all there are 900 dispensaries run by industrial, private/ public trust (including Ayurvedic, Homeopathic, Nursing Home, Pediatrics, Gynecology) within NMMC limits. Each medical facility is having a staff of highly trained and experienced doctors and support staff. Along with these professionals, NMMC is having its own team of experienced doctors and support staff which monitors the status of each disease every year and puts their sincere efforts to prevent the spread of diseases through various workshops, awareness campaigns, trainings and preventive measures like fogging and anti-larval spraying.

Detailed information about each hospital and its medical facilities is annexed at **Annexure C.**

5.4. Commercial facilities:

The commercial facilities such as Agricultural Produce Market Committee Yard, wholesale/ retail grain markets, vegetable markets, mutton markets, masala markets exist in the developed part of the corporation area. There are other commercial establishments like shopping malls, departmental store company showrooms etc. and so many retail shops. There are some vegetable markets. However, at many places it is seen that vegetable vendors are doing business along road sides. Moreover there is no organized space for hawkers.

5.5. Recreational and entertainment facilities:

In NMMC area Rajiv Gandhi Stadium at CBD Belapur, Ganpat Sheth Tandel Maidan, @ Nerul, Yashwantrao Chavan Maidan, @ Nerul, Bhumiputra Maidan, @ Koparkhairane are some of large play grounds available in NMMC area. D. Y. Patil Sports Stadium, at Nerul is one of the international stadium of India for sports like cricket and football. In Navi Mumbai, for betterment of healthy life of people, joggers track at Nerul which is called Jewell of Navi Mumbai, Nisarg Udyan, at Koparkhairane, Central park @ Ghansoli, Mini Sea shore @ Vashi, and Sector-8 Airoli are constructed and well maintained by NMMC. The Wonder's Park, Rock Garden, @ Nerul, Nisarg Udyan @ Koparkhairane, Amusement park @ Vashi (Kopari), Central park @ Ghansoli, are some

of the well maintained large garden which are available in Navi Mumbai.

Considering cultural sentiment of people in Navi Mumbai, Vishnudas Bhawe Natyagrih @ Vashi has been developed by CIDCO and handed over to NMMC for operating and maintenance purposes. The local communities whose contribution for development of Navi Mumbai can't be forgotten are the Agari & Koli communities and therefore CIDCO has also developed Agari Koli Bhavan @ Nerul i.e. community hall as a mark of respect to the said communities. NMMC also plans to construct drama theatre @ Airoli, Tamasha theatre @ Ghansoli which will come up in near future, Balaji multiplex @ Koparkhairane, Palm Beach Galleria multiplex, Inorbit multiplex, Raghuleela mall multiplex, @ Vashi, Haware mall multiplex @ Nerul are some of the multiplexes under NMMC jurisdiction developed by private land owners for entertainment & recreational purposes.

There are in all 232 gardens and 91 playgrounds in the city having total area of 200.86 Hectares and 58.07 Hectares respectively.

Table 30: Summary of social infrastructure within NMMC.

Node	Belapur	Nerul	Sanpada	Vashi	Koparkhairane	Ghansoli	Airoli	Total
Anganwadi	2	1	1	0	0	5	0	9
Gymnasium	1	5	0	4	2	5	5	22
Market [Fish & Veg.]	6	5	2	10	1	0	2	26
Community Centre	3	8	1	7	0	7	4	30
Garden	33	40	12	55	33	17	42	232
Play Ground	8	13	12	26	13	9	10	91
Crematorium	2	5	3	6	6	5	5	32
Burial Ground	2	6	1	2	0	1	4	16
Library/Study Centre	1	1	1	5	0	1	2	11
School	5	10	2	11	12	12	6	58

[Source: City Engineer Department, NMMC]

5.6. Cremation and burial grounds:

Existing cremation grounds are located along the bank of creek or nallas. There are total 33 sites at different locations covering an area of 61584.96 sq. mtrs. of land. Burial grounds are located at different locations, specifically in Nerul and Airoli area. There are total 15 burial ground sites covering an area of 39958.35 sq. mtrs. of land. The combined sites for cremation and burial grounds are 48 in numbers covering an area of 101543.31 sq. mtrs. of land.

Table 31: Node-wise details of Crematorium and burial grounds.


Sr. No.	Name of the Node	Crematorium	Total Area in Sq. mtrs.	Burial Ground	Total Area in Sq. mtrs.	Total	Total Area in Sq. mtrs.
1.	Belapur	2	3022.06	2	9171.91	4	12193.97
2.	Nerul	5	10785.85	7	14495.13	11	25280.98
3.	Sanpada	3	5412.92	0	-	4	5412.92
4.	Vashi	6	10542.58	2	7543.35	8	18085.93
5.	Koparkhairane	6	13893.55	0	0	6	13893.55
6.	Ghansoli	5	7288	1	1990.96	6	9278.96
7.	Airoli /Dighe	5	10640	4	5757	9	16397.00
Total		32	61584.96	16	38958.35	48	100543.31

[Source: City Engineer Department, NMMC]

5.7. Ancient and Historical monuments and sites:

Navi Mumbai is a part of Konkan Coastal area and is located in center of MMR (Mumbai Metropolitan Region) with Thane creek on west side, while the Parsik hill ranges surrounded on east side, whereas Thane and Panvel region covers the North and South zone.


Many structure and temples were constructed prior to existence of NMMC. There are historical/ Old Temples constructed prior to independence of India whose details are as under.

 **Belapur Fort:** It is a fort near the township of Belapur in Navi Mumbai, Maharashtra, India. The fort was built by the Siddis of Janjira. It was later conquered by the Portuguese, and then Marathas. In the early 19th century, the fort was captured by the British. After the British gained supremacy in the region, with the expansion of the Bombay Presidency, the strategic importance of the fort declined, and it was stopped from use.

Built in 1560–1570 by the Siddis, (after they wrested control of the area from the Portuguese) it is located atop a hillock, near the mouth of the Panvel Creek. In 1682, the fort was recaptured by the Portuguese, who had managed to annex the regions controlled by the Siddis, near Belapur (at that time known as Shabaz).

In 1733, the Marathas, led by Chimaji Appa, wrested control of the fort from the Portuguese. He had made a vow that if it were to be successfully recaptured from the Portuguese, he would place a garland of beli leaves in a nearby Amruthaishwar temple, and after the victory the fort was christened as Belapur Fort. The Marathas ruled the area until 23 June 1817, when it was captured by Captain Charles Gray of the British East India Company. The British partially destroyed the fort under their policy of razing any Maratha stronghold in the area.

During its active days, the fort stationed four companies each of 180 men, and 14 guns ranging from 4–12 pounds (2–5 kg) in weight. An underground tunnel is also supposed to exist, which many locals believe connects it to Gharapuri Island, the site of the Elephanta Caves. The fort comes under the jurisdiction of NMMC.

 **Ramtanu Mata Mandir:** The most relevant feature of this village remains the Ramtanu Mata Mandir, built way back in 1941 but remains a beautiful structure surrounded by well-structured landscaping. From the outside the structure does not quite resemble a temple with its high walls and imposing entrance. The temple was constructed in 1941 by Samant Dadani, who at that time was a chief officer with the Thane Municipal Corporation. It took a mere four days to build and he asked the local residents to help out with the construction. The locals were only too happy, having a temple in their midst was a blessing and so everything from digging to building was done by the residents. No salaries were paid to these local workers.

✚ **Shri. Datta Mathsthan Sanpada:** This temple constructed by the villagers of Sanpada way back in 1825-1830 . Originally there was Audumber tree were siddhayogi was performing poojas & prayers.

✚ **Shri Sulaidevi Mandir:** This temple is existing in hilly area (at mountain) behind Rabale MIDC which was constructed way back in 1850-1860 (exact year of construction is not available) These temple is gramdevata at Gothivali villages and surrounded by forest area.

The Government has, from time to time, issued instructions to local authorities for preservation/ conservation of the historical/ archeological monuments.

✚ **Gavalidev:** This Gavalidev i.e. shila(□□□□)is situated at the hill atop Parsik hillock near Ghansoli MIDC area. This temple i.e. Shila is very old & attract the devotees. There is a lake near this area. NMMC has already allotted a grant of Rs. 1 Crore to Forest Department for the development of this spot as a tourist attraction as during rainy season with the hilly areas and dense forests surrounding it, this place attracts the tourists.

CHAPTER 6: TRANSPORT AND COMMUNICATION

NMMC area lies in eastern part of Thane creek. It starts from Dighe, Airoli in North and extends till CBD Belapur in the south. Navi Mumbai is well connected to neighboring Mumbai both by roads and rapid transit system.

JNPT (Jawaharlal Nehru Port Trust), one of the largest container port in India is located south to Navi Mumbai just approximately 10 kms. from Belapur.

6.1. Transport:

As Navi Mumbai is a planned city, the city is having integrated transport system consisting of roads, railways, waterways and airways. All the nodes of a city are very well connected to each other by a network of mass commuter rail service which is also cost effective and economical option compared to other transport services. The city has a cluster of flyovers crisscrossing areas.

The NMMC area is served by 4 bus transport agencies operating between Mumbai-NMMC area, within NMMC area, Thane-NMMC area and surrounding areas. The road transport wing of Navi Mumbai includes connectivity from bus operators of BEST (Brihanmumbai Electric Supply and Transport), NMMT (Navi Mumbai Municipal Transport), KDMT (Kalyan- Dombivli Municipal Transport) and KMT (Khopoli Municipal Transport) which provide bus services to entire Navi Mumbai city as well as to certain parts of Mumbai, Thane, Kalyan, Dombivli, Badlapur, Taloja, Panvel and Uran.

NMMT has 3 Depots and buses runs on 75 routes daily. The number of operational buses under NMMT was 480 in the year 2017-18. NMMC has a fleet of both AC (82) and Non AC(398) buses in its inventory. Buses run either on Diesel or CNG. As per the data records of NMMT, The distance travelled by buses per day is on an average 275 km for both CNG and Diesel buses and annual diesel consumption was around 7.4 lacs liters and CNG consumption was about 3.5 lacs kg.

Many projects, like the Navi Mumbai Metro, trans-harbour link between Mumbai (Wadala) and Navi Mumbai (Ulwe), elevated corridor on Palm Beach road, as well as the ambitious international airport proposed near Panvel, are expected to enhance the connectivity as well as the status of the city. Once complete, The Navi Mumbai International airport will act as a counter magnet to Mumbai and will also help reducing congestion at Mumbai airport.

6.2. Water Transport Facilities:

In the past, CIDCO had developed water transport facilities at Vashi, Nerul and Belapur. Even jetties were constructed at these sites & still are in existence. Due to poor response, the water transport services heading towards Mumbai (Bhaucha Dhakka or Gateway of India) were terminated by the concerned operating agency. CIDCO had entrusted these services to a private agency. Now CIDCO has proposed ferry services to be operated from Nerul to Mumbai. All these jetties are shown in the Draft DP.

6.3. Motorized Transport:

The details about the total no. of vehicles cars, motorcycles, 3-wheelers, etc. for the last 7 years is illustrated in the following table.

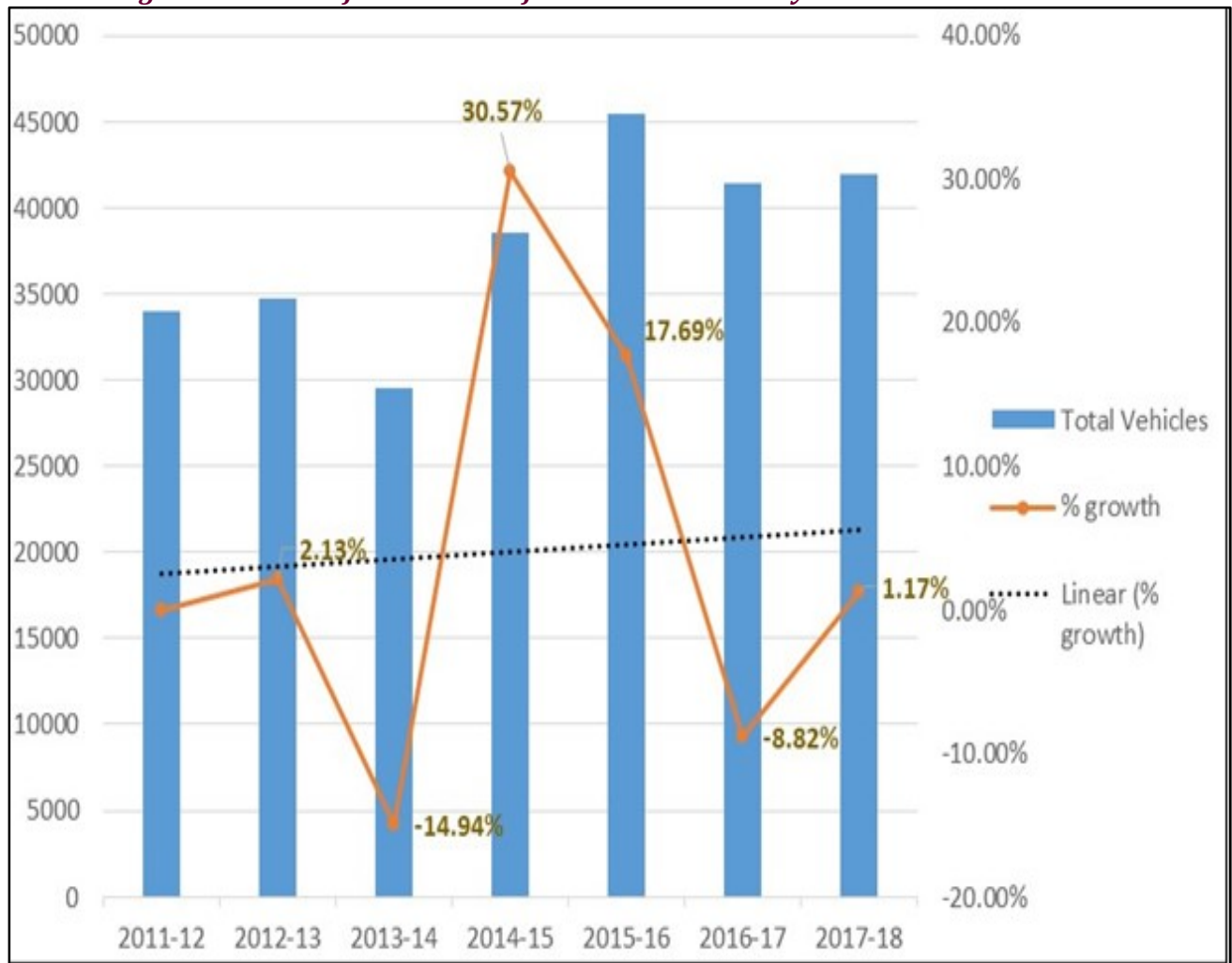
Table 32: Total number of vehicles for the last 7 years.

Year / Vehicles	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18
Motor Cycle	15269	17395	16525	18455	24354	22535	22175
Car	13288	11808	8298	10799	10709	10345	10180
Tourist/ Meter Taxi	719	851	439	1006	1966	3155	1288
Auto Rickshaw	493	628	1663	3469	2445	1993	4695
Buses	237	184	157	308	378	274	202
School Bus	136	171	99	101	143	32	84
Pvt. Service vehicle	32	10	5	15	11	10	16
Ambulance	28	30	16	39	18	18	20
Truck	1067	901	725	1802	2609	1057	802
Tanker	220	249	155	241	267	283	403
D/Van 4 wheelers	643	512	213	322	284	197	655
P/Van 3 wheelers	1462	1565	1019	1648	1866	1129	788
Trailers	381	438	230	364	364	344	434
Other Govt vehicle	49	7	15	25	9	45	159
Total	34024	34749	29559	38594	45423	41417	41901

[Source: Dy. RTO, Navi Mumbai]

The growth chart is prepared from the above table depicting the increase/ decrease in the trend. It is shown in the below figure.

Figure 07: Trend of the number of vehicles in the last 7 years within NMMC area.



6.4. General conditions of roads:

Total constructed road length within corporation area is 559.635Kms. Out of which cement concrete roads are 76.821 kms. and Asphalted 482.814 kms.

Table 33: Node/ Ward wise length of cement and asphalt roads in NMMC.

Node/ Ward	Cement	Asphalt	Total in mtrs.
Belapur	1600	114761	116361
Nerul	6120	85222	91342
Turbhe	26069	66724	92793
Vashi	3310	49954	53264
Koparkhairane	8265	77229	85494
Ghansoli	7877	37695	45572
Airoli	6258	38809	45067
Dighe	3522	7620	11142
Thane/ Belapur Road	13800	4800	18600
Total	76821	482814	559635

[Source: C.E. Dept., NMMC.]

6.5. Roadways (External):

The city is having network of roads across NMMC jurisdiction area including NH-4 (National Highway-4) which passes through Vashi (Navi Mumbai) and Kharghar which connects the city further to Pune and other parts of Maharashtra.

There two major classify road passing through NMMC area i.e. Mumbai-Pune National Highway No.4, Panvel-Uran national linked highway No.4B which connects to NH-4. In addition to this, Thane-Belapur state highway is also passing through NMMC area. The breakup of length of these roads, passing through NMMC area, is as under.

Table 34: Length of major roads(Classified roads) passing through NMMC area.

Sr. No.	Name of Major Roads	Total length of Road passing through NMMC (km)
1.	Mumbai-Pune highway NH-4	12.79
2.	Panvel-Uran national linked highway NH-4B (Aamra Marg)	4.14
3.	Thane-Belapur state highway NH-48	21.42

The MMRDA has also published revised Draft Regional Plan **(RP)** 2016 – 2036 for MMR region dated 16/09/2016. Under this RP, following road networks have also been proposed which are as under-

Table 35:Road Network Proposed in Draft RP of MMR passing through NMMC.

Sr.No.	Road Details	Passing Through	Total Length (km)
1	Airoli to Katai Naka (50 m wide)	Airoli, Airoli (MIDC), Ilthanpada and towards Kalyan	5.0 km
2	Vikhroli - Ghansoli	Ghansoli	2.93 km
3	Mankhurd – Kiravali (Towards Kalyan)	Vashi, Turbhe (MIDC)	10.00 km
4	Vashi – Panvel & towards Expressway	Shiravane, Sanpada, Nerul, CBD Belapur	26.50 km

6.6. Roads (Internal):

Navi Mumbai is well planned and developed city undertaken by CIDCO as new town development authority under the said Act. The city is divided into 7 nodes with proper layout and road pattern. The width of road and its length in each nodes is narrated as under-

Table 36: Ward wise details of length / width of the roads.

Sr. No.	Name of Wards	Below 6 mtrs. Wide roads	6-9 mtrs. Wide roads	9-15 mtrs. Wide roads	15-24 mtrs. Wide roads	24-27 mtrs. Wide roads	27 mtrs. and above Wide roads	Total
1	2	3	4	5	6	7	8	9
1.	Belapur	3095.74	17639.49	11266.95	11123.11	0	13480.30	56605.59
2.	Nerul	7999.00	16204.61	37504.81	31898.87	0	11474.29	105081.00
3.	Sanpada	2822.60	4690.86	6181.20	15044.81	0	1765.51	30504.98
4.	Vashi/ Turbhe	3451.00	21622.76	36147.846	17796.47	0	20368.95	99387.00
5.	Koparkhairane	5960.01	21637.96	9952.10	12137.94	0	3134.42	52822.43
6.	Ghansoli	9805.00	5083.00	11049.58	20036.50	0	6343.42	52317.00
7.	Airoli	4389.00	14978.68	18144.09	9816.35	560.44	4996.80	52885.00
8.	Dighe	3011.67	0	0	0	0	0	3012.00
9.	Palm Beach Road	0	0	0	0	0	12744.01	12744.01
10.	MIDC	1391.46	0	2207.25	44290.13	0	27618.71	75507.39
11.	Thane-Belapur Road						17169.00	17169.00
12.	Aamra Marg						1600.00	1600.00
Total		41925.48	101857.36	132453.826	162144.18	560.44	120695.41	559635.40

The CIDCO has developed 7 Nodes in NMMC area with proper layout & amenities in this layout CIDCO had proposed minimum 6 mtrs wide roads and maximum 32 mtrs wide roads. Even in EWS/LIG housing sectors, 03 mtrs to 06 mtrs roads had also been proposed. These roads are now found inadequate. Looking to the current scenario of traffic problems, inadequate & lack of parking spaces and looking to problems faced by residents for redevelopment of old & dilapidated buildings, Hon' Municipal Commissioner NMMC, in exercise of the powers vested under section 210 (1) of Maharashtra Municipal Corporation Act, 1949 (hereafter referred to as the said MMC Act), has now prescribed the regular street of lines in Vashi, Nerul & Koparkhairane & in this context, an order dated 04 December, 2018 has also been issued by Hon'ble Municipal Commissioner, NMMC. The order along with plan is annexed as **Annexure D.**

Govt. has formulated new policy on 4th February 2015 for re-construction/re-development of old and dilapidated building in NMMC area where the minimum required

width of the road is categorized as 9 meter and 15 meter. In NMMC area, there are number of buildings which require immediate attention towards re-construction/re-development due to their existing dilapidated conditions and some buildings which are beyond repair work. However, under existing conditions, there are some building which are accessible from roads having width less than 9 meter/ 15 meter. And therefore, the roads whose width are less than 9 meters/ 15 meters are proposed to be widen to 9 meter/ 15 meter.

Many projects, like the Navi Mumbai Metro, trans-harbour link between Mumbai (Wadala) and Navi Mumbai (Ulwe), elevated corridor on Palm Beach road, as well as the ambitious international airport proposed near Panvel, are expected to enhance the connectivity as well as the status of the city. Once complete, The Navi Mumbai International airport will act as a counter magnet to Mumbai

6.7. Coastal Road:

NMMC area is surrounded by coastal stretch, JNPT, Mumbai as a capital of Maharashtra, MPT, New International Airport (Navi Mumbai). As per the available report, JNPT handles approx.. 65% of India's container traffic. CIDCO has undertaken the construction of New International Airport @ Kopra- Panvel. NAINA (Navi Mumbai Airport Influence Notified Area) project (561.72 sq. km or more) is also undertaken by CIDCO within 25 km radius of the new airport and is expected to be the biggest smart city of India.

Due to the scenario of the above referred situation, the citizens of Navi Mumbai also facing some problems as under –

1. Traffic plying to the central suburbs of Mumbai via Airoli bridge has only one alternative road i.e. Thane Belapur road.
2. All goods traffic and passenger traffic coming from Thane, Gujarat, Rajasthan, etc. and going to JNPT and Uran use Thane - Belapur road
3. Large Industrial and Commercial development in the vicinity of Navi Mumbai, JNPT, etc.
4. Proposed SEZ near JNPT area will attract large number of goods and passenger vehicles
5. High growth rate of residential area in Navi Mumbai and surrounding areas, leading to traffic congestion.
6. With NAINA, impetus to residential and commercial growth is expected

7. The Thane- Belapur road, Palm Beach road and Sion Panvel expressway have become city roads and separate corridors by passing the city for faster passenger and goods traffic is the need of the hour.

Considering all these problems/ difficulties, NMMC has decided to undertake Coastal road from CBD – Belapur to Thane along the coastal stretch of Navi Mumbai area. Project Management Consultant (PMC) has also recommended to undertake this project and therefore it is divided into 2 phases i.e. Belapur to Vashi and Vashi to Thane. Entire project will be financed by NMMC and will be entirely implemented by NMMC itself. This coastal road is also shown in the Draft DP.

6.8. Railways:

Harbour Railway from CSMT, Mumbai to Panvel and Trans-harbour from Thane to Panvel via CBD Belapur and Thane to Vashi via Sanpada are already passing through NMMC area and served as Suburban Railway Services for the benefit of citizen of NMMC area. In addition to this, a new suburban railway network from Belapur to Kharkopar and Nerul to Kharkopar is already completed by CIDCO & Indian Railway under joint venture. This project is opened for operation from 11th November 2018. These 3 railway projects (Suburban) had been taken up by CIDCO with major stake holding i.e. 67% and remaining 33% stake holding are held by railway. Unless CIDCO had taken up initiative & financed the projects, these projects would have never come up and fulfill the dreams of citizen of NMMC area. Though these projects had been undertaken and financed by CIDCO, but operated by Indian railway itself. The entire railway projects are meant for suburban of rail services and there is no separate track for out station mail express. The CIDCO has also taken up Metro Project from CBD Belapur to Pendhar (Near Taloja) having total length 23.4 km. Out of which approximately 1.05 km is passing through NMMC limit.

The MMRDA, through its Mumbai Metro Rail Corporation (MMRC) has also proposed metro/ mono network in MMR area of which some network also passes through NMMC. All the infrastructure such as Metro, Mono in MMR area has been undertaken by MMRDA through MMRC. The details of networking passing through NMMC area are as under-

Table 37: Details of Metro-Mono Network proposed in RP MMR passing through NMMC.

Sr. No.	Type of Network	Passing Through	Total Length (km)
1.	Metro from Mankhurd (Mumbai) to Kharghar, (Navi Mumbai)	Vashi, Turbhe, Sanpada	7.97 km
2.	Vashi to proposed Navi Mumbai Airport	Sanpada, Nerul, CBD Belapur (along Palm Beach road)	9.86 km
3.	NMMC Head Office to Kharghar	CBD Belapur	3.20 km
4.	Vikhroli to Shilphata	Ghansoli, Rabale and MIDC	5.40 km
5.	Dighe to New Airport (Navi Mumbai)	Dighe (MIDC), Airoli (MIDC), Rabale (MIDC), Mahape (MIDC), Turbhe (MIDC), Shiravane (MIDC) along Aamra Marg	20.85 km
6.	Proposed Mono rail Airoli R.S. to Vashi R.S.	Ghansoli, Airoli, Vashi, Kopar Khairane	15 km
7.	Monorail – Vikhroli to Shilphata & Towards Kalyan	Ghansoli, Mahape (MIDC), Adavali - Bhutavali	4.5 km

All these networks are part and parcel of revised Draft RP 2016 – 2036 published by MMRDA dated 16/9/2016 and therefore, all these proposals are incorporated in NMMC's Draft DP.

In case of rail network, Navi Mumbai is well connected to Thane through Thane – Belapur rail link, similarly has an independent mainline rail terminal connecting the city directly to Chhatrapati Shivaji Maharaj Terminus (town side) as well as western parts of Mumbai.

The breakup of suburban railway lines/ metro line passing through NMMC area is as under:

Table 38: Suburban Rail network and its total length passing through NMMC area.

Sr. No.	Rail Network	Total Length (km.)	Remarks
1.	CSMT/ Andheri – Panvel	13.78	Harbour Line
2.	Thane – Nerul- Panvel	17.28	Trans Harbour Line
3.	Turbhe – Sanpada - Vashi	5.00	Trans Harbour Line
4.	Nerul – Seawoods – Kharkopar	5.13	Harbour Line
5.	CBD Belapur – Kharkopar	5.70	Harbour Line
6.	CBD Belapur – Pendhar	Approx. 1.05	Metro Line

6.9. Airways:

There is no airport for civilians within Navi Mumbai Municipal Corporation limits. The nearest one is at Chhatrapati Shivaji Maharaj International Airport (Domestic & International facilities) which is located about 20 km from the city center. It is operated by GVK & Domestic airport is operated by airport authority of India Ltd. This airport has a facility of Cargo Terminal through which export/import business is operated. In addition to this, a new airport i.e. Navi Mumbai International airport is also under construction which is close to NMMC area. It is hardly located at 02km from southern boundary of NMMC area i.e. towards Belapur side. This airport is likely to be completed in Dec. 2019 and may be functionable in the middle of 2020. After completion this airport, the citizen of NMMC area will be accessible from both the airport.

Navi Mumbai International Airport (NMIA), is the second airport for Mumbai Metropolitan Region (MMR) to be located at Navi Mumbai. Cementing Mumbai's future as an International Financial Centre, air passenger number is expected to grow over 100 million by 2034. The Mumbai airport alone will be unable to handle such an increase in demand. And therefore, a second Airport is being constructed by CIDCO in Navi Mumbai.

[Source: CIDCO (<https://cidco.maharashtra.gov.in/navi-mumbai-airport>).]

6.10. Bus and passenger traffic:

City bus service, at present, is run by NMMT, through its 03 depot i.e. Asudgao depot (outside NMMC area), Turbhe depot and Ghansoli depot. However there is no bus depot of State transport (MSRTC) in NMMC area. However, ST buses originating from Mumbai Central, Dadar, Borivali, Kurla, Parel, Thane, Kalyan, Dombivli and heading towards Pune and other cities are passing through NMMC area. Under Jawaharlal Nehru National Urban Renewal Mission (JNNURM), 285 buses are provided to NMMT. In addition to NMMT, buses of KDMT (Kalyan- Dombivli Municipal Transport), TMT (Thane Municipal Transport), BEST (Brihanmumbai Electric Supply and Transport), KMT (Khopoli Municipal Transport), are also plying through city for the services of citizens of Navi Mumbai. Major services are operated by NMMT & thereafter BEST, KDMT and TMT respectively. The State Transport (ST) buses are also passing through NMMC area & its bus stops (pickup & drop-up services) are located in Vashi, Nerul, CBD Belapur, Rabale, Airoli, Turbhe, Uran Fata etc. The number of buses plying in Navi Mumbai area and passing through NMMC area per day are as under.

Table 39: No. of Buses plying in Navi Mumbai area and passing through NMMC area per day.

Particulars\ Mode of Transport			NMMT	BEST	TMT	KDMT	ST	KMT
No. of Bus Depots			3	NIL	-	3	0	-
No. of Bus Terminals			13	6	-	4	1	-
No. of Bus Routes			70	22	1	42	217	1
Total No. of Buses	Diesel	A.C.	82	-	-	10	46	1
		Non A.C.	260	-	4	208	431	-
	CNG	A.C.	-	2	-	-	-	-
		Non A.C.	110	215	-	-	-	-
Distance Travelled by Buses (in kms)	Diesel	Per Day	6356.2	-	-	13407.90	1.38 lac	400
		Annual	23200434.8	-	-	4893878.20	501.97 lac	1.46 lac
	CNG	Per Day	28170.4	56791	-	-	-	-
		Annual	10282193.1	20728804	-	-	-	-
Diesel Consumption		Per Day	22304	-	-	4810.00	0.33 lac litre	225 litre
		Annual	8141023	-	-	1755513.00	120.77 lac litre	82125 litre
CNG Consumption		Per Day	9550	154472	-	-	-	-
		Annual	3486102	56382343	-	-	-	-
Total No. of Passengers		Per Day	235720	191550	-	37500	1.08 lac	300
		Annual	86038000	69915835	5	13687378	395.04 lac	109500

[Source: NMMT, BEST, TMT, KDMT, ST and KMT.]

NMMT has 3 Depots and runs buses on 70 routes daily. The number of operational buses under NMMT was 452 in the year 2017-18. NMMC has a fleet of both AC (82) and Non AC (370) buses in its inventory. Buses run either on Diesel or CNG. As per the data records of NMMT, the distance travelled by buses per day is on an average 28170 & 6356 km for both CNG and Diesel buses and annual diesel consumption was around 8141023 lacs liters and CNG consumption was about 3486102 lacs kg.

Considering the existing bus services and the required bus services in future, there is need to make provision for at least one depot/Bus Terminus for State Transport& NMMT. And therefore, required provisions for these facilities are made in draft DP.

6.11. Road Accidents:

As per the data of road accidents, collected from Additional Commissioner of Police, Turbhe and Vashi Division for the year 2014 till 2018, total number of accidents in the city limits amount to 2920. And the major road accidents took place on the NH 4, Mumbai Pune Highway, NH 4B Panvel – Uran Highway, Palm Beach Road and Thane Belapur Road. The data for the total no. of accidents in the NMMC area for the last 5 years (till September 2018)

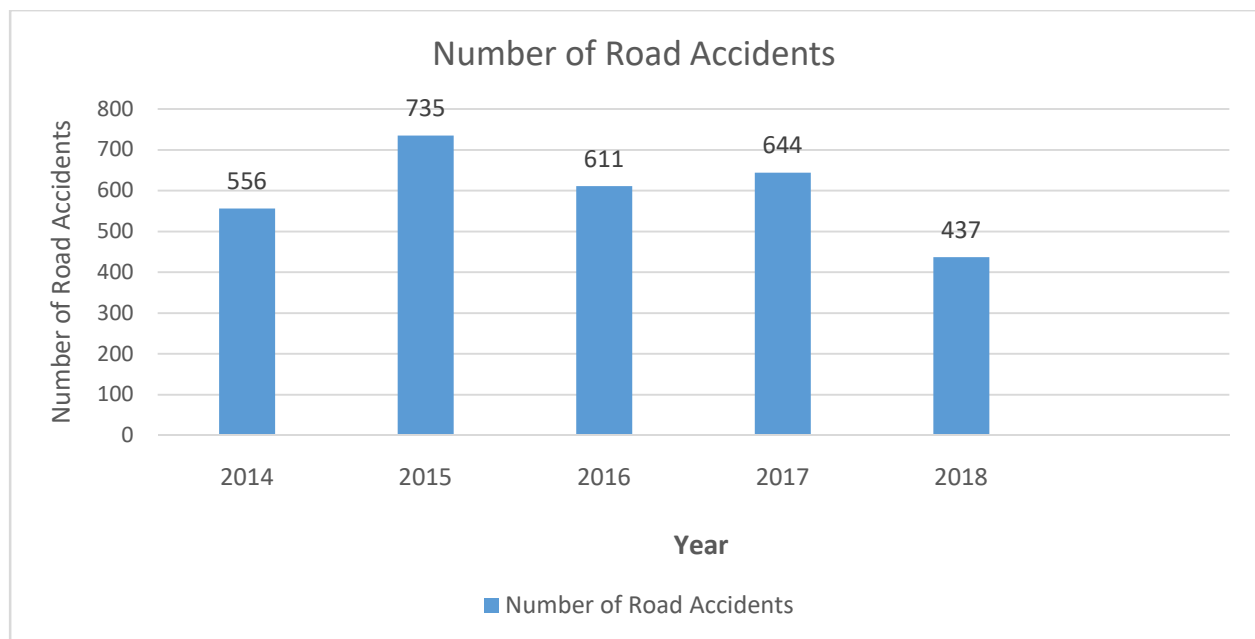
Table 40: Total no. of accidents reported in NMMC area for the last 5 years (Till September 2018).

Year	2014	2015	2016	2017	2018	Total
Total No. of Accidents	556	735	611	644	437	2983

[Source: Additional Commissioner of Police, Turbhe and Vashi Division.]

Also the trend of the road accidents for the last 5 years is shown in the below figure no. 08.

Figure 08 :Details of accidents for the last 5 years in Navi Mumbai.



6.12. Parking facilities:

There are in all 56 parking facilities within the NMMC area. Node wise details is shown below.

Table 41: Node/ Ward-wise details of Parking Facilities.

Node	Total No. of Parking Facility
Belapur	9
Nerul	11
Sanpada	4
Vashi	24
Koparkhairane	0
Ghansoli	0
Airoli	8
Total	56

[Source: City Engineer Department, NMMC.]

6.13. Terminal Facilities:

CIDCO has developed truck terminal at plot number 1, sector 19 of Vashi measuring about 65264.08 sq. mtrs. This terminal is part and parcel of APMC markets which is maintained by APMC and which accommodates near about 1200 trucks in it. This terminal facility seems to be inadequate considering the in and out trucks that comes from various parts of the country. So, it is thus, necessary to make provision for additional truck terminal. Near about 5000 trucks arrive at this APMC truck terminal coming from across the country which can be partially accommodated in the proposed truck terminal.

6.13.1. Railway Terminal:

The Dadar Terminus is around 20 kms from Vashi. This terminus is easily accessible from Navi Mumbai. The another railway terminus near to Navi Mumbai is Lokmanya Tilak Terminus which is around 15 kms from Vashi which is well connected by roads and harbour line railways. There is Mumbai Central Terminus located in Western Mumbai and is approximately 29 kms from Vashi. One more terminus in western Mumbai which is accessible from Navi Mumbai is Bandra Terminus which is around 22 kms from Vashi. The Chhatrapati Shivaji Maharaj

Terminus is around 30 kms from Vashi and easily accessible via road and through harbor line railways.

The CIDCO has also undertaken construction of railway terminals at Panvel which is hardly 10 km from NMMC & close to NMMC area. Panvel railway station is already in existence & which is also developed by CIDCO & now the CIDCO is converting this station into terminus. Entire expenditure will be boned by CIDCO.

CHAPTER 7: ECONOMIC BASE AND GROWTH POTENTIAL

7.1 Introduction:

With the unleashing of economic reform in 1991, new economic opportunities are opened up in sectors such as IT and ITES, entertainment, hospitality, banking, financial services and insurance. Several policies at the Central and State level pertaining to the location of the industries have guided the economic transformation of the cities. The new industrial policy was introduced in 1991 to help Indian industry to modernize, increase productivity and competitiveness. Incentives were also given to start industries. As per this industrial location policy, NMMC area covered under Zone-II. Trends indicate that certain activities as referred above are likely to drive the NMMC's economy over the next decade.

Table 42: Spatial Clustering.

Sr. No.	Key Cluster	Location
1.	Financial Services including banking and insurance	Vashi, CBD Belapur
2.	IT/ ITES	Thane- Belapur Road (from Dighe to Ghansoli)
3.	Media and Entertainment	Thane- Belapur Road (Airoli)
4.	Retail	Vashi/ Turbhe
5.	Logistics and Warehousing	Turbhe/ Sanpada

7.2 Industrial Activities:

There are micro, small, medium and large scale Industrial Units in Navi Mumbai and the details are listed in the below table.

Table43: List of Industrial Units in Navi Mumbai.

Sr. No.	Area	Micro Scale Industries	Small Scale Industries	Medium Scale Industries	Large Scale Industries	Total Industries
1	Industries in Navi Mumbai (MIDC TTC Area)	1036	1383	109	230	2528
2	Industries in Navi Mumbai (CIDCO Developed Area)	8749	1074	542	0	10365
	Total	9785	2457	651	230	12893

[Source: District Industries Center (DIC) and Maharashtra Pollution Control Board, Thane.]

7.3 Trade and Commerce:

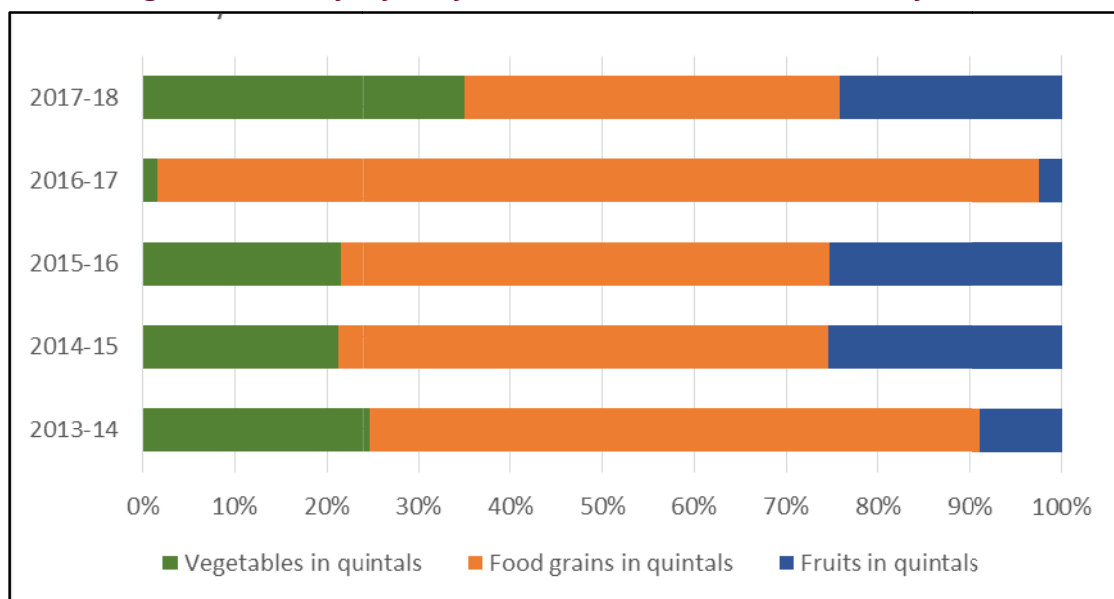
Agricultural Produce Market Committee (APMC) is a statutory market committee constituted by a State Government in respect of trade in certain notified agricultural/horticultural/livestock products. Mumbai Agricultural Produce Market Committee has been established on 15th January, 1977 under the provisions of the Maharashtra Agricultural Produce Marketing (Regulation and development) Act, 1963.

Table44: Yearly influx of commodities in Agricultural Produce Market Committee (APMC), Vashi.

Sr. No.	Year	Vegetables in quintals	Food grains in quintals	Fruits in quintals
1	2013-14	5314633	14325771	1894610
2	2014-15	5317573	13368629	6382026
3	2015-16	5640558	13970133	6638305
4	2016-17	4063907	238689943	6070573
5	2017-18	10291002	12010597	7122599

[Source: Mumbai Agricultural Produce Market Committee.]

Figure 09 : Yearly influx of commodities in various markets of APMC.



CHAPTER 8:UTILITIES AND SERVICES

8.1. Water supply:

8.1.1. Water supply (Network):

Due to the sufficient rainfall in the catchment area of Morbe dam in previous year, NMMC was able supply water smoothly with increase in water supply from 392 MLD in 2016-17 to 429.54 MLD on an average (supply across all months) in this financial year. Upon deducing the water losses, which account to about 18.28% of the water supply, it is estimated that around 351.01 MLD water was supplied by NMMC out of which 231.31 MLD was supplied to domestic sector, 26.62 MLD to the commercial sector and around 93.08 MLD to gaonthan and slums. NMMC supplies water to 1,20,493 connections (domestic) and 8744 connections (commercial) through a well distributed network of around 1118.86 km long facilitated by 154 booster pumps.

Figure 10 : Highlights of the water supply network at a glance.

Head	Details
Total Average water supply in 17-18	429.54MLD
Processing and Distribution losses	~18.28%
Net Water Supply to Navi Mumbai (NMMC limits)	351.01MLD
Length of distribution network	1130 Km
Number of booster pumps	154
Water supply breakup	Metered:351.01MLDUnmetered:78.53MLD
Water supply sector all breakup	Domestic:231.31MLD Commercial:26.62MLD Gaonthan&Slums:93.08MLD

[Source: ESR 2017-18, NMMC.]

NMMC is blessed with abundant water resources in terms of both surface and ground water. The surface water resources include 24 major lakes and ponds, 11 holding ponds and creek front of about 22km, NMMC area merits various vital environmental and physical services provided by these entities in

terms of controlling the floods, water logging, and surface runoffs and so on. NMMC regularly monitors the levels of its surface and ground water resources.

In terms of ground water resources there are 110 Wells & Bore well 115 regularly monitored by NMMC for their water quality.

Table 45: Details of Source and amount of water drawn from resources.

Water Source	Water Drawn (MLD)	Design Population (lakh)	Remarks
Morbe Dam	450	29.46	Considering 15% Losses& 150 LPCD Consumptions
Bari Dam	70		

[Source: Water Supply Department, NMMC.]

8.1.2. Status of Water Resources:

NMMC region is blessed with numerous surface and groundwater resources. NMMC region is having multiple ponds, lakes, creeks, dams as surface water resources while in case of groundwater resources; the region is having wells and bore wells. NMMC meets the need of water demand of the city from these resources for daily water supply and other activities. Knowing the importance of these resources, NMMC regularly monitors and record the water quality.

8.2. Surface Water:

Dam (Reservoir)

Three dams namely Hetawane, Barvi and Morbe dam are situated near vicinity of NMMC region out of which city gets water from Morbe dam for its daily requirement. Morbe dam, a gravity dam, on the Dhavri River (tributary of Patalganga River) near Khalapur, Raigad district is the source of fresh water for NMMC jurisdiction area. The height of the dam above lowest foundation is 194 ft. while the length is 11,220 ft. It covers the surface area of about 9,780 sq. km. It was constructed by MJP (Maharashtra Jeevan Pradhikaran), Government of Maharashtra in 1999, who then granted possession of Morbe dam to NMMC in November 2002. The feature of Morbe dam is given Table No. 36.

Table 46: Specification of Morbe Dam.

Specifications	Attributes
Name of the dam	Morbe
Distance from city (NMMC Jurisdiction)	31km
Type of dam	Gravity
Impounds	Dhavaririver
Height	53.40 m
Length	3,250 m
Dam volume	18,075 x 10³m³
Total capacity	19,089 x 10⁴m³
Surface area	978 hectares

[Source: ESR 2017-18, NMMC.]

Around **450MLD** (Million Liters per Day) water is supplied from Morbe dam to the treatment plant at Bhokarpada in the year 2017–18. NMMC supplied water 24X7 to nearly 75% of the area of the city while the remaining area is catered to water supply for about 4–8 hours per day, thus ensuring 100% coverage.

NMMC reported water losses which account to about 18.28% of total water supply. NMMC had initiated a drive for installing node wise AMRs (Automatic Meter Readings) system to maintain the tally of water consumption and to increase the share of metered water supply. Under this, it was made mandatory to install AMRs for piped water supply with connection of 20mm and above. As of March 2018, around 3676 active consumers from residential sector, 759 from commercial and 187 from institutional sector have installed AMR. NMMC undertook active drive on disconnecting illegal water connections in the year 2017-18. Also NMMC was vigilant for prompt action and 100% addressable of complaints for pipe breaks and leakages in NMMC area, thus helping bring down the losses to a large extent.

In 2017-18, NMMC monitored 20,296 drinking water samples at the tap end, from all the nodes. Out of these about 3.4% (690) samples were detected to be non-potable compared to 4.7% during 2016-17 which indicated high portability, ensuring that the water supplied by NMMC was of good quality. This is true for samples collected in rainy season and recurrently of some village & slum area which merit attention.

NMMC recorded Non-Revenue Water extent of 18.28% in 2017-18 which is 1.72% less than the 20% benchmark set by Ministry of Water Resources.

8.3. Lakes and ponds:

Lakes and Ponds, diverse set of inland freshwater habitats are of great human importance as these are the sources of water used for domestic, industrial and agricultural purposes as well as provides source of food. Lakes and ponds not only support biodiversity but also helps regulate the processes of soil formation, groundwater recharge and flood protection. Within NMMC, there are total 24 lakes with varying capacities and account to a total coverage area of 2.23 Lakh sq.m. The Belapur node has 5 lakes, maximum number amongst all nodes, and accounts around 28% of the lake area share in NMMC jurisdiction. This is followed by Ghansoli node with 25% of share area and has 4 lakes within the node. The Gothivali Lake in Ghansoli is the biggest lake and has a surface area of 32,635 sq. m. The Mahape Lake in Koparkhairane node is smallest lake with area of 1,338 sq. m. Node wise details of the lakes with coverage area are described in the Table No.xx below. Most of the lakes are observed to be surrounded by residential areas and have Gabion wall structures.

Table 47: Node wise details of lakes and their coverage in NMMC area.

Node	Name of Lake/Pond	Riparian zone	Surrounding area	Area of lake (Sq.m)
Airoli	AiroliNaka	Concrete wall	Residential	3,988
	Dive	Gabion wall	Residential	2,042
Belapur	Agroli	Gabion wall	Trees and Garden	12,693
	Belapur	Concrete wall	Residential and a temple	17,905
	Darave	Gabion wall	Residential	5,724
	Karave	Concrete wall	Residential	23,506
	Killegaonthan	Gabion wall	Residential	2,650
Dighe	Borol	-	-	1,500
	Khokad	Gabion wall	Residential and Highway	17,842
Ghansoli	Gothivali	Gabion wall	Residential & Informal hutments	32,635
	Gunali	Concrete wall	Residential	3,596
	Rabada	Gabion wall	Residential and Highway	7,823
	Talvali	Gabion wall	Residential	11,590
Koparkhairane	Khairne	Concrete wall	Residential	13,870
	Koparkhairane	Concrete wall	Residential	2,231

Node	Name of Lake/Pond	Riparian zone	Surrounding area	Area of lake (Sq.m)
Nerul	Mahape	Concrete wall	MIDC area	1,338
	Savaligaon	-	Slums	6,060
	Nerul Sector 20	Gabion wall	Residential	9,894
	Shirvane	Gabion wall	Residential	13,686
Turbhe	Sanpada	Natural	Residential	2,500
	Turbhegaon	Gabion wall	Residential	8,482
Vashi	Juhugaon	Concrete wall	Dense residential area on all four sides	1,486
	Kopari	Gabion wall	Trees and Garden	10,000
	Vashigaon	Gabion wall	Residential	10,620
Total				2,23,661

[Source:ESR 2017-18, NMMC.]

8.4. Drainage and Sewerage:

Storm Water Drainage

NMMC area has storm water drain networks of total 550 km (Table No. 48) in length. The main features of the storm water drains are the Nalla and the unique holding ponds of the city which prevent flooding of water in the city. NMMC regularly monitors the water quality in the Nalla as well as the holding ponds.

Table 48: Node wise length of storm water drains in NMMC area.

Sr. No.	Node	Storm Water Drain Length (mtrs.)
1.	Belapur	51439.00
2.	Nerul	149819.00
3.	Sanpada	57801.35
4.	Vashi	196371.94
5.	Koparkhairane	210253.00
6.	Ghansoli	58911.00
7.	Airoli	81349.00
8.	Thane/ Belapur Road	19380.00
Total		825324.29

[Source: Sewerage Department, NMMC.]

Overview of the Sewerage System

NMMC has a well-planned underground sewage network which caters to about 2,66,766 connections. The total length of sewer lines is 457.25 km. Nodal areas of the city are having sufficient sewage lines. NMMC is having a dedicated workforce of around 343 members working in sewerage department.

Table 49: Node wise details of sewerage Zones.

Sr. No.	Sewerage Zone	Number of SPHs	Number of STPs
1	Belapur	3	1
2	Nerul	4	1
3	Sanpada	3	1
4	Vashi	8	1
5	Koparkhairane	2	1
6	Ghansoli	1	1
7	Airoli	1	1
Total		22	7

[Source: Sewerage Department, NMMC.]

Table 50: Node-wise length of sewerage line.

Sr. No.	Node	Length of Sewerage Line (km)
1	Belapur	72.575
2	Nerul	65.925
3	Vashi	75.839
4	Sanpada	77.366
5	Koparkhairane	62.945
6	Ghansoli	48.738
7	Airoli	53.869
	Total	457.257

[Source: Sewerage Department, NMMC.]

The STP's possess Primary as well as Secondary treatment system which works on the of Cyclic Activated Sludge Treatment technology using advanced Sequencing Batch Reactor (SBR) process. The system operates in a batch reactor mode which eliminates all the inefficiencies of the continuous processes. The complete process takes place in a single reactor, within which all biological treatment steps take place sequentially. Water quality tests are conducted daily during secondary treatment at an ISO certified laboratory. A brief detail of the STP's in Navi Mumbai under NMMC is provided in Table51.

NMMC has 7 active STPs (Sewage Treatment Plants) which have secondary treatment facilities with an aggregate capacity of about 454 MLD as shown in the below Table 47. It is estimated that around 210 MLD of sewage is generated in the NMMC area and all the generated sewage is collected and 100% of the sewage gets treated in STPs, before releasing in the creek. NMMC has further proposed sewage network in slum pockets for collection and connect it to STPs. NMMC has prepared plan for Airoli and Ghansoli node. Plan for Turbhe, Dighe and Nerul is under process.

Table 51: List of functional Sewerage Treatment Plants in NMMC area (2017-18).

Sr. No.	Node & Sector	Design Capacity(MLD)	Treatment Technology
1	CBD Belapur-Sec- 12	19	Cyclic Activated Sludge Process (SBR Tech)
2	Nerul-Sec -50	100	
3	Sanpada-Sec - 20	37.5	
4	Vashi-Sec -18	100	
5	Koparkhairane-Sec - 14	87.5	
6	Ghansoli- Sec - 15	30	
7	Airoli-Sec - 18	80	
Total		454	

[Source: ESR 2017-18, NMMC]

NMMC regularly monitors the inlet and outlet water samples for bacteriological and chemical parameters. In the year 2017-18, the efficiency of the STPs were almost 100% in terms of regulating the BOD (Biochemical Oxygen Demand), COD levels, suspended solids, pH, oil and grease, nitrate, nitrite and dissolved oxygen levels. The average effluent water quality released

from the STPs was well within the standards for all the parameters.

Under the central government's AMRUT Yojana, NMMC plans to recycle and reuse sewage water. The corporation plans to treat 20 MLD water at a tertiary plant, proposed to be set up in Koparkhairane and Airoli node each. The treated sewage water then would be supply again to industrial sector for non-drinking purposes thereby creating an alternative to municipal water. NMMC proposed to set up at Vashi to treat 15MLD sewage water. It will be used to water gardens. Thereby NMMC would recycle and reuse around 55MLD of sewage water on daily basis.

Indian Institute of Technology, Mumbai is working on preliminary phase of "Enhanced solubilisation of sewage sludge for Resource Recovery" project under which sewage from NMMC's STPs would be treated for easy separation of solid and liquid stream of available sludge. Solid fraction can be utilized as soil-conditioner, manure while liquid fraction can further be processed to recover proteins, fatty acids, nutrients and for biogas or ethanol generation.

8.5. Municipal Solid Waste Management:

8.5.1. Solid Waste Generation and Collection:

NMMC has designed a specific solid waste management strategy for effective disposal of municipal waste. In the year 2017-18, the daily average Municipal Solid Waste (MSW) was 750 Metric Tons (MT) which has increased by about 25 tons as compared to the last year. The major share of about 92% (692 MT) of the total waste is generated from residential areas of which the Turbhe node generated the maximum MSW, more than 112.8 MT/day while Dighe node generated about 34.7 MT/day of MSW. The waste generated from the city comprises mainly of biodegradable waste (58%). It is important to note that the share of plastic waste has gone down from 17% to 11.7% in 2017-18 after initiatives taken by NMMC to curb the problem of plastic pollution.

Waste from the roads is collected through sweeping while household waste is mechanically collected and loaded in refuse transportation vehicles by transportation contractors. Each node is provided with green and blue dustbins. The green bins are used to collect the wet waste while the blue for dry waste. About 90% of solid waste is segregated at source in NMMC regions.

Along with green and blue dustbins, NMMC has started disseminating

red bins for e-waste collection. Eco Friend Industries has been appointed by NMMC to collect e-waste as sample as demonstration project from red bins placed at NMMC headquarters at CBD Belapur, Wonders Park at Nerul and at Inorbit mall, Vashi.

Table52: Category-wise details of the waste generated.

Sr. No.	Establishment Type	Numbers Covered
1	Household	248965
2	Commercial	48106
3	Industrial	4806
Total		301877

[Source: Solid Waste Management Department, NMMC.]

8.5.2. Solid Waste Disposal:

In the year 2017-18, the Turbhe landfill site received around 750 MTs of MSW per day. On the basis of waste type, NMMC has allotted waste collection vehicles which bring particular type of waste on site which includes wet, dry, mixed and green waste. Mixed waste comes from roadside dustbins and few community bins which gets segregated at site once received. Wet waste gets converted into compost at in-house composting unit while dry waste (plastic) is transferred to baling unit which converts plastic pieces into small beads which is then supplied to plastic recycling vendors and other industrial applications.

Waste LDPE (Low Density Polyethylene) collected by NMMC is converted to granules and then processed to use as replacement for Bitumen for road construction. During the year of 2017-18, as per NMMC sources, these granules were used for the road construction measuring 4.5 kms in length The dry waste like paper, cardboard, plastic and other corrugated materials are used to produce a homogenous material known as RDF (Refuse Derived Fuel), while waste like glass, metal are recycled. Below is the list of accolades received to NMMC for Municipal Solid Waste Management.

- ❖ Navi Mumbai was awarded as **Best City in Solid Waste Management** in more than 10 lakh population category as per Swachh Survekshan (Survey) – 2018.
- ❖ Navi Mumbai was ranked **1st in Maharashtra** (West Zone) and 8th in country as the cleanest city as per Swachh Survekshan (Survey) – 2017
- ❖ Under Swachh Bharat Abhiyan, NMMC **ranked first in Advanced Public Toilets** and Information, Education and Behaviour Change Communication (IEBC) categories and received awards during 45th Skoch Award-2016 held in Hyderabad on 8th & 9th September, 2016.
- ❖ Award for **Exceptional Performance in Waste Segregation** on 5th May 2017 on the eve of Urban Development Day.
- ❖ Maximum Tax Recovery award on 5th May, 2017 on the eve of Urban Development Day

8.6. Power supply:

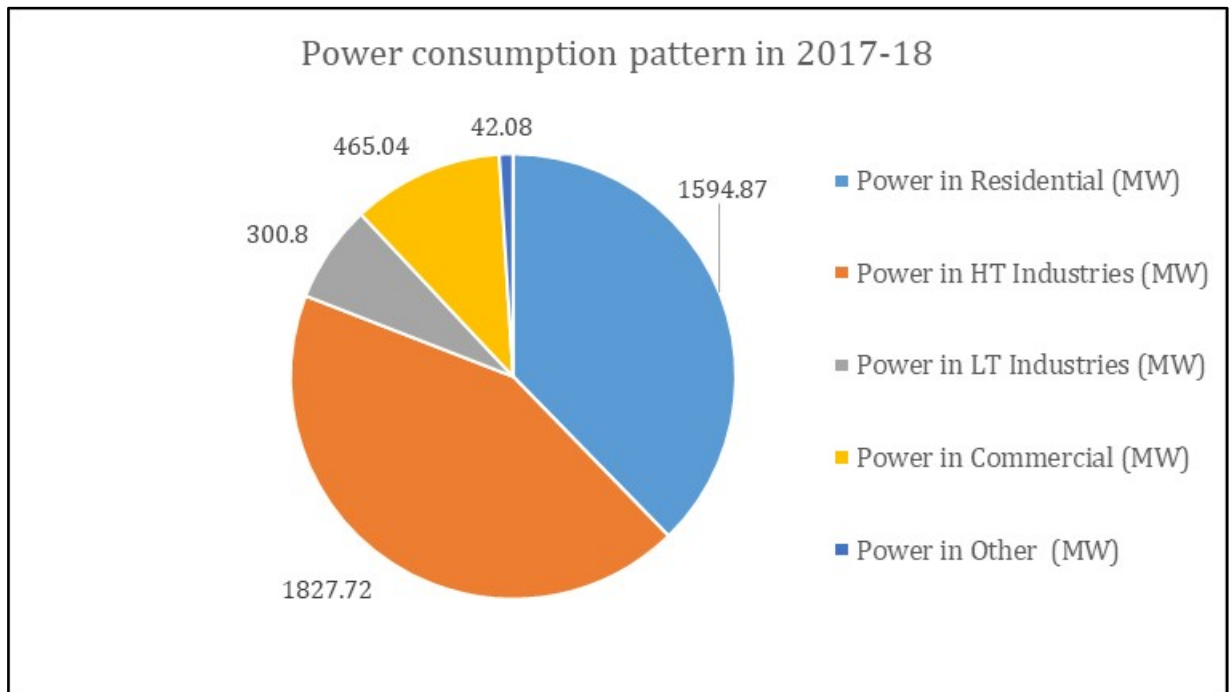


Table 53: Power consumption (MW) in last 4 years.

Years	2014-15	2015-16	2016-17	2017-18
No. of Consumers	714585	763775	814191	860204
Power in Residential (MW)	1344.52	1425.75	1513.15	1594.87
Power in HT Industries (MW)	1770.55	1781.95	1812.91	1827.72
Power in LT Industries (MW)	292.29	302.79	299.26	300.8
Power in Commercial (MW)	365.71	389.63	430.76	465.04
Power in Other (MW)	28.41	31.31	36.9	42.08
Total Power (MW)	3801.48	3931.43	4092.98	4230.51
Load Growth (KW)		129950	161550	137530

Source: Energy Department, NMMC.

Figure 11: Power consumption pattern in 2017-18.



8.7. Fire Brigade Station:

There are 5 existing Fire Brigade stations at following locations.

1. Sec – 16 A, Vashi
2. Sec – 1 A, C.B.D. Belapur
3. Sec – 3, Airoli
4. Sec – 19 A, Nerul
5. Sec – 2, Koparkhairane

Considering the spread of the city and increasing needs of the ever growing population in Navi Mumbai, few more fire brigade stations, equipment and man-power are required at following locations.

1. Sec - 2, Nerul
2. Ghansoli Bus Depot
3. Dighe Ward Office

8.8. Library and Study Centre's:

There are in all 10 libraries and study centers in NMMC area and the node-wise break up of which is shown as below.

Table 54: Node/ Ward wise library and study centers.

Sr. No.	Node	Library/ Study Centre
1.	Belapur	1
2.	Nerul	1
3.	Sanpada	1
4.	Vashi	5
5.	Koparkhairane	0
6.	Ghansoli	1
7.	Airoli	2
Total		11

[Source: City Engineer Department, NMMC.]

There is no central library or state level exam study center in NMMC area & therefore, central library is proposed in draft DP. This central library will be developed by NMMC where national/ state level facilities for study will be made available.

CHAPTER 9: CONCLUSIONS AND OBSERVATIONS

9.1 Level of implementation of Development Plan:

The existing Development Plan was sanctioned by Govt. on dated 18/08/1979 and 18/01/1980 and came into force on 01/03/1980. This DP was prepared by CIDCO and sanctioned by Govt. This DP is only a structural plan which indicates only broad zoning and provisions for any public amenities/ reservation was not made in said DP. However, detailed layout plans for 7 Nodes were prepared & developed by CIDCO. The details of existing amenities in these nodes are narrated under Chapter No. 4 Para No. 4.5 which can be pursued please. As per Existing Land Use map (ELU), number of plots developed by CIDCO/ NMMC, in each node, is narrated in para No. 4.1 (Table 19) which is self-explanatory.

Table 55: Node wise details of existing amenities & its areas.

Sr. No.	Name of Node	Total number of plots/ amenities Developed in each Node	Total Area under amenities (sq. mtrs)	Remark
1.	Airoli	125	484118.14	
2.	Ghansoli	31	335228.41	
3.	Koparkhairane	175	649667.97	
4.	Vashi	176	1268784.11	
5.	Sanpada	82	255991.48	
6.	Nerul	219	832368.20	
7.	Belapur	116	971957.80	
Total		924	4805023.30	

In addition to above, the demand of NMMC for allotting plots for various public purpose is still pending with CIDCO i.e. demand of 935 plots. The plots which were allotted by CIDCO to NMMC for various public purposes/ amenities were developed by NMMC from its own fund. Prior to inception of NMMC i.e. 01/01/1992, some plots were developed by CIDCO which are also handed over to NMMC for maintenance/ beautification and operation.

9.2 Identification of problems:

- 1) There is paucity of housing for existing population. Also more housing stock will be required for future population. Moreover, houses in core area are older and many of them need redevelopment. The rates of lands and houses are increasing rapidly day by day.
- 2) Slum population in the NMMC area city is remarkable. These slum dwellers need to be provided proper accommodation and amenities.
- 3) The residential and other development is taking place all over the city. However, trend of development is observed on major roads passing through city like National Highways, State Highways, Palm Beach road, Linked NH-04 B.
- 4) There is inadequate and un-coordinated traffic transportation network. The flyover on Thane-Belapur road, Mumbai-Pune Highway, Linked NH-04-B is constructed; under pass at Mahape junction is also constructed by NMMC. However, there is necessity of other bypass roads to link other National and State Highways.
- 5) There is necessity of effective mass rapid transportation system so that congestion of vehicles on the roads gets reduced.
- 6) Provision of public parking is required at the places like C.B.D., Vashi sector-17, all main roads, all Station plaza etc.
- 7) As far as educational facilities are concerned, it seems that major burden of it is taken over by private sector. However, some provision for primary education needs to be made in view of future population.
- 8) Facilities for medical/health, made available by the NMMC are reasonable. Moreover, contribution of private sector in providing health facilities is also remarkable. Existing Government hospital (ESIS) at Vashi and NMMCs Hospital at Vashi meets the needs of the needy persons.
- 9) There are many commercial establishments. However, at some busy places vegetable markets are along road side and needs to be relocated at proper places. There is no organized space for hawkers.
- 10) In all there are existing 232 gardens, having area 200.86 hectares. Out of which some are of bigger size. This works out to be 1.34 sq. mtrs. per person which is less.
- 11) There are 91 playgrounds having 58.07 hectares area out of which 3.67 are of bigger size. This includes stadium also. This works out to be 0.39 sq. mtrs. per person which is less.

- 12) For increasing population, existing facilities of cremation and burial ground is not sufficient.
- 13) Because of Industrial activity, extent of scrap market is increasing day by day.
- 14) It is necessary to make provisions for some water works/ networks and sewerage treatment plant installations for future expansion.
- 15) Existing fire brigade stations are less in number comparing the spread of the city.
- 16) There is no provision for cycle track and moreover, present streets do not facilitate the movements of pedestrians.
- 17) There are old and historical structures in the city and required to be preserved.



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CHAPTER 10:FRAMING OF PROPOSALS

10.1. General:

On the basis of various studies and information available, some problems have been identified in earlier chapters. The Development Plan does not only aim at solving the problems identified but also should aim at incorporating some new concept / ideas, so that Development Plan becomes a pro development vision document and drive the city's development in planned manner. Accordingly following vision and objectives have been set to frame the planning proposals.

10.2. Vision of Development Plan:

To achieve planned, comprehensive, participative, stakeholder friendly, rational, sustainable and growth driven development of NMMC and make citizen oriented policies, so that Navi Mumbai city should emerge as an orderly developed city on the map of India

10.3. Need for Development Plan Revision:

Navi Mumbai is a planned city developed by CIDCO since 1970. The city is developed upto 95% with only 5% of developed land is vacant and available for future development. The original development plan was sanctioned in 1979 and as per MR&TP Act 1966, the Development Plan was required to be revised atleast once in 20 years which means the Development Plan required to be revised by 1999, the same did not happen due to various unavoidable circumstances. The sanctioned Development Plan is a broad structure plan with basic zoning and detail planning is not incorporated in Development Plan. Based on the Development Plan, CIDCO prepared zonal layout plan at its own level and the plan was not required to be sanctioned by Government, this resulted in frequent amendment of amenities facilities. There have been reports of conversion of amenities to developable plot and was tendered and sold in the open market. Therefore, since only 5% of land remains to be developed, it was felt to make a plan freezing of all the earlier amenities and proposing new amenities. Therefore, this Development Plan has been prepared considering the above factors in mind and the requirements in lieu of projected population to 2038.

10.4. The main objectives of the Development Plan:

- a) To ensure proper utilization of the land and to guide the future development in disciplined and orderly manner.
- b) To plan and provide the most efficient traffic-transportation network so as to improve connectivity.
- c) To make the provision for social and physical infrastructure by minimizing the personal inequality.
- d) To frame development control regulation, more rational, participative, simple and user friendly, understandable by common citizen and make provisions to promote the development.
- e) To make provisions in the DCPR so as to promote the use of solar energy.
- f) To make provisions in the DP and DCPR to create more housing stock in the market and try to bring it within the reach of common man.
- g) To make provisions in the DCPR to increase the density of the population along the transport corridor and also encourage the owner/developer to make provision for wider roads in development projects.
- h) To make provisions for redevelopment of Core Area (Gaiothan area& surrounding) so as to make overall change in environment and quality of life of the residents.
- i) To make provisions for redevelopment for slums, so that deprived class of the society can be brought in the main stream.
- j) To make the provisions for increasing the resources of the corporation to take up up-gradation, creation of infrastructure and creation of social amenities.
- k) To make the provisions for cycle track and movement of pedestrians so as to contribute to pollution free & sustainable development of the city.

10.5. Demographic Projection:

The Population Projection has been done considering the population as per census year 2011. Various methods mentioned below have been adopted for demographic projection.

- i. Arithmetical Increase Method.
- ii. Geometrical Increase Method.
- iii. Percentage Increase Method
- iv. Incremental Increase Method.
- v. Public Health Department Method
- vi. Graphical Method
- vii. As per DPR
- viii. As per Report of Crisil

The intention for preparation of revised Development Plan was published in the Government gazette on 15/12/2017. After completion of all legal procedures, the Development Plan is expected to be sanctioned by the Government, in the year 2018-19. Considering the period for development of reservation as 10 years, population projection is calculated for the year 2028 for the purposes of provisions of amenities and for the year 2038 for the purposes of zoning proposals.

After analyzing the result obtained from the various methods mentioned above, the population projection is given below-

Table 56: Population Projection (as on 2028 & 2038).

Year	Projected Population
2028	23,30,000(for amenities)
2038	28,00,000 (for Zoning)

Note: The details of the method adopted for project population is narrated in paragraph 3.3 of this report.

Navi Mumbai is well developed city and CIDCO has played a major role in its entire development. The existing area under NMMC jurisdiction was divided into 7 nodes by CIDCO and all these nodes are already fully developed by CIDCO with proper infrastructure and layout and there is hardly any scope or space left for further development. Most of the lands are held by CIDCO and leased out to individuals, housing societies, charitable trusts, institutions, government and semi-government organizations, local bodies, etc. for its development. Hardly 5% of the land is available for development and therefore, there is no point to consider sectorial planning of NMMC. Hence, entire NMMC area is considered as one sector and accordingly, planning proposals are framed and reflected in Draft DP.

Table 57: Node wise Projected Population as on 2028 & 2038.

Sector/ Node	2028	2038
CBD Belapur	122079	142084
Nerul	485365	584678
Sanpada	202031	252649
Vashi	372406	426403
Koparkhairane	363898	435388
Ghansoli	330246	412223
Airoli	453975	546575
Total	23,30,000	28,00,000

10.6. Planning sectors:

In NMMC area, there are 8 administrative wards. Prior to existence of NMMC, CIDCO, being NTDA had developed 7 planning nodes. Since such infrastructure planning is a continuous process, the Draft DP propose that NMMC could separately take a view on this or an appropriate decision. Following table shows the area covered in each Nodes.(please refer Map No.8 for Plan showing boundaries of Nodes.)

Table 58:Revenue Villages included in Nodes.

Node	Revenue Villages included in Node	Area in hectare
Airoli-Dighe	Dighe, Airoli, Ilthan, Dive, Chinchvali,	1565.73
Ghansoli	Rabale, Gothivali, Talavali, Ghansoli, Savali,	2193.51
Koparkhairane	Tetavali, Mahape, Koparkhairane, Khairane, Pawane, Adavali-Bhutavali	1971.69
Vashi	Borivali, Ju, Vashi, Turbhe	1616.51
Sanpada	Sanpada, Sonkhar	860.99
Nerul	Bonsari, Kukshet, Shiravane, Sarsole, Nerul, Darave, Karave	1782.33
CBD Belapur	Belapur-Shahbaz	968.00
Total Area		10958.76 (say 109.59 sq.km.)

10.7. Need for paradigm shift:

As per the provisions of section 22 of the said Act, the Development Plan shall provide so far as may be necessary for all or any of the following matters, that is to say,

- a) proposals for allocating the use of land for purposes, such as residential, industrial, commercial, agricultural, recreational;
- b) proposals for designation of land for public purpose, such as schools, colleges and other educational institutions, medical and public health institutions, markets, social welfare and cultural institutions, theatres and places for public entertainment, or public assembly, museums, art galleries, religious buildings and government and other public buildings as may from time to time be approved by the State Government;
- c) proposals for designation of areas for open spaces, playgrounds, stadia, zoological gardens, green belts, nature reserves, sanctuaries and dairies;
- d) transports and communications, such as roads, high-ways, park ways, railways, water-ways, canals and airports, including their extension and development;
- e) water supply, drainage, sewerage, sewage disposal, other public utilities, amenities and services including electricity and gas;
- f) reservation of land for community facilities and services;

Further clauses (g) to (l) mentions the other matters and clause (m) provides for provisions for permission to be granted for controlling and regulating the use and development of land within the jurisdiction of local authority.

From the above provisions it is clear that, Development Plan can be prepared for one or more matters mentioned above.

Provisions of section 31(5) stipulates that if a Development Plan contains any proposal for the designation of any land for a purpose specified in clause of (b) and (c) of section 22, and if such land does not vest in the Planning Authority, the State Government shall not include that purpose in the Development Plan, unless it is satisfied that the Planning Authority will be able to acquire such land by private agreement or compulsory acquisition not later than 10 years from the date on which the Development Plan comes into operation.

From this provision, it is very clear that the reservation of sites for public amenities should be such that it is within the capacity of the Planning Authority to acquire these sites within a period of 10 years.

Now days, Development Plan is becoming a matter of more concern to the land owners, whose lands are reserved in the Development Plan. They invariably appose to such reservations which gives rise to public agitation against the Development Plan. Imposing of reservation also creates inequality amongst the persons. This problem is aggravating day by day. However, not all, but some specific amenities like town level parks, playground need to be made available through the proposals of Development Plan because such amenities may not be created through any other means if lands not reserved in Development Plan. Moreover, the lands for public utilities like water supply and sewage installation, solid waste management, cremation and burial ground, need to be earmarked in the Development Plan because these activities are more or less location specific and land for them at particular location may not be available in future. Therefore, emphasis is given only to reserve land for such type of purposes and various provisions have been made thereby making acquisition / development of such land simpler and beneficial to both, owner and Planning Authority.

- g) The share of other amenities like education, medical, commercial, etc., have been taken over to great extent by private sector. Some share of primary and secondary education, public health will have to be borne by the Corporation. Some amenities like vegetable market will have to be provided by the Corporation. It will not be appropriate to reserve the lands for all these amenities in the Development Plan because it will be against the provisions of section 31(5) of the Act considering the financial position of Corporation and level of implementation of the sanctioned Development Plan. This Development Plan envisage to part with some percentage of the land to the corporation at the time of development permission by the owner / developer in lieu of in-situ FSI to make available land for such amenities. The owners / developers have also been given choice of constructing such amenities if they desire so.

The development of reserved sites through accommodation reservation principal has been made more rational. All these measures will lead to reduce personal

inequality and in the result, implementation of the Development Plan will get momentum.

Keeping this as a central idea, the Development Plan proposals are framed which are mentioned in foregoing paras.

Floor Space Index

FSI is considered as a tool for containment of growth and density. By fixing FSI limit, it is assumed that the proper development would undertake within the area with desired density. The main reason behind this is also not to overburden the existing infrastructure. However, we have also failed to control the prices of houses and dream of home has gone beyond the reach of common man and poor persons. Therefore, we need to rethink about this paradigm. If FSI is increased and major corridors are allowed to be densified, then, problem of housing will ease to great extent and also population living along major corridors will opt for public transport. If infrastructure gets overburdened, it can be augmented from the premium charges to be levied on additional FSI.

10.8. Proposed land use zoning:

The proposed land use classification for the entire area is given in table below.

Table 59: Proposed Land Use Classification.

Sr. No.	Land Use	Area in Hectares	% of Total Developed Areas	% of the Total Area
	DEVELOPED AREA			
1	Residential Zone	3968.635	59.773	36.213
2	Industrial	2143.111	32.278	19.556
3	Commercial	118.312	1.782	1.080
4	Wholesale Market & Warehousing zone	153.449	2.311	1.400
5	R.G.	207.19	3.121	1.891
6	Slum Improvement zone	16.245	0.245	0.148
7	Traffic and Transportation Zone	32.59	0.491	0.297
	TOTAL :-	6639.532	100.000	60.585
	UNDEVELOPED AREA			0.000
1.	Regional Park	498.749	11.547	4.551
2.	Forest	2233.06	51.698	20.376
3.	Mangroves	558.205	12.923	5.094
4.	NDZ	323.411	7.487	2.951
5.	NDZ (Due to 50m / 100m buffer zone from Mangroves & Creeks respectively	251.155	5.814	2.292
6.	Creek	454.888	10.531	4.151
	TOTAL :-	4319.468	100.000	39.415
	Total Developed + Undeveloped area :-	10959.000		100.000

10.8.1. Residential Zone:

The residential zone is generally proposed so as to accommodate projected population at the end of plan period i.e. for the year 2038. The density of population is generally considered as 250 tenements per hectare. For this Draft DP, density of population is considered as 350 tenements per hectare. The spread of residential zone should be such that the corporation should be able to extend the infrastructure at minimum cost. In other words, the extent of zoning should be compact. This also helps in developing the effective mass transportation system. However, other side of the coin is that the lands in urban area are always under pressure of development because of so many reasons. If these lands are prohibited from development legally, it tends to un-authorized development and the problem becomes manifold. Moreover, supply of more residential land in the market helps in creation of more housing stock which ultimately helps in keeping the prices under control. Therefore, zoning needs to be proposed rationally. In this Development Plan.

While proposing for residential zone following aspects are also taken into consideration.

- a) Trend of development
- b) Contiguity with existing or proposed development
- c) Vicinity to major road links
- d) Major existing or proposed work centers
- e) Physiographic of the area

10.8.2. Commercial Zone:

In the city where there is predominant commercial activity, such areas have been shown in Development Plan in commercial zone. In addition to this, sites reserved for commercial purposes like municipal markets, shopping centers, vegetable markets, etc., are shown in commercial zone. Some sites are reserved for Municipal Markets in the Development Plan.

10.8.3. Industrial Zone:

In the sanctioned Development Plan, **2161.01** Hectares of land was shown in industrial zone which includes Nodes such as Airoli, Ghansoli, Koparkhairane, Vashi, Sanpada and Nerul and industrial township under MIDC's jurisdiction.

No more lands have been zoned for industrial purpose. This Development Plan also envisages the provision for allowing residential/commercial use in industrial zone subject to some conditions as per Govt. notification dated 20/08/2018 and notifications issued by Govt. from time to time.

10.8.4. Public, Semi-Public Zone:

The lands which are predominantly being used for public semi-public activities like premises of Government and Semi Government offices, educational institutions, health facilities, etc. and reservations for public semi-public purpose are shown in public semi-public zone.

10.8.5. NDZ / Hill top hill slope.

Under UDD's order dated 14th November, 2017 which was issued by Govt. under section 154 of said Act, it has been categorically mentioned that 100 ft. distance from hill top/ hill slope shall be observed and these set back shall be shown in No Development Zone/ open space reservation. This land under setback shall be used for layout open space, internal road. Considering this direction, specific provision has been made in UDCPR-2020. **(Since this set back is not part of reservation and therefore, not under compulsory acquisition)**

10.8.6. Green Belt/Buffer Zone around Mangroves:

There are two creeks, i.e. Thane and Ulve passing through NMMC limit. Under CRZ notification dated 6th January, 2011, it is mandatory to keep 100 mtrs. Set back/ buffer zone on both side creeks from HTL and to be shown as NDZ. To protect environment under CRZ regulation, 100 mtrs NDZ from High Tide Line (HTL) is proposed along both sides of these creeks. Under CRZ regulation, no

construction is allowed within 100 mtrs From the HTL and therefore, this 100 mtrs Belt is shown as /NDZ in draft DP. **(Since this NDZ is not part of reservation and therefore, not under compulsory acquisition)** However this 100 mtrs Buffer zone is reduced upto 50 mtrs by the Govt. of India MoEF & CC's notification dated 18/01/2019. This NDZ will be automatically reduced to 50 mtrs as and when final CZMP will be approved by the Govt. of India MoEF & C.C. as per this notification dated 18/01/2019. And therefore, there would be no necessity to modify this DP.

In addition to above, where there are **identified (and certified by Competent Authority)** mangroves along both side of these creeks/ Nalla's/Channels or any other place within NMMC limit and to protect these mangroves, 50 mtrs Buffer zone is also proposed along this mangroves as per Govt. directives dated 13th Nov. 2018 (which was issued by Govt. under section 154 of said Act) and the direction issued by Mumbai High Court in this regard. **This buffer zone is not part of reservation and therefore, not under compulsory acquisition. this buffer zone is subject to Govt. direction and Hon. High Court directions issued from time to time.**

In addition to above, it is also proposed that all areas under high tension line (Tata Power/MSEB or any other Power Co.) to be shown as green belt in draft DP where 3.0 M. wide cycle track will be allowed.

10.8.7. Water Bodies:

There are 24 lakes existing in NMMC area which are shown as water bodies in the Development Plan.

The area covered under water bodies (which includes lake also) is 934.32 Hectares, which constitute 8.52 % of the total area.

10.8.8. Forest Land

The forest lands are shown as it is, which admeasures about 2200.00 Hectares and constitutes 20.07% of the total area. These are at Adavli-Bhutavali, Parsik Hill ranging from Belapur to Digha and MIDC area.

10.8.9. Transportation network

A comprehensive transportation network is proposed in the Development Plan. There are National and State Highways passing through the city.

In order to facilitate redevelopment of CIDCO constructed building & considering the permissible potential of the Plot as mentioned in UDCPR in relation with width of the road. Necessary Road widening is proposed to road abutting CIDCO constructed buildings.

10.8.10. National Highways:

- Mumbai – Pune NH4 (passes through Vashi – CBD Belapur)
- Uran – Panvel NH4B (passes through CBD Belapur)

10.8.11. State Highways:

- Thane-Belapur – Pune ling High SH48 (passes through Airoli – CBD Belapur)Following are the major road links proposed in the Development Plan which connects the different parts of the city and also to Highways.

10.8.12. Major links :

- i. 60mtrs wide Palm Beach bypass road. (Passing through Airoli-CBD Belapur along costal stage towards west). In this60mtrs. wide road, it is also proposed to earmark 15mtrs.wide service road on both side of Palm Beach so that no direct entry or exist will be allowed on Palm Beach road. However, within service road cycle track with 3 M maximum wide shall be allowed.
- ii. Proposed 50 m wide Airoli-Katai via Shil phata
It is already proposed in Draft DP as clarified in Table No. 35.
- iii. Turbhe-Mahape-Kalyan link road.
It is already proposed in Draft DP as clarified in Table No. 35.
In addition to this, road networks of 9m roads are also proposed. Following table shows the road length in kilometers of each type of roads as under.

Table 60: Length of proposed Roads in Draft DP (width wise).

Sr. No.	Width of Road in Meters	Total Length of Road in km.	Remark
1.	6	4.49	
2.	8	0.29	
3.	9	8.65	
4.	11	0.28	
5.	12	7.42	
6.	15	47.07	
7.	18	21.33	
8.	20	6.67	
9.	24	4.40	
10.	30	3.29	
11.	34	1.67	
12.	38	0.45	
13.	40	0.57	
14.	Coastal Road	28.00	
Total		134.58	

It is expected that this comprehensive road network will improve the connectivity and facilitate the transportation. Further, these roads should have provisions for pedestrian way and construction of road should be undertaken accordingly in future. For this purpose road section for proposed roads are annexed in this report as **Map Nos. 12 to 17**. These sections may be suitably modified if mass rapid transportation system is implemented on these roads.

10.9. Development Control Regulation:

Government of Maharashtra, Urban Development Department vide notification dated 2nd December, 2020 has sanctioned Unified Development Control & Promotional Regulation for all the planning authorities areas (Excluding some authorities) as amended from time to time shall be applicable to New Mumbai Municipal Corporation.

10.10. Social Amenities:

To ensure orderly development of the city, land use zoning, traffic transportation network and development control are the foremost important aspects, that needs to be taken care in Development Plan. However, Development Plan also aims at creating an environment to enable the residents to enjoy the desired standard of living conditions. For that purpose, various amenities need to be created through Development Plan. Reserving the land for such amenities is first primary step in this regard. However, acquisition of these sites should not go beyond the financial capacity of the planning authority.

Provisions of section 31(5) stipulates that if a Development Plan contains any proposal for the designation of any land for a purpose specified in clause of (b) and (c) of section 22, and if such land does not vest in the planning authority, the State Government shall not include that purpose in the Development Plan, unless it is satisfied that the Planning Authority will be able to acquire such land by private agreement or compulsory acquisition not later than 10 years from the date on which the Development Plan comes into operation.

From the provisions, it is very clear that the reservation of sites for public amenities should be such that it is within the capacity of the Planning Authority to acquire these sites within a period of 10 years. Moreover, issue of maintaining of these amenities is of more importance than creation of amenities. Many created amenities remain unused because of improper maintenance and lead to misuse in many cases. Therefore, amenities need to be created at threshold level.

Now a days it is becoming a matter of more concern to the land owners, whose lands are reserved in the Development Plan. They invariably appose to such reservation which gives rise to public agitation against the Development Plan. Imposing of reservation also creates inequality amongst the persons. This problem is aggravating day by day. Keeping this in mind, the amenities are proposed.

10.11. Rearrangement of Existing Recreational Open Space / Garden / Play Ground / Other amenities:

Urban Development Department, Govt. of Maharashtra vide letter dated 11th September, 2019 has approved the policy of rearrangement of Existing Recreational Open Space / Garden / Play Ground / Other amenities accordingly in case of redevelopment of old & dilapidated building as envisaged under Unified Development Control & Promotional Regulation no. 10.10.2 or 7.6 as the case may be, the existing recreational open spaces / Play Ground / Gardens in the condominium / plots shown in the nodal plan / Development Plan shall be rearranged along with existing road if any without decreasing in area with the consent of societies / federation and CIDCO for which separate modification proposal to Development Plan / Unified Development Control & Promotional Regulation will not be necessary.

10.12. Rearrangement of Existing School Buildings on Adjacent Play Ground for Reconstruction of School Buildings:

Urban Development Department, Govt. of Maharashtra vide letter dated 13th July, 2020 has approved CIDCO's policy dated 13 December, 2018 of rearrangement of School Buildings on adjacent play ground. Accordingly rearrangement of existing old & dilapidated school buildings on adjacent play ground shall be permissible as per the terms & conditions mentioned in the policy within Navi Mumbai Municipal Corporation area also. In such cases separate modification proposal to Development Plan / Unified Development Control & Promotional Regulation will not be necessary.

10.13.City Level Amenities:

It is necessary to make grouping of amenities that would necessarily be created through Development Plan and that would likely to be created by private sector. Some specific amenities like town level parks, playground can only be created through the proposals of Development Plan because such amenities may not be created through any other means if lands not reserved in Development Plan. Moreover, the lands for public utilities like water supply and sewage installation, solid waste management, cremation and burial ground, need to be earmarked in the Development Plan because these activities are more or less location specific and land for them, at

particular location, may not be available in future. Therefore, emphasis is given only to reserve land for such type of purposes and various provisions have been made thereby making acquisition / development of such land simpler and beneficial to both, owner and Planning Authority. Considering the various studies carried out in this regard, the planning standards adopted for making provisions of these amenities are given in following table.

Table61: Planning Standard Adopted.

The Planning Standards adopted while framing the proposal are as CIDCO's Planning Standards.

Sr. No.	Purpose	Planning Standards adopted by CIDCO	Required Area in Ha
1	2	3	4
RG			
a	Garden	0.3 ha per 1000 population	699.00
b	Play Ground		
c	Open Space		
d	Tree Belt		
e	RG		
f	Indoor recreation	0.3 Ha per 1,00,000 population	6.99
g	Sport Complex	5.0 Ha per 5,00,000 population	23.30
		Total :-	729.29
PUBLIC PURPOSE			
Educational			
a	High School / Primary School	0.4 ha per 10170 Population.	91.64
b	College	Degree college 1 ha for 125000 population.	18.64
		Proff. college 2 ha for 125000 popu.	37.28
c	Residential School	Residential school 5 ha 600000 population.	19.42
d	University	1 City 50 ha/ 0.13 m2 per capita.	30.29
		Total :-	197.27

Health			
a	Nursing Home	Nursing home 0.15 ha for 25000 population.	13.98
b	Hospital	0.5 Ha as per 1,00,000 population.	11.65
c	Super Specialty	2 ha for 250000 population	18.64
	Total :-		44.27
	Religious		
	Total :-		34.95
	Cultural		
a	Cultural & Linguistic	0.60 ha per 100000 population	13.98
b	Community Centers	0.20 ha per 100000 population	4.66
c	Auditorium	0.40 ha per 400000 population	2.33
d	Central Library	4.00 ha per 2000000 population.	4.66
Institutional			
a	Professional Scientific and other Institutions	8.30 ha per 100000 population	193.39
b	Working Women’s Hostel	0.30 ha per 100000 population	6.99
c	Other Hostels	0.30 ha per 100000 population	6.99
d	Museum	2.00 ha per 500000 population	9.32
e	Film studio	city 80 ha.	80.00
	Total :-		296.69
Other Users			
a	Police Station	As Per NMMC Requirement	
b	Police comm. office		
c	Municipal office		
d	Fire Station		
e	Post Office		
f	Telephone Exchange		
	Total :-		

PUBLIC UTILITY			
a	MSEB/ESS	As Per NMMC Requirement	
b	E.S.R. / G.S.R./M.B.R.		
c	C.G & B.G		
d	Sewage Treatment Plant		
e	Dumping Ground		
f	Public utility		
g	Toilet		
	Total :-		
COMMERCIAL			
a	Vegetable Market/Fish Market/Mutten Market ,Shopping Centre&Stall	As Per NMMC Requirement	
	Total :-		
TRANSPORT			
a	Bus Stand &Depot BT	As Per NMMC Requirement	
b	Parking / Truck Terminal		
c	Taxi Rickshaw Parking		
	Total :-		

10.14. Other Amenities:

Other amenities include education, health, markets, library and parking etc. The share of amenities like education, health, commercial, etc., have been taken over to great extent by private sector. Still, some share of primary and secondary education, public health will have to be borne by the Corporation. Some amenities like vegetable market will have to be provided by the Corporation. This Development Plan envisage to part with some percentage of the land, as amenity space to the Corporation at the time of development permission by the owner/ developer in lieu of in-situ FSI or TDR to make land available for such amenities. The owner/ developer has also been given choice of constructing some specific amenities if he desires so.

10.15. Proposed reservation for city level Amenities:

The **Table-A** annexed to this report gives the details about every site reserved in this revised Development Plan. The Table also gives the details about the S. No / C.T.S No/ F. P. No, etc. of the site, its area, its approximate cost of acquisition and probable cost of development, appropriate authority for whom the site has been reserved in Development Plan etc. Each of the site so reserved has been distinctly shown on the purposed land use plan with red verge, indicating the purpose of amenity and its number corresponding to that shown in this table.

The **Table-A** annexed to this report gives the requirement of site for various amenities for projected population of 23.30 Lakhs as on 2028, existing amenities and proposed amenities in this Development Plan.

10.16. Sustainable development – Provision of Cycle track:

To contribute to the sustainable development of the city, **it is also proposed to allow cycle track in green belt areas which are shown under High Tension Line (Tata power/MSEB or any other power co.) in draft DP.**

CHAPTER 11: IMPLEMENTATION OF DEVELOPMENT PLAN

11.1. General:

This draft Development Plan is prepared for the horizon year of 2038 and contains land use zoning proposals for projected population of 28 lacks for the said year. It also contains amenity sites for the projected population of 23.30 lakhs for the year 2028. The plan period is 2018 – 2038.

The implementation of Development Plan proposals particularly reserved sites and proposed roads, has been the issue of more concern for all local bodies, years together. It is seen that, implementation of the Development Plan proposals had been, most of the time, beyond the financial capacity of local bodies and is disproportionate to the income of the local bodies. This aspect is well taken care of in this Development Plan and provisions made in this regards will lead to better, satisfactory and remarkable implementation of the Development Plan. The analysis in this regard, is enumerated in following paragraphs.

There are mainly three components which constitute implementation of Development Plan.

1. Zoning.
2. Road Network.
3. Sites for social amenities and public utilities.

The land use zoning is provided in the plan. As development progresses, it is guided by these proposals and no financial aspect is involved in this implementation.

The land under proposed roads is to be acquired but much of the land can be obtained through approval of layouts in residential zone. Some road lands will need to be acquired independently. However, the problem is more serious with acquisition of land under sites reserved for social amenities and public utilities. There are four ways to acquire such land i.e.

1. Through Town Planning schemes (TPS),
2. Acquisition through monetary compensation,
3. Development of reservation through accommodation reservation principle (AR).
4. In lieu of transferable development rights (TDR).

11.2. Cost of Development Plan Proposals:

The cost of various proposals of Development Plan has been worked out in **Table-A. The cost of the land is worked out on the basis of Govt. policy bearing No.NMQ/1092/1045/CR-121/92/UD-20 Dated 6th January, 1994 (for CIDCO land)&rates given in Annual Statement of Rates of Registration department (for private land).**This policy is self explanatory, which was issued by Govt. in exercise of the powers conferred by Article 201(i) of the Memorandum of Association and Articles of Association of the CIDCO. It has been categorically mentioned that the NMMC being a Planning Authority under the Maharashtra Regional and Town Planning Act.1966 has to do the planning for the areas covered by it and being a local municipal body under the Maharashtra Municipal Corporation Act.1949 (MMC Act.) has the obligatory duty to provide civic services to the residents of the NMMC for which it needs lands/plots reserved for public purposes under the Development Plan of Navi Mumbai Municipal Corporation Mumbai and, as such, are a matters involving substantial public interest. The Govt. vide said order Directed CIDCO to handover (Transfer) the lands/Plots reserved for public purpose in the Development Plan of Navi Mumbai to NMMC immediately subject to conditions mentioned therein In the said order, it has been further mentioned that Govt. will further guarantee to the CIDCO in respect of the payment for such plots as are reserved for Hospitals, Dispensaries and Community Health Centres, CIDCO may work out the amount involved in respect of this transaction and submit a proposal to Govt. for consideration.

The minimum cost required for development of amenity is also work out in the said statement. So far as the planning authority is concerned, the total approximate cost of mere acquisition of all the sites for implementing the Development Plan works out to be Rs. 1763.92 crores. Another Rs. 6824.87 crores will be required towards the cost of development / construction envisaged in these sites. Thus, total approximate cost of acquisition and development of the sites, to the planning authority will be around Rs. 8588.79 crores. Since, provision of TDR is made more rational and lucrative, it is expected that most of the land under roads will be obtained through this tool. However, approximately, 60% of the road land (98.27kms.+Costal Road) will have to acquired and developed by the Municipal Corporation. The approximate cost of

acquisition / construction of roads and other related works will be around Rs. 2000 crores (including Coastal Road). The total cost of the plan, will be about Rs. 10588.79 crores. This will be subject to escalation due to passage of time, but income of the Corporation will also increase proportionately.

11.3. Implementation through Town Planning Schemes:

The provisions of town planning scheme under the said Act have been amended recently which will enable the execution of scheme smoothly & efficiently. Navi Mumbai area is already developed by CIDCO with proper layout with infrastructure / social amenities and therefore it will not be desirable to adopt town planning scheme and therefore, IMPLEMENTATION THROUGH TOWN PLANNING SCHEMES is dropped.

11.4. Implementation through Accommodation Reservation Concept:

Accommodation reservation concept envisages development on fixed percentage of area of the reservation and hand it over to the planning authority in lieu of FSI and allows development of remaining land under reservation by the owner for the use permissible in adjoining zone. This Development Plan has brought out effective changes in this regulation which entitle the owner FSI/TDR of surrendered land and construction as provided in TDR regulations. Moreover, FSI utilization limits on the remaining land of the reservation, also have been protected.

As per sanctioned Unified Development Control & Promotion Regulations Chapter – 11 provisions are made for acquisition and development of reserved sites in development plans, which is self-expiatory and therefore, needs to be adopted by NMMC.

11.5. Implementation through Monetary Compensation:

The reserved land can be acquired by paying monetary compensation by negotiation or by compulsory land acquisition under The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013. The development/ construction cost of amenity is to be borne by the planning authority.

The income - expenditure chart is given in **Table C-1 and C-2**. The municipal income for last five years is as below.

Table 62: Municipal Finance Revenue (Rs.in crores).

Sr.No.	Ref. Year (Last 5 Years)	Total Tax revenue
1	2013-14	1164.50
2	2014-15	1242.04
3	2015-16	1525.98
4	2016-17	1639.88
5	2017-18	1914.19

The Government, vide resolution dated 11 December, 2014, has directed all planning authorities to reserve 20% of the municipal finance for implementation of the Development Plan. Considering the revenue receipt of Rs. 1914.19 crores for the year 2013-14, the 20% amount to be earmarked for this purpose will be Rs. 382.84 crores. The amount which can be utilized in the span of 10 years shall be Rs. 38.284 crores. Here, escalation in the cost of plan is not considered because revenue receipt of the corporation is bound to increase every year which will ultimately increase the 20% share to meet the escalated cost.

The amenities are to be expected to be constructed within span of 10 years, however, road development may continue up to span of 20 years. Therefore, this difference of burden can be met from the yearly budget beyond 10 years. Hence, the expenditure for implementation of Development Plan seems to be within the capacity of Municipal Corporation. In addition to this, resources can be mobilised to create buffer amount to meet the contingencies arising during implementation.

11.6. IMPLEMENTATION THROUGH TRANSFERABLE DEVELOPMENT RIGHTS

More than 90% of the land within the jurisdiction of Navi Mumbai belongs to CIDCO as per the regulations mentioned in chapter 11 of UDCPR. Hence in future attempts will be made to acquire the reserved land in lieu of TDR.

11.7. Implementation through Resource Mobilization:

11.7.1. Provision of premium

As per sanctioned Unified Development Control & Promotion Regulations premium for additional FSI, Ancillary FSI, Premium in lieu of TDR etc. will be charged.

11.7.2. Development Charges

The development charges are to be levied as per section 124(A) of the said Act for development permissions. The charges collected under this section for the preceding two years i.e. 2016-2017, 2017-2018 & upto January, 2019 are Rs. 2.17 crores, Rs.16.60 crores & Rs.20.18 crores respectively. This average amount of Rs.20.00 crores can also be utilized for the implementation which will be part of 20% amount to be spared by the Corporation from the budget, for implementation of Development Plan as stated above.

11.7.3. Other charges

Other charges like premium for scrutiny fees, compounding charges to be levied under section 143 of said Act etc. will also generate good revenue. In this context, NMMC has already formulated policy & issued circulars on 3rd December, 2018 by which premium chargeable for various features of building has been revised i.e. balcony, scrutiny fees, internal changes/ addition alteration, security deposit.

Due to this NMMC's policy/circular, it is expected that Rs.100 Cr. Per year may be generated & which can be utilized for development of infrastructure/ civic amonites.

11.7.4. Implementation by public participation

It is possible that instead of shouldering entire burden of creation and maintenance of amenity by the Corporation, this work may be entrusted to willing private institutions which are engaged in similar activities. The modalities

can be worked out for such a venture. Amenities like garden, road street furniture etc. may also be developed under this concept.

Reserving 20% of the municipal income, in normal course, may be difficult. However, new avenues which are opened for resource generation will definitely enable the corporation to spare 20% of fund for implementation of Development Plan.

All these measures will lead to successful implementation of Development Plan.

11.8. Need for monitoring:

At present implementation of Development Plan is not monitored by separate cell though, it is of utmost importance. Creation of better amenities through Development Plan enhances the quality of the life of the citizens. Therefore, this aspect needs to be taken seriously. The aspects like types of amenities to be created immediately, course of action to be adopted for acquisition and development of reserved land, selection of the new road linkages to be taken on priority, augmentation of resources, etc. need to be monitored frequently **and for that purpose a devoted cell is required on permanent basis and will be created under administrative control of Town Planning Department.**

11.9. Programming:

A phased Program for implementation of reservations in the Development Plan for the various civic amenities is mentioned in **Table-B** and is annexed to this report. This Program is prepared after taking into consideration necessity of various amenities and possible availability of funds to meet the expenditure. The municipal commissioner shall be at liberty to vary this list as and when exigency arises.

11.10. Conclusion:

Navi Mumbai is one of the most important and fastest growing city in Maharashtra. It is closed to Mumbai City which is capital of Maharashtra State & financial capital of India. It is situated along southern coastal stretch & surrounded by

JNPT. The development potential of Navi Mumbai city is certainly very high. This Development Plan has many new provisions, which will give impetus to the development and steer the development in proper way. Many provisions are introduced in this plan first time in the State and will be known for pioneering such provisions. Not only the provisions but also the implementation of the plan is of utmost importance. This Development Plan gives ways and means to implement it in a realistic way. This plan is simpler and understandable by the general public. There is no doubt that this plan will set an example in the State because of its uniqueness.



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Table-A**Statement showing list of reservations for amenities and their cost of acquisition and development.****AIROLI NODE**

Sr. No.	Sector No.	Plot no / Survey No	Approx. Area in sq.mt.	New Site No.	Final Proposed Reservation	Land Status	Planning Authority	Approx Land Acquisition Cost [Rs.]	Approx. Construction Cost [Rs.]
1	1A	116	3667.87	A-1	Garden	CIDCO	NMMC	0.00	9763869.94
2	1A	5	383.96	A-2	Toilet	CIDCO	NMMC	0.00	11243116.72
3	1A	6,7	312.58	A-3	Parking	CIDCO	NMMC	860767.18	9152967.56
4	1	3	186.10	A-4	Hospital	CIDCO	NMMC	512472.88	5449380.20
5	1	47, 48, 49 & 50	335.28	A-5	Educational	CIDCO	NMMC	3693109.20	9817668.96
6	1	52-59	1732.06	A-6	Play Ground	CIDCO	NMMC	0.00	4610743.72
7	3	98A	461.37	A-7	Parking	CIDCO	NMMC	1270497.64	13509836.34
8	3	98C, 98D	193.67	A-8	Parking	CIDCO	NMMC	533318.76	5671044.94
9	3	99	97.93	A-9	Library	CIDCO	NMMC	269674.74	2867586.26
10	3	182A	112.40	A-10	Parking	CIDCO	NMMC	309521.50	3291296.80
11	3	261C	173.58	A-11	Parking	CIDCO	NMMC	477995.93	5082769.56
12	3	122A	146.20	A-12	Market	NMMC	NMMC	0.00	4281028.40
13	3	32 [Part],33A	1462.65	A-13	Parking	CIDCO	NMMC	4027772.44	42829317.30
14	3	36,37,38	3638.57	A-14	E.S.R./G.S.R & Garden	NMMC	NMMC	0.00	106544606.74

Sr. No.	Sector No.	Plot no / Survey No	Approx. Area in sq.mt.	New Site No.	Final Proposed Reservation	Land Status	Planning Authority	Approx Land Acquisition Cost [Rs.]	Approx. Construction Cost [Rs.]
15	4	79,80	226.26	A-15	Municipal Purpose	CIDCO	NMMC	623063.48	6625345.32
16	4	Near Condominium No. 16	203.59	A-16	Parking	CIDCO	NMMC	560635.96	5961522.38
17	4	T-160 & Open Land	665.83	A-17	Parking	CIDCO	NMMC	1833529.36	19496834.06
18	4	221 [PART]	64.79	A-18	Parking	CIDCO	NMMC	178415.46	1897180.78
19	6	8A/1	396.27	A-19	Parking	CIDCO	NMMC	0.00	11603578.14
20	6	28/8G	642.71	A-20	Municipal Purpose	CIDCO	NMMC	1769862.66	18819834.22
21	6	8B,8C	427.60	A-21	Market / Stall	CIDCO	NMMC	0.00	12520983.20
22	6	8/8	359.70	A-22	Parking	NMMC	NMMC	0.00	10532735.40
23	6	30	13229.64	A-23	Bus depot	NMMT	NMMC	0.00	387390318.48
24	6	33	1280.12	A-24	Night Shelter/Oldage Home	CIDCO	NMMC	3525130.45	37484473.84
25	8A	109	1439.52	A-25	M.S.E.B.	CIDCO	NMMC	0.00	0.00
26	8A	110 / 111	1999.96	A-26	Education & Training Centre	CIDCO	NMMC	22029559.40	58562828.72
27	8A	113	2630.23	A-27	Garden	CIDCO	NMMC	0.00	7001672.26
28	8A	97	204.10	A-28	Parking	CIDCO	NMMC	562040.38	5976456.20
29	8A	94	995.94	A-29	Nursing Home	CIDCO	NMMC	2742569.78	29163115.08
30	8A	116	1194.75	A-30	Police station	CIDCO	NMMC	0.00	0.00

Sr. No.	Sector No.	Plot no / Survey No	Approx. Area in sq.mt.	New Site No.	Final Proposed Reservation	Land Status	Planning Authority	Approx Land Acquisition Cost [Rs.]	Approx. Construction Cost [Rs.]
31	8A	86	1243.21	A-31	Garden	CIDCO	NMMC	0.00	3309425.02
32	8A	79	103.37	A-32	Parking	CIDCO	NMMC	284655.14	3026880.34
33	8A	74,75	2791.03	A-33	Community Center	CIDCO	NMMC	7685798.86	81726940.46
34	8A	65	1895.64	A-34	Municipal Staff Quarter	CIDCO	NMMC	20880474.60	55508130.48
35	8A	17 to 20 & 22	944.31	A-35	Market	CIDCO	NMMC	0.00	27651285.42
36	8A	33	618.45	A-36	Public Utility	CIDCO	NMMC	0.00	18109452.90
37	8A	28	399.64	A-37	Urban Health Post	CIDCO	NMMC	1100508.65	11702258.48
38	8A	39	1381.48	A-38	Garden	CIDCO	NMMC	0.00	3677499.76
39	8A	24,25,37A+37/3	1907.02	A-39	Parking	CIDCO	NMMC	5251456.33	55841359.64
40	9A	50,51	295.35	A-40	Parking	CIDCO	NMMC	813320.06	8648438.70
41	--	---	523.00	A-41	Community Centre	CIDCO	NMMC	1440211.25	15314486.00
42	9 E	73, 74, 75, 76	759.60	A-42	Open Space	CIDCO	NMMC	0.00	2022055.20
43	9 E	---	593.86	A-43	Fish & Vegetable Market	CIDCO	NMMC	0.00	17389408.52
44	10A	1 [PART]	188.32	A-44	Parking	CIDCO	NMMC	518586.20	5514386.24
45	10A	3	1143.88	A-45	Market	CIDCO	NMMC	0.00	33495094.16
46	10A	5	8243.29	A-46	Bus Terminus	CIDCO	NMMC	22699959.84	241380017.78
47	10A	12,14	6947.24	A-47	Parking	CIDCO	NMMC	19130962.15	203429081.68

Sr. No.	Sector No.	Plot no / Survey No	Approx. Area in sq.mt.	New Site No.	Final Proposed Reservation	Land Status	Planning Authority	Approx Land Acquisition Cost [Rs.]	Approx. Construction Cost [Rs.]
48	10A	17	6725.70	A-48	TERI	CIDCO	NMMC	0.00	0.00
49	10A	16	5763.40	A-49	Play Ground	CIDCO	NMMC	0.00	15342170.80
50	10A	15	3559.62	A-50	School	NMMC	NMMC	0.00	104232792.84
51	10A	OPEN LAND	8431.28	A-51	Garden	CIDCO	NMMC	0.00	22444067.36
52	10A	35 to 38	12116.26	A-52	Parking	CIDCO	NMMC	33365150.98	354788325.32
53	10A	39 to 53	48684.74	A-53	Laser Park & Botanical Garden	CIDCO	NMMC	0.00	129598777.88
54	10A	25 to 34, 54 to 77	139349.00	A-54	Medical College N.M.M.C Super speciality Hospital	CIDCO	NMMC	383732308.75	4080417418.00
55	11	2	10302.37	A-55	Public Ground	CIDCO	NMMC	0.00	27424908.94
56	12	2	490.56	A-56	Urban Health Post	CIDCO	NMMC	1350879.60	14364577.92
57	12	3	3217.90	A-57	High School	CIDCO	NMMC	35445168.50	94226547.80
58	12	4	4335.13	A-58	Play Ground	CIDCO	NMMC	0.00	11540116.06
59	14	7	4188.32	A-59	Play Ground	NMMC	NMMC	0.00	11149307.84
60	13	6A,6B	1793.43	A-60	Cultural Centre	CIDCO	NMMC	4938657.86	52515217.26
61	13	6	2145.95	A-61	Hospital	CIDCO	NMMC	5909409.81	62837707.90
62	13	2,3	8066.50	A-62	Research Centre	CIDCO	NMMC	22213124.38	236203253.00
63	17	23	436.52	A-63	Community Centre	CIDCO	NMMC	1202066.95	12782178.64

Sr. No.	Sector No.	Plot no / Survey No	Approx. Area in sq.mt.	New Site No.	Final Proposed Reservation	Land Status	Planning Authority	Approx Land Acquisition Cost [Rs.]	Approx. Construction Cost [Rs.]
64	18	3	2102.69	A-64	Library	CIDCO	NMMC	0.00	61570968.58
65	18	10,/3	5546.10	A-65	Telephone Exchange	CIDCO	NMMC	0.00	0.00
66	18	10,/4	1040.25	A-66	Public Utility	CIDCO	NMMC	0.00	30460600.50
67	19	10	1174.61	A-67	Garden	NMMC	NMMC	0.00	3126811.82
68	19	12	6277.30	A-68	Play Ground	NMMC	NMMC	0.00	16710172.60
69	19	13	1643.44	A-69	Extension to existing school	CIDCO	NMMC	0.00	48123210.08
70	19	62,63,64	3844.56	A-70	Hospital	CIDCO	NMMC	10586957.10	112576405.92
71	19	74	42379.72	A-71	Municipal Purpose	NMMC	NMMC	0.00	1240962961.04
72	20	--	3102.50	A-72	Municipal Purpose	CIDCO	NMMC	34174037.50	90847405.00
73	20D	--	1223.93	A-73	Parking	CIDCO	NMMC	3370397.24	35839118.26
74	20D	D13	1008.04	A-74	Market	CIDCO	NMMC	0.00	29517427.28
75	20C	C-14,C-17/1	2756.79	A-75	Parking	CIDCO	NMMC	7591510.46	80724324.78
76	20C	C-15	745.62	A-76	Play Ground	CIDCO	NMMC	0.00	1984840.44
77	20C	C-16/1, C-13/2	2213.05	A-77	Garden	NMMC	NMMC	0.00	5891139.10
78	20C	C-12	1010.73	A-78	Crematorium Ground	CIDCO	NMMC	2783297.74	2690563.26
79	20B	47, 48	1453.37	A-79	Children Park	NMMC	NMMC	0.00	3868870.94

Sr. No.	Sector No.	Plot no / Survey No	Approx. Area in sq.mt.	New Site No.	Final Proposed Reservation	Land Status	Planning Authority	Approx Land Acquisition Cost [Rs.]	Approx. Construction Cost [Rs.]
80	20B	85	3994.30	A-80	Public Ground	NMMC	NMMC	0.00	10632826.60
81	20A	3,4,6	5817.14	A-81	Fire Station	CIDCO	NMMC	16018949.28	170337493.48
82	Airoli Gaon	Gat No.4 [Part]	3333.28	A-82	M.S.E.B.	CIDCO	NMMC	0.00	0.00
82	10A	81	5267.05	A-83	Municipal Purpose	CIDCO	NMMC	14504138.94	154229758.10
								702771925.33	8964860577.64

GHANSOLI NODE

Sr. No.	Sector No.	Plot no / Survey No	Approx. Area in sq.mt.	New Site No.	Final Proposed Reservation	Land Status	Planning Authority	Approx Land Acquisition Cost [Rs.]	Approx. Construction Cost [Rs.]
1	1	25/1	160.00	G-1	Parking	CIDCO	NMMC	382000.00	4685120.00
2	1	119/1	320.00	G-2	Parking	CIDCO	NMMC	764000.00	9370240.00
3	1	213/1	164.32	G-3	Parking	CIDCO	NMMC	392314.00	4811618.24
4	1	240/1	164.00	G-4	Parking	CIDCO	NMMC	391550.00	4802248.00
5	1	335/1	302.80	G-5	Parking	CIDCO	NMMC	722935.00	8866589.60
6	2	Adj. Darga plot no 9 part	3964.77	G-6	Parking	CIDCO	NMMC	9465876.44	116096248.73
7	2	Adj to Santoshi Mata Temple	14464.00	G-7	Beautification pond & Garden	CIDCO	NMMC	0.00	38503168.00
8	2	1,2 & 3	1368.76	G-8	Market	CIDCO	NMMC	0.00	40080030.32
9	3	Between plot no 2 & 23	2294.56	G-9	Parking	CIDCO	NMMC	5478264.39	67189335.20

Sr. No.	Sector No.	Plot no / Survey No	Approx. Area in sq.mt.	New Site No.	Final Proposed Reservation	Land Status	Planning Authority	Approx Land Acquisition Cost [Rs.]	Approx. Construction Cost [Rs.]
10	3	Between plot no 16 & 18	1599.98	G-10	Parking	CIDCO	NMMC	3819949.86	46850585.08
11	3	Between plot no 12 & 13	1985.56	G-11	Municipal Purpose	CIDCO	NMMC	4740514.95	58141050.79
12	4	526	570.07	G-12	Market	CIDCO	NMMC	0.00	16692789.74
13	4	247	548.70	G-13	Market	CIDCO	NMMC	0.00	16067004.12
14	4	216	695.00	G-14	Market	CIDCO	NMMC	0.00	20350990.00
15	6	18, 19 & 20	829.73	G-15	Parking	CIDCO	NMMC	1980980.38	24296153.86
16	6	15	284.49	G-16	Parking	CIDCO	NMMC	679219.88	8330436.18
17	6	56	1824.03	G-17	Market	CIDCO	NMMC	0.00	53411246.46
18	6	55	2817.29	G-18	Community Center	CIDCO	NMMC	6726279.88	82495885.78
19	6	34	134.26	G-19	Parking	CIDCO	NMMC	320545.75	3931401.32
20	6	1	12592.06	G-20	High School & Collage	CIDCO	NMMC	120254153.90	368720642.36
21	7	23	1777.27	G-21	Parking	CIDCO	NMMC	4243227.35	52041961.58
22	7	9 & 10	1658.33	G-22	Cultural / Community Center	CIDCO	NMMC	3959255.71	48559131.21
23	7	6 & 7	1418.24	G-23	Hospital	CIDCO	NMMC	13544192.00	41528903.68
24	8	16 & 17	6131.55	G-24	Municipal Ward Office	CIDCO	NMMC	14639080.40	179544105.66
25	8	22	5089.48	G-25	Auditorium / Drama Theater	NMMC	NMMC	0.00	149030211.92
26	8	9 Part	498.61	G-26	Parking	CIDCO	NMMC	1190431.38	14600298.02
27	8	9	103043.25	G-27	Recreational open space	CIDCO	NMMC	0.00	274301131.50

Sr. No.	Sector No.	Plot no / Survey No	Approx. Area in sq.mt.	New Site No.	Final Proposed Reservation	Land Status	Planning Authority	Approx Land Acquisition Cost [Rs.]	Approx. Construction Cost [Rs.]
28	8	9	4000.00	G-28	Parking		NMMC	9550000.00	117128000.00
29	8	Plot No 3a,1a,23a	12309.46	G-29	Play Ground	CIDCO	NMMC	0.00	32767769.21
30	8	23	3493.14	G-30	School	CIDCO	NMMC	33359525.20	102286242.61
31	9	5	351.66	G-31	Market	CIDCO	NMMC	0.00	10297220.27
32	9	3	890.56	G-32	Central Medical Store	NMMC	NMMC	0.00	26077465.77
33	9	Near Nalla, Sec 9	740.00	G-33	Market	CIDCO	NMMC	0.00	21668680.00
34	9	Near Nalla, Sec 9	4000.00	G-34	School	CIDCO	NMMC	38200000.00	117128000.00
35	9	Near Nalla, Sec 9	3360.00	G-35	Play Ground	CIDCO	NMMC	0.00	8944320.00
36	9	Near Nalla, Sec 9	2650.00	G-36	Community Center	CIDCO	NMMC	6326875.00	77597300.00
37	9	Near Nalla, Sec 9	7600.00	G-37	Hospital	CIDCO	NMMC	72580000.00	222543200.00
38	10	Sector 10	5934.67	G-38	Fire Station	CIDCO	NMMC	14169015.08	173778889.81
39	10	Sector 10	11498.83	G-39	Parking	CIDCO	NMMC	27453449.46	336708652.21
40	11	3 & 4	2037.36	G-40	Hostel	CIDCO	NMMC	19456826.20	59658092.65
41	11	1 & 2	2010.88	G-41	Community Center	CIDCO	NMMC	4800976.00	58882588.16
42	12	Sector 12	156935.72	G-42	Sport Complex	CIDCO	NMMC	374684031.50	417762886.64
43	13	Sector 13	142309.90	G-42	Sport Complex	NMMC	NMMC	0.00	378828953.80
44	14	Adj to Plot No 1	11287.69	G-43	Garden	CIDCO	NMMC	0.00	30047825.46
45	14	10	4200.00	G-44	Multipurpose Ground	CIDCO	NMMC	0.00	11180400.00
46	15	29	760.17	G-45	Public Utility	CIDCO	NMMC	1814910.65	22259356.50

Sr. No.	Sector No.	Plot no / Survey No	Approx. Area in sq.mt.	New Site No.	Final Proposed Reservation	Land Status	Planning Authority	Approx Land Acquisition Cost [Rs.]	Approx. Construction Cost [Rs.]
47	15	24	3677.59	G-46	Play Ground	NMMC	NMMC	0.00	9789741.92
48	15	25	3887.25	G-47	School	NMMC	NMMC	0.00	113826454.50
49	15	26	4606.31	G-48	Play Ground	CIDCO	NMMC	0.00	12261997.22
50	15	27	1003.67	G-49	Garden	NMMC	NMMC	0.00	2671772.20
51	15	51	917.87	G-50	Hospital	CIDCO	NMMC	8765648.95	26877040.06
52	16	106	2686.00	G-51	Market	CIDCO	NMMC	0.00	78651452.00
53	16	Near plot no 1&2, Sect-21	4917.21	G-52	Play Ground	CIDCO	NMMC	0.00	13089613.02
54	16	Gat.No.152,Ghan soli Gaon	1332.25	G-53	Ext.to Crematorium	CIDCO	NMMC	0.00	39011003.06
55	16	Gat.No.170,Ghan soli Gaon	3836.71	G-54	Garden	CIDCO	NMMC	0.00	10213327.34
56	16	Gat.No.174,175,G hansoli Gaon	3528.12	G-55	ESR/GSR	CIDCO	NMMC	8423379.34	103310321.99
57	21	2	3451.64	G-56	School	CIDCO	NMMC	32963142.90	101070863.92
58	21	1	4246.16	G-57	Play Ground	CIDCO	NMMC	0.00	11303275.26
59	21	9	651.38	G-58	Parking	CIDCO	NMMC	1555169.75	19073709.16
60	21	57	393.38	G-59	Community Center	CIDCO	NMMC	939194.75	11518953.16
61	21	Near plot no 19, Sect-21	3953.11	G-60	Garden	CIDCO	NMMC	0.00	10523178.82
62	21	68	238.43	G-61	Parking	CIDCO	NMMC	569249.24	6981677.98
63	21	76/1	43.36	G-62	Market	CIDCO	NMMC	0.00	1269667.52
64	21	28	410.84	G-63	Library	CIDCO	NMMC	980880.50	12030216.88
65	21	17 & 18	1409.44	G-64	Market	CIDCO	NMMC	0.00	41271251.36

Sr. No.	Sector No.	Plot no / Survey No	Approx. Area in sq.mt.	New Site No.	Final Proposed Reservation	Land Status	Planning Authority	Approx Land Acquisition Cost [Rs.]	Approx. Construction Cost [Rs.]
66	21	20	71.80	G-65	Market	CIDCO	NMMC	0.00	2102447.60
67	21	Near plot no 86,Sect-21	2605.01	G-66	Garden	CIDCO	NMMC	0.00	6934536.62
68	21	Junction of Sect-21	1255.46	G-67	Garden	CIDCO	NMMC	0.00	3342034.52
69	21	Near plot no 138,Sect-21	5600.62	G-68	Garden	CIDCO	NMMC	0.00	14908845.12
70	21	80	1974.76	G-69	Parking	CIDCO	NMMC	4714739.50	57824922.32
71	21	85	1940.47	G-70	Garden	CIDCO	NMMC	0.00	5165525.82
72	21	115	235.22	G-71	Market	CIDCO	NMMC	0.00	6887712.04
73	22	Near Crematorium	393.38	G-72	Market	CIDCO	NMMC	0.00	11518953.16
74	24	27Part, 98Part, 28 Part	25154.00	G-73	Educational	CIDCO	NMMC	240220700.00	736559428.00
75	24	Survey No 112,Talaivali	8289.17	G-74	School	CIDCO	NMMC	79161583.05	242723505.22
76	24	Near Gat no.22 ,Talaivali	10721.25	G-75	Play Ground	CIDCO	NMMC	0.00	28539959.51
77	23	46	3176.20	G-76	Garden	CIDCO	NMMC	0.00	8455044.40
78	23	Gat no.14,15 Gothivali	5685.83	G-77	Garden	CIDCO	NMMC	0.00	15135668.81
79	23	5	9387.46	G-78	Multipurpose Ground	CIDCO	NMMC	0.00	24989418.52
80	23	44	244.55	G-79	Cultural Center	CIDCO	NMMC	583863.13	7160913.10
81	23	27,33,34,40	194.00	G-80	Market	CIDCO	NMMC	0.00	5680708.00
82	27	Sector 27	80096.87	G-81	Beautification pond & Garden	CIDCO	NMMC	0.00	213217867.94
83	27	In between Sect 27 & 28	2062.14	G-82	Parking	CIDCO	NMMC	4923354.48	60383524.92
84	29	Survey No 28 Part	2525.57	G-83	Garden	CIDCO	NMMC	0.00	6723067.34

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85	30	Near Gat no.91,Gothivali	7982.03	G-84	STP & SWM	CIDCO	NMMC	19057101.40	233729861.02
86	30	25	827.94	G-85	Market	CIDCO	NMMC	0.00	24243826.93
87	30	29	1068.50	G-86	Community Center	CIDCO	NMMC	2551041.36	31287787.72
88	30	37	3701.48	G-87	Play Ground	CIDCO	NMMC	0.00	9853334.44
89	30	30	3227.20	G-88	School	CIDCO	NMMC	30819769.55	94498899.68
90	30	9 Part, 205 Part	580.04	G-89	Library	CIDCO	NMMC	1384845.50	16984731.28
91	30	12 Part , 206 Part	2243.34	G-90	Municipal Housing	CIDCO	NMMC	21423897.00	65689481.88
92	23	Gut No 50 and 48 Part	18454.15	G-91	Multipurpose Ground	CIDCO	NMMC	0.00	49124947.30
93	14	1	20000.00	G-92	Proffectional College	CIDCO	NMMC	191000000.00	585640000.00
94	14	5	4920.00	G-93	Play Ground	CIDCO	NMMC	0.00	13097040.00
95	14	6	4000.00	G-94	School	CIDCO	NMMC	38200000.00	117128000.00
96	14	7	10050.00	G-95	College	CIDCO	NMMC	95977500.00	294284100.00
97	14	8	5300.00	G-96	Hospital	CIDCO	NMMC	50615000.00	155194600.00
98	14	9	4000.00	G-97	School	CIDCO	NMMC	38200000.00	117128000.00
								1255127940.73	6587256841.02

KOPARKHAIRANE NODE

Sr. No.	Sector No.	Plot no / Survey No	Approx. Area in sq.mt.	New Site No.	Final Proposed Reservation	Land Status	Planning Authority	Approx Land Acquisition Cost [Rs.]	Approx. Construction Cost [Rs.]
1	1	37	529.75	K-1	Municipal Purpose	CIDCO	NMMC	1698510.94	15512139.50
2	1	7-A	85.19	K-2	Parking	NMMC	NMMC	0.00	2494533.58
3	1	8N	48.56	K-3	Market	NMMC	NMMC	0.00	1421933.92
4	2	7-A	56.05	K-4	Parking	CIDCO	NMMC	179710.31	1641256.10
5	2	15	323.77	K-5	Parking	NMMC	NMMC	0.00	9480633.14
6	2	5/A	63.48	K-6	Market	NMMC	NMMC	0.00	1858821.36
7	2	26	489.37	K-7	Night Shelter	NMMC	NMMC	0.00	14329732.34
8	2	35	952.01	K-8	Library	CIDCO	NMMC	3052382.06	27876756.82
9	3	5/B	26.21	K-9	Market	CIDCO	NMMC	0.00	767481.22
10	3	35	39.98	K-10	Market	CIDCO	NMMC	0.00	1170694.36
11	3	7-A	84.27	K-11	Parking	NMMC	NMMC	0.00	2467594.14
12	4	7-A	84.76	K-12	Parking	CIDCO	NMMC	271761.75	2481942.32
13	4	26	159.14	K-13	Parking	CIDCO	NMMC	510242.63	4659937.48
14	4	27	489.06	K-14	Community center	CIDCO	NMMC	1568048.63	14320654.92
15	4A	27	458.00	K-15	Hospital	CIDCO	NMMC	5873850.00	13411156.00
16	4A	1 part	845.00	K-16	Civic center	NMMC	NMMC	0.00	24743290.00

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17	4A	Near K.K. Railwat Station	4532.59	K-17	Parking	CIDCO	NMMC	14532616.69	132723300.38
18	5	25	4821.32	K-18	Market	NMMC	NMMC	0.00	141177892.24
19	7	37pt.	116.95	K-19	Parking	NMMC	NMMC	0.00	3424529.90
20	9	34 and 35	2500.21	K-20	Parking	CIDCO	NMMC	8016298.31	73211149.22
21	9	36	937.24	K-21	Community center	CIDCO	NMMC	3005025.75	27444261.68
22	9	37 and 30	3035.74	K-22	Market	CIDCO	NMMC	0.00	88892538.68
23	9	19 and 20	3729.75	K-23	Parking	CIDCO	NMMC	11958510.94	109214539.50
24	9	18	3792.69	K-24	Play Ground	NMMC	NMMC	0.00	10096140.78
25	9	16A	298.47	K-25	Urban Health Post	NMMC	NMMC	0.00	8739798.54
26	9	4	493.14	K-26	Parking	CIDCO	NMMC	1581130.13	14440125.48
27	9	Lay-by Parking	670.34	K-27	Parking	CIDCO	NMMC	2149277.63	19628895.88
28	9	14/3	684.22	K-28	Community center	CIDCO	NMMC	2193780.38	20035330.04
29	11	25	3671.56	K-29	Multipurpose ground	NMMC	NMMC	0.00	9773692.72
30	11	34part	1343.40	K-30	Garden	NMMC	NMMC	0.00	3576130.80
31	11	62	72.02	K-31	Market	CIDCO	NMMC	0.00	2108889.64
32	11	14/5	5013.48	K-32	Municipal Staff Quarter	NMMC	NMMC	0.00	146804721.36
33	11	19C/1	2047.00	K-33	Municipal Purpose	CIDCO	NMMC	6563193.75	59940254.00

Sr. No.	Sector No.	Plot no / Survey No	Approx. Area in sq.mt.	New Site No.	Final Proposed Reservation	Land Status	Planning Authority	Approx Land Acquisition Cost [Rs.]	Approx. Construction Cost [Rs.]
34	11	19/C	1837.30	K-34	Municipal Purpose	CIDCO	NMMC	5890843.13	53799818.60
35	11	18 B and 18/D	1113.85	K-35	Civic center	CIDCO	NMMC	3571281.56	32615755.70
36	11	18	3500.00	K-36	Multipurpose Ground	CIDCO	NMMC	0.00	9317000.00
37	12A	20	703.21	K-37	Parking	CIDCO	NMMC	2254667.06	20591395.22
38	13	10	2625.34	K-38	Telephone Exchange	CIDCO	NMMC	0.00	0.00
39	13	11	1406.23	K-39	Municipal Purpose	CIDCO	NMMC	4508724.94	41177226.86
40	14	21	1585.49	K-40	Pump House	CIDCO	NMMC	5083477.31	46426318.18
41	14	22	599.70	K-41	Hospital	NMMC	NMMC	0.00	17560415.40
42	14	66	487.00	K-42	Market	CIDCO	NMMC	0.00	14260334.00
43	14	95	424.97	K-43	Gymnasium	CIDCO	NMMC	1362560.06	12443971.54
44	14	111	2473.67	K-44	Parking	CIDCO	NMMC	7931204.44	72434004.94
45	14	114A, 114 B & 114C	7137.95	K-45	Parking	NMMC	NMMC	0.00	209013451.90
46	16	38	495.00	K-46	Community center	NMMC	NMMC	0.00	14494590.00
47	18	28	530.94	K-47	Community center	CIDCO	NMMC	1702326.38	15546985.08
48	18	29	166.80	K-48	Parking	NMMC	NMMC	0.00	4884237.60
49	17	23 part	122.48	K-49	Parking	CIDCO	NMMC	392701.50	3586459.36
50	20	8 & 9	1250.10	K-50	Post & Telegraph	CIDCO	NMMC	0.00	0.00

Sr. No.	Sector No.	Plot no / Survey No	Approx. Area in sq.mt.	New Site No.	Final Proposed Reservation	Land Status	Planning Authority	Approx Land Acquisition Cost [Rs.]	Approx. Construction Cost [Rs.]
51	20	53	675.70	K-51	Market	CIDCO	NMMC	0.00	19785847.40
52	20	70	980.88	K-52	Hospital	CIDCO	NMMC	12579786.00	28722128.16
53	20	58, 59, 60, 61 & 62	3712.53	K-53	School	CIDCO	NMMC	47613197.25	108710303.46
54	19	372-A	1993.68	K-54	ESR/GSR	CIDCO	NMMC	6392236.50	58378937.76
55	22	6	479.33	K-55	EXT NMMC Hospital	CIDCO	NMMC	6147407.25	14035741.06
56	22	12	538.35	K-56	Library	CIDCO	NMMC	1726084.69	15763964.70
57	22	10	404.87	K-57	Hospital	CIDCO	NMMC	5192457.75	11855403.34
58	23	20A	3507.23	K-58	Play ground	NMMC	NMMC	0.00	9336246.26
59	23	17	4813.00	K-59	School	NMMC	NMMC	0.00	140934266.00
60	23	13, 14	978.79	K-60	Community Centre	CIDCO	NMMC	3138245.44	28660928.78
61	23	12	1370.37	K-61	Municipal Purpose	CIDCO	NMMC	4393748.81	40127174.34
62	23	10A	64.42	K-62	Municipal Purpose	NMMC	NMMC	0.00	1886346.44
63	---	vacant (Forest)	3469200.00 & 1393500.00	K-63	Regional Park	Forest Private	NMMC	0	12944507400.00
64	---	vacant (Forest)		K-63	Regional Park	Forest	NMMC	12541500000.00	
65	---	vacant (Forest)		K-63		Private	NMMC		
66	9	25	4000.00	K-64	Recreational Open Space / Garden	CIDCO	NMMC	0.00	10648000.00

Sr. No.	Sector No.	Plot no / Survey No	Approx. Area in sq.mt.	New Site No.	Final Proposed Reservation	Land Status	Planning Authority	Approx Land Acquisition Cost [Rs.]	Approx. Construction Cost [Rs.]
67	11	32	1300.43	K-65	Civic center	CIDCO	NMMC	4169503.69	38079191.26
68	19	120	648.89	K-67	Garden	NMMC	NMMC	0.00	1727345.18
69	19	120	648.89	K-66	Parking	NMMC	NMMC	0.00	19000796.98
								12728704793.63	15070182733.54

VASHI NODE

Sr. No.	Sector No.	Plot no / Survey No	Approx. Area in sq.mt.	New Site No.	Final Proposed Reservation	Land Status	Planning Authority	Approx Land Acquisition Cost [Rs.]	Approx. Construction Cost [Rs.]
1	7	50	26729.47	V-1	Play ground & Road	NMMC	NMMC	0.00	71153857.13
2	7	OL-2 & L-2	166.54	V-2	Parking	CIDCO	NMMC	780239.90	4876624.28
3	7	OL-1 & L-1	193.13	V-3	Parking	CIDCO	NMMC	904814.05	5655232.66
4	8	159	970.36	V-4	Market	CIDCO	NMMC	4546136.60	28414081.52
5	10	18/4	2131.70	V-5	Parking	CIDCO	NMMC	9987033.24	62420556.53
6	10A	11 & 12	19811.39	V-6	Play Ground and Indoor Stadium	NMMC	NMMC	0.00	52737917.52
7	10A	24D	149556.96	V-7	Water Park	NMMC	NMMC	0.00	398120616.87
8	10A	28	4240.20	V-8	Nursing College	NMMC	NMMC	0.00	124161594.96
9	12	210	324305.79	V-9	Water Park	NMMC	NMMC	0.00	863302023.63
10	12	196 & 196A	9376.59	V-10	Bus Terminus / Sport Complex	NMMC / NMMT	NMMC	0.00	274565425.51

Sr. No.	Sector No.	Plot no / Survey No	Approx. Area in sq.mt.	New Site No.	Final Proposed Reservation	Land Status	Planning Authority	Approx Land Acquisition Cost [Rs.]	Approx. Construction Cost [Rs.]
11	12	192, 193	749.99	V-11	Community Centre	CIDCO	NMMC	3513712.52	21961265.74
12	12	182	642.06	V-12	Garden	CIDCO	NMMC	0.00	1709174.37
13	14	Near plot 51	408.02	V-13	Parking	CIDCO	NMMC	1911573.70	11947641.64
14	19A	6, 7, 7B & 8	4919.23	V-14	Museum and Parking	CIDCO	NMMC	23046597.24	144044922.14
15	19A	47 & 50	3993.74	V-15	Parking	CIDCO	NMMC	18710662.53	116944636.12
16	19D	39	2287.34	V-16	Parking	CIDCO	NMMC	10716206.64	66978007.01
17	19D	43	521.64	V-17	Parking	CIDCO	NMMC	2443864.66	15274545.35
18	20, 21	Adj to plot no 7, Near Temple	498.22	V-18	Night Shelter	CIDCO	NMMC	2334156.02	14588848.76
19	20	3	19012.23	V-19	ST Bus Terminus / Parking	CIDCO	NMMC	89072297.55	556716118.86
20	21	Near plot 146	132.36	V-20	Public Utility	CIDCO	NMMC	620106.60	3875765.52
21	22	337	634.95	V-21	women welfare center	NMMC	NMMC	0.00	18592605.90
22	24	39/2 & 39/3	417.55	V-22	Parking	CIDCO	NMMC	1956217.07	12226669.82
23	26	13 & 14	4236.74	V-23	Parking	CIDCO	NMMC	19849117.53	124060162.12
24	26	17	1693.62	V-24	Urban Health Post	CIDCO	NMMC	31738457.54	49592610.12
25	26	18	1322.40	V-25	School	CIDCO	NMMC	24781682.30	38722370.39
26	26	19	1350.87	V-26	Play Ground	CIDCO	NMMC	0.00	3596013.28
27	26	20	1440.10	V-27	Market	CIDCO	NMMC	0.00	42168920.35
28	26	46	462.53	V-28	Public Utility	CIDCO	NMMC	2166971.79	13543920.59

Sr. No.	Sector No.	Plot no / Survey No	Approx. Area in sq.mt.	New Site No.	Final Proposed Reservation	Land Status	Planning Authority	Approx Land Acquisition Cost [Rs.]	Approx. Construction Cost [Rs.]
29	26	9/20	458.26	V-29	Public Utility	CIDCO	NMMC	2146934.05	13418681.47
30	26	9/22	234.40	V-30	Parking	CIDCO	NMMC	1098140.58	6863554.39
31	26	Near NMMC Market	301.34	V-31	Parking	NMMC	NMMC	0.00	8823837.88
32	27	9 & 11	1755.14	V-32	Veterinary Hospital	NMMC	NMMC	0.00	51393892.35
33	28	. 206	341.51	V-33	Market	CIDCO	NMMC	0.00	10000125.10
34	29	109/A	9361.18	V-34	Tree belt	NMMC	NMMC	0.00	24919461.16
35	30	1	10610.72	V-35	Parking	CIDCO	NMMC	49711223.20	310703103.04
36	30A	. 45	9488.17	V-36	Garden	NMMC	NMMC	0.00	25257511.20
37	30A	43	7025.93	V-37	Garden	NMMC	NMMC	0.00	18703025.66
38	30A	. 46A	1556.84	V-38	Public Amenities	CIDCO	NMMC	7293814.14	45587506.01
39	30A	. 486	5406.03	V-39	Primary School	CIDCO	NMMC	101308927.24	158299253.33
40	30A	. 486 B	2961.12	V-40	Play Ground	CIDCO	NMMC	0.00	7882498.78
41	31	. 173 & 174	336.74	V-41	Market	CIDCO	NMMC	0.00	9860303.55
42	MIDC	Survey no 376, 377, 378 and 379	403210.47	V-42	Solid/Liquid/ Medical /Biological Waste Management Plant	NMMC	NMMC	0.00	11806808982.54
43	MIDC	Survey no 378	13454.45	V-43	Sewerage Treatment Plant	NMMC	NMMC	0.00	393973204.90
44	MIDC	Survey no 329 To 336	161096.99	V-44	Slum Rehabilitation Scheme	GOVT.	NMMC	0.00	0.00
45	14 and 15	51/A	5509.81	V-45	Multipurpose Ground	NMMC	NMMC	0.00	14667114.22

Sr. No.	Sector No.	Plot no / Survey No	Approx. Area in sq.mt.	New Site No.	Final Proposed Reservation	Land Status	Planning Authority	Approx Land Acquisition Cost [Rs.]	Approx. Construction Cost [Rs.]
46	17	D 3	678.00	V-46	Market	CIDCO	NMMC	0.00	19853196.00
47	31	Near 60/1	2055.16	V-47	Civic Centre	CIDCO	NMMC	9628424.60	60179195.12
48	31	Near 60/1	1191.60	V-48	Garden	CIDCO	NMMC	5582646.00	3172039.20
49	31	257A	421.73	V-49	Community Centre	NMMC	NMMC	0.00	12349097.86
50	31	2A	8531.32	V-50	Municipal Purpose	CIDCO	NMMC	39969234.20	249814112.24
51	30	Near Plot No.14	1981.19	V-51	children park	CIDCO	NMMC	0.00	5273927.78
52	---	---	23419.79	V-52	Fish Processing & allied activity	CIDCO	NMMC	0.00	685778290.78
53	30A	1B	37316.22	V-53	Municipal Purpose	CIDCO	NMMC	174826490.70	1092693554.04
54	Turbhe Sector	Gut no. 376 (Part)	5000.00	V-54	Municipal Purpose	Government	NMMC	23425000.00	146410000.00
55	Turbhe Sector	Gut no. 376 (Part)	1200.00	V-55	Play Ground	Government	NMMC	5622000.00	3194400.00
			1297109.82					669692682.17	18327831997.29

SANPADA NODE

Sr. No.	Sector No.	Plot no / Survey No	Approx. Area in sq.mt.	New Site No.	Final Proposed Reservation	Land Status	Planning Authority	Approx Land Acquisition Cost [Rs.]	Approx. Construction Cost [Rs.]
1	1	16	315.83	S-1	Library	CIDCO	NMMC	1235684.88	9248134.06
2	2	13	378.76	S-2	Parking	NMMC	NMMC	0.00	11090850.32
3	2	1B	128.40	S-3	Market	CIDCO	NMMC	0.00	3759808.80
4	3	P1	535.87	S-4	Community Center	CIDCO	NMMC	2096591.38	15691345.34
5	3	P 2	535.87	S-5	Parking	CIDCO	NMMC	2096591.38	15691345.34
6	3	CP 4	311.91	S-6	Parking	CIDCO	NMMC	1220347.88	9133348.62
7	4	14	489.58	S-7	Community Center	CIDCO	NMMC	1915481.75	14335881.56
8	4	25, 25A, 26	408.65	S-8	Market	CIDCO	NMMC	0.00	11966089.30
9	4	12A	57.63	S-9	Parking	CIDCO	NMMC	225477.38	1687521.66
10	5	515 & 19	4697.45	S-10	Extension to Play Ground	NMMC	NMMC	0.00	12504617.22
11	5	515A	726.19	S-11	Welfare centre	NMMC	NMMC	0.00	21264295.58
12	5	5,8,10,69,6 pt.	27877.52	S-12	Garden	CIDCO	NMMC	0.00	74209958.24
13	5	survey no 62part,67part(n ear underpass)	1726.19	S-13	Parking	CIDCO	NMMC	6753718.38	50546295.58
14	5	113	1002.39	S-14	Garden	NMMC	NMMC	0.00	2668362.18
15	5	255	175.24	S-15	Parking	CIDCO	NMMC	685626.50	5131377.68
16	6	20	182.50	S-16	Public Toilet	CIDCO	NMMC	714031.25	5343965.00
17	6	25	506.33	S-17	Community Center	CIDCO	NMMC	1981016.13	14826355.06

Sr. No.	Sector No.	Plot no / Survey No	Approx. Area in sq.mt.	New Site No.	Final Proposed Reservation	Land Status	Planning Authority	Approx Land Acquisition Cost [Rs.]	Approx. Construction Cost [Rs.]
18	6	23	290.68	S-18	Post office & Telegram	CIDCO	NMMC	0.00	0.00
19	8	19	2024.85	S-19	Public Amenities	CIDCO	NMMC	7922225.63	59291657.70
20	8	8	382.96	S-20	Parking	CIDCO	NMMC	1498331.00	11213834.72
21	8	26 A	136.89	S-21	Market	CIDCO	NMMC	0.00	4008412.98
22	8	29	700.24	S-22	Market	CIDCO	NMMC	0.00	20504427.68
23	8	2 part	189.93	S-23	Parking	CIDCO	NMMC	743101.13	5561530.26
24	8	33	130.36	S-24	Parking	CIDCO	NMMC	510033.50	3817201.52
25	8	51	110.80	S-25	Parking	CIDCO	NMMC	433505.00	3244445.60
26	8	46A	212.63	S-26	Parking	CIDCO	NMMC	831914.88	6226231.66
27	8	48, 49	576.78	S-27	Market	CIDCO	NMMC	0.00	16889271.96
28	8	1	6281.82	S-28	Multipurpose ground	NMMC	NMMC	0.00	16722204.84
29	9	2 D	1000.00	S-29	Hospital (NMMC)	CIDCO	NMMC	15650000.00	29282000.00
30	9	2A	797.77	S-30	Primary School	CIDCO	NMMC	12485100.50	23360301.14
31	10	3	213.44	S-31	Parking	NMMC	NMMC	0.00	6249950.08
32	10	36	401.28	S-32	Market	CIDCO	NMMC	0.00	11750280.96
33	10	25	554.04	S-33	Municipal Office	CIDCO	NMMC	2167681.50	16223399.28
34	10	27 A	161.05	S-34	Gymnasium	CIDCO	NMMC	630108.13	4715866.10
35	10	20	132.35	S-35	Public Utility	CIDCO	NMMC	517819.38	3875472.70
36	10	13	102.87	S-36	Parking	CIDCO	NMMC	402478.88	3012239.34

Sr. No.	Sector No.	Plot no / Survey No	Approx. Area in sq.mt.	New Site No.	Final Proposed Reservation	Land Status	Planning Authority	Approx Land Acquisition Cost [Rs.]	Approx. Construction Cost [Rs.]
37	10	189	1741.63	S-37	Hospital	CIDCO	NMMC	27256509.50	50998409.66
38	10	190	2046.35	S-38	Parking	CIDCO	NMMC	8006344.38	59921220.70
39	10	192 & 191	4139.35	S-39	Municipal Housing	CIDCO	NMMC	16195206.88	121208446.70
40	11	---	7606.64	S-40	Bus Terminus	CIDCO	NMMC	29760979.00	222737632.48
41	11	1	1755.01	S-41	Library	NMMC	NMMC	0.00	51390202.82
42	14	20	1072.78	S-42	Market	NMMC	NMMC	0.00	31413143.96
43	14	1	1865.69	S-43	Police Station	CIDCO	NMMC	0.00	0.00
44	15	12A	648.49	S-44	Library	CIDCO	NMMC	2537217.13	18989084.18
45	16A	9	384.75	S-45	Public Utility	CIDCO	NMMC	1505334.38	11266249.50
46	16A	8	994.99	S-46	Market	CIDCO	NMMC	0.00	29135297.18
47	16 A	10	849.89	S-47	Parking	CIDCO	NMMC	3325194.63	24886478.98
48	17	3	599.81	S-48	Parking	CIDCO	NMMC	2346756.63	17563636.42
49	20	10	5499.82	S-49	Fire Station	CIDCO	NMMC	21518045.75	161045729.24
50	20	9	4069.80	S-50	Skill Development Training Centre (Educational)	CIDCO	NMMC	63692370.00	119171883.60
51	20	8	4382.18	S-51	Cattle pound	CIDCO	NMMC	17145279.25	128318994.76
52	20	7	1593.27	S-52	Pump House	CIDCO	NMMC	6233668.88	46654132.14
53	20	2	1335.41	S-53	Crematorium	CIDCO	NMMC	0.00	3554861.42
54	20	3	1908.12	S-54	Burial Ground	CIDCO	NMMC	0.00	5079415.44

Sr. No.	Sector No.	Plot no / Survey No	Approx. Area in sq.mt.	New Site No.	Final Proposed Reservation	Land Status	Planning Authority	Approx Land Acquisition Cost [Rs.]	Approx. Construction Cost [Rs.]
55	20	4	2137.22	S-55	Crematorium	CIDCO	NMMC	0.00	5689279.64
56	23	7	216.42	S-56	Market	CIDCO	NMMC	0.00	6337210.44
57	23	270	96.35	S-57	Police Chowki	CIDCO	NMMC	0.00	0.00
58	23	67	201.37	S-58	Community Center	CIDCO	NMMC	787860.13	5896516.34
59	24	35, 35-B, 35-A, & 35 C	538.25	S-59	Garden	CIDCO	NMMC	0.00	1432821.50
60	24	28	245.13	S-60	Parking	CIDCO	NMMC	959071.13	7177896.66
61	24	43 A	171.91	S-61	Market	CIDCO	NMMC	0.00	5033868.62
62	24	60	1093.10	S-62	Parking	CIDCO	NMMC	4276753.75	32008154.20
63	24	15	864.31	S-63	Market	CIDCO	NMMC	0.00	25308725.42
64	24	5 & 6	1142.87	S-64	Veterinary Hospital	CIDCO	NMMC	17885915.50	33465519.34
65	25	26	207.38	S-65	Parking	NMMC	NMMC	0.00	6072501.16
66	25	25	206.44	S-66	Market	CIDCO	NMMC	0.00	6044976.08
67	25	13	161.26	S-67	Market	CIDCO	NMMC	0.00	4722015.32
68	13	---	883.00	S-68	Garden	CIDCO	NMMC	0.00	2350546.00
69	21	---	12363.10	S-69	Multipurpose ground	CIDCO	NMMC	0.00	32910572.20
70	23	273	3296.41	S-70	Multipurpose Ground	NMMC	NMMC	0.00	8775043.42
								286149373.25	1811608745.58

NERUL NODE

Sr. No.	Sector No.	Plot no / Survey No	Approx. Area in sq.mt.	New Site No.	Final Proposed Reservation	Land Status	Planning Authority	Approx Land Acquisition Cost [Rs.]	Approx. Construction Cost [Rs.]
1	-	Sr no 323 B (part)	84413.35	N-1	Integrated Veterinary Complex	NMMC	NMMC	0.00	2471791714.70
2	1	27A	362.85	N-2	Parking	CIDCO	NMMC	1460017.69	10624973.70
3	1	740 & 742	1020.02	N-3	Extension of Urban Health Post	CIDCO	NMMC	16417221.90	29868225.64
4	1	-	773.33	N-4	Open fish market	CIDCO	NMMC	0.00	22644649.06
5	1	2D	474.13	N-5	Community Centre	CIDCO	NMMC	1907780.59	13883474.66
6	3	18B	559.39	N-12	Parking	NMMC	NMMC	0.00	16380057.98
7	3	7A	182.00	N-13	Community Centre	CIDCO	NMMC	732322.50	5329324.00
8	3	7B	231.87	N-14	Community Centre	CIDCO	NMMC	932986.91	6789617.34
9	29	1	2762.52	N-122	Parking	CIDCO	NMMC	11115689.85	80892110.64
10	19	45 (Part)	125.83	N-72	Parking	CIDCO	NMMC	506308.46	3684554.06
11	19	45 (part)	378.80	N-73	Market	CIDCO	NMMC	0.00	11092021.60
12	19	46	421.29	N-74	Public Utility	CIDCO	NMMC	1695165.64	12336213.78
13	19 A	13A	594.82	N-77	Public Amenities	CIDCO	NMMC	2393406.98	17417519.24
14	19 A	13 b (part)	536.00	N-78	Market	CIDCO	NMMC	0.00	15695152.00
15	19 A	5	1770.98	N-79	Parking	CIDCO	NMMC	7125980.78	51857836.36
16	19 A	2	1743.32	N-80	Community Centre	CIDCO	NMMC	7014683.85	51047896.24
17	19 A	59	818.23	N-81	Library	CIDCO	NMMC	3292352.96	23959410.86

Sr. No.	Sector No.	Plot no / Survey No	Approx. Area in sq.mt.	New Site No.	Final Proposed Reservation	Land Status	Planning Authority	Approx Land Acquisition Cost [Rs.]	Approx. Construction Cost [Rs.]
18	19 A	50 (Part)	34761.93	N-82	Science Centre	NMMC	NMMC	0.00	1017898834.26
19	21	111A (part)	2214.20	N-85	Parking	NMMC	NMMC	0.00	64836204.40
20	23C	10	1325.03	N-89	Market	NMMC	NMMC	0.00	38799528.46
21	23B	13, 14, 15	785.87	N-91	Market	CIDCO	NMMC	0.00	23011845.34
22	23B	13, 14, 15	400.00	N-92	Children park	CIDCO	NMMC	0.00	1064800.00
23	25	20	854.63	N-95	Municipal Purpose	CIDCO	NMMC	3438817.46	25025275.66
24	25	27 part	584.22	N-97	Night Shelter	CIDCO	NMMC	2350755.23	17107130.04
25	25	27 part	2267.44	N-98	Market	CIDCO	NMMC	0.00	66395178.08
26	27	2 (part)	3150.00	N-102	Parking	CIDCO	NMMC	12674812.50	92238300.00
27	27	2 (part)	27530.15	N-103	NMMT RDTI	CIDCO	NMMC	110774441.06	806137852.30
28	27	71 & 72	1399.66	N-104	Hospital	CIDCO	NMMC	22527527.70	40984844.12
29	27	75	399.96	N-105	Community Centre	CIDCO	NMMC	1609339.05	11711628.72
30	50 E	140	1000.00	N-177	Garden	CIDCO	NMMC	0.00	2662000.00
31	50 E	118	354.84	N-178	Community Centre	CIDCO	NMMC	1427787.45	10390424.88
32	50 E	118A	1863.61	N-179	Civic Center	CIDCO	NMMC	7498700.74	54570228.02
33	50 E	118B, 118C, 118D, 118E	1755.13	N-182	Garden	CIDCO	NMMC	0.00	4672156.06
34	50 E	121 A, 121 B, 121 D	758.80	N-180	Public Ground	CIDCO	NMMC	0.00	2019925.60
35	50 E	57	909.91	N-181	Hospital	CIDCO	NMMC	14645001.45	26643984.62
36	52	---	700.00	N-190	Market & Parking	CIDCO	NMMC	0.00	20497400.00

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37	52	---	3543.62	N-191	Garden	CIDCO	NMMC	0.00	9433116.44
38	54, 56 & 58	---	6419.19	N-192	Civic Centre	CIDCO	NMMC	25829215.76	187966721.58
39	54, 56 & 58	---	22142.00	N-193	Play ground	CIDCO	NMMC	0.00	58942004.00
40	50W	2	3498.66	N-183	Civic Center	NMMC	NMMC	0.00	102447762.12
41	50W	13	3499.58	N-184	Educational	NMMC	NMMC	0.00	102474701.56
42	50W	13A	3264.53	N-185	Play Ground	NMMC	NMMC	0.00	8690178.86
43	50W	46A, 46B	478.98	N-186	Public Utility	CIDCO	NMMC	1927295.78	14025492.36
44	46	7	111.07	N-164	Market	CIDCO	NMMC	0.00	3252351.74
45	48	18	376.79	N-166	Municipal Purpose	CIDCO	NMMC	1516108.76	11033164.78
46	48	32	214.43	N-167	Civic center	CIDCO	NMMC	862812.71	6278939.26
47	48	47	210.13	N-168	women welfare centre	CIDCO	NMMC	845510.59	6153026.66
48	48	4	198.68	N-169	Market	CIDCO	NMMC	0.00	5817747.76
49	48 A	4A,4B,4C	234.47	N-173	Market	CIDCO	NMMC	0.00	6865750.54
50	48 A	11	109.91	N-174	Library	CIDCO	NMMC	442250.36	3218384.62
51	44	52	643.10	N-161	Hospital	CIDCO	NMMC	10350694.50	18831254.20
52	44	162	831.43	N-162	Public Amenities	CIDCO	NMMC	3345466.46	24345933.26
53	42	23	854.98	N-160	Public Ground	CIDCO	NMMC	0.00	2275956.76
54	40	24	690.50	N-156	Hostel	CIDCO	NMMC	2778399.38	20219221.00
55	40	5	4013.20	N-157	School	CIDCO	NMMC	64592454.00	117514522.40

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56	40	6	5363.93	N-158	Play Ground	CIDCO	NMMC	0.00	14278781.66
57	38	-	672.71	N-153	Fish Market	NMMC	NMMC	0.00	19698294.22
58	38	13, 14	397.00	N-154	Public Amenities	CIDCO	NMMC	1597428.75	11624954.00
59	38	6A	617.88	N-155	Parking	CIDCO	NMMC	2486194.65	18092762.16
60	36	515	2173.77	N-138	Open space	CIDCO	NMMC	0.00	5786575.74
61	36	511, 512 & 513	507.46	N-139	Parking	CIDCO	NMMC	2041892.18	14859443.72
62	36	430	858.89	N-140	Garden	CIDCO	NMMC	0.00	2286365.18
63	36	363	1500.00	N-141	Garden	CIDCO	NMMC	0.00	3993000.00
64	36	318	55.62	N-142	Market	CIDCO	NMMC	0.00	1628664.84
65	36	277	70.61	N-143	Market	CIDCO	NMMC	0.00	2067602.02
66	36	233	30.93	N-144	Market	CIDCO	NMMC	0.00	905692.26
67	36	404, 405	113.99	N-145	Market	CIDCO	NMMC	0.00	3337855.18
68	36	299	51.65	N-146	Market	CIDCO	NMMC	0.00	1512415.30
69	36	298	27.79	N-147	Market	CIDCO	NMMC	0.00	813746.78
70	36	256	40.05	N-148	Market	CIDCO	NMMC	0.00	1172744.10
71	36	47	35.72	N-149	Market	CIDCO	NMMC	0.00	1045953.04
72	36	--	1281.05	N-150	Community centre	CIDCO	NMMC	5154624.94	37511706.10
73	36	--	4880.28	N-151	Play Ground	CIDCO	NMMC	0.00	12991305.36
74	36	--	933.00	N-152	GSR /ESR	GOI	NMMC	0.00	27320106.00

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75	30	--	5000.00	N-124	Community Center	NMMC	NMMC	0.00	146410000.00
76	30	--	5000.00	N-125	Indoor game & stadium	NMMC	NMMC	0.00	146410000.00
77	30	--	23122.12	N-126	Play ground	NMMC	NMMC	0.00	61551083.44
78	30	--	4476.00	N-127	Garden	NMMC	NMMC	0.00	11915112.00
79	30	--	6079.06	N-128	Multipurpose ground	CIDCO	NMMC	0.00	16182457.72
80	30	--	8816.62	N-128	Multipurpose ground	CIDCO	NMMC	0.00	23469842.44
81	30	--	11421.39	N-128	Multipurpose ground	CIDCO	NMMC	0.00	30403740.18
82	30	--	1281.05	N-128	Multipurpose ground	CIDCO	NMMC	0.00	3410155.10
83	30	8 B	5057.11	N-129	College	CIDCO	NMMC	81394185.45	148082295.02
84	30	8 C	6238.29	N-130	College Play Ground	CIDCO	NMMC	25101319.39	16606327.98
85	30	8-A	3999.85	N-131	School	CIDCO	NMMC	64377585.75	117123607.70
86	30	8 D	6062.36	N-132	School Play Ground	CIDCO	NMMC	24393421.05	16138002.32
87	30	8 E	6943.76	N-133	Open space	CIDCO	NMMC	0.00	18484289.12
88	30	6 (Part)	1945.47	N-134	Public Amenities	CIDCO	NMMC	7828084.91	56967252.54
89	28	5 A (part)	7999.59	N-108	NMMC Officer's Club	CIDCO	NMMC	32188350.26	234243994.38
90	28	5 A (part)	7773.68	N-109	Aquarium	CIDCO	NMMC	31279344.90	227628897.76
91	28	5 A (part) & 8 (Part)	12893.67	N-110	Competitive Exam & Training Centre	CIDCO	NMMC	207523618.65	377552444.94
92	28	6	3242.00	N-111	Cultural Centre	CIDCO	NMMC	13044997.50	94932244.00

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93	28	8 (Part)	6727.17	N-112	Govt Hostel	CIDCO	NMMC	108273801.15	196984991.94
94	28	8 (Part)	6250.50	N-113	Parking	CIDCO	NMMC	25150449.38	183027141.00
95	28	8(Part) & 10A (part)	24412.46	N-115	Garden & Tree Belt	CIDCO	NMMC	0.00	64985968.52
96	28	10A (part)	4229.26	N-114	Parking	CIDCO	NMMC	17017484.93	123841191.32
97	28	12 F	3499.85	N-116	School	CIDCO	NMMC	56330085.75	102482607.70
98	28	12 G	4947.52	N-117	School Play Ground	CIDCO	NMMC	19907583.60	13170298.24
99	28	10	8804.79	N-118	Public Ground	CIDCO	NMMC	0.00	23438350.98
100	28	12-A	6607.37	N-119	Institute for senior citizen & person with disabilities	CIDCO	NMMC	26586405.04	193477008.34
101	28	12-D	1418.50	N-120	Garden	CIDCO	NMMC	0.00	3776047.00
102	28	12 E	4197.41	N-121	Police station	CIDCO	NMMC	0.00	122908559.62
103	22	12D & 12 C	2016.58	N-86	Garden	NMMC	NMMC	0.00	5368135.96
104	22	open land	5561.51	N-87	Parking	CIDCO	NMMC	22378125.86	162852135.82
105	22	--	3183.53	N-88	Vegetable & fish market	CIDCO	NMMC	0.00	93220125.46
106	22	--	3183.53	N-88	Vegetable & fish market	CIDCO	NMMC	0.00	93220125.46
107	26/24	2 & 6 (Part)	20513.38	N-96	Play Ground	NMMC	NMMC	0.00	54606617.56
108	24	7	867.35	N-94	Parking	NMMC	NMMC	0.00	25397742.70
109	24	13	4464.65	N-95	Garden	CIDCO	NMMC	0.00	11884898.30
110	20	CTS 361	112.91	N-83	Library	NMMC	NMMC	0.00	3306230.62

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111	20	16	533.10	N-84	Multipurpose ground	NMMC	NMMC	0.00	1419112.20
112	18 A	153	219.50	N-62	Market	CIDCO	NMMC	0.00	6427399.00
113	18 A	79	152.73	N-63	Market	CIDCO	NMMC	0.00	4472239.86
114	18 A	93	107.56	N-64	Market	CIDCO	NMMC	0.00	3149571.92
115	18 A	173	215.87	N-65	Parking	CIDCO	NMMC	868606.91	6321105.34
116	18 A	188	215.73	N-66	Market	CIDCO	NMMC	0.00	6317005.86
117	18 A	69A	141.19	N-67	Market	CIDCO	NMMC	0.00	4134325.58
118	18 A	197	216.10	N-68	Market	CIDCO	NMMC	0.00	6327840.20
119	18 A	55	116.19	N-69	Market	CIDCO	NMMC	0.00	3402275.58
120	18 A	28A	79.50	N-70	Market	CIDCO	NMMC	0.00	2327919.00
121	18 A	206	375.66	N-71	Urban Health Post	CIDCO	NMMC	6046247.70	11000076.12
122	18	17	444.16	N-59	Parking	CIDCO	NMMC	1787188.80	13005893.12
123	18	34	820.43	N-61	Vegetable Market	CIDCO	NMMC	0.00	24023831.26
124	18	28	3707.55	N-60	Parking	CIDCO	NMMC	14918254.31	108564479.10
125	16 DRS	15	291.53	N-54	Civic Center	CIDCO	NMMC	1173043.84	8536581.46
126	16 DRS	13	417.38	N-55	Community Centre	CIDCO	NMMC	1679432.78	12221721.16
127	16 A	146	1494.42	N-56	Play Ground	CIDCO	NMMC	0.00	3978146.04
128	16 A	147, 148, 149	3661.28	N-57	Garden	NMMC	NMMC	0.00	9746327.36
129	14	P-16	1647.76	N-42	Market	NMMC	NMMC	0.00	48249708.32

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130	14	P-7	665.48	N-43	Cultural & Community centre	NMMC	NMMC	0.00	19486585.36
131	14	P-8, P-9	1471.48	N-44	Municipal office	NMMC	NMMC	0.00	43087877.36
132	14	Open Space 4	432.00	N-45	Garden	NMMC	NMMC	0.00	1149984.00
133	14	P-17, open space -1	5617.93	N-46	Garden	NMMC	NMMC	0.00	14954916.35
134	14	P-17, open space -1	5617.93	N-47	Multipurpose Ground	NMMC	NMMC	0.00	14954916.35
135	14	Open Space 3	540.00	N-48	Garden	NMMC	NMMC	0.00	1437480.00
136	14	P-1	623.48	N-49	Community / Cultural Centre	NMMC	NMMC	0.00	18256741.36
137	14	P-13	1185.85	N-50	Crematorium	NMMC	NMMC	0.00	34724059.70
138	10A	--	1130.00	N-33	Vegetable Market	CIDCO	NMMC	0.00	33088660.00
139	10A	--	960.00	N-34	Community Centre	CIDCO	NMMC	3862800.00	28110720.00
140	10A	14	207.86	N-32	Library	CIDCO	NMMC	836376.68	6086556.52
141	8A	17, 18 & 19	697.27	N-26	Fish & Mutton Market	CIDCO	NMMC	0.00	20417460.14
142	8A	12, 13, 14 & 15	932.34	N-27	women welfare centre	CIDCO	NMMC	3751503.08	27300779.88
143	8A	5, 6, 7, 8, 9, 10 & 11	1366.38	N-28	Community Centre	CIDCO	NMMC	5497971.53	40010339.16
144	8A	1, 2, 3 & 4	961.81	N-29	Parking	CIDCO	NMMC	3870082.99	28163720.42
145	8	2A	638.57	N-30	Urban Health Post	CIDCO	NMMC	10277784.15	18698606.74
146	8	10A	209.19	N-31	Market	NMMC	NMMC	0.00	6125501.58
147	6 GES	281	353.29	N-20	Community Centre	CIDCO	NMMC	1421550.64	10345037.78

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148	6 DRS	11, 12	1272.40	N-23	Market	CIDCO	NMMC	0.00	37258416.80
149	6 GES	30	46476.00	N-21	Helipad	CIDCO	NMMC	187007805.00	1360910232.00
150	Near 6 GES	-	112226.01	N-22	Garden	CIDCO	NMMC	0.00	298745638.62
151	4	17 C	1246.61	N-19	Public Amenities	CIDCO	NMMC	5016046.99	36503234.02
152	2	30	4500.00	N-10	Fire Station	NMMC	NMMC	0.00	131769000.00
153	2	23, 23A	15366.72	N-11	Sports Complex	NMMC	NMMC	0.00	40906208.64
154	1	123	373.80	N-6	GSR /ESR	CIDCO	NMMC	1504077.75	10945611.60
155	1	-	542.17	N-7	Public Amenities	CIDCO	NMMC	2181556.54	15875821.94
156	48	41 (Part)	5152.54	N-170	Garden	NMMC	NMMC	0.00	13716061.48
157	48	41 (Part)	1814.14	N-171	Play Ground	NMMC	NMMC	0.00	4829240.68
158	14	P-6	790.35	N-51	Civic Centre	NMMC	NMMC	0.00	23143028.70
159	6 DRS	14	656.41	N-24	Community Centre	NMMC	NMMC	0.00	19220997.62
160	6 DRS	16A	831.54	N-25	Civic Centre	NMMC	NMMC	0.00	24349154.28
161	3	11-A	4126.58	N-15	Common Playground	NMMC	NMMC	0.00	10984955.96
162	3	6-A	53.00	N-16	Senior Citizen / Civic Centre	CIDCO	NMMC	213258.75	1551946.00
163	3	6-B	15.00	N-17	Stall for Handicap	CIDCO	NMMC	60356.25	439230.00
164	3	6-C	46.00	N-18	Library	CIDCO	NMMC	185092.50	1346972.00

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165	15	6-A	413.56	N-52	Community Centre	CIDCO	NMMC	1664062.05	12109863.92
166	15	Near NL-4 & NL-5	74.81	N-53	Library	CIDCO	NMMC	301016.74	2190586.42
167	29	18	1146.00	N-123	Children play ground	CIDCO	NMMC	0.00	3050652.00
168	13	46-A	197.82	N-38	Civic Center	CIDCO	NMMC	795978.23	5792565.24
169	13	48	5072.21	N-39	Community Centre	CIDCO	NMMC	20409304.99	148524453.22
170	13	49	685.16	N-40	Parking	CIDCO	NMMC	2756912.55	20062855.12
171	13	33, 34, 35, 36 व 44	4327.78	N-41	Parking	CIDCO	NMMC	17413904.78	126726053.96
172	12	1 (Part)	374.60	N-35	Taxi & Tempo Stand	CIDCO	NMMC	1507296.75	10969037.20
173	12	6-B	5067.41	N-36	Multipurpose Ground	CIDCO	NMMC	0.00	13489445.42
174	12	5 व 6	2032.55	N-37	Community Centre	CIDCO	NMMC	8178473.06	59517129.10
175	18	9	234.55	N-58	Police Chowki	CIDCO	NMMC	0.00	6868093.10
176	19-A	54, 55, 56 व 57	6984.55	N-76	Science Park	CIDCO	NMMC	28104083.06	204521593.10
177	40	21	1129.89	N-159	Civic Centre	CIDCO	NMMC	4546394.89	33085438.98
178	48	25	202.25	N-172	Market	CIDCO	NMMC	0.00	5922284.50
179	50W	17-B	339.53	N-187	Educational	CIDCO	NMMC	5464735.35	9942117.46
180	50W	--	1513.19	N-188	Play Ground	CIDCO	NMMC	0.00	4028111.78
181	50W	--	12382.41	N-189	Recreational garden	CIDCO	NMMC	0.00	32961975.42
182	48-A	5-A/5	409.36	N-175	Market	NMMC	NMMC	0.00	11986879.52
183	48-A	2	215.30	N-176	Women Welfare Centre	CIDCO	NMMC	866313.38	6304414.60

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184	1	1 to 45	1647.35	N-8	Stall	CIDCO	NMMC	6628524.56	48237702.70
185	1	Near to plot No. 771 to 773	542.17	N-7	Public Amenities	CIDCO	NMMC	2181556.54	15875821.94
186	1	262 to 278	2196.64	N-9	Multipurpose Ground	NMMC	NMMC	0.00	5847455.68
187	34	--	14000.00	N-135	Educational	CIDCO	NMMC	225330000.00	409948000.00
188	34	-	500.00	N-136	Civic Centre & DP Road	CIDCO	NMMC	2011875.00	14641000.00
189	34	-	20000.00	N-137	Garden	CIDCO	NMMC	0.00	53240000.00
190	44-A	36A, 36B	400.00	N-163	Municipal Purpose	CIDCO	NMMC	1609500.00	11712800.00
191	46-A	6	5205.00	N-165	Swimming Pool & Indoor game	NMMC	NMMC	0.00	152412810.00
192	23 C	Near Plot No. C-7	1323.03	N-90	Municipal Purpose	CIDCO	NMMC	5323541.96	38740964.46
193	23	A-73	579.24	N-93	Garden	CIDCO	NMMC	0.00	1541936.88
194	25	2-D	219.00	N-100	Civic Centre	CIDCO	NMMC	881201.25	6412758.00
195	25	2C	457.15	N-101	Women Welfare Centre	CIDCO	NMMC	1839457.31	13386266.30
196	27	3	5794.08	N-106	Garden	CIDCO	NMMC	0.00	15423848.96
197	27	2 (Part)	23573.85	N-107	Play ground	CIDCO	NMMC	0.00	62753588.70
198	19	87	36924.00	N-75	Sport Complex	NMMC	NMMC	0.00	98291688.00
								1708059462.71	13637177848.36

BELAPUR NODE

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1	1	4 A, 4B & 4C	458.80	B-1	Parking	CIDCO	NMMC	1294389.5	13434581.6
2	2	3 & 3A	1322.74	B-2	Community Centre	CIDCO	NMMC	3731780.225	38732472.68
3	3A	7,10A,4,5,6	36290.14	B-3	Sport Complex	NMMC	NMMC	0	96604352.68
4	6	Vacant land	1328.65	B-4	Market	CIDCO	NMMC	0	38905529.3
5	8	G 21, 22	547.00	B-5	Parking	NMMC	NMMC	0	16017254
6	8 B	E	326.30	B-6	Market	CIDCO	NMMC	0	9554716.6
7	8 B	28 B	1251.01	B-7	Urban Health Post	NMMC	NMMC	0	36632074.82
8	8 B	20 B	1099.44	B-8	MSEB	CIDCO	NMMC	0	0
9	8 B	20 A	960.58	B-9	Hospital	CIDCO	NMMC	10840145.3	28127703.56
10	9N	---	119649.54	B-10	Garden	CIDCO	NMMC	0	318507075.5
11	9N	3	1873.00	B-11	Navi Mumbai Municipal Corporation Guest House	NMMC	NMMC	0	54845186
12	10	13	2112.80	B-12	Market	NMMC	NMMC	0	61867009.6
13	10	1-A (part)	9149.73	B-13	Government Office	CIDCO	NMMC	25813675.76	267922393.9

Sr. No.	Sector No.	Plot no / Survey No	Approx. Area in sq.mt.	New Site No.	Final Proposed Reservation	Land Status	Planning Authority	Approx Land Acquisition Cost [Rs.]	Approx. Construction Cost [Rs.]
14	10	1-A (part) & 16 Part	1862.33	B-14	Parking	CIDCO	NMMC	5254098.513	54532747.06
15	10	15	8644.92	B-15	Central Library	CIDCO	NMMC	24389480.55	253140547.4
16	10	15 A	4274.31	B-16	Garden	CIDCO	NMMC	0	11378213.22
17	11	70	5548.02	B-17	Play Ground	CIDCO	NMMC	0	14768829.24
18	11	5	4115.38	B-18	MSEB	CIDCO	NMMC	0	0
19	12	Open Land	2855.00	B-19	Public Utility	CIDCO	NMMC	8054668.75	83600110
20	13	4 & 5	22567.71	B-20	Public Ground	CIDCO	NMMC	0	60075244.02
21	15	1-A	6114.34	B-21	Parking	CIDCO	NMMC	17250081.73	179040103.9
22	15	33,34	7547.04	B-22	Play Ground	CIDCO	NMMC	0	20090220.48
23	15	26	1672.66	B-23	Open Space	CIDCO	NMMC	0	4452620.92
24	15	39	4705.81	B-24	Parking	NMMC	NMMC	0	137795528.4
25	15	72	6759.86	B-25	Parking	NMMC	NMMC	0	197942220.5
26	15 A	---	31325.79	B-26	Play Ground	CIDCO	NMMC	0	83389252.98
27	15 A	---	16641.09	B-27	Museum	CIDCO	NMMC	46948675.16	487284397.4
28	15 A	2	2436.68	B-28	Garden	CIDCO	NMMC	0	6486442.16
29	15 A	6 & 7	10108.41	B-29	Public Ground	CIDCO	NMMC	0	26908587.42

Sr. No.	Sector No.	Plot no / Survey No	Approx. Area in sq.mt.	New Site No.	Final Proposed Reservation	Land Status	Planning Authority	Approx Land Acquisition Cost [Rs.]	Approx. Construction Cost [Rs.]
30	15 A	8	6454.80	B-30	Bus Terminus & Parking	CIDCO	NMMC	18210604.5	189009453.6
31	19/20	W116 A & W116 Part	223.75	B-31	MSEB	CIDCO	NMMC	0	0
32	19/20	CC1 (Part)	1922.01	B-32	Open Space	CIDCO	NMMC	0	5116390.62
33	19/20	CC1 (Part)	2004.12	B-33	Parking	CIDCO	NMMC	5654123.55	58684641.84
34	19/20	S-5, Hawker's Zone-AS-3	680.33	B-34	Market	CIDCO	NMMC	0	19921423.06
35	19/20	AS-2 & AS-2/a	688.47	B-35	Public Utility	CIDCO	NMMC	1942345.988	20159778.54
36	21/22	16/A	292.38	B-36	Community Centre	CIDCO	NMMC	824877.075	8561471.16
37	21/22	19,20	5294.70	B-37	Post & Telegram	CIDCO	NMMC	0	0
38	21/22	6 & Open Plot	1560.40	B-38	Parking	CIDCO	NMMC	4402278.5	45691632.8
39	21/22	---	535.97	B-39	Market	CIDCO	NMMC	0	15694273.54
40	21/22	10A	308.49	B-40	Parking	CIDCO	NMMC	870327.4125	9033204.18
41	21/22	13 A, 13B	1892.88	B-41	Public utility	CIDCO	NMMC	5340287.7	55427312.16
42	21/22	15, 16	1218.62	B-42	Garden	CIDCO	NMMC	0	3243966.44
43	23	11	4000.00	B-43	School	NMMC	NMMC	0	117128000
44	23	12	3830.40	B-44	Play Ground	NMMC	NMMC	0	10196524.8

Sr. No.	Sector No.	Plot no / Survey No	Approx. Area in sq.mt.	New Site No.	Final Proposed Reservation	Land Status	Planning Authority	Approx Land Acquisition Cost [Rs.]	Approx. Construction Cost [Rs.]
45	23	13A	5952.42	B-45	Nursing Collage	CIDCO	NMMC	67173059.7	174298762.4
46	23	15	2507.59	B-46	Public utility	CIDCO	NMMC	7074538.288	73427250.38
47	26/27	Near Plot No 156 & 157	437.07	B-47	Parking	NMMC	NMMC	0	12798283.74
48	26/27	28A , 28B	693.45	B-48	Public Ground	CIDCO	NMMC	0	1845963.9
49	28	Near Sector 28 Pump House	1442.61	B-49	Cremation Ground	CIDCO	NMMC	0	3840227.82
50	29	Vacant land near Plot No B-70	875.91	B-50	Garden	CIDCO	NMMC	0	2331672.42
51	29	Vacant land near Plot No B-30	1053.71	B-51	Play Ground	CIDCO	NMMC	0	2804976.02
52	29	B51, B52, B53	343.65	B-52	Garden	CIDCO	NMMC	0	914796.3
53	29	E5/A	529.70	B-53	Parking	CIDCO	NMMC	1494416.125	15510675.4
54	29	D5/A, D5/B, D5/C	394.18	B-54	Market	NMMC / CIDCO	NMMC	0	11542378.76
55	29	Near Plot No B-96	532.69	B-55	Parking	CIDCO	NMMC	1502851.663	15598228.58
56	29	Near Plot No B-1	221.86	B-56	Approach road & Parking	CIDCO	NMMC	625922.525	6496504.52
57	30/31	14 Part	2657.54	B-57	School	CIDCO	NMMC	29990338.9	77818086.28
58	30/31	14 Part	4412.56	B-58	Play Ground	CIDCO	NMMC	0	11746234.72

Sr. No.	Sector No.	Plot no / Survey No	Approx. Area in sq.mt.	New Site No.	Final Proposed Reservation	Land Status	Planning Authority	Approx Land Acquisition Cost [Rs.]	Approx. Construction Cost [Rs.]
59	26/27	131, 132	1380.33	B-59	Garden	CIDCO	NMMC	0	3674438.46
60	---	Survey No 261, 260	124790.31	B-60	Regional Park	CIDCO	NMMC	0	332191805.2
		TOTAL :-	492681.98					288682967.41	3906743773.02

Table – B***Phase wise Program (Phase of two years each)***

Sr. No.	Purpose of Reservation	Phase-I	Phase-II	Phase-III	Phase-IV	Phase-V
1.	GARDEN	√	√			
2.	OPEN SPACE	√	√			
3.	RG	√	√			
4.	PLAY GROUND	√	√			
5.	SPORT COMPLEX / INDOOR REC.	√	√	√	√	√
6.	PRIMARY SCHOOL	√	√	√	√	√
7.	HOSPITAL / UHP	√	√	√	√	√
8.	MUNICIPAL OFFICE/ MUNICIPAL PURPOSE	√	√	√	√	√
9.	FIRE STATION	√	√	√	√	√
10.	GYM	√	√	√	√	√
11.	CULTURAL	√	√	√	√	√
12.	COMMUNITY CENTER	√	√	√	√	√
13.	LIBRARY	√	√	√	√	√
14.	HOSTE / WORKING WOMEN HOSTEL	√	√	√	√	√
15.	ESR/GSR/PUMP HOUSE	√	√	√	√	√
16.	B.G.&C.G.	√	√	√	√	√
17.	STP / PUMP HOUSE				√	√
18.	PUBLIC UTILITY	√	√	√	√	√
19.	TOILET	√	√	√	√	√
20.	MARKET & STALL	√	√			
21.	BUS STAND & DEPO				√	√
22.	TAXI / RIKSHAW STAND	√	√	√		
23.	PARKING	√	√	√	√	√
24.	ROADS	√	√	√	√	√

Table No. C-1
Municipal Finance Revenue (Rs.in crores)

Sr. No.	Ref.Years	Income From Taxes(Rs.)										Total Income Including opening Balance
		House Tax	LBT/ CESS	Tax on Shops and establishment	Vehicle Tax	Other Taxes	Total own source revenue	Grants	Debit and credit	Income from other sources	Opening Balance	
1	2	3	4	5	6	7	8	9	10	11	12	13
	2013-14	309.57	705.31	-	-	149.60	1164.50	39.45	63.71	55.60	156.86	1480.11
	2014-15	343.39	725.36	-	-	173.28	1242.04	17.93	63.61	137.91	134.33	1595.81
	2015-16	441.39	870.59	-	-	214.01	1525.98	23.42	74.37	81.63	172.22	1877.63
	2016-17	535.16	883.24	-	-	221.48	1639.88	33.88	109.38	55.80	291.10	2130.04
	2017-18	535.05	1195.73	-	-	183.41	1914.19	31.68	73.07	28.42	984.51	3031.88

Table No. C-2
Municipal Finance Expenditure (Rs.in crores)

Year	Staff establishment	Education	Water supply	Drainage	Medical health	Communication	Extra ordinary dept.	Other expenditure	Total expenditure
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.
2013-14	142.17	68.38	49.09	36.08	80.57	-	-	969.49	1345.78
2014-15	149.97	76.62	62.57	46.80	48.03	-	-	1039.61	1423.60
2015-16	164.49	91.37	63.37	44.99	37.71	-	-	1184.60	1586.52
2016-17	217.75	28.35	49.43	35.44	38.07	-	-	776.49	1145.53
2017-18	236.54	36.03	71.88	49.61	44.67	-	-	1085.57	1524.30

NAVI MUMBAI MUNICIPAL CORPORATION

TOWN PLANNING DEPARTMENT

Statement showing Amenities Required as per CIDCO's Planning Standards, Existing Amenities, Amenities retained as per CIDCO's Nodal plan & Proposed Amenities (Population for year 2028 :- 23.30 lakhs)

APPROXIMATE POPULATION :- 2330000.00 DATE :- 31.12.2021

Sr. No.	Purpose	Planning Standards adopted by CIDCO	Required Area in Ha	Existing Area in Ha	Proposed Area In Ha	Percentage of Proposed Area with Respect to Require Area	Remark
RG						96.80	
a	Garden	0.3 ha per 1000 population	699.00	162.10	60.04		
b	Play Ground			114.73	46.97		
c	Open Space			13.11	12.05		
d	Tree Belt			120.08	0.94		
e	RG			43.89	0.00		
f	Indoor recreation	0.3 Ha per 1,00,000 population	6.99		1.02		
g	Sport Complex	5.0 Ha per 5,00,000 population	23.30		38.78		
h	Water Park				47.39		
i	Regional park				498.75		
	Total (a+i):-		729.29	453.90	705.94		
PUBLIC PURPOSE						10.10	
	Educational						
a	High School / Primary School	0.4 ha per 10170 Population	91.64	51.62	19.93		
b	College	Degree college 1 ha for 125000 popu.	18.64	42.16			
		Proff. college 2 ha for 125000 popu.	37.28				
c	Residential School	Residential school 5 ha 600000 popu.	19.42				
d	University	1 City 50 ha/ 0.13 m2 per capita	30.29				
		Total (a+d):-	197.27	93.78	19.93		
	Health					46.75	
a	Nursing Home	Nursing home 0.15 ha for 25000 popu.	13.98	23.57	18.72		
b	Hospital	0.5 Ha as per 1,00,000 population	11.65				
c	Super Specility	2 ha for 250000 population	18.64				
		Total (a+c):-	44.27	23.57	18.72		
	Religious						

Sr. No.	Purpose	Planning Standards adopted by CIDCO	Required Area in Ha	Existing Area in Ha	Proposed Area In Ha	Percentage of Proposed Area with Respect to Require Area	Remark
a	Religious	0.15 ha per 10000 population	34.95	19.92	0.00	0.00	
	Cultural					40.46	
a	Cultural & Linguistic	0.60 ha per 100000 population	13.98		1.81		
b	Community Centers	0.20 ha per 100000 population	4.66		4.56		
c	Central Library	4.00 ha per 2000000 population	4.66	4.61	1.74		
d	Auditorium	0.40 ha per 400000 population	2.33		0.00		
e	Civic Center				2.25		
		Total (a+g):-	25.63	4.61	10.36		
	Institutional						
a	Proffectional scientific and other institutions	8.30 ha per 100000 population	193.39		4.85	2.68	
b	Working Women's Hostel	0.30 ha per 100000 population	6.99		0.95		
c	Other Hostels	0.30 ha per 100000 population	6.99		0.00		
d	Museums	2.00 ha per 500000 population	9.32		2.16		
e	Film studio	city 80 ha.	80.00		0.00		
		Total (a+e):-	296.69	0.00	7.96		
	Other Users						
a	Police Station	As per requirement	0.00	1.89	0.76		
b	Police comm. office				0.00		
c	Municipal / Govt. Office / Municipal Purpose			35.50	15.51		
d	Fire Station			2.53	2.18		
e	Post Office			0.80	0.68		
F	Telephone Exchange			2.63	0.82		
g	Women Welfare Centre			0.00	0.32		
h	SF			28.85	0.00		
I	Gym			0.00	0.06		
J	Night Shelter			0.00	0.95		
K	Public Amenity			0.00	9.85		
		Total (a+h):-	0.00	72.19	31.13		

Sr. No.	Purpose	Planning Standards adopted by CIDCO	Required Area in Ha	Existing Area in Ha	Proposed Area In Ha	Percentage of Proposed Area with Respect to Require Area	Remark
PUBLIC UTILITY							
a	MSEB/ESS	As per requirement		69.06	1.02		
b	E.S.R. / G.S.R./M.B.R.			23.32	1.21		
c	C.G & B.G			9.32	1.04		
d	Sewage Treatment Plant			27.95	2.30		
e	Dumping Ground			41.00	40.32		
f	Public utility			0.77	1.28		
g	Toilet			1.06	0.06		
		Total :- (a to g)	0.00	172.48	47.23		
COMMERCIAL							
a	Vegetable Market/Fish Market/Mutten Market ,Shopping Centre ,Stall			9.22	8.82		
b	Hotel			6.57	0.00		
c	Petrol Pump			4.95	0.00		
d	Commercial			228.30	0.00		
e	Hawkers Zone			0.00	0.00		
		Total (a to e):-	0.00	249.05	8.82		
R ZONE							
a	Residential			1242.58	16.11		
		Total :-	0.00	1242.58	16.11		
TRANSPORT							
a	Bus Stand & Depo BT			35.42	0.00		
b	Parking / Truck Terminal			21.28	27.94		
c	Taxi Rikshaw Parking			4.37	0.00		
d	Railway			195.39	0.00		
e	Helipad			0.00	4.65		
		Total (a to d) :-	0.00	256.47	32.59		

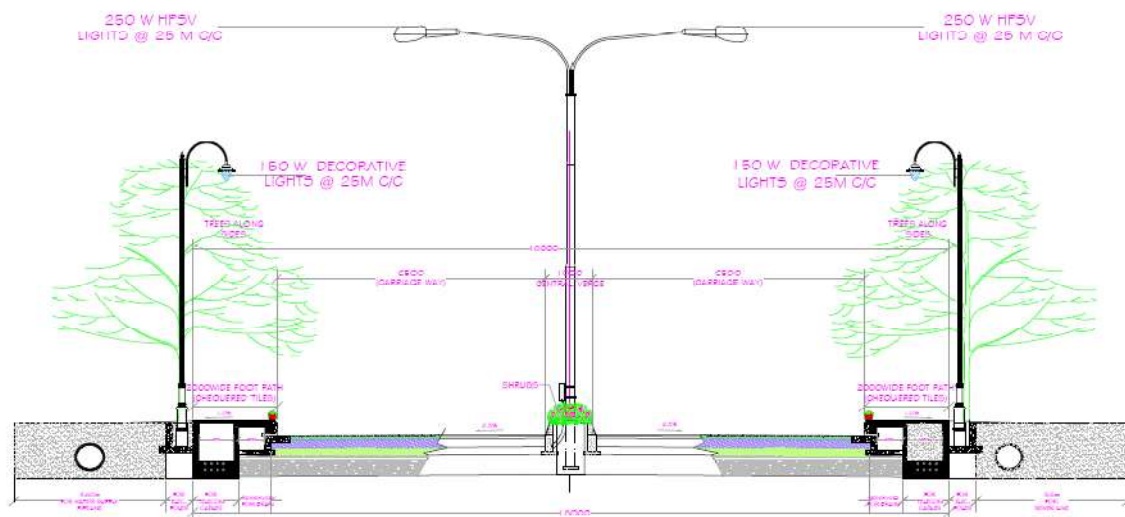
TYPICAL PLANS & CROSS SECTIONS OF ROAD:

- MAP-12 : 15 M. Wide**



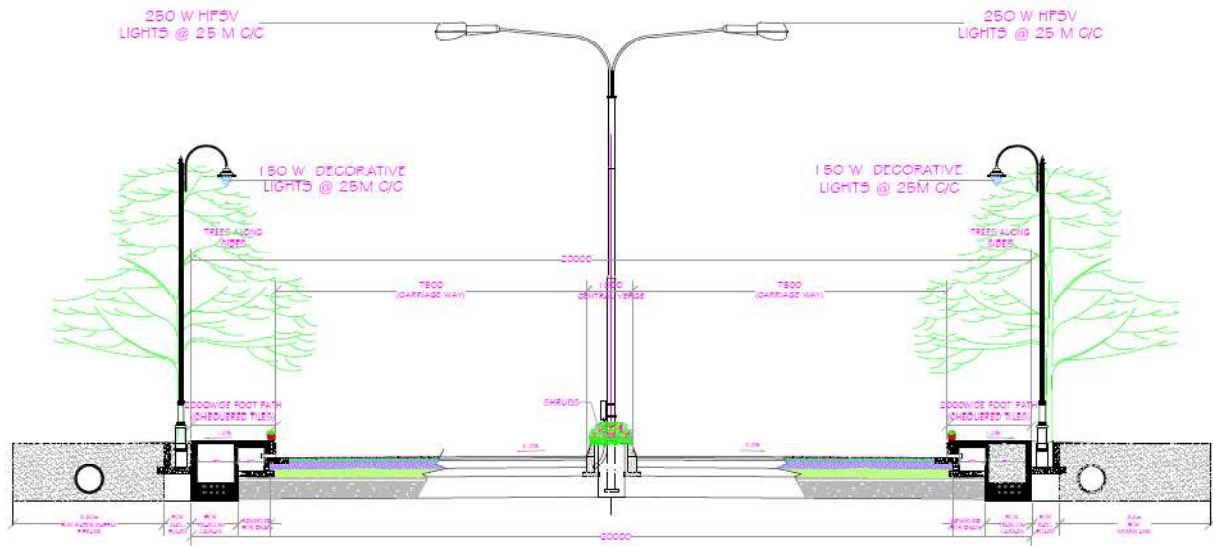
Cross Section of 15M. Wide Road

- MAP-13 : 18M. Wide**



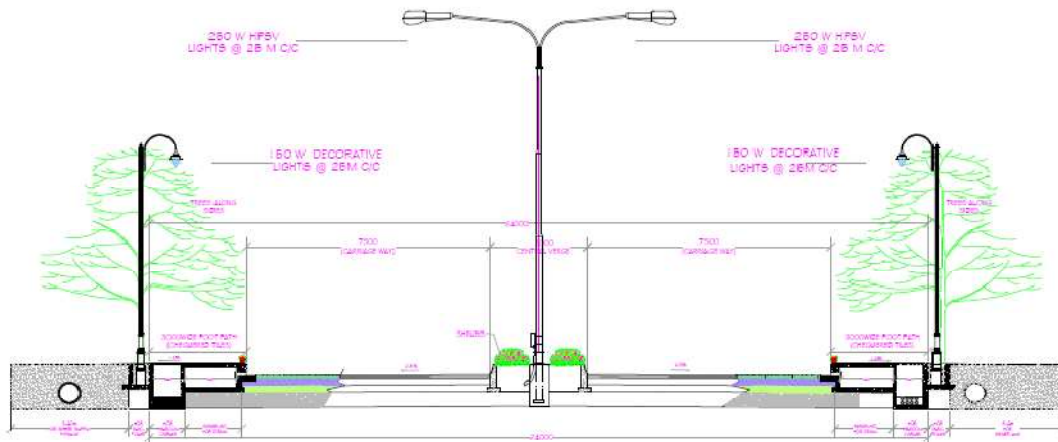
Cross Section of 18M. Wide Road

- **MAP-14 : 20 M. Wide**



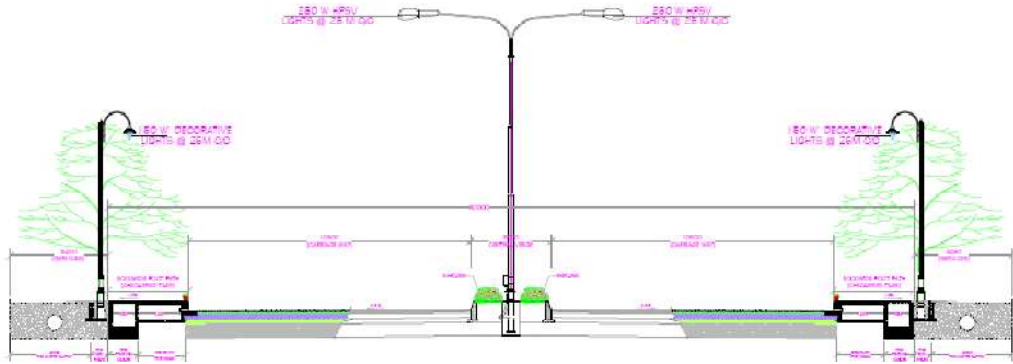
Cross Section of 20M. Wide Road

- **MAP-15 : 24 M. Wide**



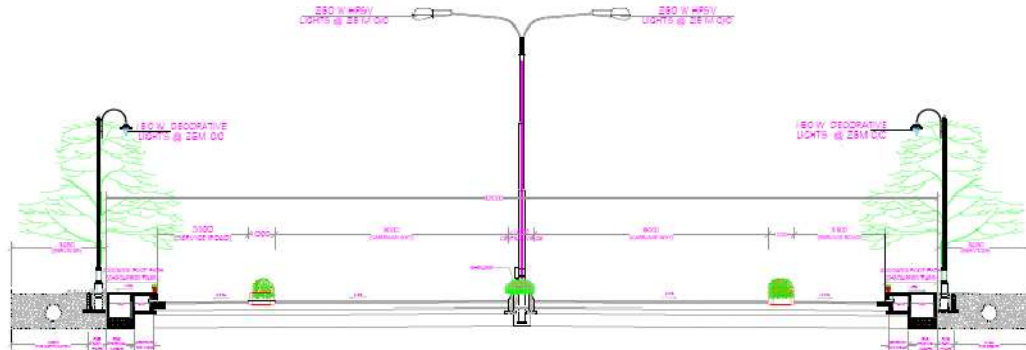
Cross Section of 24M. Wide Road

- **MAP-16 : 30 M. Wide**



Cross Section of 30M. Wide Road

- **MAP-17 : 32 M. Wide**



Cross Section of 32M. Wide Road

Annexure-A : Gaothan/Koliwada/Adivasi Pada Sttlement within NMMC limits.

नवी मुंबई महानगरपालिका
सन २००९ साली करण्यात आलेल्या सर्वेक्षणानुसार खालीलप्रमाणे माहिती.

अ.क्र.	नोडचे नाव	आदिवासीपाड्याचे नाव	आदिवासांची लोकसंख्या	घरांची संख्या	अंदाजे आदिवासांनी व्यापलेले क्षेत्र
1	बेलापूर	1. आदिवासीपाडा, से.8 सी.बी.डी 2. आग्रोली गाव 3. उरणफाटा बेलापूर आदिवासी कातकरी वाडी	159	23	-
2	नेरुळ	1. से.-11, नेरुळ 2. से.-9, नेरुळ	140	20	-
3	सानपाडा (तुर्भे)	1. गणेश नगर 2. आंबेडकर नगर 3. सानपाडा गाव	35	05	-
4	वाशी	-	-	-	-
5	कोपरखैरणे	1. कातकरी पाडा 2. वारलीपाडा 3. अडवली-भुतवली	1232	176	-
6	घणसोली	1. आदिवासी कातकरीपाडा 2. संभाजी नगर 3. वारलीपाडा 4. घणसोली	868	124	-
7	ऐरोली	1. चिंचपाडा गाव 2. गवतेवाडी 3. ऐरोली नाका	252	36	-
8	दिघा	1. इलठणपाडा	406	58	-
एकूण			3092	442	-

Annexure B-1: Details of slum- Year 2001.

जनगणना सन २००१ नुसार								
नमुंमपा कार्यक्षेत्रातील झोपडपट्टी व लोकसंख्या दर्शविणारा तक्ता								
अ.क्र.	नोड	निवडणूक प्रभाग क्र.	एमआयडीसी जमीनीवरील झोपडपट्टी लोकसंख्या	सिडको जमीनीवरील (नोडल) झोपडपट्टी लोकसंख्या	शासकीय जमीनीवरील झोपडपट्टी लोकसंख्या	एकूण लोकसंख्या	प्रशासकीय प्रभाग	निवडणूक प्रभाग निहाय समाविष्ट झोपडपट्टीचे नावे
१	ऐरोली (ऐरोली + दिघा)	१	५५८५	१८३५	०	७४२०	दिघा	आनंद नगर, ईश्वर नगर बाली नगर, मुंकुद कॉलनी
	ऐरोली (ऐरोली+दिघा)	२	७७४२	०	०	७७४२	दिघा	सावित्री नगर, गणपती पाडा, फुले नगर, राम नगर
	ऐरोली (ऐरोली + दिघा)	३	८२३६	०	०	८२३६	दिघा	दिघा पश्चिम, गणेश नगर, आंबडेकर नगर
	ऐरोली (ऐरोली+ दिघा)	४	८४५१	०	०	८४५१	दिघा	दिघा पूर्व, साठे नगर, विष्णू नगर, पंढरी नगर, नामदेव नगर, संजय गांधी नगर
	ऐरोली (ऐरोली + दिघा)	५	८०२९	०	०	८०२९	दिघा	ईलठण पाडा, सुभाष नगर
	ऐरोली (ऐरोली + दिघा)	६	८०६०	०	०	८०६०	ऐरोली	यादव नगर, अश्विन क्वारी
	ऐरोली (ऐरोली+ दिघा)	७	७१३४	०	०	७१३४	ऐरोली	चिंचंपाडा, गणेश नगर, गवतेवाडी
	ऐरोली (ऐरोली+ दिघा)	८	०	६५१५	०	६५१५	ऐरोली	साईनाथ वाडी, ऐरोली नाका, समता नगर
	ऐरोली (ऐरोली + दिघा)	९	०	२८०१	०	२८०१	ऐरोली	देशमुखवाडी
एकूण		९	५३२३७	१११५१	०	६४३८८		

जनगणना सन २००१ नुसार

नमुंमपा कार्यक्षेत्रातील झोपडपट्टी व लोकसंख्या दर्शविणारा तक्ता

अ.क्र.	नोड	निवडणूक प्रभाग क्र.	एमआयडीसी जमीनीवरील झोपडपट्टी लोकसंख्या	सिडको जमीनीवरील (नोडल) झोपडपट्टी लोकसंख्या	शासकीय जमीनीवरील झोपडपट्टी लोकसंख्या	एकूण लोकसंख्या	प्रशासकीय प्रभाग	निवडणूक प्रभाग निहाय समाविष्ट झोपडपट्टीचे नावे
२	घणसोली	१८	८५६३	०	०	८५६३	घणसोली	कातकरी पाडा, आबंडकेर नगर, गांधी नगर, निब्याण टेकडी, साईबाबा नगर
	घणसोली	१९	७९९५	०	०	७९९५	घणसोली	भिम नगर, पंचशिल नगर, संभाजी नगर
	घणसोली	२०	०	१९२१	०	१९२१	घणसोली	नोसिल नाका
	घणसोली	२१	०	२२१३	०	२२१३	घणसोली	नोसिल नाका
एकूण		४	१६५५८	४१३४	०	२०६९२		
३	कोपरखैरणे	२५	७१३३	०	०	७१३३	कोपरखैरणे	हनुमान नगर, श्रमिक नगर, कातकरी पाडा
एकूण		१	७१३३	०	०	७१३३		
४	वाशी (वाशी तुर्मे)	४२	६९४	०	६४६९	७१६३	तुर्मे	तुर्मे स्टोअर् भाग
	वाशी (वाशी तुर्मे)	४३	०	०	७०४४	७०४४	तुर्मे	तुर्मे स्टोअर् भाग
	वाशी (वाशी तुर्मे)	६०	४९१०	०	२१३५	७०४५	तुर्मे	हनुमान नगर
	वाशी (वाशी तुर्मे)	६१	५१७१	०	२१६६	७३३७	तुर्मे	तुर्मे स्टोअर् भाग
एकूण		४	१०७७५	०	१७८१४	२८५८९		
५	नेरुळ	६३	७५८९	०	०	७५८९	नेरुळ	शिवाजी नगर, महात्मा गांधी नगर, बोनसरी
एकूण		१	७५८९	०	०	७५८९		
६	बेलापूर	८५	०	९०६	०	९०६	बेलापूर	रमाबाई नगर
एकूण		१	०	९०६	०	९०६		
एकूण		२०	९५२९२	१६१९१	१७८१४	१२९२९७		

Annexure B-2: Details of slum- Year 2011.

जनगणना सन २०११ नुसार								
नमुंमपा कार्यक्षेत्रातील झोपडपट्टीचे (स्लम) लोकसंख्या दर्शविणारा तक्ता								
अ.क्र.	नोड	निवडणूक प्रभाग क्र.	एमआयडीसी जमीनीवरील झोपडपट्टी लोकसंख्या	सिडको जमीनीवरील (नोडल) झोपडपट्टी लोकसंख्या	शासकीय जमीनीवरील झोपडपट्टी लोकसंख्या	एकूण लोकसंख्या	प्रशासकीय प्रभाग	निवडणूक प्रभाग निहाय समाविष्ट झोपडपट्टीचे नावे
१	ऐरोली (ऐरोली + दिघा)	१	८२८४	०	०	८२८४	दिघा	आनंद नगर, ईश्वर नगर (भाग) बाली नगर, मुंकुद कॉलनी
२	ऐरोली (ऐरोली + दिघा)	२	६४५४	२९८१	०	९४३५	दिघा	ईश्वर नगर, राम नगर, मुंकुद कॉलनी
३	ऐरोली (ऐरोली + दिघा)	३	११८४३	०	०	११८४३	दिघा	दिघा पश्चिम, गणेश नगर, गणपती पाडा, फुले नगर, सावत्री नगर, बिंदू माधव नगर
४	ऐरोली (ऐरोली + दिघा)	४	१०११५	०	०	१०११५	दिघा	दिघा पूर्व, साठे नगर, विष्णू नगर, पंढरी नगर (भाग) विजय नगर रामजी आंबडेकर नगर
५	ऐरोली (ऐरोली + दिघा)	५	११४७१	०	०	११४७१	दिघा	ईलठण पाडा, सुभाष नगर, पंढरी नगर, (भाग)
६	ऐरोली (ऐरोली + दिघा)	६	१०९८५	०	०	१०९८५	ऐरोली	यादव नगर, अश्विन क्वारी
७	ऐरोली (ऐरोली + दिघा)	७	९४७६	०	०	९४७६	ऐरोली	चिंचंपाडा (भाग) गणेश नगर
८	ऐरोली (ऐरोली + दिघा)	८	९६७१	०	०	९६७१	ऐरोली	चिंचंपाडा (भाग) गवतेवाडी
९	ऐरोली (ऐरोली + दिघा)	९	८८४७	०	०	८८४७	दिघा	नामदेव नगर, संजय गांधी नगर, दिघा (भाग)
१०	ऐरोली (ऐरोली + दिघा)	१०	०	६२३३	०	६२३३	ऐरोली	समता नगर, ऐरोली नाका, गणपती कॉलनी
११	ऐरोली (ऐरोली + दिघा)	११	०	५२७२	०	५२७२	ऐरोली	देशमुख वाडी, सायनाथ वाडी, संजय गांधी नगर
एकूण		११	८७१४६	१४४८६	०	१०१६३२		

जनगणना सन २०११ नुसार

नमुंमपा कार्यक्षेत्रातील झोपडपट्टीचे (स्लम) लोकसंख्या दर्शविणारा तक्ता

अ.क्र.	नोड	निवडणूक प्रभाग क्र.	एमआयडीसी जमीनीवरील झोपडपट्टी लोकसंख्या	सिडको जमीनीवरील (नोडल) झोपडपट्टी लोकसंख्या	शासकीय जमीनीवरील झोपडपट्टी लोकसंख्या	एकूण लोकसंख्या	प्रशासकीय प्रभाग	निवडणूक प्रभाग निहाय समाविष्ट झोपडपट्टीचे नावे
१२	घणसोली	१९	१०९८२	०	०	१०९८२	घणसोली	कातकरी पाडा, आबंडकेर नगर, गांधी नगर
१३	घणसोली	२०	१३३५७	०	०	१३३५७	घणसोली	भिम नगर, पंचशिल नगर, निब्याण टेकडी, साई बाबा नगर
१४	घणसोली	२५	०	४६१२	०	४६१२	घणसोली	नोसिल नाका
१५	घणसोली	२७	०	२७४३	०	२७४३	घणसोली	नोसिल नाका
१६	घणसोली	३६	०	४८४	०	४८४	घणसोली	सावलीगाव
	एकूण	५	२४३३९	७८३९	०	३२१७८		
१७	कोपरखैरणे	२६	३६२५	०	०	३६२५	कोपरखैरणे	हनुमान नगर, संभाजी नगर, वारली पाडा
१८	कोपरखैरणे	४८	४२७५	०	०	४२७५	कोपरखैरणे	श्रमिक नगर, कातकरी पाडा (खैरणे)
	एकूण	२	७९००	०	०	७९००		
१९	वाशी(तुर्भे)	६८	०	०	११०६७	११०६७	वाशी (तुर्भे)	तुर्भे स्टोअर भाग
२०	वाशी(तुर्भे)	६९	८३४५	०	२३८०	१०७२५	वाशी (तुर्भे)	इंद्ररा नगर, गणपती पाडा, वारली पाडा
२१	वाशी(तुर्भे)	७०	०	०	१०४१५	१०४१५	वाशी (तुर्भे)	तुर्भे स्टोअर (भाग)
२२	वाशी(तुर्भे)	७१	२४४०	०	६८०४	९२४४	वाशी (तुर्भे)	हनुमान नगर
२३	वाशी(तुर्भे)	७३	१०९५१	०	०	१०९५१	वाशी (तुर्भे)	आंबेडकर नगर, गणेश नगर, इंदिरा नगर (भाग)
	एकूण	५	२१७३६	०	३०६६६	५२४०२		
२४	नेरुळ	८०	१००१८	०	०	१००१८	नेरुळ	शिवाजी नगर, महात्मा गांधी नगर, बोनसरी
	एकूण	१	१००१८	०	०	१००१८		
२५	बेलापूर	१०१	०	७५४	०	७५४	बेलापूर	निलगिरी गार्डन
२६	बेलापूर	१०३	०	२९३०	०	२९३०	बेलापूर	रमा बाई नगर, संभाजी नगर, दुर्गा नगर
२७	बेलापूर	१०६	०	४२२	०	४२२	बेलापूर	पंचशिल नगर
	एकूण	३	०	४१०६	०	४१०६		
	एकूण :-	२७	१५११३९	२६४३१	३०६६६	२०८२३६		

ANNEXURE-C : Health and Medical Facilities.

NMMC Hospital /MCH				
Sr. No.	Location (Name of the Hospital/Nursing home/Institution)	No. of Beds	Facility Available (Services Provided)	Remarks
1	General Hospital Vashi sector 10	300	Maternity, General, Lab, X-ray, USG, ICCU, ICU, Ambulance, NICU, Dialysis Unit, Cancer rx, Lab, Truma care SICU, MICU, CATH LAB, CAT SCAN, CARDIAC CARE UNIT, centre, Blood Bank, ART centre.	VASHI
2	Ahilyabai Holkar Maternal & Child Health Centre, Koparkhairne, sec-22, Navi Mumbai.	50		KOPERKHIANE
3	Maasaheb Meenatai Thakre Hospital Sec.15, Nerul, Navi Mumbai.	100	Maternity, General , Lab, Xray, USG, Ambulance, Rntcp	NERUL
4	Shree Ram Tannu Mata Bal Rughnalay, Turbhe, Navi Mumbai.	50		TURBHE
5	Rajmata Jijau General Hospital, sec 3. Airoli, Navi Mumbai.	100	Maternity, General , Lab, Xray, USG, Ambulance, Rntcp	AIROLI
6	Mata bal Hospital, Belapur, Sec.20 , Navi Mumbai	50	Maternity & Child Care, USG, LAB, Xray	BELAPUR

NMMC Hospital /MCH

Sr. No.	Location			Facility Available (Services Provided)	Remarks
	Name of Unit (UPHC)	Type of Center (UPHC)	Details Address		
1.	CBD	UHP	Sec-2, Near Hanuman Temple, CBD Belapur	1) Out patient services. 2) Implementation of all National Health Programmes. 3) Referral services to NMMC Hospital. 4) Inspection under Acts, (BNHR PCPNDT,MTP,M MPA, etc.)	BELAPUR
2.	Karave	UHP	Near Karavegaon Bus Stop, Karave		NERUL
3.	Nerul 1	UHP	Rangoli Hotel Near, SIES Management School, Samaj Mandir ground floor, Nerul		NERUL
4.	Nerul 2	UHP	Nerul Gaon, Samaj Mandir, Marathi School Nerul (West)		NERUL
5.	Shirawane	UHP	Shirvane Gaon, Beside Ganpati Mandir		NERUL
6.	Sanpada	UHP	Sanpada Gaon, Opp. Samshan Bhumi		SANAPADA
7.	Turbhe	UHP	Shivshikit Nagar,kulkarni garden Near, NMMC New School Near, Turbhe Stores, Turbhe		TURBHE
8.	Pawane	UHP	Plot c 12 Pwane MIDC, Thane Belapur Road		KOPERKHAIRNE
9.	Indiranagar	UHP	Bagade Company, NMMC School Near, Indiranagar, Turbhe		TURBHE
10.	Juhugaon	UHP	Samaj Mandir, Sec.14, Opp Div. office, Vashi		VASHI
11.	Vashigaon	UHP	Samaj Mandir, Sec.14, Opp Div. office, Vashi		VASHI
12.	Khairane	UHP	Sec-12 D Amol Apartment Building Near, Khairne Gaon,		KOPERKHAIRNE
13.	Mahape	UHP	UHP MAHAPE, Mahape goan, Near Miliname Business Park		KOPERKHAIRNE
14.	Ghansoli	UHP	Ghansoli Gaon, Near Union Bank		GHANSOLI
15.	Rabale	UHP	Rabada Gaon, Opp. Om Sai Studio		GHANSOLI

16.	Katkaripada	UHP	Katkaripada (Panchashil Nagar)		GHANSOLI
17.	Airoli	UHP	Sector-2, NMMC Hospital Near, Airoli		AIROLI
18.	Chinchpada	UHP	Sector-2, NMMC Hospital Near, Airoli		AIROLI
19.	Digha	UHP	Digha Gaon Near NMMC School		DIGHA
20.	Ilthanpada	UHP	Digha Gaon Near NMMC School		DIGHA
21.	Nocilnaka	UHP	Nocilnaka Ghansoli		GHANSOLI

❖ Private / Public Trust Hospital /MCH

As per the record of Public Health Deptt. NMMC, there are near about 211 Private / Public Trust Hospital /MCH run by individual medical practitioners/ Charitable Public Trust/ Institutions & its details can be had from the concerned dept. All these Private / Public Trust Hospital /MCH are providing medical facilities to citizens of Navi Mumbai.

❖ Private / Trust Dispensaries

As per the record of Public Health Deptt. NMMC, there are near about 900 dispensaries/ clinics run by individual medical practitioners & its details can be had from the concerned deptt. All these dispensaries/ clinics are providing medical facilities to citizens of Navi Mumbai.

ANNEXURES-D : Regular line of street proposed u/s 210 (1) of MMC Act.1949.



नवी मुंबई महानगरपालिका

कार्यालय : नमुमपा मुख्यालय, भूखंड क्र. १,
किल्ले गांवठाण जवळ, पामबीच जंक्शन, सेक्टर १५ ए,
सी.बी.डी. बेलापुर, नवी मुंबई - ४००६१४,
दूरध्वनी : ०२२-२७५६ ७०७० / १ / २ / ३ / ४ / ५
फॅक्स : ०२२-२७५७३७८५ / २७५७७०७०

Navi Mumbai Municipal Corporation

Head Office : Plot No. 1,
Near Kille Gaothan, Palmbeach, Junction
Sector 15A, C.B.D. Belapur, Navi Mumbai- 400 614
Tel : 022 - 2756 7070 / 1/2/3/4/5
Fax : 022 - 27573785 / 27577070

नवी मुंबई महानगरपालिका

नगररचना विभाग

आदेश

महाराष्ट्र महानगरपालिका अधिनियम

ज्या अर्थी, नवी मुंबई शहर सिडकोमार्फत विकसित करण्यात आले असून नवी मुंबई महानगरपालिका क्षेत्र हे अडवली-भुतवली भाग वगळता सिडको विकसित नवी मुंबई प्रकल्पाचाच भाग आहे;

ज्या अर्थी, शहराचा विकास करताना प्रथमतः सिडकोमार्फत घरांची निर्मिती करून अत्यल्प उत्पन्न अथवा आर्थिकदृष्ट्या दुर्बल, अल्प उत्पन्न, मध्यम उत्पन्न व काही प्रमाणात उच्चउत्पन्न घटकांना वितरीत केलेली आहेत;

ज्या अर्थी, सिडकोने विकसित केलेल्या वसाहतीमधील कंडोमिनियमपर्यंतचे अंतर्गत पोहोच रस्ते हे 15.00 मी. पेक्षा कमी रुंदीचे म्हणजेच 6.00 मी., 9.00 मी., 10.00 मी., 11.00 व 14.00 मी. रुंदीचे आहेत. तर आर्थिक दुर्बल व अत्यल्प उत्पन्न घटकांकरीता बांधलेल्या सदनाकांच्या परिसरामधील रस्ते 3.00 मी. ते 4.50 मी. रुंदीचे आहेत. त्याचप्रमाणे सिडकोने विकसित केलेल्या या कंडोमिनियममध्येही वाहनतळासाठी जागा अथवा वाहनतळ प्रस्तावित केलेले नाही;

ज्या अर्थी, वाहन उद्योगात आलेली भरभराट व त्यामुळे शहरामध्ये वाहनांमध्ये झालेली वाढ आणि अपुरी वाहनतळ व्यवस्था व पर्यायाने अरुंद रस्त्यावरील वाहनांचे पार्किंग यामुळे शहरामध्ये वाहतूक कोंडी निर्माण झालेली आहे;

ज्या अर्थी, सिडकोने बांधलेल्या इमारतींच्या पुनर्विकासाबाबतच्या नियमावलीस शासनाने दिनांक 04/02/2015 रोजी मंजुरी प्रदान केली आहे. सदर नियमांमध्ये रस्ता रुंदीकरणाचीही बाब अंतर्भूत असून भुखंडांचे क्षेत्र व पोहोच रस्त्याची रुंदी याबाबींवर पुनर्विकासासाठी 1.80, 2.00 व 2.50 चटई क्षेत्र निर्देशांक अनुज्ञेय केला आहे. तसेच पुनर्विकासाचा प्रस्ताव सादर करणा-या संस्थेमार्फत रस्ता रुंदीकरण प्रस्तावित केल्यास अथवा आयुक्त, नवी मुंबई महानगरपालिका यांनी विहीत केलेल्या रस्त्याच्या नियमित रेषेनुसार रस्त्याची रुंदी विचारात घेवून चटई क्षेत्र निर्देशांक अनुज्ञेय करण्याची तरतूद नियमात अंतर्भूत आहे. तसेच सदरच्या पुनर्विकासाचा प्रस्ताव जागेवर विकसित झाल्यानंतर वाढणा-या लोकसंख्येच्या व त्याअनुसरून वाढणा-या वाहनांच्या अनुषंगाने त्याभागातील रस्ता रुंदीकरण झाल्यास वाहनांची वाहतूक कोंडी होणार नाही;

ज्या अर्थी, सिडको विकसित इमारतींच्या पुनर्विकासासाठी पुनर्विकास प्रस्तावित असलेल्या सह. गृहनिर्माण संस्था अथवा अपार्टमेंट ओनर्स असोसिएशन यांचेकडून त्याचे कंडोमिनियममधील रस्त्यालगतची जागा रस्ता रुंदीकरणासाठी देणेची तयारी दर्शविली तरी या कंडोमिनियमलगत अस्तित्वात असणा-या काही खाजगी इमारतीधारकामार्फत रस्ता रुंदीकरणाकरीता स्वेच्छेने त्यांचे भुखंडामधील जागा उपलब्ध होण्याची शक्यता दुर्लभ आहे. त्यामुळे सदर रस्त्यांचे संलग्नतेने व संपूर्णतः रुंदीकरण होणेस अडचणी निर्माण होण्याची शक्यता आहे;



“जन्म असो वा मरण आवश्यक नोंदणीकरण”

ज्या अर्थी, नवी मुंबई शहरातील रस्त्यांचे रुंदीकरण करणे आवश्यक असल्याचे निदर्शनास येत आहे. रस्ता रुंदीकरणासाठी सर्व इमारतधारकांनी जागा देणे अनिवार्य होणेचे दृष्टीकोणातून विकास योजनेत सदर रस्ता रुंदीकरण दर्शवून त्यास मंजुरी प्राप्त होणे अथवा महाराष्ट्र महानगरपालिका अधिनियम मधील कलम 210 नुसार रस्त्याची रेषा विहित करणे आवश्यक आहे;

ज्या अर्थी, नवी मुंबई महानगरपालिका क्षेत्राची सुधारीत विकास योजना तयार करणेचे काम महानगरपालिकेमार्फत हाती घेणे आले असून सदर विकास योजना तयार करून त्यास शासनाची मंजुरी प्राप्त होईपर्यंतच्या वैधानिक कार्यवाहीसाठी महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, 1966 मधील विविध तरतूदी व त्यात नमुद कालमर्यादा यानुसार काही कालावधी लागणार आहे;

ज्या अर्थी, नवी मुंबई महानगरपालिका हद्दीमध्ये सद्यस्थितीत धोकादायक इमारतींच्या प्रश्न ज्वलंत असून सदर इमारतींच्या पुनर्विकासाची कामे लवकरात-लवकर सुरु होणे गरजेचे आहे;

ज्या अर्थी, महाराष्ट्र महानगरपालिका अधिनियमातील प्रकरण चौदा मधील कलम 210 नुसार रस्त्याच्या रेषा विहित करण्याचे अधिकार आयुक्त यांना प्राप्त आहेत. या कलमाचा संक्षिप्त तपशील खालीलप्रमाणे आहे.

(1) आयुक्तास -

(अ) कोणत्याही सार्वजनिक रस्त्याच्या एका किंवा दोन्ही बाजूंच्या रेषा विहित करता येतील:

ज्या अर्थी, विकास योजनेच्या संपूर्ण वैधानिक कार्यवाहीस महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, 1966 मधील तरतूदीनुसार लागणारा कालावधी विचारात घेता, महाराष्ट्र महानगरपालिका अधिनियमातील कलम 210 नुसार आयुक्त यांना प्राप्त असलेल्या अधिकारात रस्त्याच्या रेषा विहित करून नोडल / सेक्टर नकाशावर रस्त्याच्या नियमित रेषा दर्शविणारी रेखाचित्रे तयार करणे सुलभ आहे;

ज्या अर्थी, नवी मुंबई महानगरपालिका क्षेत्रासाठी सिडकोच्या मंजूर विकास योजनेमध्ये रस्त्याचे आरेखन (DP Road) दर्शविलेले नसल्याने व महानगरपालिकेकडे सदर रस्ते हस्तांतरित झालेनंतरही रस्त्याच्या नियमित रेषा विहित करण्यात आलेल्या नाहीत. त्यामुळे महाराष्ट्र महानगरपालिका अधिनियम कलम 210 (1) (अ) नुसार रस्त्याच्या रेषा प्रथमतः विहित करण्याबाबत आयुक्त, नमुंमपा यांना प्राप्त असलेल्या अधिकारात सदर रस्त्यांच्या नियमित रेषा निर्धारित करून त्याचे रेखांकन नकाशे तयार करता येणे शक्य आहे;

त्या अर्थी, सिडको विकसित व सद्यस्थितीत धोकादायक झालेल्या इमारतींच्या पुनर्विकासाची प्राथमिकता विचारात घेवून महाराष्ट्र महानगरपालिका अधिनियमातील कलम 210 नुसार आयुक्त, नवी मुंबई महानगरपालिका यांना प्राप्त असलेल्या अधिकारान्वये वाशी (भागशः), कोपरखैरणे (भागशः) व नेरुळ (भागशः) या नोडमधील सिडकोने विकसित केलेल्या वसाहतीमधील रस्त्यांचे रुंदीकरण प्रस्तावित करून त्यानुसार रस्त्याच्या नियमित रेषा विहित करणे येत आहे. सदर विहित केलेल्या रेषेस "रस्त्याच्या नियमित रेषा" (Regular line of street) संबोधण्यात येत आहे. वाशी व नेरुळ विभागातील रस्त्याच्या नियमित रेषा विहित केलेली रेखाचित्रे या आदेशासोबत प्रसिध्द करण्यात येत आहेत.

(डॉ. रामास्वामी एन.)
आयुक्त

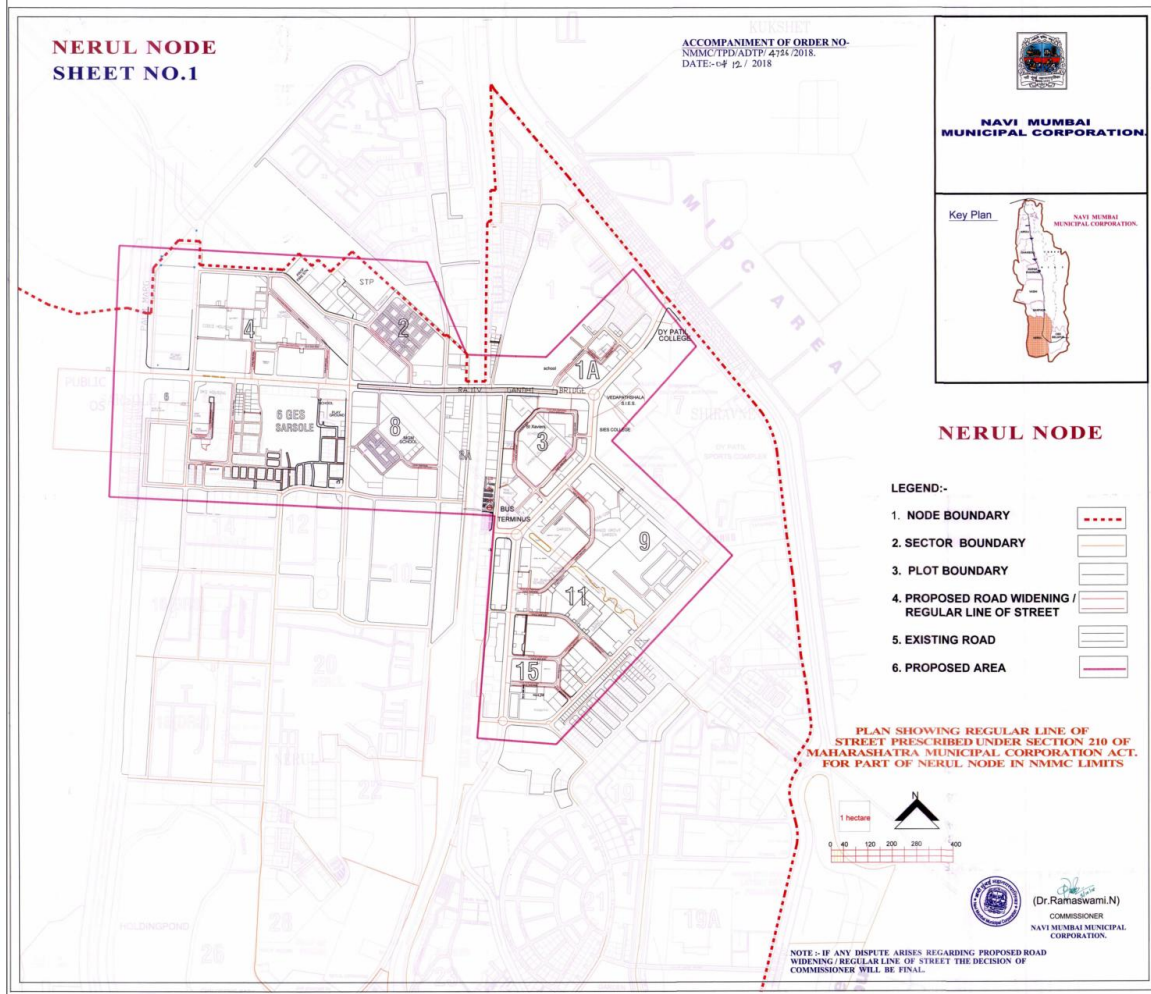
नवी मुंबई महानगरपालिका

जा.क्र.नमुंमपा/नरवि/ससंनर/4726 /2018

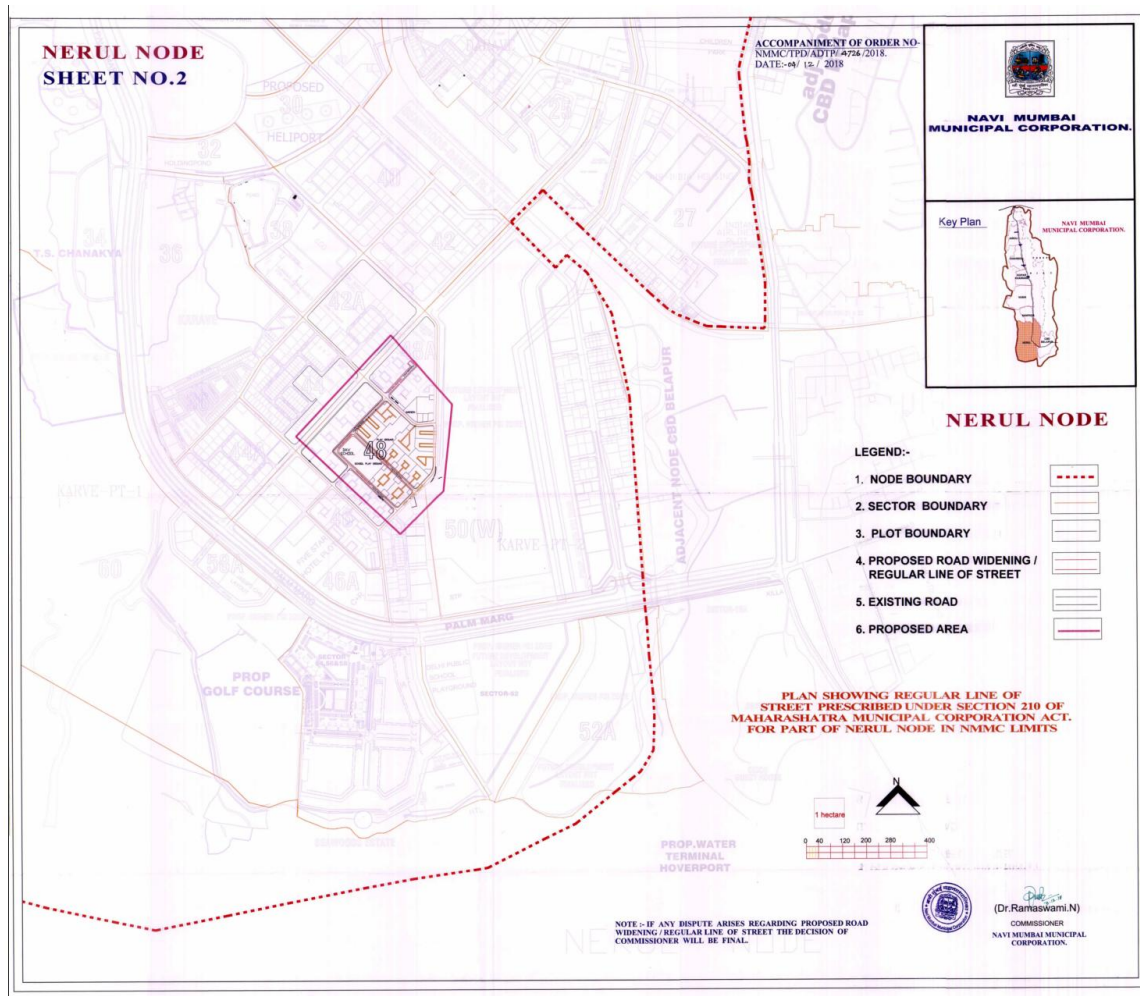
दिनांक : 04/12/2018



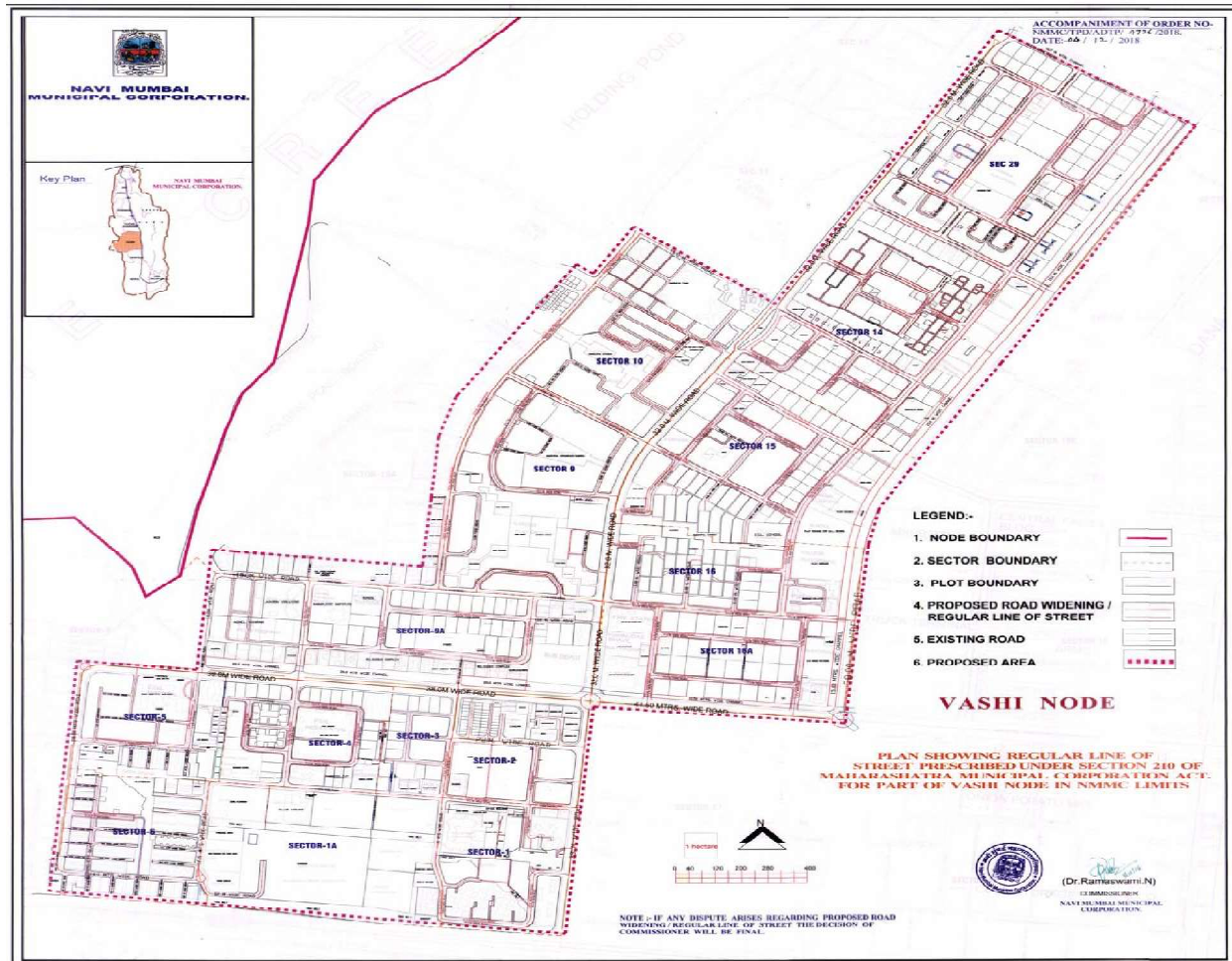
Regular line of street proposed u/s 210 (1) of MMC Act.1949 (Nerul Node-1)



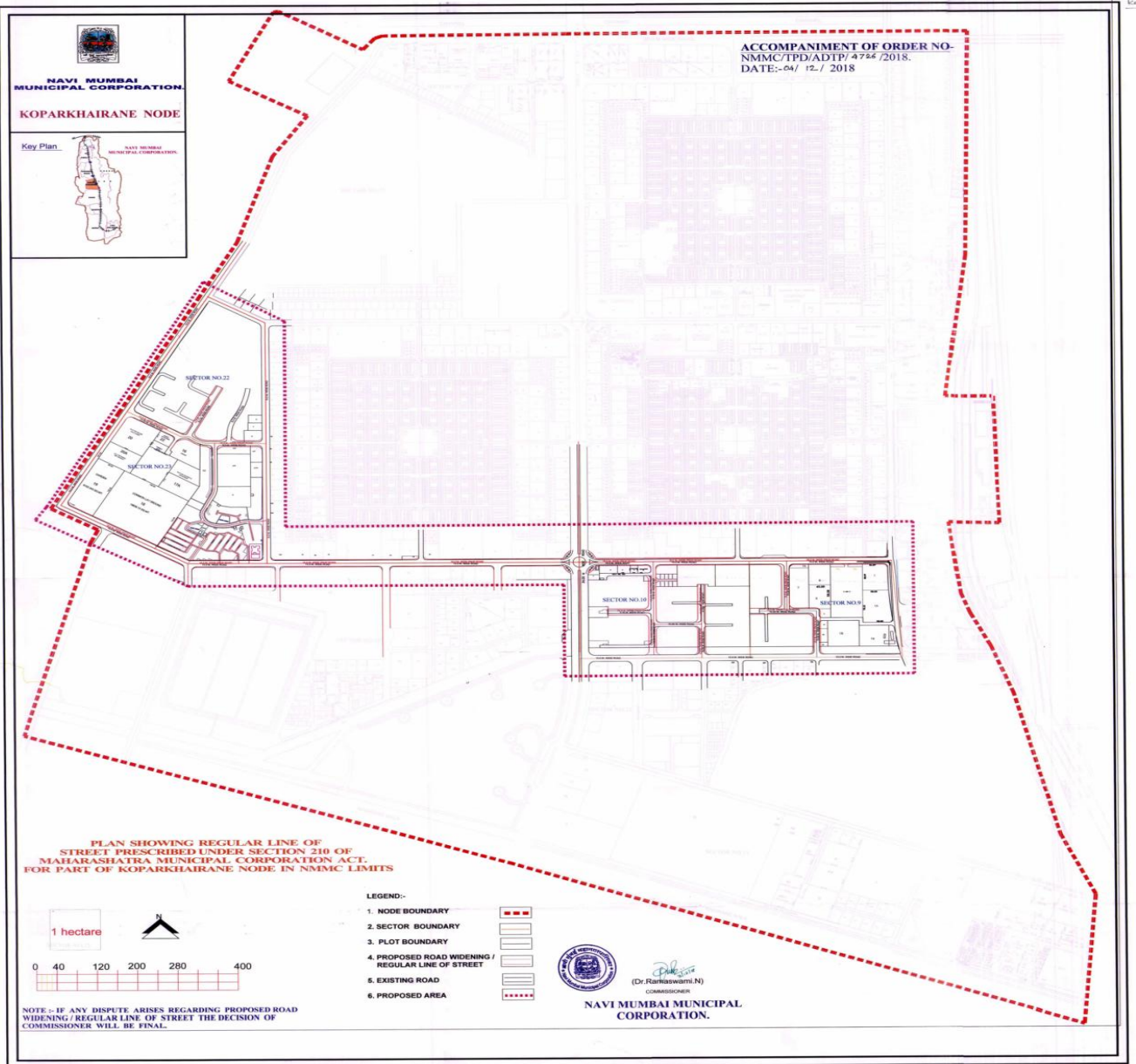
Regular line of street proposed u/s 210 (1) of MMC Act.1949 (Nerul Node-2)



Regular line of street proposed u/s 210 (1) of MMC Act.1949 (Vashi Node)



Regular line of street proposed u/s 210 (1) of MMC Act.1949 (Koparkhairane Node.)



NAVI MUMBAI MUNICIPAL CORPORATION**TOWN PLANNING DEPARTMENT****Table Showing Node wise Proposed Reservations**

Sr No	Node	No of Proposed Reservation
1	Belapur	60
2	Nerul	193
3	Sanpada	70
4	Vashi	55
5	Koparkhairne	67
6	Ghansoli	97
7	Airoli	83
Total :-		625



(Jyoti Kawade)
Town Planning Officer /
Assistant Director of Town Planning (A.C.)
Navi Mumbai Municipal Corporation



(Abhijit Bangar)
Administrator / Commissioner
Navi Mumbai Municipal Corporation

Annexure –E

Revised Draft Development Plan 2018-2038 Team

Sr. No.	Name		Designation
1.	Smt. Jyoti Kawade	:	Town Planning Officer & Officiating Asst. Director Town Planning (I/C)
2.	Shri. Somnath Kekan	:	Town Planner
3.	Shri. Rajesh Pawar	:	Deputy Engineer
4.	Shri. Umesh Patil	:	Deputy Engineer
5.	Shri. Shahaji Paralkar	:	Deputy Engineer
6.	Shri. Kiran Khandare	:	Deputy Engineer
7.	Shri. Gajanan Puri	:	Deputy Engineer
8.	Shri. Sameer Thakre	:	Sectional Engineer
9.	Shri. Sunil Kokate	:	Sectional Engineer
10.	Shri. Amit Pawara	:	Sectional Engineer
11.	Shri. Rajesh Patil	:	Jr. Engineer
12.	Shri. Sandeep Mhatre	:	Jr. Engineer
13.	Shri. Santosh Pawar	:	Jr. Engineer
14.	Shri. Vishal Suryvanshi	:	Jr. Engineer
15.	Shri. Suhas Takle	:	Jr. Engineer
16.	Shri. Babu Janki	:	Draftsman
17.	Shri. Ashok Pachpute	:	Draftsman
18.	Smt. Asawari Gage	:	Draftsman
19.	Shri. Sanjay Misale	:	Sr. Clerk (Account)
20.	Shri. Rajendra Pawar	:	Sr. Clerk cum Tax Inspector
21.	Shri. Tushar Godave	:	Sr. Clerk cum Tax Inspector