

|                                      |
|--------------------------------------|
| मुंबई महानगर प्रदेश विकास प्राधिकरण, |
| आयुक्त क्र: मं: ४८०/१२               |
| दिनांक: १०/०४/१२                     |
| वेळ: ११-३०                           |

विकास योजना- अंबरनाथ, कुळगांव-बदलापूर आणि परीसर  
महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६  
चे कलम ३७ (२) अन्वये मंजूर फेरबदल.

महाराष्ट्र शासन  
नगर विकास विभाग

शासन निर्णय क्रमांक-टीपीएस-१२०९/१७७७/प्र.क्र.५३/१०/नवि-१२  
मंत्रालय, मुंबई- ४०० ०३२.  
दिनांक :- २७ मार्च, २०१२.

शासन निर्णय:- सोबत जोडलेली अधिसूचना महाराष्ट्र शासनाच्या साधारण राजपत्रात  
प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

(संजय वि.पवार )  
कार्यासन अधिकारी.

प्रति,

- १) विभागीय आयुक्त, कोकण विभाग, कोकण भवन, नवी मुंबई
- २) महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण, बांद्रा (पुर्व), मुंबई-५१.
- ३) संचालक नगर रचना, महाराष्ट्र राज्य-पुणे.
- ४) सह सचिव, नगर रचना, मंत्रालय, मुंबई.
- ५) उपसंचालक, नगर रचना, कोकण विभाग, कोकण भवन, नवि-मुंबई.

यांना विनंती करण्यात येते की, सहाय्यक संचालक, नगर रचना, ठाणे शाखा ,  
यांनी अधिसूचनेसोबतचे नकाशे आपले कार्यालयास सादर केल्यानंतर सदर नकाशांची कृपया  
छाननेनी करुन सदर नकाशे शासनाच्या अधिसूचनेनुसार असल्याची खात्री आपल्या स्तरावर  
करुन त्यानंतर सदर नकाशे अधिप्रमाणित करण्यासाठी शासनास पाठवावेत.

- ६) सहाय्यक संचालक, नगर रचना, ठाणे शाखा.
- ७) मुख्याधिकारी, कुळगांव-बदलापूर नगरपरिषद, बदलापूर
- ८) व्यवस्थापक मध्यवर्ती शासकीय मुद्रणालय, चर्नीरोड, मुंबई.

(त्यांना विनंती करण्यात येते की, मंजूर सोबतची शासकीय अधिसूचना  
महाराष्ट्र शासनाच्या साधारण राजपत्रात, कोकण विभागीय पुरवणी भाग-१ मध्ये प्रसिध्द  
करुन त्याच्या प्रत्येकी ५ प्रती नगर विकास विभाग, (नवि-१२) , मंत्रालय, मुंबई-३२, महानगर  
आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण, बांद्रा (पुर्व), संचालक, नगर रचना, महाराष्ट्र  
राज्य, पुणे, उप संचालक, नगर रचना, कोकण विभाग, कोकण भवन, नवि-मुंबई, सहाय्यक  
संचालक, नगर रचना, ठाणे शाखा व मुख्याधिकारी, कुळगांव-बदलापूर नगरपरिषद यांना  
पाठव्यावात )

९) कक्ष अधिकारी (नवि-२९) , नगर विकास विभाग त्यांना विनंती करण्यात येते की,  
सदरहू सूचना [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in) या वेबसाईटवर प्रसिध्द करावी.

१०) निवडनस्ती (कार्यासन-१२)



TCP\_002042

SP CP 11-4-12  
PI(R)  
DP(B)

11-4-12

S. R. O., The  
Inward No. 120  
Date: 31/4/12  
Time: 10:06

10/4/12  
908-92  
05-08-12



महाराष्ट्र शासन,  
नगर विकास विभाग,  
मंत्रालय, मुंबई : ४०० ०३२,  
दिनांक :- २७ मार्च, २०१२.

### अधिसूचना

क्रमांक: टिपीएस-१२०९/१७७७/प्र.क्र.५३/१०/नवि-१२

महाराष्ट्र  
प्रादेशिक व  
नगर रचना  
अधिनियम,  
१९६६

ज्याअर्थी, मुंबई महानगर प्रदेश विकास प्राधिकरण अधिनियम, १९७४ अनुसार स्थापन झालेल्या मुंबई महानगर प्रदेश विकास प्राधिकरणाची (यापुढे ज्याचा उल्लेख "उक्त प्राधिकरण" असा करण्यात आला आहे.) महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख "उक्त अधिनियम" असा करण्यात आला आहे.) चे कलम ४० (१) (सी) अन्वये शासन नगर विकास व सार्वजनिक आरोग्य विभागाची अधिसूचना क्र.टिपीवी-१२७५/११९९/नवि-८, दिनांक १५/३/१९७६ अन्वये कल्याण संकुल अधिसूचित क्षेत्रासाठी विशेष नियोजन प्राधिकरण म्हणून नेमणूक करण्यात आली आहे ;

आणि, ज्याअर्थी, अंबरनाथ, कुळगांव-वदलापूर आणि परिसर अधिसूचित क्षेत्राची विकास योजना (यापुढे जिचा उल्लेख "उक्त विकास योजना" असा करण्यात आला आहे.) शासन नगर विकास विभागाची अधिसूचना क्र.टिपीएस-१२०४/९४१/प्र.क्र.१६३/०४/नवि-१२, दिनांक २५/७/२००५ (यापुढे जिचा उल्लेख "उक्त अधिसूचना" असा करण्यात आला आहे.) अन्वये मंजूर केली असून ती दिनांक १२/८/२००५ पासून अंमलात आली आहे ;

आणि ज्याअर्थी, उक्त विकास योजनेच्या प्रस्तावानुसार मौ.सांनिवली येथील भूमापन क्र.२९ पै., ३० पै.३१ पै., ३२ पै., ३३ पै., ५७ पै., ६४ पै., ५४ पै., या जमिनी (क्षेत्र ३.९६ हे.) आ.क्र.१०९ अन्वये "क्रिडांगण" करिता, भूमापन क्र.५६,५७ पै., ५८ पै., या जमिनी (क्षेत्र २.८२ हे.) आ.क्र.११० अन्वये "ए.पी.एम.सी." करिता व भूमापन क्र.५७ पै., ५८ पै., या जमिनी (क्षेत्र ०.७२ हे.) आ.क्र.१११ अन्वये "ए.पी.एम.सी." करिता आरक्षित आहेत. (यापुढे ज्यांचा उल्लेख "उक्त आरक्षणे" असा करण्यात आला आहे) ;

आणि ज्याअर्थी, उक्त प्राधिकरणाने उक्त अधिनियमांच्या कलम ३७ (१) मधील विहित सर्व वैधानिक कार्यवाही पूर्ण करून, उक्त विकास योजनेमधील उक्त आरक्षणांपैकी १) आ.क्र.१०९, "क्रिडांगण" हे आरक्षण वगळून त्याखालील जागा "आर.टी.ओ.ट्राफीक पार्क" (क्षेत्र ०.८० हे.), "अस्तित्वातील एम.एस.ई.बी.स्विचिंग स्टेशन" (क्षेत्र ०.४० हे.) व "बगीचा" (क्षेत्र २.७६ हे.) याकरीता आरक्षित करण्याचा २) आ.क्र.११० "ए.पी.एम.सी." हे आरक्षण वगळून त्याखालील जागा "डॉ.बाबासाहेब आंबेडकर स्मारक" (क्षेत्र १.३० हे.) व नगरपरिषदेचे अदय्यावत रुग्णालय (क्षेत्र १.५२ हे.) आणि ३) आ.क्र.१११, "ए.पी.एम.सी." हे आरक्षण वगळून त्याखालील जागा "नगरपरिषदेची बी.एस.यु.पी.योजना"



महाराष्ट्र शासन,  
नगर विकास विभाग,  
मंत्रालय, मुंबई : ४०० ०३२,  
दिनांक :- २७ मार्च, २०१२.

### अधिसूचना

क्रमांक: टिपीएस-१२०९/१७७७/प्र.क्र.५३/१०/नवि-१२

महाराष्ट्र  
प्रादेशिक व  
नगर रचना  
अधिनियम,  
१९६६

ज्याअर्थी, मुंबई महानगर प्रदेश विकास प्राधिकरण अधिनियम, १९७४ अनुसार स्थापन झालेल्या मुंबई महानगर प्रदेश विकास प्राधिकरणाची (यापुढे ज्याचा उल्लेख "उक्त प्राधिकरण" असा करण्यात आला आहे.) महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख "उक्त अधिनियम" असा करण्यात आला आहे.) चे कलम ४० (१) (सी) अन्वये शासन नगर विकास व सार्वजनिक आरोग्य विभागाची अधिसूचना क्र.टिपीबी-१२७५/११९९/नवि-८, दिनांक १५/३/१९७६ अन्वये कल्याण संकुल अधिसूचित क्षेत्रासाठी विशेष नियोजन प्राधिकरण म्हणून नेमणूक करण्यात आली आहे ;

आणि, ज्याअर्थी, अंबरनाथ, कुळगांव-बदलापूर आणि परिसर अधिसूचित क्षेत्राची विकास योजना (यापुढे जिचा उल्लेख "उक्त विकास योजना" असा करण्यात आला आहे.) शासन नगर विकास विभागाची अधिसूचना क्र.टिपीएस-१२०४/९४१/प्र.क्र.१६३/०४/नवि-१२, दिनांक २५/७/२००५ (यापुढे जिचा उल्लेख "उक्त अधिसूचना" असा करण्यात आला आहे.) अन्वये मंजूर केली असून ती दिनांक १२/८/२००५ पासून अंमलात आली आहे ;

आणि ज्याअर्थी, उक्त विकास योजनेच्या प्रस्तावानुसार मौ.सोनिवली येथील भूमापन क्र.२९ पै., ३० पै.३१ पै., ३२ पै., ३३ पै., ५७ पै., ६४ पै., ५४ पै., या जमिनी (क्षेत्र ३.९६ हे.) आ.क्र.१०९ अन्वये "क्रिडांगण" करिता, भूमापन क्र.५६,५७ पै., ५८ पै., या जमिनी (क्षेत्र २.८२ हे.) आ.क्र.११० अन्वये "ए.पी.एम.सी." करिता व भूमापन क्र.५७ पै., ५८ पै., या जमिनी (क्षेत्र ०.७२ हे.) आ.क्र.१११ अन्वये "ए.पी.एम.सी." करिता आरक्षित आहेत. (यापुढे ज्यांचा उल्लेख "उक्त आरक्षणे" असा करण्यात आला आहे) ;

आणि ज्याअर्थी, उक्त प्राधिकरणाने उक्त अधिनियमांच्या कलम ३७ (१) मधील विहित सर्व वैधानिक कार्यवाही पूर्ण करून, उक्त विकास योजनेमधील उक्त आरक्षणांपैकी १) आ.क्र.१०९, "क्रिडांगण" हे आरक्षण वगळून त्याखालील जागा "आर.टी.ओ.ट्राफीक पार्क" (क्षेत्र ०.८० हे.), "अस्तित्वातील एम.एस.ई.बी.स्विचिंग स्टेशन" (क्षेत्र ०.४० हे.) व "बगीचा" (क्षेत्र २.७६ हे.) याकरीता आरक्षित करण्याचा, २) आ.क्र.११० "ए.पी.एम.सी." हे आरक्षण वगळून त्याखालील जागा "डॉ.बाबासाहेब आंबेडकर स्मारक" (क्षेत्र १.३० हे.) व नगरपरिषदेचे अदययावत रुग्णालय (क्षेत्र १.५२ हे.) आणि ३) आ.क्र.१११ "ए.पी.एम.सी." हे आरक्षण वगळून त्याखालील जागा "नगरपरिषदेची बी.एस.यु.पी.योजना"

याकरिता आरक्षित करण्याचा प्रस्ताव (यापुढे ज्याचा उल्लेख "उक्त फेरबदल" असा करण्यात आला आहे.) शासनाच्या मान्यतेसाठी सादर केला आहे ;

आणि ज्याअर्थी, आवश्यक त्या चौकशीनंतर व संचालक नगर रचना , महाराष्ट्र राज्य,पुणे यांचा सल्ला घेतल्यानंतर जनहिताच्या दृष्टीने उक्त फेरबदल प्रस्ताव भागशः काही बदलांसह मंजूर करणे आवश्यक आहे,असे शासनाचे मत झाले आहे.

त्या अर्थी, उक्त अधिनियमाच्या कलम ३७ पोटकलम (२) अन्वये प्रदत्त असलेल्या अधिकारांचा वापर करून महाराष्ट्र शासन उक्त फेरबदल प्रस्तावांपैकी आ.क्र.११०,"ए.पी.एम.सी "आणि आ.क्र.१११,ए.पी.एम.सी.या आरक्षणासंदर्भात फेरबदल प्रस्ताव काही बदलांसह मंजूर करीत आहे आणि आ.क्र.१०९,"क्रिडांगण " या आरक्षणासंदर्भात फेरबदल प्रस्ताव नामंजूर करीत आहे. त्यासाठी उक्त दिनांक २५/७/२००५ च्या अधिसूचनेच्या फेरबदल सुचीच्या नोंदीमध्ये शेवटच्या नोंदीनंतर खालील नवीन नोंद समाविष्ट करण्यात येत आहे.

**- नोंद -**

"आ.क्र.११०" ए.पी.एम.सी." (क्षेत्र २.८२ हे.) हे आरक्षण वगळून त्याखालील जागा "नगरपरिषदेची बी.एस.यु.पी.योजना "(क्षेत्र १.३२ हे.) (आ.क्र.११०-अ) , "डॉ.बाबासाहेब आंबेडकर स्मारक" (क्षेत्र १.३० हे.) (आ.क्र.११०-ब) व "दवाखाना "(क्षेत्र ०.२० हे.) (आ.क्र.११०-क) याकरीता आरक्षित करण्यात येत आहे. आ.क्र.१११ , "ए.पी.एम.सी."हे आरक्षण वगळून त्याखालील जागा "नगरपरिषदेची बी.एस.यु.पी.योजना." याकरीता आरक्षित करण्यात येत आहे."


**टिप :-**

अ) उक्त मंजूर फेरबदल दर्शविणारा भाग नकाशा खालील कार्यालयात कार्यालयीन वेळेमध्ये कामकाजाच्या दिवशी आम नागरीकांच्या अवलोकनार्थ १ महिन्याच्या कालावधीसाठी ठेवण्यात आलेला आहे :-

- १) महानगर आयुक्त, मुंबई महानगरा प्रदेश विकास प्राधिकरण, बांद्रा-कुर्ला संकूल,बांद्रा.
- २)उपसंचालक, नगर रचना, कोकण विभाग, कोकण भवन, नवी मुंबई
- ३) सहाय्यक संचालक,नगर रचना,ठाणे शाखा,जि.ठाणे.
- ४) मुख्याधिकारी, कुळगांव-बदलापूर नगरपरिषद, कुळगांव.

क) सदरहू अधिसूचना शासनाच्या [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in) या वेबसाईटवर प्रसिध्द करण्यात आली आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

  
(संजय वि.पवार)  
कार्यासन अधिकारी

**GOVERNMENT OF MAHARASHTRA**

Urban Development Department

Mantralaya Mumbai 400032

Dated : 27<sup>th</sup> March, 2012

**NOTIFICATION**

No. TPS 1209/1777/CR-53/10/UD-12

Maharashtra  
Regional &  
Town  
Planning Act,  
1966

Whereas, the Mumbai Metropolitan Regional Development Authority (hereinafter referred to as "the said Authority") is established under the Mumbai Metropolitan regional Development Authority Act, 1974 to be the Special Planning Authority by the Government vide Urban Development and Public Health Department's Notification No. TPB 1275/1199/UD-8 dated 15.3.1976 under section 40(1)(c) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act");

And whereas, the Development Plan of Ambernath, Kulgaon-Badlapur and surrounding Notified Area (hereinafter referred to as "the said Development Plan") has been sanctioned by Government in Urban Development Department vide its Notification No. TPS 1204/941/CR.163/04/UD-12 dated 25.7.2005 (hereinafter referred to as "the said Notification") to come into force with effect from 12.8.2005;

And whereas, as per the proposals of the said Development Plan land bearing CTS No. 29(pt), 30(pt), 31(pt), 32(pt) 33(pt), 57(pt), 64(pt), 54(pt) of village Sonivali are reserved for 'Play Ground' as site No. 109 (Area 3.96 H) CTS No. 56, 57 (pt), 58(pt) are reserved

for 'A.P.M.C' as Site No. 110 (Area 2.82H.) and CTS NO. 57(pt), 58(pt) are reserved for 'A.P.M.C.' as Site No. 111(Area 0.72H) (hereinafter referred to as "the said reservations");

And whereas, the said Authority after following all the legal formalities stipulated under section 37(1) of the said Act, has submitted a proposal to the Govt. for sanction so as (1) to delete the Site No. 109 'Play Ground' and reserve the same for 'R.T.O. Traffic Park' (Area 0.80H.), 'Existing M.S.E.B. Switching Station' (Area 0.40H.), 'Garden' (Area 2.76 H.), (2) to delete the Site No. 110 'A.P.M.C.' and to reserve the same for 'Dr. Babasaheb Ambedkar Memorial' (Area 1.30 H.), 'Well Equipped Municipal Hospital' (Area 1.52 H.) and ( 3) to delete the site No. 111 'A.P..M.C.' and to reserve the same for 'B.S.U.P. Scheme of Municipal Council' (hereinafter referred to as "the said modification proposals");

And whereas after making necessary enquiry and after consulting the Director of Town Planning, Maharashtra State, Pune Govt. is of the opinion that the said modification proposal is necessary in the public interest and should be sanctioned partly with some changes.

Now therefore, in exercise of the powers conferred under sub-section (2) of section 37 of the said Act, the Govt. of Maharashtra hereby sanctions the modification proposal in respect of Site No. 110, 'A.P.M.C.' and Site No. 111 'A.P.M.C.' with some changes and rejects the modification proposal in respect of Site No. 109 'play ground' and for that purpose amends the said notification



dated 25.7.2005.by inserting new entry after the last entry in the schedule of modifications as follows :-

ENTRY

“Site No. 110 ‘A.P.M.C.’ is deleted and area so deleted is reserved for ‘B.S.U.P. Scheme of Municipal Council’ (Area 1.32 H.) (Site No. 110-A), ‘Dr. Babaseheb Ambedkar Memorial’ (Area 1.30H.) (Site No. 110-B), and ‘Dispensary’ (Area 0.20 H.) (site No. 110-C). Site No. 111 ‘A.P.M.C.’ is deleted and area so deleted is reserved for ‘B.S.U.P. Scheme of Municipal Council’.

Note : A) A part plan showing the aforesaid sanctioned modification is kept open for inspection for general public in the working hours on all working days for the period of one month at the following offices.

- 1) The Metropolitan Commissioner, MMRDA, Bandra-Kurla Complex, Bandra (East) Mumbai
- 2) The Deputy Director of Town Planning, Konkan Division, 3<sup>rd</sup> floor Main Bildg. Konkan Bhavan, Navi Mumbai 400614
- 3) The Assistant Direcetor, Town Planning, Thane Branch, Collector Campus, Thane
- 4) Chief Officer, Kulgaon-Badlapur Municipal Council, Kulgaon.

B) This notification is also available on department Web sit [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in)

By order and in the name of Governor of Maharashtra.

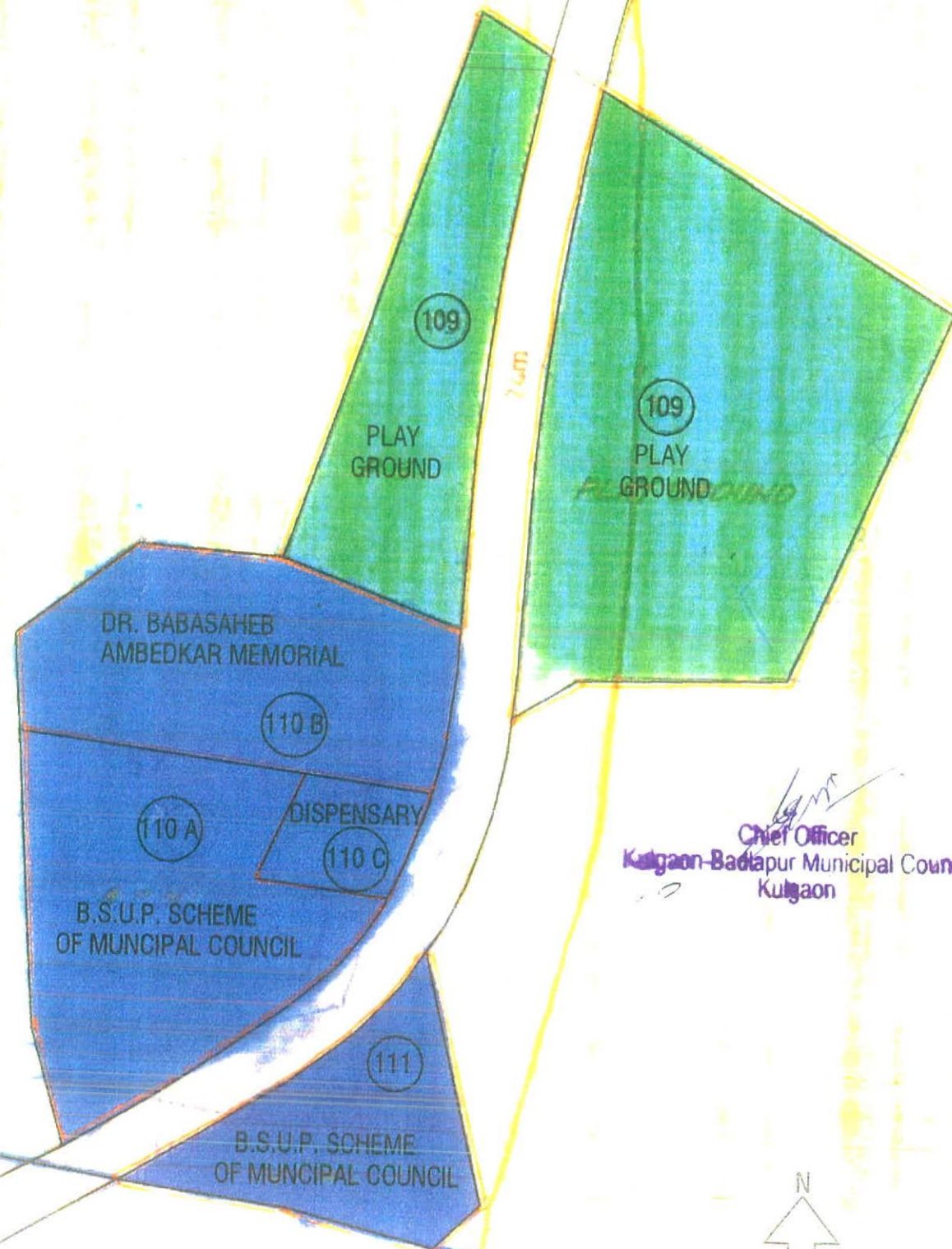
(Sanjay V. Pawar )  
Desk Officer



SANCTIONED UNDER VIS 37(2) OF M.R.T.P.A.C.T, 1966

NOTIFICATION NO. TPS 1209/1777/CR-53/10/UD-12, DT 27/3/2011

VILLAGE-SONIVALI



*[Signature]*  
 Chief Officer  
 Kulgaon-Badlapur Municipal Council  
 Kulgaon

N  
 SCALE-1:2500

PLAN NO GT. 49/12

SANCTIONED DEVELOPMENT PLAN (1996-2016)

AMBARNATH, KULGAON-BADLAPUR & SURROUNDING NOTIFIED AREA

KULGAON-BADLAPUR MUNICIPAL COUNCIL

LEGEND

GENERAL

- AKBSNA Boundary
- Municipal Boundary
- Planning Sector Boundary
- Tahsil Boundary
- Village Boundary
- MIDC Boundary
- Railway Line
- Roads (Existing)
- Roads (Proposed)
- Transmission Lines
- Water Bodies
- RESIDENTIAL
- Residential Zone
- R-2 (X)
- Urbanisable Zone
- COMMERCIAL ZONE
- Commercial Zone
- Market/Shopping Centre
- Shop Line
- Station Area Improvement
- Scheme Boundary

INDUSTRIAL

- Industrial Zone
- Service Industry Zone
- Transformation Zone
- OTHER ZONE
- No Development Zone

Forest Zone

RESERVATIONS

- Recreational Open Space
- Educational Facilities
- Medical Facilities
- Social, Cultural and Welfare Amenities
- Public Offices and Staff Quarters
- Public Utilities
- Transport Facilities
- Eco Sensitive Zone
- Buffer Zone
- Excluded Part (E.P)
- Govt. Level Modification

PROPOSED LAND USE

Note: Sanctioned to come into force with effect from 12<sup>th</sup> August 2005 under the Government Notification, Urban Development Dept. No TPS/1204/941/CR-163/04/UD-12 Dtd 25<sup>th</sup> July 2005 published in part-I of the Maharashtra Government Gazette Konkan Division Extraordinary Dtd 25<sup>th</sup> July 2005.

PREPARED BY

CHECKED BY

*[Signature]*  
 1-11-12  
 Assistant Director of  
 Town Planning, Thane  
*[Signature]*

SCALE  
 1:2500

N  
 ↑

MUMBAI METROPOLITAN REGION DEVELOPMENT  
 AUTHORITY  
 SUB-REGIONAL OFFICE, TILAK CHOWK, KALYAN.

COLLEGE  
- 1000

नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक ६ ऑगस्ट २०१२

अधिसूचना

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६.

क्रमांक टीपीएस. १२०८/३१५/प्र.क्र. १६२/०९/नवि-१२.— ज्याअर्थी, अंबरनाथ-कुळगाव-बदलापूर व परिसर अधिसूचित क्षेत्राची विकास योजना (यापुढे जिचा उल्लेख “ उक्त विकास योजना ” असा करण्यात आला आहे) महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख “ उक्त अधिनियम ” असा करण्यात आला आहे.) च्या कलम ३१ (१) अन्वये शासन नगरविकास विभागाची अधिसूचना क्रमांक टीपीएस-१२०४/९४१/प्र.क्र. १६३/०४/नवि-१२, दिनांक २५ जुलै २००५ (यापुढे जिचा उल्लेख “ उक्त अधिसूचना ” असा करण्यात आला आहे). अन्वये मंजूर झाली असून, ती दिनांक १२ ऑगस्ट २००५ पासून अमलात आली आहे :

आणि ज्याअर्थी, उक्त विकास योजनेमध्ये मांजे कुळगाव येथील स. नं. २०, हि. नं. ९, स. नं. २१, हि. नं. ३ या जमिनीमधून ९.०० मी. रुंद विकास योजना रस्ता प्रस्तावित आहे (यापुढे ज्याचा उल्लेख “ उक्त रस्ता ” असा करण्यात आला आहे) ;

आणि ज्याअर्थी, मुंबई महानगर प्रदेश विकास प्राधिकरणाने (यापुढे ज्याचा उल्लेख “ उक्त प्राधिकरण ” असा करण्यात आला आहे.) उक्त अधिनियमातील कलम ३७(१) अन्वयेची सर्व वैधानिक कार्यवाही पूर्ण करून उक्त रस्ता वगळण्याचा व त्याखालील जमिन रहिवास विभागात समाविष्ट करण्याचा प्रस्ताव दिनांक ३०.मे २०११ च्या पत्रान्वये शासनाच्या मंजूरी करिता सादर केला आहे. (यापुढे ज्याचा उल्लेख “ उक्त फेरबदल ” असा करण्यात आला आहे.) ;

आणि ज्याअर्थी, आवश्यक ती चौकशी केल्यानंतर व संचालक, नगर रचना, महाराष्ट्र राज्य पुणे यांचा सल्ला घेतल्यानंतर उक्त फेरबदल मंजूर करणे आवश्यक आहे, असे शासनाचे मत झाले आहे ;

आणि त्याअर्थी, आता, उक्त अधिनियमाच्या कलम ३७ चे पोटकलम (२) अन्वये शासनास प्रदत्त असलेल्या शक्तींचा वापर करून शासन उक्त फेरबदल प्रस्ताव मंजूर करित आहे आणि त्यासाठी उक्त विकास योजना मंजूरीच्या अधिसूचनेतील फेरबदलाच्या अनुसूचोमध्ये शेवटच्या नोंदीनंतर पुढील नवीन नोंद समाविष्ट करण्यात येत आहे ;

नोंद

“ अंबरनाथ, कुळगाव-बदलापूर व परिसर अधिसूचित क्षेत्राच्या मंजूर विकास योजनेमधील मौ. कुळगाव येथील स. नं. २०, हि. नं. ९, स. नं. २१, हि. नं. ३ या जमिनीवरील ९.०० मी. रुंद विकास योजना रस्ता वगळण्यात येत आहे व त्याखालील जमिन रहिवास विभागात समाविष्ट करण्यात येत आहे. ”

टीप.—

(अ) उक्त मंजूर फेरबदल दर्शविणारा भाग नकाशा नागरिकांच्या अवलोकनार्थ कार्यालयीन वेळोमध्ये कामकाजाच्या दिवशी खाली नमूद कार्यालयामध्ये एक महिन्याच्या कालावधी करिता उपलब्ध राहिल.

(१) महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण, बांद्रा.

(२) उपसंचालक नगररचना कोकण विभाग, कोकण भवन, मुंबई

(३) सहायक संचालक नगररचना ठाण शाखा, जि ठाण

(४) मुख्यधिकारी, कुळगाव-बदलापूर नगरपरिषद, बदलापूर

(ब) सादर फेरबदलाची अधिसूचना ही महाराष्ट्र शासनाच्या [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in) या वेबसाईटवर प्रसिद्ध करण्यात आली आहे

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.

संजय वि. पवार,  
कार्यासन अधिकारी.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032,  
dated the 6th August 2012

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT,  
1966.

No. TPS. 1208/315/CR-162/09/UD-12.— Whereas, the Revised Development Plan of Ambernath, Kulgaon-Badlapur and surrounding Notified Area (hereinafter referred to as “ the said Development Plan ”) has been sanctioned by the Government of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “ the said Act ”) vide Urban Development Department's Notification No. TPS-1204/941/CR-163/04/UD-12, dated 25th July 2005 (hereinafter referred to as “ the said Notification ”) to come in to force with from 12th August 2005.

And whereas, in the said Development Plan an a 9.00 mtr. East-West road is proposed on land bearing S. No. 20, Hissa No. 9, S. No. 21, Hissa No. 3 of Village Kulgaon (hereinafter referred to as “ the said Road ”) ;

And whereas, Mumbai Metropolitan Region Development Authority (hereinafter referred to as “ the said Authority ”) after following all the legal procedure as per the provisions of sub-section (1) of section 37 of the said Act, has submitted the proposal to the Government vide letter dated 30th May 2011 so as to delete the said Road and to include the same in Residential Zone (hereinafter referred to as “ the said Modification ”) ;

And whereas, after making necessary enquiries and after consulting the Director of Town



Planning, Maharashtra State, Pune. Government is of the opinion that the said modification proposal is necessary and should be sanctioned.

Now therefore in exercise of the powers conferred under sub-section (2) of section 37 of the said Act, the Government of Maharashtra hereby finally sanctions the said modification and for that purpose amends the said notification sanctioning the said Development Plan as follows :—

In the schedule of modifications appended to the said notification sanctioning the said Development Plan, after the last entry, the following new entry shall be added viz :—

#### Entry

“ The 9.00 mtr. East-West D. P. Road on land bearing S. No. 20 Hissa No. 9, S. No. 21, Hissa No. 3 of Village Kulgaon from the Development Plan of Ambernath, Kulgaon-Badlapur and surrounding Notified Area, is deleted and area so deleted is included in Residential Zone. ”

#### Note—

(A) “ aforesaid part plan showing the sanctioned modification is available for the inspection to general public during office hours on all working days at the following offices for the period of one month.

(1) The Metropolitan Commissioner, Mumbai Metropolitan Region Development Area, Bandra.

(2) The Deputy Director of Town Planning, Konkan Division, 3rd Floor, Konkan Bhavan, Navi Mumbai 400 614.

(3) The Assistant Director, Town Planning, Thane Branch, Collector Campus, Thane.

(4) Chief Officer, Kulgaon-Badlapur Municipal Corporation, Badlapur.

(B) This notification shall also be published on the Government website at [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in)

By order and in the name of  
the Governor of Maharashtra,

SANJAY V. PAWAR,  
Section Officer.

जिल्हादंडाधिकारी, रत्नागिरी यांचकडून

मनाई आदेश

क्रमांक उचिशा/पोल-२/म.ओ./कडवई/१०/१२ — ज्याअर्थी, मौजे कडवई, ता. संगमेश्वर गावातील वादग्रस्त स्मशानभूमी बाबत आदेश क्रमांक उचिशा/पोल-२/मनाई आदेश/कडवई/२०११, दिनांक ८ ऑगस्ट २०१२ अन्वये दिनांक ८ ऑगस्ट २०१२ ते दिनांक २९ सप्टेंबर २०१२ या कालावधीकरिता मुंबई पोलिस अधिनियम १९५१ चे कलम ३५ प्रमाणे मनाई आदेश लागू करण्यात आलेला आहे

आणि ज्याअर्थी, पोलिस अधीक्षक, रत्नागिरी यांनी त्यांचकडील पत्र जा.क्र. जि.वि.शा/४४६१/२०१२, दिनांक १९ सप्टेंबर २०१२ अन्वये कळविले आहे की, वादग्रस्त स्मशानभूमीचा वाद अद्यापही मिटलेला नसल्याने वादग्रस्त जागेकरिता दिनांक २९ सप्टेंबर २०१२ रोजीपासून पुढे ६० दिवस, मुंबई पोलिस अधिनियम १९५१ चे कलम ३५ प्रमाणे मनाई आदेश लागू करण्याची विनंती केली आहे.

त्याअर्थी मी, जिल्हादंडाधिकारी, रत्नागिरी प्रकरणाची पार्श्वभूमी लक्षात घेता मौजे कडवई ता. संगमेश्वर येथील श्री. नजीर जुवळे यांचे घरासमोरील नदीचे पात्रात शासकीय जागेत ज्या ठिकाणी सध्या अंत्यविधी केल्या जातात त्या वादग्रस्त जागेत मृत देहांचे दहन करून, दफन करून किंवा अन्य तऱ्हेने त्यांची विनष्टता लावण्यास मुंबई पोलिस अधिनियम १९५१ चे कलम ३५ प्रमाणे दिनांक १ ऑक्टोबर २०१२ ते दिनांक २८ नोव्हेंबर २०१२ पर्यंत मनाई आदेश लागू करीत आहे. सबब अधिकृत स्मशानभूमीपैकी वाणीवठार व कडवई बाजारपेठ येथील ग्रामस्थानी देण येथील सं.नं. ५०२ हि.नं. १४ क्षेत्र ०.१६.० या जागेचा वापर प्रतांचे अंत्यविधीसाठी करावा

सदरहू आदेशाचे उल्लंघन केल्यास मुंबई पोलिस अधिनियम १९५१ चे कलम १३३ अन्वये शिक्षेस पात्र राहिल.

सदर आदेश माझे सही व शिक्क्यानिशी आज दिनांक २२ ऑक्टोबर २०१२ रोजी दिला.

रत्नागिरी,  
दिनांक २२ ऑक्टोबर २०१२.

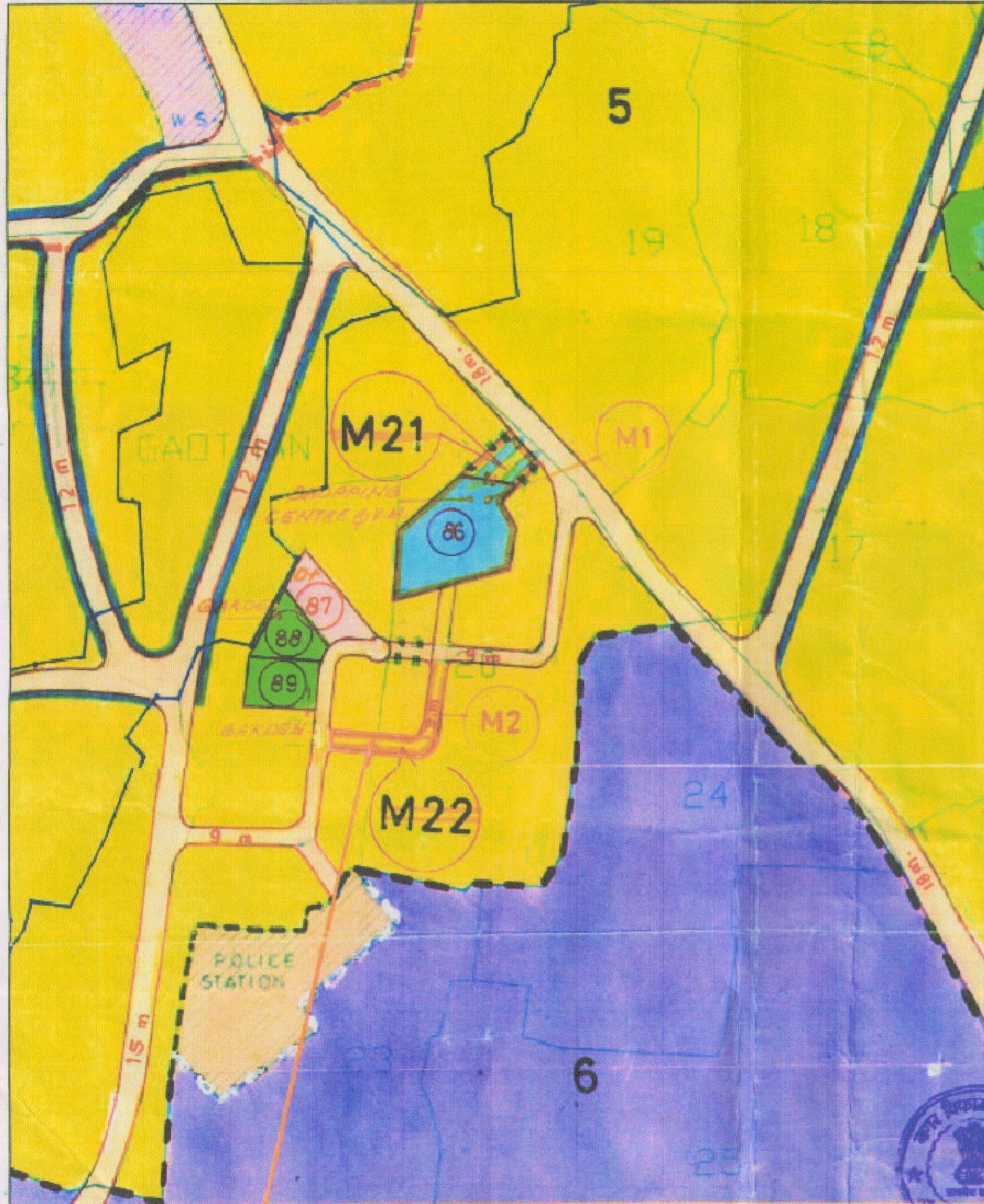
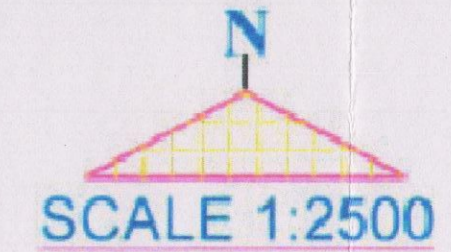
राजीव जाधव,  
जिल्हादंडाधिकारी, रत्नागिरी.





**PART PLAN OF SANCTION DEVELOPMENT PLAN  
(1996-2016) AMBERNATH, KULGAON-BADLAPUR & SURROUNDING NOTIFIED AREA**

**VILLAGE- KULGAON  
TALUKA- AMBERNATH**



**\* LEGEND**

**GENERAL**

- AKBSNA BOUNDARY.
- MUNICIPAL BOUNDARY.
- PLANNING SECTOR BOUNDARY.
- TAHSIL BOUNDARY.
- VILLAGE BOUNDARY.
- MIDC BOUNDARY.
- RAILWAY LINE.
- ROADS (EXISTING).
- ROADS (PROPOSED).
- TRANSMISSION LINES.

**RESIDENTIAL**

- RESIDENTIAL ZONE.
- R-2 (X).
- URBANISABLE ZONE.

**COMMERCIAL ZONE**

- COMMERCIAL ZONE.
- MARKET/SHOPPING CENTRE.
- SHOP LINE.
- STATION AREA IMPROVEMENT.

**INDUSTRIAL**

- INDUSTRIAL ZONE.
- SERVICE INDUSTRY ZONE.
- TRANSFORMATION ZONE.

**OTHER ZONE**

- NO DEVELOPMENT ZONE.
- FOREST ZONE.

**RESERVATIONS**

- RESERVATIONAL OPEN SPACE.
- EDUCATIONAL FACILITIES.
- MEDICAL FACILITIES.
- SOCIAL, CULTURAL, & WELFARE AMENITIES.
- PUBLIC OFFICES & B STAFF QUARTERS.
- PUBLIC UTILITIES.
- TRANSPORT FACILITIES.
- ECO SENSITIVE ZONE
- BUFFER ZONE
- EXCLUDED PART (E.P)
- GOVERNMENT LEVEL MODIFICATION
- SANCTIONED MODIFICATION U/S 37(2)

**DELETED FROM 9.00M WIDE ROAD & INCLUDED IN RESIDENTIAL ZONE  
WIDE NOTIFICATION NO.TPS-1208/315/CR-162/09/UD-12  
DATED 06-08-2012**



Note: Sanctioned to come into force with effect from 12<sup>th</sup> August, 2005 under the Government Notification, Urban Development Dept. No.TPS/ 1204/941/CR-163/ 04/UD-12 Dtd 25<sup>th</sup> July 2005 published in Part-I of the Maharashtra Government Gazette Konkan Division Extraordinary Dtd 25<sup>th</sup> July 2005.

PREPARED BY  
*[Signature]*  
CHECKED BY  
*[Signature]*

*[Signature]*  
Assistant Director of  
Town Planning, Thane

*[Signature]*  
Joint Secretary  
Urban Development Department  
Mantralaya, Mumbai-32.

SCALE  
1:2500

MUMBAI METROPOLITAN REGION DEVELOPMENT  
AUTHORITY



मुंबई महानगर प्रदेश विकास प्राधिकरण,  
 आवक क्र. ५०१४३६/१०  
 दिनांक ३०/०८/१०

विकास योजना - अंबरनाथ, कुळगाव-वदलापर  
 आणि परिसर अधिसूचित क्षेत्र

आ.क्र.२०, गज्युकेशनल फार्माल्टो, आ.क्र.२१  
 रिक्लीएशनल आपन स्पेस, आ.क्र.२२ मंडीकल  
 फार्माल्टो, आ.क्र.२३ रिक्लीएशनल आपन स्पेस या  
 आरक्षणाखालील ७०"० क्षेत्र आरक्षणातून वगळून  
 रहवास विभागांत समाविष्ट करणेबाबत.  
 महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६  
 चे कलम ३७(२) अन्वये मंजूर फेरबदल

महाराष्ट्र शासन

नगर विकास विभाग,

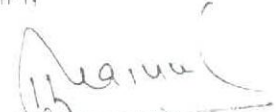
शासन निर्णय क्र. मुमंस/टिपीएस-१२०८/३७१/प्र.क.५६८/०८/नवि-१२

मंत्रालय, मुंबई : ४०० ०३२,

दिनांक : २६ ऑगस्ट २०१०

शासन निर्णय:- सोबतची शासकीय अधिसूचना (मराठी व इंग्रजी) महाराष्ट्र शासनाच्या राजपत्रात  
 प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

  
 (जे.एम.वाजपे)  
 कार्यासन अधिकारी

प्रति,

- १) महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण, बांद्रा (पूर्व), मुंबई-५१.
- २) विभागीय आयुक्त, कोकण विभाग, कोकण भवन, नवी मुंबई.
- ३) संचालक, नगररचना, महाराष्ट्र राज्य, पुणे.
- ४) उपसंचालक, नगर रचना, कोकण विभाग, कोकण भवन, नवी मुंबई.
- ५) जिल्हाधिकारी, जिल्हा ठाणे
- ६) सहायक संचालक नगर रचना, ठाणे शाखा, ठाणे  
 (यांना विनंती की, मंजूर फेरबदल दर्शविणा-या भाग नकाशाच्या ५ प्रती अधिप्रमाणित  
 करण्यासाठी शासनास उप संचालक नगर रचना, कोकण विभाग यांचे मार्फत सादर कराव्यात)
- ७) मुख्याधिकारी, अंबरनाथ नगरपरिषद, अंबरनाथ, जि.ठाणे.
- ८) व्यवस्थापक, शासकीय मुद्रणालय, चर्नी रोड, मुंबई.  
 (त्यांना विनंती की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्राच्या भाग-१  
 कोकण विभागीय पुरवणीमध्ये प्रसिध्द करून त्यांच्या प्रत्येकी ०५ प्रती या विभागास, संचालक नगर  
 रचना, महाराष्ट्र राज्य, पुणे, उपसंचालक, नगर रचना, कोकण विभाग, कोकण यांना पाठवाव्यात.)
- ९) कक्ष अधिकारी, कार्यासन नवि-२९, नगर विकास विभाग, मंत्रालय, मुंबई त्यांना विनंती की,  
 सदरहू अधिसूचना विभागाच्या वेब साईटवर प्रसिध्द करावी.
- १०) निवडडनस्त्री (कार्यासन नवि-१२)

S. R. O Thane

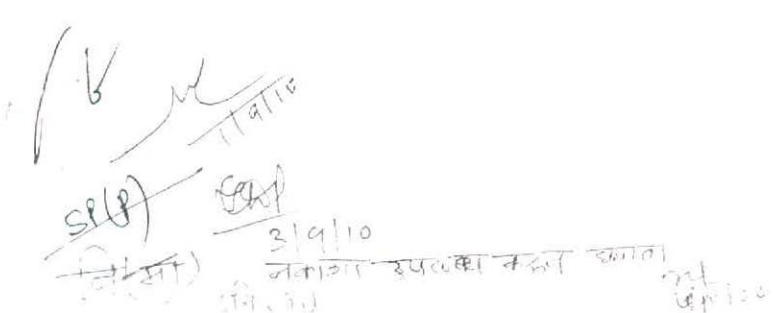
Inward No. 1336

Date: 03/09/2010

Time: 5:00 PM

TCPD  
 INWARD no. 5021  
 DATE 3/8/10  
 TIME 4:10 PM

म. आ. नगरपालिका/०६  
 पत्र क्रि ३०-६-१०  
 वेळ ०५:३० टि.

  
 ३/१/१०  
 नकाशा उपलब्ध नसून रचना  
 विभाग



अधिसूचना  
नगर विकास विभाग  
मंत्रालय, मुंबई- ४०० ०३२.  
दिनांक :- २६ ऑगस्ट, २०१०.

क्रमांक-मुमंस/टिपीएस-१२०८/३७१/प्र.क्र.५६८/०८/नवि-१२

महाराष्ट्र  
प्रादेशिक  
नगर रचना  
अधिनियम  
१९६६

ज्याअर्थी, अंबरनाथ, कुळगांव-बदलापूर आणि पारिसर अधिसूचित क्षेत्राची विकास योजना, (वगळलेला भाग) शासनाचे नगर विकास विभागाची अधिसूचना क्र.टिपीएस-१२०४/९४१/प्र.क्र.१६३/०४ (भाग-२)/नवि-१२, दिनांक ११/८/२००८ अन्वये मंजूर असून ती दिनांक १/९/२००८ पासून अंमलात आली आहे (यापुढे ज्यास "उक्त विकास योजना" असे संबोधिले आहे.) ;

आणि ज्याअर्थी, उक्त विकास योजनेमध्ये स.नं.१६० (भाग) व इतर मौजे कोहोज खुंटवली ही जमिन आ.क्र.२१, रिक्रीएशनल ओपन स्पेस, आ.क्र.२२, मेडीकल फॅसिलिटी व आ.क्र.२३, रिक्रीएशनल ओपन स्पेस या प्रयोजनासाठी तर स.नं.१६६ (भाग) व इतर मौजे कोहोज खुंटवली ही जमिन आ.क्र.२०, एज्युकेशनल फॅसिलिटी या प्रयोजनासाठी आरक्षित आहे. (यापुढे ज्यास "उक्त जमिन" असे संबोधिले आहे) ;

आणि ज्याअर्थी, उक्त आरक्षणाखालील जमिनीच्या एकुण क्षेत्रापैकी ३० टक्के जमिन, जमिनमालकांने विना मोबदला (विकास हस्तांतरण हक्क, च.क्षे.नि.किंवा अन्य कोणत्याही स्वरूपाच्या मोबदल्याशिवाय) नगर परिषदेस हस्तांतरीत करण्याच्या अटीवर उर्वरीत ७० टक्के क्षेत्र आरक्षण मुक्त करण्यात यावे. असे शासनाचे मत झाले आहे. (यापुढे ज्यास "उक्त फेरबदल" असे संबोधिले आहे) ;

आणि ज्याअर्थी, उक्त फेरबदलाबाबत शासनाने समक्रमांकाच्या दिनांक ८/१२/२००८ च्या आदेशान्वये अंबरनाथ नगरपरिषदेस (यापुढे "उक्त नगरपरिषद" असे संबोधिले आहे) महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ (यापुढे ज्यास "उक्त अधिनियम" असे संबोधिले आहे) चे कलम ३७ (१) अन्वये निर्देश दिले होते ;

आणि ज्याअर्थी, उक्त निर्देशानुसार अंबरनाथ नगरपरिषदेने फेरबदलाबाबतची नोटीस उक्त निर्देशाच्या दिनांकापासून ९० दिवसांच्या आत महाराष्ट्र शासन राजपत्रात प्रसिध्द करणे आवश्यक होते. परंतु विहित मुदतीत अशी नोटीस प्रसिध्द करण्यास उक्त नगरपरिषद असमर्थ ठरली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३७ (१अ) अन्वये प्रदत्त असलेल्या अधिकारानुसार शासनाने उक्त फेरबदलाबाबत समक्रमांकाची दिनांक २२/७/२००९ रोजी सूचना प्रसिध्द करून उक्त फेरबदलासंदर्भात जनतेकडून सूचना /हरकती मागविल्या होत्या. प्रस्तावित फेरबदलासंदर्भात प्राप्त होणा-या हरकती /सूचनांवर सुनावणी देण्याकरीता उक्त अधिनियमातील कलम १६२ (१) अन्वये अधिकारी म्हणून उप संचालक नगर रचना, कोकण विभाग, कोकण भवन, नवी मुंबई यांची नियुक्ती करण्यात आली होती.

आणि ज्याअर्थी, उक्त फेरबदलाची सूचना दिनांक ३०/७/२००९ रोजी महाराष्ट्र शासन राजपत्रात प्रसिध्द झाली असून "द एशियन ऐज" या इंग्रजी वर्तमानपत्रात दिनांक २६/७/२००९ रोजी व दिनांक २५/७/२००९ रोजी "द.अंबरनाथ टाइम्स" या वर्तमान पत्रामध्ये

प्रसिध्द झाली असून उक्त फेरबदलाबाबत शासन नियुक्त अधिकारी यांनी त्यांचा अहवाल दिनांक २३/९/२००९ च्या पत्रान्वये विहित मार्गाने शासनास सादर केला आहे.

आणि ज्या अर्थी, आवश्यक त्या चौकशी नंतर व संचालक नगर रचना ,पुणे यांचा सल्ला घेतल्यानंतर उक्त फेरबदल प्रस्ताव काही अटींसह मंजूर करणे योग्य असल्याचे शासनाचे मत झाले आहे.

त्या अर्थी, उक्त अधिनियमाच्या कलम ३७ पोटकलम (२) अन्वये प्राप्त व त्याअनुषंगाने असलेल्या इतर अधिकारांचा वापर करुन उक्त विकास योजनेतील उक्त फेरबदलास खालील अटींच्या अधिन राहून मंजूरी देण्यात येत असून त्यासाठी विकास योजना मंजूरीच्या अधिसूचनेच्या फेरबदल सुचीच्या नोंदीनंतर पुढील फेरबदल नोंदीचा समावेश करण्यात येत आहे--

### नोंद

"स.नं.१६६ (भाग) व इतर मौजे कोहोज खुंटवली,आ.क्र.२०,एज्युकेशनल फॅसिलिटी,स.नं.१६० (भाग) व इतर मौजे कोहोज खुंटवली आ.क्र.२१,रिक्रीएशनल ओपन स्पेस,आ.क्र.२२, मेडीकल फॅसिलिटी व आ.क्र.२३ , रिक्रीएशनल ओपन स्पेस या आरक्षणाखालील जमिनीच्या एकूण क्षेत्रापैकी ३०% जमिन ,जमिन मालकाने विना मोबदला (विकास हस्तांतरण हक्क, चटई क्षेत्र निर्देशांक किंवा अन्य कोणत्याही स्वरूपाच्या मोबदल्याशिवाय ) नगरपरिषदेस हस्तांतरीत करण्याच्या अटीवर ७० % क्षेत्र आरक्षणातून वगळून सोबतच्या नकाशात दर्शविल्याप्रमाणे रहिवास विभागात समाविष्ट करण्यात येत आहे."

अट :-

सदर आरक्षणाच्या क्षेत्रामध्ये विकास योजना अहवाल व मंजूर विकास योजना आराखडयानुसार तफावत दिसून येत असल्यामुळे सदर आरक्षणाखालील जागांचे क्षेत्र, प्रत्यक्ष जागेवर मोजणी करुन येणा-या एकूण क्षेत्राच्या ३० टक्के क्षेत्र अर्जदारांनी नगरपरीषदेस हस्तांतरीत करणे आवश्यक राहिल.

टिप :-

(अ) मंजूर फेरबदल दर्शविणारा भाग नकाशा खालील कार्यालयात कामकाजाचे दिवशी कार्यालयीन वेळेत नागरीकांच्या अवलोकनार्थ ठेवण्यात आला आहे :-

१) महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण,बांद्रा कुर्ला संकूल,बांद्रा (पुर्व) मुंबई-५१

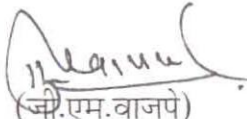
२) उपसंचालक,नगर रचना,कोकण विभाग,कोकण भवन,नवि-मुंबई.

३) सहाय्यक संचालक नगर रचना,ठाणे शाखा, जि.ठाणे.

४) मुख्याधिकारी,अंबरनाथ नगरपरीषद,अंबरनाथ.

(ब) सदरची अधिसूचना ही विभागाच्या [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in) या वेबसाईटवर उपलब्ध राहिल.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने

  
(जी.एम.वाजपे)

कार्यासन अधिकारी

**GOVERNMENT OF MAHARASHTRA**  
**Urban Development Department**  
**Mantralaya, Mumbai - 400 032**  
**Dated 26<sup>th</sup> August, 2010.**

**NOTIFICATION**

**Maharashtra**  
**Regional &**  
**Town Planning**  
**Act, 1966.**

No. CMS/TPS-1206/371/CR-568/08/UD-12:

Whereas the Development Plan of Excluded Part of Ambarnath, Kulgaon-Badlapur and surrounding notified area has been sanctioned vide Government in Urban Development Department Notification No. TPS-1204/941/CR-163/04(Part-II)/UD-12, dated 11/8/2008 and came into force with effect from 1/9/2008 (hereinafter referred to as "the said Development Plan");

And whereas, in the said Development Plan, the land bearing S.No. 160(pt) and other at Mouza Kohoj Khuntawali is reserved for Site No.21, Recreationa Open Space, Site No.22, Medical Facility and Site No.23, Recreation Open Space and S.No. 166(pt) and other at Mouza Kohoj Khuntawali is reserved for Site No.20, Educational Facility (hereinafter referred to as "the said lands");

And whereas, the Govt. is of the opinion that out of the said land 70% land is to be deleted from reservation and to be included in residential zone subject to condition that out of said lands, 30% lands to be handed over free of cost (without claiming benefit of FSI/TDR or compensation in any other form) by land owner to the Ambarnath Municipal Council;

And whereas, Govt. vide order of even number dated 8/12/2008 had issued directives under Section 37(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") to the Ambarnath Municipal Council (hereinafter referred to as "the said Council") in respect of the said modification;

And whereas, as per Govt. directives Ambarnath Municipal Council was required to publish a notice of the said modification within a period of 90 days from the issue of Govt. directives. However, the said Municipal Council has failed to

publish notice under Section 37(1) for inviting suggestions/objections on the proposed modification within stipulated time of 90 days;

And whereas, in exercise of the powers vested under section 37(1A) of the said Act, the Govt. has published notice for inviting suggestions/objections from the general public over the said modification and appointed Dy. Director of Town Planning, Konkan Division, Navi Mumbai (hereinafter referred to as "the said officer") as an "officer" under Section 162(1) of the said Act to hear suggestions/objections and to submit his report to Government;

And whereas, notice regarding the said modification was published in Maharashtra Govt. Gazette on 30/7/2009 and published in English News Paper "The Asian Age" on 26/7/09 and "Daily Ambarnath Times" on 25/7/09 and the said officer has submitted his report to the Govt. over the said modification proposal vide letter dated 23/9/09;

And whereas, after making necessary enquiry and after consulting the Director of Town Planning, Maharashtra State, Pune, Govt. finds it necessary to sanction the said modification with certain condition;

Now, therefore, in exercise of the powers conferred under Sub-Section (2) of Section 37 of the said Act, the Govt. of Maharashtra hereby sanctions the said modification proposal and for that purpose amends the above referred Notification sanctioning the said Development Plan by inserting the following new entry in it's appended schedule of modification;

#### ENTRY

"Out of the land bearing S.No. 166(pt) and other at Mouza Kohoj Khuntawali Site No.20, Educational Facility, S.No. 160(pt) and other at Mouza Kohoj Khuntawali, Site No.21, Recreational Open Space, Site No.22, Medical Facility and Site No.23, Recreational Open Space, 70% area is deleted from reservation and included in Residential Zone subject to the condition that the owner should handover the remaining 30% area free of cost (without claiming benefit of TDR, FSI or compensation in any other form) to the Ambarnath



Municipal Council as shown on plan".

**Condition:**

Since there is deviation in the area of these reservations as per D.P. Report and sanctioned Development Plan, the area under above reservations shall be measured actually and out of this actually measured area of reserved sites, 30% area shall be handed over free of cost to the Ambarnath Municipal Council.

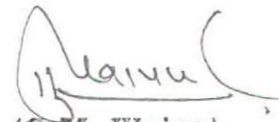
**Note:-**

A) A plan showing the sanctioned modification is kept open for inspection in the following offices on all working days during office hours.

- 1) Metropolitan Commissioner, Mumbai Metropolitan Region Bandra-Kurla Complex, Bandra (E), Mumbai 400 057.
- 2) Deputy Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai.
- 3) Asstt. Director of Town Planning, Thane.
- 4) Chief Officer, Ambarnath Municipal Council.

B) This notification is also available on Departments web site [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in)

**By order and in the name of Governor of Maharashtra,**

  
(G.M. Wajpe)  
Section Officer.

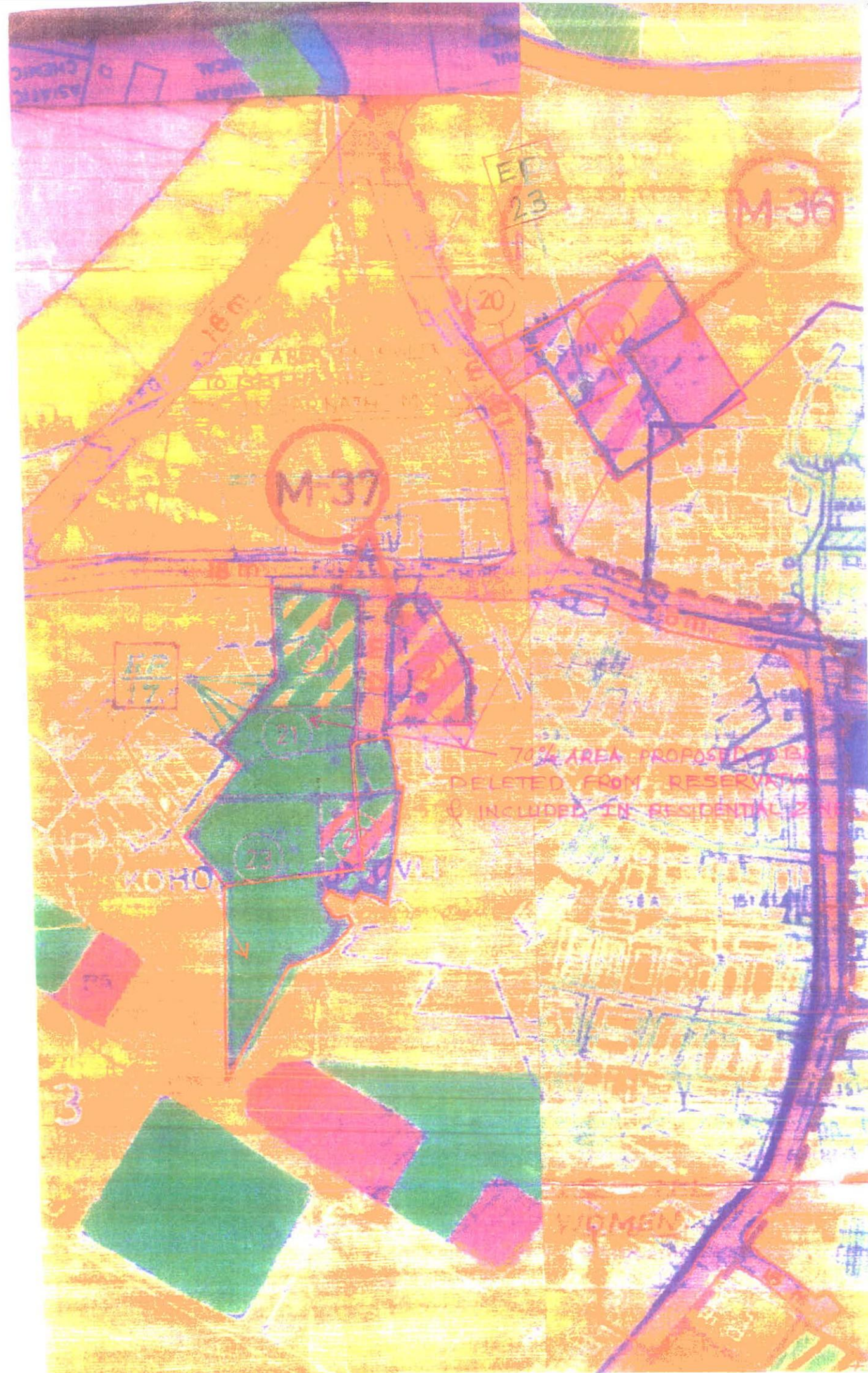


SANCTIONED DEVELOPMENT PLAN (1996-2016)

AMBARNATH, KULGAON-BADLAPUR & SURROUNDING NOTIFIED AREA

KULGAON-BADLAPUR MUNICIPAL COUNCIL

PART PLAN SHOWING SITE NO. 20, 21, 22 & 23.



LEGEND

|                          |  |  |  |
|--------------------------|--|--|--|
| <b>GENERAL</b>           |  | <b>INDUSTRIAL</b>                      |  |
| K.B.S.N.A. Boundary      |  | Industrial Zone                        |  |
| Municipal Boundary       |  | Service Industry Zone                  |  |
| Planning Sector Boundary |  | Transformation Zone                    |  |
| Tahsil Boundary          |  | <b>OTHER ZONE</b>                      |  |
| Village Boundary         |  | No Development Zone                    |  |
| MIDC Boundary            |  | Forest Zone                            |  |
| Railway Line             |  | <b>RESERVATIONS</b>                    |  |
| Roads (Existing)         |  | Recreational Open Space                |  |
| Roads (Proposed)         |  | Educational Facilities                 |  |
| Transmission Lines       |  | Medical Facilities                     |  |
| Water Bodies             |  | Social, Cultural and Welfare Amenities |  |
| <b>RESIDENTIAL</b>       |  | Public Offices and Staff Quarters      |  |
| Residential Zone         |  | Public Utilities                       |  |
| R-2 (X)                  |  | Transport Facilities                   |  |
| Urbanisable Zone         |  | <b>Eco Sensitive Zone</b>              |  |
| <b>COMMERCIAL ZONE</b>   |  | <b>Buffer Zone</b>                     |  |
| Commercial Zone          |  | <b>Excluded Part (E.P)</b>             |  |
| Market/Shopping Centre   |  | <b>Govt. Level Modification</b>        |  |
| Shop Line                |  |  |  |
| Station Area Improvement |  |  |  |
| Scheme Boundary          |  |  |  |

**PROPOSED MODIFICATION US 37 (IA)**  
 1. 30% AREA OF RESERVATION PROPOSED TO BE HANDED - OVER TO AMBARNATH MUNICIPAL COUNCIL FREE OF COST (WITHOUT TDR, ESTOR COMPENSATION IN ANY OTHER FORM)  
 2. 70% AREA OF RESERVATION PROPOSED TO BE DELETED FROM RESERVATION AND INCLUDED IN RESIDENTIAL ZONE

**PROPOSED LAND USE**

**Note:** Sanctioned to come into force with effect from 12<sup>th</sup> August 2005 under the Government Notification, Urban Development Dept. No. TPS/1204/941/CR-163/04/UD-12 Dtd 25<sup>th</sup> July 2005 published in part-I of the Maharashtra Government Gazette Konkan Division Extraordinary Dtd 25<sup>th</sup> July 2005.

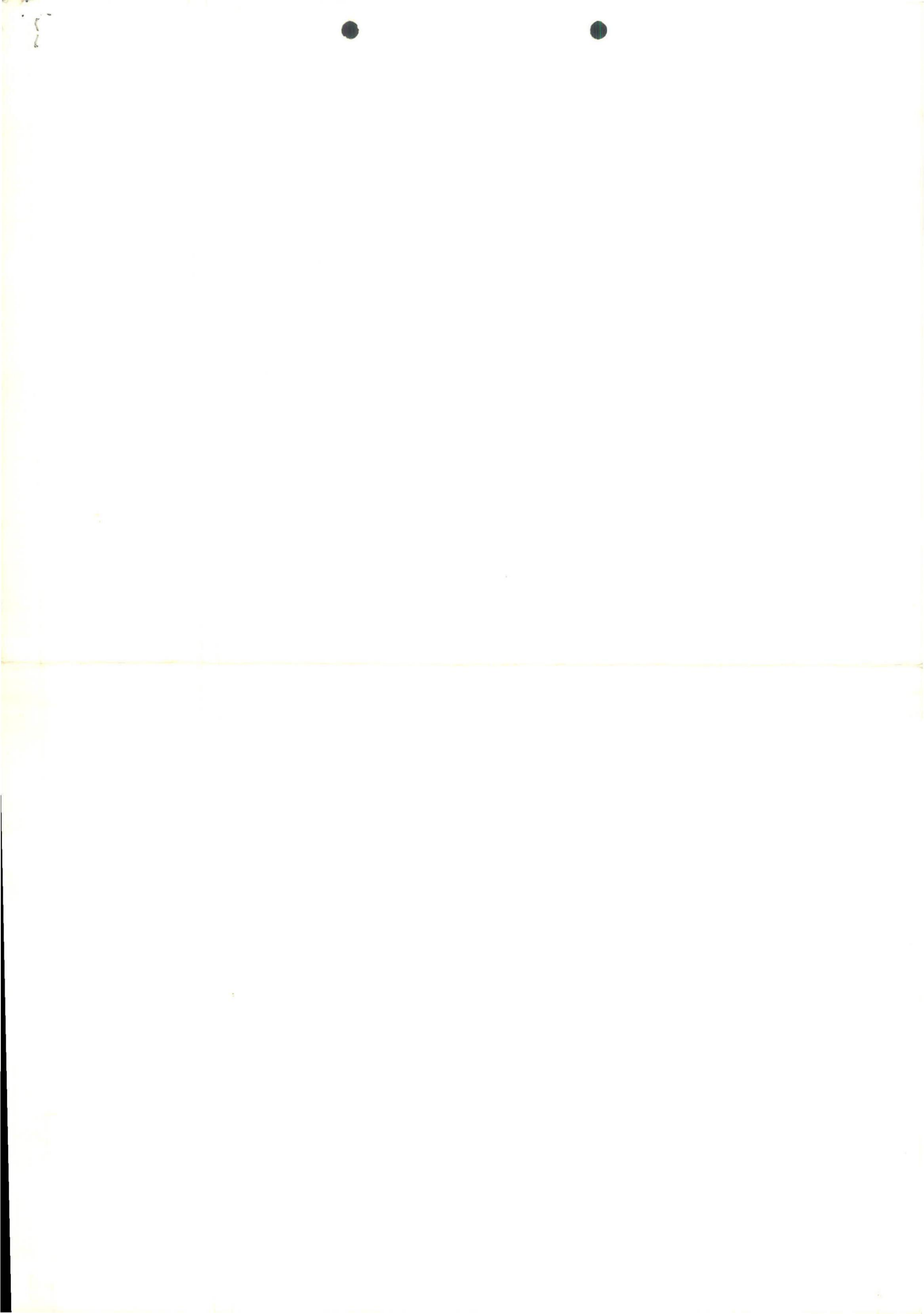
PREPARED BY  
  
 CHECKED BY  
  
 Assistant Director of Town Planning Thane

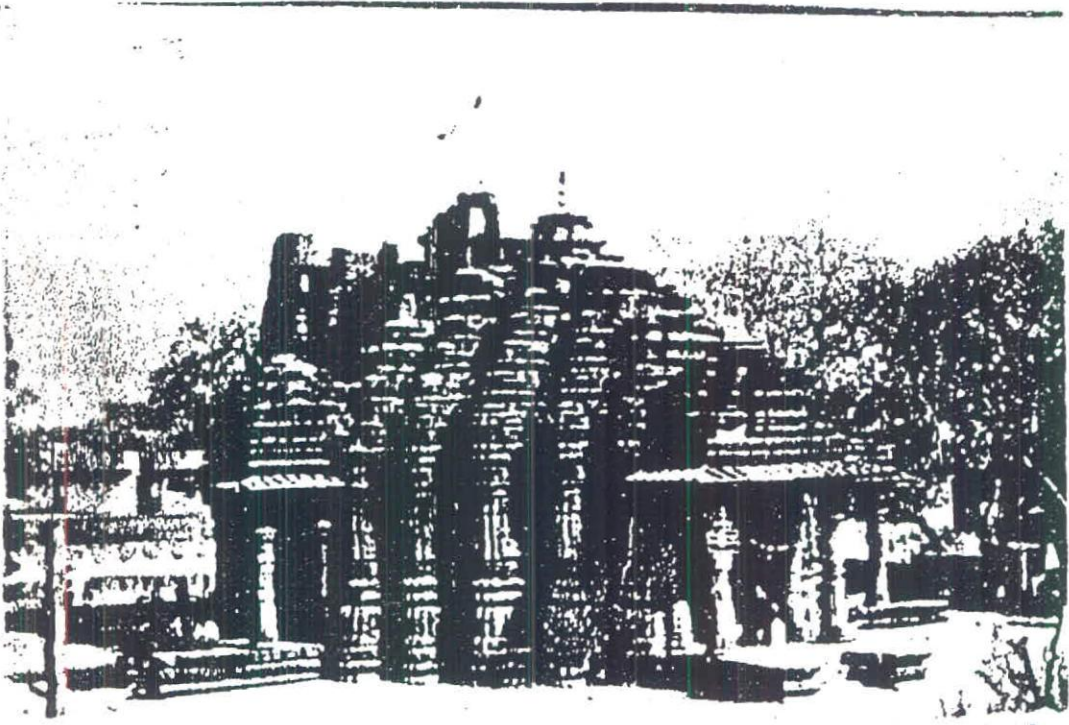
MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY  
 SUB-REGIONAL OFFICE, TILAK CHOWK, KALYAN.

SCALE  
 1:2500



Deputy Secretary  
 Urban Development Department  
 Mantralaya, Bombay 400 032.



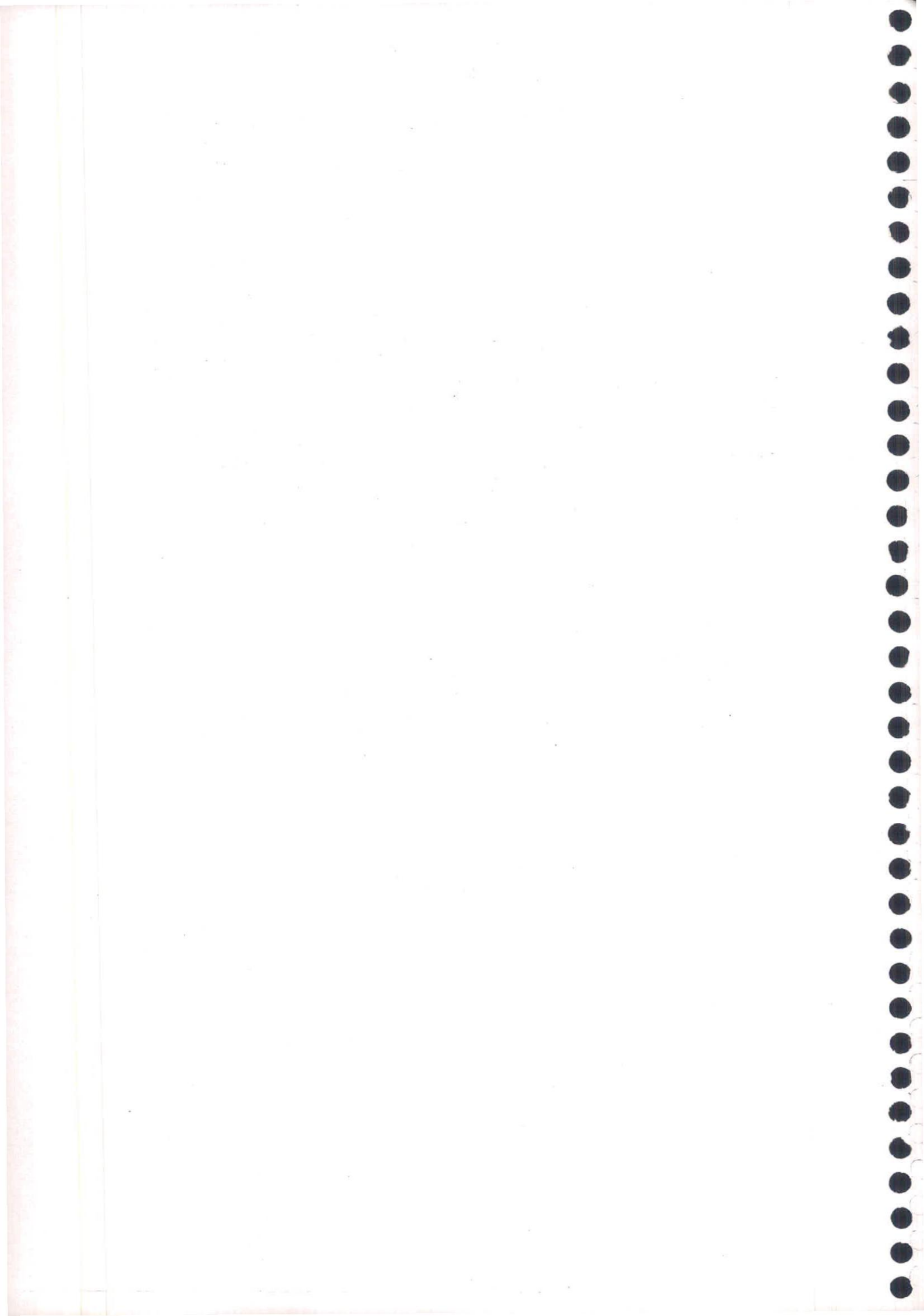


**Development Plan for  
Ambarnath, Kulgaon-Badlapur &  
Surrounding Notified Area  
1996-2016**

Report

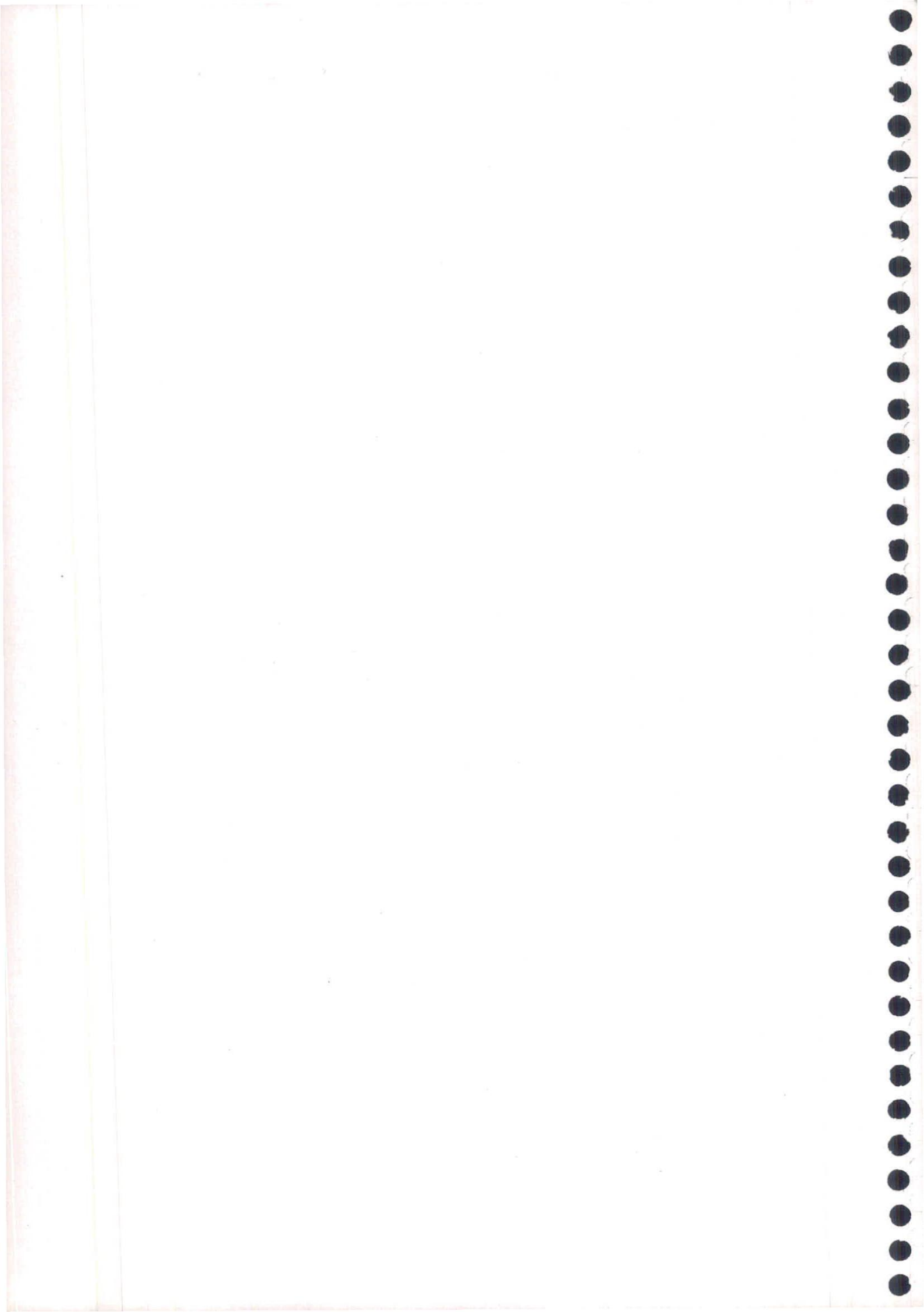
**Mumbai Metropolitan Region Development Authority (MMRDA)  
Sub-Regional Office, Kalyan.**

The GoM's sanction for Development Plan is however for area exclusive of Ulhasnagar Municipal Corporation vide Notification No TPS/1202/806/CR-83/2002/UD-12 dtd 26/10/2004. The report of Development Plan for Ambarnath, Kulgaon-Badlapur and Surrounding Notified Area is to be read excluding all references and relevant information of Ulhasnagar Municipal Corporation wherever it appears.



## CONTENTS

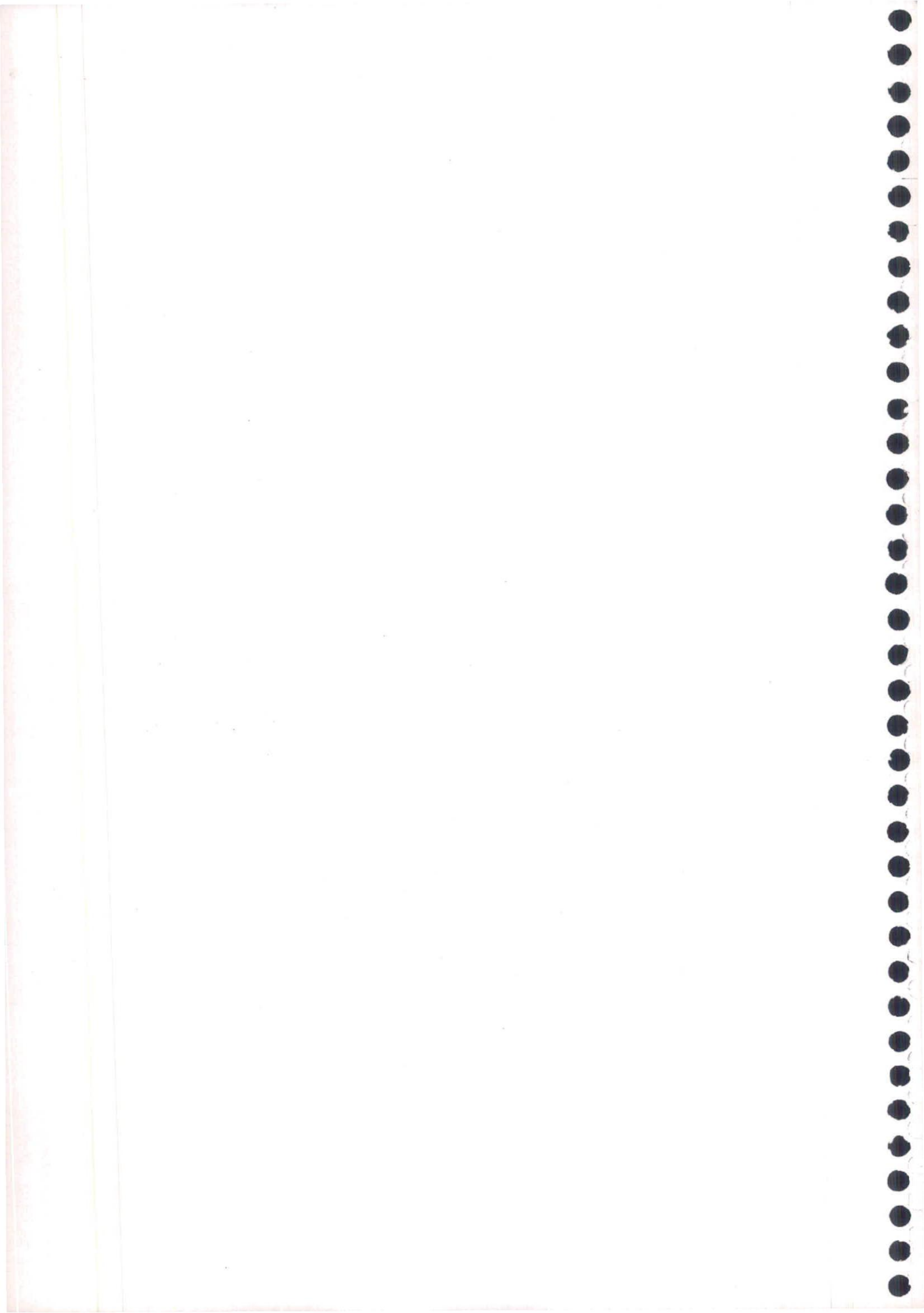
| Chapter No. | Title                                      | Page No. |
|-------------|--|----------|
| 1           | Background                                 | 1        |
| 2           | Physical Aspects                           | 10       |
| 3           | Demographic Aspects                        | 14       |
| 4           | Existing Landuse                           | 26       |
| 5           | Housing                                    | 30       |
| 6           | Social Infrastructure                      | 37       |
| 7           | Economic Activities                        | 43       |
| 8           | Transport                                  | 55       |
| 9           | Utilities and Services                     | 70       |
| 10          | Environmental Status                       | 82       |
| 11          | Evaluation of Sanctioned Development Plans | 90       |
| 12          | Observations and Conclusions               | 111      |
| 13          | Planning Proposals                         | 114      |
| 14          | Development Management and Control Policy  | 141      |
| 15          | Ulhasnagar Municipal Corporation           | 148      |
| 16          | Ambarnath Municipal Council                | 165      |
| 17          | Kulgaon-Badlapur Municipal Council         | 184      |
| 18          | Rest UAKBSNA (Rural Area)                  | 194      |
| 19          | Municipal Finance                          | 199      |
| 20          | Implementation of Development Plan         | 204      |



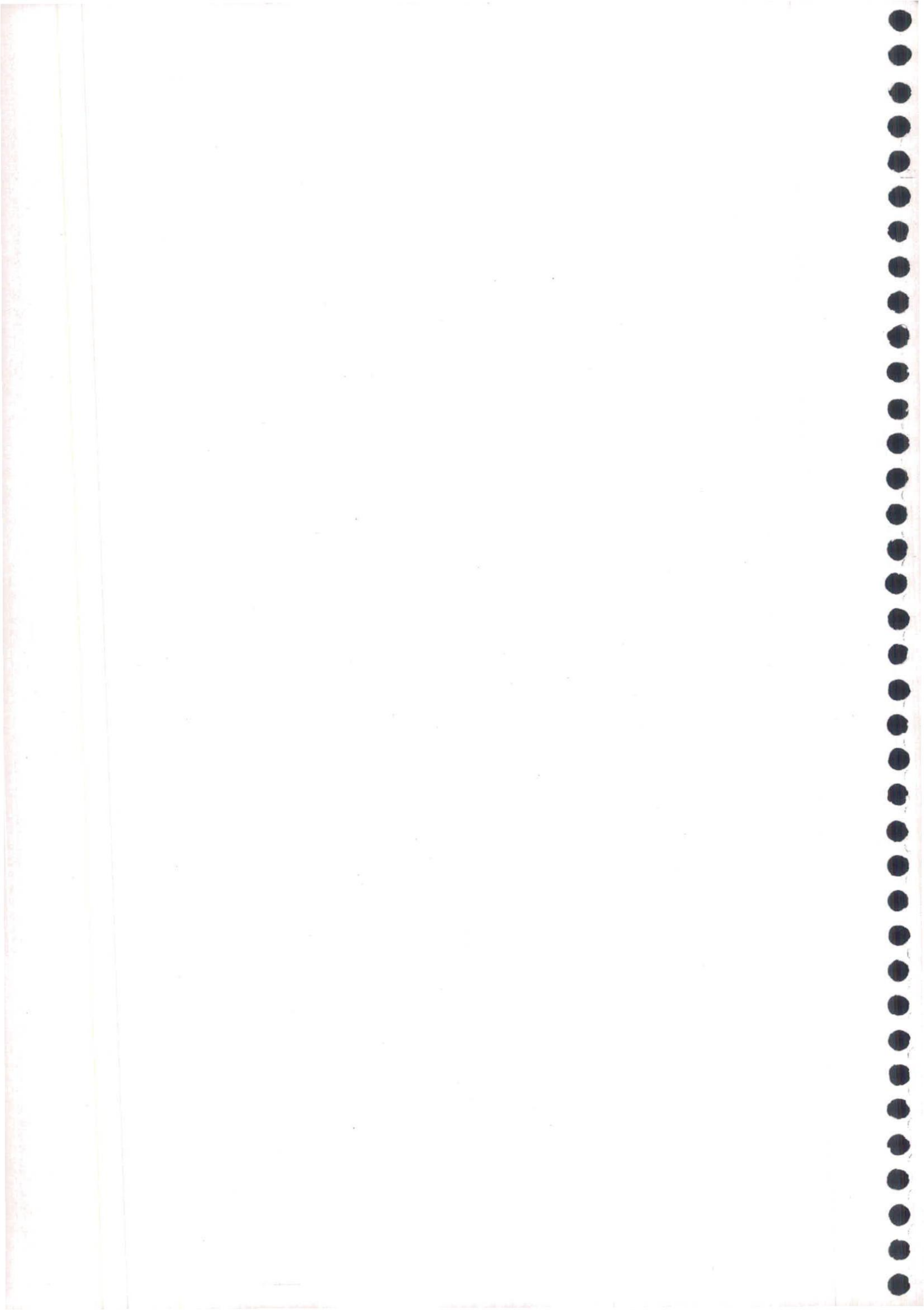


## List of Tables

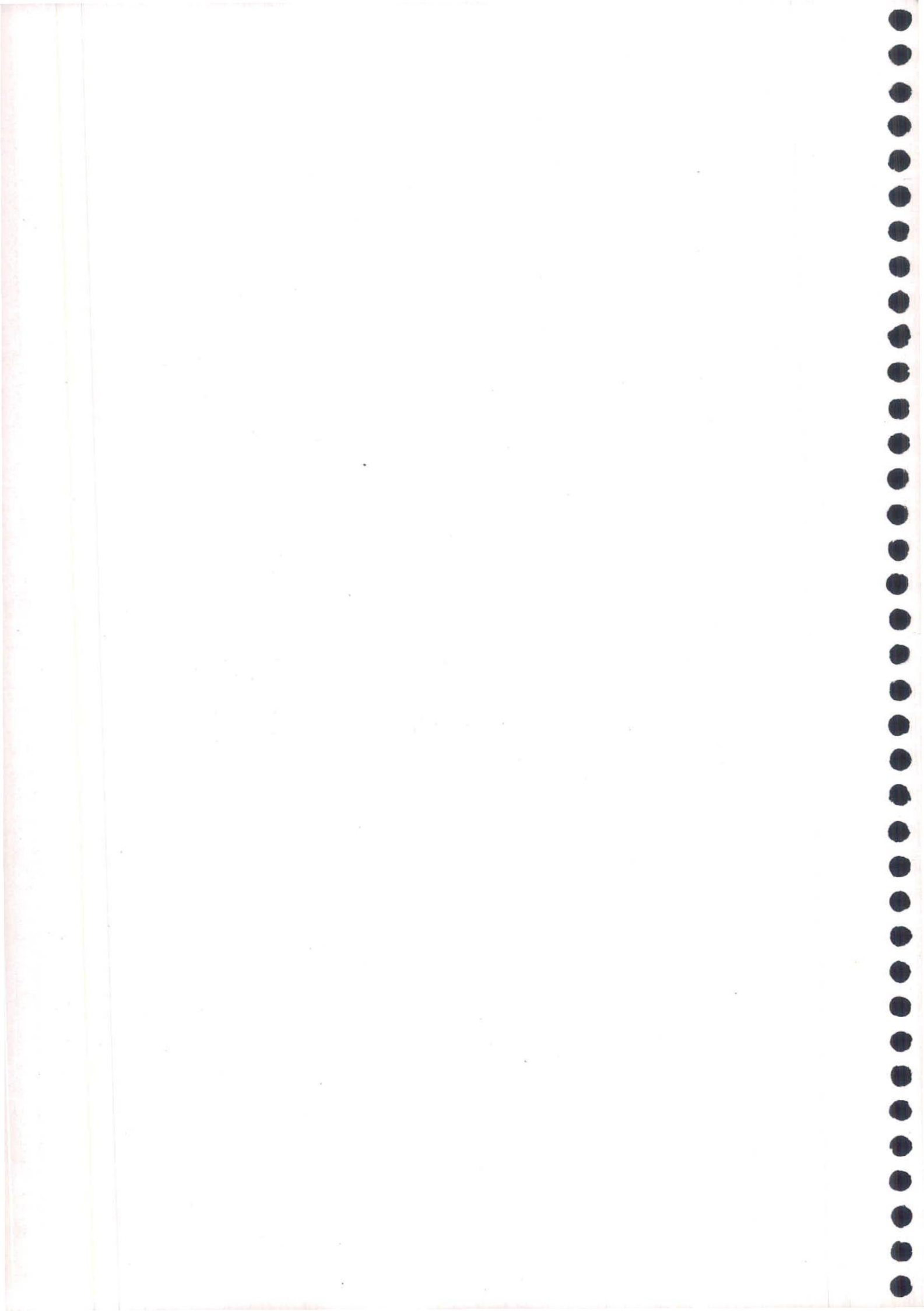
| Table No.        | Title   | Page No. |
|------------------|---|----------|
| <b>Chapter-3</b> | <b>Demographic Aspects</b>  |          |
| 3.1              | Population Distribution and Growth Rates of UAKBSNA                     | 15       |
| 3.2              | Areas and Population of UAKBSNA   | 22-25    |
| 3.3              | Average House hold size of UAKBSNA                                      | 17       |
| 3.4              | Participation rate of UAKBSNA   | 17       |
| 3.5              | Literacy rates of UAKBSNA   | 18       |
| 3.6              | Population Distribution and Density of UAKBSNA                          | 25       |
| 3.7              | Comparative Growth rates  | 19       |
| <b>Chapter-4</b> | <b>Existing Landuse</b>   |          |
| 4.1              | Existing landuse Analysis, UAKBSNA-1995                                 | 27       |
| <b>Chapter-5</b> | <b>Housing</b>  |          |
| 5.1              | Size-wise Percentage of Dwelling Units in UAKBSNA                       | 32       |
| 5.2              | Projection of no. of Households and Demand for Housing in Urban UAKBSNA | 34       |
| 5.3              | Demand – Supply of Housing in Municipal Areas of UAKBSNA                | 34       |
| 5.4              | Projection of Income Distribution of UAKBSNA (No.of Hhs.)               | 35       |
| 5.5              | Affordable Housing Budget Profiles of Urban UAKBSNA                     | 36       |
| <b>Chapter-6</b> | <b>Social Infrastructure</b>  |          |
| 6.1              | Educational facilities in UAKBSNA                                       | 37       |
| 6.2              | Medical facilities in UAKBSNA   | 39       |
| 6.3              | Cremation and Burial Grounds in UAKBSNA                                 | 41       |
| 6.4              | Existing Amenities in Rest UAKBSNA                                      | 42       |
| <b>Chapter-7</b> | <b>Economic Activities</b>  |          |
| 7.1              | Employment in Urban UAKBSNA, 1971-91                                    | 44       |
| 7.2              | Employment Changes in various Sectors in UAKBSNA, 1971-91               | 52       |
| 7.3              | Employment Scenario in UAKBSNA, 1980-90                                 | 53       |
| 7.4              | Small scale Manufacturing Units in UMC                                  | 54       |
| 7.5              | Shops and Establishments in UAKBSNA, 1991-95                            | 48       |
| 7.6              | Size Wise (No. of Employees) Industrial Establishments in UAKBSNA-1994  | 50       |
| <b>Chapter-8</b> | <b>Transportation</b>   |          |
| 8.1              | Classified Roads in UAKBSNA   | 66       |
| 8.2              | Major Internal Roads in Ambarnath Municipal Council                     | 57       |
| 8.3              | Major Internal Roads in Kulgaon-Badlapur Municipal Council              | 59       |
| 8.4              | Length of roads maintained by Municipal Bodies                          | 59       |
| 8.5              | Daily Frequency of Sub-Urban railway Services                           | 60       |
| 8.6              | No. of Daily Commuters Originating from Railway Stations in UAKBSNA     | 60       |
| 8.7              | Location of Bus Stations in UAKBSNA                                     | 64       |
| 8.8              | Vehicle Registration in UAKBSNA   | 67       |
| <b>Chapter-9</b> | <b>Utilities and Services</b>   |          |
| 9.1              | Capacities of water Treatment Plants                                    | 70       |
| 9.2              | Present Water Supply UAKBSNA (Urban)                                    | 72       |
| 9.3              | Future Water Demand UAKBSNA (Urban)                                     | 74       |
| 9.4              | Details of Solid Waste Disposal in AMC                                  | 77       |
| 9.5              | Details of Solid Waste Disposal in KBMC                                 | 78       |
| 9.6              | Projection of Solid waste Generation in UAKBSNA- 2016                   | 78       |
| 9.7              | Telephone Connections in UAKBSNA  | 79       |
| 9.8              | No of Consumers in UAKBSNA  | 80       |
| 9.9              | Postal Facilities in UAKBSNA  | 81       |



| Table No.         | Title   | Page No. |
|-------------------|---|----------|
| <b>Chapter-10</b> | <b>Environmental Status</b>   |          |
| 10.1 A            | Water Quality of Ulhas RIVER IN UAKBSNA 1993-94                                     | 86       |
| 10.1 B            | Water Quality of Ulhas RIVER IN UAKBSNA 1993-94                                     | 87       |
| 10.2              | Ambient Air Quality for UAKBSNA   | 88       |
| <b>Chapter-11</b> | <b>Evaluation of the Sanctioned Development Plans</b>                               |          |
| 11.1              | Analysis of Reservation Sites of UMC  | 91       |
| 11.2              | Analysis of Reservation Sites of AMC  | 91       |
| 11.3              | Existing Status of Reservation Sites in UMC   | 93-104   |
| 11.4              | Existing Status of Reservation Sites in AMC   | 105-110  |
| <b>Chapter-13</b> | <b>Planning Proposals</b>   |          |
| 13.1              | Population Distribution in UAKBSNA (according to the Regional Plan)                 | 116      |
| 13.2              | Population Projections adopted in UAKBSNA   | 116      |
| 13.3              | Sectorwise Population Distribution & Density of Ulhasnagar Municipal Corporation    | 133      |
| 13.4              | Sectorwise Population Distribution & Density of Ambarnath Municipal Council         | 134      |
| 13.5              | Sectorwise Population Distribution & Density of Kulgaon-Badlapur Municipal Council. | 135      |
| 13.6              | Comparative analysis of Employment  | 136      |
| 13.7              | Municipal Areawise Employment Projections of UAKBSNA                                | 137      |
| 13.8              | Sectorwise Breakup of Employment Projections  | 120      |
| 13.9              | Planning Sectorwise Employment Projections in UMC                                   | 138      |
| 13.10             | Planning Sectorwise Employment Projections in AMC                                   | 138      |
| 13.11             | Planning Sectorwise Employment Projections in KBMC                                  | 138      |
| 13.12             | Comparison of Standards adopted for Public Amenities by various Authorities.        | 139-140  |
| <b>Chapter-15</b> | <b>Ulhasnagar Municipal Corporation</b>   |          |
| 15.1              | Proposed Landuse Breakup of Ulhasnagar Municipal Corporation.                       | 156      |
| 15.2              | Proposed important road widening in UMC   | 152      |
| 15.3              | Proposed new major roads in UMC   | 151      |
| 15.4              | Proposed road over bridges in UMC   | 152      |
| 15.5              | Proposed amenities in Ulhasnagar Municipal Corporation - 2006                       | 154      |
| 15.6              | Proposed reservation sites in Ulhasnagar Municipal Corporation                      | 157-164  |
| <b>Chapter-16</b> | <b>Ambarnath Municipal Council</b>  |          |
| 16.1              | Proposed Landuse Breakup of Ambarnath Municipal Council.                            | 171      |
| 16.2              | Proposed major road widening in AMC   | 167      |
| 16.3              | Proposed new major roads in AMC   | 167      |
| 16.4              | Proposed ROB's in AMC   | 167      |
| 16.5              | Proposed amenities in Ambarnath Municipal Council - 2006                            | 169      |
| 16.6              | Proposed reservation sites in Ambarnath Municipal Council                           | 172-183  |
| <b>Chapter-17</b> | <b>Kulgaon-Badlapur Municipal Council</b>   |          |
| 17.1              | Proposed Landuse Breakup of Kulgaon-Badlapur Municipal Council                      | 189      |
| 17.2              | Proposed major road widening in KBMC  | 186      |
| 17.3              | Proposed new major roads in KBMC  | 186      |
| 17.4              | Proposed ROB's in KBMC  | 186      |
| 17.5              | Proposed Amenities in Kulgaon-Badlapur Municipal Council - 2006                     | 187      |
| 17.6              | Proposed reservation sites in Kulgaon-Badlapur Municipal Council                    | 190-193  |
| <b>Chapter-18</b> | <b>Rest of UAKBSNA (Rural)</b>  |          |
| 18.1              | Proposed Reservation sites in Mharal-Varap.   | 198      |
| 18.2              | Proposed facilities in rest UAKBSNA (Rural).  | 198      |

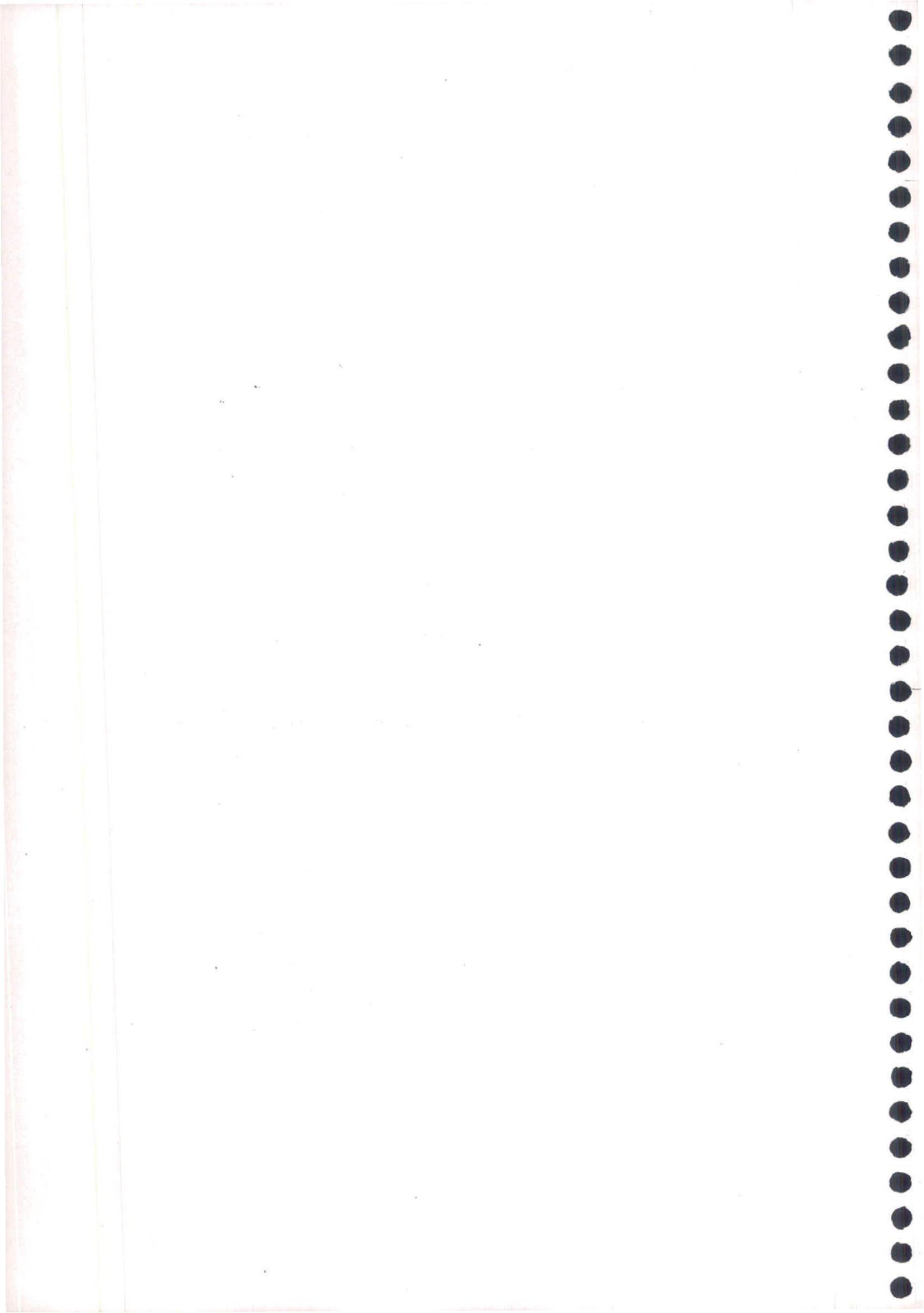


| Table No.         | Title  | Page No. |
|-------------------|--|----------|
| <b>Chapter-19</b> | <b>Municipal Finance</b>   |          |
| 19.1              | The Income-Expenditure of Urban Bodies in UAKBSNA.   | 200      |
| 19.2              | Existing Service levels in UAKBSNA vis-à-vis Norms   | 201      |
| 19.3              | Capital requirement for Provision of Services and Implementation of DP in UAKBSNA.                                   | 202      |
| <b>Chapter-20</b> | <b>Implementation of Development Plan</b>  |          |
| 20.1              | Phase programme for Implementation of the proposals of the development plan-Ulhasnagar Municipal Corporation Area.   | 208      |
| 20.2              | Phase programme for Implementation of the proposals of the development plan-Ambarnath Municipal Council Area.        | 209      |
| 20.3              | Phase programme for Implementation of the proposals of the development plan-Kulgaon-Badlapur Municipal Council Area. | 210      |
| 20.4              | Implementation of Road Network.  | 211      |



## List of Figures

| Figure No         | Title  | Page No. |
|-------------------|--|----------|
| <b>Chapter-3</b>  | <b>Demographic Aspects</b>                                     |          |
| 3.1               | Population Growth of UAKBSNA 1961-91                           | 16       |
| 3.2               | Population - Growth Rates                                      | 16       |
| 3.3               | Comparative Growth rates                                       | 20       |
| <b>Chapter-4</b>  | <b>Existing Landuse</b>  |          |
| 4.1               | Break-up of Developed Area in UAKBSNA, 1995                    | 28       |
| 4.2               | Break-up of Undeveloped Area in UAKBSNA, 1995                  | 28       |
| <b>Chapter-7</b>  | <b>Economic Activities</b>                                     |          |
| 7.1               | Resident Workers in Urban UAKBSNA : 1971-91                    | 44       |
| 7.2               | Sectorwise Employment in UMC : 1971-91                         | 45       |
| 7.3               | Sectorwise Employment in AMC : 1971-91                         | 46       |
| 7.4               | Sectorwise Employment in KBMC : 1971-91                        | 47       |
| <b>Chapter-9</b>  | <b>Utilities and Services</b>                                  |          |
| 9.1               | Water Supply-Demand of Urban UAKBSNA                           | 75       |
| <b>Chapter-15</b> | <b>Planning Proposals – Ulhasnagar Municipal Corporation</b>   |          |
| 15.1              | Break-up of Proposed Landuse                                   | 150      |
| <b>Chapter-16</b> | <b>Planning Proposals – Ambarnath Municipal Council</b>        |          |
| 16.1              | Break-up of Proposed Landuse                                   | 166      |
| <b>Chapter-17</b> | <b>Planning Proposals – Kulgaon-Badlapur Municipal Council</b> |          |
| 17.1              | Break-up of Proposed Landuse                                   | 185      |





# CHAPTER - 1

## BACKGROUND

### 1.1 Need for the Development Plan

- 1.1.1 The Regional Plan for Mumbai Metropolitan Region (MMR) prepared by the Mumbai Metropolitan Region Planning Board (MMRPB) came into force in 1973. The plan identified Dombivili-Kalyan-Ulhasnagar-Ambarnath-Badlapur as one of the important urban growth areas. The growth potential of the area is mainly due to industrial development that has taken place, the existing rail line connecting the area to the Brihan Mumbai and other national destinations. An area south of Kalyan was also designated as a 'New Town' to help integrate the growth of surrounding nucelii into an integrated urban center. Subsequently responding to the recommendation of the first Regional Plan, the Government of Maharashtra in Urban Development, Public Health and Housing Department by its resolution No. TPB-1275/1199/UD-5, dated 15, March 1976 appointed MMRDA as the Special Planning Authority (SPA) for Kalyan Complex Notified Area (KCNA), comprising Kalwa, Mumbra, Diva, Dombivali, Kalyan, Ambarnath, Badlapur and surrounding rural areas under the provision of Section 40(1)(c) of the Maharashtra Regional and Town Planning (MR&TP) Act, 1966 and entrusted it with the responsibility of the orderly and balanced development of KCNA. However, there were administrative and territorial changes in the jurisdiction of KCNA from time to time particularly on account of establishing Thane and Kalyan Municipal Corporations. The present UAKBSNA as altered by the Government on 22.7.1992 admeasures 225 sq km. and includes Municipal Corporation of Ulhasnagar, Municipal Councils of Ambarnath, Kulgaon-Badlapur, and surrounding 56 villages. Government by its Notification No.TPS-1200/1957/CR-32/2001/UD-12, dated 22<sup>nd</sup> March, 2001 has changed the name of this Notified Area as a "Ulhasnagar, Ambarnath, Kulgaon-Badlapur and Surrounding Notified Area" (hereinafter referred to as "Notified Area")

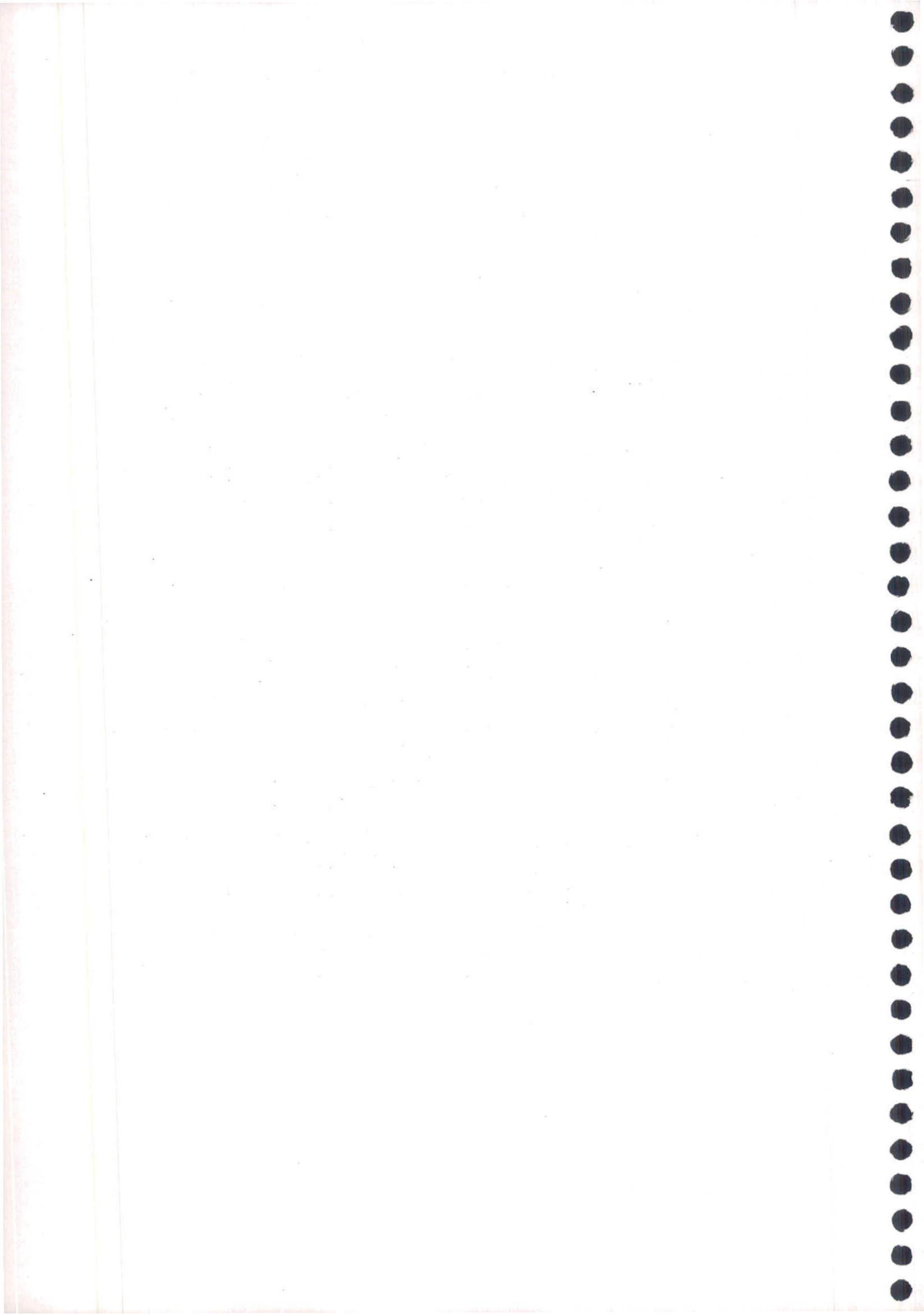
## 1.2 Chronology of Major Planning events related to Notified Area

| Event  | Date         |
|--|--------------|
| 1. First Regional Plan for Mumbai Metropolitan Region was sanctioned by the Govt. and came into force.   | • 16.8.1973  |
| 2. Development plan for Ulhasnagar Municipal Council sanctioned by the Govt. and came into force.  | • 1.7.1974   |
| 3. Development plan for Ambarnath Municipal Council sanctioned by the Govt. and came into force.   | • 15.10.1975 |
| 4. Development plan for Dombivili municipal area sanctioned by the Govt. and came into force.  | • 21.1.1977  |
| 5. Development plan for Kalyan municipal area sanctioned by the Govt. and came into force.   | • 31.3.1980  |
| 6. Declaration of intention to prepare a Development plan for UAKBSNA under Section [23] of MR&TP Act 1966.  | • 3.7.1984   |
| 7. Publication of draft Interim Development Plan for Dombivili & surrounding area under Section [32] of MR&TP Act, 1966.   | • 1.7.1986   |
| 8. Standardised Development Control rules published by MMRDA.  | • 18.8.1986  |
| 9. Modification to Regional Plan under Section [20] for UAKBSNA sanctioned by the Govt. and came into force.   | • 1.1.1991   |
| 10. Fresh declaration of intention to prepare the Draft Development Plan for KCNA boundaries of which were altered in 1992. (In March, 2001 name of this Notified area has changed as UAKBSNA. | • 6.7.1995   |
| 11. Revised Regional Plan for MMR sanctioned and came into force.  | • 23.9.1999. |

## 1.3

## Changes related to the Jurisdiction of UAKBSNA



| Event  | Date         |
|--|--------------|
| 1. Formation of Kalyan complex Notified Area (KCNA) comprising Kalwa, Mumbra, Dombivili, Kalyan, Ulhasnagar, Ambarnath, Badlapur urban centers, and surrounding rural area.                            | • 15.3.1976  |
| 2. Formation of Thane Municipal Corporation (TMC).   | • 1.10.1982  |
| 3. KCNA limits amended (Areas included in TMC excluded)  | • 14.3.1983  |
| 4. Formation of Kalyan Municipal Corporation (KMC).  | • 1.10.1983  |
| 5. Formation of Navi Mumbai Municipal Corporation (NMMC).  | • 17.12.1991 |
| 6. Kalyan Municipal Corporation limit amended (Ambarnath municipal area existing prior to 1.10.1983 and villages Pale, Jambhivili, Chikhaloli, and Kansai & Kulgaon, Badlapur excluded)                | • 10.4.1992  |
| 7. UMC boundary amended (Villages Mharal [pt], Varap, Kambe, and Javsai [pt.] included in UMC)   | • 10.4.1992  |
| 8. Establishment of Ambarnath Municipal Council (Ambarnath Municipal area existing prior to 1.10.1983 along with villages Pale, Jambhivili, Chikhaloli, and Kansai from Thane Dist were incorporated). | • 14.4.1992  |
| 9. Kulgaon-Badlapur Municipal council established (comprising villages Kulgaon, Badlapur, Walivli, Yeranjad, Manjarli, Belavali, Sonivali, Shirgaon, Kharwai, Mankivli, Juveli, & Katrap).             | • 14.4.1992  |
| 10. Amendment of UAKBSNA boundaries (Navi Mumbai (part) & Kalyan - Dombivali Municipal Corporation were excluded).   | • 22.7.1992  |
| 11. Modification to UMC (Villages Mharal [pt], Varap, Kambe, and Javsai [pt.] excluded from Ulhasnagar Municipal Council limits).  | • 1.12.1993  |
| 12. Modification to AMC (Village Javsai [pt.], which is excluded from UMC is now included in Ambarnath Municipal Council area  | • 1.12.1993  |

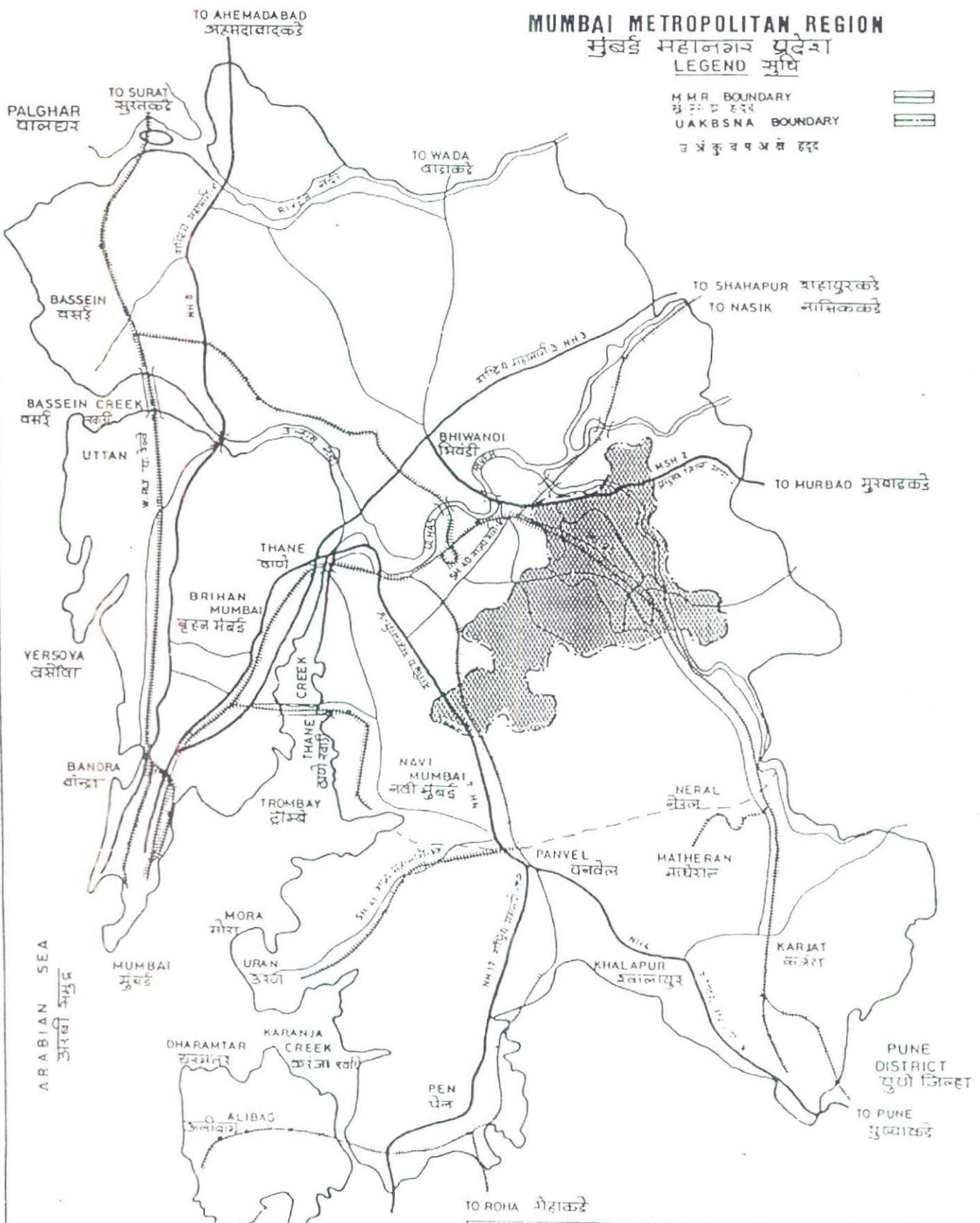


# MUMBAI METROPOLITAN REGION

मुंबई महानगर प्रदेश

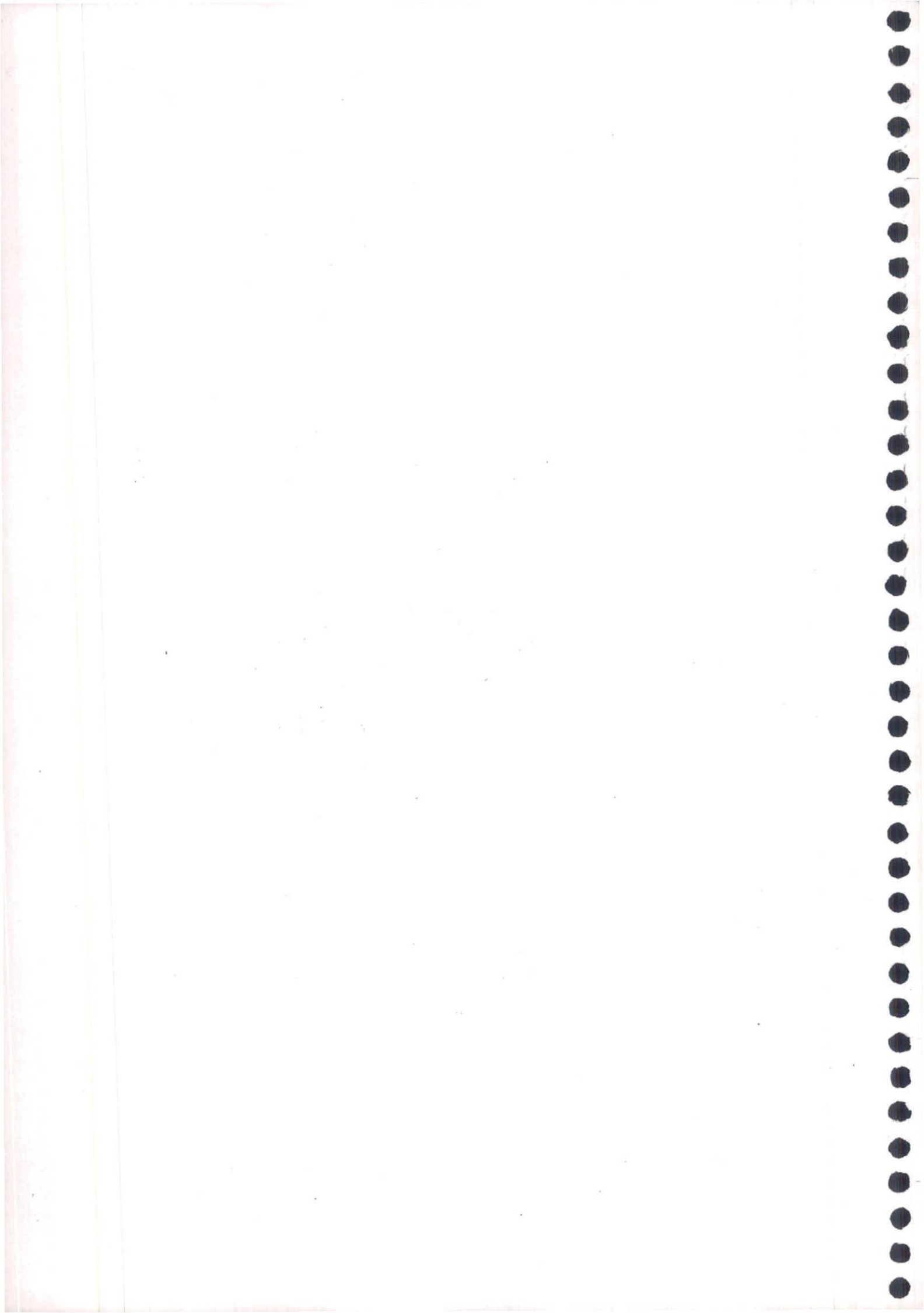
LEGEND

- MMR BOUNDARY 
- उ.प्र.प.स. १९६२
- UAKBSNA BOUNDARY 
- उ.प्र.कु.व.प.अ.स. १९६६



REGIONAL SETTING  
प्रादेशिक मांडणी





## 1.4 History of the Planning Area

1.4.1 UAKBSNA inherits historical relevance from settlements of Ulhasnagar and Ambarnath. In 1942, the Government of India found the site of present day Ulhasnagar, a safe and suitable place for locating military camps and acquired 1200 ha. of land. Soldiers from these camps were transported via Mumbai to various battlegrounds during the World War - II. According to the Sanctioned Development Plan of Ulhasnagar, these were then known as transit camps, built with about 1173 barracks designed to accommodate 6000 soldiers supporting a total population of around 30,000. Apart from services like roads, water supply, drainage, electricity etc., these camps were equipped with recreational amenities such as cinema theaters, swimming pools, and clubhouses etc. Electricity was reportedly made available from the ordinance factory located at Ambarnath. A railway station was also opened at Vithalwadi for the benefit of residents by converting the then locally known James Railway Siding.

1.4.2 Independence and subsequent partition of the country in 1947 resulted into a large influx of refugees coming in from the province of Sindh, now in Pakistan. In Maharashtra refugee colonies were established at Pimpri near Pune and at Ulhasnagar. Near Mumbai. The military transit camps at Ulhasnagar were converted into a township to accommodate the incoming refugees. Around April 1948, these transit camps were handed over to the Relief and Rehabilitation Ministry, Government of India, to house thousands of displaced persons and families pouring into Mumbai from different parts of Pakistan. Apart from shelter, they were offered help: jobs, household kits, and other source of livelihood etc. Around 94,400 persons had taken shelter in these camps. In the following years the refugee population of Ulhasnagar cultivated its own sources of livelihood, re-built their ethnic lifestyle and gradually established social, economic and cultural relationships with the surrounding countryside and the state. Last four decades witnessed Ulhasnagar displaying savvy entrepreneurship and transforming itself into a centre of business, commerce, and a hub of small-scale industrial activities in the region.

1.4.3 Another centre of settlement in the planning area, Ambarnath is of recent origin having come into existence sometime around 1951. It derives its name from the temple situated here, dedicated to Lord *Ambarnath* or *Ambareshwar* also known as *Amarnath*. In the word Ambarnath, '*Ambar*' ( अंबर ) means '*sky or universe*' and '*Nath*' ( नाथ ) means '*the God or Protector*'. The temple, which is in a fair state of preservation, is prettily placed on the left bank of a tributary of the Valadhan (Waldhuni) river. This popular Shiv Temple is in the many-cornered '*Chalukyan*' or '*Hemadpanthy*' architectural style with cut corner domes and close fitting mortarless stones, carved throughout with half life sized human figures and with bands of tracery and belts of miniature elephants and

musicians. It is believed to have been constructed more than 900 years ago, somewhere around A.D.1060 (*Shaka 982*) during the reign of *Mahamandaleshvar Mamvani Rajdev*. Much is not known about the development of Ambarnath as a settlement during those days. During modern times, though Ambarnath could attract Government's attention for setting up of an industrial estate as early as in 1922-23, its major and important industries like Dharamasi Morarjee Chemicals (DMC), Western India Match Company (WiMCO) etc. came into being only after 1930. These industries generated employment opportunities, attracted development and prompted growth in the surrounding area, particularly in and around existing gaothans like Kohoj Khuntivli, Javsai, Kansai etc. In the course of time Ambarnath continued to grow and achieved the status of a full-fledged urban centre and became municipal town with the establishment of a Municipal Council in 1959.

- 1.4.4 The town Badlapur is also of recent origin having come in to existence during the last two decades. The Government in 1992 elevated the settlement to the status of a Municipal Council after including some surrounding villages. Kulgaon-Badlapur is divided into two parts by the Ulhas river. Badlapur village, located on the right bank of the river is accessible by a road over a low-level bridge from the Kulgaon railway station. Most of the development has taken place around the railway station of Kulgaon. Kulgaon-Badlapur area has experienced substantial growth, particularly during the last 10-15 years due to its accessibility to railway station and emergence of MIDC estates.

## 1.5 Civic Administration

- 1.5.1 The Planning area is broadly divisible into Urban and Rural segments. Urban Area comprises three municipal areas of Ulhasnagar, Ambarnath and Kulgaon-Badlapur. The administration of these areas is looked after by respective municipal bodies established by the State Government. A brief description of the existing administrative setup of the three municipal areas and the rural area of UAKBSNA is given below.
- 1.5.2 **Ulhasnagar Municipal Council/ Corporation ( UMC )**
- 1.5.2.1 Ulhasnagar Municipal Council (UMC) was established in 1960. The boundaries of UMC were altered by the Government several times. Initially on 10.4.1992 the adjoining revenue villages of Mharal, Varap, Kambe, and Javsai were included into its limits. However subsequently on demand from local population the Government issued latest alteration on 1.12.1993 withdrawing the area so annexed and restoring the original limits. The civic administration in the Ulhasnagar municipal area was being looked after by the Administrator, appointed by the Government. However, as a result of the



municipal elections held by the Government, the Administrator was replaced by the elected body with effect from 10th May 1995. In May 1997, the Government has upgraded the Ulhasnagar Municipal Council and accorded it the status of a Municipal Corporation.

### 1.5.3 Ambarnath Municipal Council ( AMC )

- 1.5.3.1 Ambarnath Municipal Council was established in 1959. Subsequently it was incorporated in Kalyan Municipal Corporation and then again deleted to reestablish the council on 14.4.1992. It has undergone further changes and the present Ambarnath Municipal Council as altered by the Government on 1.12.1993 comprises old Ambarnath Municipal Area that existed prior to the formation of Kalyan Municipal Corporation (i.e. prior to 1st October 1983) and 4 adjoining revenue villages viz. Pale, Jambhivli, Chikhaloli, and Kansai and a part of village Javsai. AMC is a Class-A Municipal Council. The civic administration, which was being looked after by the Administrator, appointed by the Government, was taken over by the elected body of municipal councilors with effect from 10th May 1995.

### 1.5.4 Kulgaon-Badlapur Municipal Council ( KBMC )

- 1.5.4.1 Kulgaon-Badlapur Municipal Council was constituted on 14.4.1992 by incorporating 12 revenue villages viz. Kulgaon, Badlapur, Valivali, Yeranjad, Manjarli, Belavali, Sonivali, Shirgaon, Kharvai, Mankivali, Joveli and Katrap. KBMC is a Class-B Municipal Council. Like Ulhasnagar and Ambarnath, the municipal elections were held at Kulgaon-Badlapur also to elect municipal councilors. Prior to the inception of the Municipal Council, the administration was under the control of the Administrator, appointed by the Government. He was, however, replaced by the elected body constituted on 10.5.1995

### 1.5.5 Rest of UAKBSNA ( Rural )

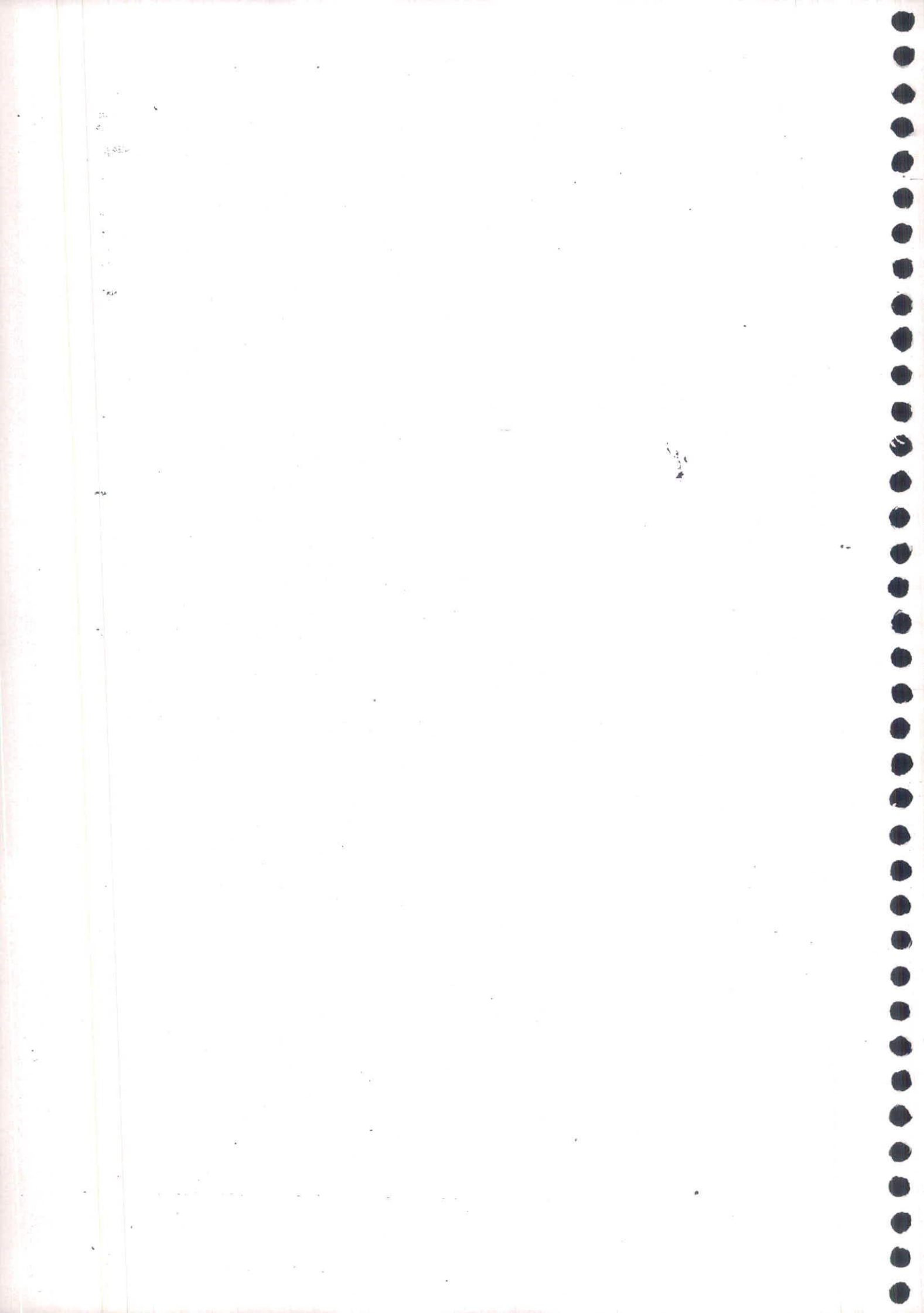
- 1.5.5.1 Rest of the UAKBSNA is a rural area from Kalyan, Ulhasnagar and Panvel tahsils. This comprises 27 villages from Ulhasnagar tahsil, 19 villages from Kalyan tahsil and 10 villages from Panvel tahsil. Civic administration of these villages is being looked after by Zilla Parishads at district level, Taluka Panchayat Samities at Tahsil level and Gram Panchayats at the level of a village or a group of villages.

## 1.6 Earlier Planning Efforts

- 1.6.1 The earlier planning efforts in UAKBSNA are mostly confined to Ulhasnagar and Ambarnath. Ulhasnagar, being an erstwhile military transit camp was originally a planned development. However, it was designed for a regimented society and had to be transformed into a township with the influx of refugees. Keeping this in mind, the first Master Plan was prepared for Ulhasnagar providing for facilities like town center, schools, play grounds, markets, dispensaries etc., in each neighborhood. The Master Plan, succeeded in providing a new railway station, well laid out industrial estates in camp Nos.1, 2,3, &4; new housing areas in Camp No.4, several schools and colleges. Later, a Development Plan was prepared by the Ulhasnagar Town Ship Development Committee appointed by the Government of Maharashtra in Urban Development, Public Health and Housing Department under its resolution No TPS.1207/33166-N dtd. 31.5.1968. The Committee had submitted its proposals along with the report containing the recommendations for the development of Ulhasnagar to the Government on 30.4.1970. However, In future this plan was never formally approved. Meanwhile, prior to the establishment of Municipal Council in 1960, various civic affairs and developmental works and services etc. within the Ulhasnagar Camp were being looked after by various departments and the then Maharashtra Housing Board. For the supervision and co-ordination of work by different agencies, a committee was set up by the Government. This committee continued to work till the affairs of township were transferred to the Municipal Council in 1960. The Municipal Council took up the task of preparing the development plan for the entire Municipal Council Area in 1965. This development plan was sanctioned by the Government and came into force from 1.7.1974.
- 1.6.2 In Ambarnath, considering the magnitude of government lands, the Revenue Department had prepared a development scheme known as 'District Development Scheme (DDS) - XIV', as early as in 1922-23 and decided the allocation of lands for different uses. The extent of this scheme was about 625 ha. Later, Maharashtra Industrial Development Corporation (MIDC) had acquired an area of 230 ha. out of DDS - XIV and prepared a layout for various industrial uses. Maharashtra Housing Board had also attempted to plan residential development by acquiring an area of 12 ha. Thereafter, the Ambarnath Municipal Council was established in the year 1959 with a total area of 1520 ha. The Municipal Council took up the task of preparing the development plan for the entire Municipal Council Area in 1965. This development plan was sanctioned by the Government and came into force with effect from 15.10.1975.

1.6.3 In the year 1976, Kalyan complex Notified Area (KCNA) comprising Kalwa, Mumbra, Dombivili, Kalyan, Ulhasnagar, Ambarnath, Badlapur urban centers, and surrounding rural area was setup according to the recommendations of the Sanctioned Regional Plan and MMRDA was appointed as the Special Planning Authority for the preparation of the Development Plan. MMRDA, as a first step towards this direction, took up the preparation of the Structure Plan for entire UAKBSNA outlining broad policies and preparation of dormitory layout for part of Badlapur. This plan was sanctioned in October 1990 as an amendment of the Regional Plan.

1.6.4 In January 1996, MMRDA published a revised draft Regional Plan 1996-2011 for the entire MMR. This plan is submitted to Government for sanction in August 1997 after completing the process of considering suggestions and objections.



## CHAPTER - 2

### PHYSICAL ASPECTS

#### 2.1 Location and Boundaries

2.1.1 In the context of the Mumbai Metropolitan Region, the UAKBSNA is strategically situated at the entrance of the Mumbai - Thane conurbation and assumes physically central location in MMR. It forms part of the north-eastern sub region of the MMR. This area is conveniently located on Central Railway corridor, which provides suburban connection to Mumbai, and inter city connections to Karjat, Pune, and beyond.

2.1.2 The boundaries of UAKBSNA are now defined as follows :

*On the west :* Along the boundary of the Navi Mumbai Corporation starting from the village Adivali (Tahsil Panvel) up to the village Vadavali Kh.(KalyanTahsil)

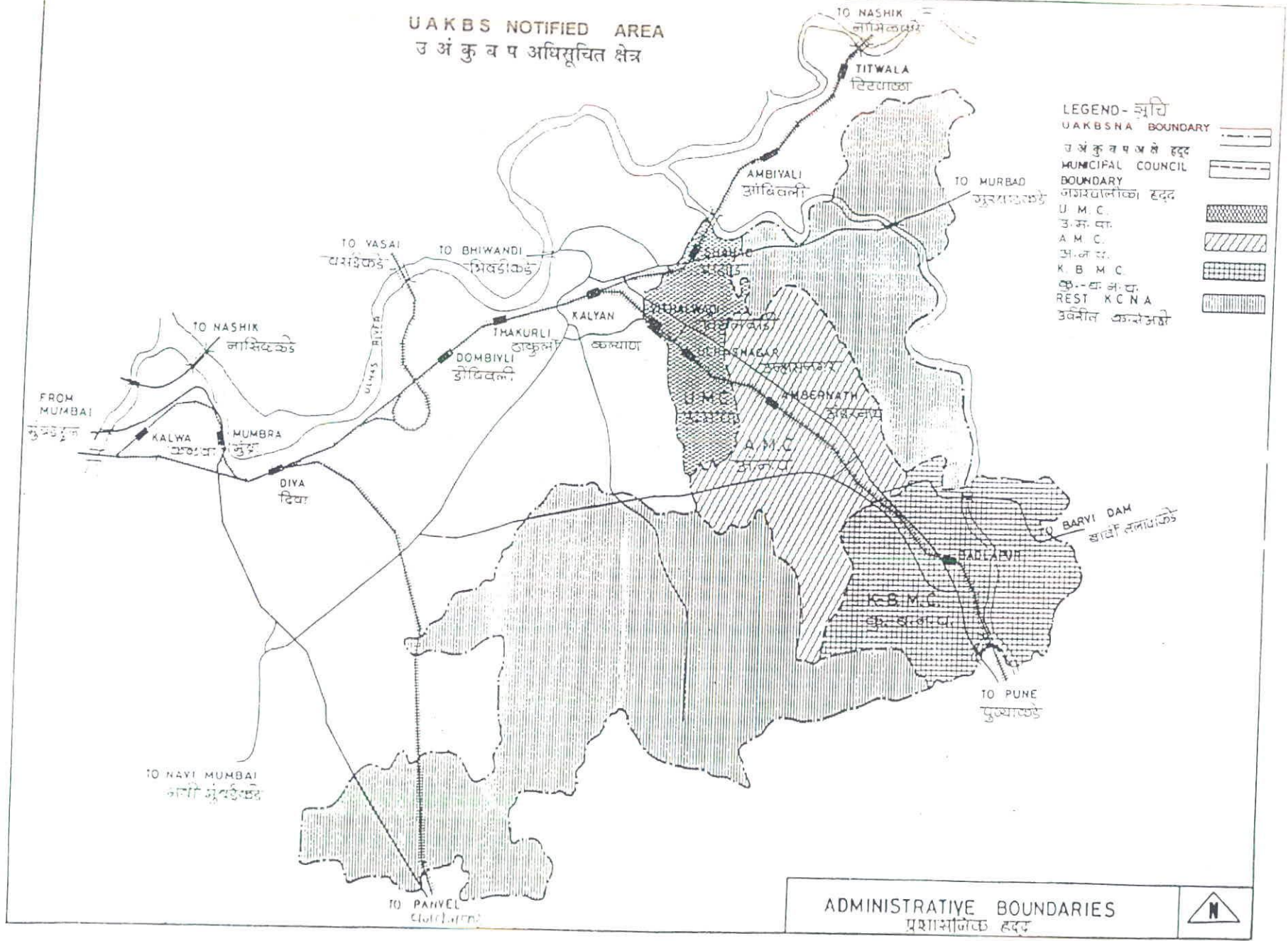
*On the north :* Along the boundary of the Kalyan Municipal Corporation starting from the village Vadavali Kh.(Tahsil Kalyan) upto the northern boundary of village Ghotsai (Tahsil Kalyan)

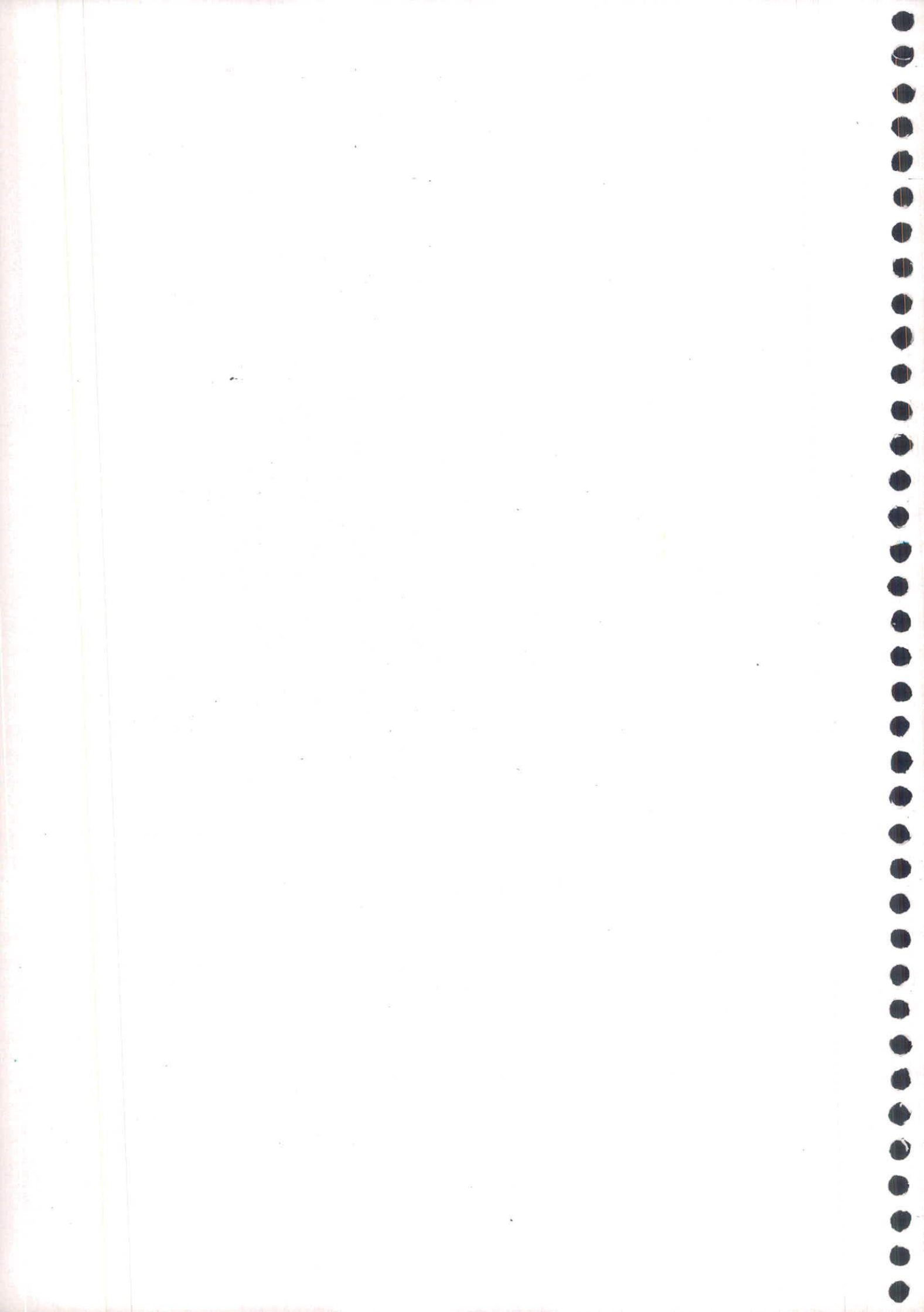
*On the east :* Along the eastern boundary of villages Ghotsai and Rayate (Tahsil Kalyan) upto the Ulhas river, then further along the Ulhas river upto the eastern boundary of village Sai and then further along the eastern boundary of Kulgaon-Badlapur Municipal Council upto Ulhas river.

*On the south :* Along the southern boundary of the newly formed Badlapur Municipal Council upto the village Savaroli, then along the southern boundary of Thane District upto the south-eastern corner of Usatane village ( Tahsil Ulhasnagar) and thereafter, along the southern boundaries of villages Nagzari, Karawale, Ghot, Taloja-tarf--Majkur, Pisarve, Rohinjan, Bid, and Adivali of Panvel tahsil in Raigad district upto the boundary of the Navi Mumbai Corporation.



UAKBS NOTIFIED AREA  
 उ अं कु व प अधिसूचित क्षेत्र







2.1.3 Geographically UAKBSNA lies between latitudes  $19^{\circ} -4'$  to  $19^{\circ} -19'$  north and longitudes  $72^{\circ} -59'$  to  $73^{\circ} -17'$  east.

## 2.2 Topography

2.2.1 UAKBSNA, somewhat wedge shaped is located along the north-east & south-west axis in the MMR. Northern and Southern portions are demarcated by hills. These are the extensions of two main hill ranges viz. Matheran and Haji Malang. Lands in the middle occupy built up areas of Ulhasnagar, Ambarnath, and Kulgaon-Badlapur, and their sprawling urban mass. In addition, a number of hamlets are spread all over. The intermittent areas are mostly open and vacant with paddy and other cultivation. marshy lands can also be seen along the bank of Ulhas river.

2.2.2 The large stretch of about 400 ha. in north eastern part covering villages of Varap, Kambe, Ane, Nalimbi, Javsai, Kohoj Khuntivali, Jambhul, Mohili, Valivali, Belavali is dominated by hills and hilly area ranging in height from 50 m. to 100 m. These hills are the extension of Matheran hills. Southern limit of the planning area is flanked by a barrier of hill in the form of Haji Malangad and its extensions. Hills in this region have an elevation of above 600 m. above mean sea level.

2.2.3 The total area covered by different types of forests is about 4114 ha. (18.3% of total area of UAKBSNA). These forest areas are spread mainly along the slopes of hills and mountains in the eastern and southern portions of UAKBSNA. The most important forest product in the area is teak. Other important species are Hed, Shisham, Bibla, Khair. Local people depend on these forests for their fuel wood needs.

2.2.4 The main river of UAKBSNA namely Ulhas river passes through nearer eastern boundary. It originates in the western slopes of Sahyadri that lie between the Bor and the Thal ghats. Ulhas river enters Thane district in the southern border and proceeds towards north and enters Ulhasnagar tehsil from Matheran ridge. Near Badlapur the river is dammed and impounded water is supplied to Badlapur, Ambarnath and Kalyan. Thereafter the river turns west after confluencing with Kalu and Bhatsai, to enter through a gap to the north of Parsik range into the Thane creek. Then it takes a northerly direction and gradually broadens into an estuary of about 3 km. wide before falling into the sea at Vasai.

## 2.3 Climate

- 2.3.1 UAKBSNA has typical coastal climate characterised by high humidity, an oppressive summer and a well distributed and heavy rainfall. The climate however is prone to minor changes according to level and vegetation. The seasonal variations of temperature follow the course of the Sun closely. January is invariably the coldest month and May the warmest. The year may be divided into four seasons. The cold season from December-February is followed by the summer season from March-June. The south-west monsoon season is from June-September. October and November constitute the post-monsoon season.
- 2.3.2 Observation of the year round mean daily maximum and minimum temperatures for UAKBSNA indicate that the temperatures progressively increase from March to peak in May (mean daily Max.34.26°C) and June (mean daily Max.33.04°C). With the onset of south-west monsoon by about first or second week of June, the temperature starts decreasing. From about the beginning of October till the end of November when the south-west monsoon withdraws the temperature increases again making days as hot as summer, while nights become progressively cooler. After November temperature again decreases to touch lowest in January ( mean daily Max.21.36°C & Min 15.56° C) making it, the coldest month.
- 2.3.3 The monsoon generally sets in around the second week of the June and continues till late September. July and August are the wettest months in the area. June to September constitutes around 90% of the annual rain fall. The normal rainfall at Kalyan is about 2356 mm. and number of rainy days during the year generally range between 80 to 95 days.
- 2.3.4 The prevailing direction of the normal seasonal wind during the year is from west-north-west. The mean wind direction in December oscillates between west-north-west to east-north-east and in June the dominant wind direction is south-west. Though the direction is subjected to considerable diurnal and seasonal variations, there is little fluctuation in the velocity during the dry season. The winds are generally light and vary around 8 mph. During the wet season, however the velocity gradually increases reaching the peak value of about 15.5 mph in the month of July with the direction in the meantime having veered round to west-south-west.

## CHAPTER - 3

### DEMOGRAPHIC ASPECTS

#### 3.1 Introduction

- 3.1.1 Understanding about the existing size of population, its growth trends and distribution pattern in an area is critical for the preparation of a development plan. The population projections based on such understanding become basis for the formulation of various proposals for the planning area.

#### 3.2 Data Base

- 3.2.1 Decadal primary census data are the main source of information about population. Primary census data for the past three decades i.e. 1961-91 make the trend of population growth clear. Therefore, these data for rural and urban areas of UAKBSNA have been taken as the basic input and analysed to arrive at a combined picture of UAKBSNA. Electoral lists of various municipal councils prepared in 1995 have also been utilised to crosscheck the population estimates.

#### 3.3 Population Growth and Distribution

- 3.3.1 Total population of UAKBSNA in 1991 was 6.04 lakhs, over 3 times the 1961 population of 1.82 lakhs. Most of the growth has taken place during 1971-81 surpassing the Regional Plan-1973 estimates. UAKBSNA grew at a rate of 4.88% per annum during this period. This could be attributed to factors such as momentum in the growth of MIDC industrial estates in UAKBSNA, restrictions imposed on industrial growth in Mumbai, excessive increase in real estate prices in Mumbai during 80's forcing the population to seek distant locations for housing. However it experienced a slower growth rate ( 3.04% per annum ) during 1981-91 as happened in the case of most of the urban centres in India and MMR in particular. Population distribution and growth rates of UAKBSNA are given in the Table-3.1.

## Population Distribution &amp; Growth rates of UAKBSNA

Table-3.1

| Area         | Area in Ha. | Population |        |        |        | Annual Compound Growth (%) |         |         |
|--------------|-------------|------------|--------|--------|--------|----------------------------|---------|---------|
|              |             | 1961       | 1971   | 1981   | 1991   | 1961-71                    | 1971-81 | 1981-91 |
| UMC          | 1334.00     | 107760     | 168462 | 273668 | 369077 | 4.57                       | 4.97    | 3.04    |
| AMC          | 3799.78     | 36737      | 58792  | 100537 | 127665 | 4.81                       | 5.51    | 2.42    |
| KBMC         | 3568.09     | 12527      | 18077  | 31460  | 52157  | 3.74                       | 5.70    | 5.19    |
| Urban Total  | 8701.87     | 157024     | 245331 | 405665 | 548899 | 4.56                       | 5.16    | 3.07    |
| Rest UAKBSNA | 13789.89    | 24999      | 32284  | 41437  | 55109  | 2.59                       | 2.53    | 2.89    |
| Grand Total  | 22491.76    | 182023     | 277615 | 447102 | 604008 | 4.31                       | 4.88    | 3.05    |

Source: Primary Census, 1961,71,81,91

- 3.3.2 Details of areas, population distribution and annual compound growth rates of municipal as well as rural areas of UAKBSNA are given in the Table-3.2
- 3.3.3 Urban population of UAKBSNA accounts for 90% of its total population. This is an increase from 86% in 1961. Urban area which constitutes about 38% of total UAKBSNA geographical area (refer para 4.2.1. of Chapter-4) holds over 90% of total UAKBSNA population. The rural area which is 62% of total area contains the remaining 10% of the population.
- 3.3.4 Among the urban centres Ulhasnagar is heavily populated with a major share of 67% of total (5.49 lakh) urban population followed by Ambarnath with 23% and Kulgaon-Badlapur with 10%. It could be observed that geographically Ulhasnagar Municipal Corporation area, occupies only 15% of total urban area, Ulhasnagar, which has experiencing a steady growth of population since 1961, has reached close to 4 lakh by 1991. Kulgaon-Badlapur holds just over 52,000 indicating a low density development. Ambarnath has a population of around 1.27 lakhs. Thus a west-east axis is established with higher population densities in the west and lower as it moves towards East. Population Growth from the year 1961 in absolute terms is diagrammatically illustrated in the Figure-3.1.

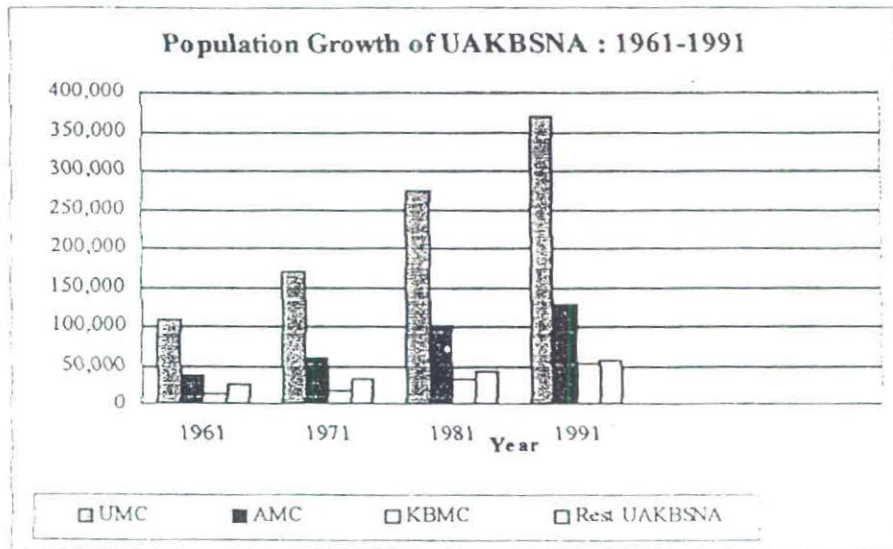


Figure-3.1

3.3.5 The analysis of urban areas shows the growth rate has come down to 3.07% per annum during 1981-91 from 5.16% per annum in 1971-81. In contrast rural area showed a slight increase from 2.53% per annum in 1971-81 to 2.89% per annum during 1981-91.

3.3.6 It could be seen from the details of population growth in urban area that the annual growth rate during the 1971-81 decades at 5.16% has been fallen down to 3.08% during the 1981-91 decade. In contrast to this the growth rate in rural areas has been has shown increase from 2.53% during 1971-81 to 2.89% during 1981-91.

3.3.7 Population growth rates of 3 urban centers and rural area from 1961 onwards is illustrated in the Figure-3.2.

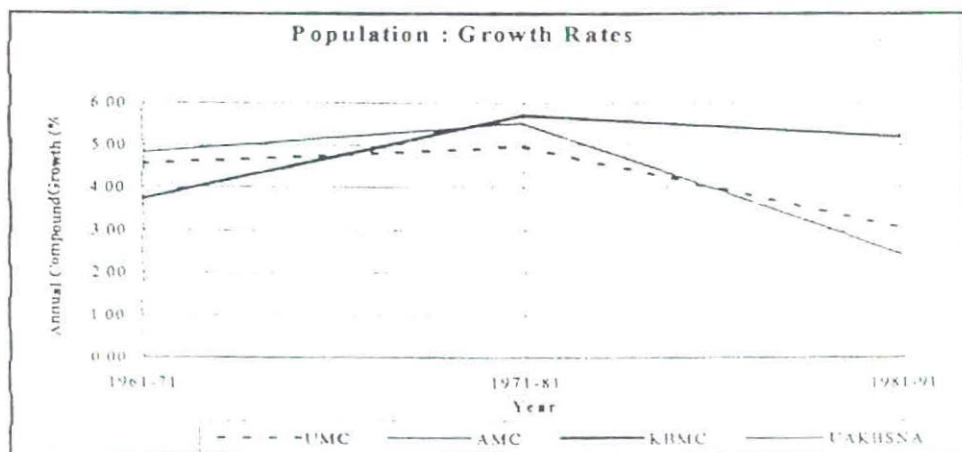


Figure-3.2

### 3.4 Average Household Size

3.4.1 The average household size of urban area is 4.5 persons. In comparison rural areas have a higher number of persons per household (7.6). Average household size of UAKBSNA works out to be 5 persons per household. These details are given in the Table-3.3.

Average Household Size Of UAKBSNA

Table-3.3

| Area                   | No. of Hhs | Population | Avg. Hh size |
|------------------------|------------|------------|--------------|
| UMC                    | 73986      | 369077     | 5.0          |
| AMC                    | 28727      | 127665     | 4.4          |
| KBMC                   | 11300      | 52157      | 4.6          |
| Total urban            | 40027      | 179822     | 4.5          |
| Rest UAKBSNA ( Rural ) | 7205       | 55101      | 7.6          |
| Total                  | 47232      | 234923     | 5.0          |

Source: Primary Census, 1991

### 3.5 Participation rate

3.5.1 The total participation rate of UAKBSNA is 30.91% of total population. There is a slight difference observed between rural and urban participation of work (29% and 31% respectively). Participation rate of females is very low compared to male participation. In urban areas it is as low as 11.8% of total working population. Rural area has a higher female participation compared to their urban counterparts at about 31% of total working population. Higher participation of females in agricultural and allied activities in villages explains the foregoing observation. Pattern of work participation in the region is illustrated in the Table-3.4. given below.

Participation Rate of UAKBSNA

Table-3.4

| Area         | Population | Workers |            |        |            | % to Population |       |
|--------------|------------|---------|------------|--------|------------|-----------------|-------|
|              |            | Male    | % to Total | Female | % to Total |                 |       |
| UMC          | 369077     | 100598  | 89.84      | 11375  | 10.16      | 111973          | 30.34 |
| AMC          | 127665     | 35278   | 86.35      | 5577   | 13.65      | 40855           | 32.00 |
| KBMC         | 52157      | 14448   | 82.01      | 3169   | 17.99      | 17617           | 33.78 |
| Total urban  | 548899     | 150324  | 88.20      | 20121  | 11.80      | 170445          | 31.05 |
| Rest UAKBSNA | 55109      | 11214   | 69.06      | 5025   | 30.94      | 16239           | 29.47 |
| Total        | 604008     | 161538  | 86.53      | 25146  | 13.47      | 186684          | 30.91 |

Source: Primary Census, 1991

### 3.6 Literacy Rate

- 3.6.1 In UAKBSNA, 62.6% of the population is literate which is higher than the average literacy rates of India and Maharashtra. Among the literates in UAKBSNA, 58% are males and 42% are females. Urban areas have a higher literacy level with a share of 65.62% of total literate of UAKBSNA. More unlettered among females, is a general phenomena observed throughout UAKBSNA. However, an overall high literacy level of the region indicates a high share of working class population. The details are given in the Table-3.5.

Literacy rates of UAKBSNA

Table-3.5

| Area         | Population | Literates |            |        |            | Total  | % to Population |
|--------------|------------|-----------|------------|--------|------------|--------|-----------------|
|              |            | Male      | % to Total | Female | % to Total |        |                 |
| UMC          | 369077     | 138637    | 56.74      | 105707 | 43.26      | 244344 | 66.20           |
| AMC          | 127665     | 48305     | 59.09      | 33447  | 40.91      | 81752  | 64.04           |
| KBMC         | 52157      | 19699     | 57.75      | 14412  | 42.25      | 34111  | 65.40           |
| Total        | 548899     | 206641    | 57.37      | 153566 | 42.63      | 360207 | 65.62           |
| Rest UAKBSNA | 55109      | 11541     | 64.06      | 6474   | 35.94      | 18015  | 32.69           |
| Total        | 604008     | 218182    | 57.69      | 160040 | 42.31      | 378222 | 62.62           |

Source: Primary Census, 1991

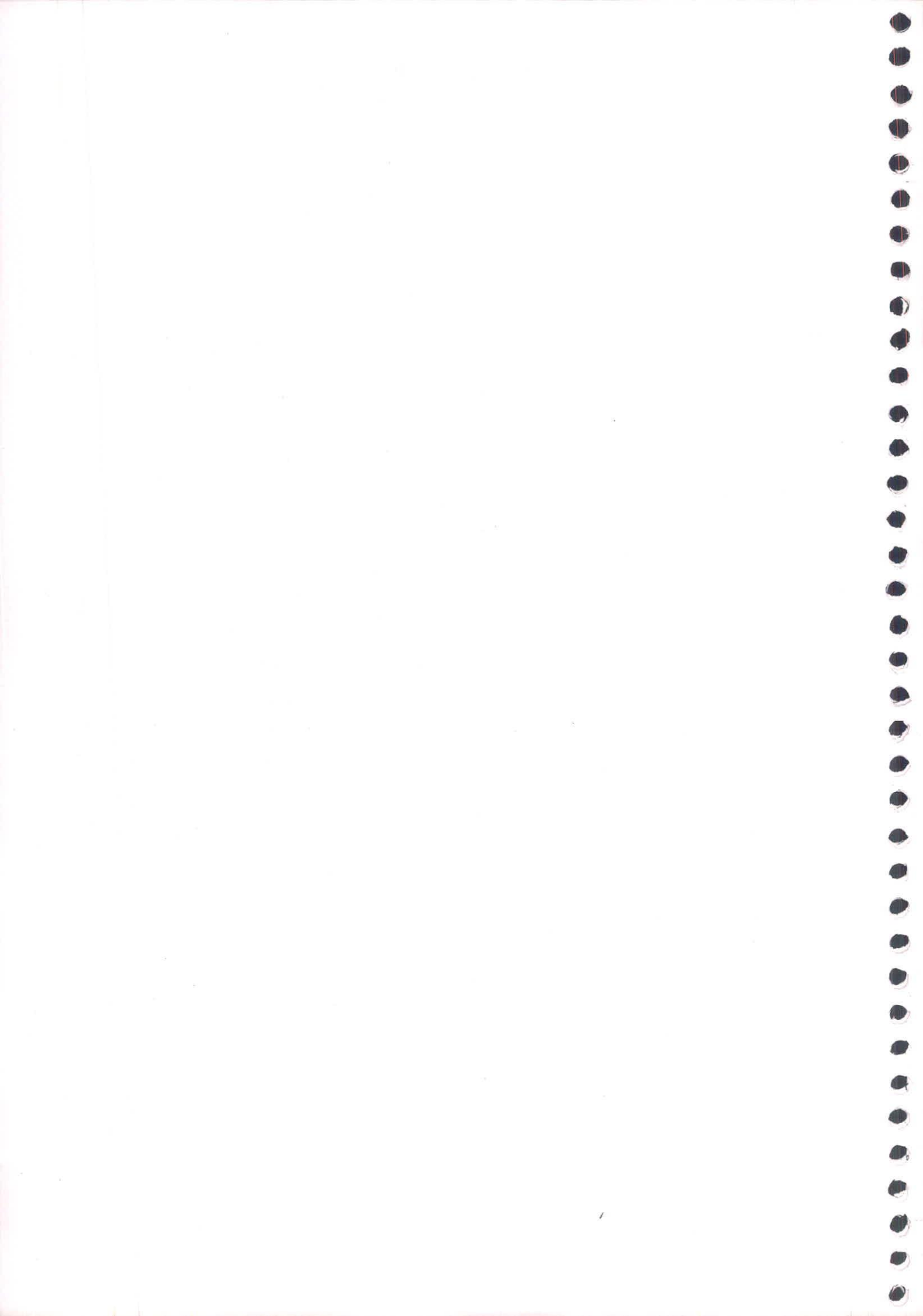
### 3.7 Ulhasnagar Municipal Corporation ( UMC )

- 3.7.1 The gross density of Ulhasnagar Municipal Corporation was 277 persons/hectare in 1991 (refer Table-3.6). This is the highest among urban areas of UAKBSNA. The net density with respect to developed area is 345 persons/hectare. This difference between net and gross density in case of Ulhasnagar is not as high as other two municipal councils since Ulhasnagar has very little undeveloped area. The density with respect to residential area is 502 persons/hectares.

- 3.7.2 It is obvious from the above that Ulhasnagar Municipal Council is highly congested. The planning of this area apparently should concentrate on provision of basic amenities to the citizens.

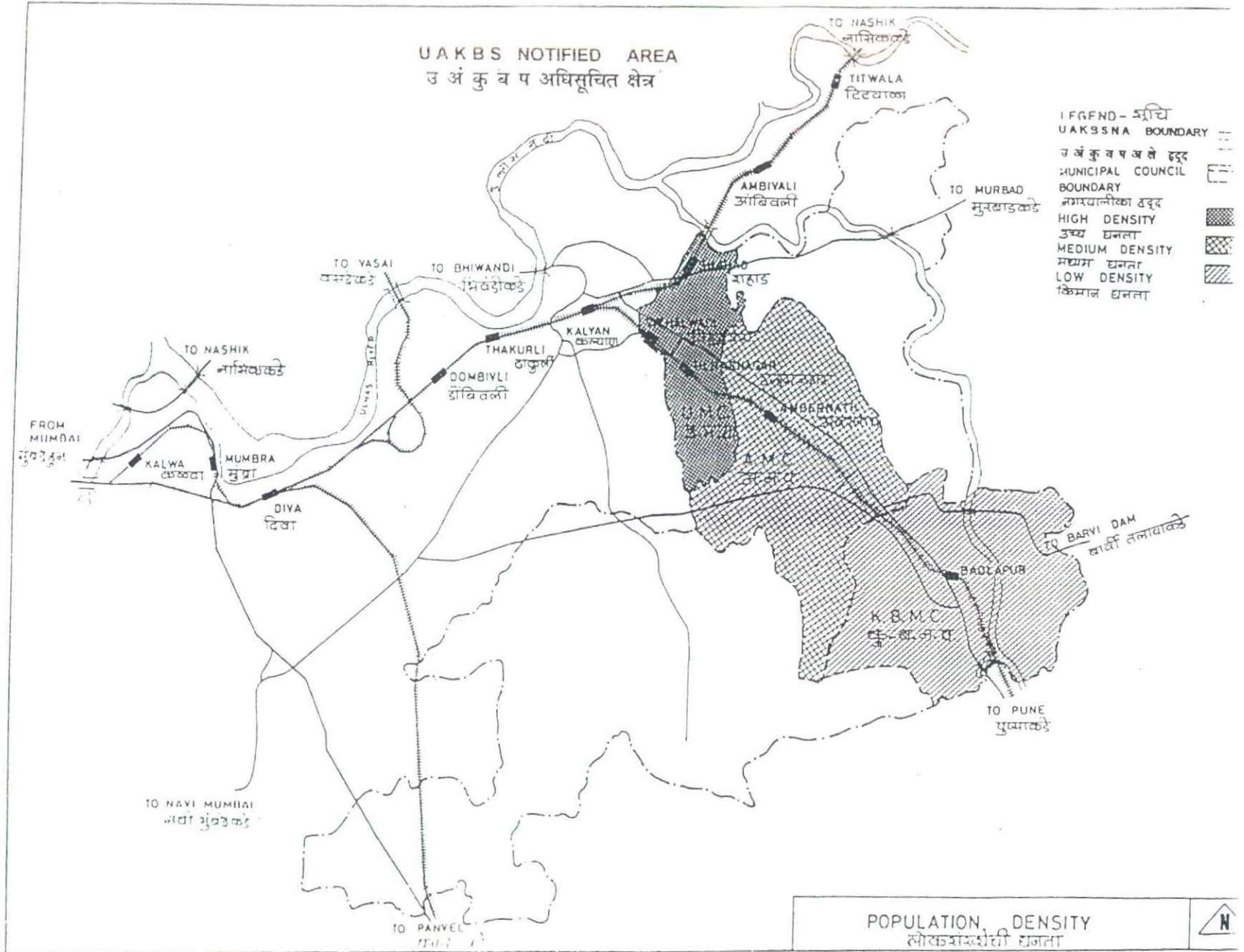
### 3.8 Ambarnath Municipal Council (A.M.C.)

- 3.8.1 The gross density of Ambarnath is 34 persons/hectare in 1991 (refer Table -3.6). The density with respect to developed area is 195 persons/hectare and the density with respect to residential area is as high as 428 persons/hectare indicating concentration of population in limited pockets, and further scope for urban expansion





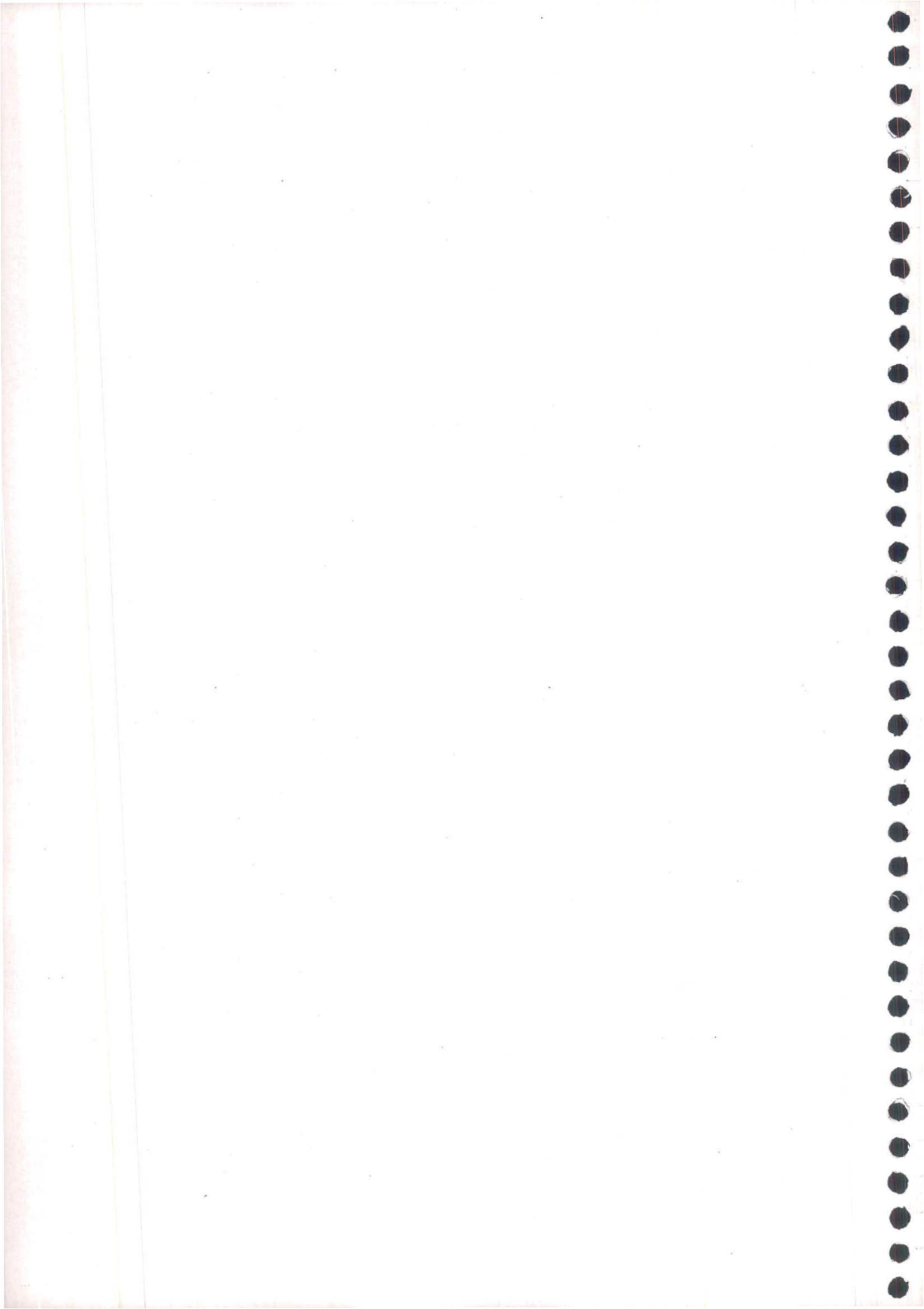
UAKBS NOTIFIED AREA  
 उ अं कु व प अधिसूचित क्षेत्र



- LEGEND - प्रतीच
- UAKBSNA BOUNDARY
  - उ अं कु व प अ से हद्द
  - MUNICIPAL COUNCIL BOUNDARY
  - नगरपालिका हद्द
  - HIGH DENSITY
  - उच्च घनता
  - MEDIUM DENSITY
  - मध्यम घनता
  - LOW DENSITY
  - किमान घनता

POPULATION DENSITY  
 लोकसंख्याची घनता





AREA AND POPULATION OF UAKBSNA URBAN

Table-3.2

| Sr.No | Name of Town /Village              | Area in Ha. | Population as per Census |        |        |        |        | Annual Compound Growth (%) |         |         |
|-------|------------------------------------|-------------|--------------------------|--------|--------|--------|--------|----------------------------|---------|---------|
|       |                                    |             | 1961                     | 1971   | 1981   | 1991   | 2011   | 1961-71                    | 1971-81 | 1981-91 |
| 1     | Ulhasnagar                         | 1334.00     | 107760                   | 168462 | 273668 | 369077 | 587886 | 4.57                       | 4.97    | 3.04    |
| I     | Ulhasnagar Municipal Corporation   | 1334.00     | 107760                   | 168462 | 273668 | 369077 | 588461 | 4.57                       | 4.97    | 3.04    |
| 1     | Ambernath City                     | 1813.00     | 34509                    | 56276  | 96347  | 122105 | 181442 | 5.01                       | 5.52    | 2.40    |
| 2     | Pale                               | 382.09      | 800                      | 710    | 1222   | 1125   | 1672   | -1.19                      | 5.58    | -0.82   |
| 3     | Jambhivli                          | 808.08      | 467                      | 511    | 678    | 642    | 954    | 0.90                       | 2.87    | -0.54   |
| 4     | Chikhlioli                         | 489.86      | 587                      | 806    | 1408   | 1931   | 2869   | 3.22                       | 5.74    | 3.21    |
| 5     | Kansai                             |             |                          |        |        |        |        |                            |         |         |
| 6     | Javsai                             | 306.75      | 374                      | 489    | 882    | 1862   | 2767   | 2.72                       | 6.08    | 7.76    |
| II    | Ambernath Municipal Council        | 3799.78     | 36737                    | 58792  | 100537 | 127665 | 189703 | 4.81                       | 5.51    | 2.42    |
| 1     | KulGaon                            | 363.00      | 3625                     | 6758   | 13297  | 22166  | 36313  | 6.43                       | 7.00    | 5.24    |
| 2     | Badlapur                           | 717.96      | 3647                     | 4703   | 5973   | 7256   | 11887  | 2.58                       | 2.42    | 1.96    |
| 3     | Valivali                           | 195.12      | 856                      | 968    | 1302   | 1383   | 2266   | 1.24                       | 3.01    | 0.61    |
| 4     | Yeranjad                           | 335.50      | 894                      | 1192   | 1414   | 1058   | 1733   | 2.92                       | 1.72    | -2.86   |
| 5     | Manjarli                           | 60.26       | 210                      | 442    | 1212   | 5248   | 8597   | 7.73                       | 10.61   | 15.78   |
| 6     | Belavali                           | 198.47      | 795                      | 648    | 2807   | 3397   | 5565   | -2.02                      | 15.79   | 1.93    |
| 7     | Sonivali                           | 187.78      | 294                      | 399    | 350    | 1351   | 2213   | 3.10                       | -1.30   | 14.46   |
| 8     | Shirgaon                           | 732.00      | 541                      | 734    | 1698   | 3852   | 6310   | 3.10                       | 8.75    | 8.54    |
| 9     | Kharvai                            | 188.00      | 531                      | 805    | 871    | 1690   | 2769   | 4.25                       | 0.79    | 6.85    |
| 10    | Mankivali                          | 92.00       | 318                      | 460    | 704    | 1385   | 2269   | 3.76                       | 4.35    | 7.00    |
| 11    | Juveli                             | 192.00      | 380                      | 459    | 674    | 727    | 1191   | 1.91                       | 3.92    | 0.76    |
| 12    | Katrap                             | 306.00      | 436                      | 509    | 1158   | 2644   | 4331   | 1.56                       | 8.57    | 8.61    |
| III   | Kulgaon-Badlapur Municipal Council | 3568.09     | 12527                    | 18077  | 31460  | 52157  | 85445  | 3.74                       | 5.70    | 5.19    |
| IV    | Urban Total                        | 8701.87     | 157024                   | 245331 | 405665 | 548899 | 863609 | 4.56                       | 5.16    | 3.07    |

Source : Primary census 1961, '71, '81 & '91.

AREA AND POPULATION OF REST UAKBSNA (RURAL)

Table-3.2  
contd..

| Sr.No    | Name of Town /Village | Area in Ha.    | Population as per Census |              |              |              | Annual Compound Growth (%) |             |             |
|----------|-----------------------|----------------|--------------------------|--------------|--------------|--------------|----------------------------|-------------|-------------|
|          |                       |                | 1961                     | 1971         | 1981         | 1991         | 1961-71                    | 1971-81     | 1981-91     |
| <b>I</b> | <b>Kalyan Tahsil</b>  |                |                          |              |              |              |                            |             |             |
| 1        | Ambivili Tarf Chon    | 122.46         |                          |              |              | 39           |                            |             |             |
| 2        | Ane                   | 282.35         | 242                      | 336          | 404          | 445          | 3.34                       | 1.86        | 0.97        |
| 3        | Antarli               | 123.30         | 131                      | 178          | 231          | 285          | 3.11                       | 2.64        | 2.12        |
| 4        | Bhisol                | 138.54         | 426                      | 494          | 577          | 746          | 1.49                       | 1.57        | 2.60        |
| 5        | Dhamtan               | 223.31         |                          |              |              | 87           |                            |             |             |
| 6        | Ghotsai               | 400.90         | 1214                     | 1455         | 1748         | 2118         | 1.83                       | 1.85        | 1.94        |
| 7        | Jambhul Mohili        | 301.76         | 688                      | 1059         | 1339         | 1461         | 4.41                       | 2.37        | 0.88        |
| 8        | Khoni                 | 280.00         | 611                      | 803          | 904          | 1078         | 2.77                       | 1.19        | 1.78        |
| 9        | Manivili              | 286.25         | 887                      | 1006         | 1238         | 1508         | 1.27                       | 2.10        | 1.99        |
| 10       | Nalimbi               | 339.12         | 255                      | 322          | 387          | 415          | 2.36                       | 1.86        | 0.70        |
| 11       | Nandap                | 164.00         | 379                      | 513          | 653          | 806          | 3.07                       | 2.44        | 2.13        |
| 12       | Rayate                | 358.54         | 871                      | 1094         | 1440         | 1697         | 2.31                       | 2.79        | 1.66        |
| 13       | Shirdhon              | 241.51         | 297                      | 370          | 479          | 542          | 2.22                       | 2.62        | 1.24        |
| 14       | Vadavali Bk.          | 113.52         | 442                      | 529          | 541          | 613          | 1.81                       | 0.22        | 1.26        |
| 15       | Vadavali Kh.          | 87.82          | 281                      | 330          | 455          | 515          | 1.62                       | 3.26        | 1.25        |
| 16       | Vasant Shclavali      | 424.43         | 612                      | 734          | 884          | 1490         | 1.83                       | 1.88        | 5.36        |
| 17       | Mharal                | 189.59         | 737                      | 1304         | 2611         | 9660         | 5.87                       | 7.19        | 13.98       |
| 18       | Varap                 | 188.35         | 561                      | 784          | 1034         | 1056         | 3.40                       | 2.81        | 0.21        |
| 19       | Kambe                 | 735.38         | 1431                     | 1908         | 3533         | 3440         | 2.92                       | 6.35        | -0.27       |
|          |                       |                |                          |              |              |              |                            |             |             |
| <b>I</b> | <b>Total</b>          | <b>5001.13</b> | <b>10065</b>             | <b>13219</b> | <b>18458</b> | <b>28001</b> | <b>2.76</b>                | <b>3.39</b> | <b>4.26</b> |

Table-3.2  
contd..

| Sr.No | Name of Town /Village | Area in Ha. | Population as per Census |       |       |       | Annual Compound Growth (%) |         |         |
|-------|-----------------------|-------------|--------------------------|-------|-------|-------|----------------------------|---------|---------|
|       |                       |             | 1961                     | 1971  | 1981  | 1991  | 1961-71                    | 1971-81 | 1981-91 |
| II    | Ulhasnagar Tahsil     |             |                          |       |       |       |                            |         |         |
| 1     | Ambe                  | 211.60      | 402                      | 467   | 587   | 748   | 1.51                       | 2.31    | 2.45    |
| 2     | Amboshi               | 220.75      |                          |       |       | 39    |                            |         |         |
| 3     | Asode                 | 96.92       |                          |       |       |       |                            |         |         |
| 4     | Bandhanwadi           | 10.00       | 175                      | 226   | 233   | 259   | 2.59                       | 0.31    | 1.06    |
| 5     | Bohonoli              | 484.65      | 352                      | 344   | 504   | 603   | -0.23                      | 3.89    | 1.81    |
| 6     | Burdul                | 105.43      | 444                      | 530   | 578   | 615   | 1.79                       | 0.87    | 0.62    |
| 7     | Chinchvali            | 196.90      | 358                      | 473   | 570   | 582   | 2.82                       | 1.88    | 0.21    |
| 8     | Chirad                | 152.48      | 185                      | 255   | 311   | 393   | 3.26                       | 2.01    | 2.37    |
| 9     | Dhoke                 | 53.04       | 138                      | 417   | 479   | 601   | 11.69                      | 1.40    | 2.29    |
| 10    | Gorpe                 | 113.55      | 355                      | 446   | 564   | 670   | 2.31                       | 2.38    | 1.74    |
| 11    | kakole                | 193.70      | 253                      | 294   | 341   | 447   | 1.51                       | 1.49    | 2.74    |
| 12    | Kakadwal              | 105.58      |                          |       | 954   | 1208  |                            |         | 2.39    |
| 13    | Karavale Kh.          | 207.73      | 472                      | 652   | 597   | 479   | 3.28                       | -0.88   | -2.18   |
| 14    | Kharad                | 228.69      | 379                      | 397   | 478   | 630   | 0.47                       | 1.87    | 2.80    |
| 15    | Khumbharli            | 126.70      | 147                      | 229   | 235   | 308   | 4.53                       | 0.26    | 2.74    |
| 16    | Kushavali             | 812.50      | 226                      | 440   | 420   | 584   | 6.89                       | -0.46   | 3.35    |
| 17    | Mangrul               | 237.57      | 779                      | 1124  | 1341  | 1618  | 3.73                       | 1.78    | 1.90    |
| 18    | Narhen                | 346.20      | 594                      | 699   | 765   | 889   | 1.64                       | 0.91    | 1.51    |
| 19    | Nevali                | 214.17      | 1320                     | 1491  | 971   | 1520  | 1.23                       | -4.20   | 4.58    |
| 20    | Pali                  | 149.93      | 255                      | 328   | 409   | 471   | 2.55                       | 2.23    | 1.42    |
| 21    | Posari                | 354.57      | 542                      | 669   | 719   | 719   | 2.13                       | 0.72    | 0.00    |
| 22    | Sai                   | 133.89      | 308                      | 401   | 529   | 648   | 2.67                       | 2.81    | 2.05    |
| 23    | Sakharoli             | 121.68      | 13                       |       |       |       |                            |         |         |
| 24    | Savaroli              | 538.05      | 248                      | 199   | 227   | 188   | -2.18                      | 1.33    | -1.87   |
| 25    | Shiravali             | 153.42      | 165                      | 215   | 287   | 369   | 2.68                       | 2.93    | 2.54    |
| 26    | Usatne                | 304.42      | 418                      | 568   | 685   | 865   | 3.11                       | 1.89    | 2.36    |
| 27    | Wadi                  | 676.64      | 1873                     | 1936  | 2291  | 2545  | 0.33                       | 1.70    | 1.06    |
| II    | Total                 | 6550.76     | 10401                    | 12800 | 15075 | 17998 | 2.10                       | 1.65    | 1.79    |

Table-3.2  
contd..

| Sr.No | Name of Town /Village | Area in Ha.     | Population as per Census |               |               |               | Population Projections |               | Annual Compound Growth (%) |             |             |
|-------|-----------------------|-----------------|--------------------------|---------------|---------------|---------------|------------------------|---------------|----------------------------|-------------|-------------|
|       |                       |                 | 1961                     | 1971          | 1981          | 1991          | 2001                   | 2011          | 1961-71                    | 1971-81     | 1981-91     |
| III   | <b>Panvel Tahsil</b>  |                 |                          |               |               |               |                        |               |                            |             |             |
| 1     | Adivali               | 412.00          | 210                      | 336           | 421           | 464           | 532                    | 543           | 4.81                       | 2.28        | 0.98        |
| 2     | Bid                   | 113.00          | 66                       | 63            | 60            | 55            | 63                     | 64            | -0.46                      | -0.49       | -0.87       |
| 3     | Dhansar               | 332.00          | 753                      | 1109          | 1548          | 1593          | 1827                   | 1866          | 3.95                       | 3.39        | 0.29        |
| 4     | Ghot                  | 282.00          | 896                      | 1188          | 787           | 992           | 1138                   | 1162          | 2.86                       | -4.03       | 2.34        |
| 5     | Karvali Bk.           | 209.00          | 557                      | 774           | 883           | 503           | 576                    | 588           | 3.34                       | 1.33        | -5.47       |
| 6     | Nagjari               | 88.00           | 9                        | 61            | 75            | 595           | 682                    | 697           | 21.09                      | 2.09        | 23.01       |
| 7     | Pisarve               | 221.00          | 510                      | 686           | 789           | 900           | 1032                   | 1054          | 3.01                       | 1.41        | 1.32        |
| 8     | Rohingan              | 199.00          | 678                      | 978           | 1621          | 1815          | 2082                   | 2126          | 3.73                       | 5.18        | 1.14        |
| 9     | Taloge majkur         | 244.00          | 854                      | 1070          | 1300          | 1724          | 1977                   | 2019          | 2.28                       | 1.97        | 2.86        |
| 10    | Turbhe                | 138.00          |                          |               | 420           | 469           | 538                    | 549           |                            |             | 1.11        |
| III   | <b>Total</b>          | <b>2238.00</b>  | <b>4533</b>              | <b>6265</b>   | <b>7904</b>   | <b>9110</b>   | <b>10447</b>           | <b>10668</b>  | <b>3.29</b>                | <b>2.35</b> | <b>1.43</b> |
| V     | <b>Rural Total</b>    | <b>13789.89</b> | <b>24999</b>             | <b>32284</b>  | <b>41437</b>  | <b>55109</b>  | <b>65091</b>           | <b>70603</b>  | <b>2.59</b>                | <b>2.53</b> | <b>2.89</b> |
| VI    | <b>Grand Total</b>    | <b>22491.76</b> | <b>182023</b>            | <b>277615</b> | <b>447102</b> | <b>604008</b> | <b>761877</b>          | <b>934212</b> | <b>4.31</b>                | <b>4.88</b> | <b>3.05</b> |

Source : Primary census 1961, '71, '81 & '91.

Population Distribution & Density of UAKBSNA

Table-3.6

| Name of Town /Village              | Area in Ha.     | Population as per Census |               |               |               | Population Projections |               | Gross Density |            |           |           |
|------------------------------------|-----------------|--------------------------|---------------|---------------|---------------|------------------------|---------------|---------------|------------|-----------|-----------|
|                                    |                 | 1961                     | 1971          | 1981          | 1991          | 2001                   | 2011          | 1961          | 1971       | 1981      | 1991      |
| Ulhasnagar Municipal Corporation   | 1334.00         | 107760                   | 168462        | 273668        | 369077        | 471107                 | 588464        | 81            | 126        | 205       | 277       |
| Ambernath Municipal Council        | 3799.78         | 36737                    | 58792         | 100537        | 127665        | 179500                 | 226402        | 28            | 44         | 26        | 34        |
| Kulgaon-Badlapur Municipal Council | 3568.09         | 12527                    | 18077         | 31460         | 52157         | 73432                  | 92630         | 9             | 14         | 9         | 15        |
| <b>Urban Total</b>                 | <b>8701.87</b>  | <b>157024</b>            | <b>245331</b> | <b>405665</b> | <b>548899</b> | <b>724039</b>          | <b>907496</b> | <b>118</b>    | <b>184</b> | <b>47</b> | <b>63</b> |
| RestUAKBSNA ( Rural )              | 13789.89        | 24999                    | 32284         | 41437         | 55109         | 65091                  | 70603         | 19            | 24         | 3         | 4         |
| <b>Grand Total</b>                 | <b>22491.76</b> | <b>182023</b>            | <b>277615</b> | <b>447102</b> | <b>604008</b> | <b>789130</b>          | <b>978099</b> | <b>136</b>    | <b>208</b> | <b>20</b> | <b>27</b> |

Source: Primary Census, 1961,71,81,91

## CHAPTER - 4

### EXISTING LANDUSE

#### 4.1 Map Sources

4.1.1 Appreciation of existing land use pattern is necessary for the preparation of development plan. Section 25 of the MR & TP Act, 1966 also makes it necessary to carry out surveys and preparation of the existing land use map. Before carrying out surveys, it calls for an accurate base map to a prescribed scale showing various existing development features such as structures, transportation network, lanes, nallas; and various physical features like hills, rivers etc. Conventional practice is to depend on the available village maps, and city survey sheets. However, these maps having been prepared long ago do not indicate latest development. In view of this, it became necessary for the MMRDA to secure aerial photographs from the National Remote Sensing Agency (NRSA), Hyderabad. NRSA has prepared the aerial photographic maps with remote sensing technique. However, it is observed from various checks that many a survey boundaries and other details shown on the co-related aerial photographic maps do not exactly tally with the survey boundary and other details shown on the revenue maps. Because of this difficulty it has been decided to use the revenue maps as base maps for preparation of Development Plan instead of co-related aerial photograph maps except for Ulhasnagar. However, while preparing the Development Plan the aerial photograph maps are used to assess the existing land uses and ascertaining the feasibility etc while formulating the proposals. In Ulhasnagar the ownership of lands rest with the government. These lands due to improper protection are now encumbered with illegal structures. As a result the structure of the city has changed drastically rendering old city survey maps redundant. Considering all these aspects, in respect of Ulhasnagar town only the base map prepared on the basis of aerial photographs has been used. Wherever possible the numbers of old barracks, prominent places, names of roads etc have been shown to identify various locations in the city.

4.1.2 These photographs of 1991 required to be updated through ground surveys. The ground survey work was conducted with the help of technical and drawing staff available with the Sub-Regional Office, Kalyan and the existing land use map was prepared within the prescribed time limit to comply with the legal provisions in Section 25 of the Act.

These land Use maps were represented in two sets. One for the urban area comprising of municipal areas of Ulhasnagar, Ambarnath and Kulgaon-Badlapur and the other for the entire UAKBSNA. The former set of plans showed details of land use in respect of the public amenities, utility services with activities like residential, commercial, industrial and recreation. The latter set of plans showed land use zones in terms of general development structure of whole UAKBSNA, including the rural area.

## 4.2 Existing Land Use Analysis

4.2.1 UAKBSNA comprises urban areas of Ulhasnagar, Ambarnath, Kulgaon-Badlapur, and a vast rural area admeasuring to a total of 22492 ha. Out of this, only 2393 ha. is developed ( 10.64% ) and the remaining large area is undeveloped comprising forests, farm lands, vacant lands, water bodies, hills etc. Total urban area comprising 3 municipal councils constitutes 38.68% of total UAKBSNA and the remaining is rural area ( 61.32% ). (Refer Table-4.1).

Existing Landuse Analysis, UAKBSNA -1995

Table-4.1

| Sr.No                                      | Description               | UMC            | AMC            | KBMC           | Urban          | % to total urban developed area | Rest UAKBSNA (Rural) | UAKBSNA         | % to total developed area | % to total area |
|--|---------------------------|----------------|----------------|----------------|----------------|---------------------------------|----------------------|-----------------|---------------------------|-----------------|
| <b>I.Developed Area ( Area in Ha.)</b>     |                           |                |                |                |                |                                 |                      |                 |                           |                 |
| 1  | Residential Zone          | 721.40         | 343.81         | 180.80         | 1246.01        | 58.34                           | 209.47               | 1455.48         | 59.02                     | 6.47            |
| 2  |                           | 57.35          | 8.40           | 4.50           | 70.25          | 3.29                            | 7.64                 | 77.89           | 3.16                      | 0.35            |
| 3  | Industrial Zone           | 103.37         | 184.41         | 91.00          | 378.78         | 17.73                           | 2.00                 | 380.78          | 15.44                     | 1.69            |
| 4  | Transportation            | 103.71         | 109.13         | 63.72          | 276.56         | 12.95                           | 48.20                | 324.76          | 13.17                     | 1.44            |
| 5  | Public purpose            | 60.46          | 10.28          | 13.25          | 83.99          | 3.93                            | 62.85                | 146.84          | 5.95                      | 0.65            |
| 6  | Public utility            | 24.33          | 21.68          | 16.30          | 62.31          | 2.92                            |                      | 62.31           | 2.53                      | 0.28            |
| 7  | Open Space, Garden Etc.   | 14.58          | 3.44           |                | 18.02          | 0.84                            |                      | 18.02           | 0.73                      | 0.08            |
| I  | SubTotal                  | 1085.20        | 681.15         | 369.57         | 2135.92        | 100.00                          | 330.16               | 2466.08         | 100.00                    | 10.96           |
| <b>II.Undeveloped Area. ( Area in Ha.)</b> |                           |                |                |                |                |                                 |                      |                 |                           |                 |
| 1  | Forest                    |                | 386.43         | 783.51         | 1169.94        | 17.82                           | 2944.49              | 4114.43         | 20.55                     | 18.29           |
| 2  | Open vacant Land          | 219.50         | 1395.25        | 2001.50        | 3616.25        | 55.08                           | 9401.17              | 13017.42        | 65.00                     | 57.88           |
| 3  | Hilly, Undulated Land     |                | 994.33         | 301.09         | 1295.42        | 19.73                           |                      | 1295.42         | 6.47                      | 5.76            |
| 4  | Quarry                    |                | 4.00           |                | 4.00           | 0.06                            | 55.03                | 59.03           | 0.29                      | 0.26            |
| 5  | Water Bodies              | 11.60          | 39.62          | 112.42         | 163.64         | 2.49                            | 418.04               | 581.68          | 2.90                      | 2.59            |
| 6  | Defence Land              | 17.70          | 299.00         |                | 316.70         | 4.82                            | 641.00               | 957.70          | 4.78                      | 4.26            |
| II   | Sub-Total                 | 248.80         | 3118.63        | 3198.52        | 6565.95        | 100.00                          | 13459.73             | 20025.68        | 100.00                    | 89.04           |
|  | <b>Grand Total (I+II)</b> | <b>1334.00</b> | <b>3799.78</b> | <b>3568.09</b> | <b>8701.87</b> |                                 | <b>13789.89</b>      | <b>22491.76</b> |                           | <b>100.00</b>   |

Source : Landuse Survey (MMRDA Sub-Regional Office, Kalyan-1995)



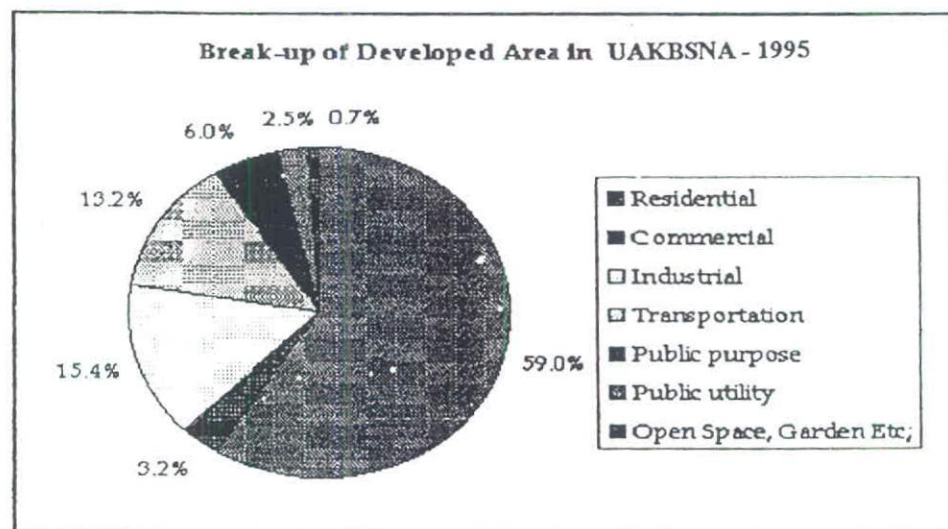


Figure - 4.1

4.2.2 Residential admeasuring 1455 ha forms major part of developed area with 59% followed by the industrial admeasuring 381 ha. with 15.4% ( Refer Table-4.1& Figure 4.1). Public facilities constitute 8.5% . One can also notice that organised open spaces within the developed area account for a mere 0.7% which is woefully inadequate.

4.2.3 The analysis of the undeveloped area of UAKBSNA indicates that open vacant lands admeasuring 13017 ha. account for a major proportion of 65% followed by forest areas with 20.5% admeasuring 4114 ha. ( Refer Table-4.1 & Figure 4.2). The region supports some amount of quarrying activity too (59.03 ha.).

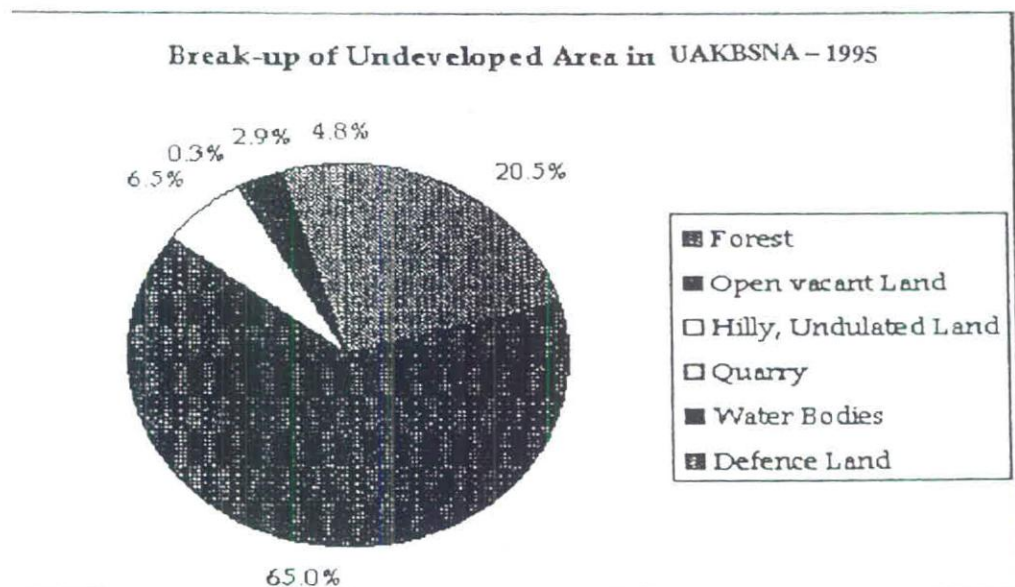


Figure - 4.2

### 4.3 General

- 4.3.1 UAKBSNA with the exception of Ulhasnagar by and large continues to be the satellite town of Mumbai and Thane and has grown over years as a dormitory settlement. Supply of affordable housing for the middle classes with affordable transport such as through suburban railway is one of the major causes of growth. However, in the recent past UAKBSNA has started developing its own economic base with Ulhasnagar emerging as a major trade and small scale manufacturing centre and new MIDC industrial estates coming up in and around Ambamath, Badlapur which are likely to have direct impact on the economy and landuse pattern of the region in future. This may result in the rise in employment opportunities, and further growth of population.

## CHAPTER - 5

### HOUSING

#### 5.1 Introduction

- 5.1.1 The residential development in UAKBSNA initially was in the form of small settlements along railway lines and old gothans of villages spread all over the rural and hilly areas. In MMR, the choice of settlement for people in a particular area is primarily based on the availability of convenient transport links with the mother city. The Central suburban railway line passing through UAKBSNA connecting this region to Mumbai has offered great development potential to UAKBSNA. Therefore last two decades witnessed a spurt in the construction activity and large number of residential buildings sprung up in and around Ulhasnagar, Ambarnath and Kulgaon-Badlapur. This development however remained limited only to the construction of dwelling houses without commensurate provision of infrastructure like roads, playgrounds, schools, health facilities etc.

#### 5.2 Existing Situation of Housing in UAKBSNA

- 5.2.1 The existing landuse survey carried out by MMRDA Sub-Regional Office, Kalyan revealed that unauthorised constructions and shanties and slums have been growing at an unprecedented rate. At times these encroachments have taken place on valuable lands and plots reserved for various public purposes. There is a tendency to encroach upon both public and private open lands, Government and Trust lands and hill slopes. Lands near work places and areas along railway lines, pipelines, transmission lines etc. are the most vulnerable for encroachments.
- 5.2.2 Taking the local situation into consideration, the housing in UAKBSNA can be divided into 3 broad categories as under:
- a. Private housing on privately owned lands
  - b. Housing by Maharashtra Housing Board (Public).
  - c. Hutment colonies. (Mostly Slums)
- 5.2.3 Private housing by developers is the major contributor to the organised housing stock in UAKBSNA. Comparatively lower land values and the direct rail link to Mumbai attract communities of middle class to this area. But the large scale incidence of

unauthorised constructions particularly in Ulhasnagar make exact assessment of the supply of housing in this sector difficult. However based on the available records it is observed that Kulgaon-Badlapur is witnessing a rapid growth in the construction activity compared to the growth of population. During 1991-96 KBMC has granted 5536 building permissions accounting for approximately 15500 tenements as against the 220 building permissions (4430 tenements ) granted by UMC during the same period.

5.2.4 On the contrary the contribution of public housing is marginal. In Ambarnath the Maharashtra Housing and Area Development Authority (MHADA) has acquired 29 ha. of land to construct 2002 tenements but only 242 tenements have been constructed so far. It has proposed few more housing schemes in the fringe areas of Ambarnath town, which are yet to come up. Ulhasnagar and Kulgaon-Badlapur do not have any activity worth mentioning in public housing.

5.2.5 All these factors are naturally resulting into the slum development particularly in Ulhasnagar and Ambarnath. As per the surveys carried by Ulhasnagar Municipal Corporation in 1997 there are about 105 slum pockets with 69000 huts housing around 337000 population which is almost equal to 1991 census population of Ulhasnagar. In Ambarnath according to the Council estimates there are 52 slum colonies housing a population of around 1,08,553 which accounts for 85% of population of the town. In Badlapur too there is a moderate growth in slums.

### 5.3 Qualitative Aspects of Housing

#### 5.3.1 Occupancy Rate

5.3.1.1 The occupancy rate can be measured in terms of either floor area per head or the number of persons per dwelling unit. According to 1991 census the population of Ulhasnagar was 3,69,077 persons with 73,822 houses and 73,986 households. Ambarnath, Kulgaon-Badlapur areas were part of the Kalyan Municipal Corporation area which had total population of 10,14,544 persons as in 1991 with 2,28,259 houses and 2,29,700 households. This shows the occupancy rate of 4.9 persons per house in Ulhasnagar and of 4.4 persons per house in the then Kalyan Municipal Corporation area.

#### 5.3.2 Size of House

5.3.2.1 No statistical data is available whereby average size of a dwelling unit in UAKBSNA can be worked out. However, based on inquiries made and interpreting the municipal records following can be empirically stated:

- i) In gaothans and old settlements the houses are small, closely built, joined by small alleyways without marginal open spaces , congested, exhibiting higher occupancy rate. Recent developments are multi-storeyed and the size of the dwelling unit varies from 200 sq.ft to 600 sq.ft
- ii) In urban areas the new RCC high rise and Chawls the average size of a dwelling unit is 200-267 sq.ft.
- ii) In hutments, the huts are densely built close to each other without proper accesses and open spaces in between. The average sizes of hutment range from 30 to 100 sq.ft.

5.3.2.2 According to the MMRDA's shelter study's observations, as we go away from the most developed Kalyan town towards relatively less developed Dombivili or Ambarnath and Badlapur the proportion of smaller size tenements substantially reduces. The size wise percentage of distribution of the tenements is given in the Table-5.1 :

Size Wise Percentage Of Dwelling Units in UAKBSNA

Table-5.1

| Area                                   | Tenements |                              |      |
|--|-----------|------------------------------|------|
|  | K.M.C.    | Kalyan (including Ambarnath) | KBMC |
| Floor Area up to 25m <sup>2</sup>      | 16%       | 23%                          | 3%   |
| 25 to 50m <sup>2</sup>                 | 46%       | 55%                          | 20%  |
| 50 to 80m <sup>2</sup>                 | 30%       | 21%                          | 52%  |
| Floor area more than 80 m <sup>2</sup> | 8%        | 1%                           | 26%  |

Source: MMRDA Shelter Studies, 1992

### 5.3.3 Density of Dwelling Units

5.3.3.1 As per 1991 census, in Ulhasnagar there were 73,815 houses, which show the density of houses @ 55.34 per ha. Similar information in respect of Kalyan Municipal Corporation area of which the Ambarnath, Kulgaon-Badlapur were parts shown 2,28,259 houses exhibiting the dwelling density of 10.92 per ha. It is thus seen that the density of Ulhasnagar is high.

### 5.3.4 Availability of Infrastructure

5.3.4.1 A house is meant for human inhabitation and therefore should have minimum facilities like a multi purpose room, kitchen, bath room/toilet, and supply of water, power

supply. Housing also needs infrastructure like roads, drainage, schools, health services and recreational facilities. On the basis of visual observation the following qualitative inferences in respect of infrastructure available in the houses of the region are drawn:

- i) The biggest problem of this area has been inadequate public infrastructure, which has not kept pace with the growth of housing. Large-scale commercialisation of construction activity displayed an apathy towards developing the required social infrastructure.
- ii) Haphazard and unrestricted construction activity is creating administrative problems to the municipal councils. This has led to high-rise, unauthorised buildings and slums in Ulhasnagar. There are buildings built on low-lying lands. These buildings with no proper access and roads give rise to problems to the municipal councils during the rainy season.
- iii) Shopping facilities, amenities like garden, schools, dispensaries are not either within easy walking distances from housing area or not existing at all.
- iv) Irregular power supply has become the order of the day.

#### 5.4 Assessment of Future Housing Demand

5.4.1 Assessment of future housing demand for the next 20 years requires consideration of the following factors.

a) Assessment of future demand

This would take into account future population growth and trends of household size. This when compared to building permissions/occupancy certificates granted by municipal authorities would indicate the present annual deficit.

For translating the housing need into effective demand income levels, land and construction cost and availability of housing finance have to be considered.

b) Conservation of existing housing stock

This would require special consideration as large areas are under slums and substantially add to the existing stock if renovated and improved.

5.4.2 The above factors, in the background of the projected population of the region for the next twenty years form the basis for estimating the demand for housing of the region. Based on the population projections of UMC, AMC and KBMC and other urbanised areas of UAKBSNA the demand of housing for the respective areas has been calculated. (Refer Table-5.2) The population of the urban UAKBSNA (including Mahral-Varap and the Urbanisable Zone) is projected to be 10.4 lakhs by the year 2016. The total requirement of new housing of the planning area by 2016 would be around 2.21 lakh dwelling units

Projection of No. of Households and Demand for Housing in Urban UAKBSNA

Table-5.2

| Area            | Total population proposed to be accommodated |        |        |        |        |         | Demand for housing |        |        |        |        |        |
|-----------------|--|--------|--------|--------|--------|---------|--------------------|--------|--------|--------|--------|--------|
|                 | Existing 1991                                | 1996   | 2001   | 2006   | 2011   | 2016    | 1991               | 1996   | 2001   | 2006   | 2011   | 2016   |
| UMC             | 369077                                       | 392500 | 417300 | 443700 | 471700 | 501500  | 73815              | 78500  | 83460  | 88740  | 94340  | 100300 |
| AMC             | 127665                                       | 170500 | 220000 | 256300 | 294000 | 338000  | 29015              | 38750  | 50000  | 58250  | 66818  | 76818  |
| KBMC            | 52157  | 65500  | 81500  | 98500  | 121300 | 150000  | 11338              | 14239  | 17717  | 21413  | 26370  | 32609  |
| Mharal-Varap    | 10716  | 14100  | 19200  | 23300  | 30500  | 38500   | 2381               | 3133   | 4267   | 5178   | 6778   | 8556   |
| U-2 Zone        | 3900   | 4200   | 4500   | 9800   | 11100  | 12400   | 867                | 933    | 1000   | 2178   | 2467   | 2756   |
| UAKBSNA (Urban) | 563515                                       | 646800 | 742500 | 831600 | 928600 | 1040400 | 117417             | 135556 | 156444 | 175758 | 196772 | 221038 |

Source : Primary census 1991 & Draft Regional Plan for MMR 1996-2011

\* Projections made round figures on the basis of interpolation and extrapolation of figures adopted for the 'Draft Regional Plan for MMR : 1996-2011'

5.4.3 The 5 yearly incremental demand vis-à-vis the 5 yearly supply as reflected in building permissions granted gives an impression that in KBMC supply of formal housing outstripped the demand whereas in AMC and UMC supply was marginally short of the demand (Table-5.3). This may also give an impression that if the existing levels are sustained, supply may take care of entire incremental demand. However, such a conclusion may not be tenable as the supply data is based on building permissions granted and not on occupation certificates granted. Moreover, 1991-96 was a real estate boom. It is known that many projects started during this period have not been completed and virtually abandoned at least for the time being. It is therefore, difficult to assume that this level will be sustained in future. It is also observed that during high speculative investment there is a considerable mismatch between supply and effective demand. This leaves out poor households out of the formal market.

## Demand -Supply of Housing in Municipal Areas of UAKBSNA

Table-5.3

| Area | Incremental Demand | Supply of Housing |
|------|--------------------|-------------------|
|      | 1991-96            | 1991-96           |
| UMC  | 4685               | 4430              |
| AMC  | 9735               | 7794              |
| KBMC | 2901               | 15507             |

Source : Municipal Authorities of UMC, AMC & KBMC

- 5.4.4 Inadequate supply of housing in the formal sector coupled with low income levels in Ulhasnagar and Ambarnath lead to the growth of slums. Eventhough MMRDA shelter study estimates indicate rise in the household income levels in the rest of MMR, it is unlikely to produce an affordable shelter for a household.

## 5.5 Affordability of Housing

- 5.5.1 Projection of income levels gives an idea of the affordability profile for housing of the population of UAKBSNA has shown in Table-5.4.

## Projection of Income Distribution of Urban UAKBSNA (No.Of Hhs)

Table-5.4

| Income Group (1991 Prices) |           | 1991   | 1996   | 2001   | 2006   | 2011   | 2016   |
|----------------------------|-----------|--------|--------|--------|--------|--------|--------|
| 450-650                    | %         | 8.37   | 5.87   | 3.37   | 0.87   | 0.00   | 0.00   |
|                            | no.of Hhs | 9828   | 7957   | 5272   | 1529   | 0      | 0      |
| 651-970                    | %         | 10.98  | 9.48   | 7.98   | 6.48   | 3.35   | 0.00   |
|                            | no.of Hhs | 12892  | 12851  | 12484  | 11389  | 6592   | 0      |
| 971-1290                   | %         | 13.61  | 12.61  | 11.61  | 10.61  | 9.61   | 8.61   |
|                            | no.of Hhs | 15980  | 17094  | 18163  | 18648  | 18910  | 19031  |
| 1291-1940                  | %         | 19.48  | 19.98  | 20.48  | 20.98  | 21.48  | 20.83  |
|                            | no.of Hhs | 22873  | 27084  | 32040  | 36874  | 42267  | 46042  |
| 1941-3230                  | %         | 25.21  | 26.71  | 28.21  | 29.71  | 31.21  | 32.71  |
|                            | no.of Hhs | 29601  | 36207  | 44133  | 52218  | 61413  | 72302  |
| 3231-6450                  | %         | 17.46  | 19.96  | 22.46  | 24.96  | 27.46  | 29.96  |
|                            | no.of Hhs | 20501  | 27057  | 35137  | 43869  | 54034  | 66223  |
| 6451-12900                 | %         | 4.90   | 5.40   | 5.90   | 6.40   | 6.90   | 8.00   |
|                            | no.of Hhs | 5753   | 7320   | 9230   | 11249  | 13577  | 17683  |
| Total                      | %         | 100    | 100    | 100    | 100    | 100    | 100    |
|                            | no.of Hhs | 117417 | 135556 | 156444 | 175759 | 196772 | 221038 |

Source : MMRP 1996-2011

- 5.5.2 This household income distribution and projections can be translated into affordable housing budget profiles by estimating credit raising capacity of households of different income groups based on the monthly loan repayment ability which depends upon the household savings. The affordable budget profiles of UAKBSNA when compared with 1991 costs of house-types shows the following picture. (Refer Table-5.5)



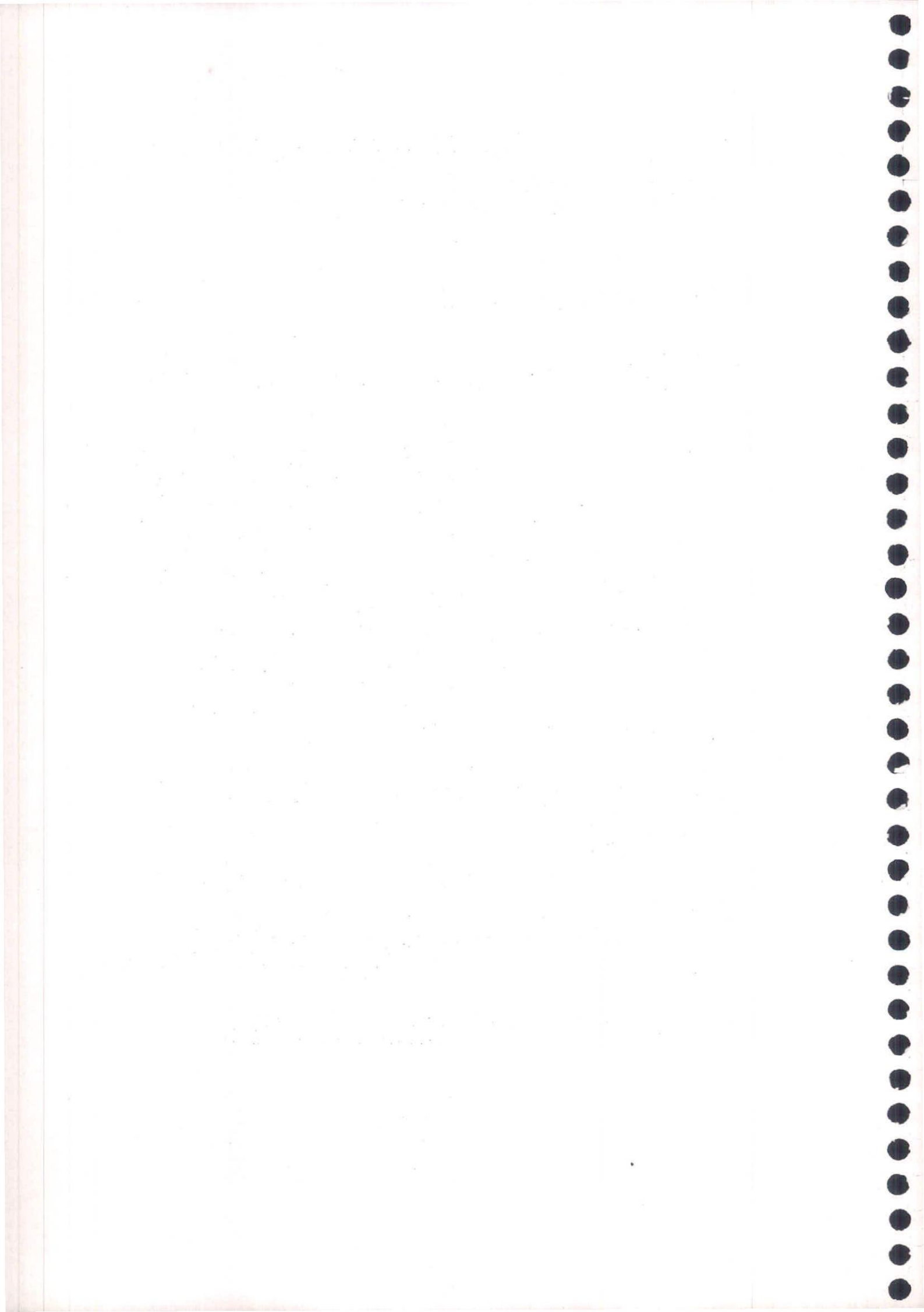
Affordable Housing Budget profiles of Urban UAKBSNA

Table-5.5

| Income Group (1991) | % Hhs in 1991 | Savings in Rs. | Affordable Credit in Rs. (HUDCO) | Total Affordable Housing Budget in | Affordable House                  |
|---------------------|---------------|----------------|----------------------------------|------------------------------------|-----------------------------------|
| 450-650             | 8.37          | 550            | 6732                             | 7282                               | 25-30 sq.m serviced               |
| 651-970             | 10.98         | 1216           | 11905                            | 13121                              |                                   |
| 971-1290            | 13.61         | 2261           | 13657                            | 15918                              |                                   |
| 1291-1940           | 19.48         | 4847           | 22304                            | 27151                              | 40 sq.m serviced                  |
| 1941-3230           | 25.21         | 10342          | 38036                            | 48378                              |                                   |
| 3231-6450           | 17.46         | 29043          | 75075                            | 104118                             | Attainment of 80sq.m. in Badlapur |
| 6451-12900          | 4.90          | 77404          | 156891                           | 234295                             |                                   |

5.5.3 It can be observed from the above table that the maximum budget which can be afforded by the smallest proportion of population (4.9%) is perhaps less than the price of any house available in the formal housing market. This will leave with the option of a serviced plot for the rest of the population. This is also indicative of the need of pursuing *insitu* slum improvement schemes more vigorously in UAKBSNA. This is because the large-scale slum redevelopment schemes on the lines of Mumbai may not be viable in this part of the region on account of comparatively low real estate prices.

5.5.4 At present, there is nothing to suggest in UAKBSNA that these schemes are being pursued at a desirable level. Only recently Ulhasnagar, Ambarnath and Kulgaon-Badlapur municipal bodies have received funds from the Town Planning Department towards the infrastructure improvement in slum areas and the work of identifying the slum pockets and improvement schemes is in progress.



## CHAPTER - 6

### SOCIAL INFRASTRUCTURE

#### 6.1 Introduction

6.1.1 Social Infrastructure, which includes facilities for education, health, recreation, cultural and social activities make city life fuller and richer. However, all of these facilities are not provided by private market at appropriate locations. 'Reserving' land for these facilities at right locations therefore forms an important component of a development plan. Before providing for new facilities, it is necessary to evaluate the availability of existing facilities in order to assess the present deficiency.

#### 6.2 Educational Facilities

6.2.1 Educational facilities consist of primary and secondary schools, arts/science/commerce college, engineering/medical college or any other institute of specialised learning such as technical / vocational training institutes etc.

6.2.2 In UAKBSNA the above facilities are provided by the Government, Municipal Councils, Gram Panchayats, Zilla Parishads as well as private voluntary sector.

6.2.3 The details of the educational facilities available in UAKBSNA are given in the Table-6.1.

Educational Facilities in UAKBSNA

Table-6.1

| Area            | No         |            |           | Students     |              |              |
|-----------------|------------|------------|-----------|--------------|--------------|--------------|
|                 | P.S.       | S.S.       | College   | P.S.         | S.S.         | College      |
| U.M.C.          | 63         | 33         | 7         | 45903        | 47604        | 24073        |
| A.M.C.          | 42         | 27         | 1         | 17202        | 14758        | 1055         |
| K.B.M.C.        | 34         | 13         | 2         | 3546         | 13464        | 572          |
| Rest<br>UAKBSNA | 51         | 28         | 1         | 6624         | 2344         | NA           |
| <b>Total</b>    | <b>190</b> | <b>101</b> | <b>11</b> | <b>73275</b> | <b>78170</b> | <b>25680</b> |

Source : Education Department of Ulhasnagar Ambarnath and Kulgaon-Badlapur Municipal Authorities.

6.2.4 According to the planning standards 22.5% of the population is considered to be the primary and secondary school going children. All the urban centers of UAKBSNA have students well over this percentage. However, majority of schools lacks basic facilities such as toilets, libraries, science laboratories etc. Only few Schools in the region have play areas of adequate size. Primary education facilities are provided through Zilla Parishad schools in the rural area. Even though majority of villages in UAKBSNA have primary education facilities only around 28 villages among 56 villages like Rayate, Dhoke, Usatane, Mharal and Rohinjan have secondary education facility.

6.2.5 In Ambarnath and Kulgaon-Badlapur, facilities for only arts or commerce courses are available in colleges while most of the colleges in Ulhasnagar have facilities for arts, commerce and science as well. Facilities for B.Ed D.Ed and M.Ed are also available in Ulhasnagar. In addition to the above education facilities there are also two technical high schools functioning in Ulhasnagar. These schools conduct courses in different trades. It is also found that there is one polytechnic in Ulhasnagar conducting courses in Computers and Electronics. The nearest engineering college for UAKBSNA is located at Thane and for the medical education students depend on Mumbai.

6.2.6 The major problems identified from surveys regarding the educational facilities are

- i) Schools are locationally not evenly distributed in the developed areas of UAKBSNA.
- ii) Some schools are run in unauthorised shanty structures and located even below transmission lines.
- iii) Many Schools do not have sufficient land and are substandard in terms of space.
- iv) Many buildings are very old, need repairs and up-gradation.
- v) Majority of schools do not have essential facilities like Library, Playground, Laboratories etc.

### 6.3 Health and Medical Facilities

6.3.1 Health facilities consist of hospitals, health centres, maternity homes and dispensaries. Following types of medical facilities are available in the planning area.

- i) Government and/or municipal hospitals, private hospitals
- ii) Dispensaries - private and municipal.
- iii) Maternity Homes - private and municipal.

6.3.2 A list of the existing health facilities in the planning area is given in the Table-6.2. :

Medical facilities in UAKBSNA

Table-6.2

| Facility       | No. of Units | No. of Beds. |
|----------------|--------------|--------------|
| Hospital       | 82           | 1492         |
| Health centres | 2            | 20           |
| Dispensaries   | 160          |              |

Source : Health departments of Ulhasnagar, Ambarnath and Kulgaon Badlapur Municipal Authorities.

- 6.3.3 In Ulhasnagar Municipal Corporation, there are 3 Government hospitals with 350 beds, 3 hospitals run by charitable trusts with capacity of 160 beds, 38 private hospitals with 500 beds and one dispensary run by the municipal authority. Majority of these hospitals are located along major roads or busy streets.
- 6.3.4 In Ambarnath Municipal Council there is one full fledged General Hospital run by the municipal council known as Dr.B.G.Chhaya Memorial Hospital, situated in the heart of the town with a capacity of 75 beds. There are 22 hospitals with 224 beds, 110 dispensaries (108 private, and 2 run by municipal council), and 11 maternity homes.
- 6.3.5 Kulgaon-Badlapur Municipal Council, has one general hospital run by the council itself known as B.S.Dubey Hospital with a capacity of 35 beds. On an average 125-150 patients are treated here everyday. There is one primary health centre with facilities for treating Leprosy also. There are some maternity homes to cater to the needs of the Badlapur population. In addition to these there are about 15 Hospitals and 49 Dispensaries run privately.
- 6.3.6 In the rural area of UAKBSNA, there are 6 dispensaries, 9 primary health centers and 3 nursing homes in different villages. There is one hospital at village Rohinjan. People from Panvel Tehsil depend on the medical facilities available at Panvel Town. The existing medical facilities in rural areas need to be strengthened, and require attention in the preparation of the development plan.
- 6.3.7 Major problems associated with the health sector are :
- i) Inadequate number of health centers and beds to cope up with the demand.
  - ii) Lack of availability of specialised treatment for which people have to depend upon Mumbai.
  - iii) Uneven spatial distribution of health facilities.

## 6.4 Recreational, Social and Cultural Facilities

- 6.4.1 Recreational facilities include parks, playgrounds, sports complex and other open spaces while social and cultural facilities include community centres, social welfare centres, town halls, cinema/drama theaters, museums, homes for elderly people, orphanages, public libraries, public assembly halls etc.
- 6.4.2 As per the landuse survey, there are 13 cinema theaters, out of which 5 are closed down. At present there are 4 cinema theaters in Ulhasnagar, 2 in Ambarnath and 1 cinema theater in Kulgaon-Badlapur. In addition to this, there are 2 open air theaters in this region. There is 1 rehabilitation center to cater to the needs of homeless and destitute. By and large the planning area has inadequate social and cultural facilities which should be given proper thought while formulating the proposals.
- 6.4.3 UAKBSNA presents picturesque and interesting locations due to its hilly configuration. At present, recreational facilities in the planning area are limited to small playgrounds and gardens developed by individual housing societies and local municipalities. In Ulhasnagar there is one garden-temple complex at Shahad developed by an industrialist on the hill in the northern portion opposite Century Rayon, which admeasures about 2.8 ha. Other prominent gardens are the one behind Sapna Theater and the other known as Gol Maidan located in Camp No.3. These two gardens are situated in the heart of the town and are accessible to the public. The remaining gardens are very small in size and hardly serve the purpose they are meant for. However, Ambarnath and Kulgaon-Badlapur municipal councils have developed one garden each recently in their respective areas. In addition to this, Badlapur being picturesque has several potential places along Ulhas river located on the hills, which could be developed into picnic spots with a little effort from the concerned authorities. There are potential pilgrimage places in UAKBSNA viz. Shiv Temple, Haji-Malangad etc. that could be developed into tourist attractions with proper planning.

## 6.5 Cremation and Burial Grounds

- 6.5.1 In the 3 urban areas of UAKBSNA there are 8 cremation and 5 burial grounds. The distribution and the areas of the existing Cremation and Burial Grounds are given in the Table-6.3. In the rural area almost all the villages have either formal or informal cremation facilities.

Cremation and Burtal Grounds in Urban UAKBSNA Table-6.3

|              | B G      | CG       | Total Area (In ha.) |
|--------------|----------|----------|---------------------|
| UMC          | Nil      | 5        | 3.74                |
| AMC          | 3        | 1        | 1.57                |
| KBMC         | 2        | 2        | 2.52                |
| <b>Total</b> | <b>5</b> | <b>8</b> | <b>7.83</b>         |

Source : *Uthasagar, Ambarnath and Kulgaon Badlapur Municipal Authorities.*

## 6.6 Amenities in Rest UAKBSNA (Rural)

6.6.1 The existing amenities available in rural areas of UAKBSNA are given in the Table-6.4

EXISTING AMENITIES IN REST UAKBSNA  
ULHASNAGAR - TAHSIL

Table No.6.4

| Sr. No.   | Name of Village | Population<br>1991 | AMMENITIES AVAILABLE |    |         |         |     |        |           |          |         | Remarks |
|-----------|-----------------|--------------------|----------------------|----|---------|---------|-----|--------|-----------|----------|---------|---------|
|           |                 |                    | Education            |    |         | Medical |     |        | Post &    | Market   | C.G/B.G |         |
|           |                 |                    | PS                   | SS | College | D       | PHS | PHC/NH | Telegraph | Day      |         |         |
| 1         | Ambe            | 749                | 1                    | .. | ..      | ..      | ..  | ..     | ..        | ..       | ..      |         |
| 2         | Amboshi         | 39                 | ..                   | .. | ..      | ..      | ..  | ..     | ..        | ..       | ..      |         |
| 3         | Asode           | ..                 | ..                   | .. | ..      | ..      | ..  | ..     | ..        | ..       | ..      |         |
| 4         | Bandhanwadi     | 259                | ..                   | .. | ..      | ..      | ..  | ..     | ..        | ..       | ..      |         |
| 5         | Bohonoli        | 603                | 1                    | .. | ..      | ..      | 1   | ..     | ..        | ..       | ..      |         |
| 6         | Burdul          | 615                | 1                    | .. | ..      | ..      | ..  | ..     | ..        | ..       | ..      |         |
| 7         | Chinchvali BK.  | 582                | 1                    | 1  | ..      | ..      | 1   | ..     | 1         | ..       | ..      |         |
| 8         | Chirad          | 393                | 1                    | 1  | ..      | ..      | ..  | ..     | ..        | ..       | ..      |         |
| 9         | Dhoke           | 601                | 1                    | 1  | ..      | ..      | ..  | ..     | ..        | ..       | ..      |         |
| 10        | Gorpe           | 670                | 1                    | .. | ..      | ..      | ..  | ..     | ..        | ..       | ..      |         |
| 11        | kakole          | 447                | 1                    | .. | ..      | ..      | ..  | ..     | 1         | Thursday | ..      |         |
| 12        | Kakadwal        | 1208               | 1                    | .. | ..      | ..      | ..  | ..     | ..        | ..       | ..      |         |
| 13        | Karavale Kh.    | 479                | 1                    | 1  | ..      | 1       | 1   | ..     | ..        | ..       | ..      |         |
| 14        | Kharad          | 630                | 1                    | 1  | ..      | ..      | ..  | ..     | ..        | ..       | ..      |         |
| 15        | Khumbharli      | 308                | 1                    | .. | ..      | ..      | ..  | ..     | ..        | ..       | ..      |         |
| 16        | Kushavali       | 584                | 1                    | .. | ..      | ..      | ..  | ..     | 1         | ..       | ..      |         |
| 17        | Mangrul         | 1618               | 1                    | 1  | ..      | ..      | ..  | 1      | 1         | ..       | ..      |         |
| 18        | Narhen          | 889                | 1                    | 1  | ..      | 1       | ..  | ..     | ..        | ..       | ..      |         |
| 19        | Nevali          | 1520               | 1                    | .. | ..      | ..      | ..  | ..     | ..        | ..       | ..      |         |
| 20        | Pali            | 471                | 1                    | .. | ..      | ..      | 1   | ..     | ..        | ..       | ..      |         |
| 21        | Posari          | 719                | 1                    | 1  | ..      | ..      | ..  | 1      | ..        | ..       | ..      |         |
| 22        | Sai             | 648                | 1                    | .. | ..      | ..      | ..  | ..     | ..        | ..       | ..      |         |
| 23        | Sakharoli       | ..                 | 1                    | .. | ..      | ..      | ..  | ..     | ..        | ..       | ..      |         |
| 24        | Savaroli        | 188                | 1                    | .. | ..      | ..      | ..  | ..     | ..        | ..       | ..      |         |
| 25        | Shiravali       | 369                | 1                    | 1  | ..      | ..      | ..  | ..     | ..        | ..       | ..      |         |
| 26        | Usatne          | 865                | 1                    | 1  | ..      | 1       | ..  | ..     | ..        | ..       | ..      |         |
| 27        | Wadi            | 2545               | 1                    | .. | ..      | 1       | 1   | ..     | ..        | ..       | ..      |         |
| Sub-Total |                 |                    | 24                   | 10 | 0       | 4       | 5   | 2      | 4         | 0        |         |         |

## PANVEL - TAHSIL

|           |               |      |    |    |    |    |    |    |    |    |    |  |
|-----------|---------------|------|----|----|----|----|----|----|----|----|----|--|
| 1         | Adivali       | 464  | 1  | .. | .. | .. | .. | .. | .. | .. | .. |  |
| 2         | Bid           | 55   | .. | .. | .. | .. | .. | .. | .. | .. | .. |  |
| 3         | Dhansar       | 1593 | 1  | .. | .. | .. | .. | .. | .. | .. | .. |  |
| 4         | Ghot          | 992  | 1  | 1  | .. | .. | .. | .. | 1  | .. | .. |  |
| 5         | Karavali Bk   | 503  | 1  | 1  | .. | .. | .. | .. | 1  | .. | .. |  |
| 6         | Nagjari       | 595  | 1  | .. | .. | .. | .. | .. | .. | .. | .. |  |
| 7         | Pisarve       | 900  | 1  | .. | .. | .. | .. | .. | .. | .. | .. |  |
| 8         | Rohinjan      | 1815 | 1  | 1  | .. | .. | 1  | .. | .. | .. | .. |  |
| 9         | Taloje-Majkur | 1724 | 1  | .. | .. | .. | 1  | .. | .. | .. | .. |  |
| 10        | Turbbe        | 469  | 1  | .. | .. | .. | .. | .. | .. | .. | .. |  |
| Sub-Total |               |      | 9  | 3  | 0  | 0  | 2  | 0  | 2  | 0  |    |  |

## KALYAN - TAHSIL

|           |                    |      |    |    |    |    |    |    |    |    |    |  |
|-----------|--------------------|------|----|----|----|----|----|----|----|----|----|--|
| 1         | Ambivili Tarf Chon | 39   | 1  | .. | .. | .. | .. | .. | .. | .. | .. |  |
| 2         | ANE                | 445  | 1  | 1  | .. | .. | .. | .. | .. | .. | .. |  |
| 3         | Antarli            | 285  | 1  | 1  | .. | .. | .. | .. | .. | .. | .. |  |
| 4         | Bhisol             | 746  | 1  | 1  | .. | .. | 1  | .. | 1  | .. | .. |  |
| 5         | Dhamtan            | 87   | .. | .. | .. | .. | .. | .. | .. | .. | .. |  |
| 6         | Ghotsai            | 2118 | 1  | 1  | .. | .. | .. | .. | .. | .. | .. |  |
| 7         | Jambhul Mohili     | 1461 | 1  | 1  | .. | 1  | .. | .. | .. | .. | .. |  |
| 8         | Khoni              | 1078 | 1  | 1  | .. | .. | .. | .. | 1  | .. | .. |  |
| 9         | Manivili           | 1508 | 1  | 1  | .. | .. | .. | .. | .. | .. | .. |  |
| 10        | Nalumbi            | 415  | 1  | 1  | .. | .. | .. | .. | .. | .. | .. |  |
| 11        | Nandap             | 805  | 1  | 1  | .. | .. | .. | .. | .. | .. | .. |  |
| 12        | Rayate             | 1697 | 1  | 1  | 1  | 1  | .. | .. | 1  | 1  | .. |  |
| 13        | Shirdhon           | 542  | 1  | 1  | .. | .. | .. | .. | .. | .. | .. |  |
| 14        | Vadavali Bk.       | 613  | 1  | .. | .. | .. | .. | .. | .. | .. | .. |  |
| 15        | Vadavali Kh.       | 515  | 1  | .. | .. | .. | .. | .. | .. | .. | .. |  |
| 16        | Vasant Shelavali   | 1490 | 1  | 1  | .. | .. | .. | .. | .. | .. | .. |  |
| 17        | Mharal             | 9660 | 1  | 1  | .. | .. | .. | .. | .. | .. | .. |  |
| 18        | Varap              | 1057 | 1  | 1  | .. | .. | .. | .. | 1  | .. | .. |  |
| 19        | Kambe              | 3440 | 1  | 1  | .. | .. | 1  | .. | .. | .. | .. |  |
| Sub-Total |                    |      | 18 | 15 | 1  | 2  | 2  | 1  | 4  | 0  |    |  |
| Total     |                    |      | 51 | 28 | 1  | 6  | 9  | 3  | 10 | 0  |    |  |



## CHAPTER - 7

### ECONOMIC ACTIVITIES

#### 7.1 Employment

7.1.1 Employment pattern as reflected in the Primary census abstracts of 1971, 1981 and 1991 is described below.

7.1.2 The occupation structure data of 1971 and 1991 primary census have adopted the same set of workers classification in which primary, secondary and tertiary sectors are clearly defined. Whereas 1981 data have been produced indifferent way. Hence these data cannot be directly compared with 1971 and 1991 data in terms of various sectors except for the total employment figures of an urban centre. The classification adopted for various censuses is explained below :-

| 1971&1991 census Category  | 1981 census category   |
|--|--|
| <ul style="list-style-type: none"> <li>• Cultivators ( I )</li> <li>• Agricultural Labour ( II )</li> <li>• Livestock, Forestry, Fishing, Hunting, Plantation etc.; ( III )</li> </ul> <p><i>Primary sector ( I+II+III )</i></p>   | <ul style="list-style-type: none"> <li>• Cultivators ( I )</li> <li>• Agricultural labour ( II )</li> <li>• Manufacturing, processing, servicing, repairing etc. in Household industry ( Va )</li> <li>• Other Services ( III+IV+Vb+VI+VIII+VIII+IX )</li> </ul> |
| <ul style="list-style-type: none"> <li>• Mining &amp; Quarrying ( IV )</li> <li>• Manufacturing, processing, servicing, repairing etc. in Household industry ( Va )</li> <li>• Manufacturing, processing, servicing, repairing etc. in other than Household industry ( Vb )</li> <li>• Construction ( VI )</li> </ul> <p><i>Secondary sector ( IV+Va+Vb+VI )</i></p> |  |
| <ul style="list-style-type: none"> <li>• Trade &amp; Commerce ( VII )</li> <li>• Transport, storage &amp; Communication(VIII )</li> <li>• Other services ( IX )</li> </ul> <p><i>Tertiary Sector ( VII+VIII+IX )</i></p>   |  |

## 7.2 Existing Structure of Employment in UAKBSNA

7.2.1 For the purpose of analysis of primary census data (i.e. resident workers), only the urban areas of UAKBSNA are taken into consideration as they constitute more than 90% of UAKBSNA employment. The employment of UAKBSNA is given in the Table-7.1.

Resident Workers in Urban UAKBSNA : 1971-1991

Table-7.1

| Area/Year | 1971             |        | 1981              |        | 1991              |        | Annual Compound Growth rate |           |
|-----------|------------------|--------|-------------------|--------|-------------------|--------|-----------------------------|-----------|
|           | Employment       | %      | Employment        | %      | Employment        | %      | 1971-1981                   | 1981-1991 |
| UMC       | 46301<br>(27.48) | 66.02  | 78759<br>(28.78)  | 65.55  | 111973<br>(30.34) | 65.69  | 5.46                        | 3.58      |
| AMC       | 18077<br>(30.75) | 25.78  | 31165<br>(30.99)  | 25.94  | 40855<br>(32.00)  | 23.97  | 5.60                        | 2.74      |
| KBMC      | 5753<br>(31.82)  | 8.20   | 10235<br>(32.58)  | 8.52   | 17617<br>(33.78)  | 10.34  | 5.93                        | 5.58      |
| UAKBSNA   | 70131<br>(28.59) | 100.00 | 120159<br>(29.62) | 100.00 | 170445<br>(31.05) | 100.00 | 5.53                        | 3.56      |

Source : Primary Census

Note : Figures in the brackets indicate resident workers per 100

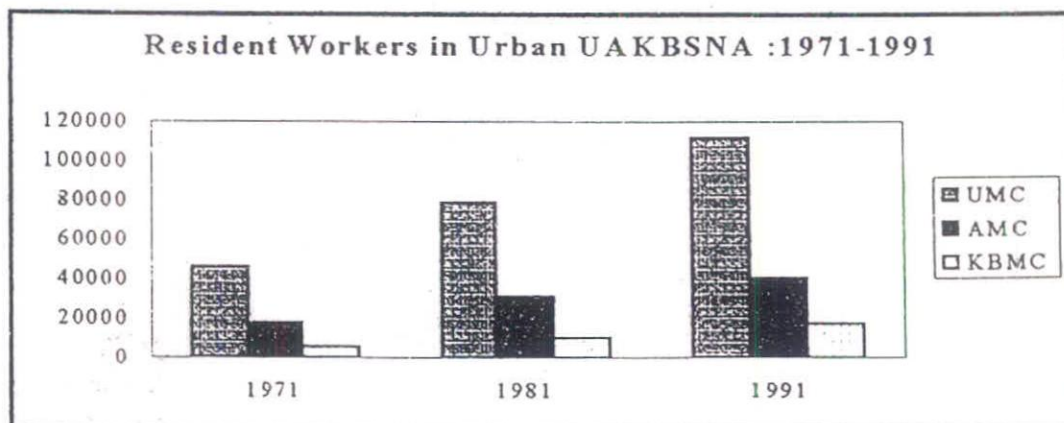


Figure-7.1

7.2.2 Ulhasnagar dominates the share of resident workers with a share of 66%, which has remained more or less same from 1971. Ambarnath occupies the second place with 24%, which has slightly reduced from its share of 25.7% in 1971. Kulgaon-Badlapur accounts for 10% of total urban UAKBSNA resident workers. Resident workers in UAKBSNA have registered an annual compound growth rate of 3.36% during 1981-91, which has come down from 5.53% registered during 1971-81 (refer Table-7.1). It could also be noted from the above table that the ratio of resident workers to the population is registered a steady growth in all urban centers. The overall employment growth from 1971 onwards in each municipal council is diagrammatically illustrated in the Figure-7.1.

7.2.3 As in the case of MMR, in Urban UAKBSNA also, a shift towards tertiary Sector activities is apparent which has improved its share from 45.1% in 1971 to 53.8% in 1991 (refer Table-7.2). On the other hand secondary sector and primary sector have experienced a decline. (Secondary sector has come down from 48.6% in 1971 to 43.1% in 1991 and primary sector from 6.24% in 1971 to 3% in 1991).

7.2.4 The economic census data of 1980 and 1990 could have presented a more realistic picture of the employment pattern of the region as this census is carried out on the basis of place of work (Table-7.3). However the figures indicate that there is a sharp fall in the employment of UMC which appears to be unrealistic such these figure have not been candied.

### 7.3 Ulhasnagar Municipal Corporation

7.3.1 Tertiary sector comprising trade, commerce etc. account for major share of 59% of the resident workers. Secondary sector (manufacturing etc.) constitutes 40% (refer Figure-7.2). This implies that Ulhasnagar is not only a major trade centre but also an active manufacturing centre. Primary sector constitutes a negligible 0.45% indicating the near total urbanisation of Ulhasnagar Municipal Corporation. These trends are similar to 1971-activity pattern implying that there is no shift of economic base during the past 2 decades.

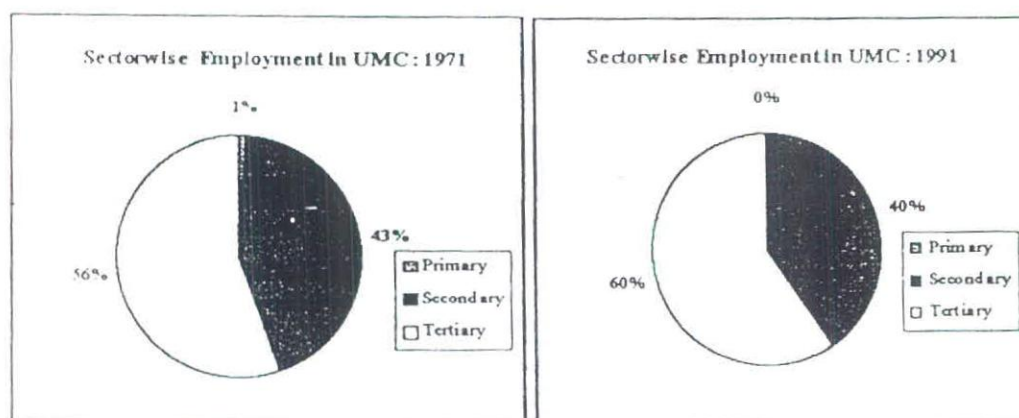


Figure-7.2

7.3.2 According to the opinion of registered body of Ulhasnagar Manufacturers Association, the small scale manufacturing activity, primarily textiles, confectionery, furniture, electric goods, embroidery etc is the dominant feature of the economy of Ulhasnagar Municipal Corporation.. Ulhasnagar has emerged as an urban centre for budding entrepreneur is evident from the Table-7.4.

## 7.4 Ambarnath Municipal Council

7.4.1 Though the proportion of resident workers in the secondary sector has reduced from 70% in 1971 to 51% in 1991 ( Refer Figure-7.3), it continues to dominate the employment of Ambarnath Municipal Council. Tertiary Sector, which has experienced a high growth rate with 7.7% p.a. during 1971-91 and an improved share from 22% in 1971 to 43% in 1991 is in the second position. (refer Table-7.2).

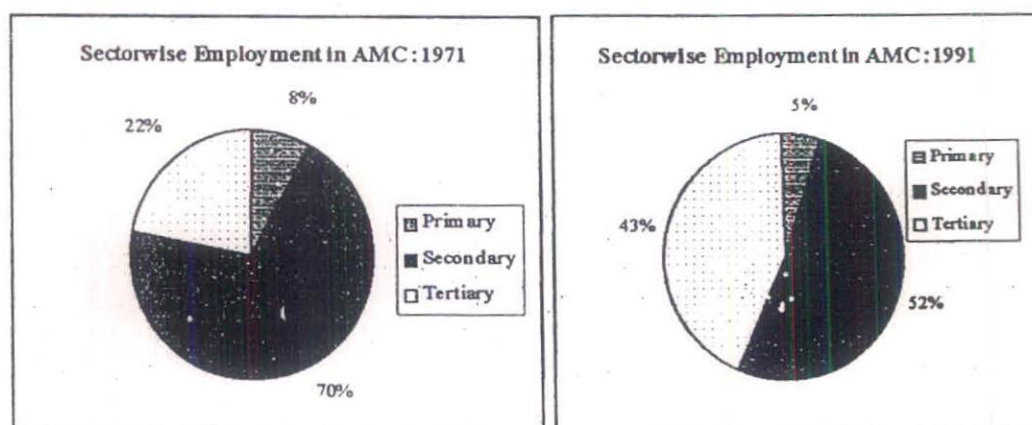


Figure-7.3

7.4.2 Sectoral distribution of employment according to Economic Census, 1990 indicates the dominance of the manufacturing activity with 53% followed by the service sector with 46%. But the reduction in the dominance of manufacturing activity and a shift towards service sector is clearly established when compared to the year 1980, when secondary and tertiary sector constituted 64% 35% respectively. This indicates a process of shift in the economic base, which has started taking place gradually during 1980's. This could be further reinforced by the fact that tertiary sector recorded a high growth rate @ 8% p.a. compared to 2.3% p.a. by secondary sector during 1980-1990 (refer Table-7.3).

## 7.5 Kulgaon-Badlapur Municipal Council

7.5.1 The most significant change in terms of sectoral distribution of resident workers has occurred in the primary sector. Its proportion which has come down from its dominance of 43% in 1971 to a mere 6.24% in 1991, (refer Figure-7.4) indicating a major shift of economic base towards tertiary and secondary sector activities. Kulgaon-Badlapur municipal council is experiencing a rapid growth rate 5.6% compared to the other two urban centres of UAKBSNA. Though this has slowed down compared to 1971-81 (5.93%). Sectorwise growth rates available for 1971-91 indicate that secondary

sector has grown at a higher rate of 9% per annum followed by tertiary 7% p.a. primary sector a growth of only 0.31% p.a. (refer Table-7.2).

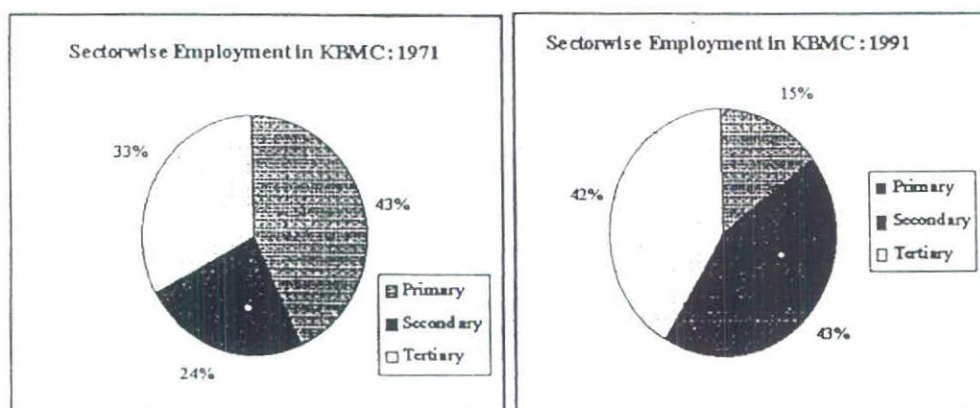


Figure-7.4

## 7.6 Rest of UAKBSNA (Rural)

- 7.6.1 The rural employment trends are available through the primary census data of 1981 and 1991. Rest of UAKBSNA (Rural) accounts for only 9% of total UAKBSNA employment. The work force is chiefly engaged in the agricultural and allied activities, which have a dominant share of 64%. Secondary and tertiary sector activities account for 22% and 14% respectively. The resident workers of rural UAKBSNA grew at a compound rate of 1.69% per annum.

## 7.7 Employment in Shops and Establishments

- 7.7.1 Another important source of data on employment is the annual tax collection from commercial establishments carried out by the office of the Labour Commissioner under the Shops & Establishment Act. It gives data regarding the area : number of jobs in the commercial establishments. The activities pertaining to trade and commerce such as wholesale establishments, high order retail trade, private business offices, markets and shops, hotels are generally covered in this information. The trends for 1992-1995 are available for comparison and analysis.

Shops and Establishments in UAKBSNA, 1991-1995

Table-7.5

| Type of Establishments      | 1992         |              | 1993         |              | 1994         |              | 1995         |              |
|-----------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
|                             | Est.         | Emp.         | Est.         | Emp.         | Est.         | Emp.         | Est.         | Emp.         |
| <i>UMC</i>                  |              |              |              |              |              |              |              |              |
| Shops                       | 15447        | 26713        | 16242        | 28279        | 17126        | 30040        | 17881        | 31526        |
| Commercial Establishments   | 6248         | 17590        | 6517         | 18591        | 6881         | 19874        | 7261         | 20982        |
| Guest House/Hostels         | Nil          | Nil          | Nil          | Nil          | Nil          | Nil          | Nil          | Nil          |
| Restaurants and Hotels      | 1703         | 3399         | 1769         | 3556         | 1848         | 3760         | 1935         | 3960         |
| Theaters /PEP               | 9            | 147          | 9            | 147          | 20           | 168          | 30           | 181          |
| <b>Sub Total</b>            | <b>23407</b> | <b>47849</b> | <b>24537</b> | <b>50573</b> | <b>25875</b> | <b>53842</b> | <b>27107</b> | <b>56649</b> |
| <i>AMC&amp;KBMC</i>         |              |              |              |              |              |              |              |              |
| Shops                       | 2492         | 2827         | 2227         | 2573         | 2371         | 2741         | 2455         | 2800         |
| Commercial Establishments   | 393          | 1021         | 791          | 1514         | 828          | 1939         | 916          | 2098         |
| Guest House/Hostels         | Nil          | Nil          | Nil          | Nil          | Nil          | Nil          | Nil          | Nil          |
| Restaurants and Hotels      | 278          | 723          | 440          | 907          | 444          | 926          | 472          | 969          |
| Theaters                    | 6            | 55           | 5            | 54           | 0            | 0            | 0            | 0            |
| Public Entertainment places | Nil          | Nil          | Nil          | Nil          | 7            | 57           | 7            | 57           |
| <b>Sub Total</b>            | <b>3169</b>  | <b>4626</b>  | <b>3463</b>  | <b>5048</b>  | <b>3650</b>  | <b>5663</b>  | <b>3850</b>  | <b>5924</b>  |
| <b>UAKBSNA Urban Total</b>  | <b>26576</b> | <b>52475</b> | <b>28000</b> | <b>55621</b> | <b>29525</b> | <b>59505</b> | <b>30957</b> | <b>62573</b> |

Source: Asst.Labour Commissioner, Kalyan

7.7.2 The data from the Table-7.5 shows a steady growth in the commercial activity of the region in terms of establishments as well as employment. However the dominance of Ulhasnagar is apparent as it continues to constitute more than 90% of UAKBSNA's commercial activity. The limitations of this data are that the records for individual establishments are many a times not up to date, and the employment covered is only a part of total work force. However the character of the commercial activity in the region is briefly described in the following paragraphs.

7.7.3 Ulhasnagar is known for its small-scale industries and also for its shopping bazaars. There is however no exclusive wholesale market or a shopping precinct in the town. All the shopping activities, be it wholesale or retail are carried out along both sides of major roads. Major commercial activity takes place along the Kalyan-Badlapur road, furniture bazaar road, Gajanan market road, the road from Shri Ram theater to Prabhat theater and the road from Kailash Colony to hill line police station creating obstructions to the traffic. These shops sell, in addition to the day to day commodities and

specialised goods, articles designed and manufactured by various small-scale industries situated within Ulhasnagar. The important commodities manufactured and sold in Ulhasnagar are ready-made garments, fine embroidered cloth, furniture (wooden and steel), biscuits, pickles, confectionery, soaps, plastic articles etc. Large number of hotels are also found in Ulhasnagar to serve the shoppers and are packed throughout the day.

7.7.4 There are five municipal markets in Ambarnath with 622 shops. There are 355 shops at Shiva market inclusive of few stalls for mutton and fish. Chattrapati Shivaji Market is purely vegetable market with 104 shops. There are three other markets namely Netaji Subhash Market, the market near Y.B.Chavan open-air theater and the one near municipal residential building accommodating 126,13 and 24 shops respectively. Besides, the town has 1689 commercial establishments functioning as printing presses, photo studios, banks, typing units etc., and another 343 units under the cover of small scale industries such as flour mills, engineering workshops, chemical and electrical shops etc. In total, there are 2032 commercial units in Ambarnath.

7.7.5 In KBMC, the major commercial activity is concentrated around the railway station, Kalyan-Karjat road and also to a certain extent in Badlapur village.

7.7.6 People from the surrounding rural areas, primarily depend on Kalyan, Ambarnath and Ulhasnagar for their day to day and weekly needs and for sale of agricultural products.

## 7.8 Industrial Employment

7.8.1 The data obtained from the Inspector of Factories show that there are around 570 industrial establishments with an employment of about 30000 in the three urban centers of UAKBSNA. Ulhasnagar takes the highest share of industrial employment with 55% of total urban industrial employment. Ambarnath and Kulgaon-Badlapur accounts for 34% and 11% respectively.

7.8.2 Establishment size-wise analysis indicates that almost 74% of total industrial employment is found in the industries which employ more than 100 workers (refer Table-7.6). The presence of large industrial giants such as Century Rayon, Amar dye Indian Dye Stuff, DMC and several other large scale industries in UAKBSNA can explain the foregoing observation.

Size Wise (No.of employees ) Industrial Establishments in UAKBSNA – 1994 Table 7.6

|         | No of Workers  | 1 | 2-4 | 5-9  | 10-19 | 20-49 | 50-99 | 100+  | Total |
|---------|----------------|---|-----|------|-------|-------|-------|-------|-------|
| UMC     | Establishments |   | 10  | 50   | 33    | 39    | 8     | 22    | 162   |
|         | Employment     |   | 35  | 355  | 480   | 1005  | 520   | 14345 | 16740 |
| AMC     | Establishments |   | 10  | 37   | 34    | 45    | 30    | 45    | 201   |
|         | Employment     |   | 32  | 307  | 513   | 1297  | 1627  | 6582  | 10358 |
| KBMC    | Establishments |   | 10  | 85   | 20    | 27    | 1     | 4     | 147   |
|         | Employment     |   | 35  | 545  | 341   | 774   | 50    | 1500  | 3245  |
| UAKBSNA | Establishments |   | 30  | 172  | 87    | 111   | 39    | 71    | 510   |
|         | Employment     |   | 102 | 1207 | 1334  | 3076  | 2197  | 22427 | 30343 |

Source : Inspector of Factories, Kalyan.

7.8.3 The limitation of this information however, is, though this gives employment in registered industrial units (units are registered based on certain parameters such as number of employees, energy consumed etc.), it completely misses out the employment potential of small and unregistered manufacturing units prevalent all over UAKBSNA particularly in Ulhasnagar.



EMPLOYMENT CHANGES IN VARIOUS SECTORS IN UAKBSNA : 1971-1991.

Table

| Classification  | Ulhasnagar Municipal Corporation |            |         |            | Ambarnath Municipal Council |            |         |            | Kulgaon-Badlapur Municipal Council |             |         |             | Total Urban |              |        |              |
|---|----------------------------------|------------|---------|------------|-----------------------------|------------|---------|------------|------------------------------------|-------------|---------|-------------|-------------|--------------|--------|--------------|
|   | Workers                          | (%) to UMC | Workers | (%) to UMC | Workers                     | (%) to AMC | Workers | (%) to AMC | Workers                            | (%) to KBMC | Workers | (%) to KBMC | Urban       | (%) to Urban | Urban  | (%) to Urban |
|   | 1971                             | Workers    | 1991    | Workers    | 1971                        | Workers    | 1991    | Workers    | 1971                               | Workers     | 1991    | Workers     | 1971        | Workers      | 1991   | Workers      |
| Cultivators ( I )   | 76                               | 0.16       | 125     | 0.11       | 576                         | 3.19       | 1142    | 2.80       | 1351                               | 23.48       | 1138    | 6.46        | 2003        | 2.86         | 2405   | 1            |
| Agricultural Labourers ( II )                                     | 79                               | 0.17       | 58      | 0.05       | 808                         | 4.47       | 715     | 1.75       | 1016                               | 17.66       | 1219    | 6.92        | 1903        | 2.71         | 1992   | 1            |
| Livestock,Forestry,<br>Fishing,Hunting and Plantation ( III )     | 293                              | 0.63       | 298     | 0.27       | 67                          | 0.37       | 194     | 0.47       | 102                                | 1.77        | 224     | 1.27        | 462         | 0.66         | 716    | 0            |
| Mining & Quarrying ( IV )   | 6                                | 0.01       | 20      | 0.02       | 0                           | 0.00       | 72      | 0.18       | 4                                  | 0.07        | 50      | 0.28        | 10          | 0.01         | 142    | 0            |
| Primary   | 454                              | 0.98       | 501     | 0.45       | 1451                        | 8.03       | 2123    | 5.20       | 2473                               | 42.99       | 2631    | 14.93       | 4378        | 6.24         | 5255   | 3            |
| Manufacturing,Processing etc; in<br>Hh Industry ( Va )            | 19108                            | 41.27      | 1905    | 1.70       | 11886                       | 65.75      | 552     | 1.35       | 153                                | 2.66        | 482     | 2.74        | 31147       | 44.41        | 2939   | 1            |
| Manufacturing,Processing etc; in<br>other than Hh Industry ( Vb ) | 1006                             | 2.17       | 38839   | 34.69      | 733                         | 4.05       | 17203   | 42.11      | 1127                               | 19.59       | 6104    | 34.65       | 2866        | 4.09         | 62146  | 30           |
| Construction ( VI )   |                                  | 0.00       | 4117    | 3.68       | 14                          | 0.08       | 3277    | 8.02       | 96                                 | 1.67        | 1075    | 6.10        | 110         | 0.16         | 8469   | 4            |
| Secondary   | 20114                            | 43.44      | 44861   | 40.06      | 12633                       | 69.88      | 21032   | 51.48      | 1376                               | 23.92       | 7661    | 43.49       | 34123       | 48.66        | 73554  | 43           |
| Trade & Commerce ( VII )  | 12481                            | 26.96      | 31319   | 27.97      | 1260                        | 6.97       | 5368    | 13.14      | 477                                | 8.29        | 2285    | 12.97       | 14218       | 20.27        | 38972  | 22           |
| Transport,Storage<br>&Communication ( VIII )                      | 5557                             | 12.00      | 10416   | 9.30       | 1017                        | 5.63       | 3596    | 8.80       | 344                                | 5.98        | 1454    | 8.25        | 6918        | 9.86         | 15466  | 9            |
| Other Services ( IX )   | 7695                             | 16.62      | 24876   | 22.22      | 1716                        | 9.49       | 8736    | 21.38      | 1083                               | 18.82       | 3586    | 20.36       | 10494       | 14.96        | 37198  | 21           |
| Tertiary  | 25733                            | 55.58      | 66611   | 59.49      | 3993                        | 22.09      | 17700   | 43.32      | 1904                               | 33.10       | 7325    | 41.58       | 31630       | 45.10        | 91636  | 53           |
| Total workers   | 46301                            | 100.00     | 111973  | 100.00     | 18077                       | 100.00     | 40855   | 100.00     | 5753                               | 100.00      | 17617   | 100.00      | 70131       | 100.00       | 170445 | 100.         |
| % to Total urban employment                                       | 66.0                             |            | 65.7    |            | 25.8                        |            | 24.0    |            | 8.2                                |             | 10.3    |             | 100.0       |              | 100.0  |              |

Source :Primary census, 1971 &amp; 1991

## EMPLOYMENT SCENARIO IN UAKBSNA - 1980-1990.

Table-7.3

| Classification                                 | Primary<br>(0+1) | %   | Secondary<br>(2&3+4+5) | %    | Tertiary<br>(6+7+8+9+10) | %    | Total  |
|--|------------------|-----|------------------------|------|--------------------------|------|--------|
| UMC  |                  |     |                        |      |                          |      |        |
| 1980   |                  |     |                        |      |                          |      |        |
| Establishments                                 | 313              | 2.8 | 4173                   | 36.8 | 6861                     | 60.5 | 11347  |
| Employment                                     | 2868             | 2.4 | 69493                  | 58.6 | 46304                    | 39.0 | 118665 |
| 1990   |                  |     |                        |      |                          |      |        |
| Establishments                                 | 208              | 1.2 | 3841                   | 22.9 | 12704                    | 75.8 | 16753  |
| Employment                                     | 656              | 1.1 | 28484                  | 46.0 | 32740                    | 52.9 | 61880  |
| Annual Compound<br>Growth rate (1980-<br>1990) | -4.0             |     | -0.8                   |      | 6.4                      |      | 4.0    |
|  | -13.7            |     | -8.5                   |      | -3.4                     |      | -6.3   |
| AMC  |                  |     |                        |      |                          |      |        |
| 1980   |                  |     |                        |      |                          |      |        |
| Establishments                                 | 31               | 1.3 | 717                    | 30.7 | 1586                     | 68.0 | 2334   |
| Employment                                     | 55               | 0.4 | 8312                   | 64.4 | 4545                     | 35.2 | 12912  |
| 1990   |                  |     |                        |      |                          |      |        |
| Establishments                                 | 143              | 3.3 | 764                    | 17.8 | 3396                     | 78.9 | 4303   |
| Employment                                     | 356              | 1.8 | 10390                  | 52.5 | 9054                     | 45.7 | 19800  |
| Annual Compound<br>Growth rate (1980-<br>1990) | 16.5             |     | 0.6                    |      | 7.9                      |      | 6.3    |
|  | 20.5             |     | 2.3                    |      | 7.1                      |      | 4.4    |
| KBMC   |                  |     |                        |      |                          |      |        |
| 1980   |                  |     |                        |      |                          |      |        |
| Establishments                                 | 31               | 5.0 | 172                    | 27.7 | 419                      | 67.4 | 622    |
| Employment                                     | 48               | 1.3 | 2127                   | 57.6 | 1515                     | 41.1 | 3690   |
| 1990   |                  |     |                        |      |                          |      |        |
| Establishments                                 | 61               | 3.1 | 457                    | 23.1 | 1458                     | 73.8 | 1976   |
| Employment                                     | 128              | 1.3 | 6210                   | 64.1 | 3345                     | 34.5 | 9683   |
| Annual Compound<br>Growth rate (1980-<br>1990) | 7.0              |     | 10.3                   |      | 13.3                     |      | 12.3   |
|  | 10.3             |     | 11.3                   |      | 8.2                      |      | 10.1   |

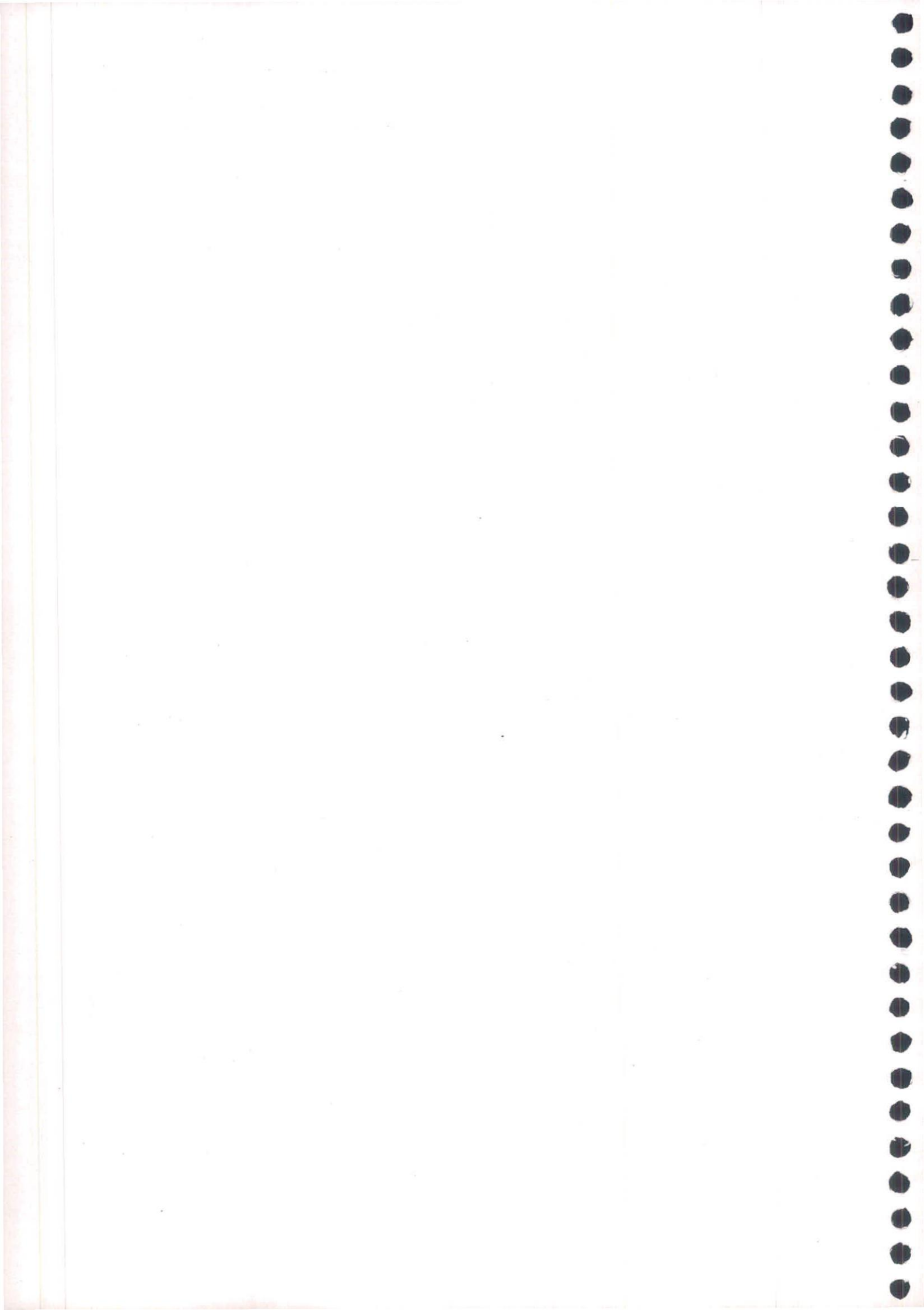
Source : Economic Census 1980,1990

SMALL SCALE MANUFACTURING UNITS IN UMC.

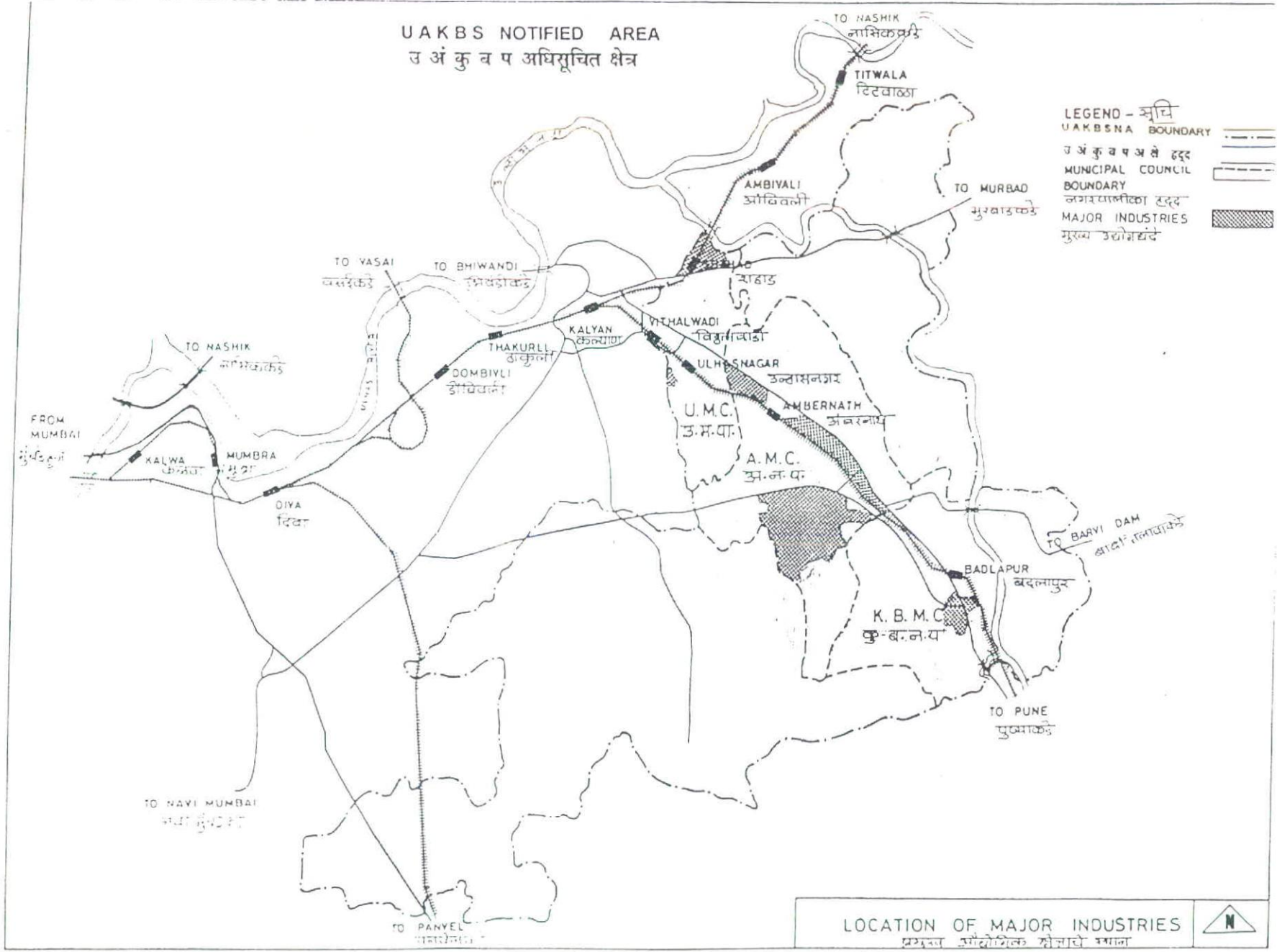
Table-7.4

| Category                             | No. of Units               |
|--------------------------------------|----------------------------|
| Powerlooms                           | 50,000 (500 units)         |
| Confectionery                        | 300                        |
| Wooden furniture                     | 200                        |
| Machine Embroidery                   | 2000 machines (100 units). |
| Wires & Cables                       | 100                        |
| Ready-made garment units             | 300                        |
| Chocks & Fixtures                    | 200                        |
| Automatic biscuits                   | 50                         |
| Pickles                              | 30                         |
| Machine spares                       | 100                        |
| Rubber                               | 25                         |
| Plastics                             | 100                        |
| Stove burners                        | 100                        |
| Ferrous & Non Ferrous foundries      | 50                         |
| PVC Pipes                            | 5                          |
| Sheet Metal                          | 30                         |
| Paints & Varnish                     | 25                         |
| Imitation Jewelry                    | 25                         |
| Pens                                 | 25                         |
| Cosmetics                            | 20                         |
| Dying                                | 10                         |
| Hosiery                              | 75                         |
| Enameled Wires                       | 15                         |
| Note books                           | 40                         |
| Rexene Industries (Leather Articles) | 50                         |
| Miscellaneous                        | 500                        |
| Agarbatti                            | 15                         |
| <b>Total</b>                         | <b>2990</b>                |

Source : Ulhasnagar Manufacturers Association



UAKBS NOTIFIED AREA  
 उ अं कु व प अधिसूचित क्षेत्र



LEGEND - सूचि  
 UAKBSNA BOUNDARY  
 उ अं कु व प अ से हद्द  
 MUNICIPAL COUNCIL  
 BOUNDARY  
 नगरपालीका हद्द  
 MAJOR INDUSTRIES  
 मुख्य उद्योगक्षेत्र

LOCATION OF MAJOR INDUSTRIES  
 प्रमुख औद्योगिक क्षेत्रांचे स्थान



## CHAPTER - 8

### TRANSPORT

#### 8.1 Introduction

8.1.1 Transport plays a key role in shaping the growth of a city and its landuse pattern. Transportation also provides mobility to the people which is the essence of urban life. MMRDA commissioned a comprehensive transportation study of MMR through WS Atkins International. WS Atkins submitted the report in April 1994. They have recommended number of measures to improve the transportation situation in MMR based on which MMRDA has evolved the future transportation strategy for MMR. The salient features of this strategy are described below in paragraphs 8.1.2 & 8.1.3.

8.1.2 The Regional Plan for MMR 1996-2016 has recognised the importance of the public transport and hence stressed on the improvement of the public transport especially suburban railways. It has recommended :

- i) Replacement of level crossings with road over bridges;
- ii) Introduction of new rolling stock with radically improved design;
- iii) Longer trains running at 3 minutes headway;
- iv) Enhancement of power supply and signaling;
- v) Construction of additional corridors viz. Borivili to Virar, Kurla to Thane etc.

#### 8.2 Road Network In UAKBSNA:

8.2.1 Road network in UAKBSNA comprises classified roads as well as non-classified roads. A list of classified road is given in the Table-8.1. UAKBSNA has 1 National Highway (NH), 2 State Highways (SH), and 1 Major State Highway (MSH) and 3 Major District Roads (MDR) passing through it connecting to the rest of the country. Following paragraphs contain detailed information regarding the road network of each municipal area.

8.2.2 In the rural UAKBSNA, some villages are connected by pucca roads whereas remaining villages have kaccha roads and are poorly accessible during monsoons. The two important villages of UAKBSNA Mharal and Varap have attained urban potential since these are located along major state highway and close to Ulhasnagar. The internal road network in these non-municipal urban centres is not satisfactory.

### 8.3 Road Network in Ulhasnagar Municipal Corporation

8.3.1 Ulhasnagar Town is well connected with Mumbai by rail and road. Kalyan-Karjat state highway (SH-35) passes through the town parallel to Kalyan-Pune Railway line. This road is of 80 ft. acquired width and passes through Ambarnath and Badlapur. The Public Works Department (PWD) maintains this road. Another important road called Kalyan-Murbad road, which is a major state highway (MSH-2) also, passes through the northern part of Ulhasnagar town.

#### 8.3.2 Internal Road Network

8.3.2.1 The main road extending from Camp No.1 to Camp No.5. is the spine of the internal road network. There are two more north-south roads, one of them connects the circular garden in camp No.2 to Kalyan-Karjat state highway (SH-35) and the other road runs externally connecting Kalyan-Karjat state highway to Murbad road near Shahad railway station. There are two other important roads in the southern part of the town connecting Venus talkies to Ulhasnagar railway station and other connecting Prabhat talkies to Ambarnath through camp No.5.

8.3.2.2 The traffic primarily consists of trucks, buses, taxies, cars, autorikshaws and scooters. Majority of multistoried structures in recent years are unauthorisedly developed and lack parking facility. This high density development has further aggravated traffic and parking problems in Ulhasnagar town. Due to inadequate width of existing roads the traffic is not moving with the expected efficiency. To make matters worse, most of these roads are encroached upon by hawkers, parking of vehicles, repairing garages etc., causing further congestion.

#### 8.3.3 Road Over Bridges and Level Crossings

8.3.3.1 At present there is only one bridge and one level crossing over railway to connect the southern and northern parts of the town. The bridge is very narrow and insufficient to cater the present vehicular traffic. The traffic movement is hampered due to the frequent closure of the rail gate to let the sub-urban and out-stations trains to pass. This solitary bridge connection is increasingly coming under pressure as there is a greater interaction between these two parts of the town. This is because most of the labour is based in the southern part of Ulhasnagar whose work places are generally located in the northern part. This relation also extends to the manufacturing units to their outlets, which are situated in the different parts of the city. Thus there is necessity of additional ROB connecting the northern and southern parts of the city.



#### 8.4 Road Network in Ambarnath Municipal council

8.4.1 Kalyan-Karjat state highway (SH-35) passes through Ambarnath town. This town is also connected by a branch artery taking off from Mumbai-Pune (NH-4) road near Shil. This artery on way serves the towns of Kalyan and Ulhasnagar also. Kalyan-Karjat state highway (SH-35) in respect of Ambarnath Municipal area is maintained by PWD. The traffic on this road consists mostly of heavy vehicles originating from industrial areas at Badlapur and Ambarnath.

#### 8.4.2 Internal Road Network:

8.4.2.1 Kalyan-Karjat highway (SH-35) passing through the town, parallel to the railway also serves the local traffic. But this road and the railway line divide the town into northern and southern parts making the interaction difficult. A list of the other major internal roads in the town is given below.

Major Internal roads in Ambarnath Municipal Council Table-8.2.

| Northern Part      | Southern Part                                |
|--------------------|--|
| Tilak road.        | Shiv Mandir road.                            |
| Pandit Nehru road. | Bajiprabhu road.                             |
| Ambedkar Road.     | Shivaji road.                                |
| Laxmi road.        | Shama Prasad Mukherjee road.                 |
| Sardar Patel road. | Internal roads of Suryodaya housing society. |

#### 8.4.3 Road Over Bridges and level crossings

- a) Level Crossing : The southern and northern parts of Ambarnath are connected at the east end ( Karjat end ) of the railway station by a level crossing. There is another level crossing located near Morarji & Wilson India Ltd.,
- b) Road Over Bridge : In view of growing traffic at the level crossing located at the Karjat end of the railway station and also in view of the delays caused to the railway functioning, a road over bridge near the west end of Ambarnath railway station has been constructed. The commissioning of this ROB has facilitated the closure of the existing level crossing near the station. However, this would necessitate a pedestrian connection by a foot over bridge at the place of existing level crossing. There is another road over bridge close to Badlapur little away

from the developed portion of Ambarnath and therefore does not attract much traffic.

## **8.5 Road Network In Kulgaon-Badlapur Municipal Council**

8.5.1 Kulgaon-Badlapur Municipal Council now maintains the stretch of Kalyan-Karjat state highway (SH-35) falling in its jurisdiction. The width of this highway which was proposed to be 100 ft. according to the Sanctioned Regional Plan-1973, has been reduced to 60 ft. by the Government vide its letter No. TPS-1289/405/CR/109/89/UD 12 dated 13th May 1991. The municipal council has granted several development/building permissions corresponding to 60 ft. width of the road.

8.5.2 MIDC pipe line road (SH-43) passes through UAKBSNA along the additional Ambarnath industrial area and further through villages Belevali, Valivali, Yeranjad to meet Barvi. This is 100' wide. However, in Ambarnath the MIDC has acquired land for widening this road to 200'. A branch of this MIDC road passes through villages Katrap, Shirgaon and MIDC Badlapur industrial area. Majority of the inter regional traffic from Ambarnath passes through this road.

### **8.5.3 Internal Road Network**

8.5.3.1 The road net work on the northern side of the railway line primarily consists of small, narrow roads in the gaathan area. These roads are uneven with sharp curves at places. Southern side of the railway line is developed with organized residential areas and MIDC Badlapur industrial area. List of the major internal roads is given in the Table-8.3.

Major Internal roads in Kulgaon Badlapur Municipal Council

Table-8.3.

| Sr.No.               | Description of the Road                             | Local name              |
|----------------------|---|-------------------------|
| <b>Northern side</b> |   |                         |
| 1.                   | Kulgaon railway gate to Ambarnath                   | Ambarnath road          |
| 2.                   | Kulgaon railway gate to Badlapur gaon               | Badlapur road.          |
| 3.                   | Belevali Ambarnath road to Ganesh chowk in Manjarli | Kanu-Mahadu road        |
| 4.                   | Badlapur road to Bharat College                     | Lalbhadrur Shastri road |
| 5.                   | Kulgaon railway station to Manjarli                 | Manjarli road.          |
| 6.                   | Kulgaon railway gate to Katrap gaon                 | Katrap road             |
| <b>Southern side</b> |   |                         |
| 7.                   | Kulgaon Shivaji Chowk to MIDC road                  | MIDC Road               |
| 8.                   | Pipe line road                                      | MIDC Road.              |
| 9.                   | Kulgaon-Shirgaon road                               | Shirgaon road.          |

## 8.6 Roads maintained by Municipal Bodies

8.6.1 A list showing length of roads being maintained by the three municipal bodies is given in the Table-8.4.

Length of Roads maintained by Municipal Bodies( In km.)

Table-8.4

| Type of road                | Ulhasnagar    | Ambarnath     | Kulgaon-Badlapur |
|-----------------------------|---------------|---------------|------------------|
| Cement Concrete             | 23.27         | 19.75         | 10.60            |
| Tar                         | 66.55         | 81.50         | 76.20            |
| W B M (Water Bound Macadam) | 0.00          | 22.25         | 6.80             |
| Other Kaccha                | 18.76         | 15.00         | 3.40             |
| <b>TOTAL</b>                | <b>108.58</b> | <b>138.50</b> | <b>97.00</b>     |

Source: Municipal records of UMC, AMC & KBMC

## 8.7 Rail Network in UAKBSNA

8.7.1 The Central railway suburban train services which provide the primary mass transportation system for Mumbai and its hinterland, pass through UAKBSNA connecting it with Kalyan, Dombivili, Thane and Mumbai in up direction and places like

Neral, Karjat in down direction. The total length of railway in UAKBSNA is 14 km. The suburban railway stations of Ulhasnagar, Ambarnath, Badlapur and Vithalwadi fall on Mumbai-Pune-Madras route whereas Shahad railway station falls on the Mumbai-Nasik route on Central railway. This rail network forms the very lifeline of the region, as majority of the people are still dependent directly or indirectly on Mumbai for their livelihood.

- 8.7.2 The availability of local trains (per day) in up and down directions is indicated in the Table-8.5.

**Daily Frequency of Suburban Railway Service**

**Table-8.5**

|                | Shahad | Vithalwadi | Ulhasnagar | Ambarnath | Badlapur. |
|----------------|--------|------------|------------|-----------|-----------|
| Towards CST    | 51     | 80         | 80         | 80        | 40        |
| Towards Karjat | -      | 80         | 80         | 40        | 24        |
| Towards Kasara | 51     |            |            |           |           |

Source : Central Railway Time-Table-1995

- 8.7.3 Details of number of commuters originating from the railway stations included in UAKBSNA is given in the Table-8.6.

**No. of Daily Commuters Originating From Railway Stations in UAKBSNA.**

**Table-8.6**

|                                    | Shahad       | V'Vadi       | U'Nagar      | A'Nath       | B'Pur        | Total        |
|------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|
| No. of card Tickets issued         | 5703         | 4500         | 11000        | 10170        | 5850         | 16020        |
| No. of season tickets issued       | 17375        | 245          | 500          | 1022         | 256          | 1278         |
| Total passengers of Season tickets | 23078        | 12900        | 7500         | 63350        | 15800        | 79150        |
| Total passengers of card tickets.  |              | 5884         | 11000        | 13363        | 7080         | 20443        |
| <b>Grand total</b>                 | <b>23078</b> | <b>18784</b> | <b>18500</b> | <b>76713</b> | <b>22880</b> | <b>99598</b> |

Source : Central Railway statistics

## 8.8 Description of Railway Station Areas

- 8.8.1 Railway station areas in MMR have become important focal points where trips of different modes of transport originate and terminate. The railway station areas in UAKBSNA are no exception. Collection of people in such large numbers, has converted railway stations into locations of strategic importance for the commercial activity. However, in the absence of a reliable feeder bus service, autos and other personal vehicle trips have increased, which are parked in a haphazard manner around stations,

severely restricting the pedestrian movement. The condition of the five railway stations in the region is explained in the following paragraphs.

#### 8.8.2 Shahad Railway Station

- a) **Location** : Shahad railway station is located between Kalyan and Ambivali towards Kasara at a distance of 58 km. from Mumbai CST and 2 km. from Kalyan Junction.
- b) **Existing Condition** : The area on the eastern side of the Shahad railway station falls under Ulhasnagar Municipal Corporation jurisdiction, whereas the other side falls in the Kalyan Corporation area. The Kalyan-Murbad state highway crosses the railway line near the Shahad railway station at Kalyan end. An ROB is built at this junction. On southern side of the railway station the major industries namely Century Rayon, Amar Dye etc. are located. The eastern side of the railway station is haphazardly occupied by slums. There is no proper parking space for autos and other vehicles on this side. The access to the railway station from this side is also affected by slums and the congestion caused by vehicles parked on the road.

#### 8.8.3 Vithalwadi Railway Station

- a) **Location** : Vithalwadi railway station is located at a distance 56 km. from Mumbai CST and 2 km. from Kalyan Jn. on central railway.
- b) **Existing Condition** : A cable factory is located adjacent to the railway station on the northern side. An industrial estate viz. Khemani Udyog Vihar is also situated close to the station. A group of small shops and hutments obstruct access to the station. Area for circulation of traffic and parking is inadequate.

#### 8.8.4 Ulhasnagar Railway Station

- a) **Location** : Ulhasnagar railway station is located at a distance of 58 km. from CST and 4 km. from Kalyan Jn. towards Pune.
- b) **Existing Condition** : The surrounding area of the station particularly on the southern side has commercial and residential activity. Proper road access to reach the station from this side is not available. The only access available is so narrow that only a single rickshaw can pass on this road at a time. Rickshaw is the only mode of transport available on the southern side of the station for

reaching market areas, Bhatal hospital, Prabhat Talkies and Subhash Tekadi etc., as a point to point service. Parking space is inadequate. On the Northern side Waldhuni Nala passes close and parallel to railway line. Access to the station is provided by a sole foot over bridge of 8' wide over the nala, which is grossly inadequate to deal with the peak hour passenger flow. The roads connecting northern side of Ulhasnagar station are encroached upon by autorikshaws. In this portion also rickshaw is the only mode of transport available for point to point movement from railway station to places like Shivaji Chowk, Nehru chowk, Camp no.1 etc. The municipality has reclaimed some part of Waldhuni nala and made provisions for parking for vehicles. However, on account of lack of proper access these facilities are being underutilised.

- c) **Level Crossings** : There is one level crossing at Ambarnath end. The bridge over the Waldhuni nala near the level crossing and the foot over bridge over the nala at Kalyan end gets submerged during the peak rainy days. Road network around the station and access to the railway station is very unsatisfactory. In addition to the level crossing, there is one under pass towards Kalyan end of the railway station for north-south connection. In general this area is very unhygienic and remained inadequately cared.

#### 8.8.5 Ambarnath Railway Station

- a) **Location** : Ambarnath Railway station is located at a distance of 60 km. from Mumbai CST and 6 km. from Kalyan Jn. towards Pune.
- b) **Existing Condition** : The railway line which acts as physical barrier divides Ambarnath town into two parts viz. southern area and northern area. The southern side of the city is fairly developed with residential as predominant use. The northern side of railway station area is not developed fully because of railway siding. Northern side consists of mixed type of use with residential intermingled with commercial. The southern and northern parts are connected by a level crossing located at the Karjat end of platform. The southern side of the station is well developed by good network of road whereas on the northern side there is only one main road connecting the railway station to the developed areas. In the absence of proper regulatory measures passengers generally tend to cross the railway lines endangering their lives. The foot over bridge is not at all used by the commuters, because the railway platforms are extended up to the level crossing.
- c) **Inter modal transfer** : There is a bus station of MSRTC located very close to the railway station on the northern side. City bus services are available for limited

routes such as Badlapur, Ordinance factory, Kalyan, Ulhasnagar camp, Jambhivli etc.,

#### 8.8.6 Badlapur Railway Station

- a) **Location** : Badlapur Railway Station is located at a distance of 68 km. from Mumbai CST and 14 km. from Kalyan Jn. towards Pune.
- b) **Existing Condition** : The surroundings of the railway station are semi-developed and consists of informal activity particularly on northern side which obstructs the free flow of commuters as well as vehicles approaching the station. On the northern side of the rail way station Ambarnath-Badlapur road abuts the rail line. This stretch of the road has developed into the main shopping area of Badlapur. Kalyan-Karjat road (state highway SH-35) crosses the railway line very close to the Badlapur railway station at Kalyan end. A level crossing is provided at this junction which connects northern and southern parts of the town. There is some railway land on the southern side of the railway line on which railway staff quarters are built. The landuse on this side is predominantly residential and commercial in nature.
- c) **Inter modal Transfer** : MSRTC Bus station is located near the railway station along the state highway. Bus services are available for serving local areas such

Location of Bus Stations in UAKBSNA

Table-8.7

| Location  | Nature of Bus station            |
|---|----------------------------------|
| 1. Ulhasnagar (Nithalwadi) in village Katemanivali, S.NO.105 & 109 PT. (Area : 40796 m <sup>2</sup> ) | Large size of pick up shed Depot |
| 2. Ulhasnagar Camp.No.1   | Large size pick up sheds         |
| 3. Camp No.5  | Mini bus stand                   |
| 4. Kulgaon (Near Badlapur Railway station. S.NO.47/1pt.(Area : 1500 m <sup>2</sup> )                  | Mini bus stand                   |
| 5. Haji Malangad  | Mini bus stand..                 |
| 6. Ambarnath CTS NO.5031 (Area : 1050 m <sup>2</sup> ) near railway station                           | Mini bus stand                   |
| 7. Ghot village (near Taloja MIDC)  | Mini pickup shed                 |

Source : MMRDA Landuse Survey & MSRTC

## 8.10 Registered Vehicles in UAKBSNA

8.10.1 The available details of motor vehicles registered during 1993, 1994 and 1995 in respect of Ambarnath town and Ulhasnagar tahsil (other than AMC) is given in the Table-8.8.

## 8.11 Tata Consultancy Services Study

8.11.1 The foregoing description of existing transportation scenario in UAKBSNA is essentially of physical nature and based upon visual observations and some amount of secondary data obtained from various sources. MMRDA has commissioned Tata Consultancy Services (TCS) to carry out necessary traffic surveys, forecast travel demand, recommend road network, suggest bus services and transport related landuses such as parking, truck terminals etc. The results of these surveys are summarised below.

8.11.2 **Peak period and traffic volume :** The peak period is observed in the morning between 9.30 A.M. and 11.30 A.M. based on the traffic flow pattern of 16 hours. It is also observed that people prefer to travel more by auto rickshaws than by two wheelers and cars. Non-availability of proper city bus transport system is also one of the reasons for this. Goods transportation is observed to be high during the peak periods all over



UAKBSNA indicating the need of a traffic management policy to regulate truck movement during this period.

8.11.3 Surveys indicate that around 77% of road network has right of way less than 20 m. and also experiences heavy parking on its shoulders. The average journey speed varies from 15 kmph to 25 kmph.

8.11.4 Another interesting observation of surveys is that during the morning peak period there is more commuter flow at stations entering rather than leaving during this peak period which shows that population residing in UAKBSNA commute out of UAKBSNA for work and other purposes.

## 8.12 Transportation Problems of UAKBSNA

8.12.1 The problems of transport network can be summarised as follows :

- i) Inadequate development of road network.
- ii) Very narrow roads with inadequate road geometry.
- iii) Poor quality of roads.

8.12.2 Problems of traffic

- i) Traffic volume exceeds the road capacities particularly in areas around stations.
- ii) Inadequate width of roads leading to railway stations.
- iii) Parking problems - near railway stations and in the commercial shopping areas
- v) Lack of traffic management systems.

8.12.3 Problems of public transport

- i) Lack of efficient public transport services to serve as a feeder to the rail system.
- ii) Inadequate number of bus terminals/depots.
- iii) Heavy pressure on the existing rail network.

8.12.4 Problems of Intermediate public transport System (IPT)

- i) In the absence of adequate public transport, autorickshaw become the sole mode of transport available to the public.
- ii) Inadequate stands for autorickshaws.

## CLASSIFIED ROADS IN KCNA

Table-8.1

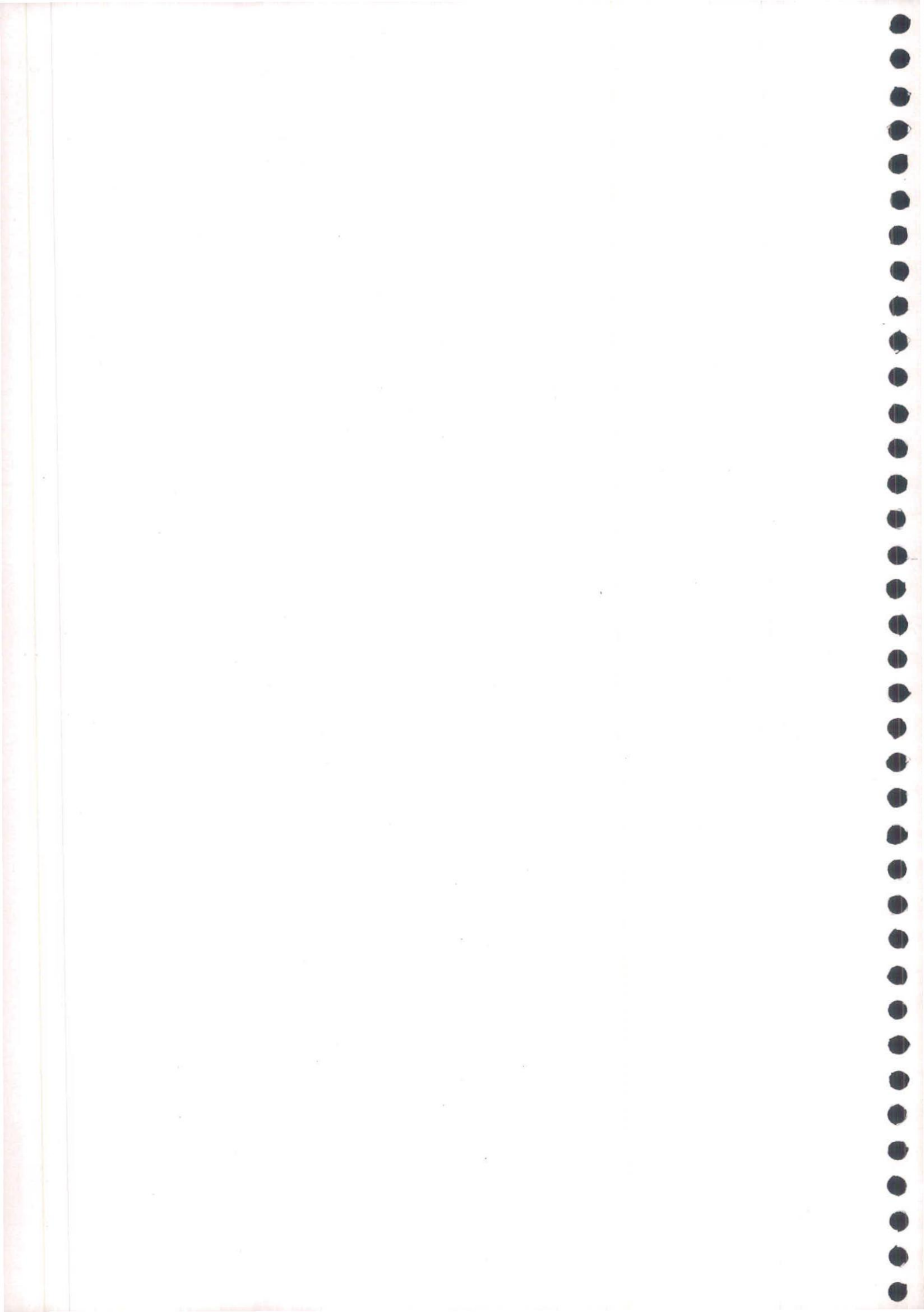
| Sr.No. | Name of the Road                               | Classification of the Road | Length in K.M. |
|--------|--|----------------------------|----------------|
| 1      | Mumbai-Pune                                    | N.H. - 4                   | 4.12           |
| 2      | Kalyan-Murbad-Ahmadnagar                       | M.S.H.-2                   | 9.00           |
| 3      | Kalyan-Karjat-Khopoli                          | S.H.-35                    | 15.50          |
| 4      | Shil Phata-Barvi                               | S.H.-43                    | 15.37          |
| 5      | Badlapur-Ambeshiv-Dapivali                     | M.D.R.-58                  | 13.00          |
| 6      | Badlapur-Kulgaon(Badlapur Station)             | M.D.R.-59                  | 3.22           |
| 7      | Kalyan-Hajimalang                              | M.D.R.-62                  | 5.50           |
| 8      | Kulgaon-Shirgaon                               | O.D.R.-103                 | 2.00           |
| 9      | Wadi-Karavale-Narhen                           | O.D.R.-103                 | 5.00           |
| 10     | Pali-Shelarpada                                | O.D.R.-104                 | 3.00           |
| 11     | Kulgaon-Valivali-Sai-Jambhul-Mohili & Manjarli | O.D.R.-108                 | 10.25          |
| 12     | Badlapur-Kanhar-Indgaon-Karav                  | O.D.R.-105                 | 1.50           |
| 13     | Badlapur-Mulgaon                               | O.D.R.-107                 | 3.00           |
| 14     | Kulgaon-Valivali                               | O.D.R.-108                 | 2.00           |
| 15     | Nandap-Ghotsai                                 | V.-22                      | 2.80           |
| 16     | Balyani-Rayate                                 | V.-23                      | 3.00           |
| 17     | Manivali-Galegaon                              | V.-24                      | 0.40           |
| 18     | Mharal Approach road                           | V- 46                      | 0.75           |
| 19     | Ane-Bhisol-Nalimbi                             | V - 47                     | 4.00           |
| 20     | Vasant Shalivali approach road                 | V-48                       | 3.87           |
| 21     | Rayate-Ghotsai                                 | V-60                       | 2.37           |
| 22     | Jambhul-Mohili                                 | V-3                        | 2.80           |
| 23     | Jambhivali-Katrap-Kulgaon                      | V-4                        | 1.40           |
| 24     | Badlapur-Jambhle-Devlali                       | V-12                       | 1.62           |
| 25     | Dahivali-Juveli road                           | V24                        | 1.62           |
| 26     | Juveli village road - SH-35                    | V-25                       | 0.62           |
| 27     | Kakole-Mangrul-Kakadwal-Chinchavali            | V-33                       | 2.87           |
| 28     | Pale-Gorepe-Mangrul                            | V-34                       | 2.87           |
| 29     | Ambe Bonoli-Shiravali                          | V-37                       | 3.12           |
| 30     | Usatane-Posari-Kharade-Amboshi-Chinchvalli     | V-33                       | 3.50           |
| 31     | Usatane-Burul                                  | V-39                       | 1.40           |
| 32     | Nevali-Posari-Chinchvalli                      | V-51                       | 4.37           |
| 33     | Ambe-Dhoke                                     | V-57                       | 0.80           |
| 34     | MIDC Kakole road                               | V-33                       | 1.00           |
|        | Total  |                            | 137.64         |

VEHICLE REGISTRATION IN UAKBSNA

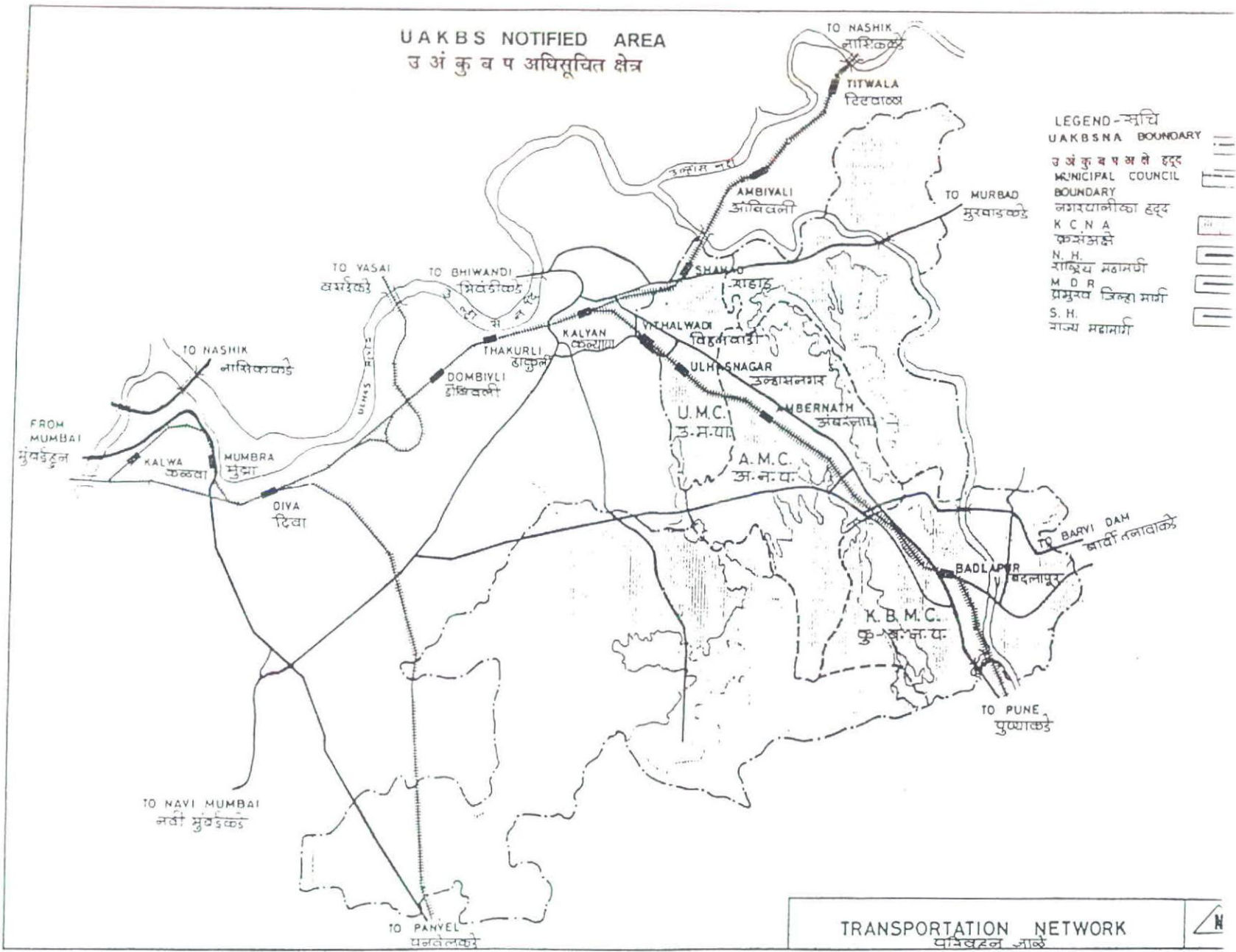
Table-8.8

| Sr No | Type of vehicle/ Year          | 1993                 |             | 1994                 |             | 1995                 |             |
|-------|--------------------------------|----------------------|-------------|----------------------|-------------|----------------------|-------------|
|       |                                | Ulhasnagar<br>Tahsil | A.M.C.      | Ulhasnagar<br>Tahsil | A.M.C.      | Ulhasnagar<br>Tahsil | A.M.C.      |
| 1     | Motor Cycles                   | 4158                 | 448         | 4933                 | 708         | 5426                 | 779         |
| 2     | Scooters                       | 11599                | 803         | 13899                | 1121        | 15289                | 1235        |
| 3     | Mopeds                         | 896                  | 93          | 1556                 | 598         | 1711                 | 658         |
| 4     | Motor cars                     | 1662                 | 340         | 1525                 | 396         | 1678                 | 436         |
| 5     | Jeeps                          | 203                  | 67          | 299                  | 135         | 329                  | 177         |
| 6     | Station Wagon                  | 20                   | 5           | 32                   | 4           | 32                   | 11          |
| 7     | Taxi Cabs                      | 138                  | 10          | 125                  | 22          | 138                  | 24          |
| 8     | Auto Rikshaw                   | 3127                 | 2948        | 3657                 | 418         | 4022                 | 461         |
| 9     | Stage Carriage                 | 0                    | 0           | 0                    | 0           | 0                    | 0           |
| 10    | Contract Carriage              | 20                   | 5           | 15                   | 13          | 19                   | 15          |
| 11    | School Bus                     | 2                    | 1           | 2                    | 1           | 4                    | 3           |
| 12    | Private Service Vehicle        | 13                   | 2           | 11                   | 2           | 12                   | 3           |
| 13    | Ambulance                      | 9                    | 6           | 11                   | 7           | 12                   | 7           |
| 14    | Trucks & Lorries               | 1547                 | 262         | 1548                 | 354         | 2032                 | 389         |
| 15    | Delivery van ( Two Wheelers)   | 252                  | 152         | 454                  | 171         | 499                  | 144         |
| 16    | Delivery van ( Three Wheelers) | 612                  | 145         | 475                  | 145         | 522                  | 232         |
| 17    | Tractors                       | 14                   | 1           | 8                    | 1           | 17                   | 2           |
| 18    | Trailers                       | 20                   | 3           | 21                   | 6           | 12                   | 18          |
| 19    | Others                         | 10                   | 24          | 10                   | 60          | 11                   | 13          |
| 20    | <b>Total</b>                   | <b>24302</b>         | <b>5315</b> | <b>28581</b>         | <b>4162</b> | <b>31765</b>         | <b>4607</b> |

Source : RTO, Kalyan

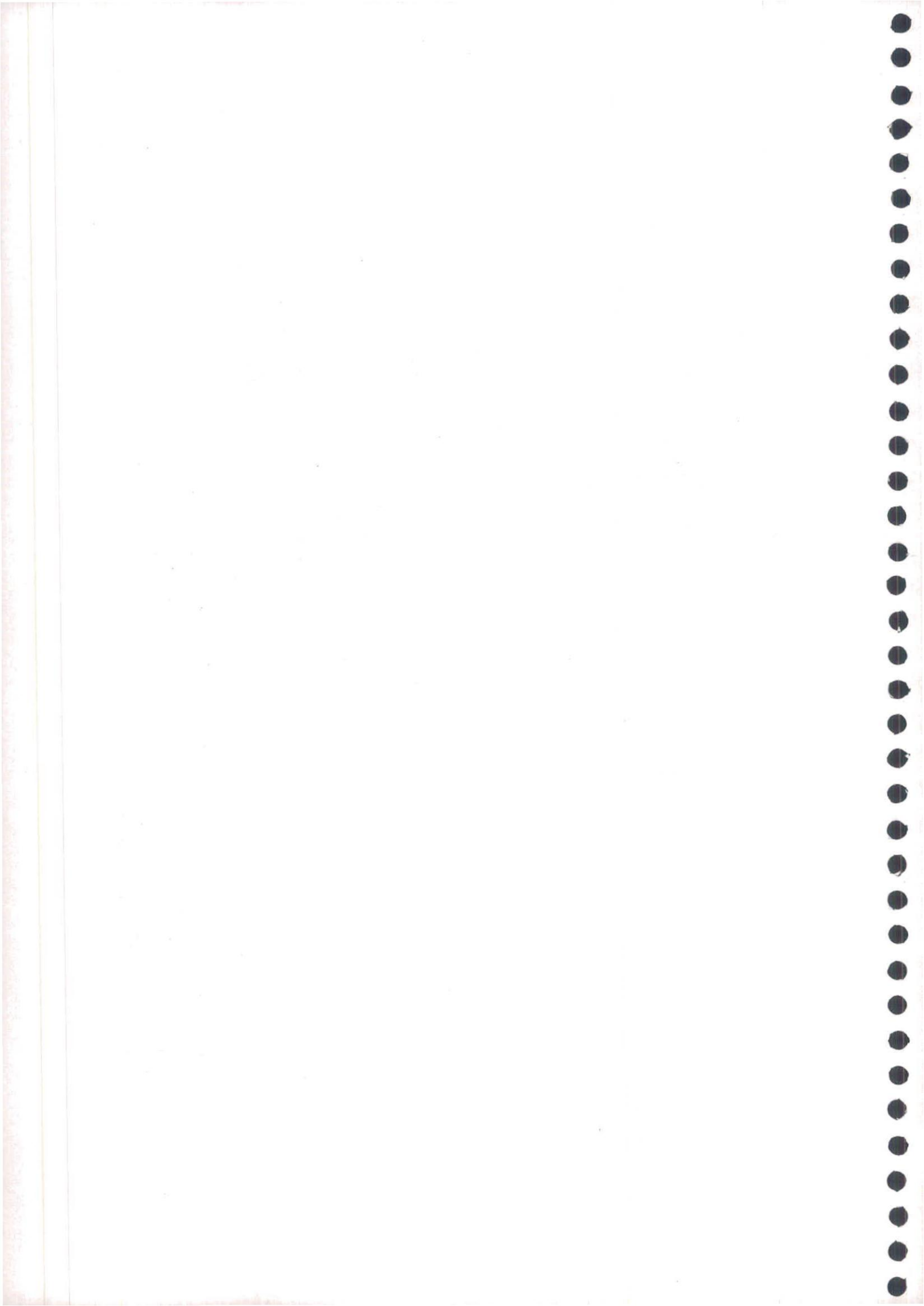


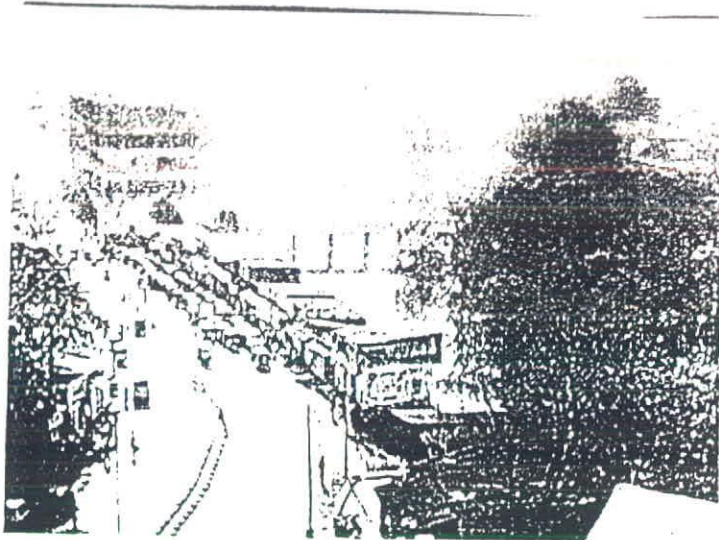
UAKBS NOTIFIED AREA  
 उ अं कु व प अधिसूचित क्षेत्र



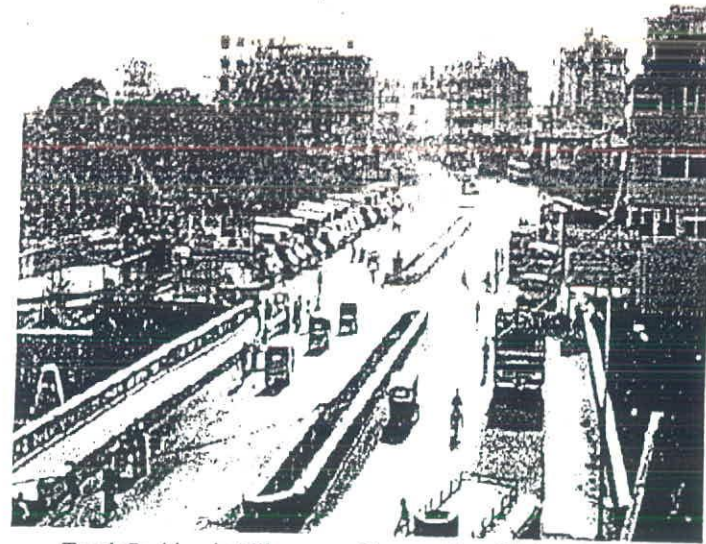
- LEGEND - सूचि
- UAKBSNA BOUNDARY
  - उ अं कु व प अ ले हद्द
  - MUNICIPAL COUNCIL BOUNDARY
  - नगरपालिका हद्द
  - K.C.N.A
  - कल्यण नगर
  - N.H.
  - राष्ट्रीय महामार्ग
  - M.D.R.
  - प्रमुख जिल्हा मार्ग
  - S.H.
  - राज्य महामार्ग

TRANSPORTATION NETWORK  
 परिवहन जाळे

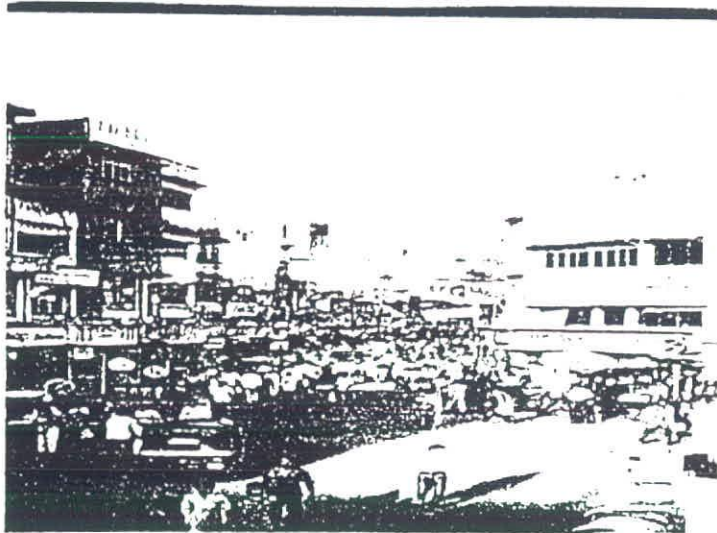




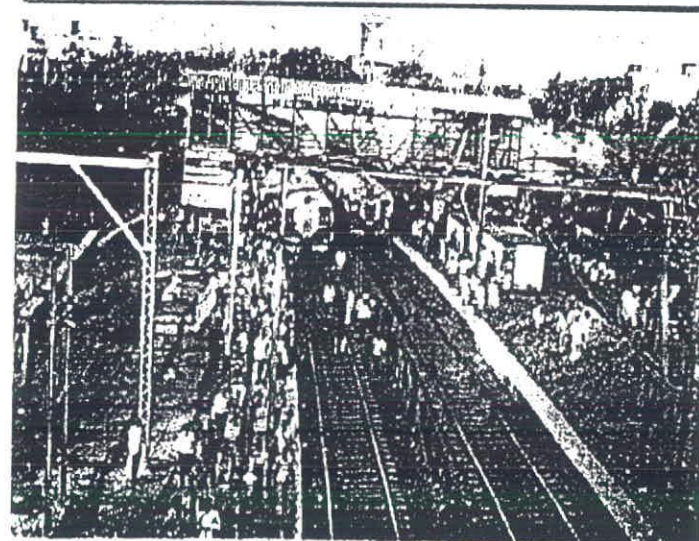
Ulhasnagar Station Area & Surroundings



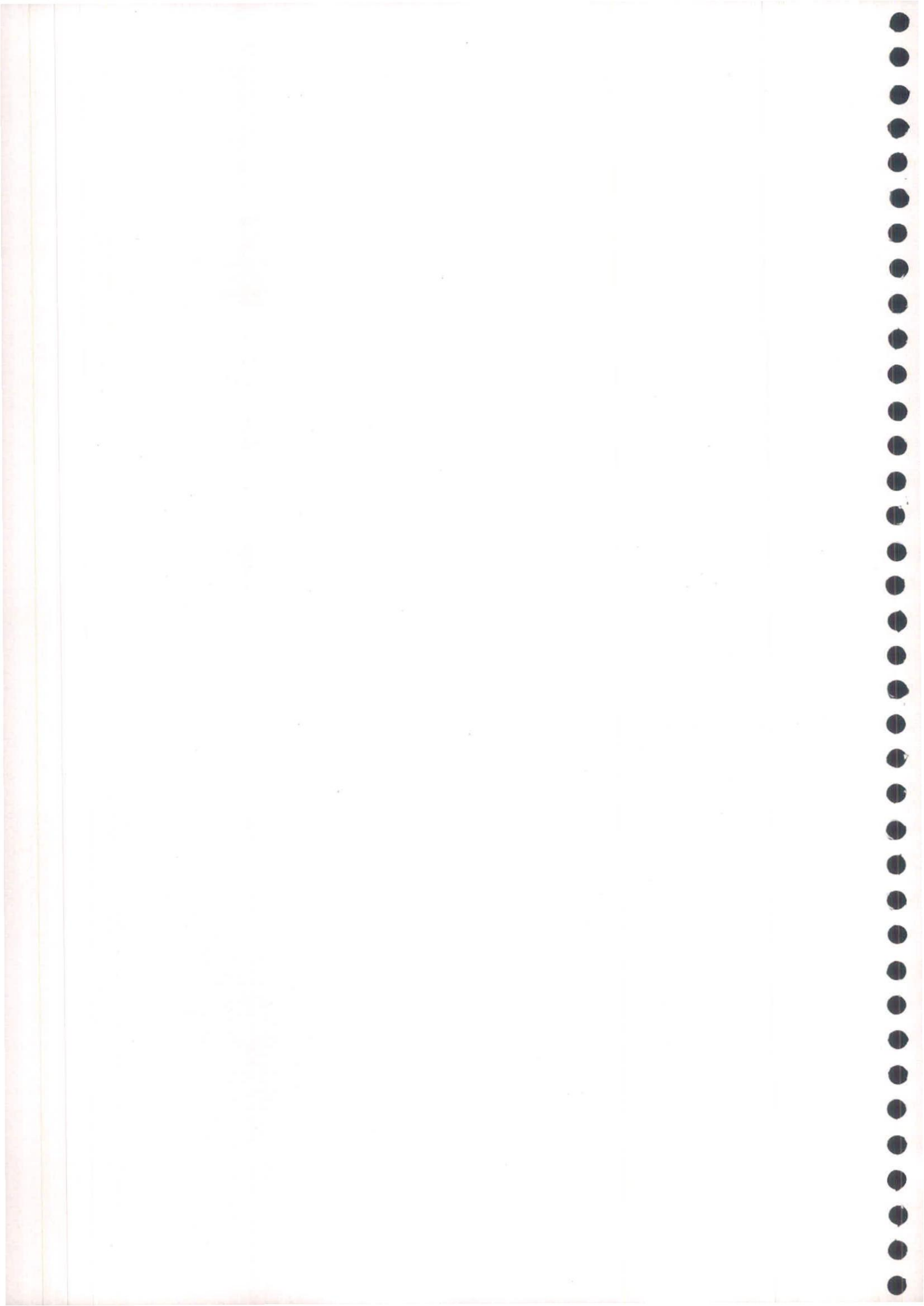
Truck Parking in Ulhasnagar Encroaching Right-of-Way



Traffic Congestion due to Inadequate Road Width



Peak Hour Commuter Movement at a Railway station in KCNA





## CHAPTER - 9

### UTILITIES AND SERVICES

#### 9.1 Water Supply

- 9.1.1 **Sources of water supply** : The principal source of water supply to UAKBSNA is the Ulhas river and its tributaries. The up stream of Ulhas river from Shahad weir is being used as the source of water supply. In addition to its natural flow, Ulhas river gets supplementary supply from the tail race waters of Bhivpuri power house.
- 9.1.2 **Barvi Dam** : MIDC has constructed a dam across Barvi river, a tributary of Ulhas river. This dam is located at about 16 km. from Badlapur railway station. Water stored in the Barvi dam is released through Barvi river in to the Ulhas river and arrested behind the weir constructed on down stream of the confluence of Ulhas river and Barvi river near Jambhul village. The present capacity of the dam is 180 mcm ( 900 mld) @ 62 m.RL (Reduced Level in meters ). This capacity is proposed to be increased to 382 mcm @ 73 m.R.L.
- 9.1.3 There are 3 water treatment plants in operation within UAKBSNA. The present capacities and the expansion potential of each plant are given in the Table-9.1.

Capacities Of Water Treatment Plants

Table-9.1

| Name of Water works and Agency owning it.                   | Existing Filtration capacity in mld. | Max.Limit of possible expansion in mld. |
|---|--------------------------------------|---|
| Badlapur (MWSSB)  | 54                                   | 54                                      |
| Shahad (MIDC, KMC, Century Rayon, National Rayon, Amar Dye) | 400                                  | 500                                     |
| Jambul (MIDC)   | 890                                  | 1060                                    |
| <b>Total</b>  | <b>1344</b>                          | <b>1614</b>                             |

Source : MIDC & MWSSB

- 9.1.3.1 **Maharashtra Water Supply and Sewerage Board (MWSSB) Water works** : This water works was constructed on Ulhas river during the years 1923-26 near Badlapur. The main source of water supply for this water works is the tail race discharge of Bhivpuri Hydro-Generating station of TATA. The water works was originally designed for a capacity of

13.63 mld. which was subsequently increased to 27 mld during 1951-53. The present capacity of water works is 54 mld which is the optimum capacity of it. At present the water works is operated and maintained by the MWSSB. Filtered water from here is supplied to Ambarnath town (24 mld.), ordinance factory (16 mld.) and Kulgaon-Badlapur municipal area (14 mld.).

- 9.1.3.2 *MIDC Shahad Water Works* : The MIDC Shahad water works is located near the Shahad railway station on Ulhas river. A weir is constructed by the National Rayon Corporation (NRC) around the year 1964-65 at this location. The main source of water supply for this weir is the of water released from Barvi Dam. Filtered water is supplied by MIDC to Kalyan, Ulhasnagar, National Rayon, Shahad industrial area and Mharal, Varap. The present capacity of the MIDC water works is 400 mld., out of which Ulhasnagar get 62 mld and Kalyan 90 mld. There are proposals to increase the capacity of this water works to 500 mld by the year 1997.
- 9.1.3.3 *MIDC Jambhul Water Works* : The Jambhul water works is located on the Ulhas river near village Jambhul. Barvi dam water is released in the Barvi river which is further arrested at the weir constructed by the MIDC on down streams of confluence of Ulhas river and Barvi river near village Jambhul. The capacity of water treatment plant, which at present is 890 mld. is proposed to be increased to 1060 mld. This is one of the major water works of MIDC. From this water works, MIDC supplies filtered water to Ambarnath, additional Ambarnath and Badlapur industrial areas and for certain areas in Ambarnath Municipal Council & southern area of Ulhasnagar Municipal Corporation in UAKBSNA. MIDC Jambhul also supplies water to certain areas in Kalyan and Thane outside UAKBSNA.

9.1.4 **Present Water Supply scenario of urban UAKBSNA :** The Table-9.2 shows that the present water supply of Ulhasnagar, Ambarnath and Kulgaon-Badlapur meet the prescribed norms of CPHEEO. However, in Ulhasnagar the losses are very high accounting for more than 50% of the supply. The reason for this is the presence slums on large-scale, which acquire the water connections illegally. There is an urgent need to evolve a regulatory mechanism by the authority in charge of water distribution to curb this tendency.

**Present Water Supply - UAKBSNA (Urban)****Table-9.2**

| <b>A. Ulhasnagar Municipal Corporation</b>   | <b>1991/96</b> |
|--|----------------|
| Population (in Lakhs)                        | 3.69           |
| Net Domestic supply (mld)                    | 41.0           |
| Losses (mld)                                 | 50.0           |
| Gross Domestic Supply (mld)                  | 91.0           |
| Gross Commercial & Industrial Supply (mld)   | 4.0            |
| Industrial acreage (ha.)                     | 103            |
| Gross Supply (mld)                           | 95.0           |
| <b>B. Ambarnath Municipal Council</b>        |                |
| Population (in Lakhs)                        | 1.27           |
| Net Domestic supply (mld)                    | 24             |
| Losses (mld)                                 | 1              |
| Gross Domestic Supply (mld)                  | 25             |
| Gross Commercial & Industrial Supply (mld)   | 13.3           |
| Industrial acreage (ha.)                     | 650            |
| Ordnance Factory (mld)                       | 16             |
| Gross Supply (mld)                           | 54.3           |
| <b>B. Kulgaon-Badlapur Municipal Council</b> |                |
| Population (in Lakhs)                        | 0.52           |
| Net Domestic supply (mld)                    | 14             |
| Losses (mld)                                 |                |
| Gross Domestic Supply (mld)                  | 14             |
| Gross Commercial & Industrial Supply (mld)   | 10.5           |
| Industrial acreage (ha.)                     | 90             |
| Gross Supply (mld)                           | 24.5           |
| <b>Gross Supply (Urban UAKBSNA) mld</b>      | <b>173.8</b>   |

Source: UMC, AMC & KSMC Municipal Authorities

9.1.5 The following norms as suggested by the Central Public Health and Environmental Engineering Organisation, New Delhi (CPHEEO) have been adopted for the projection of water requirement of urban UAKBSNA.

### CPHEEO Norms of Water Supply

|   |  |
|---|--|
| <b>A. Domestic</b>                            |  |
| i. For areas with population 1 lakh and above | 125-200 lpcd.<br>Losses assumed @ 25% till 2001<br>20% from 2001 |
| ii. For areas with population 20000-1 lakh    | 100-125 lpcd   |
| <b>B. Industrial</b>                          |  |
| Gross supply                                  | 76.5 CuM/Ha/day  |
| Loss  | @15% of Gross Supply   |
| Net Supply                                    | 65CuM/Ha/day   |

9.1.6 **Future Water Requirement of urban UAKBSNA** : Table-9.3 indicates that except for Ambarnath, the present water supply of other two urban areas of UAKBSNA is enough to meet the future requirements of the population. The supply-demand is diagrammatically illustrated in the Figure-9.1. It shows that the supply of water to Ambarnath has to be upgraded substantially in the next 20 years. Keeping this in mind MMRDA is considering to finance a 6 mld capacity Chikloli project for Ambarnath. The project will be executed by Maharashtra Jeevan Pradhikaran (MJP). The estimated cost of the project is 5.22 crores, MMRDA is likely to provide loan upto 75% of this cost. But as the projections suggest this is not going to meet the requirements of the projected population and there is an urgent need to undertake water supply projects of larger nature for Ambarnath.

Future Water Demand - UAKBSNA (Urban)

Table-9.3

| A. Ulhasnagar Municipal Corporation        | Projections |       |       | Norms          |
|--|-------------|-------|-------|----------------|
|  | 1996        | 2006  | 2016  |                |
| Population (in Lakhs)                      | 3.92        | 4.44  | 5.01  |                |
| Net Domestic Demand (mld)                  | 52.9        | 59.9  | 67.6  | 135 lpcd       |
| Losses (mld)                               | 13.2        | 15.0  | 16.9  | 20%            |
| Gross Domestic Demand (mld)                | 66.2        | 74.9  | 84.5  |                |
| Gross Commercial & Industrial demand (mld) | 7.9         | 7.9   | 7.9   | 76.5 cu.m/h/d  |
| Industrial acarage (ha.)                   | 103         | 103   | 103   |                |
| Gross Demand (mld)                         | 74.0        | 82.8  | 92.4  |                |
| B. Ambarnath Municipal Council             | Projections |       |       | Norms          |
|  | 1996        | 2006  | 2016  |                |
| Population (in Lakhs)                      | 1.70        | 2.56  | 3.38  |                |
| Net Domestic Demand (mld)                  | 23.0        | 34.6  | 45.6  | 135 lpcd       |
| Losses (mld)                               | 5.7         | 8.6   | 11.4  | 20%            |
| Gross Domestic Demand (mld)                | 28.7        | 43.2  | 57.0  |                |
| Gross Commercial & Industrial demand (mld) | 49.7        | 49.7  | 49.7  | 76.5 cu.m/ha/d |
| Industrial acarage (ha.)                   | 650         | 650   | 650   |                |
| Ordanance Factory (mld)                    | 16          | 16    | 16    |                |
| Gross Demand (mld)                         | 94.4        | 108.9 | 122.8 |                |
| B. Kulgaon-Badlapur Municipal Council      | Projections |       |       | Norms          |
|  | 1996        | 2006  | 2016  |                |
| Population (in Lakhs)                      | 0.65        | 0.98  | 1.21  |                |
| Net Domestic Demand (mld)                  | 7.8         | 11.8  | 16.3  | 120 & 135 lpcd |
| Losses (mld)                               | 2.0         | 2.9   | 4.1   | 20%            |
| Gross Domestic Demand (mld)                | 9.8         | 14.7  | 20.4  |                |
| Gross Commercial & Industrial demand (mld) | 6.9         | 6.9   | 6.9   | 76.5 cu.m/ha/d |
| Industrial acarage (ha.)                   | 90          | 90    | 90    |                |
| Gross Demand (mld)                         | 16.6        | 21.6  | 27.3  |                |
| Gross Demand (Urban UAKBSNA) mld           | 185.1       | 213.3 | 242.5 |                |

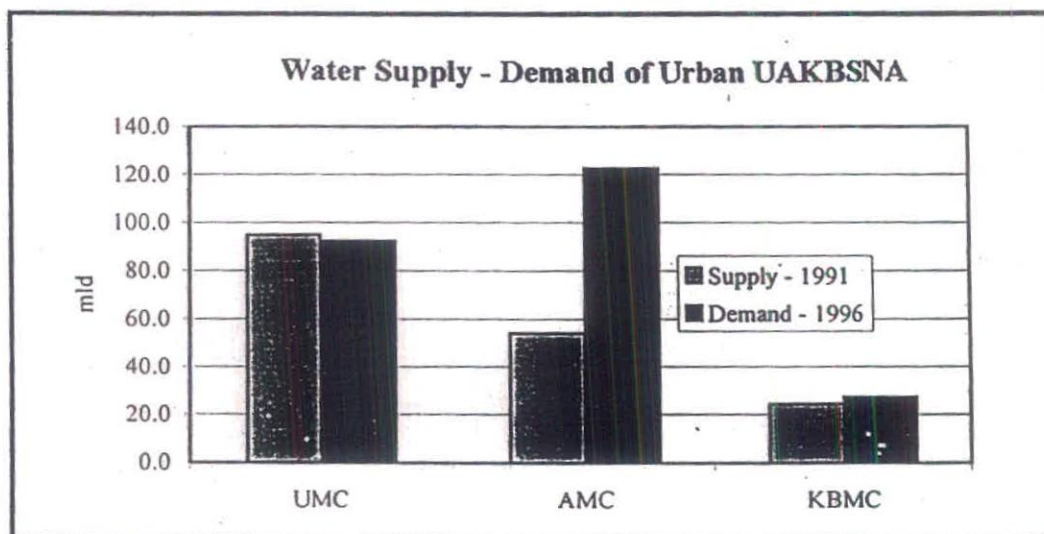


Figure-9.1

## 9.2 Storm Water Drainage

9.2.1 The total length of roads in Ulhasnagar is about 108.58 km. The average width of roads is about 7 m. Roadside drains in the town provide for storm water drainage. Waste water from households and effluents from septic tanks are being discharged into these roadside drains which are connected to the Waldhuni nala at number of places. The details regarding the length of storm water drains are not available.

9.2.2 Southern part of Ambarnath boasts of a storm water drainage system whereas northern part has open gutters. The length of storm water drains is about 37 km., which works out to be 27% of total road length of 138.5 km. The outlets of the storm water drains are connected to Waldhuni nala, which joins Ulhas creek.

9.2.3 Kulgaon-Badlapur has no storm water drainage system. Certain areas in KBMC are flood prone.

## 9.3 Sewerage

### 9.3.1. Ulhasnagar Municipal Corporation

9.3.1.1 *Present Status:* Ulhasnagar town has an under ground waterborne sewerage system laid out by the MWSSB in 1993. The systems is being maintained by the Ulhasnagar Municipal Corporation

9.3.1.2 *Latrines:* There are no basket type latrines in the town. Existing 20,000 private latrines are connected to septic tanks. At present there are 1100 public latrines connected to septic tanks in the town.

9.3.1.3 *Sewerage Scheme:* The scheme has been designed to serve 5.15 lakh population and wastewater flow of 44 mld at rate of 85/lpcd. The total length of sewerage is about 117 km. and covers the entire town. The sewerage is discharged into the nearby Waldhuni nala, which meets Ulhas creek.

### 9.3.2 Ambarnath Municipal Council

9.3.2.1 Private latrines connected to septic tanks - 10,000

Basket type latrines - Nil.

Municipal latrines connected to septic tanks - 950.

In Chikhaloli, Pale and Jambhivali, Javsai no such facilities are available.

9.3.2.2 The existing sewerage scheme is designed for a population of 2.32 at the rate of 81.1 lpcd. The MWSSB has completed the sewerage scheme in the southern side and handed over to the Municipal Council of Ambarnath in 1992. This scheme is being maintained by a private agency on behalf of the municipal council. The northern side scheme is still under construction. However, this sewerage scheme is not designed to take care of the industrial waste. MIDC industrial belt, which is situated along Waldhuni nala, lets out the industrial waste in to the nala making it heavily polluted.

### 9.3.3 Kulgaon-Badlapur Municipal Council

9.3.3.1 There is no sewerage system in the Kulgaon-Badlapur Municipal Council area. It is reported that a sewerage scheme was once under consideration but subsequently dropped owing to the undulating topography of the area. Another obstacle in conceiving the sewerage scheme for KBMC is its scattered development spread over a vast area making it uneconomical to design a compact sewerage scheme to cover the whole municipal council area

## 9.4 Solid Waste Management

### 9.4.1 Ulhasnagar Municipal Corporation

9.4.1.1 At present the solid waste generation is at the rate of about 0.45 kg/capita per day. About 160 tones/day solid waste is generated including 30 tones of Industrial waste. The refuse is removed from 380 collection points in the town every day and dumped in low-lying areas of the town

#### 9.4.2 Ambarnath Municipal Council

- 9.4.2.1 Present solid waste generation of Ambarnath is at the rate of 0.35 kg./capita/day. The total collection works out to be 60 tons/day. Sweepings are collected through 70 wheel borrows, deposited in about 150 collection points and then transported to dumping areas by two compactors owned by the municipal council and two hired trucks. The details of solid waste disposal in Ambarnath Municipal Council are presented in the Table-9.4

Details of Solid Waste Disposal in AMC

Table-9.4

|                                |   |
|--------------------------------|---|
| Agency                         | Om Industrial Engineering Institute,<br>Thane       |
| Area covered                   | Ambarnath Municipal Council.                        |
| Solid Waste Generation rate.   | 350 gm/cap/day.                                     |
| Quantity per day               | 60 tone/day   |
| No.of wheel borrow             | 70 no.  |
| Deposited in collection points | 150 nos.  |
| Type of transportation         | 2 Trucks, hire basis<br>2 Compactors - owned by AMC |
| Dumping area                   | Near Pipeline road.                                 |

Source: Ambarnath Municipal Council

#### 9.4.3 Kulgaon-Badlapur Municipal Council

- 9.4.3.1 Solid waste management is looked after by a private agency on behalf of the municipal council. The details are given in the Table-9.5



Details of Solid Waste Disposal in KBMC

Table-9.5

|                                |   |
|--------------------------------|---|
| Agency                         | M/s.City Seva Sanstha, Mumbai                           |
| Area Covered                   | Kulgaon, Badlapur, Belivali, Manjarli, Katrap, Kharvai. |
| Solid Waste Generation rate    | 576.00 gr./cap/day.                                     |
| Quantity per day               | 30 tonne/day  |
| No. of Wheel Borrow            | 20 nos.   |
| Deposited in Collection points | 150 nos.  |
| Type of transportation         | 2 trucks (rented) Rs.394.00 per day each                |
| Dumping area                   | Kharvai, Badlapur, Ambarnath.                           |
| Backlog                        | 50 nos.   |

Source : Kulgaon-Badlapur Municipal Council

#### 9.4.4 Future solid waste generation of UAKBSNA

9.4.4.1 The solid waste generation of UAKBSNA is estimated for the year 2016. The standards adopted for solid waste generation capacity are @ 0.5 kg/c/d for domestic use and 0.1 kg/c/d for commercial use. The details are presented in the Table-9.6.

Projection of Solid waste Generation in UAKBSNA-2016

Table-9.6

| Area         | Population-2016 | Standard        | Projection in tonnes/day |
|--------------|-----------------|-----------------|--------------------------|
| UMC          | 657668          | (0.5+0.1)kg/c·d | 394.6                    |
| AMC          | 254266          | (0.5+0.1)kg/c·d | 152.5                    |
| KBMC         | 104036          | (0.5+0.1)kg/c·d | 62.42                    |
| <b>Total</b> | <b>1015970</b>  | (0.5+0.1)kg/c·d | <b>609.52</b>            |

## 9.5 Tele communications

9.5.1 Telephone facilities in UAKBSNA are provided by the Department of Telecommunication and Telegraph, Kalyan Telecom District. There are four telephone exchanges functioning in UAKBSNA. Details such as existing equipped capacity, waiting list, working lines and the total present demand are given in the Table-9.7

## Telephone Connections in UAKBSNA

Table-9.7

| Name of Exchange | Equipped capacity | Waiting list | Working lines | Total        |
|------------------|-------------------|--------------|---------------|--------------|
| Ulhasnagar I     | 17500             | 5523         | 16265         | 21788        |
| Ulhasnagar II    | 10000             | Nil          | 9543          | 9543         |
| Ambarnath        | 4000              | 2311         | 3552          | 5863         |
| Kulgaon-Badlapur | 3000              | 469          | 2474          | 2943         |
| <b>Total</b>     | <b>28000</b>      | <b>7464</b>  | <b>25168</b>  | <b>32632</b> |

Source : Department of Telecommunication and Telegraph, Kalyan Telecom District, 1996

- 9.5.2 It can be seen from the above table that the demand has outstripped the equipped capacity indicating the need to upgrade the capacity of exchanges in the future. Only Kalyan Municipal Corporation area has direct dialing facility with Thane and Mumbai. If the radial distance of the short distance charging station situated at Malabar Hill is increased from the present 35 km., Ulhasnagar, Ambarnath and Badlapur can also avail direct dialing facility with Mumbai. Presently KMC, UMC, AMC and KBMC have inter local call facility.

## 9.6 Power Supply

- 9.6.1 The main sources of the power supply to Ulhasnagar, Ambarnath and Kulgaon-Badlapur municipal areas are Tata power station at Netivali, MSEB Padgha station and MSEB Mohone station.
- 9.6.2 Details of number of consumers in the region are given in the Table - 9.8.

## No. of Consumers in UAKBSNA

Table-9.8

| Description          | U.M.C.                                  | A.M.C.                                  | K.B.M.C.     |
|----------------------|---|---|--------------|
| Source               | Tata Power at Netivali and MSEB Mohone. | Tata power at Netivali and MSEB Padgha. | MSEB         |
| No. of consumers     |   |   |              |
| Residential          | 82509                                   | 20174                                   | 9481         |
| Commercial           | 25786                                   | 602                                     | 1297         |
| Industrial           | 4289                                    | 2915                                    | 390          |
| Others               | 11                                      | -                                       | 63           |
| <b>Total</b>         | <b>112595</b>                           | <b>23691</b>                            | <b>11231</b> |
| Consumption in Units | 65657694                                | 6081102                                 | 14542783     |

Source : Maharashtra State Electricity Board (MSEB)

## 9.7 Postal facility

- 9.7.1 There are 10 Post Offices in Ulhasnagar, 8 in Ambarnath and 2 in Kulgaon-Badlapur. Detailed list is given in the Table-9.9

## Postal facilities in UAKBSNA

Table-9.9

| Sr.No.    | Location                                  | Area in Sq.ft | Rented/Owned |
|-----------|---|---------------|--------------|
| <b>A.</b> | <b>Ulhasnagar Municipal Corporation</b>   |               |              |
| 1         | Station road Ulhasnagar-3 - 2 nos.        | 2340          | Rented       |
| 2         | Bhaji market camp.2                       | 440           | Rented.      |
| 3         | Ulhasnagar - 5 2 nos.                     | 2157          | Rented.      |
| 4         | Ulhasnagar - 4                            | 1850          | Rented       |
| 5         | Ulhasnagar - 3                            | 860           | Rented       |
| 6         | Ulhasnagar - 2                            | 2832          | Rented       |
| 7         | Ulhasnagar - 1                            | 1200          | Rented       |
| 8         | Ulhasnagar - 1                            | 1039          | Rented.      |
| <b>B.</b> | <b>Ambarnath Municipal Council</b>        |               |              |
| 1         | Ambarnath Post Office                     | 1232          | NA           |
| 2         | South Post Office.                        | 570           | NA           |
| 3         | Netaji Bazar Post Office                  | 880           | NA           |
| 4         | Kansar Post Office                        | 450           | NA           |
| 5         | Additional Ambarnath Industrial Area      | 957           | NA           |
| <b>C.</b> | <b>Kulgaon-Badlapur Municipal council</b> |               |              |
| 1         | Extra Departmental Post Office, Badlapur. |               | NA           |
| 2         | Kulgaon Post Office.                      |               | NA           |

Source : Department of Post and Telegraph

## 9.8 Fire Fighting Facilities in Municipal Areas in UAKBSNA

- 9.8.1 At present there are 3 fire stations in operation in UAKBSNA. In Ulhasnagar fire station is located behind the municipal council office. The other fire station is under construction in the Camp No.4 at the junction of Prabhat road. In Ambarnath Municipal Council there is one fire station located near the municipal council building. This serves MIDC industrial areas and the surrounding villages apart from AMC jurisdiction. In KBMC the existing fire station is located in the MIDC Badlapur industrial area.

## CHAPTER - 10

### ENVIRONMENTAL STATUS

#### 10.1 Introduction

10.1.1 UAKBSNA is endowed with the natural wealth of reserved forests, hills such as Hajimalang ranges, Ulhas river and vegetation etc. The developed area in UAKBSNA admeasures about 2466.08 ha. out of which transportation occupies 324.76 ha , residential and commercial occupies 1455.5 and 78 ha. respectively. Undeveloped land in UAKBSNA comprises open vacant agricultural land (13017.42 ha.), forests (4114.43 ha, hilly undulated land (1295.42 ha.) and defence land (957.70 ha.).

10.1.2 The environmental problems in UAKBSNA are more acute in urban areas. Moreover most of the environmental problems are caused by inadequacy of infrastructure such as untreated waste water disposal, uncontrolled industrial emissions, poor collection and disposal of solid waste, overgrowth of slums and traffic congestion etc. The current environmental status of the region is briefly explained as follows.

#### 10.2 Environment Status

##### 10.2.1 Water

10.2.1.1 About 582 hectares of the total area is covered by water bodies which include Ulhas river which passes along the eastern boundary of UAKBSNA and a highly polluted Waldhuni Nala which passes through Ulhasnagar and meets the Ulhas river near Shahad. The upstream portion of the Shahad weir on Ulhas river serves as fresh water source while the downstream portion of the weir is tidal and saline and is used for the discharge of waste water by surrounding industries. There is a dam over Ulhas river near Badlapur and water from this reservoir is used for drinking purpose for the areas of Badlapur, Ambarnath and Kalyan.

10.2.1.2 The Ulhas river is monitored by Maharashtra Pollution Control Board at five stations at a frequency of approximately one month. The range, average and maximum values of Ulhas water quality stretch falling in UAKBSNA for 1994 are presented in Table-10.1A & 10.1B. The salient features of the results of Ulhas river water quality as monitored by MPCB are as follows:

- i) Water quality of Ulhas river stretch lying in Kulgaon-Badlapur Municipal Council and part of Ambarnath Municipal Council is 'very good' as per Primary Water Quality Criteria for Class A-I Waters which means unfiltered public water with approved disinfection.
- ii) Water quality of Ulhas river stretch lying along Ulhasnagar Corporation and part of Ambarnath Council is 'generally good' as per Primary Water Quality Criteria for Class A-II Waters which means public water supply with approved water treatment equal to coagulation, sedimentation and disinfection.
- iii) Average pH of water ranges from neutral to slightly alkaline range. Maximum Dissolved Oxygen [DO] in Kulgaon-Badlapur Municipal Council stretch is in the range of 6.9 to 7.1 mg/l whereas along Ulhasnagar Municipal Corporation and Ambarnath Municipal Council stretch it is 5.3 to 6.6 mg/l.
- iv) Over all the concentration of Nitrates and Phosphates total Kjehald Nitrogen, Nitrates and Ammonical Nitrogen are low, indicating its suitability for drinking purpose.

#### 10.2.2 Ambient Air

10.2.2.1 Two main sources of air pollution are industrial emissions and vehicular emissions. Ambient air quality in UAKBSNA is monitored by the Maharashtra Pollution Control Board (MPCB), only at certain industrial locations in Ambarnath, Badlapur & Shahad. However, the monitoring frequency is twice a month and the locations are not fixed which makes it difficult to compare the results with existing standards as prescribed by the Central Pollution Control Board. Moreover ambient air quality in residential and along roadside areas is not at all monitored by MPCB. However, the results of ambient air quality as monitored by MPCB are presented in Table -10.2

10.2.2.2 From the Table 10.2 it is seen that during 1994-95 the peak values of SO<sub>2</sub> at Dharamsi Morarjee industry in Ambarnath exceeded the prescribed CPCB standards. In Ambarnath industrial Area the peak SPM values exceeded the CPCB standard during 1991 to .993 whereas in Badlapur and Shahad industrial area the peak SPM value exceeded the standards during 1990-91

### 10.2.3 Solid Waste

10.2.3.1 Ulhasnagar, Ambarnath and Kulgaon-Badlapur towns in UAKBSNA generate about 249 tonnes/day of solid waste. Generally refuse is collected from the common road side collection points and is transported in trucks to the dumping ground. Inadequate collection frequency, inaccessibility of certain areas such as slums, throwing of refuse in open drains, gutters and storm water channels and scavenging at collection bins by animals and rag-pickers results in very insanitary conditions.

10.2.3.2 In Ambarnath, Kulgaon-Badlapur and Shahad areas of UAKBSNA there are large number of Chemical, Mechanical parts, Dyestuff, and textile industries. These industries generate waste containing toxic and hazardous substances, which are disposed of by one or more following four methods.

- i) Land fill inside the premises of factory.
- ii) Land fill outside the premises of factory.
- iii) Sale of Waste.
- iv) Incineration.

10.2.3.3 In UAKBSNA or in nearby areas around UAKBSNA, MPCB has not yet notified specific site for the safe disposal of Toxic and Hazardous Waste (THW) produced by these industries.

10.2.3.4 As UAKBSNA has about 18% of forest area and major water body such as Ulhas river, part of which (from Badlapur till NRC Band) is being used as drinking water source by a large population, there is an urgent need to make a provision of site for safe disposal of THW.

### 10.2.4 Sewerage

10.2.4.1 Underground wastewater collection system exists in Ulhasnagar and Ambarnath (part) whereas in Kulgaon-Badlapur and rural areas the houses are served by septic tanks and on-site latrines. The sewage collected in Ulhasnagar is disposed in untreated or partially treated form to nearby Waldhuni nala and eventually discharged into Ulhas river. In Kulgaon-Badlapur it is observed that in many instances untreated industrial wastewater is let out in main nalas for co-disposal with domestic wastewater posing serious health hazard to the citizens.

### 10.2.5 Flood

- 10.2.5.1 In Kulgaon-Badlapur low laying area between railway and Ulhas river i.e. from Barrage Head Work to Hendrepada is affected by flood during the rainy season. In Ulhasnagar, the areas along Ulhas river and areas, such as near Shahad gate, Mharal, Varap, Kambe are affected by the flood.

### 10.2.6 Hills and Forests

- 10.2.6.1 The UAKBSNA is sufficiently endowed with the rich hill ranges forming axis along northeastern portion and Malangad hill ranges extending along its southeastern part. The rural belt is thus full of hills, agricultural, forest lands, marshes and green cover. The large portion of UAKBSNA is covered by different types of forests (4079.30 ha.). Most of the forests are under the control of the Forest Department

### 10.2.7 Quarries and crushers

- 10.2.7 The Regional Plan-1973 permitted quarrying activity anywhere in the G-Zone. This has been partly responsible for the indiscriminate proliferation of quarrying activity all over MMR leading to disfiguration of the landscape and degradation of environment. In UAKBSNA also large scale quarrying activity takes place near Mharal village and some other parts. Keeping this in mind, MMRDA had commissioned a study for identifying suitable areas for quarrying activities as part of the preparation of the revised Regional Plan. The Development Plan for UAKBSNA also follows the recommendations of this study in allowing the Quarry Zone. Further the above study has also recommended certain measures to restore the abandoned quarry sites by way of land filling and planting of trees. These ideas should also be given due consideration while formulating development control regulations for allowing quarrying activities in UAKBSNA.

## 10.3 Considerations and Proposals

- 10.3.1 In order to maintain a proper balance of development between the urban and rural areas of the UAKBSNA, it is necessary to promote environment and ecology through preservation of agricultural lands, hilly and forest areas, plantation areas and minimise the urban sprawl.



WATER QUALITY OF ULHAS RIVER IN UAKBSNA, 1993-94

Table - 10.1A

| Site<br>Parameter       | 1         |             |       | 2          |             |       | 3          |            |       | 4       |          |       |
|-------------------------|-----------|-------------|-------|------------|-------------|-------|------------|------------|-------|---------|----------|-------|
|                         | Max       | Min         | Avg   | Max        | Min         | Avg   | Max        | Min        | Avg   | Max     | Min      | Avg   |
| pH                      | 8.67(1)   | 7.1(11,6)   | 6.92  | 8.4(1)     | 6.9(11,6)   | 7.57  | 8.46(1)    | 5.0(8)     | 7.44  | 6.29(7) | 7.27(8)  | 6.78  |
| Turbidity               | 4.0(1,2)  | 1.0(11, 12) | 2.54  | 4(1,2)     | 1(6,4,9)    | 2.08  | 6(11)      | 1(4,5)     | 2.64  | 6(7)    | 2.5(8)   | 4.25  |
| Dissolved Oxygen        | 6.9(2,7)  | 5.0(12)     | 6.08  | 6.6(1,5,7) | 5.1(2)      | 6.01  | 7.1(2)     | NIL(11)    | 5.07  | 5.3(7)  | 5.2(8)   | 5.25  |
| Conductivity mS/m       | 1730 (1)  | 3(10)       | 124.3 | 136(8)     | 4(11)       | 25.9  | 1350(4)    | 5.8(3)     | 200.7 | 331(7)  | 349(8)   | 340   |
| B.O.D. 5 days - OoC     | 9.5(6)    | 2(6)        | 5.47  | 6.8(11)    | 1.5(4)      | 5.72  | 110(1)     | 2.5(4)     | 19.92 | 6.5(7)  | 5.6(8)   | 6.05  |
| C.O.D                   | 52(1)     | 12(8)       | 26    | 40(6)      | 12(4,5,8)   | 24.22 | 248(11)    | 12(8)      | 65    | 20(7)   | 16(8)    | 18    |
| Suspended Solids        | 40(2)     | 18(10)      | 23.16 | 321(2)     | 18(5,2)     | 22    | 110(5)     | 16(8)      | 38.65 | 22(7)   | 20(8)    | 21(8) |
| Hardness                | 1714(1)   | 52(5,7)     | 181.7 | 432(1)     | 5(9)        | 102.3 | 1990(12)   | 56(9)      | 432   | 170(7)  | 194(8)   | 182   |
| Calcium                 | 5888(1)   | 8.8(6)      | 61.28 | 116(2)     | 9.6(9)      | 26.74 | 248(11)    | 9.6(5)     | 72.16 | 52(7)   | 49.8(8)  | 50.9  |
| Magnesium               | 281(1)    | 1.4(5, 7)   | 25.22 | 83(2)      | 3.8(6)      | 13.77 | 381(11)    | 4.3(5)     | 62.8  | 9.75(7) | 17(8)    | 13.4  |
| Total Alkalinity        | 178(2)    | 28(4)       | 67.22 | 310(1)     | 42(9)       | 81.66 | 520(11)    | 46(9)      | 143.5 | 82(7)   | 110(8)   | 96    |
| Chloride                | 5250(1)   | 12.5(1)     | 325   | 130(2)     | 12(5)       | 32.66 | 4510(6)    | 15(1,5)    | 483.4 | 68(7)   | 64(8)    | 66    |
| Nitrate                 | 2.3(1)    | 0.15(10)    | 152   | 0.72(2)    | 0.11(5)     | 0.34  | 10.8(7)    | 0.21(8,11) | 1.7   | 4.2(7)  | 0.62(8)  | 2.41  |
| Sulphate                | 5481(1)   | 3.5(7)      | 324.5 | 283(2)     | 2.5(7)      | 28.46 | 758.8(4)   | 2.0(7)     | 125.6 | 32(7)   | 48.72(8) | 40.4  |
| T.K. Nitrogen           | 2.1(2)    | 0.4(5)      | 0.85  | 6(7,9,10)  | 0.5(6)      | 0.58  | 19.2(5)    | 0.7(6)     | 3.64  | 0.8(7)  | 0.8(8)   | 0.8   |
| Sodium                  | 2527.5(1) | 3.6(2)      | 164.9 | 12.5(10)   | 3.1(5)      | 5.96  | 874(4)     | 4(2)       | 189.4 | NA(7)   | NA(8)    | NA    |
| Bacteriology MPN/100 ml | 350(1)    | 17(2,6)     | 93    | 280(1)     | 20(6)       | 81.81 | 425(1)     | 20(4,5)    | 105.6 |         |          |       |
| Plate Count/ml          | 600(1)    | 100(8)      | 254   | 760(1)     | 130(12)     | 371.8 | 840(4)     | 50(5)      | 300.8 |         |          |       |
| MPNCT                   | 170(2)    | 17(6)       | 92.33 | 20         | 20          | 20    |            |            | 20    |         |          |       |
| Oil & Grease            |           |             |       |            |             |       |            |            |       |         |          |       |
| Phosphate               | 0.6(1)    | 0.012(10)   | 0.176 | 0.69(6)    | 0.01(11,12) | 0.18  | 6.4(5)     | 0.01(11)   | 0.61  |         |          | 0.2   |
| Free Ammonia            | 0.54(7)   | 0.04(1)     | 0.38  | 0.62(8)    | 0.01(1)     | 0.39  | 0.62(6)    | 0.028(1)   | 0.387 |         |          |       |
| Ammonium Nitrogen       | 0.33(6)   | 0.02(2)     | 0.21  | 0.44(8)    | 0.019(2)    | 0.2   | 0.32(8,9)  | 0.03(1)    | 0.22  |         |          |       |
| Nitrite                 | 0.29(4)   | 0.02(1)     | 0.05  | 0.72(4)    | 0.005(1)    | 0.129 | 0.051(12)  | 0.005(2)   | 0.04  |         |          |       |
| Boron                   | 0.39(5)   | 0.02(2)     | 0.169 | 4.27(5)    | 0.03(3)     | 0.173 | 0.7(11,12) | NIL        | 0.285 |         |          |       |
| Kjeld Nitrogen          | 0.8(6)    | 0.3(1, 2)   | 0.55  | 1.8(4)     | 0.4(1)      | 0.66  | 0.9(6)     | 0.3(1)     | 155   |         |          |       |
| fix Dissolved Solids    | 285(4)    | 51(8)       | 133.2 | 5749(6)    | 59(5)       | 1674  | 480(2)     | 49(8)      | 137.6 |         |          |       |
| Total Dissolved Solids  | 348(4)    | 17(8)       | 165.2 | 7180(6)    | 78(5)       | 2042  | 560(2)     | 83(11)     | 173.8 |         |          |       |
| Fecal Coliform          | 225(4)    | 6(6)        | 31.1  | 45(1)      | 4(12)       | 16.63 | 25(4)      | NIL        | 15.44 |         |          |       |

Site Locations

1 : Down stream at Badlapur Road Bridge  
Source : Regional Office, MPCB, Kalyan.

2: Near Rayate Village

3: Kapri Nala (Kharvai), Badlapur

4: Waldhuni Nala

WATER QUALITY OF ULHAS RIVER IN UAKBSNA, 1994-95

Table-10.1B

| Site Location           | 1          |             |      | 2        |                 |      | 3          |               |       | 5      |
|-------------------------|------------|-------------|------|----------|-----------------|------|------------|---------------|-------|--------|
|                         | Max        | Min         | Avg  | Max      | Min             | Avg  | Max        | Min           | Avg   |        |
| pH                      | 8[11]      | 7.1[11]     | 7.67 | 7.7[11]  | 7.3[11]         | 7.68 | 11.25[11]  | 6.78[2]       | 8.05  | 9.4[3] |
| Turbidity               | 3.0[8]     | 1.1[11]     | 1.8  | 2.1[8]   | 1.0[11]         | 1.3  | 13.5[2]    | 1.2[3]        | 3.65  |        |
| Dissolved Oxygen        | 6.8[11]    | 5.8[9]      | 6.1  | 6.6[11]  | 5.0[11]         | 5.75 | 6.4[8]     | nll.          | 4.7   | 0.3[3] |
| Conductivity mS/m       | 1100[11]   | 6[7]        | 11.3 | 15.8[8]  | 10.5[3]         | 12.6 | 1100[11]   | 14.9[9]       | 328   |        |
| BOD 5 days - 20°C       | 5.5[11]    | 3[2]        | 4.47 | 7[10]    | 4.2[3]          | 5.17 | 330[11]    | 3.2[3]        | 60.6  |        |
| COD                     | 28[7]      | 16[1, 2, 3] | 18.2 | 28[10]   | 16[3]           | 20   | 918[8]     | 16[3, 10, 11] | 207.5 |        |
| Suspended Solids        | 23[11]     | 12[10]      | 15.8 | 25[11]   | 18[8]           | 21.3 | 262[11]    | 18[8]         | 61.6  | 260[3] |
| Hardness                | 70[1, 10]  | 26[11]      | 55.3 | 70[2, 3] | 38[11]          | 56.8 | 1570[2]    | 46[8]         | 450   |        |
| Calcium                 | 20[2]      | 4.9[9]      | 11.3 | 24.8[2]  | 12[8]           | 15.1 | 252[2]     | 2.9[9]        | 95.39 |        |
| Magnesium               | 11.3[9]    | 1.9[11]     | 6    | 8.27[3]  | 1.9[11]         | 5.83 | 228[2]     | 3.9[8]        | 63.8  |        |
| Total Alkalinity        | 82[2]      | 34[7]       | 56.9 | 76[3]    | 48[8]           | 58.6 | 1400[11]   | 42[8]         | 277.8 | 60[3]  |
| Chloride                | 21[8]      | 13.5[2]     | 18.7 | 33[2]    | 12.5[11]        | 20.2 | 3150[2]    | 15.5[3]       | 1214  | NA[3]  |
| Nitrate                 | 0.65[8]    | 0.11[11]    | 0.43 | 65[8]    | 0.14[11]        | 0.38 | 5.8[11]    | 0.39[3]       | 2.28  |        |
| Sulphate                | 62[9]      | 1.6[11]     | 13.9 | 16.6[2]  | 3.0[9]          | 7.38 | 1389[2]    | 6.74[3]       | 395   |        |
| T K Nitrogen            |            | 0.8[9]      |      |          |                 |      |            |               |       |        |
| Sodium                  | 10[10]     | 25[11]      | 6.08 | 12.9[2]  | 3.9[11]         | 7.18 | 910[11]    | 0.7[9]        | 319   |        |
| Bacteriology/MPN/100 ml | 275[8, 10] | 30[8]       | 123  | 425[8]   | 11[11]          | 128  | 425[8]     | 15[11]        | 146.7 |        |
| Plate Count/ml          | 290[11]    |             | 133  | 430[8]   | 40[11]          | 166  | 430[8]     | 110[2]        | 210   |        |
| MPNCT                   |            |             |      |          |                 |      |            |               |       |        |
| Oil & Grease            |            |             |      |          |                 |      |            |               |       |        |
| Phosphate               | 16.8[9]    | 0.0037[2]   | 1.22 | 0.09[8]  | 0.001[3]        | 0.02 | 14.4[9]    | 0.004[3]      | 1.839 |        |
| Free Ammonia            | 0.07[11]   | 0.0035[2]   | 0.02 | 0.09[11] | 0.001[11]       | 0.02 | 0.35[11]   | 0.0018[2]     | 0.059 | 5[3]   |
| Ammonium Nitrogen       | 0.52[9]    | 0.04[11]    | 0.25 | 0.4[10]  | 0.05[11]        | 0.22 | 0.43[9]    | 0.075[11]     | 0.3   |        |
| Nitrite                 | 0.03[3]    | 0.008[8]    | 0.02 | 0.037[9] | 0.0011[10]      | 0.02 | 0.13[11]   | 0.0002[10]    | 0.037 |        |
| Boron                   | 0.31[8]    | 0.16[9]     | 0.2  | 0.34[8]  | 0.12[11]        | 0.23 | 0.34[2, 8] | 0.15[3]       | 0.234 |        |
| Kjeld Nitrogen          | 0.8[11]    | 0.009[11]   | 0.48 | 4.8[11]  | 0.2[3, 2, 8, 9] | 0.58 | 3.8[11]    | 0.017[9]      | 1.03  |        |
| Free Dissolved Solids   | 120[9]     | 72[8]       | 103  | 152[11]  | 98[9]           | 121  | 19800[2]   | 121[3]        | 3961  |        |
| Total Dissolved Solids  | 140[3]     | 1.0[9]      | 109  | 188[11]  | 125[9]          | 148  | 23600[2]   | 1.4[9]        | 4691  |        |
| Faecal Coliform         | 17[11]     | 4[3]        | 8.6  | 12[8]    | 6[3]            | 8.16 | 12[2, 8]   | 5[11]         | 9.16  |        |

Site Locations

1 : Down stream at Badlapur Road Bridge

2 : Near Rnyate Village

3 : Kapri Nala ( Kharvai), Badlapur

4 : Waldhuni Nala

5 : Nala at Add. Ambarnath

Source : Regional Office MPWB, Kalyan

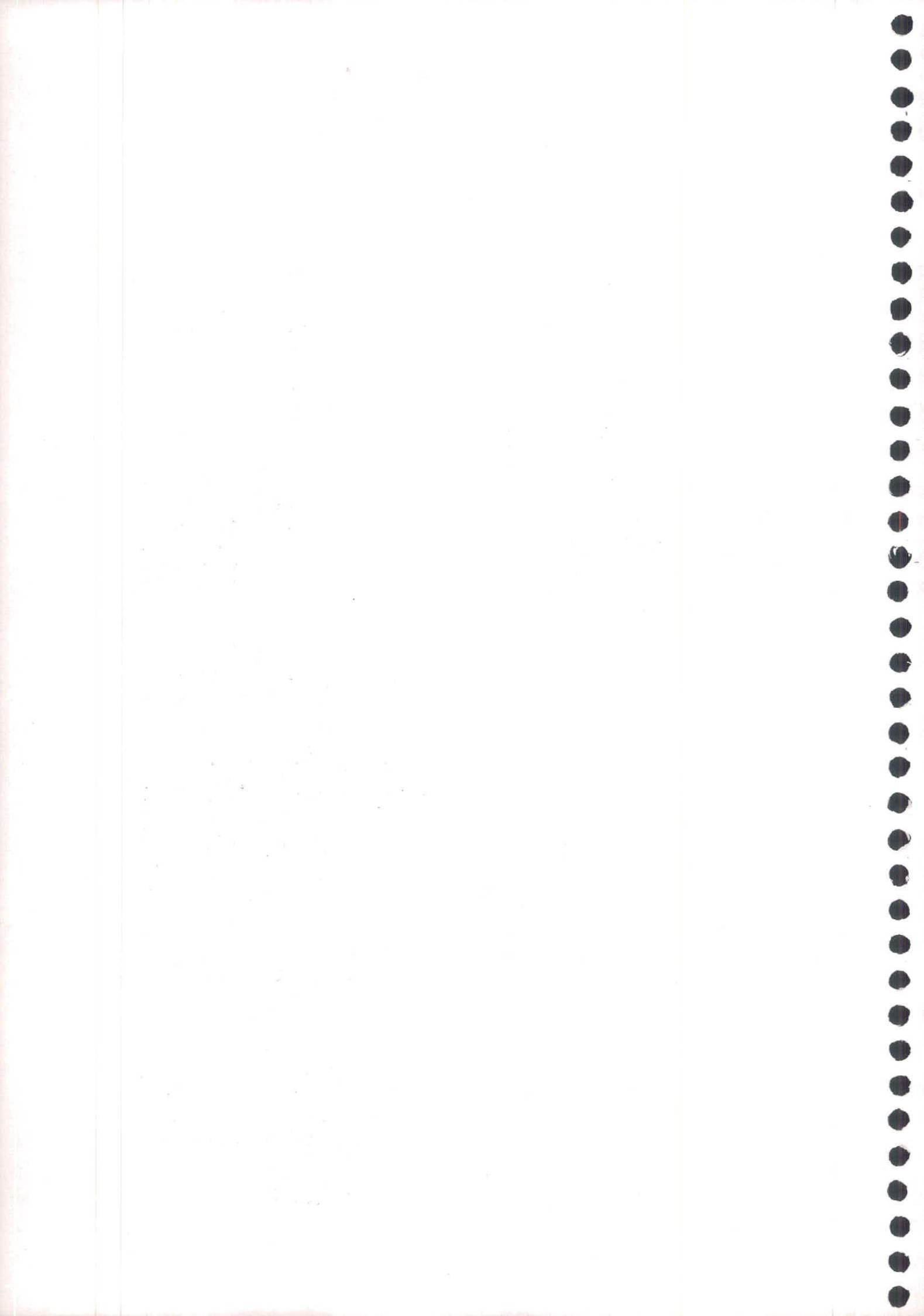
AMBEINT AIR QUALITY FOR UAKBSNA

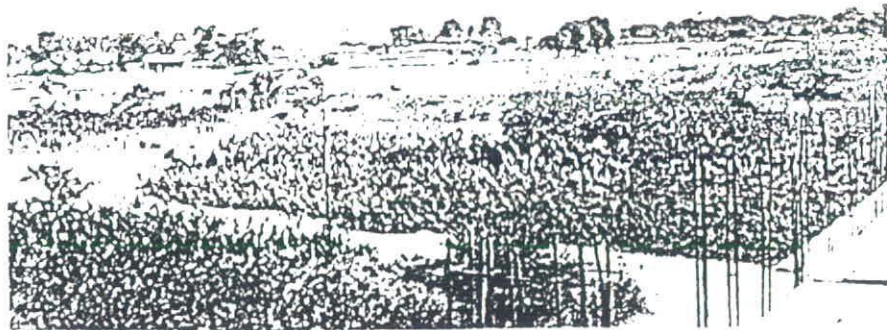
Table-10.2

| NAME OF THE STATION  | YEAR    | SO <sub>2</sub> (ug/M <sup>3</sup> ) |      | Nox (ug/M <sup>3</sup> ) |      | S.P.M. (ug./M <sup>3</sup> ) |      |
|----------------------|---------|--------------------------------------|------|--------------------------|------|------------------------------|------|
|                      |         | AVG*                                 | PEAK | AVG*                     | PEAK | AVG*                         | PEAK |
| BADLAPUR             |         |                                      |      |                          |      |                              |      |
| Mokharia Textiles,   | 1989-90 | 16                                   | 24   | 14                       | 17   | 139                          | 184  |
| Konkan Chemicals.    | 1989-90 | 17                                   | 20   | 14                       | 17   | 197                          | 302  |
| Amar Dye Chemicals,  | 1989-90 | 75                                   | 75   | 9                        | 9    | 123                          | 123  |
| Mokharia Textiles    | 1990-91 | 19                                   | 31   | 27                       | 38   | 373                          | 1498 |
| Nandan Textile.      | 1991-92 | 17                                   | 17   | 39                       | 39   | 106                          | 106  |
|                      | 1992-93 | 26                                   | 50   | 31                       | 65   | 123                          | 164  |
|                      | 1993-94 | 30                                   | 35   | 54                       | 61   | 133                          | 178  |
|                      | 1994-95 | 6                                    | 11   | 53                       | 74   | 252                          | 573  |
| AMBARNATHI           |         |                                      |      |                          |      |                              |      |
| Amp Ltd.             | 1989-90 | 27                                   | 54   | 21                       | 44   | 182                          | 515  |
| Acharya Chemicals    | 1989-90 | 76                                   | 76   | 64                       | 64   |                              |      |
| Montage Chemicals,   | 1989-90 | 30                                   | 30   | 19                       | 19   | 119                          | 119  |
| Amp Ltd.             | 1990-91 | 21                                   | 29   | 26                       | 38   | 268                          | 552  |
| Dharamji Morarji.    | 1991-92 | 23                                   | 35   | 28                       | 32   | 647                          | 1146 |
|                      | 1992-93 | 25                                   | 35   | 40                       | 63   | 384                          | 1146 |
|                      | 1993-94 | 33                                   | 36   | 45                       | 50   | 187                          | 27   |
|                      | 1994-95 | 49                                   | 228  | 5                        | 14   | 217                          | 391  |
| SHAHAD               |         |                                      |      |                          |      |                              |      |
| Indian Dyestuff Ind. | 1989-90 | 26                                   | 47   | 20                       | 23   | 137                          | 163  |
| Indian Dyestuff Ind. | 1990-91 | 42                                   | 59   | 39                       | 57   | 476                          | 1112 |
| Indian Dyestuff Ind. | 1991-92 | 19                                   | 21   | 29                       | 33   | 109                          | 158  |
| CPCB standards       |         | 120                                  |      | 120                      |      | 500                          |      |

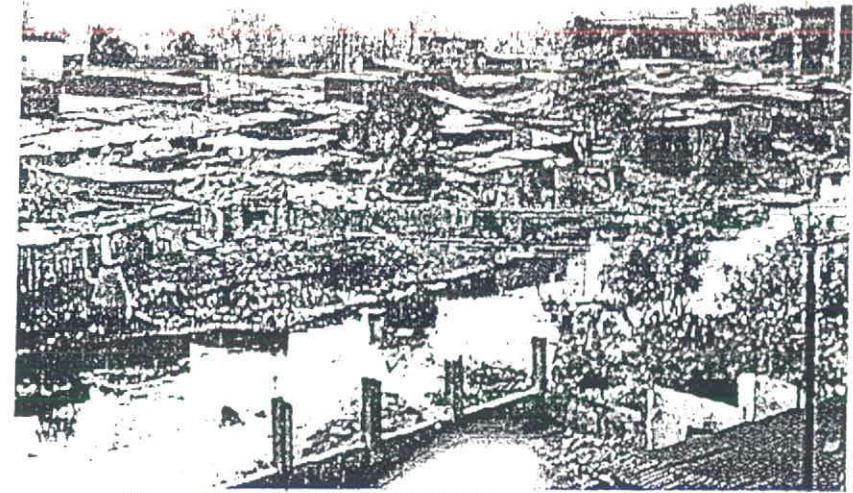
Source : Maharashtra Pollution Control Board

\* Average of minimum 1 sample & Maximum 20 samples

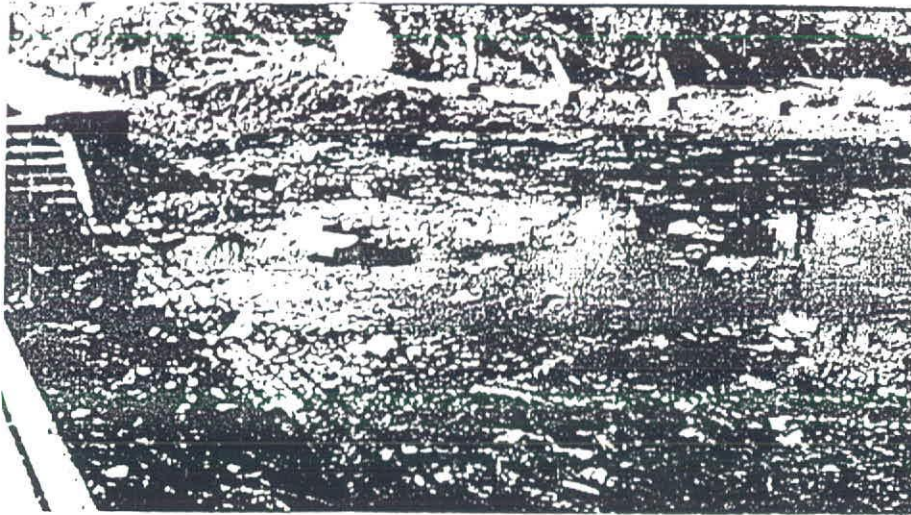




Flood Prone Areas Along Ulhas River



Slums Along Waldhuni Nala in Ulhasnagar



Dumping in Waldhuni Nala



Unplanned Skyline of Ulhasnagar



## CHAPTER -11

### EVALUATION OF SANCTIONED DEVELOPMENT PLANS

#### 11.1 Introduction

11.1.1 Evaluation of planning efforts of the past is an important input to the preparation of the development plan. It is also essential to study and evaluate the performance of local authorities in implementing and enforcing the development plans.

11.1.2 In UAKBSNA, Ulhasnagar and Ambarnath municipal areas have had development plans sanctioned in 1974, which are currently in force for their respective jurisdictions. The development plan of Ulhasnagar comprising the municipal area of Ulhasnagar was sanctioned by the Government under its notification No.TPS-60185-RPC, dated 28th May 1974 and came in to force on 1st July 1974. The present Ulhasnagar Municipal Corporation is the implementing authority of the sanctioned development plan. The development plan of Ambarnath currently in force was sanctioned under Government Notification No TPS/1273/72946/TP-2 and came into effect on 15th October 1975. During the period from 1.19.1983 to 13.4.1992 the area of the present Ambarnath Municipal Council was part of the Kalyan Municipal Corporation which was the implementing authority for that particular period. Subsequently the municipal council for Ambarnath has been reconstituted by the Government with effect from 14.4.1992 and the responsibility of implementation of proposals of the development plan from then onwards rests with the municipal council.

11.1.3 An attempt is made to find out the implementation of the reservation sites earmarked for various public purposes and sanctioned roads.

11.1.4 Despite these underlying intentions of the Sanctioned Development Plans, most of the above problems not only continue to persist even today but have been further aggravated. Whether this will automatically imply that there are lapses in the course of implementation of the development plan or not, is a moot point. There is a need to understand the reasons for implementation bottlenecks and strive to devise a mechanism to avoid such lapses.

#### 11.2 Reservation Analysis

11.2.1 In the development plan of Ulhasnagar initially there were 204 sites earmarked for various public purposes such as schools, hospitals, playgrounds, parks etc. 18 were

deleted while sanctioning. Out of these only 21 sites have been fully implemented and 1 site partly. Out of 73 sites reserved for primary and secondary schools only 13 have come up (refer Table-11.1). But the fact that there are as many as 96 primary and secondary schools functioning in Ulhasnagar (according to the landuse survey carried out in 1992) even if they are sub-standard according to the planning standards, calls for a different approach during the revision. The foregoing statement also means that there are about 83 schools, which have come up on the sites, which are not reserved for schools. Same is the case with sites earmarked for gardens, play grounds and other amenities proposed in the development plan. It is pertinent to note that in Ulhasnagar the ownership of entire township vest with the government which has granted the lands under reservation to the municipal council. However the municipal council does not seem to have paid enough attention to the development of these sites for the purpose they have been designated and allowed them to be encroached upon by unscrupulous builders and other vested interests.

Analysis of Reservation sites of Ulhasnagar Municipal Council

Table-11.1

| Criteria/Amenity        | Educational | Medical | Play Ground | Garden / Park | Market/ Shopping Center | Burial Ground/ Cremation Ground | Parking | Cultural | Other | Total |
|-------------------------|-------------|---------|-------------|---------------|-------------------------|---------------------------------|---------|----------|-------|-------|
| Total Reservations      | 73          | 8       | 19          | 26            | 12                      | 4                               | 5       | 5        | 34    | 186   |
| Sites fully implemented | 13          | 1       | -           | 4             | -                       | 1                               | -       | -        | 2     | 21    |
| Sites not implemented   | 60          | 7       | 19          | 22            | 12                      | 3                               | 5       | 5        | 32    | 165   |

11.2.2 The picture of reservation implementation of Ambarnath is not very different from that of Ulhasnagar. Out of a total of 84 sites reserved for various public purposes only 11 have been implemented. 3 schools out of 22, 1 garden out of 22 sites reserved for gardens, playgrounds, parks have been implemented (refer Table-11 2).

Analysis Reservation sites of Ambarnath Municipal Council

Table-11.2

| Criteria Amenity        | Educational | Medical | Play Ground | Garden / Park / Swimming pool | Market/ Shopping Center | Burial Ground/ Cremation Ground | Parking | Cultural | Other | Total |
|-------------------------|-------------|---------|-------------|-------------------------------|-------------------------|---------------------------------|---------|----------|-------|-------|
| Total Reservations      | 22          | 11      | 7           | 16                            | 3                       | 3                               | 2       | 3        | 17    | 84    |
| Sites fully implemented | 3           | -       | -           | 1                             | -                       | -                               | 1       | -        | 6     | 11    |
| Sites not implemented   | 19          | 11      | 7           | 15                            | 3                       | 3                               | 1       | 3        | 11    | 73    |



11.2.3 It is an unpleasant fact that many sites reserved for various purposes in the sanctioned development plan now house illegal structures, hutments as well as high rise. At other sites a systematic new road pattern, though labyrinthine, has emerged keeping in line with the new development taken place for the past two decades, which has completely ignored the DP roads proposed in the sanctioned Development Plan. The entire sanctioned development plan has thus become futile. The detailed analysis of the present status all the sites of Ulhasnagar and Ambarnath are presented in Table-11.3 and Table-11.4.

11.2.4 The various reasons for the failure of local authorities to implement the proposals of the development plan can be listed as follows:

- 1) Absence of will on the part of local authority regarding the implementation of the development plan.
- 2) Meagre financial provisions for the implementation of the Development Plan.
- 3) Disregard for landuse zoning and development control regulations; and apathy in acquiring the sites reserved for various public purposes.
- 4) Lack of proper mechanism to monitor the implementation of the development plan.
- 5) Political interference.

11.2.5 Prior to the establishment of Kulgaon-Badlapur Municipal Council a dormitory layout for villages Kulgaon, Katrap, Belavali, Manjarli and Shirgaon showing major road network and lands for public purposes was prepared as part of the Sanctioned Regional Plan. The Revenue Department was looking after NA permissions. Subsequently this area was incorporated in Kalyan Municipal Corporation and later in KBMC which are in-charge of granting development permissions during their respective tenures. These authorities have taken cognizance of the existing dormitory layout while granting development permissions. As a result some of the road proposals of the dormitory layout are implemented and some are under implementation. However, in the absence of data extent of rate of implementation of dormitory layout could not be arrived at.

11.2.6 The reasons for the low rate of implementation of DP proposals as mentioned in para 11.2.4. are not easy to tackle unless a pragmatic approach is adopted in the revised plan. The approach adopted on these lines for formulating proposals is elaborated in the following chapters.

## ANALYSIS OF SANCTIONED DEVELOPMENT PLAN – UAKBS NOTIFIED AREA

### EXISTING STATUS OF SANCTIONED DEVELOPMENT PLAN RESERVATIONS - UMC

Table-11.3

| Site.No. | Purpose of reservation | Camp No. | Plot No.                           | Sector No | Area in Ha. | Existing Landuse  |
|----------|------------------------|----------|------------------------------------|-----------|-------------|---|
| 1        | Play Ground            | 1        | -                                  | 1         | 2.69        | Nalla passing through, land is open.  |
| 2        | Play Ground            | 1        | 177(p)                             | 2         | 1.98        | Road & Industries, Partly encroached by hutments.   |
| 3        | Play Ground            | 2        | 22(p)                              | 2         | 1.47        | Nalla passing through, fully occupied by residential and hutments & furniture shops                                     |
| 4        | Play Ground            | 2        | 97 & road land                     | 2         | 0.48        | Shops along road and rest is encroached by multi-storied pucca residential buildings                                    |
| 5        | Play Ground            | 2        | 535 to 537, 618, 619               | 3         | 4.75        | Existing road, commercial along road, residential hutments, major portion open  |
| 6        | Play Ground            | 2        | 705(p)                             | 3         | 1.82        | Nalla, Tel. Exchange Building, shops along road and residential structures some are pulled down by M.C. some part open. |
| 7        | Play Ground            |          | Survey Nos. 175(p), 178(p), 174(p) | 3         | 2.8         | Small godown exists. Major portion is open.   |
| 8        | Play Ground            | 3        | 161(p)                             | 5         | 0.89        | Playground on partly reserved land, remaining land is encroached by hutments.   |
| 9        | Play Ground            | 3        | 166(p)                             | 6         | 0.89        | Shops and kuttcha structure along existing roads, hutments, remaining large area open.                                  |
| 10       | Play Ground            | 3        | 320(p), 389 to 393, 339            | 6         | 1.79        | Industrial units and hutments encroachment.   |
| 11       | Play Ground            | 4        | 429 to 437                         | 7         | 1.18        | Site is fully encroached, some pucca buildings.   |
| 12       | Play Ground            | 4        | 118, 119(p), 120, 121, 122(p)      | 7         | 2.29        | Partly residential encroachment, partly V.T.C ground, partly private P.S. & S.S. in chawls.                             |
| 13       | Play Ground            | 4        | 247(p)                             | 7         | 0.8         | Site fully encroached by hutments.  |
| 14       | Play Ground            | 5        | 510 to 513, 534, 518 to 521, 544   | 8         | 1.5         | Partly encroached and major portion open  |
| 15       | Play Ground            | 5        | 617                                | 8         | 1.26        | Partly encroached and major portion open  |
| 16       | Play Ground            | 5        | 825 to 829                         | 9         | 1.89        | Partly industrial, partly residential and rest open   |

Table-11.3 contd.

| Site.No. | Purpose of reservation | Camp No. | Plot No.  | Sector No | Area in Ha. | Existing Landuse  |
|----------|------------------------|----------|---|-----------|-------------|---|
| 17       | Play Ground            | 5        | 655 to 671,672(p) and road land 988 to 990, 970, 971,   | 9         | 3.65        | Most of the part is encroached by hutments and chawals and industrial sheds. Small pocket is open |
| 18       | Play Ground            | 5        | 972(p),887(p),991,992,1552 to 1554,1533 to 1535,1555(p) | 9         | 4.22        | In small part residential encroachment, major portion open.                                       |
| 19       | Play Ground            | 5        | 1184 to 1188(p), 1167(p) to 1171, 1420 to 1424          | 9         | 1.68        | Open  |
| 20       | Garden                 | 1        | 165(p),127(p),126(p),125(p),144(p),175(p)               | 2         | 1.28        | fully encroached by hutments.   |
| 21       | Garden                 | 2        | 578(p)  | 2         | 3.26        | Garden known as Golmaidan exists  |
| 22       | Garden                 | 2        | 444   | 2         | 0.3         | Site is open  |
| 23       | Garden                 | 2        | 417   | 2         | 0.36        | open  |
| 24       | Garden                 | 2        | 283   | 2         | 0.28        | School existing   |
| 25       | Garden                 | 2        | 434   | 2         | 0.4         | Major portion is encroached by hutments, small pocket is open                                     |
| 26       | Garden                 | 2        | 71, 72  | 4         | 0.5         | used as garden and playground.  |
| 27       | Garden                 | 3        | Land below Transmission line near plot No.9             | 4         | 0.66        | Land is fully encroached by katcha structure some industries                                      |
| 28       | Garden                 | 2        | 64  | 4         | 2.08        | Some area of central part is open & remaining encroached, some pucca structure.                   |
| 29       | Garden                 | 3        | 31 to 45,27(p) to 30(p), 26(p)                          | 5         | 1.45        | open  |
| 30       | Garden                 | 3        | 66 to 69, 470   | 6         | 0.23        | encroachment by hutment by pucca structure.   |
| 31       | Garden                 | 3        | 131(p),132(p),141 to 146                                | 6         | 0.4         | Trust building Existing garden  |
| 32       | Garden                 | 3        | 355 to 358,354(p)                                       | 6         | 1.34        | Industrial shades along road and open along Waldhuni river  |
| 33       | Garden                 | 3        | 440(p)  | 6         | 1.01        | Nalla, road, and remaining major area is encroached by hutments                                   |
| 34       | Park                   | 4        | 392,393 & Green Belt(p)                                 | 7         | 3.64        | encroached fully by hutments (Phule nagar slum).  |
| 35       | Garden                 | 4        | 66, 67(p)   | 7         | 1.11        | Large portion is encroached by hutments,small part open   |
| 36       | Garden                 | 4        | 303, 304, 293 to 296, 314 940 to 959,960 to 962,989 to  | 7         | 1.13        | Fully encroached by hutments,chawls   |
| 37       | Park                   | 5        | 999,987,988   | 8         | 4.05        | In some part encroachment of hutments   |

| Site.No. | Purpose of reservation      | Camp No. | Plot No.   | Sector No | Area in Ha. | Existing Landuse  |
|----------|-----------------------------|----------|--|-----------|-------------|---|
| 38       | Garden                      | 5        | 349 to 363,369 to 383, 425, 426.                     | 8         | 2.05        | Small part saw mill,remaining area encroached by hutments   |
| 39       | Garden                      | 5        | 331 to 334, 302 to 305,271 to 280,300,301,251 to 253 | 8         | 0.95        | Part saw mill, partly open and partly residential hutments  |
| 40       | Garden                      | 5        | 131(p)   | 8         | 0.85        | Large part open,some part encroached by Katchha structure, hutments                                 |
| 41       | Garden                      | 5        | 449  | 8         | 0.77        | Prabhat garden  |
| 42       | Garden                      | 5        | 768, 754(p)  | 8         | 1.38        | Partly encroached by hutments and large area open.  |
| 43       | Garden                      | 5        | 886  | 9         | 3.04        | Partly garden, partly Mun.Play ground and few encroachments (hutments)                              |
| 44       | Park                        | 5        | 673 to 685, 711 to 735, 690 to 699, 701 to 711.      | 9         | 2.57        | Partly developed by cremation ground,partly encroached by hutments and remaining is open.           |
| 45       | Park                        | 5        | 1296 to 1309,1291,1292,1311,1343,1348,1369(p)        | 9         | 5.33        | Some part occupied by hutment existing road leading to Ambernath Village Divides it,large area open |
| 46       | Cremation Ground            | 2        | 113(p),114(p),112(p)                                 | 2         | 0.16        | Existing  |
| 47       | Burial Ground               | 3        | 440(p)   | 6         | 0.61        | A road exists and the remaining area is encroached by hutments.                                     |
| 48       | Cremation Ground            | 3        | 440(p)   | 6         | 1.64        | Part occupied by School, partly encroached by hutments, remaining open                              |
| 49       | Cremation Ground            |          | Deleted while sanctioning by Govt.                   |           |             |   |
| 50       | Cremation Ground            | 5        | 747 to 752, 735 to 740                               | 9         | 1.9         | Octroi naka, rest area almost open and a cremation ground exists.                                   |
| 51       | Primary School              | 1        | To the North of Kalyan-Murbad Road.                  | 1         | 0.72        | Open  |
| 52       | Extension to Primary School | 1        | 246  | 2         | 0.32        | Encroachment-hutments.  |
| 53       | Primary School              | 1        | To the South of existing Kalyan Murbad Road.         | 2         | 0.25        | Century Rayon high school   |

Table-11.3 contd.

| Site.No. | Purpose of reservation | Camp No. | Plot No.                           | Sector No | Area in Ha. | Existing Landuse   |
|----------|------------------------|----------|------------------------------------|-----------|-------------|--|
| 54       | Primary School         | 1        | 157 to 159,160(p),156(p)           | 2         | 0.24        | Fully encroached by residential and commercial structures, some pucca multi-storied structures.      |
| 55       | Primary School         | 1        | 165 (p)                            | 2         | 0.51        | Existing road, rest is encroached by hutments.   |
| 56       | Primary School         | 1        | 35 to 37, 176(p)                   | 2         | 0.34        | Partly encroached - commercial use along existing road, major portion is open                        |
| 57       | Primary School         | 2        | 610(p) 613(p), 615 to 617 (p)      | 2         | 0.26        | The site partly developed for D.T.Kalani College and partly occupied by few houses, pucca structures |
| 58       | Primary School         | 1        | 559 to 560                         | 2         | 0.88        | Industrial sheds, major part open  |
| 59       | Primary School         | 1        | 199, 200, 204(p),205(p)            | 2         | 0.93        | Small Industrial sheds, garden, road and encroachments by hutments.                                  |
| 60       | Primary School         |          | Deleted while sanctioning by Govt. | -         | -           | -  |
| 61       | Primary School         | 2        | 223 to 225, 226(p),232(p)          | 2         | 0.4         | Municipal School.  |
| 62       | Primary School         |          | Deleted while sanctioning by Govt. | -         | -           | -  |
| 63       | Primary School         | 2        | 345                                | 2         | 0.79        | Road,Marriage hall, industrial sheds, shops along road, hutments-encroachments                       |
| 64       | Primary School         | 2        | 284 to 286,287(p) and Road land.   | 2         | 0.28        | Encroachments - hutments (residential)   |
| 65       | Primary School         | 2        | 371 to 374                         | 2         | 0.36        | Gajanand Market, Pucca R.C.C. Structures- unauthorised development.                                  |
| 66       | Primary School         | 2        | 22P                                | 2         | 0.78        | Nalla, partly occupied by residential - hutments type structures, some area open.                    |
| 67       | Primary School         |          | Deleted while sanctioning by Govt. | ----      | ----        | ----   |
| 68       | Primary School         | 2        | 74 to 77                           | 2         | 0.52        | Two industrial Sheds & school - (Zulelal).   |
| 69       | Primary School         | 2        | 89,90,91P                          | 2         | 0.44        | Commercial encroachment along road, temple and residential Katcha type structures - encroachment.    |

Table-11.3 contd.

| Site.No. | Purpose of reservation                       | Camp No. | Plot No.                                   | Sector No | Area in Ha. | Existing Landuse   |
|----------|--|----------|--|-----------|-------------|--|
| 70       | Primary School                               | 2        | 307P                                       | 2         | 0.25        | Partly used for School, remaining residential encroachment   |
| 71       | Primary School                               | 2        | 316P                                       | 2         | 0.32        | Small part open rest occupied by industrial sheds.   |
| 72       | Primary School                               | 3        | S.NO.178P,180P.                            | 3         | 0.86        | Slum type encroachment   |
| 73       | Primary School                               | 3        | 520P,519P,521,627P,522,523P and Road Land. | 3         | 0.49        | Partly high school,remaining area is encroached by hutments.<br>Strip along existing road is developed with two Buildings, nalla passes through the site, major portion is open                    |
| 74       | Primary School                               | 2        | 619P                                       | 3         | 0.81        |  |
| 75       | Primary School                               |          | Deleted while sanctioning by Govt.         | ----      | ----        | ----   |
| 76       | Primary School                               |          | Deleted while sanctioning by Govt.         | ----      | ----        | ----   |
| 77       | Primary School                               | 3        | 242 to 247, 253 to 257 & Road Land.        | 4         | 0.71        | Encroachments - hutments (residential)   |
| 78       | Primary School                               | 3        | 128, 129P                                  | 5         | 0.39        | Encroachments - hutments (residential)   |
| 79       | Primary School                               | 3        | 55 to 61, 62P,65                           | 6         | 0.79        | Encroached by Residential and Commercial Katcha structures & 2.Pucca structures.<br>Indira Gandhi Market constructed by M.C. Small Industrial unites, and remaining residential katcha structures. |
| 80       | Primary School                               | 3        | 166P                                       | 6         | 0.53        | Residential hutments, Some pucca structures  |
| 81       | Primary School                               | 3        | 94 Master Plan Green Belt(p)               | 6         | 0.23        | Road passing through, small industrial units, residential pucca buildings - encroachment, some part open.  |
| 82       | Primary School                               | 3        | 206,215,243 to 254                         | 6         | 0.88        | Fully encroached by Chawl type structures  |
| 83       | Primary School                               | 3        | 320P, 322P                                 | 6         | 0.48        | Encroached by residential structures & Temple  |
| 84       | Primary School (Extension to Arya Vidyalaya) | 3        | 268  | 6         | 0.2         | Open   |
| 85       | Primary School                               | 3        | 375 to 379,371P                            | 6         | 0.68        |  |
| 86       | Primary School                               | 4        | 391,Master Plan Green Belt(p)              | 7         | 0.41        | Encroachments - hutments (residential)   |
| 87       | Primary School                               | 4        | 410 to 412,Green Belt(p) & Road Land.      | 7         | 0.85        | Ashram,partly occupied by hutment type structures remaining large portion is open.   |

Table-11.3 contd.

| Site.No. | Purpose of reservation | Camp No. | Plot No.                              | Sector No | Area in Ha. | Existing Landuse  |
|----------|------------------------|----------|---------------------------------------|-----------|-------------|---|
| 88       | Primary School         | 4        | 67P,31P & Road Land                   | 7         | 0.56        | Encroachments of katcha structure for Stables, industrial and residential purpose.  |
| 89       | Primary School         | ---      | Deleted while sanctioning by Govt.    | ----      | ----        | ----  |
| 90       | Primary School         | 4        | 567P,568 to 570P,564,551,552P         | 7         | 0.99        | Site is fully encroached by chawls & hutments   |
| 91       | Primary School         | 4        | Deleted while sanctioning by Govt.    | ----      | ----        | ----  |
| 92       | Primary School         |          | 201, 202                              | 7         | 0.66        | Encroached by hutments.   |
| 93       | Primary School         | 4        | 247P                                  | 7         | 0.79        | Encroached by hutments, some part used for School.  |
| 94       | Primary School         | 4        | 779 to 783 & Road Land.               | 8         | 0.97        | Existing School in chawl type structures, fully encroached, northern part strip slope.  |
| 95       | Primary School         | 5        | 384P to 386P, 327 to 329, 306 to 308P | 8         | 0.89        | Partly Saw mill, Service Industry and residential encroachment, Pucca structures some open land.  |
| 96       | Primary School         | 5        | 364 to 369, 344 to 348                | 8         | 0.88        | Road, Site fully encroached by hutments   |
| 97       | Primary School         | 5        | 431 to 435, 424P & road land          | 8         | 0.87        | Hutments and chawl type encroachment.   |
| 98       | Primary School         | 5        | 858 to 863, 880 to 887                | 8         | 0.64        | Hutments encroachments.   |
| 99       | Primary School         | 5        | 486,                                  | 8         | 0.43        | School and playground   |
| 100      | Primary School         | 5        | 465 to 397                            | 8         | 0.86        | Fully encroached by hutments<br>Small part is encroached by Tabela, Garage & Chawls.<br>Remaining portion along with adjacent land is used as Saraswat high school. |
| 101      | Primary School         | 5        | 249                                   | 8         | 0.33        |   |
| 102      | Primary School         | 5        | 124, 131P and road.                   | 8         | 0.58        | Encroached by hutments<br>Some part encroached by hutments & Industrial sheds of Soap factory.  |
| 103      | Primary School         | 5        | 186 & road land.                      | 8         | 1.09        |   |
| 104      | Primary School         | 5        | 542P, 545P, 617P                      | 8         | 0.81        | Fully encroached by hutments  |

Table-11.3 contd.

| Site.No. | Purpose of reservation | Camp No. | Plot No.                            | Sector No | Area in Ha. | Existing Landuse   |
|----------|------------------------|----------|-------------------------------------|-----------|-------------|--|
| 105      | Primary School         | 5        | 658 to 661,663P                     | 9         | 0.63        | Partly encroached by hutments and partly open  |
| 106      | Primary School         | 5        | 788P, & road land                   | 9         | 0.72        | School, Road and hutments, Nalla passing through   |
| 107      | Primary School         | 5        | 672P, 734P, 732P, 733, 702 to 704 & | 9         | 0.68        | Fully encroached by hutments   |
| 108      | Primary School         | 5        | road land                           |           | 0.72        | Mun. Hospital & residential Structures - Chawls, Veg. Market.  |
| 109      | Primary School         | 5        | 807P, 808P                          | 9         | 0.53        | P.S., Tilak High School, part encroached, Some pucca bldg.   |
| 110      | Primary School         | 5        | 884, 885, 880P                      | 9         | 0.98        | Few residential encroachments, Partly open School  |
| 111      | Primary School         | 5        | 973P                                | 9         | 0.99        | Fully encroached by Pucca bldgs., Marriage hall.   |
| 112      | Primary School         | 5        | 1118P                               |           |             |  |
| 112      | Primary School         | 5        | 1192 to 1206, 1209 to 1212          | 9         | 1.07        | Kuccha Structures along road, large portion is open.   |
| 113      | Secondary School       | 1        | 187P, 186, 189, 190, 191, 177       | 2         | 0.45        | Encroachment by Industrial sheds, residential (hutments).  |
| 114      | Secondary School       | 1        | 232P, 238P                          | 2         | 0.81        | Sadhu Bela High School   |
| 115      | Secondary School       | 2        | 723 to 730 & road land              | 2         | 0.77        | Partly residential pucca structures & part P.S. existing   |
| 116      | Secondary School       | 3        | 55                                  | 3         | 0.67        | Existing road, Fully occupied by industrial units of temporary structures, small shops and remaining hutments. |
| 117      | Secondary School       | 2        | 270, 268P                           | 4         | 0.36        | S.S. (Khemani School)  |
| 118      | Secondary School       | 3        | 156P, 157P, 158P, 128               | 5         | 0.67        | Commercial structures- encroachment kaccha nature, some part open.   |
| 119      | Secondary School       | 3        | 161P                                | 5         | 0.67        | Encroachment by Industrial sheds, hutments and small part open   |
| 120      | Secondary School       | Deleted  | Deleted while sanctioning by Govt.  | ----      | ----        | ----   |
| 121      | Secondary School       | 4        | 445, 446P, 448, 449, 451            | 7         | 0.71        | Encroachments of Residential, commercial bldgs., some pucca bldgs.   |
| 122      | Secondary School       | 4        | 128P, 119P, 123 to 127              | 7         | 2.02        | Road passing through, Part U.M.C. bldg., remaining area encroached.  |



Table-11.3 contd.

| Site.No. | Purpose of reservation        | Camp No. | Plot No.  | Sector No | Area in Ha. | Existing Landuse  |
|----------|-------------------------------|----------|---|-----------|-------------|---|
| 123      | Secondary School              | 5        | 312 to 323,335 to 339   | 8         | 1.03        | Residential, encroachments chawls etc.                                |
| 124      | Secondary School              | 5        | 463P,465P,  | 8         | 1.2         | Fully encroached by hutments  |
| 125      | Extension to Secondary School | 5        | 122, 123  | 8         | 0.49        | Garden (Tilak das) existing.  |
| 126      | Secondary School              | 5        | 653,654,677P and road land  | 9         | 0.96        | Encroached by hutments (Ravindra Nagar)                               |
| 127      | Secondary School              | 5        | 1097,1098,1130 to 1132,1163 to 1165,1444 to 1447,1476 to 1479,1480P,1189P,1166P | 9         | 1.75        | Open  |
| 128      | Vocational Training Center    | 4        | 31,60, and road land  | 7         | 3.73        | Fully encroached by hutments  |
| 129      | Government certified School   | 5        | 855 to 857,864 to 866,871 to 879,888 to 896                                     | 8         | 0.34        | In part the Govt. School exists, rest encroached by hutments          |
| 130      | R.K. Talareja College Camp 3  | 3        | 86,85P,   | 5         | 0.4         | R.K.Talareja College exists. -Shops and Theatre                       |
| 131      | New College site              | 5        | 1046, 465P,897P   | 8         | 6.28        | Encroachments, existing School, hutments, Some pockets open.          |
| 132      | Dispensary & Maternity Home   | 1        | 162P  | 2         | 0.34        | Some part occupied by Dispensary, rest encroachments.                 |
| 133      | Dispensary & Maternity Home   | 2        | 275P  | 2         | 0.35        | Marriage hall, Theatre along road,residential, pucca buildings.       |
| 134      | Dispensary & Maternity Home   | 3        | S.No.177A(p),178P,  | 3         | 0.59        | Road,P.S.,S.S.,remaining hutment,small area is open                   |
| 135      | Dispensary & Maternity Home   | 3        | 166P  | 6         | 0.61        | Shops in Katcha structures, hutments along road, and large area open. |
| 136      | Dispensary & Maternity Home   | 4        | 108P  | 7         | 0.41        | Fully encroached.   |
| 137      | Dispensary & Maternity Home   | 4        | 507,408,504,505,  | 7         | 0.52        | Implemented   |
| 138      | Dispensary & Maternity Home   |          | Deleted while sanctioning by Govt.  | ----      | ----        | ----  |

Table-11.3 contd.

| Site.No. | Purpose of reservation                   | Camp No. | Plot No.   | Sector No | Area in Ha. | Existing Landuse   |
|----------|--|----------|--|-----------|-------------|--|
| 175      | Maharashtra State Elec.Board             | 3        | 427 to 430, 438P, 439P, 401 to 403P,421P.  | 6         | 1.97        | Existing MWSSB Water works, rest occupied by hutments.   |
| 176      | P.W.D.Inspection Bungalow & Guest House. | 3        | 424 to 426,438P,429P.  | 6         | 0.473       | Residential hutments.  |
| 177      | U.M.C.Plot                               | 3        | 423P,401P,436P   | 6         | 0.52        | Hutment type res. and commercial encroachments   |
| 178      | Water Works Deptt.                       | 3        | 431 to 434,438P,439P,410,411.  | 6         | 2.56        | MSEB Store existing.   |
| 179      | Tahsil level Office                      | 3        | 5 to 12, 19 to 21,24,29,34,35.   | 6         | 1.17        | Major portion developed for Govt. office, some part occupied by Industrial & Residential encroachments.  |
| 180      | Trenching Ground                         | 4        | 128P,129<br>653 to 668,583 to 587,565 to 567P,537P to 540P,669,679P,673P,545 to 547P,542 to 545,607P,670P. | 7         | 1.85        | Encroached by hutments known as Shriram Nagar and Anand Nagar.   |
| 181      | Govt. Servant Quarters                   | 4        | 547P,542 to 545,607P,670P.   | 7         | 4.73        | Gajanan nagar encroachment by hutments.  |
| 182      | U.M.C.Purpose                            | 4        | 466P,475 to 477  | 8         | 1.01        | Fully encroached by hutments   |
| 183      | U.M.C.Purpose                            | 5        | 807P, 808P   | 9         | 0.75        | Shops, chawl type structures, fully encroached, Primary School bldg. of M.C.   |
| 184      | Library & Commr.Hall                     | 3        | 268P   | 4         | 0.25        | Partly occupied by temporary shops.Partly garden.  |
| 185      | Open Air Theatre                         | 3        | 268P   | 4         | 0.24        | Partly encroached by residential,Balkunji Bari Trust   |
| 186      | Town hall & Library                      | 2        | Road Land & 61P  | 4         | 0.4         | Occupied by pucca structures of Commercial nature.   |
| 187      | Welfare Center                           | 3        | 161P   | 5         | 0.36        | Encroached by hutments   |
| 188      | Library                                  | 4        | 309 to 312,324 to 326,986P   | 8         | 0.4         | Small temple,rest residential(chawl type) & hutments.  |
| 189      | Parking Lot                              | 1        | 173 to 177,172P,161P,162P  | 1         | 0.65        | Encroached by hutments except small vacant open pocket.  |
| 190      | Parking Lot                              | 3        | 14P & Road Land  | 4         | 0.32        | Commercial & large area open.<br>Partly developed by PWD Office,Govt.Office, Major part is developed for Municipal Town Hall, small part developed for residential . |
| 191      | Parking Lot                              | 3        | 96,97P.  | 4         | 0.46        | Commercial, industrial   |
| 192      | Parking Lot                              | 3        | 10P, 91.   | 4         | 0.61        | Commercial, industrial   |

Table-11.3 contd.

| Site.No. | Purpose of reservation                                      | Camp No. | Plot No.   | Sector No | Area in Ha. | Existing Landuse  |
|----------|---|----------|--|-----------|-------------|---|
| 193      | Parking Lot   | 3        | 169P, 170P   | 5         | 1.3         | Small part is encroached by hutments and saw mill, large part open.                       |
| 194      | Parking Lot   | -        | Deleted while sanctioning by Govt.                         | ---       | ---         | ---   |
| 195      | Milch Cattle Stables  | 1        | 36 to 46.79 to 100,111P                                    | 2         | 4.04        | Partly encroached by hutments, nala, large part open                                      |
| 196      | Milch Cattle Stables  | 3        | 440P   | 6         | 1.4         | Hutments known as Samrat Ashok Nagar  |
| 197      | Milch Cattle Stables  | 5        | 742 to 745, 700 P.   | 9         | 1.48        | Creation ground, encroached by hutments, very small pocket is open.                       |
| 198      | Service Engineering Industries                              | 3        | S.NOS. 170P, 171P.<br>S.NOS. 170P, 171P, 174, 175, 176, 17 | 3         | 2.47        | Small pocket along nala industrial, major part is open                                    |
| 199      | Timber Depot and Saw Mill                                   | 3        | 8P.  | 3         | 4.66        | Open, commercial, P.S., H.S., road, hutments and HT lines                                 |
| 199A     | Timber Depot and Saw Mill                                   | 1        | North of Kalyan Murbad Road                                | 2         | 2.13        | Municipal naka small part, large area open.   |
| 200      | Service Industries  | 3        | 90P  | 4         | 2.53        | Commercial, residential part open.  |
| 201      | Motor Garages and Repairs Shops (Timber Depot and Saw Mill) | 3        | 56, 71, 72, 73P, & Road Land                               | 3         | 2.14        | Road side work shops & Shops encroachment.  |
| 202      | Service Industries  | 3        | 11 to 25   | 5         | 1.62        | Encroached by mostly Katcha Structures for Industrial, commercial, residential purpose.   |
| 203      | Timber Depot and Saw Mill                                   | 3        | 167  | 5         | 3.58        | Mahadev temple, Chawl known as Khanna Nagar, road, commercial along road, some part open. |



ANALYSIS OF SANCTIONED DEVELOPMENT PLAN – UAKBS NOTIFIED AREA

EXISTING STATUS OF SANCTIONED DEVELOPMENT PLAN RESERVATIONS - AMC

Table-11.4

| Site.No | Purpose of Reservation | Ref.C.S.Sheet No. | Name of the Village | Survey No.     | Area in Ha | Existing landuse  |
|---------|------------------------|-------------------|---------------------|----------------|------------|---|
| 1       | Play Ground            | 5,10              | Javsai              | 39p,25p        | 2.23       | Partly open & partly encroached   |
| 2       | Play Ground            | 70,56             | Kohoj Khuntivli     | 150A(p),34p    | 1.67       | Land encroached by Sivlingnagar & Narayannagar slums<br>Narayannagar slums  |
| 3       | Garden                 | 69                | Kohoj Khuntivli     | D.D.SchemeXV   | 0.76       | Open land & Stage   |
| 4       | Play ground            | 83,98,99          | Kohoj Khuntivli     | D.D.Scheme xv  | 2.53       | Open land   |
| 5       | Park                   | 49,63             | Kansai              | D.D. scheme xv | 0.92       | Land encroached by huts(Swaminagar)   |
| 6       | Park                   | 49, 63            | Kansai              | D.D. schemeXV  | 0.41       | Open land   |
| 7       | Play ground            | 71.86             | Kohoj Khuntivli     | 50,51,52,55p   | 1.51       | Open land   |
| 8       | Play ground            | 85,86,100         | Kohoj Khuntivli     | 151p           | 1.64       | Land encroached by Metalnagar   |
| 9       | Garden                 | 86.101.102        | Kohoj Khuntivli     | 53p            | 2.8        | Land encroached by Ganeshnagar & Bhendipada<br>Very small portion of the land affected by Bhendipada & other portion is open. Large Part Forest land. |
| 10      | Garden                 | 102,103,117       | Kohoj Khuntivli     | 167p           | 1.01       |   |
| 11      | Garden                 | 128,129           | Morivli             | D.D. scheme XV | 0.76       | Open land   |
| 12      | Garden                 | 184,185           | Morivli             | 26             | 2.5        | Open land   |
| 13      | Play ground            | 154               | Vadavli             | 35p,166p       | 1.19       | Land affected by Mahalaxminagar, Forest land.   |
| 14      | Play Ground            | 180, 194          | Ambarnath           | 107p., 108p.   | 1.73       | Open land   |
| 15      | Garden                 | 134-A             | Ambarnath           | 124p.          | 1.01       | Small portion affected by structures and other portion is open.   |

Table-11.4 contd.

| Site.No | Purpose of Reservation | Ref.C.S.Sheet No.                               | Name of the Village | Survey No.     | Area in Ha | Existing landuse   |
|---------|------------------------|---|---------------------|----------------|------------|--|
| 16      | Garden                 | 148, 134-A                                      | Ambarnath           | 123, 124p.     | 1.05       | Open land  |
| 17      | Garden                 | 134-A, 135                                      | Ambarnath           | 86p., 122p.    | 1.66       | Land affected by AMC school no.9,Tank, Mandir and rest of the portion is open. |
| 18      | Cremation ground       | 120   | Ambarnath           | 73p.           | 0.64       | Brick manufacturing/Outside M'ple area.  |
| 19      | Swimming pool          | 94, 108   | Kansai              | S.C.H. Society | 0.9        | Open land  |
| 20      | Garden                 | 109   | Vadavali            | 52p.           | 0.4        | Open land  |
| 21      | Garden                 | 108, 109  | Vadavali            | 52p.           | 0.75       | Open land  |
| 22      | City Park              | 108,122,136,<br>137,152,166,<br>167,181,182,183 | Ambarnath           | 166p           | 40.88      | Farming Society open land  |
| 23      | Primary School         | 10  | Javsai              | 25p,20/2,3.    | 0.62       | Some area occupied for residential purpose.                                    |
| 24      | Primary School         | 22  | Kohoj Khuntivali    | 16p, 22p       | 0.57       | Open land - Forest land.   |
| 25      | Primary School         | 55, 56  | Kohoj Khuntivali    | 150-A          | 0.5        | Small part encroached by Chinchpada slums & existing road passes through it.   |
| 26      | Primary School         | 58  | Kohoj Khuntivali    | 39p,167p       | 0.67       | Open land, Hilly area Part Forest land.  |
| 27      | Primary School         | 70, 85  | Kohoj Khuntivali    | NA, IA,IA,IA.  | 0.72       | Part of the site implemented for school and remaining is occupied by huts.     |
| 28      | Housing for dishoused  | 70,71,85,86                                     | Kohoj Khuntivali    | NA, IA,IA,IA.  | 0.86       | Encroached by Balajinagar  |
| 29      | Primary School         | 71,   | Kohoj Khuntivali    | 49p, 50p       | 0.91       | Open land  |
| 30      | Primary School         | 86,100,101,                                     | Kohoj Khuntivali    | 151p           | 0.8        | Land affected by Metalnagar  |

Table-11.4 contd.

| Site.No | Purpose of Reservation              | Ref.C.S.Sheet No. | Name of the Village | Survey No.    | Area in Ha | Existing landuse   |
|---------|-------------------------------------|-------------------|---------------------|---------------|------------|--|
| 31      | Primary School                      | 128.              | Morivali            | D.D.Scheme    | 0.26       | A.M.C. School No 6,16  |
| 32      | Primary School                      | 183               | Ambarnath           | 166 p         | 0.99       | Open land  |
| 33      | Primary School                      | 139,154           | Vadavali            | 36p           | 1.19       | Land encroached by unauthorised development (Mahalaxminagar).Land belongs to Forest Dept.    |
| 34      | Primary School                      | 164               | Ambarnath           | 120p, 121p    | 0.55       | Land affected by brick kiln,some residential structures and part is open.                    |
| 35      | Primary School                      | 162 A,175         | Ambarnath           | 130p          | 0.82       | Open land  |
| 36      | Secondary School                    | 69,70             | Kohoj Khuntivali    | NA, 1A,1A,1A  | 1.31       | Land is encroached by Balajinagar  |
| 37      | Secondary School                    | 101               | Kohoj Khuntivali    | 53p,151p      | 1.04       | Land affected by unauthorised development known as Bhendipada                                |
| 38      | Primary School and Secondary School | 130,131           | Morivali            | 86p,87p       | 1.33       | Open land  |
| 39      | Secondary School                    | 139,154           | Vadavali            | 36P           |            | Land encroached by unauthorised development known as Laxminagar.Land belongs to Forest Dept. |
|         |                                     |                   |                     | C.T.S.No.9175 | 1.36       |  |
| 40      | Secondary School                    | 194               | Ambarnath           | 107p,108p     | 1.38       | Open land  |
| 41      | Secondary School                    | 123,137           | Vadavali            | 41p           | 1.64       | Land encroached by chawl type ground floor structures  |
| 42      | Housing for dishoused               | 135               | Ambarnath           | 166p          | 1.29       | Site mostly open.  |
| 43      | Secondary School                    | 63                | Kansai              | S.C.H.society | 1.24       | School building Bhausahab ParanjpeVidyalaya & AMC school no. 8                               |
| 44      | College                             | 120,121           | Ambarnath           | 166p          | 3.09       | Some part encroached by temporary hutments & rest is open                                    |

Table-11.4 contd.

| Site.No | Purpose of Reservation                                  | Ref.C.S.Sheet No. | Name of the Village | Survey No.        | Area in Ha | Existing landuse  |
|---------|---|-------------------|---------------------|-------------------|------------|---|
| 45      | Dispensary (modified site )                             | 10                | Kohoj Khuntivli     | 15p               | 0.26       | Open land   |
| 46      | Dispensary  | 58                | Kohoj Khuntivli     | 39p,167p          | 0.35       | Open land, Part Forest land.                                  |
| 47      | Dispensary & Maternity Home                             | 102               | Kohoj Khuntivli     | 42p,167p          | 0.48       | Open land   |
| 48      | Dispensary  | 128               | Morivali            | D.D.scheme        | 0.21       | Open land   |
| 49      | Dispensary & Maternity Home                             | 169,182,183       | Ambarnath           | 166p              | 0.63       | Open land   |
| 50      | Dispensary  | 124               | Vadavli             | 41p               | 0.24       | Encroachment by Shivajinagar & part occupied by rental School |
| 51      | Dispensary & Maternity Home                             | 164               | Ambarnath           | 115p              | 0.37       | Open land   |
| 52      | Dispensary  | 93                | Ambarnath           | 70p               | 0.17       | Open land   |
| 53      | Hospital  | 42,56             | Kohoj Khuntivali    | 149p,150A p, 27p. | 1.95       | Partly encroached and major portion is open.                  |
| 54      | Hospital  | 77,78             | Kansai              | S.C.H.Society     | 1.4        | Open land   |
| 55      | Market  | 55                | Kohoj Khuntivali    | 150A p.           | 0.45       | Open land, existing road passes through this land             |
| 56      | Market & Shopping Center and Parking bearing site no.81 | 81,56             | Kohoj Khuntivali    | D.D.Scheme        | 1.81       | Partly implemented and partly open                            |
| 57      | Market  | 124               | Vadavali            | 41p               | 0.12       | Partly encroached by Shivajinagar and Partly open.            |



Table-11.4 contd.

| Site.No | Purpose of Reservation              | Ref.C.S.Sheet No. | Name of the Village | Survey No.              | Area in Ha | Existing landuse  |
|---------|-------------------------------------|-------------------|---------------------|-------------------------|------------|---|
| 58      | Police Department                   | 42,56,57          | Kohoj Khuntivali    | 27p,29p,150A p of Kohoj | 2.81       | Encroachment on small portion and partly open.  |
| 59      | Police Station                      | 66                | Kohoj Khuntivali    | D.D.Scheme              | 1.98       | Used for Police Station and Police housing.   |
| 60      | Educational purpose                 | 52                | Kohoj Khuntivali    | D.D.Scheme              | 0.83       | Open land   |
| 61      | S.T.                                | 80, 81            | Kohoj Khuntivali    | D.D.Scheme              | 0.56       | S.T.Stand and partly Shops  |
| 62      | Government Office                   | 51.65.66          | Kohoj Khuntivali    | D.D.Scheme              | 1.52       | Land affected by MWSSB, Talathi Office, Post Office, BDO Office, Hutment and partly open.         |
| 63      | Fire Brigade                        | 66                | Kohoj Khuntivali    | D.D.Scheme              | 0.56       | Land affected by Fire brigade office, Commercial building and partly open.                        |
| 64      | Ambarnath Municipal Council purpose | 66                | Kohoj Khuntivali    | D.D.Scheme              | 0.54       | Shown for Police Dept. existing.  |
| 65      | Civil Defence                       | 81                | Kohoj Khuntivali    | D.D.Scheme              | 0.52       | Shopping Center   |
| 66      | Jail                                | 172,185,187,200   | Morivali            | 33, 73                  | 12.82      | Open land Belongs to the Forest Dept.   |
| 67      | Municipal Rest House                | 108               | Kansai              | NA I                    | 0.25       | Land is now used for Municipal Purpose.   |
| 68      | Site for Dishoused                  | 70,71             | Kohoj Khuntivali    | 150Ap, NA, IA, LA, LA   | 1.67       | Land encroached by unauthorised development known as Balajinagar development known as Balajinagar |
| 69      | Municipal Small Scale Industries    | 97,98,111,112     | Kohoj Khuntivali    | D.D.Scheme              | 1.94       | Open land   |



Table-II.4 contd.

| Site.No | Purpose of Reservation                       | Ref.C.S.Sheet No. | Name of the Village | Survey No.    | Area in Ha | Existing landuse   |
|---------|--|-------------------|---------------------|---------------|------------|--|
| 70 a.   | Dispensary,<br>Police Chowky,Fire<br>Station | 114               | Morivali            | D.D.Scheme    | 1.82       | In existing use for various purposes<br>like KMC School,Fire Brigade Office,<br>Dispensary, Open Space |
| b.      | School and Play Ground                       |                   |                     |               |            |  |
| c.      | Garden                                       |                   |                     |               |            |  |
| d.      |  |                   |                     |               |            |  |
| 71      | Parking                                      | 51.65             | Kohoj Khuntivali    | D.D.Scheme    | 0.41       | Auto Parking   |
| 72      | A.M.C.Purpose<br>(Library and Club)          | 51.66             | Kohoj Khuntivali    | D.D.Scheme    | 0.09       | Land occupied by shops, residential use<br>encroachment hutments.                                      |
| 73      | Government Complex                           | 107,108,121       | Ambarnath           | 8,166p.,      | 4.4        | Open land  |
| 75      | A.M.C.Purpose                                | 66                | Kohoj Khuntivali    | D.D.Scheme    | 0.24       | A.M.C.Building   |
| 76      | Milch Cattle Stables                         | 25,34             | Kohoj Khuntivali    | M.I.D.C.      | 2          | Open land, partly encroached   |
| 77      | Burial Ground                                | 31                | Kohoj Khuntivali    | 22p           | 0.56       | Open land  |
| 78      | A.M.C.Purpose                                | 68,83             | Kohoj Khuntivali    | D.D.Scheme    | 0.2        | Maharashtra Kamgar Kalyan Mandal Office<br>and Library   |
| 79      | Garden                                       | 63.64             | Karsai              | S.C.H.Society | 1.05       | Nehru Garden   |
| 80      | Library                                      | 52.53             | Kohoj Khuntivali    | D.D.Scheme    | 0.7        | Land occupied by Shivajinagar Hutment  |
| 81      | Parking                                      | 81                | Kohoj Khuntivali    | D.D.Scheme    | 0.48       | Open land  |
| 82      | Library                                      | 70                | Kohoj Khuntivali    | NA,IA,IA,IA.  | 0.05       | Land encroached Balajinagar huts   |



## CHAPTER - 12

### OBSERVATIONS AND CONCLUSIONS

#### 12.1 Identification of Planning Problems

- 12.1.1 The foregoing analysis of the surveys carried out, secondary data available and the observations on previous planning and development efforts help identify following key issues which need to be considered while formulating the proposals of the revised development plan.

#### 12.2 Inadequate Social Infrastructure

- 12.2.1 Most of the planning and development problems are confined to urban areas. The three urban areas of UAKBSNA Ulhasnagar, Ambarnath and Kulgaon-Badlapur are subjected to diverse and variable development character. Ulhasnagar consists of mixed land use with residential, commercial and service industries intermixed with each other. Comparatively intensity of development is less at Ambarnath and further low at Kulgaon-Badlapur. These towns have grown rapidly in terms of residential housing. However, corresponding growth of public infrastructure has not kept pace with the growth of housing, resulting in a heavy burden on the existing infrastructure. Therefore the provision for adequate social infrastructure emerges as the major concern for the formulation of revised proposals.

#### 12.3 Inefficient Public Transport

- 12.3.1 Suburban railway system passing through UAKBSNA is the main circulation system available in UAKBSNA connecting it with its mother city. This rail network is over stressed due to the increasing population this region has been witnessing. The station areas and surroundings are over crowded and lack proper access roads. While improving the rail network in terms of frequency, facilities etc. is the responsibility of the railway authorities, the planning authority could be involved in improving the station area surroundings by removing encroachments and laying/widening access roads, providing sufficient parking areas etc. Similarly efficient road network system which can ensure proper road linkages within the region connecting Ulhasnagar, Ambarnath and Kulgaon-Badlapur is absent which needs to be evaluated and executed. Internal bus service managed by MSRTC is insufficient. It serves only limited points in UAKBSNA. People

are dependent on rickshaws and private vehicles for internal movement. Bus service to serve UAKBSNA as a whole needs to be evolved which can ensure a smooth and efficient public transport at cheaper rate joining different areas and towns in UAKBSNA.

#### **12.4 Congested Internal Roads**

12.4.1 The internal roads of urban areas are congested and inadequate. There are no foot paths and therefore pedestrians are forced to use the carriage way. Commercial development along the major roads spills over the roads inconveniencing the general public. Undisciplined traffic and absence of any designated parking spaces further worsen the movement of traffic.

#### **12.5 Proliferation of Slums**

12.5.1 The UAKBSNA has been serving as a provider of the most needed land for shelter, particularly for middle and lower middle class families who come for work in Mumbai. Many new houses, housing colonies came into being but without proper infrastructure like roads, shops, schools, and dispensaries, etc. even these comparatively low land values often keep out of the reach of the poorer sections of people. This is resulting in development of informal housing or slums as this development is generally known. There is tendency of development of hutment's on government lands, municipal areas, lands along nalas railway line, lands below transmission lines, and hill slopes etc.

#### **12.6 Unauthorised Constructions**

12.6.1 Even with existence of Development Plan and Development Control Rules, there is tendency towards unauthorised construction in UAKBSNA that mars the skyline. Lack of proper supervision by the enforcement authority and unscrupulous builders are the prime reasons. The lack of sufficient funds and expertise for systematic implementation and monitoring the development plan proposals is another reason. Ever increasing land values also made it difficult to acquire lands for public use and provide for much needed basic amenities.

#### **12.7 Lack of Investment Programme**

12.7.1 Local authorities do not prepare a medium term capital investment programme taking cognisance of implementation of development plans and development of other infrastructure. In the absence of such a plan, the natural tendency in preparing the

annual budget is to provide for short term, more visible improvements. The long-term development plan must be supported by adequate investment plan.

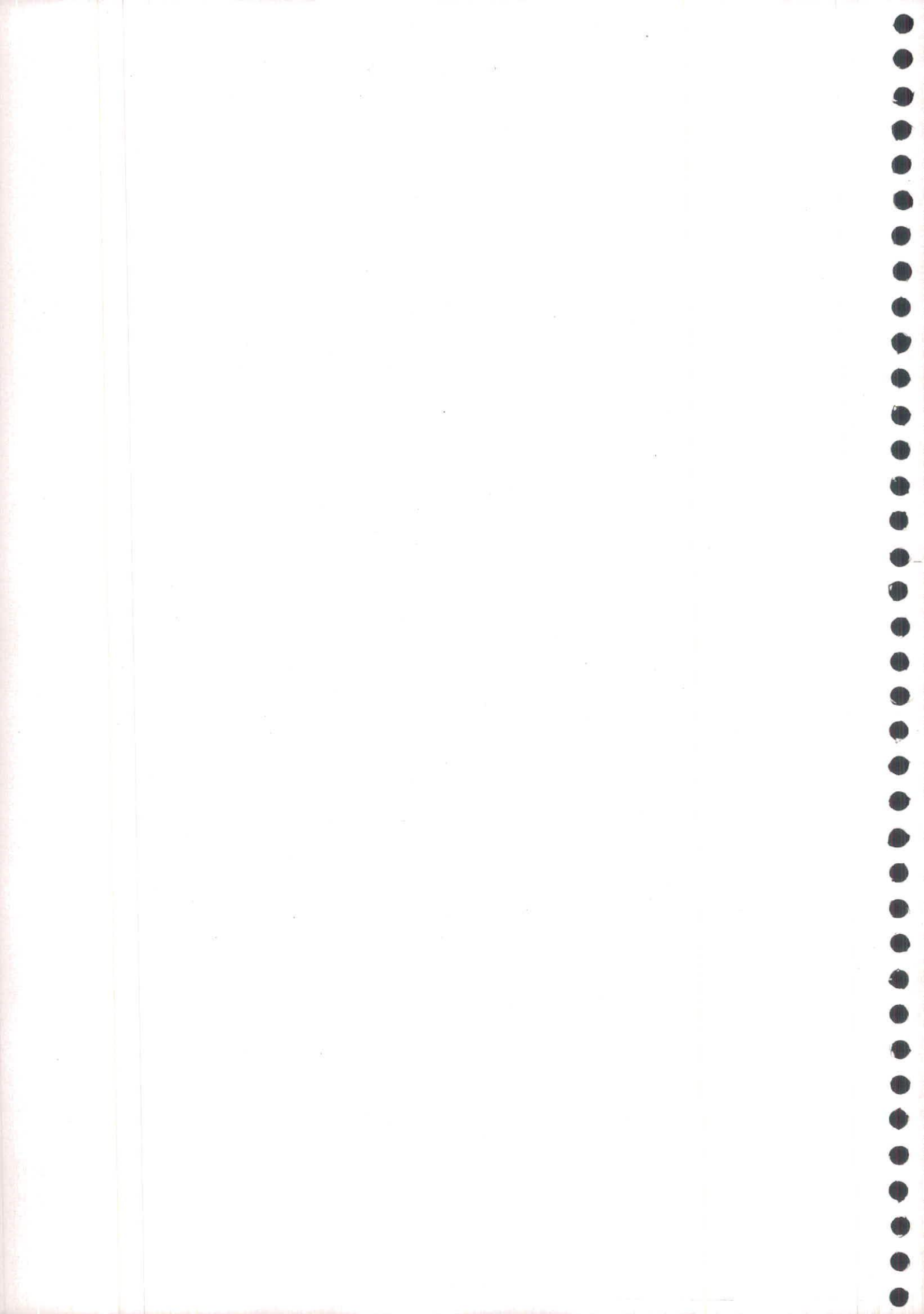
## 12.8 Environmental Degradation

12.8.1 Environment degradation particularly air and water pollution is evident due to the presence of chemical industries, large scale Slums etc. in the region. Strict regulatory measures to curb pollution need to be initiated by the concerned authorities. Existing quarry sites and manufacturing of bricks spread all over the region without any regard to the development regulations also cause several pollution related problems in UAKBSNA.

## 12.9 Problems of Development Plan Implementation

12.9.1 The evaluation of implementation of Sanctioned Development Plan and our analysis of reservation sites bring forth the following problems in implementing the proposals of the Development Plan

1. Lack of adequate funds with local authorities.
2. Unchecked encroachments on reservation sites.
3. Lack of will from concerned sectors for developing sites allotted even though the lands are transferred.
4. Time consuming land acquisition procedures.
5. Absence of separate cell for implementation of DP in local authorities.
6. Inadequate provisions for resettlement of households, business likely to be affected by the DP reservations.





## CHAPTER – 13

### PLANNING PROPOSALS

#### 13.1. General

13.1.1 UAKBSNA is an integral part of MMR. Growth of UAKBSNA will be influenced by what happens in Mumbai, Thane and Navi Mumbai. Planning of UAKBSNA has therefore to be carried out in the context of plans and policies formulated for MMR as a whole.

13.1.2 The Draft Regional Plan for Mumbai Metropolitan Region (MMR), 1996-2016 prepared by the Mumbai Metropolitan Region Development Authority (MMRDA) was published on 15.1.1996 and has since been submitted to Government for sanction. The relevant policies of the Regional Plan regarding allocation of lands for various uses especially urban and industrial use have been taken into consideration for the formulation of zoning proposals of the development plan. The relevant reservation proposals of the Sanctioned Development Plans of Ulhasnagar and Ambarnath are also taken into consideration. Information regarding the land requirement of various Central/State Government departments has been collected. Several meetings/discussions with Municipal Commissioner, Chief Officers and local representatives have been held to assess the requirements of UAKBSNA.

#### 13.2 Public Participation

13.2.1 In order to have participation of various authorities and people, efforts have been made to discuss the proposals of the Sanctioned Development Plan for Ulhasnagar and Ambarnath towns as well as their suggestions for the future development. Some suggestions have been received from various organisations such as Ulhasnagar Manufactures Association, educational institutions and others. Discussions were held with the municipal authorities and site inspections also were carried out with them whenever necessary. The Ambarnath, Kulgaon-Badlapur and Ulhasnagar Municipal authorities have conveyed their land requirement for various public purposes. All these factors have been considered while formulating the proposals of the Development Plan.

13.2.2 Government departments were also requested to convey their land requirements. Several Departments like DOT, APMC have responded and put forth their requirements, which have also been considered while preparing the Development Plan.

### 13.3 Population Projections

13.3.1 The development plans are prepared for a time span of 20 years. Hence it is necessary to forecast the population growth for the next 20 years. This projected population will form the basis for assessing the future demand of the planning area in terms of area requirements for various land uses, public amenities and transportation needs.

13.3.2 The Regional Plan for MMR, 1996-2011 has projected the population of MMR upto the year 2011 using the Ratio Method (for a detailed explanation of ratio method refer Chapter-3, Para 3.4.3 to 3.4.7 of the report of the draft Regional Plan for MMR 1996-2016). This method is more appropriate for a part of metropolitan region like UAKBSNA as compared to statistical methods that use only the past data of the given area. These Regional Plan estimates have been used to arrive the population of 2006 and 2016.

13.3.3 Population projections for municipal and other areas for years 2006 and 2016 are carried out in the following manner:

- a) The primary census 1991 population figures for the three municipal councils of Ulhasnagar, Ambarnath, and Kulgaon-Badlapur are taken as the base.
- b) The population projections under the Draft Regional plan for MMR - 1996-2016 of the 3 municipal areas for 2001 and 2011 are adopted.
- c) The implied annual compound growth rates for 1991-2001 and 2001-2011 are adopted to project the population of 3 municipal areas for the intermediate years 1996 and 2006 respectively.
- d) Population for the year 2016 (5 years beyond Regional Plan projections) is projected assuming perpetuation of the implied growth rate for the period during 2001-2011.

13.3.4 The population figures obtained for various urban areas and rural area are given in the Table 13.1

### POPULATION DISTRIBUTION IN UAKBSNA (according to the Regional Plan)

Table - 13.1

| Area/Year            | Projected population |           |        |        |         | Annual Compound Growth rate(%) |           |         |         |         |
|----------------------|----------------------|-----------|--------|--------|---------|--------------------------------|-----------|---------|---------|---------|
|                      | 1996                 | 2001      | 2006   | 2011   | 2016    | 1991-96                        | 1996-2001 | 2001-06 | 2006-11 | 2011-16 |
| UMC                  | 416966               | 471069    | 526503 | 588461 | 657709  | 2.47                           | 2.47      | 2.25    | 2.25    | 2.25    |
| AMC                  | 140952               | 155623    | 171820 | 189703 | 209448  | 2.00                           | 2.00      | 2.00    | 2.00    | 2.00    |
| KBMC                 | 60464                | 70095     | 77390  | 85445  | 94338   | 3.00                           | 3.00      | 2.00    | 2.00    | 2.00    |
| Urban UAKBSNA        | 618383               | 696786.37 | 775714 | 863609 | 961496  | 2.41                           | 2.42      | 2.17    | 2.17    | 2.17    |
| Dhansar-Rohingan     | 4167                 | 4453      | 4758   | 5083   | 5432    | 0.66                           | 0.66      | 0.66    | 0.66    | 0.66    |
| Mharal-Varap         | 12124                | 13718     | 15332  | 17136  | 19152   | 2.50                           | 2.50      | 2.25    | 2.25    | 2.25    |
| Rest UAKBSNA (Rural) | 59892                | 65091     | 67791  | 70603  | 73532   | 1.68                           | 1.68      | 0.82    | 0.82    | 0.82    |
| UAKBSNA              | 694567               | 780048    | 863594 | 956432 | 1059611 | 2.34                           | 2.35      | 2.06    | 2.06    | 2.07    |

Source : Primary census data 1961, '71, '81, '91. & Draft Regional Plan for BMR 1996-2011

13.3.5 However, it is observed that Ulhasnagar cannot be physically expanded due to physical and administrative constraints leading to lack of developable areas. It is, therefore, natural that the population would spread to adjoining areas, as has happened in case of Island City and suburbs of Mumbai. It is therefore proposed to assume a lesser growth rate for Ulhasnagar and correspondingly higher growth rates for Ambarnath and Kulgaon-Badlapur, which do not confront serious physical constraints to growth. The population projections adopted for formulating the proposals of UAKBSNA are presented in the Table 13.2.

### POPULATION PROJECTIONS ADOPTED IN UAKBSNA

Table-13.2

| Area/Year            | Projected population |        |        |        |         | Annual Compound Growth rate(%) |           |         |         |         |
|----------------------|----------------------|--------|--------|--------|---------|--------------------------------|-----------|---------|---------|---------|
|                      | 1996                 | 2001   | 2006   | 2011   | 2016    | 1991-96                        | 1996-2001 | 2001-06 | 2006-11 | 2011-16 |
| UMC                  | 392500               | 417300 | 443700 | 471700 | 501500  | 1.24                           | 1.23      | 1.23    | 1.23    | 1.23    |
| AMC                  | 170500               | 220000 | 256300 | 294000 | 338000  | 5.96                           | 5.23      | 3.10    | 2.78    | 2.83    |
| KBMC                 | 64500                | 81500  | 98500  | 121300 | 150000  | 4.34                           | 4.79      | 3.86    | 4.25    | 4.34    |
| Municipal UAKBSNA    | 627500               | 718800 | 798500 | 887000 | 989500  | 2.71                           | 2.75      | 2.13    | 2.12    | 2.21    |
| Dhansar-Rohingan     | 4200                 | 4500   | 4800   | 5000   | 52000   | 1.49                           | 1.39      | 5.92    | 5.92    | 8.45    |
| Mharal-Varap         | 14100                | 19200  | 23300  | 30500  | 38500   | 5.64                           | 6.37      | 3.95    | 5.53    | 4.77    |
| *Urban UAKBSNA       | 645800               | 742500 | 827800 | 925500 | 1040000 | 2.76                           | 2.83      | 2.20    | 2.26    | 2.36    |
| Rest UAKBSNA (Rural) | 59892                | 65091  | 67791  | 70603  | 73532   | 1.68                           | 1.68      | 0.82    | 0.82    | 0.82    |
| UAKBSNA              | 705692               | 807591 | 895591 | 996103 | 1113532 | 2.67                           | 2.73      | 2.09    | 2.15    | 2.25    |

Source : Primary census data 1961, '71, '81, '91 & Draft Regional Plan for BMR 1996-2011

\* Urban UAKBSNA inclusive of Dhansar-Rohingan & Mharal-Varap

### 13.4 Delineation of Planning Sectors and Population Distribution

13.4.1 For the formulation of detailed landuse proposals, UAKBSNA is divided into planning sectors. The statutory requirements laid down by the amended MR&TP Act, 1966 also endorse this concept. Accordingly urban area of UAKBSNA is divided into 3 municipal areas viz. Ulhasnagar, Ambarnath and Kulgaon-Badlapur. In order to facilitate proper distribution of social infrastructure throughout the planning area in a balanced manner, these towns are further divided into suitable planning sectors on the basis of the neighborhood planning principle. The number of planning sectors is proposed as under :

| Area                               | No. of Planning Sectors                                       |
|------------------------------------|---|
| Ulhasnagar Municipal Corporation   | 28  |
| Ambarnath Municipal council        | 22  |
| Kulgaon-Badlapur Municipal Council | 9   |
| Rest UAKBSNA (Rural )              | Each revenue village is treated as a separate planning sector |

13.4.2 The criteria adopted for the delineation of planning sectors is as follows:

- a) Optimum population size ranging between 12000 to 15000 persons based on the sector and block wise population data as per the 1991 primary census.
- b) The optimum physical size ranging from 50 ha. to 150 ha.
- c) The availability of existing public amenities within easy walking distance.
- d) The extent of developed area vis-à-vis the extent of open and vacant area available for future potential development
- e) Geographical and manmade barriers such as rivers, hills, rail lines etc.
- f) Existing road system and the administrative boundaries.

### 13.5 Distribution of Population

13.5.1 The councilwise population is distributed among the planning sectors. The population forecast for 2016 for the planning sectors is arrived at by considering the following factors :

- a) Population density in 1991.

- b) Planned development.
- c) Existing built-up and vacant areas, and.
- d) Accessibility and other locational attributes

13.5.2 Sectorwise population distribution of Ulhasnagar, Ambarnath and Kulgaon-Badlapur municipal areas so derived is given in Table-13.3, Table-13.4 and Table-13.5 respectively attached at the end of this chapter.

13.5.3 It can be observed from the Table-13.3. that there are several sectors in Ulhasnagar where developable lands are available (planning sectors 28, 27, 1, 21, 5, 6, 13 etc.). Among these, 1,5, 6, 13 could be considered as high potential growth areas owing to reasons such as proximity to the station and existing commercial areas, centralised location etc. Here high density development could be considered with provisions for higher FSI if the land owners come forward by assembling their lands into reasonable plot sizes. (further details of these schemes are explained in the draft Development Control Regulations). A mechanism to charge premium on the development could be introduced which can help in expanding the revenue base of the Municipal Corporation. On the other hand there are areas newly being opened up for development (planning sectors 27 & 28). A similar approach can be considered for planning sectors 12, 13 & 9 in Ambarnath as these sectors are close to the existing and proposed railway stations. (refer Table-13.4 & 13.5)

## 13.6 Employment projections & Distribution

13.6.1 For the preparation of the development plan understanding of the future local economic trends in light of the regional economic trends is necessary. It helps in formulating an appropriate development strategy for the region for which the development plan is being prepared. It also helps in identifying future potential job centers, thereby upgrading the transportation network infrastructure etc. accordingly to meet the future demand. UAKBSNA, as explained in earlier chapters, is highly influenced by Brihan Mumbai and surrounding areas. It is, therefore, necessary to project the employment of UAKBSNA in the light of the trends observed in these surrounding influential areas. Hence, it is decided to observe the trends of Brihan Mumbai, eastern suburbs, and north-east sub-region of MMR of which UAKBSNA is a part for this purpose.

13.6.2 Statistics regarding population, resident workers and employment for the sub-regions mentioned above are given in Table-13.6.

- i) It may be observed that although there was a definite reduction in the number of jobs and consequent reduction in the number of workers, and

population residing in the Island City of Mumbai over the last decade, the participation rate ( resident workers per 100 persons) and the rate of jobs per 100 resident workers have remained remarkably stable, the former slightly declining and the later slightly increasing over the decade. Participation rate in eastern suburbs of Greater Mumbai is less than that in CBD, but is experiencing growth although it is still less than its level in 1971. Although the ratio of jobs to 100 resident workers has substantially increased over the last decade, for obvious reasons it is far less than the level obtaining in Island City which happens to accommodate Metropolitan CBD. Participation rate has marginally increased for the sub-region.

- ii) The ratio of employment to 100 resident workers has increased over the last decade indicating the relative growth of job opportunities in the city as well as in the suburbs including the UAKBSNA. This is indicative of general trend of decentralisation of employment.

13.6.3 Based on these observations, the employment projections of UAKBSNA have been carried out in two steps. Firstly the town level projections have been worked out and later planning sectorwise distribution has been done considering the employment potential of that particular sector in the light of its existing status and the new proposals. The city level employment projections are carried out in the following manner :(Refer Table-13.7.)

- i) Based on the observation that the household (Hh) size is reducing, the Hh sizes are assumed to be progressively declining from the Hh size observed in 1991.
- ii) Participation rate i.e RW/100Hh is assumed depending upon the local situation. a) In Ulhasnagar the predominance of business activity, which tends to employ more household labour prompts larger RW/Hh ratio despite the larger family size (Ulhasnagar is assumed to have a large Hh size coming down only slightly from 1991 size of 4.99). b) In Ambarnath substantial reduction in the Hh size prompts the ratio of RW/Hh to become larger. c) In Kulgaon-Badlapur the decline of primary sector which has larger female participation rate prompts the RW/Hh to reduce. These assumed factors help in calculating the resident workers.
- iii) Jobs/100RW ratio is assumed to be increasing on account of the growth of job centers in the form of industrial and commercial units in Ulhasnagar and MIDC industrial estates in Ambarnath and Kulgaon-Badlapur.

13.6.4 The sectorwise breakup of employment and resident workers is given in the Table - 13.8. The sector wise break-up is carried out assuming the percentage recorded at 1990 census.

Sector-Wise Break-up of Employment Projections Table-13.8

|      |                       | 1996   | 2006   | 2016   |
|------|-----------------------|--------|--------|--------|
| UMC  | Resident Workers (RW) | 122600 | 146300 | 175000 |
|      | Primary               | 552    | 658    | 788    |
|      | Secondary             | 49040  | 58520  | 70000  |
|      | Tertiary              | 73008  | 87122  | 104213 |
|      | Jobs                  | 68600  | 84800  | 105000 |
|      | Primary               | 686    | 848    | 1050   |
|      | Secondary             | 31556  | 39008  | 48300  |
|      | Tertiary              | 36358  | 44944  | 55650  |
| AMC  | Resident Workers (RW) | 56500  | 88000  | 121300 |
|      | Primary               | 2938   | 4576   | 6308   |
|      | Secondary             | 29086  | 45302  | 62445  |
|      | Tertiary              | 24476  | 38122  | 52547  |
|      | Jobs                  | 28800  | 50200  | 76400  |
|      | Primary               | 576    | 1004   | 1528   |
|      | Secondary             | 15120  | 26355  | 40110  |
|      | Tertiary              | 13104  | 22841  | 34762  |
| KBMC | Resident Workers (RW) | 21900  | 33700  | 51600  |
|      | Primary               | 3270   | 5031   | 7704   |
|      | Secondary             | 9524   | 14656  | 22441  |
|      | Tertiary              | 9106   | 14012  | 21455  |
|      | Jobs                  | 12400  | 20100  | 32200  |
|      | Primary               | 161    | 261    | 419    |
|      | Secondary             | 7936   | 12864  | 20608  |
|      | Tertiary              | 4303   | 6975   | 11173  |

Source : Primary Census 1991, Economic Census 1990

13.6.5 The overall town level employment figures thus obtained are distributed amongst the planning sectors town wise, taking the following factors into consideration.

- i) Nature of development of the planning sector a) nature of landuse, b) pucca or katcha development c) existing population density, d) household size e) projected population etc.
- ii) Existing ratio of jobs to resident workers.
- iii) Future proposals, if any, which can infuse employment in that particular sector such as MIDC industrial estates or any other job centers.

13.6.6 Sectorwise employment distribution of Ulhasnagar, Ambarnath and Kulgaon-Badlapur municipal areas is given in Table-13.9, Table-13.10 and Table-13.11 respectively.

13.6.7 The analysis of sectorwise employment distribution *vis-à-vis* the population within urban areas indicates concentration of jobs in certain pockets indicating their CBD type character. These areas are primarily located near railway stations or the major commercial/industrial areas of the city. In Ulhasnagar Sectors 1,18 display this character on account of industrial activity located here. Same is the case with planning sectors 7&12 due to the presence of Gajanan and Furniture markets. On the other hand it is also found that there are certain planning sectors, despite having large population do not support /generate adequate employment. These are basically slum pockets. In Ambarnath this character is basically resultant of presence MIDC of industrial estates. Therefore, planning sectors 10, 11 & 21 have high concentration of jobs despite having a very low population. Kulgaon-Badlapur is a developing town mainly of dormitory character. Hence no such noticeable large concentration of employment in any of the planning sectors is observed.

### 13.7 Zoning Proposals

13.7.1 Landuse zoning proposals are based on the population and the employment projections of the year 2016 given above for individual planning sectors, and the accessibility and locational attributes of the planning sectors and the availability of lands for development

13.7.2 Considering all the above aspects, in the Revised Development Plan, the following major zones have been proposed as per the requirements of various urban centers and rural areas of UAKBSNA.

1. Residential Zone
2. Commercial Zone
  - a) Commercial Zone -1
  - b) Commercial Zone -2
3. Industrial Zone
4. Service Industrial Zone
5. Transformation Zone
6. No Development Zone (Within Municipal limits)
7. Urbanisable Zone
8. Forest Zone
9. Green Zone (Outside Municipal limits)



- 13.7.3 The Residential Zone (R-Zone) covers all the existing residential development (a) areas within urban centers and outside and (b) areas newly being opened up for the development considering their potential. The residential Zone is further divided into sub-zones. Residential Zone termed as R-1 Zone is pure residential area in which major commercial and industrial activities are not allowed, however some shopping user for day-to-day needs has been allowed. The next sub-zone termed as R-2 Zone consists of plots situated along existing or proposed roads having width 18 M. or more and plots along roads specifically shown with shop line on the map. On these plots commercial activities as mentioned in the Development Control Regulations are allowed along with residential users. However, plots having area of 1000 sq.m or more from R-2 zone, wherein the entire plot can be used for non residential users as permitted in the D.C.Regulations are termed as R-2 (I) Zone. In order to achieve uninterrupted flow of traffic on major arterial and link or bypass roads R-2 (X) Zone has been created where commercial user will be strictly restricted. These zones are distinctly marked on the development plan.
- 13.7.4 The Commercial Zone (C-Zone) primarily incorporates areas specifically earmarked for commercial exploitation near some of the existing and proposed new rail stations. It is sub divided in to two categories C-1 and C-2. C-1 involves areas around existing and proposed railway stations. It will have generally mix-users permitted in R-2 zone, public utility buildings, commercial organisations, wholesale establishments etc. with residences. C-2 has been provided in the form of District Centre in Ambarnath. This will accommodate city level amenities, public utility buildings, headquarters of commercial establishments, wholesale establishments, bus depots, exhibition grounds, etc. Necessary regulations governing these zones have been clearly spelt out in the revised development control regulations
- 13.7.5 All the major industrial areas including the jurisdiction of MIDC industrial estates are designated as the Industries Zone (I-Zone). Service Industries Zone (SI-Zone) is distinctly shown on the Development Plan. The uses permitted in this zone are given in the Development Control Regulations. The Transformation Zone (T-Zone) incorporates areas presently being used for or closed down industries but have potential to convert to either commercial or residential use over a period of time by way of recycling of lands. At present, there are several planned industrial estates, which are under utilised or are lying vacant deprived of activity due to lack of interest from industrialists. This Zone is specifically created in Ulhasnagar in view of opening up such areas for appropriate alternative development and distinctly shown on development plan.
- 13.7.6 The Urbanisable Zone is defined as the 'urbanisable area in transition' by the draft Regional Plan. The draft Regional Plan for MMR: 1996-2016 has identified certain areas to the north of Taloja railway station consisting villages from Panvel Tahsil and small parts from villages Vadavili (kh) Shirdhan from Kalyan Tahsil as U-2. This zone is situated

outside the existing urban centers. The development in this zone will be guided as per the regulations formulated by the regional plan. Further the Government in Urban Development, while sanctioning the part of Mumbai Metropolitan Regional Plan 1996-2011, have included the four villages Khoni, Antarli, Shirdhon and Vadavali(Kh.) from Kalyan Tahsil in Urbanisable Zone (U-2 Zone) to resettle the persons who have encroached on the lands in Sanjay Gandhi National Park. In consonance with the above order these four villages are included in Urbanisable Zone (U-Zone) in this Development Plan.

13.7.7 The Government has sanctioned the revised Regional Plan for Mumbai Metropolitan Region. According to the provisions of the plan the quarry user is permissible in G-1 Zone in accordance with the environmental guidelines. Accordingly, the quarry user in KCNA will be permitted in light of the relevant regulations of the Regional Plan.

13.7.8 The areas which are reserved forest or protected forest as defined under the Indian Forest Act, 1947 and the areas acquired under Maharashtra Acquisition of Private Forests Act, are designated as Forest Zone (F-Zone) in the Revised Development Plan. This is a highly restrictive zone where development is allowed according to D.C. Regulations subject to the clearance from the Forest Department.

13.7.9 In the Municipal areas the lands which are not covered by any of above zones are included in "No Development Zone." The uses usually permitted in this zone are mainly agricultural and allied users, forestry etc. However considering the trends now seen in and around town a number of other uses are allowed in this zone. Their exhaustive list, extent and other regulations controlling the development are given in D. C. Regulations.

13.7.10 The aim of Green Zone (G-Zone) is to protect agricultural activity, preserve areas for recreation and to arrest urban sprawl. This Zone is shown outside the municipal jurisdiction. Use provisions of this zone are given in details in the Development Control Regulations.

## 13.8 Planning Norms

13.8.1 The basic objective of the preparation/revision of any development plan for an area is to provide adequate community facilities for that area. These facilities are provided at various levels i.e. neighborhood level, city level and regional level. The quantity of these facilities required is determined by the existing population and the population the region is likely to achieve by the target year. But the space standards of these facilities, which means the amount of land required for each facility is based on the purpose of the amenity, the size of population it is intended to serve and the level for which it is being proposed.

13.8.2 There are several sets of planning standards for providing various amenities in the development plan currently under practice adopted by different authorities depending upon the local situation (refer Table-13.12). After critically examining various planning standards adopted by CIDCO, MCGB, TMC and the Government of Maharashtra and taking the local situation into consideration the following planning standards are adopted for the Ulhasnagar, Ambarnath, Kulgaon-Badlapur & Surrounding Notified Area.

#### 1. Open Spaces

In every development plan provision shall be made for public parks, playgrounds and miscellaneous open spaces in addition to playgrounds attached to the schools and also regional or national parks, nature reserves, places of scenic beauty, lakes, rivers and other water bodies. The standards for providing such open spaces should be as under :-

- i) Reservation of land for the purposes of playgrounds and gardens should be made at the rate of 0.4 and 0.2 hectare per 1000 population respectively of the total population of the town and such reservations should be so distributed that they are located as far as possible within a distance of 0.80 km. to 1.20 km. from the farthest residential population in a neighborhood unit.
- ii) Within a gaathan, provision of open space should be made at the rate of 0.1 ha. per 1000 population of the projected population for the gaathan area in the form of air lungs and tot lots. This should be in addition to the reservations made under (i) above.
- iii) To encourage positive use of open spaces reserved in residential layouts, buildings for recreational purposes may be permitted to the extent of not more than 1/10 th of the total area of such reservation. K.G. Schools may also be permitted in such open spaces.

All these reservations should be made in addition to the open spaces available within layouts of private lands.

#### 2. School

These government standards give specifications for primary school and secondary school separately. However, in UAKBSNA it is observed that a large number of schools are giving primary as well as secondary schooling facilities in a single premise. Therefore the provision for this is proposed to be made under the nomenclature of 'School' clubbing both the activities together.

Standard for a unit of 10,000 population

Students 22.5% of population i.e. 2250 for 10,000 population

Area standards

|  |             |
|--|-------------|
| Building Area @2.5 sq.m./pupil X 2250      | 5625 sq.m.  |
| Playground Area @3.0 sq.m./pupil X 2250    | 6750 sq.m.  |
| Total school area required for 2250 pupils | 12275 sq.m. |

3. Health & Medical facilities :

Reservation of a plot for dispensary and maternity home should be made at the rate of 0.25 ha. per 10,000 population.

4. Vegetable Market :

Reservation of plot a for vegetable market should be made at the rate of 0.2 ha. per 10,000 population.

5. Library :

Neighborhood library sites should be provided at the rate of 0.05 ha. per 10,000 population.

6. Town Hall :

Site for town hall should be reserved as far as possible not smaller than 0.5 ha. Those should be combined with a central library.

7. Circulation Pattern :

The existing standards should continue to apply. However, road proposals to be included in the development plan should cover only the primary distributors and local distributors. As far as possible, widening of roads in existing developed area should be proposed by way of regular lines of street under The Maharashtra Municipal Councils, Major Panchayats and Industrial Townships Act, 1965. Where the existing roads are required to be widened immediately to a width of 15 m. and above, such proposals should be supported by traffic volume survey and these proposals should be shown in firm lines.

## 8. Parking

Provision for parking of private and public vehicles should be made especially in the vicinity of railway stations, S.T.stands, cinema theatres, markets, concentrated shopping centers and other traffic generators, at the rate of 25 sq.m. per P.C.U. depending upon size and habits of communities.

## 9 Adequate sites for the following purposes should be provided depending upon the needs of the town:-

- i) Burial & Cremation grounds,
- ii) Compost pits,
- iii) Slaughter houses,
- iv) Fire brigade and allied services,
- v) Multipurpose halls, community centre, theatres and cinemas,
- vi) Cultural centers,
- vii) Swimming pools and Gymnasium etc.

13.8.3 Attempt has been made to adopt the planning standards approved by Government during the formulation of proposals. However, it has not been possible to obtain the exact required area for a specific amenity owing to several physical as well as administrative constraints. A flexible approach has been adopted in such cases and therefore area allotted for amenities deviate from specified area standards. The idea behind this is to provide for an amenity even if it is not meeting space standards, rather than depriving the planning sector of such an amenity altogether. The standards currently prescribed by Government add up to an area of about 7.7 hectares per 10,000 population. A major share of this is allotted to playground and garden that is 6 hectares per 10,000 population. This can be compared with net plot area required for 10,000 population at an affordable density. If an average size of a dwelling unit is assumed as 40 sq.m., the net plot area per household will also be 40 sq.m. at an FSI of one. The net plot area required for 10,000 population (2,000 household) will therefore be in the region of 8 hectares. The amenity space particularly playground and garden, thus appear to be totally unrealistic as per norms.

13.8.4 New concept of pooling land for public amenities has been introduced in the revised development control regulations, whereby the necessary lands for such purposes will be obtained from the layouts prepared as the land will be brought under development. This approach will give the required amenity as the development progresses and also help meeting the deficiency now felt. In these scheme as the area of land under development increases the land required to be left for amenities will increase, also as the area of holding increases the bonus FSI will increase. The sectorwise provisions of the amenities

have also been mentioned in this report.

13.8.5 The above planning standards specify norms for various public amenities to be provided in the town. These amenities are generally meant for providing facilities and services to the town and can be broadly classified in following groups.

- a) Recreational open spaces,
- b) Educational facilities,
- c) Medical facilities,
- d) Markets and Shopping Centers— Commercial facilities.
- e) Public Utilities and Services,
- f) Govt./Semi Govt. offices and staff quarters,
- g) Transportation,

The above broad categories are now shown in the Development Plan. Area of individual reservation is proposed according to planning standards. The municipal authorities while implementing the proposals of the Development Plan shall assign definite appropriate purpose from the above broad categories enlisted in the D. C. Regulations, considering the need and financial capacity. Further, municipal authorities can encourage the participation of private sector for the implementation.

### 13.9 Proposed Social facilities

13.9.1 Adequate social facilities like educational, health, recreational, cultural etc. promote healthy social life of the society. Section 22 of Maharashtra Regional and Town planning ( MR&TP ) Act, 1966 provides for the designation of sites for public purposes such as schools, colleges and other educational institutions, medical and public health institutions, markets, social welfare and cultural institutions, theaters and places of public entertainment or public assembly, museums, art galleries, Govt. and other public buildings etc. and designation of sites for open spaces, play-grounds, stadium, zoological gardens, green belts, natural reserve sanctuaries and dairies in the development plan. Proposals can also be made for the designation of sites for various Government departments contemplating developmental activities within the jurisdiction of the UAKBSNA.

13.9.2 In the Development Plan a comprehensive package programme has been evolved, so as to incorporate the community requirements at [i] neighborhood level [ii] city level.

13.9.3 Having analysed the existing level of social facilities such as educational, medical, recreational etc. it has been realised that UAKBSNA lacks adequate social facilities in terms of quality and quantity. Therefore, the Revised Development Plan attempts to meet the existing deficiencies and provide for new facilities for future population. Care has

been taken to provide all social facilities within accessible distance to the people and evenly distributed throughout the region.

13.9.4 The following broad strategies for development and implementation of social infrastructure are adopted:

- i) The existing facilities should be continued irrespective of their meeting required planning standards.
- ii) For the existing facilities which may need expansion, necessary land has been provided, wherever possible.
- iii) Facilities would be provided to take care of the needs of the projected population upto the year 2006.
- iv) Care has been taken to reserve feasible, generally open and locationally suitable sites for such facilities as far as possible, in order to make the implementation easier.
- v) New provisions have been made in the DC Rules to pool the areas for the public purpose from the lands which will be newly brought into development.

13.9.5 Proposals for individual urban areas are discussed in the following chapters.

## 13.10 Transportation Proposals

13.10.1 Transportation planning is an integral part of any development plan. The analysis of the existing transportation scenario of UAKBSNA as explained in the Chapter-8, brings forth the persisting transportation problems of the region in terms of inadequate roads, lack of parking spaces, inefficient public transport etc. Proposals for transportation should evolve a mechanism to tackle these problems ensuring a minimum level of service for carrying out various transportation activities.

13.10.2 The Tata Consultancy Services (TCS) has been engaged for preparing the transportation plan for UAKBSNA. Tata Consultancy services based on their various traffic surveys and the analysis of the existing conditions have come up with various road widening and new road proposals. Wherever widening is not possible to the existing roads alternative roads have been proposed to relieve the congestion. The proposed right of way (ROW) includes carriageway width for traffic movement and provisions for on street parking and footpaths. TCS has also estimated the planning sectorwise parking demand of UAKBSNA in terms of area. To improve the connectivity of the remote areas of UAKBSNA and KMC and to reduce the prominence of IPT (Intermediate Public Transport) i.e. auto rickshaws within urban areas TCS has proposed to institute

an urban bus service. They have identified the bus routes and quantified areas for infrastructure requirements such as bus depots, terminus etc. These recommendations have been considered while formulating the road net work and other transportation related proposals in the draft Development Plan for UAKBSNA.

13.10.3 As stated earlier, UAKBSNA and its surroundings boasts of an exalted industrial activity with well-known companies like Premier-Peugeot, National Rayon, WIMCO, Dharamsee Morarjee Chemicals, Indian DyeStuff etc. setting up factories in this region. This has naturally lead to an external traffic, which consists mainly of heavy vehicles such as trucks, tempos etc. The internal traffic in the towns of Ulhasnagar, Ambarnath & Badlapur is most likely to be dominated by private vehicles, considering the expected increase in the income levels of the residents. This growth and requirements of urban traffic coupled with the rural traffic, since these rural areas depend upon the urban areas for their day-to-day necessities, have to be taken cognizance of while formulating proposals.

13.10.3 In the UAKBSNA the major arterial roads are

- i) Kalyan-Murbad Road.
- ii) Kalyan-Badlapur-Karjat Road.
- iii) Shil- Ambarnath- Badlapur MIDC Pipeline road.
- iv) Barvi MIDC road starting from Kalyan-Badlapur road. (in Ambarnath)
- v) Mumbra-Parvel road

13.10.4 All the above roads are of the status of State Highways. Roads (i) and (iv) are retained as per the proposals of TCS and the respective Sanctioned Development Plans in force, since it is felt that the width of these roads is sufficient to meet the future requirements. The stretch of Shil- Ambarnath- Badlapur MIDC pipeline road falling in Ambarnath and rural area is proposed to be widened to 60m. as against the 30m. proposed by the Sanctioned Development Plan since it is gathered that MIDC has already acquired 60m. land width upto the western end of Ambarnath Municipal Council. In case of Kalyan-Badlapur road, which is passing through congested areas of Ulhasnagar, Ambarnath and Badlapur, considering the needs of the traffic this road has been proposed 30m. within Ulhasnagar and Ambarnath. However, in Badlapur on account of earlier reduction of width of this road to 18 m. in congested areas by Govt., and also development permissions granted in light of this, it is proposed to have 18m. width in these congested areas. However, beyond MIDC areas it is again proposed to have 30m. width. It is expected that the traffic on these highways should have an uninterrupted flow.

13.10.5 A link road ( 24m wide) from Murbad road to Kulgaon-Badlapur road has been



proposed to have a connection for diversion of through traffic from Ulhasnagar and Ambarnath. This link has been proposed to originate from Varap connecting the ring road proposed in the Sanctioned Ambarnath Development Plan at the MSEB receiving station, Boovapada.

13.10.6 There is an existing road from Kalyan to Haji Malang. It also connects some villages with Kalyan. It is proposed to have this link extended to MIDC Talaja area, and joining it with the Mumbra-Panvel Highway. This road being a major link is proposed to have a width of 30m.

13.10.7 Transportation proposals for individual urban areas are discussed in the following chapters.

### **13.11 Redevelopment of areas occupied by unauthorised constructions and slums**

13.11.1 In Ulhasnagar, Ambarnath and some parts of Kulgaon-Badlapur huge tracks of lands are encroached by slum/squatter type unauthorised development. In the previous chapters the nature and consequences of this problem have been discussed at some length. However, it is not possible to ascertain the exact extent of area and population of these areas on account of absence of reliable data. On the basis of certain surveys carried out in the past, it is estimated that in Ulhasnagar a population of around 3 lakh lives in slums. In Ambarnath more than a lakh population equaling to approximately 85% of city population reside in slums. In Kulgaon-Badlapur this problem is rather in its beginning stage and hence the extent of population living in slums is also less. It is estimated that in KBMC around 5000 persons are living in slums spread over an area of about of 7.67 ha. In the Revised Development Plan these slum areas are generally identified with the help of aerial photographs and the subsequent landuse surveys and shown on the plan as under residential use. It is recommended that these areas shall be redeveloped by an appropriate authority. If the respective municipal authority desires to redevelop these areas in an integrated manner the planning authority may provide necessary technical guidance for formulating such proposals. These redevelopment schemes provide for *in situ* rehabilitation, which means the residents will be accommodated within the same locality with minimum possible displacement by way of pooling of lands in order to gain some lands for necessary public amenities and roads. In the Revised Development Plan certain areas have been earmarked under these schemes the inhabitants of which will be offered transit accommodation at some available open plots initially. These residents will be allowed to construct houses in their original locality as per their affordable means and material according to a proper layout, which will provide for suitable circulation pattern, sewerage disposal and adequate public amenities

including areas for common facilities for toilets and bath. Provision of these amenities would be the responsibility of the planning/local authority. There are no specific FSI stipulations for these schemes so as to accommodate all the inhabitants at the time of publication of the draft Development Plan within that particular area. This has to be a phase wise programme and area after area has to be taken up according to the priority. However, it is suggested to take-up a pilot project on these lines, the success of which can help in formulating concrete policies in this regard.

### 13.12 Railway Station Improvement Areas

13.12.1 It is a fact that the railway station areas are crowded, occupied by hawkers, vegetable sellers, and small shopkeepers. There is less or no space for parking and movement of vehicles and public. Considering these difficulties, it is proposed to delineate areas, which would require special attention. Some areas near Shahad, Ulhasnagar, Vitthalwadi and Ambarnath railway station which would require detailed planning are explicitly shown on the development plan. Necessary road network, parking places, open spaces and commercial areas are shown on the plan in these areas. These commercial areas are designated as C-1 Zone and get the regulatory benefits as outlined in the DC regulations. If any developer would come to develop these areas in organised manner for atleast one complete block as shown on the plan, he will get the bonus FSI. If necessary parking lots/spaces may be allowed to be developed for parking on ground floor and other users may be permitted on upper floors.

### 13.13. Provisions for informal activities

13.13.1 The recent recognition that the demand for informal sector services and goods will increase as the formal sector grows because of its low cost and competitiveness led to a rethinking in the planning process of urban areas. Conventional Master Plan\Development Plan does not provide for these activities on the grounds of health and safety considerations.

13.13.2 Activities like street vending, small road side shops like cobbler's shops, food products shops, *pan* shops etc form part of these informal trading activities. This problem is acute in Ulhasnagar and some parts of Ambarnath and Kulgaon-Badlapur. The problems that arise on account of such activities are :

1. Diverting the use of space of the intended use thereby obstructing such use. For example preventing use of street space for pedestrians and vehicles.
2. Lack of water supply sanitation facilities for those working in such places leading to unhygienic and contamination of food and

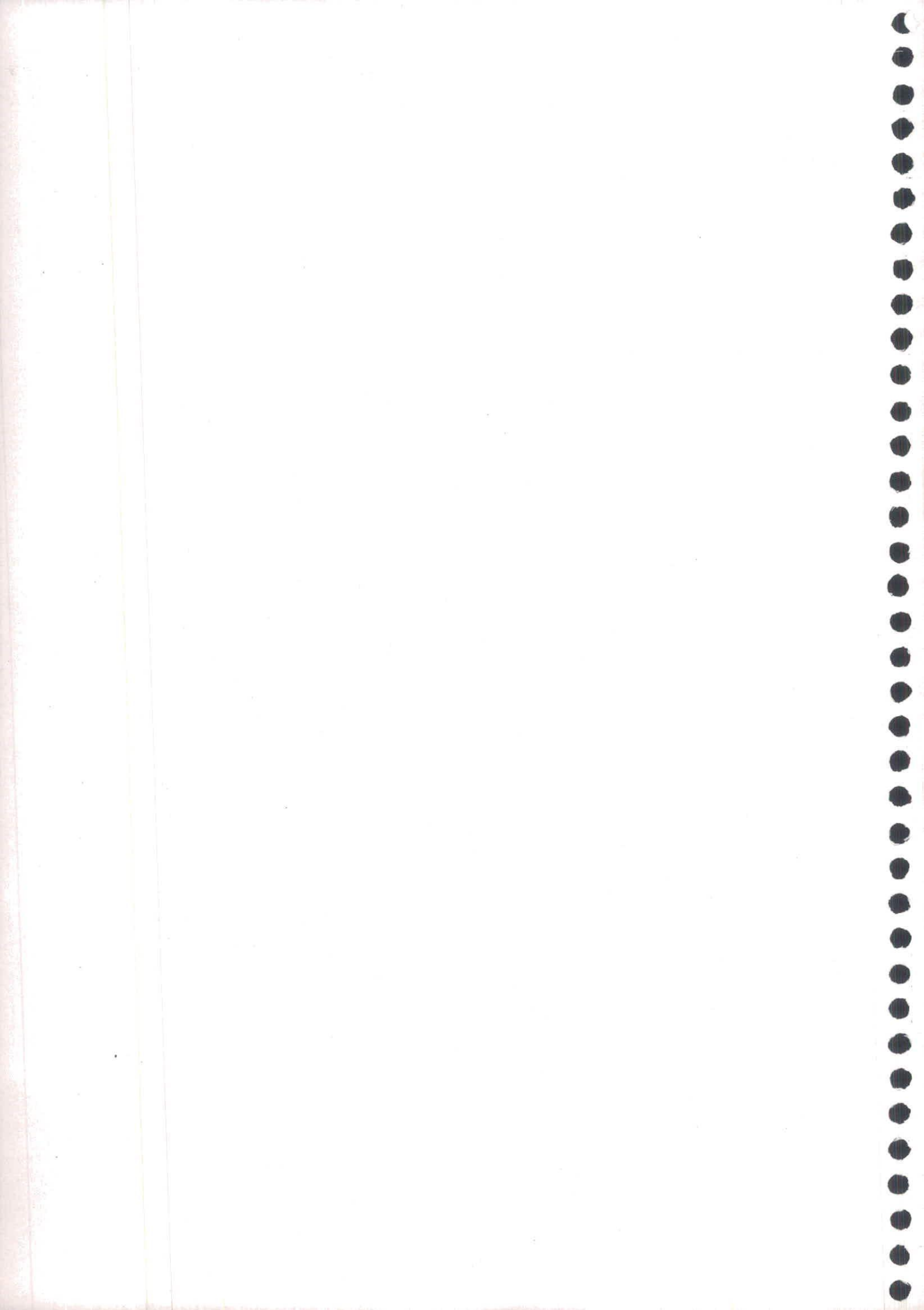
3. Lack of solid waste collection services leading to unhygienic environment and on many occasions blocking of storm water drains and resultant flooding.

13.13.3 Some spatial planning solutions that could be considered are

1. Streets that have been heavily occupied by vendors could be formally converted to pedestrian precincts by prohibiting vehicular traffic except service vehicles early in the mornings. The vendors could then be authorised by levying a fee and providing solid waste collection services and water and sanitation facilities. However, the number of vendors have to be monitored.
2. In newly developing areas mandatory taking over of some area from the plots abutting the roads that are expected to attract informal activities in the form of narrow strip in addition to the front setback. At certain locations such as bus stops it may be possible to set aside space for such informal trading activities.
3. In high density areas such as near suburban railway stations it would be necessary to seek vertical segregation of pedestrian and vehicular movement and parking. Detailed local plans have to be prepared which may have to provide incentives for assembling small plots, providing ground floor on stilts that is devoted to vehicular traffic and parking and create a deck level for pedestrian movements including informal trading.

13.13.4 Considering the above following provisions have been made in the Development Plan for UAKBSNA

1. Station Area Improvement Schemes have been proposed which include Commercial Zone & parking areas. These Commercial Zones shall be made as pedestrian precincts and could accommodate such informal activities in detailed plans
2. Some part in the form of small strips from the parking lots, which are proposed near railway station areas, and also along major roads may be used to accommodate such shops.
3. The Municipal Authority while giving permissions for development of lands shall make it obligatory to provide small strips along roads at appropriate places for such informal activities.
4. All the above plans will have to be prepared in consultation with MMRDA.



## SECTORWISE POPULATION DISTRIBUTION AND DENSITY OF ULHASNAGAR MUNICIPAL CORPORATION

Table-13.3

| Sector No.                                  | Area in Ha. | Net 1996 Existing Residential Area in ha. | Available open area in ha. | Net proposed Residential Area in ha. | Population    |                 |                 |                 | Net Density   |               |                 | Remarks      |       |
|---|-------------|---|----------------------------|--------------------------------------|---------------|-----------------|-----------------|-----------------|---------------|---------------|-----------------|--------------|-------|
|   |             |   |                            |                                      | 1991 (Actual) | 1996 (Estimate) | 2006 (Forecast) | 2016 (Forecast) | 1991 (Actual) | 2016 (Design) | 2016 (Assigned) |              |       |
| 1   | 112.30      | 15.50                                     | 33.05                      | 43.33                                | 5449          | 8000            | 14800           | 26000           | 352           | 550-600       | 600             | Near Shahad  |       |
| 2   | 43.30       | 25.72                                     | 1.70                       | 25.72                                | 14555         | 15000           | 15500           | 16000           | 566           | 600-650       | 622             |              |       |
| 3   | 26.40       | 22.76                                     | 0.70                       | 22.76                                | 17488         | 18000           | 18500           | 19000           | 768           | 800-850       | 835             |              |       |
| 4   | 31.80       | 25.18                                     | 1.90                       | 25.18                                | 15076         | 15500           | 16500           | 17000           | 599           | 600-650       | 675             |              |       |
| 5   | 26.50       | 13.11                                     | 2.90                       | 13.11                                | 11835         | 12000           | 13000           | 13500           | 903           | 1050-1100     | 1030            |              |       |
| 6   | 51.40       | 32.18                                     | 11.00                      | 38.00                                | 14353         | 15500           | 17000           | 19000           | 446           | 450-500       | 500             |              |       |
| 7   | 18.20       | 10.48                                     | 0.35                       | 10.48                                | 11238         | 11300           | 11400           | 11500           | 1072          | 1050-1100     | 1097            |              | Slums |
| 8   | 24.30       | 16.83                                     |                            | 16.83                                | 13759         | 13800           | 13900           | 14000           | 818           | 800-850       | 832             |              |       |
| 9   | 42.30       | 24.40                                     | 8.50                       | 27.00                                | 12439         | 13500           | 15000           | 16500           | 510           | 600-650       | 611             |              |       |
| 10  | 36.40       | 24.25                                     | 3.50                       | 25.00                                | 13087         | 13500           | 14000           | 15000           | 540           | 550-600       | 600             |              |       |
| 11  | 41.80       | 24.92                                     | 1.00                       | 25.00                                | 14673         | 15000           | 15800           | 16500           | 589           | 650-700       | 660             | Commercial   |       |
| 12  | 56.40       | 12.23                                     | 2.35                       | 14.00                                | 15159         | 16000           | 17000           | 18000           | 1239          | 1250-1300     | 1286            |              |       |
| 13  | 56.10       | 33.55                                     | 11.00                      | 37.00                                | 13428         | 14500           | 16500           | 18500           | 400           | 450-500       | 500             | Near station |       |
| 14  | 71.50       | 26.39                                     | 10.00                      | 30.00                                | 15722         | 17000           | 19000           | 21000           | 596           | 650-700       | 700             |              |       |
| 15  | 40.00       | 26.70                                     | 5.10                       | 31.00                                | 12263         | 13000           | 15000           | 16000           | 459           | 500-550       | 516             | Near station |       |
| 16  | 49.40       | 25.62                                     | 3.80                       | 27.62                                | 14944         | 16000           | 18000           | 20000           | 583           | 700-750       | 724             | Near station |       |
| 17  | 47.60       | 25.27                                     | 7.05                       | 26.00                                | 14266         | 15000           | 16000           | 17000           | 565           | 650-700       | 654             | Near station |       |
| North(1-17)                                 | 775.70      | 385.09                                    | 103.90                     | 438.03                               | 229734        | 242600          | 266900          | 294500          | 597           |               | 672             |              |       |
| 18  | 46.40       | 27.92                                     | 0.60                       | 27.92                                | 12461         | 12800           | 13400           | 14000           | 446           | 500-550       | 501             | Near station |       |
| 19  | 29.40       | 21.20                                     | 0.50                       | 21.20                                | 11802         | 12000           | 12500           | 13000           | 557           | 600-650       | 613             |              |       |
| 20  | 42.90       | 34.69                                     | 0.00                       | 34.69                                | 20582         | 20700           | 20900           | 21000           | 593           | 600-650       | 605             |              |       |
| 21  | 56.60       | 40.04                                     | 11.00                      | 40.04                                | 14885         | 15400           | 17500           | 19000           | 372           | 450-500       | 475             |              |       |
| 22  | 44.60       | 26.38                                     | 6.00                       | 28.00                                | 12355         | 13000           | 15000           | 17000           | 468           | 600-650       | 607             |              |       |
| 23  | 54.10       | 35.06                                     | 2.70                       | 36.00                                | 15042         | 16000           | 19000           | 22000           | 429           | 600-650       | 611             |              |       |
| 24  | 35.40       | 31.49                                     | 0.50                       | 31.50                                | 11002         | 12000           | 14000           | 16000           | 349           | 500-550       | 508             |              |       |
| 25  | 56.40       | 33.90                                     | 9.80                       | 40.00                                | 9429          | 11000           | 14000           | 18000           | 278           | 400-450       | 450             |              |       |
| 26  | 43.30       | 33.07                                     | 3.50                       | 33.00                                | 11306         | 12000           | 13500           | 15000           | 342           | 450-500       | 455             |              |       |
| 27  | 51.70       | 16.45                                     | 29.50                      | 36.00                                | 9365          | 11000           | 16000           | 22000           | 569           | 600-650       | 611             | Open area    |       |
| 28  | 97.50       | 36.11                                     | 51.50                      | 62.00                                | 11114         | 14000           | 21000           | 30000           | 308           | 450-500       | 484             | Open area    |       |
| South(18-28)                                | 558.30      | 336.31                                    | 115.60                     | 390.35                               | 139343        | 149900          | 176800          | 207000          | 414           |               | 530             |              |       |
| Total (1-28)                                | 1334.00     | 721.40                                    | 219.50                     | 828.38                               | 369077        | 392500          | 443700          | 501500          | 512           |               | 605             |              |       |
| Projection of population to be accommodated |             |   |                            |                                      |               |                 | 392500          | 443700          | 501500        |               |                 |              |       |

\* Projections on the basis of interpolation and extrapolation of figures adopted for the 'Draft Regional Plan for BMR : 1996-2011'.  
 Source : Primary census, 1991 and Landuse survey 1992

## SECTORWISE POPULATION DISTRIBUTION AND DENSITY OF AMBARNATH MUNICIPAL COUNCIL

Table-13.4

| Sector No.                                 | Area in ha.    | Net 1996 Existing Residential Area in ha. | Available open area in ha. | Net proposed residential area in ha. | Population    |                 |                 |                 | Net Density   |               | Remarks        |
|--|----------------|---|----------------------------|--------------------------------------|---------------|-----------------|-----------------|-----------------|---------------|---------------|----------------|
|  |                |   |                            |                                      | 1991 (Actual) | 1996 (Estimate) | 2006 (Forecast) | 2016 (Forecast) | 1991 (Actual) | 2016 (Design) |                |
| 1  | 551.00         | 11.64                                     | 186.35                     | 12.00                                | 1865          | 2000            | 2500            | 3000            | 160           | 250           | G-Zone & Hilly |
| 2  | 84.30          | 12.01                                     | 71.62                      | 40.00                                | 7000          | 10150           | 18000           | 24000           | 583           | 600           |                |
| 3  | 56.40          | 34.66                                     | 7.50                       | 35.00                                | 16000         | 16500           | 17000           | 18000           | 462           | 514           |                |
| 4  | 37.00          | 29.11                                     | 2.75                       | 30.00                                | 16000         | 17000           | 18000           | 19000           | 550           | 633           |                |
| 5  | 47.00          | 11.50                                     | 34.00                      | 30.00                                | 2000          | 3000            | 5000            | 8000            | 174           | 267           |                |
| 6  | 24.90          | 19.44                                     | 0.50                       | 19.50                                | 16000         | 16500           | 17000           | 17500           | 823           | 897           |                |
| 7  | 82.00          | 36.30                                     | 37.40                      | 50.00                                | 13000         | 15000           | 16000           | 18000           | 358           | 360           |                |
| 8  | 273.00         |   |                            |                                      |               |                 |                 |                 |               |               | Forest         |
| 9  | 136.50         | 1.60                                      | 130.87                     | 50.00                                | 500           | 5400            | 12000           | 17000           | 313           | 340           |                |
| 10   | 204.00         | 7.00                                      | 49.30                      | 7.00                                 | 3000          | 3200            | 3500            | 4000            | 429           | 571           | MIDC           |
| 11   | 103.00         | 9.00                                      | 17.93                      | 9.00                                 | 10000         | 11000           | 11000           | 11000           | 1111          | 1222          | MIDC           |
| 12   | 98.50          | 67.05                                     | 7.80                       | 70.00                                | 12500         | 15000           | 28000           | 40000           | 186           | 571           |                |
| 13   | 99.00          | 51.96                                     | 36.00                      | 60.00                                | 14000         | 18000           | 24650           | 30000           | 269           | 500           |                |
| 14   | 81.00          | 19.39                                     | 48.14                      | 40.00                                | 7500          | 10000           | 15000           | 18000           | 387           | 450           |                |
| 15   | 129.30         | 1.50                                      | 101.33                     | 55.00                                | 600           | 5000            | 12000           | 20000           | 400           | 364           |                |
| 16   | 98.70          | 3.95                                      | 87.68                      | 45.00                                | 1600          | 5000            | 12000           | 21000           | 405           | 467           |                |
| 17   | 104.40         | 14.00                                     | 80.85                      | 35.00                                | 3700          | 6000            | 10000           | 14000           | 264           | 400           |                |
| 18   | 89.30          | 2.25                                      | 79.36                      | 40.00                                |               | 8000            | 12000           | 18000           | 0             | 450           |                |
| 19   | 203.20         | 1.95                                      | 195.40                     | 100.00                               | 300           | 2000            | 20000           | 35000           | 154           | 350           | G-Zone         |
| 20   | 254.20         | 5.75                                      | 212.02                     | 5.75                                 | 1100          | 1200            | 1250            | 1350            | 191           | 235           | MIDC           |
| 21   | 507.80         | 3.75                                      | 477.39                     | 3.75                                 | 1000          | 1050            | 1100            | 1150            | 267           | 307           | Hilly          |
| 22   | 535.28         |   | 525.38                     |                                      |               |                 |                 |                 |               |               |                |
| <b>Total</b>                               | <b>3799.78</b> | <b>343.81</b>                             | <b>2389.57</b>             | <b>737.00</b>                        | <b>127665</b> | <b>171000</b>   | <b>256000</b>   | <b>338000</b>   | <b>371</b>    | <b>459</b>    |                |
| <i>Projected population *</i>              |                |   |                            |                                      |               | 151000          | 202000          | 254000          |               |               |                |
| <b>Total Population to be accommodated</b> |                |   |                            |                                      |               | <b>171000</b>   | <b>256000</b>   | <b>338000</b>   |               |               |                |

Source : Primary census, 1991 and Landuse survey 1992

\* Projections on the basis of interpolation and extrapolation of figures adopted for the 'Draft Regional Plan for BMR : 1996-2011'

## SECTORWISE POPULATION DISTRIBUTION AND DENSITY OF KULGAON-BADLAPUR MUNICIPAL COUNCIL

Table-13.5

| Sector No.                    | Area in ha.    | Net 1996 Existing Residential Area in ha. | Available open area in ha. | Net Proposed Residential Area in ha. | Population    |                 |                 |                 | Net Density   |               | Remarks |
|-------------------------------|----------------|---|----------------------------|--------------------------------------|---------------|-----------------|-----------------|-----------------|---------------|---------------|---------|
|                               |                |   |                            |                                      | 1991 (Actual) | 1996 (Estimate) | 2006 (Forecast) | 2016 (Forecast) | 1991 (Actual) | 2016 (Design) |         |
| 1                             | 660.00         |   | 18.20                      |                                      |               |                 |                 |                 |               |               | Forest  |
| [2,3,7]                       | 999.15         | 57.95                                     | 892.10                     | 400.00                               | 14212         | 22500           | 38000           | 60000           | 245           | 150           |         |
| 5                             | 107.70         | 50.75                                     | 45.60                      | 65.00                                | 15086         | 18000           | 26000           | 35000           | 297           | 538           | MIDC    |
| 6                             | 105.00         |   |                            |                                      |               |                 |                 |                 |               |               |         |
| 4                             | 455.00         | 39.00                                     | 357.45                     | 50.00                                | 13155         | 14000           | 19500           | 30000           | 337           | 600           |         |
| 8,9                           | 1241.24        | 33.10                                     | 1045.31                    | 50.00                                | 9704          | 10000           | 15000           | 25000           | 293           | 500           |         |
| <b>Total</b>                  | <b>3568.09</b> | <b>180.80</b>                             | <b>2358.66</b>             | <b>565.00</b>                        | <b>52157</b>  | <b>64500</b>    | <b>98500</b>    | <b>150000</b>   | <b>288</b>    | <b>265</b>    |         |
| <i>Projected Population *</i> |                |   |                            |                                      | 52157         | 61500           | 82500           | 104000          |               |               |         |
| <b>Total Population</b>       |                |   |                            |                                      |               | <b>64500</b>    | <b>98500</b>    | <b>150000</b>   |               |               |         |

\* Projections on the basis of interpolation and extrapolation of figures adopted for the 'Draft Regional Plan for BMR : 1996-2011'

Source Primary census 1991 and Landuse survey 1992

COMPARATIVE ANALYSIS OF EMPLOYMENT

Table-13.6

|                                    | Population               |         |         | Resident Employment     |         |         | Jobs             |         |         |
|------------------------------------|--------------------------|---------|---------|-------------------------|---------|---------|------------------|---------|---------|
|                                    | 1971                     | 1981    | 1991    | 1971                    | 1981    | 1991    | 1971             | 1981    | 1991    |
| Island City                        | 3070378                  | 3285040 | 3174889 | 1210455                 | 1221677 | 1173129 | 1088839          | 1399312 | 1349367 |
| Eastern Suburbs                    | 1194703                  | 2100213 | 2803023 | 402043                  | 663394  | 927522  | 194324           | 293631  | 438546  |
| North-East sub-region              | 1054207                  | 1799628 | 2921172 |                         |         | 914832  |                  |         |         |
| Ulhasnagar Municipal Council       | 168462                   | 273668  | 369077  | 46301                   | 78759   | 111973  |                  | 118665  | 61880   |
| Ambarnath Municipal Council        | 58792                    | 100537  | 127665  | 18077                   | 31165   | 40855   |                  | 12912   | 19800   |
| Kulgaon-Badlapur Municipal Council | 18077                    | 31460   | 52157   | 5753                    | 10235   | 17617   |                  | 3630    | 9683    |
| UAKBSNA-Urban                      | 245331                   | 405665  | 548899  | 70131                   | 120159  | 170445  |                  | 135207  | 91363   |
|                                    | Jobs per 100 res.workers |         |         | Res.workers per 100 pop |         |         | Jobs per 100 pop |         |         |
| Island City                        |                          | 114.54  | 115.02  | 39.42                   | 37.19   | 36.95   |                  | 42.60   | 42.50   |
| Eastern Suburbs                    |                          | 44.26   | 47.28   | 33.65                   | 31.59   | 33.09   |                  | 13.98   | 15.65   |
| North-East sub-region              |                          |         | 0.00    | 0.00                    | 0.00    | 31.32   |                  | 0.00    | 0.00    |
| Ulhasnagar Municipal Council       |                          | 150.67  | 55.26   | 27.48                   | 28.78   | 30.34   |                  | 43.36   | 16.77   |
| Ambarnath Municipal Council        |                          | 41.43   | 48.46   | 30.75                   | 31.00   | 32.00   |                  | 12.84   | 15.51   |
| Kulgaon-Badlapur Municipal Council |                          | 35.47   | 54.96   | 31.82                   | 32.53   | 33.78   |                  | 11.54   | 18.57   |
| UAKBSNA-Urban                      |                          | 112.52  | 53.60   | 28.59                   | 29.62   | 31.05   |                  | 33.33   | 16.64   |

Source : The Regional Plan for MMR : 1996-2016, Primary Census-1991



## MUNICIPAL AREA WISE EMPLOYMENT PROJECTIONS OF UAKBSNA

Table-13.7

| UMC                    |        |        |        |        |        |        |
|------------------------|--------|--------|--------|--------|--------|--------|
| Year                   | 1991   | 1996   | 2001   | 2006   | 2011   | 2016   |
| Population             | 369077 | 392500 | 417300 | 443700 | 471700 | 501500 |
| No. of Households (HH) | 73968  | 80100  | 86900  | 94400  | 102500 | 111400 |
| Resident Workers (RW)  | 111973 | 122600 | 133900 | 146300 | 160000 | 175000 |
| Jobs                   | 61880  | 68600  | 76300  | 84800  | 94300  | 105000 |
| HH Size                | 4.99   | 4.90   | 4.80   | 4.70   | 4.60   | 4.50   |
| RW/100 HH              | 151.38 | 153.00 | 154.00 | 155.00 | 156.00 | 157.00 |
| Jobs/100RW             | 55.26  | 56.00  | 57.00  | 58.00  | 59.00  | 60.00  |
| RW/100 Persons         | 30.34  | 31.24  | 32.09  | 32.97  | 33.92  | 34.90  |
| Jobs/100 Persons       | 16.77  | 17.48  | 18.28  | 19.11  | 19.99  | 20.94  |
| AMC                    |        |        |        |        |        |        |
| Year                   | 1991   | 1996   | 2001   | 2006   | 2011   | 2016   |
| Population             | 127665 | 171000 | 209200 | 256000 | 294200 | 338000 |
| No. of Households(HH)  | 28727  | 39800  | 49800  | 62400  | 73500  | 86700  |
| Resident Workers (RW)  | 111973 | 122600 | 133900 | 146300 | 160000 | 175000 |
| Jobs                   | 61880  | 68600  | 76300  | 84800  | 94300  | 105000 |
| HH Size                | 4.44   | 4.30   | 4.20   | 4.10   | 4.00   | 3.90   |
| RW/100 HH              | 389.78 | 142.00 | 141.50 | 141.00 | 140.50 | 140.00 |
| Jobs/100RW             | 55.26  | 51.00  | 54.00  | 57.00  | 60.00  | 63.00  |
| RW/100 Persons         | 87.7   | 71.7   | 64.0   | 57.1   | 54.4   | 51.8   |
| Jobs/100 Persons       | 48.47  | 40.12  | 36.47  | 33.13  | 32.05  | 31.07  |
| KBMC                   |        |        |        |        |        |        |
| Population             | 52157  | 64500  | 79700  | 98500  | 121600 | 150000 |
| No of Households(HH)   | 11300  | 14300  | 18100  | 22900  | 28900  | 36600  |
| Resident Workers (RW)  | 17617  | 21900  | 27200  | 33700  | 41700  | 51600  |
| Jobs                   | 9683   | 12400  | 15800  | 20100  | 25400  | 32200  |
| HH Size                | 4.62   | 4.50   | 4.40   | 4.30   | 4.20   | 4.10   |
| RW/100 HH              | 155.90 | 153.00 | 150.00 | 147.00 | 144.00 | 141.00 |
| Jobs/100RW             | 54.96  | 56.50  | 58.00  | 59.50  | 61.00  | 62.50  |
| RW/100 Persons         | 33.78  | 33.95  | 34.13  | 34.21  | 34.29  | 34.40  |
| Jobs/100 Persons       | 18.57  | 19.22  | 19.82  | 20.41  | 20.89  | 21.47  |

Source : Primary Census 1991 & The Regional Plan for MMR : 1996-2016

PLANNING SECTORWISE EMPLOYMENT PROJECTIONS IN UMC

Table-13.9

| Sector No | 1991  |       |       |        | 2016    |       |        |        |
|-----------|-------|-------|-------|--------|---------|-------|--------|--------|
|           | Pop   | HH    | Jobs  | RW     | Pop (P) | HH    | Jobs   | RW     |
| 1         | 5449  | 1214  | 9589  | 1627   | 26000   | 6600  | 14200  | 9200   |
| 2         | 14555 | 3434  | 1307  | 4500   | 16000   | 4300  | 2000   | 6000   |
| 3         | 17488 | 3348  | 2056  | 5042   | 19000   | 4000  | 2200   | 6200   |
| 4         | 15076 | 2754  | 1990  | 4462   | 17000   | 3400  | 3200   | 5800   |
| 5         | 11835 | 2312  | 2186  | 3478   | 13500   | 2900  | 3500   | 4500   |
| 6         | 14353 | 2774  | 1242  | 4318   | 19000   | 4100  | 2400   | 6600   |
| 7         | 11238 | 2142  | 3802  | 3458   | 11500   | 2400  | 4700   | 4000   |
| 8         | 13759 | 2379  | 1935  | 4111   | 14000   | 2600  | 2600   | 4600   |
| 9         | 12439 | 2725  | 823   | 4138   | 16500   | 4000  | 2200   | 6300   |
| 10        | 13087 | 2630  | 1223  | 4101   | 15000   | 3300  | 2000   | 5300   |
| 11        | 14673 | 2749  | 3077  | 4276   | 16500   | 3400  | 4400   | 5500   |
| 12        | 15159 | 3194  | 5579  | 4958   | 18000   | 4200  | 8200   | 6800   |
| 13        | 13428 | 2748  | 3110  | 3950   | 18500   | 4200  | 5500   | 6300   |
| 14        | 15722 | 3320  | 2844  | 5460   | 21000   | 4900  | 5100   | 8400   |
| 15        | 12263 | 2408  | 2005  | 3733   | 16000   | 3500  | 3500   | 5600   |
| 16        | 14944 | 2817  | 2908  | 4569   | 20000   | 4200  | 5100   | 7000   |
| 17        | 14266 | 2921  | 1422  | 4313   | 17000   | 3900  | 2500   | 6000   |
| 18        | 12461 | 2587  | 3174  | 3718   | 14000   | 3200  | 4500   | 4800   |
| 19        | 11802 | 2288  | 1372  | 3562   | 13000   | 2800  | 2100   | 4500   |
| 20        | 20582 | 4399  | 1952  | 6278   | 21000   | 5000  | 3000   | 7400   |
| 21        | 14885 | 3260  | 428   | 4216   | 19000   | 4700  | 2200   | 6500   |
| 22        | 12355 | 2707  | 402   | 3643   | 17000   | 4200  | 2000   | 6000   |
| 23        | 15042 | 3002  | 1365  | 4453   | 22000   | 4900  | 3000   | 7500   |
| 24        | 11002 | 2227  | 831   | 3423   | 16000   | 3600  | 1900   | 5700   |
| 25        | 9429  | 1850  | 705   | 2800   | 18000   | 3900  | 2500   | 6100   |
| 26        | 11306 | 2248  | 1150  | 3431   | 15000   | 3300  | 2200   | 5200   |
| 27        | 9365  | 1652  | 1651  | 2736   | 22000   | 4200  | 3500   | 7200   |
| 28        | 11114 | 1897  | 1752  | 3219   | 30000   | 5700  | 4800   | 10000  |
| Total     | ##### | 73986 | 61880 | 111973 | 501500  | ##### | 105000 | 175000 |

PLANNING SECTORWISE EMPLOYMENT PROJECTIONS IN AMC

Table-13.10

| Sector No  | 1991   |       |       |       | 2016    |       |       |        |
|------------|--------|-------|-------|-------|---------|-------|-------|--------|
|            | Pop    | HH    | Jobs  | RW    | Pop (P) | HH    | Jobs  | RW     |
| 1          | 1865   | 400   | 48    | 545   | 3000    | 700   | 400   | 1000   |
| 2          | 7000   | 1600  | 181   | 2046  | 24000   | 6100  | 2500  | 7800   |
| 3          | 16000  | 3560  | 2449  | 4348  | 18000   | 4500  | 2600  | 5500   |
| 4          | 16000  | 3000  | 693   | 4799  | 19000   | 4000  | 2300  | 6200   |
| 5          | 2000   | 400   | 38    | 470   | 8000    | 1800  | 1000  | 2800   |
| 6          | 16000  | 3500  | 651   | 5001  | 17500   | 4300  | 2000  | 6100   |
| 7          | 13000  | 2500  | 527   | 4284  | 18000   | 3900  | 2000  | 6400   |
| 8 (Forest) |        |       |       |       |         |       |       |        |
| 9          | 500    | 110   | 44    | 155   | 17000   | 4200  | 2300  | 5900   |
| 10 (MIDC)  | 3000   | 670   | 5835  | 890   | 4000    | 1000  | 7500  | 1600   |
| 11 (MIDC)  | 10000  | 2250  | 4122  | 3111  | 11000   | 2800  | 4500  | 3900   |
| 12         | 12500  | 3500  | 1517  | 4620  | 40000   | 12400 | 6100  | 16100  |
| 13         | 14000  | 3400  | 1685  | 5528  | 30000   | 8100  | 4800  | 12200  |
| 14         | 7500   | 2000  | 656   | 2325  | 18000   | 5400  | 2900  | 7400   |
| 15         | 600    | 130   | 53    | 187   | 20000   | 4800  | 2700  | 6900   |
| 16         | 1600   | 360   | 140   | 497   | 21000   | 5300  | 2800  | 7300   |
| 17         | 3700   | 800   | 358   | 1167  | 14000   | 3400  | 1900  | 4900   |
| 18         |        |       |       |       | 18000   | 4400  | 2400  | 6200   |
| 19         | 300    | 70    | 29    | 94    | 35000   | 9000  | 4500  | 12100  |
| 20         | 1100   | 250   | 90    | 347   | 1350    | 300   | 200   | 500    |
| 21 (MIDC)  | 1000   | 247   | 684   | 471   | 1150    | 300   | 21000 | 500    |
| 22         |        |       |       |       |         |       |       |        |
| Total      | 127665 | 28747 | 19800 | 40885 | 338000  | 86700 | 76400 | 121300 |

PLANNING SECTORWISE EMPLOYMENT PROJECTIONS IN KBMC

Table 13.11

| Sector No  | 1991  |       |      |       | 2016    |       |       |       |
|------------|-------|-------|------|-------|---------|-------|-------|-------|
|            | Pop   | HH    | Jobs | RW    | Pop (P) | HH    | Jobs  | RW    |
| 1 (Forest) |       |       |      |       |         |       |       |       |
| 2          | 14212 | 3116  | 1408 | 5575  | 60000   | 14800 | 7200  | 21000 |
| 3          | 15086 | 3385  | 1800 | 4928  | 35000   | 8900  | 7500  | 12000 |
| 4 (MIDC)   |       |       | 4300 |       |         |       | 9000  |       |
| 5          | 13155 | 2892  | 1475 | 4172  | 30000   | 7400  | 5600  | 10000 |
| 6          | 9704  | 1907  | 700  | 2942  | 25000   | 5500  | 2900  | 8600  |
| Total      | 52157 | 11300 | 9683 | 17617 | 150000  | 36600 | 32200 | 51600 |

COMPARISON OF STANDARDS ADOPTED FOR PUBLIC AMENITIES BY VARIOUS AUTHORITIES

Table-13.12

| Sr.No. | Use Provision | CIDCO-VVNA                         |  | TMC (Inner area) | TMC (Outer area)   | Pune   | MCGB   | Govt.Revised   | Revised Bombay D.P.  |   |
|--------|---------------|------------------------------------|--|------------------|--|--|--|--|--|---|
|        |               | Standard                           | Area   | Standard         | Standard   | Standard   |  |  |  |   |
| 1      | Educational   | a) School                          | 1 per 2800 students (Students 22.5% of population) | 0.60 ha          | Primary school with play ground 1.67 sq.mt + 2.09 sq.mt /pupil   | Primary school with play ground 2.51 sq.mt + 3.01 sq.mt /pupil | one primary school for 400-500 students @ 5sq.m/student (students 15% of total population) * Play ground 3sq.m/student     | City : 1.67 sq.m./student, 2.09, Students - 1200. Suburban 2.51 sq.m./student, 2.51/P.G., Students - 900. (Students : 11-13% of population). | School for 400 - 500 at 5 sq.m./pupil + 3 sq.m./Student P.G. Students I to VIII 15% of Pop.      | City : 1.67/pupil, 2.09/P.G., School for 900 pupil. Suburban : 2.51/pupil, 3.01/P.G., School for 600 pupil. (10% of pop.). Where no site for Play ground is available 2.09 sq.m./pupil should be adopted. |
|        |               |                                    | 1 per 500+ students (Students 7% of population)    | 4.00 ha          | Secondary school with play ground 1.67 sq.mt + 2.09 sq.mt /pupil | Secondary school without playground 2.09 sq.mt/pupil           | one secondary school for 750-1000 students @4sq.m/student (students 7.5% of total population) * Play ground 11sq.m/student | City : 1.67/pupil, 2.51/P.G. Suburban 2.51/pupil, 3.75/P.G.  | 4 sq.m./pupil and 11 sq.m./P.G. Student pop. 7.5% of total pop (School - 750-1000)               | City : 1.67/student, 2.09/P.G., Students 1200. Suburban : 2.51/student, 3.01/P.G., Student 900. If no site for P.G. 2.09 sq.m./pupil.   |
|        |               | b) College                         | 1 per 5 lakhs population                           | 4.00 ha          |  |  |  |  |  |   |
|        |               | c) Technical/Vocational            | 1 per 10 lakhs population                          | 5.00 ha          |  |  |  |  |  |   |
|        |               | d) Engineering                     | 1 per 20 lakhs population                          | 8.00 ha          |  |  |  |  |  |   |
| 2      | Medical       | a) Health Centre/dispensary        | 1 per 5 lakhs population                           | 0.3 ha           | 668.9 sq.mt/50,000 pop. covering 1.5 km radius                   | 668.9 sq.mt/50,000 pop. covering 1.5 km radius                 | 0.25ha/10000 pop.  | City : 4 beds/1000 pop. at 41.8 sq.m./bed capacity 100 - 600 beds. Suburbs : 88.61 sq.m./bed. Capacity 100-600 beds. (1 for 60,000 popo.)    | 0.25 ha./10,000 pop. 4 - 5 beds/1000 pop. 418 sq.m./bed in congested. 33.61 sq.m. in other area. | 668.9 sq.m./50,000 popo., 4 beds/1000 pop. 300-500 beds.  |
|        |               | b) General Hospital/Maternity Home | 1 of 250 beds / 2 lakhs population                 | 2.00 ha          | 50 beds/1,00,000 pop i.e. 41.8 sq.mt/bed                         | 51 beds/1,00,000 pop i.e. 83.61 sq.mt/bed                      | 0.25ha/10000 pop.  | City : 1 bed/60 confinements 41.8 sq.m./bed. Suburban : 63.61 sq.m./bed.   |  | 50 bed/1,00,000 pop. 41.8 sq.m./city. 83.61 beds suburban.  |
|        |               | c) Regional Hospital               | 1 of 750 beds per 10 lakhs                         | 7.00 ha          | 4 beds /1000 pop. i.e. 300-500 beds with 41.8 sq.m./bed          | 5 beds /1000 pop. i.e. 300-400 beds with 41.8 sq.m./bed        |  |  |  |   |
| 3      | Recreational  | a) Sports Complex                  | 1 per 20 lakhs population                          | 10.00 ha         |  |  |  |  |  |   |
|        |               | b) Fair ground/Exhibition          | 1 per 10 lakhs population                          | 4.00 ha          |  |  |  |  |  |   |
|        |               | c) Play ground near School         | 1 per 15,000 population                            | 1.4 ha           | 0.6-0.8ha /1000 pop.   | 1.6ha /1000 pop.   | playground/garden 0.4&0.2ha/1000 pop.(0.8 & 1.2km radius)  |  | 4 ha/1000  |   |
|        |               | d) Park                            | 1 per 40,000 population                            | 2.00 ha          | 0.2 ha/1000 pop.   |  |  | 2 ha/1000 pop. (city). 1.6 ha/1000 pop. (suburban)   | 2 ha/1000 pop. (city).   |   |

| Sr.No.            | Use Provision  | CIDCO-VVNA                      |                        | TMC (Inner area)   | TMC (Outer area)  | Pune   | MCGB   | Govt.Revised        | Revised Bombay D.P.   |
|-------------------|--|---------------------------------|------------------------|--|---|--|--|---------------------|---|
|                   |  | Standard                        | Area                   | Standard   | Standard  | Standard   |  |                     |   |
| 4                 | <b>Cultural</b>  |                                 |                        |  |   |  |  |                     |   |
|                   | a) Town Hall/Library   | 1 per 5 lakhs population        | 2.00 ha                | 0.5/25000 pop  | 0.5/25000 pop.  | 0.05ha/10000 pop. (neighbourhood library) Town hall 0.5ha. | 1 for 25,000 pop.  | .05 ha./10,000 pop. | 0.05 ha./25,000 pop.  |
|                   | b) Drama/Cinema  | 1 per 1 lakhs population        | 0.5 ha                 | 1 for /60000 pop i.e. 1 seat for every 60 pop<br>Parking 5.5 m X 2.5 m/pcu for 5% of seat capacity |   |  |  |                     |   |
|                   | c) Science Centre/Art gallery/Aquarium/Museum                  | 1 per 5 lakhs population        | 0.50 ha                |  |   |  |  |                     |   |
|                   | d) Community Centre  | 1 unit per 0.5 lakhs population | 0.15 ha                |  |   |  |  |                     |   |
|                   | e) Social Welfare/Home for Handicapped                         | 1 per 5 lakhs population        | 1.00 ha                |  |   |  |  |                     | Site 40 m. - 50 m. x 25 - 30 m. 1 site/ward in city, 2/ward in suburbs. |
| 5                 | <b>Commercial</b>  |                                 |                        |  |   |  |  |                     |   |
|                   | a) Shopping Office Complex                                     | 1 per lakh population           | 0.5 ha                 |  |   |  |  |                     |   |
|                   | b) Municipal Market  | 1 per 1 lakh                    | 0.25                   | 0.2ha/50,000 pop.  | 0.2ha/50,000 pop.   |  | Wholesale : 12541 sq.m.(City), 250083 sq.m. (Suburban), Retail : 2508 sq.m./City, 4180 sq.m./suburban. | 0.2 ha./10,000 pop. | City : .2 ha./50,000 pop. Suburban .2 ha./20,000 pop.                   |
|                   | c) Fire Station  | 1 per 5 .m. radius              | 0.80 ha                | 2000-4500 sq.m./50,000 pop upto 3 lakhs and one pumping unit each for extra 1 lakh. pop.           | 2000-4500 sq.m./50,000 pop. upto 3 lakhs and one pumping unit each for extra 1 lakh. pop. |  | .8 ha./1,00,000  |                     | 3000 sq.m. without staff quarter. 4,500 sq.m. with staff quarter.       |
|                   | d) Police Head quarter<br>e) Zonal Police Station              | 1 per 20 k.m.<br>1 per 1 lakh   | 5.00 ha.<br>0.5 ha.    |  |   |  |  |                     |   |
| 6                 | <b>Post Office</b>   |                                 |                        |  |   |  |  |                     |   |
|                   | a) Zonal Post and Telegraph                                    | 1 per 1 lakh                    | 0.2 ha.                |  |   |  |  |                     |   |
|                   | b) Regional Post Office  | 1 per 10 lakhs                  | 1.00 ha                |  |   |  |  |                     |   |
|                   | c) Telephone Exchange  |                                 | 0.4 ha                 |  |   |  |  |                     |   |
|                   | d) Court   |                                 | 0.4 ha                 |  |   |  |  |                     |   |
| 7                 | <b>Transport</b>   |                                 |                        |  |   |  |  |                     |   |
|                   | a) Bus/Depot   |                                 | 2.5 ha.                |  |   |  | Adequate size  | Adequate size       | Adequate size   |
|                   | b) Bus stand   |                                 | 0.2 ha.                |  |   |  |  |                     |   |
|                   | c) Petrol Pump/Service Station                                 |                                 | Min.0.25 h max. 0.4 ha |  |   |  |  |                     |   |
|                   | d) Parking lots  |                                 | 0.4 ha                 |  |   |  |  |                     |   |
|                   | e) Roads<br>i) sector<br>ii) sub-sector<br>iii) other internal |                                 |                        | Not less than 90°<br>60°-90°<br>40°-60°  |   |  |  |                     |   |
| e) Truck Terminal |  | 5.00 ha.                        |                        |  |   |  |  |                     |   |
| 8                 | Burial grounds   |                                 |                        | 1.6 ha   | 1.6 ha  |  | Adequate size  | Adequate size       | 1.6 ha./ward in suburbs.  |

Source : Development Plans for VVNA, Gr.Bombay, TMC, Pune and Guidelines by GOM

## CHAPTER - 14

### DEVELOPMENT MANAGEMENT AND CONTROL POLICY

#### 14.1 Introduction

14.1.1 As part of the exercise of preparing the development plan, unified Development Control Regulations for the Notified Area are also required to be framed to regulate the physical development in the area. At present there are separate sets of standardised Development Control Regulations formulated by the Government for Municipal Corporations, 'A' class Municipal Councils and 'B' and 'C' class Municipal Councils. However, since the three urban areas of UAKBSNA are contiguous it is considered desirable to have a common set of D.C. Regulations regardless of their status as local authorities. A draft Regional Plan for Mumbai Metropolitan Region too has been prepared and submitted to Government for sanction which indicates broad development strategies for various parts of the region, including the Ulhasnagar, Ambarnath, Kulgaon Badlapur & Surrounding Notified Area (UAKBSNA). It also lays down broad structure of Development Control Regulations which has also been considered while preparing the new set of DC regulations for UAKBSNA.

14.1.2 The first Regional Plan for the Mumbai Metropolitan Region was prepared and approved by the State Government in the year 1973. The plan and the regulatory mechanism suggested therein reflected planning practices prevalent then. Accordingly the plan predecided a desirable pattern of urbanisation and expected local authorities and state undertakings charged with the responsibility of providing socio-economic and physical infrastructure to provide the framework for such urbanisation. It also armed the local authority with a regulatory mechanism so that it could control the development in a disciplined way. The draft of the second Regional Plan has been framed in 90s' after evaluating the urbanisation picture as a result of implementing the policies of the last three decades. It offers a more liberal approach and the development strategy, expects more direct involvement of the private sector, not only in creation of adequate housing stock but in contributing to provision of social infrastructure. Unlike in the past, the new regulations i.e. D.C. Regulations of Development Plan of Brihan Mumbai published in 1991 do not singularly saddle the Brihan Mumbai Municipal Corporation with the responsibility of acquiring and developing every single plot of land reserved for public amenity in the Development Plan. It introduces a new concept called 'Accommodation Reservation'. According to this concept plots reserved for smaller amenities like welfare centre, library, shopping centre etc. which are compatible with residential use will not be

necessarily acquired by the Local Planning Authority, nor will the corporation develop these amenity reservations. Instead, the landowner whose land is reserved for such amenity will be allowed to develop the amenity along with residential development of his plot without any loss of Floor Space Index (FSI). The floor space lost for constructing an amenity will be over and above the normal FSI of the plot exploited for residential use. The other concept introduced is that of 'Transferable Development Right' (TDR). TDR allows the owner of a reserved land to opt for equitable compensation as return for loss of its development potential which is much more quicker procedure than waiting for acquisition and mandatory compensation under the Land Acquisition Act. Other new devices promoting development are those like non-deduction of area under layout roads, accesses, lifts and staircases etc. from FSI computation which would encourage land owners to provide wider roads, broader staircases etc

- 14.1.3 The draft Development Regulations of Mumbai Metropolitan Region published for objections and suggestions as part of the draft Regional Plan for the region has tried to further supplement local authority's direct intervention by providing incentives for landowners to set aside land for social facilities. A new concept termed as 'Organised Development' has been introduced in the Plan. Regulations wherein graded FSI's according to the size of holding and the percentage of holding an owner may part with for public amenity are prescribed. As the size of his holding increases, the owner is encouraged to part with larger percentage of land for amenities but in return gets a higher FSI for the entire holding. This concept has a sound basis as seen from recent trends in Mumbai and in neighboring cities and towns. All such relevant concepts are proposed to be included in this new set of Development Control Regulations of UAKBSNA.

## 14.2 Additional New Zones

- 14.2.1 The zoning proposed in the D.P. has been narrated in Chapter-13 of the report in detail. However, additional provision in Residential Zone, to allow non-residential users on broader roads has been made. Further higher level non-residential activities are also allowed in independent plots which are termed as R-2(I) for which a minimum plot size of 1000 sq.m. has been proposed.
- 14.2.2 One more category introduced is R2(X) Zone. These would be plots situated along certain critical roads sections where traffic congestion is difficult to arrest. In such R-2(X) zones only pure residential use is being made permissible.

14.2.3 The transformation Zone gives a better alternative for re-development of land of closed down industries. A minimum area of 1000 Sq.m has been prescribed for conversion of such land from industrial user to other user viz. residential or commercial. Benefits of organised development and other regulatory benefits and controls are applicable, as those are applicable to respective users

14.2.4 Land from gaothans which are congested areas with narrow roads and pose difficulties in upgrading the level of the infrastructure should not be subjected to higher FSI. In fact, FSI of the vacant plots from a gaothan should be further lowered. In all fairness, it is proposed that there be a uniform base FSI of 1.00 for lands of all types of tenures including gaothan tenures and occupancies in Residential Zone / Commercial Zone or Industrial Zone. However the benefit of organised development and allowance of bonus FSI has been also made applicable to gaothans in which case the FSI available would be much more than one.

14.2.5 Urbanisable Zone which covers only some pockets of land on the outskirts of Navi Mumbai Municipal Corporation is proposed to be subjected to FSIs prescribed in draft Development Control Regulations of the draft revised Regional Plan for MMR.

### 14.3 Computation of FSI

14.3.1 One practice being followed has been of deducting 10% area from plot while computing FSI of plot exceeding 2500 sq.m. in area. Whereas, for plots upto 2500 sq.m. in area, with the prescribed value of FSI 1.00, this prescription entitles the owners to construct 2500 sq m. in plots measuring 3000 sq.m. in size with the owner same FSI was entitled to build only 2900 sq.m. This was because in plots exceeding 2500 sq m area, the owner was expected to set aside 10% area as recreation ground and he was denied FSI of that much portion of his plot. Such reduction in floor space encourages landowners to subdivide their lands in plots measuring less than 2500 sq m. because otherwise the owner was indirectly punished for having secured a larger plot. Instead a scheme of encouraging land pooling by granting incentive FSI for larger holding which ensures that the land owner would not mind surrendering certain portion of his land for public amenity, is being advocated in the regulations. Reduction of FSI for larger plots by deducting the FSI towards 10% mandatory open space which is diametrically opposite to this concept is therefore being done away in these regulations

#### 14.4 Public Amenities by Encouraging Pooling of Lands Through Incentive FSI

14.4.1 Having decided to incorporate the concept of getting public amenity spaces through Organised Development, the urban picture emerging therefrom vis-à-vis that emerging by continuing the present practice of assigning reservations in pre-identified plot for all the needs of the community was critically compared.

14.4.2 Mumbai's experience shows that if a Development Plan is prepared by religiously following acceptable planning standards, almost 30% land is required to be put under reservations for various public purposes as amenities. Out of this about 10% would be under 'Public Housing' / 'Housing the Dis-housed' reservations or reservations termed as accommodating reservation. These do not generate any TDR because the FSI of such reserved lands is allowed to be consumed there itself. Roughly 20% - 25% land is required to be put under TDR generating reservations. Mumbai D.C. Regulations also lay down a maximum of 2.00 FSI for any plot, including normal TDR and slum TDR. They thus accept that it is possible to construct a building with 2.00 FSI without any compromise in light and ventilation requirement of the Regulations, even though as measure of safety a clause empowering relaxation of marginal spaces while permitting utilisation of TDR is introduced in the regulations. On the other hand, in any given holding if the FSI of land surrendered by public amenity is allowed to be utilised in the remaining part of holding, the ideal ratio of land under amenity and the remaining land is 3:7. In other words, if 30% land is sacrificed for amenities, the remaining 70% of land can just absorb the FSI of 30%. This exercise pushes the FSI of the net plot upwards to 2.00. Working backwards from this premise, if such net FSI is allowed to touch the figure of 2.00 then the maximum FSI for the gross plot which can be works out to 1.4.

|  |            |     |
|--|------------|-----|
| Plot Area (gross)                                    | 1000       |     |
| Area surrendered for amenity @ 30%                   | 300        |     |
| Plot area net  | 700        |     |
| @ 2.00 FSI of net plot permissible total floor space | 1400       |     |
| FSI over gross plot area                             | 1400/1000= | 1.4 |

Considering the above approach it is now proposed to have following scheme for encouraging in land owners to assemble large areas and get incentive FSI



| Size of holding (Sq.M.) | FSI  |
|-------------------------|------|
| Up to < 2500            | 1.00 |
| 2501 to 10,000          | 1.10 |
| 10,001 to 50,000        | 1.20 |
| 50,001 to 2,50,000      | 1.30 |
| 2,50,001 & above        | 1.40 |

14.4.3 The picture which would emerge from the above scheme is produce below as a schematic example.

| Area of assembled plot             | Up to 2500 | 2501-10,001 | 10,001-50,001 | 50,001-2,50,000 | Above 2,50,001 |
|------------------------------------|------------|-------------|---------------|-----------------|----------------|
| Illustrative area                  | 2500       | 7500        | 30,000        | 1,00,000        | 3,00,000       |
| Amenity space                      | -          | 12.5%       | 15.0%         | 17.5%           | 20.0%          |
| Recreational open space            | 0.0%       | 10.0%       | 10.0%         | 10.0%           | 10.0%          |
| Net plot area                      | 2500       | 5812.5      | 22500         | 72500           | 210000         |
| FSI for net plot area              | 1          | 1.1         | 1.2           | 1.3             | 1.4            |
| FSI for amenity & recreation space | 1          | 1           | 1             | 1               | 1              |
| Total permissible floor space      | 2500       | 8081.25     | 34,500        | 1,21,750        | 3,84,000       |
| FSI on net plot area               | 1.00       | 1.39        | 1.53          | 1.68            | 1.83           |

14.4.4 In the development plan, sites have been reserved for various public purposes. Planning Authority/ Local Authority while assigning amenity space at the time of granting development permission of large holdings will have to consider the proposals of the development plan and then decide the nature, extent of area of the public purpose of the amenity space to be kept in the land.

## 14.5 Using Development Right (DR)

14.5.1 In Mumbai, surrender of reserved land in exchange of DRs invariably means converting FSI of reserved land into TDR floatable, elsewhere. This gives rise to the tendency of concentration of DRs into more beneficial locations. This system is, in a sense, unfair to the community because, it cannot be denied that compared to the situation obtained by using only basic FSI, use of DRs adds to congestion in a TDR

receiving area. Whereas due to claiming TDR, amenities come up in TDR generating zone( where development comes up with 1.00 FSI) TDR receiving areas suffer congestion. Secondly, the TDR receiving zones where more population resides due to utilisation of TDR do not get the amenity as a consequence of utilisation of generated TDR.

- 14.5.2 It was therefore felt that a more practical approach may be to absorb DRs generated by surrendering of land for amenities in the rest of the holding only. This insure that although congestion may result, amenities do come up simultaneously. As stated earlier, care has been taken to ensure that the net FSI in the holding does not exceed 2.00 even in the larger holding where basic FSI too is as high as 1.4 . It would only be the specific reservations, which will generate TDRs which will be 15% to 20% of the urbanisable zone. There too, as far as possible the DRs generated due to surrender of reserved land would first be absorbed in the rest of the holding, if the rest of the plot is not capable of absorbing the whole of the DRs due to the ceiling on Net FSI, only then the DRs which can not be absorbed in the unreserved portion of a holding will get floated as TDRs. However, this TDR will be allowed to be transferred within the area of the same local authority which means the TDR from say Ulhasnagar Municipal area will not be allowed to be transferred to Ambarnath or Kulgaon-Badlapur Municipal area and so on.

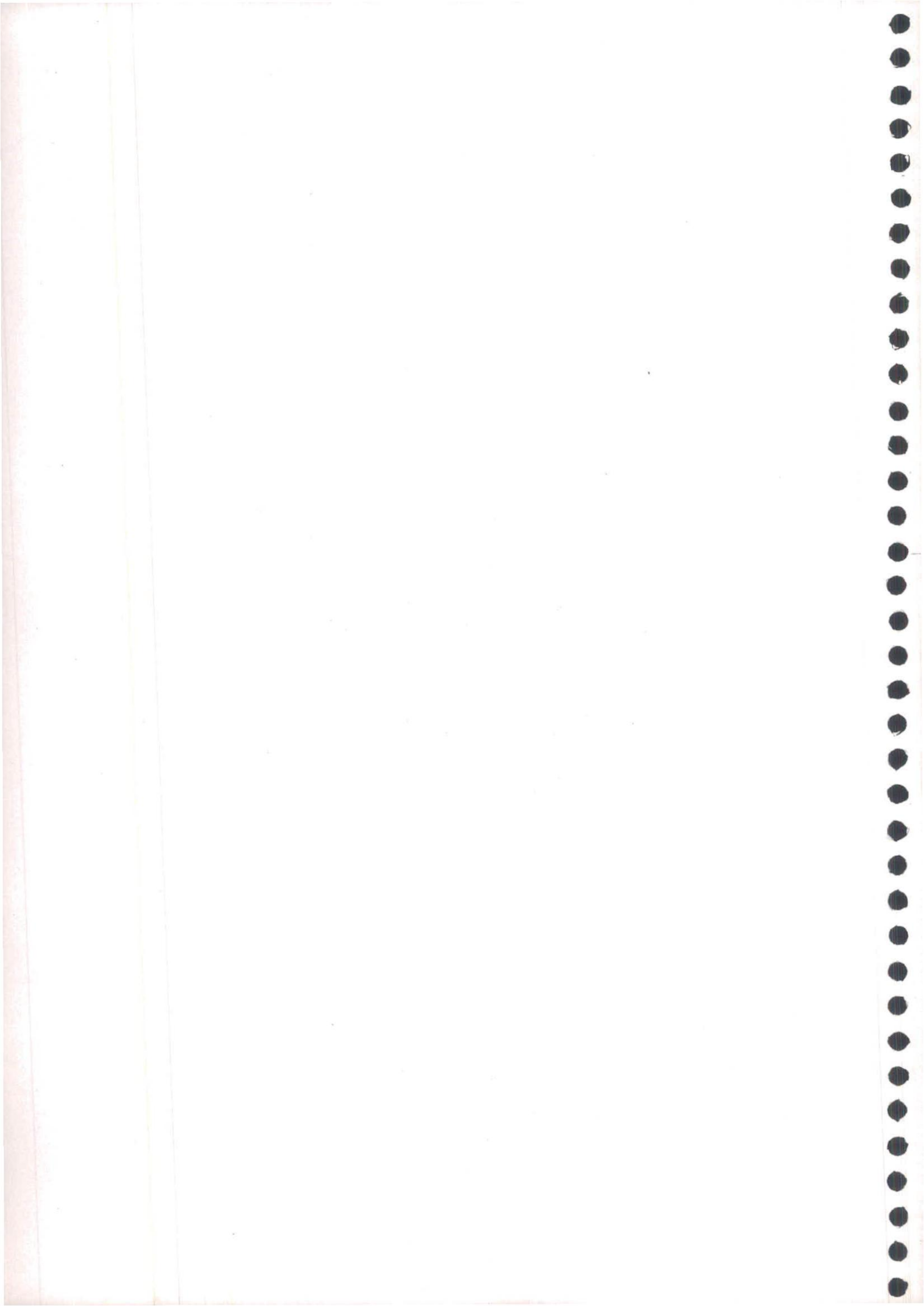
#### 14.6 DR for Construction of Amenity Buildings

- 14.6.1 Adequate supply of plots for amenities can be ensured by resorting to incentive FSI for larger holdings. Still, it is more often than not that the Planning Authority's pace and capacity of providing the amenities by constructing buildings on site, appointing staff to run and maintain the amenity does not match the supply of amenity plots. This could mean that if, in a given area even if a residential colony gets developed, tenements get constructed, they get occupied and enough plots for amenities are available, the residents would be deprived of the amenities because the Planning Authority's programme of construction of the amenity building lags behind.
- 14.6.2 In the case of Mumbai a solution has been offered by suggesting DRs even for development of reservations i.e. DRs to the extent of construction done for constructing buildings for amenities is offered to a developer who develops an amenity.
- 14.6.3 One apprehension of using DRs in this fashion is that it almost leads to Planning Authority using DRs as alternative currency. But if DRs can be legitimately used for getting lands for public amenities, which is reaching half way in bringing into reality the expected amenity, they can very well be used in constructing the required building. In fact,

it is only after a building is constructed that the process of providing amenity can be said to be implemented. In the present context there would be no dearth of sponsors to run the amenity. However, this concept will work as an incentive so long as the cost of construction is less than the price of land. The situation in KCNA therefore may not be conducive to use this measure at this stage.

## 14.7 Other Provisions

- 14.7.1 As stated earlier, but for aforesaid changes provisions of D.C. Regulations for Brihan Mumbai have been adopted with variations here and there. In fact, provisions relating to space standards for room sizes etc. from Mumbai are based on National building code and do not warrant any changes. Thus there is hardly any change in the contents of these Regulations. The only effort that has been made is of rearranging/ rephrasing some of them and presenting in the form of tables so as to make more convenient for formulating and scrutinising the proposals of development.



## CHAPTER – 15

### ULHASNAGAR MUNICIPAL CORPORATION

#### 15.1 Landuse Zoning

15.1.1 The policy adopted for framing proposals of zoning in UMC is outlined below.

- a) The Residential and Industrial Zones as proposed in the Sanctioned DP are by and large retained.
- b) Some part of Industrial zone near Vithalwadi station and Shahad station (existing industrial) are shown as Transformation Zone with some public amenity reservations.
- c) Land occupied by service industries is shown as existing Service Industries Zone and additional Service Industries Zone is shown wherever necessary considering the requirement.
- d) DC Regulations provide for shopping users on new roads having more than 15m. and above width. However, the existing shop line developed on 12m. wide roads is separately marked as shop line on the plan.

15.1.2 More than 97% of the area of Ulhasnagar Municipal Corporation is already developed. The remaining undeveloped area contains nalas, swamps or hills. On account of this fact there is a very little scope for bringing new land under development, or to bring about substantial change in the existing landuse pattern. The entire Ulhasnagar municipal area is and will be predominantly residential except the areas already under industrial zone, areas proposed for service industries and areas used and proposed for provision of public amenities, utilities and services. Among the few vacant areas still left in the town, the areas on the southern side are habitable and are proposed as new Residential Zone. However, while including these areas in the Residential Zone care has been taken to provide for necessary basic amenities for the future population.

15.1.3 Although Ulhasnagar is a major commercial center of the region the commercial activity is essentially of mixed type intermingled with residential, industrial and other non-residential uses. Such mixed uses are allowed to be continued except where such uses are likely to cause environmental problems. In such cases, non-conforming users have to take pollution mitigating measures.

- 15.1.4 It is observed that in Ulhasnagar some industries have been closed down and some planned industrial areas are unoccupied. Such areas are situated in prime localities near Vithalwadi and Shahad railway stations. Considering their potential owing to their locational advantage, for alternative development, these areas are designated as Transformation Zone. The lands in this zone may be continued for industrial use for which they are developed for or have option to convert them into commercial or residential use subject to certain environmental safeguards. However, to make the scheme viable, a criterion of minimum plot area of 1,000 sq.m. has been laid down for such conversion. Sufficient areas for necessary amenities and open spaces have to be set aside by the owner and other conditions should be fulfilled as specified in the Revised Development Control Regulations during the conversion.
- 15.1.5 In view of the fact that some industrial areas are lying unutilised, no new industrial areas are proposed in the Revised Development Plan. However, provisions to accommodate activities such as garages, hardware shops etc. have been made by designating sufficient tracts of land along Kalyan-Badlapur road and in the southern part of Ulhasnagar as Service Industries Zone which otherwise are spilling over the roads obstructing the vehicular traffic.
- 15.1.6 The allotment of lands for various uses in the proposed developable areas of Ulhasnagar Municipal Corporation, based on the foregoing observations is diagrammatically presented in the Figure-15.1. (Also refer Table-15.1). The Residential Zone naturally emerges as the dominant landuse with a share of 46% ( 614.00 ha). This area of Residential Zone when compared with the existing Residential Zone admeasuring 721.40 ha. may appear to have been reduced. This is primarily due to large chunks of existing residential areas being actually encroachments on Sanctioned Development plan reservations have been taken into account for existing Residential Zone. In the Revised Plan majority of these sites are retained reducing the net proposed residential area substantially. The sites of these Sanctioned Development Plan reservations are already in the possession of municipal or appropriate authorities. Ulhasnagar is a commercial as well as manufacturing center. The land exclusively proposed for commercial and industrial activities account for only 1.5% and 9.5% of the total area respectively. However, this does not indicate the true picture since these users are also permitted in the other zones in the form of mixed users and also accommodated in several floors of multistoreyed buildings. Comparison with the existing landuse reveals that there is a substantial increase in the recreational areas in the proposals, which are proposed to be raised to around 129 ha from the existing 15 ha. The areas under transportation have also been increased substantially from 9.5% to 16.7% owing to provisions made for new roads, parking, road widening, new truck terminal etc.

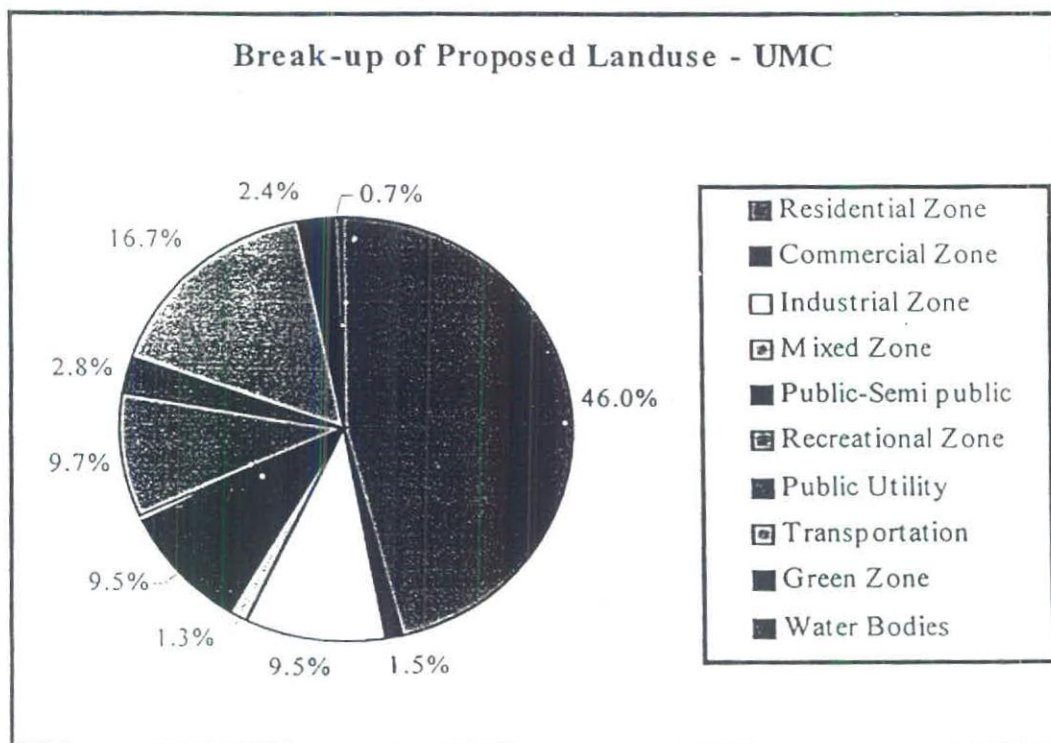


Figure-15.1

## 15.2 Transport Network

15.2.1 The policy adopted for framing proposals of transport network in UMC is outlined below

- a) Network of main arterial roads is shown according to the TCS recommendations and other existing important road links.
- b) Infeasible and not required roads of Sanctioned DP are deleted or suitably modified considering the existing pattern of development.
- c) The Kalyan-Karjat road passing through the town is shown as 30 m. as per sanctioned DP and TCS recommendations.
- d) The roads and reservations for public sites of the sanctioned DP which fall in the slum type development consisting unauthorised structures are retained or modified to suit the requirements. The purpose of reservation is also changed suitably at some places. Such slum type unauthorised development areas are specifically delineated on the plan and shown as redevelopment areas. For these areas, while preparing detailed redevelopment proposals adequate provisions are made for rehabilitation of households required to be displaced for provision of necessary infrastructure.

15.2.2 The erstwhile municipal council of Ulhasnagar which is the implementing authority of the proposals of the Sanctioned Development Plan has not given due regard to the road network proposed in the Sanctioned Development Plan. This has resulted into encroachments upon lands reserved for roads. It is, therefore, necessary to retain the relevant and feasible Sanctioned Development Plan road proposals. It is also found that some existing link roads are narrow and inadequate to serve the present traffic volume, which according to TCS need widening. Such roads are proposed to be widened. The list is given in the Table-15.2.

**Proposed Important Road widening in UMC**

**Table-15.2**

| Name of the Road  | Proposed Width |
|---|----------------|
| 1. Link between Kalyan -Murbad Road and Kalyan-Badlapur Road (Khemani road) | 30 m           |
| 2. Road from Shahad bridge upto KMC boundary                                | 24 m           |
| 3. Road from Kalyan-Badlapur road to Shriram theatre                        | 24 m           |
| 4. Road from Shriram theatre to VTC ground                                  | 30 m           |
| 5. Road from Kalyan-Badlapur road to railway level crossing                 | 18 m           |
| 6. Road from hill line police station to Shiv Mandir                        | 18 m           |

15.2.3 The following new roads as shown in the Table-15.3 have been proposed in the revised development plan

**Proposed New Major Roads in UMC**

**Table-15.3**

| New Roads  | Proposed width |
|--|----------------|
| 1. Straightening the alignment to Kalyan-Murbad road at Century Rayon Colony.                              | 30 m           |
| 2. Road from VTC ground to Netaji Chowk  | 30 m           |
| 3. Road from Kalyan-Murbad road (Century Rayon Colony) to KMC upto Ulhas river                             | 30 m           |
| 4. Parashram Sahid Marg to MIDC pipe line road   | 30 m           |
| 5. Road in Southern part of UMC within newly opened up areas.  | 24 m           |
| 6. Kalyan-Shahad railway line to Kalyan-Badlapur road  | 24 m           |
| 7. Link between Kalyan-Badlapur road and Kurla camp road   | 30 m           |
| 8. Road from Ulhasnagar gate 1 to Khemani high school  | 30 m           |
| 9. Road connecting Khemani road- Central hospital-Furniture market   | 18 m.          |
| 10. Link between 24 m road parallel to central railway and Kalyan-Badlapur road                            | 30 m.          |
| 11. Road from Kalyan - Badlapur road to Ulhasnagar railway station parallel to railway line partly on nala | 24 m.          |



- 15.2.4 To improve the interaction between northern and southern parts of the town, ROB's at appropriate locations are proposed. The proposals in this regard are shown in the Table-15.4.

Proposed Road Over Bridges in UMC

Table-15.4

| Location of the proposed ROB   | Proposed Width |
|--|----------------|
| <i>Ulhasnagar Municipal Corporation</i>  |                |
| 1. Ulhasnagar Gate-I to Kurla camp road  | 30 m           |
| 2. Road from Swami Bodharaj garden to Venus theatre<br>(Existing level crossing) | 18 m           |

- 15.2.5 There are acute parking problems in Ulhasnagar as there are very few designated, organised parking areas within busy commercial areas and near railway stations. There is a tendency to park vehicles on the roads encroaching the right of way resulting in chaotic traffic movement. Eventhough, certain areas were reserved for parking purpose in the Sanctioned Development Plan, these sites have either been converted for other purposes or encroached upon. Lack of parking facilities within individual housing societies also force people to park their vehicles outside on the roads. In the Revised Draft Development plan parking areas are proposed at proper places such as near major commercial areas, along major roads, near railway stations etc. TCS has conducted detail surveys of railway stations and other commercial areas and estimated the area requirements for parking in UAKBSNA. Estimates of TCS have been taken into account for allotting lands for parking in each planning sector. All together there are 15 new sites of 16.22 ha. have been proposed in various sectors of UMC considering all the above factors.

- 15.2.6 Highest priority should be accorded to the development of the station areas as the suburban rail network forms the very lifeline of the region with majority of people depending on it for commuting to their work places. All stations and surroundings areas in UAKBSNA are saddled with problems such as lack of proper accesses, parking spaces etc and surrounded by unorganised commercial and haphazard slum type development. There are slums located near Ulhasnagar railway stations. For the better functioning of these areas, it has now been proposed to improve the accessibility, make provisions for large parking areas and gardens wherever possible and designate specific areas for organised commercial use. This is done in view to undertake the station area development in an integrated manner. The appropriate authority/Municipal authority needs to prepare detailed plans to undertake the redevelopment of the station areas so as to achieve the desired improvements. On the other hand, private developers may also be allowed to participate in the development of these areas.

15.2.7 TCS study has identified Kalyan-Badlapur road, Kalyan-Murbad road, MIDC pipeline road and Kalyan-Shil road as roads where truck movement is mainly concentrated. Such movement of trucks has resulted into unauthorised parking of trucks along these roads for loading unloading and repairing purposes for long periods of time causing severe obstructions to the traffic. This problem is particularly grave in Ulhasnagar. Thus, it has become necessary to demarcate specific area for truck terminal in UMC providing facilities of warehousing, loading-unloading, repairs and other related activities. A site of around 5 ha. along Kalyan-Badlapur road has been identified and reserved for this purpose after undertaking extensive site visits along with traffic consultants.

### 15.3 Public Amenities & Social facilities

15.3.1 The policy adopted for framing proposals of public purpose reservations in UMC is outlined below

- a) Attempts are made to reserve existing open and vacant land for the new proposals of public amenities as far as possible
- b) The lands reserved for public amenities in the Sanctioned DP and handed over to different authorities for implementation are retained for the same or suitably modified purpose in spite of such reservations being encroached upon even by multi storeyed buildings or slums
- c) As pointed out earlier, some Sanctioned DP roads and reservation sites are encumbered by unauthorised permanent structures which need to be made available for the purpose they are reserved for by taking some stringent measures (which may include demolition if necessary) by the Planning Authority.

15.3.2 The proposed social facilities as against the standards are given in the Table-15.5. It can be observed from this table that proposed social facilities slightly fall short to meet the requirement of the projected population with the exception of open spaces such as playgrounds, parks and gardens where the deficit is huge. Ulhasnagar being highly urbanised is hardly left with any vacant lands where these facilities can be provided. Few more sites for parks, playgrounds and gardens may be available by virtue of pooling towards the south of the city where new areas are being opened up for development. The low lying sites designated as dumping grounds are proposed to be converted into gardens/parks once the area is filled. The deficit of open spaces is proposed to be achieved at UAKBSNA level taking Ambarnath and Kulgaon-Badlapur also into consideration. However, care has been taken to provide sufficient educational and other facilities. In the revised Development plan of Ulhasnagar 59 schools, 36 play grounds, 38 gardens and 8 parks are proposed.

**Proposed Amenities in Ulhasnagar Municipal Corporation - 2006**

Table-15.5

(For a population of 4.43 lakhs)

| Amenity     | Standard      | Requirement | Existing | Deficiency | Proposed | Deficiency | %  |
|-------------|---------------|-------------|----------|------------|----------|------------|----|
| School      | 1.2 ha./10000 | 53.16       | 18.12    | 35.04      | 33.66    | 1.38       | 3  |
| Play Ground | 4.0 ha./10000 | 177.20      | 4.00     | 173.20     | 35.97    | 137.23     | 77 |
| Garden/Park | 2.0 ha./10000 | 88.60       | 10.29    | 78.31      | 73.29    | 5.02       | 6  |
| Hospital    | Adequate site |             | 7.89     |            |          |            |    |
| D+MH        | 0.25/10000    | 11.08       | 0.74     | 10.34      | 5.26     | 5.08       | 46 |
| CG/BG       | Adequate site |             | 5.47     |            | 4.18     |            |    |
| Market      | 0.2/10000     | 8.86        | 0.64     | 8.22       | 4.17     | 4.05       | 46 |
| Library     | 0.05/10000    | 2.22        |          | 2.22       | 0.86     | 1.36       | 61 |

15.3.3 A detailed list of reservations proposed in Ulhasnagar Municipal Corporation explaining the purpose, area, survey no. etc is given in the Table-15.6.

#### 15.4 Dealing with unauthorised constructions in Ulhasnagar

15.4.1 The unauthorised development in Ulhasnagar is of following nature :

- a) Encroachments on Sanctioned Development Plan reservation sites and roads,
- b) Non conforming development and use,
- c) Violation of building regulations, and
- d) Slums and squatter settlements.

15.4.2 The above unauthorised constructions are of pucca, semi-pucca and katcha (slum) type. It is, therefore, important to devise separate strategies for these situations in Ulhasnagar considering various factors independently. However, the Municipal Corporation should take a serious view of the pucca constructions that have come up on the sites reserved for public purpose reservations and roads and initiate action to pull down such structures. This should be given top priority.

#### 15.5 Redevelopment of Slums / unauthorised developed areas and Housing for the Dis housed

15.5.1 As narrated in the Chapter No. 13, in Ulhasnagar large areas are occupied by unauthorised, chawl type slum development which are proposed to be redeveloped by Municipal Corporation and earmarked on the plan. Care has to be taken to rehabilitate the displaced people within the same area as far as possible. However separate sites have been earmarked on the plan as 'Housing for the Dishoused for the rehabilitation of people who could not be relocated within the same areas. These sites could also accommodate people displaced by the implementation of other Development Plan proposals and roads. A separate provision has also been made for the temporary shelter for such people in the form of 'Transit Camps.'

## 15.6 Flood Control/ Storm Water Drain/Nala Training

- 15.6.1 Waldhuni Nala originates in Ambarnath and passes through Ulhasnagar covering a very large area. The water of this nala is very much contaminated with domestic as well as industries discharge. The areas along the nala are either occupied by hutments or swampy with full of bad odour. The nala over flows in rainy season and as a result the surrounding areas get flooded. It is therefore essential to have a Comprehensive Storm Water Drainage Plan for this area.

PROPOSED LANDUSE BREAK-UP OF  
ULHASNAGAR MUNICIPAL CORPORATION

Table-15.1

| Landuse classification | Area in ha.    | % to Total Area |
|------------------------|----------------|-----------------|
| Residential Zone       | 614.00         | 46.03           |
| Commercial Zone        | 20.23          | 1.52            |
| Industrial Zone        | 126.43         | 9.48            |
| Transformation Zone    | 17.70          | 1.33            |
| Public-Semi public     | 126.36         | 9.47            |
| Recreational Zone      | 128.88         | 9.66            |
| Public Utility         | 37.07          | 2.78            |
| Transportation         | 222.26         | 16.66           |
| Developable Area       | 1292.93        | 96.92           |
| Green Zone             | 32.27          | 2.42            |
| Forest Zone            | 0.00           | 0.00            |
| Water Bodies           | 8.80           | 0.66            |
| Undevelopable Area     | 41.07          | 3.08            |
| <b>Total</b>           | <b>1334.00</b> | <b>100.00</b>   |

## Development Plan UAKBS Notified Area : 1996 - 2016.

### Proposed Reservation Sites In Ulhasnagar Municipal Corporation

For Municipal Corporation/Council Limits, Municipal Corporation/Council will be the Acquiring body for implementation.

Table - 15.6

| Sector No | Site No | Purpose                                | Area | Land Details                    | Cost of Acquisition (Rs Lakhs) | Year of Phasing |
|-----------|---------|--|------|---------------------------------|--------------------------------|-----------------|
| 1         | 1       | Educational Facilities                 | 0.72 | 53p,55p,56p                     |                                | 5               |
| 1         | 2       | Market /Shopping Center                | 0.25 | 49p                             |                                | 5               |
| 1         | 3       | Recreational Open Space                | 2.44 | 48p,49p,51p,53p,55p,56p,        |                                | 5               |
| 1         | 4       | Educational Facilities                 | 0.25 | 48P,49P,                        |                                | 5               |
| 1         | 5       | Transport facilites                    | 0.50 | 467p                            |                                | 1               |
| 1         | 6       | Recreational Open Space                | 0.50 | 469p,470p,471,472p,473p         |                                | 1               |
| 1         | 7       | Market /Shopping Center                | 0.75 | 468p to 473p,474 to 478,479p    |                                | 1               |
| 1         | 8       | Public Offices and Staff Quarters      | 1.30 | 42p,44p,45p                     | 52                             |                 |
| 1         | 9       | Public Offices and Staff Quarters      | 1.30 | 40p,41p,42p,50p                 |                                | 1               |
| 1         | 10      | Social, Cultural and Welfare Amenities | 5.00 |                                 | 100                            | 1               |
| 2         | 11      | Educational Facilities                 | 0.40 | 246p                            |                                | 8               |
| 2         | 12      | Recreational Open Space                | 0.80 | 13 to 16                        | 32                             | 4               |
| 2         | 13      | Recreational Open Space                | 0.20 | 244p                            | 10                             | 1               |
| 2         | 14      | Educational Facilities                 | 0.20 | 244p                            | 10                             | 1               |
| 2         | 15      | Recreational Open Space                | 1.05 | 68 to 70,71p to 74p,106 to 109p | 42                             | 4               |
| 3         | 16      | Educational Facilities                 | 0.18 | 160p,156 to 159                 |                                | 5               |
| 3         | 17      | Recreational Open Space                | 0.18 | 201,206,207,246,Hill            | 7.2                            | 5               |
| 3         | 18      | Educational Facilities                 | 0.15 | 283                             |                                | 1               |
| 3         | 19      | Recreational Open Space                | 0.28 | 284 to 286,287p                 |                                | 1               |
| 4         | 20      | Educational Facilities                 | 1.20 | 345                             |                                | 6               |
| 4         | 21      | Recreational Open Space                | 1.37 | 177p                            |                                | 6               |
| 4         | 22      | Educational Facilities                 | 0.48 | 177 186,187p,189,190,191,       |                                | 4               |
| 4         | 23      | Recreational Open Space                | 0.78 | 199,200,204p,205p               |                                | 5               |
| 4         | 24      | Public Utilities                       | 0.32 | 217                             |                                |                 |
| 4         | 25      | Market /Shopping Center                | 0.06 | 578p                            |                                | 5               |
| 4         | 26      | Educational Facilities                 | 1.20 | 283                             |                                | 1               |
| 4         | 27      | Medical Facilities                     | 0.20 |                                 |                                | 4               |
| 4         | 28      | Transport facilites                    | 0.15 |                                 |                                | 9 2             |
| 5         | 29      | Market /Shopping Center                | 0.25 | 47/2 to 47/25                   | 20                             | 1               |

Table-15.6 contd.

| Sector No | Site No | Purpose                                | Area | Land Details                  | Cost of Acquisition (Rs Lakhs) | Year of Phasing |
|-----------|---------|--|------|-------------------------------|--------------------------------|-----------------|
| 5         | 30      | Transport facilities                   | 0.60 | 48 to 60,127                  | 36.00                          | 1               |
| 5         | 31      | Market /Shopping Center                | 0.60 | Ext. factory                  | 36.00                          | 1               |
| 5         | 32      | Transport facilities                   | 0.84 | Ext. factory                  | 50.40                          | 1               |
| 5         | 33      | Recreational Open Space                | 1.57 | 41 to 43,112,113p,117,131,133 | 47.10                          | 6               |
| 5         | 34      | Recreational Open Space                | 0.35 | 2p,3                          | 21.00                          | 5               |
| 5         | 35      | Transport facilities                   | 0.28 | 543/2,543/3,Road              | 16.80                          | 1               |
| 5         | 36      | Recreational Open Space                | 0.90 | 1p,2p                         | 36.00                          | 5               |
| 5         | 37      | Medical Facilities                     | 0.65 | 165p                          |                                | 1               |
| 6         | 38      | Recreational Open Space                | 1.53 |                               |                                | 1               |
| 6         | 39      | Recreational Open Space                | 2.20 |                               |                                | 1               |
| 6         | 40      | Educational Facilities                 | 0.25 | 527 to 529                    | 17.50                          | 6               |
| 6         | 41      | Social, Cultural and Welfare Amenities | 0.35 | 618                           | 28.00                          | 8               |
| 6         | 42      | Medical Facilities                     | 0.35 | 619P                          |                                | 1               |
| 6         | 43      | Educational Facilities                 | 0.35 | 619P                          |                                | 6               |
| 6         | 44      | Social, Cultural and Welfare Amenities | 0.20 | 705P                          |                                | 6               |
| 6         | 45      | Market /Shopping Center                | 0.25 | 705P                          |                                | 6               |
| 6         | 46      | Social, Cultural and Welfare Amenities | 0.30 | 705P                          |                                | 6               |
| 6         | 47      | Recreational Open Space                | 0.57 | 705P                          |                                | 6               |
| 6         | 48      | Transport facilities                   | 0.15 |                               |                                | 5               |
| 7         | 49      | Recreational Open Space                | 0.35 | 434                           |                                | 5               |
| 7         | 50      | Educational Facilities                 | 0.76 | 723 to 730,Road               |                                | 6               |
| 7         | 51      | Educational Facilities                 | 0.50 |                               |                                | 6               |
| 9         | 52      | Educational Facilities                 | 0.68 | Green zone                    | 34.00                          | 8               |
| 9         | 53      | Recreational Open Space                | 7.75 | Green zone                    | 155.00                         | 8               |
| 9         | 54      | Educational Facilities                 | 0.45 | 37,38p,40p,41 to 43           |                                | 4               |
| 10        | 55      | Educational Facilities                 | 0.40 | 316p                          |                                | 4               |
| 10        | 56      | Educational Facilities                 | 0.12 | 307p                          |                                | 8               |
| 10        | 57      | Medical Facilities                     | 0.30 | 275p                          |                                | 2               |
| 10        | 58      | Social, Cultural and Welfare Amenities | 0.30 | 268p                          |                                | 8               |
| 10        | 59      | Recreational Open Space                | 3.65 | 268p                          |                                | 8               |
| 10        | 60      | Educational Facilities                 | 0.30 | 268p                          | 12.00                          | 8               |
| 11        | 61      | Educational Facilities                 | 0.40 |                               | 16.00                          | 8               |
| 11        | 62      | Recreational Open Space                | 0.48 | 97,Road                       |                                | 8               |
| 11        | 63      | Educational Facilities                 | 0.44 | 89,90,91P                     |                                | 4               |
| 11        | 64      | Educational Facilities                 | 0.20 |                               |                                | 6               |
| 11        | 65      | Market /Shopping Center                | 0.25 | 345                           |                                | 4               |

Table - 15.6

| Sector No | Site No | Purpose                                | Area | Land Details                     | Cost of Acquisition (Rs Lakhs) | Year of Phasing |
|-----------|---------|--|------|----------------------------------|--------------------------------|-----------------|
| 11        | 66      | Recreational Open Space                | 0.95 | 22p                              |                                | 6               |
| 11        | 67      | Educational Facilities                 | 0.80 | 22p                              |                                | 6               |
| 12        | 68      | Market /Shopping Center                | 0.75 | 10p,11 to 14                     |                                | 4               |
| 12        | 69      | Market /Shopping Center                | 1.53 | 10p,11 to 14                     |                                | 4               |
| 12        | 70      | Transport facilities                   | 0.24 | 14/18                            |                                | 6               |
| 12        | 71      | Market /Shopping Center                | 1.40 | 14/23 to 14/32                   |                                | 3               |
| 12        | 72      | Transport facilities                   | 1.00 |                                  |                                | 3               |
| 12        | 73      | Public Utilities                       | 0.34 |                                  |                                |                 |
| 12        | 74      | Social, Cultural and Welfare Amenities | 2.60 | 61p,Road                         |                                | 3               |
| 12        | 75      | Recreational Open Space                | 2.60 |                                  |                                | 4               |
| 12        | 76      | Public Utilities                       | 0.29 | 65p                              |                                |                 |
| 12        | 77      | Transport facilities                   | 0.35 | 59/5p,90                         |                                | 3               |
| 12        | 78      | Transport facilities                   | 0.45 |                                  |                                | 1               |
| 12        | 79      | Recreational Open Space                | 6.00 | 90p,99/2,100                     | 300                            | 3               |
| 12        | 80      | Educational Facilities                 | 0.40 |                                  | 36                             | 9               |
| 12        | 81      | Recreational Open Space                | 0.46 | Transmission line near plot no.9 |                                | 9               |
| 13        | 82      | Public Offices and Staff Quarters      | 0.70 | 56,68,69,70                      |                                | 9               |
| 13        | 83      | Educational Facilities                 | 1.15 | 55                               |                                | 9               |
| 13        | 84      | Market /Shopping Center                | 0.24 | 177Bp                            |                                | 5               |
| 13        | 85      | Educational Facilities                 | 0.15 | 177Ap                            |                                | 1               |
| 13        | 86      | Recreational Open Space                | 1.40 | 177Ap,178p                       |                                | 5               |
| 13        | 87      | Transport facilities                   | 3.82 |                                  |                                | 1               |
| 14        | 88      | Quarters                               | 0.50 | 1 to 61                          | 45                             | 1               |
| 14        | 89      | Recreational Open Space                | 0.78 |                                  |                                | 5               |
| 14        | 90      | Recreational Open Space                | 2.20 | 26p to 30p 31 to 45              |                                | 3               |
| 14        | 91      | Recreational Open Space                | 1.25 | 167                              |                                | 9               |
| 14        | 92      | Medical Facilities                     | 0.25 |                                  |                                | 1               |
| 14        | 93      | Educational Facilities                 | 0.50 |                                  |                                | 1               |



Table-15.6 contd.

| Sector No | Site No | Purpose                                | Area | Land Details                                       | Cost of Acquisition (Rs Lakhs) | Year of Phasing |
|-----------|---------|--|------|--|--------------------------------|-----------------|
| 14        | 94      | Recreational Open Space                | 0.75 | 167  |                                | 9               |
| 14        | 95      | Recreational Open Space                | 0.54 | 168,169,170p                                       | 32.40                          | 2               |
| 14        | 96      | Educational Facilities                 | 0.70 | 172p,  | 28.00                          | 5               |
| 14        | 97      | Recreational Open Space                | 0.55 | 172p,  | 22.00                          | 8               |
| 14        | 98      | Transport facilities                   | 0.40 | ( Near P.G   | 16.00                          | 1               |
| 14        | 99      | Transport facilities                   | 0.25 | ( Near S.I.)                                       | 10.00                          | 1               |
| 14        | 100     | Transport facilities                   | 0.45 | 162,163,Road                                       |                                | 1               |
| 14        | 101     | Transport facilities                   | 1.30 | 169p,170p  |                                | 2               |
| 14        | 102     | Transport facilities                   | 0.45 | 172p,  |                                | 2               |
| 14        | 103     | Educational Facilities                 | 0.52 | 161p   |                                | 2               |
| 14        | 104     | Recreational Open Space                | 0.55 | 161p   |                                | 2               |
| 14        | 105     | Social, Cultural and Welfare Amenities | 0.40 | 161p   |                                | 6               |
| 14        | 106     | Recreational Open Space                | 1.05 | 1p,2p  | 63.00                          | 6               |
| 14        | 107     | Educational Facilities                 | 0.18 | 128p,156p to 158p                                  |                                | 7               |
| 14        | 108     | Educational Facilities                 | 0.18 | 128p,129   |                                | 7               |
| 14        | 109     | Public Offices and Staff Quarters      | 0.40 |  |                                |                 |
| 15        | 110     | Recreational Open Space                | 0.40 | 447p   | 12.00                          | 1               |
| 15        | 111     | Educational Facilities                 | 0.55 | 94   |                                | 4               |
| 15        | 112     | Recreational Open Space                | 0.75 | 447p   | 22.50                          | 1               |
| 15        | 113     | Recreational Open Space                | 2.38 | 445  | 71.40                          | 5               |
| 15        | 114     | Educational Facilities                 | 1.10 | 131/3,131A,132/1,132'2,1<br>33/2,133/3,134/1,134/2 | 55.00                          | 4               |
| 15        | 115     | Recreational Open Space                | 0.35 | 131p,132p,141 to 146                               |                                | 4               |
| 15        | 116     | Educational Facilities                 | 0.79 | 55 to 61,62p,65p                                   |                                | 6               |
| 16        | 117     | Market /Shopping Center                | 0.71 | 166p   |                                | 2               |
| 16        | 118     | Recreational Open Space                | 0.89 | 166p   |                                | 2               |
| 16        | 119     | Educational Facilities                 | 0.61 | 166p   |                                | 2               |
| 16        | 120     | Recreational Open Space                | 0.50 | 206,215,243  |                                | 4               |
| 16        | 121     | Recreational Open Space                | 1.70 | 254p,261p to 267p                                  |                                | 4               |
| 16        | 122     | Educational Facilities                 | 0.25 | 8  | 15.00                          | 8               |
| 16        | 123     | Recreational Open Space                | 0.25 | 5,6  | 15.00                          | 8               |
| 16        | 124     | Educational Facilities                 | 0.48 | 320p,322p  |                                | 4               |
| 16        | 125     | Recreational Open Space                | 1.79 | 320p,339,389 to 393                                |                                | 4               |
| 16        | 126     | Recreational Open Space                | 0.95 | 335 to 358,354p                                    |                                | 4               |
| 22        | 127     | Public Utilities                       | 0.55 |  |                                | 1               |
| 16        | 128     | Transport facilities                   | 1.20 | 449p,450   |                                | 2               |
| 22        | 129     | Recreational Open Space                | 0.07 |  |                                | 8               |

Table-15.6 contd.

| Sector No | Site No | Purpose                 | Area | Land Details                                      | Cost of Acquisition (Rs Lakhs) | Year of Phasing |
|-----------|---------|-------------------------|------|---|--------------------------------|-----------------|
| 16        | 130     | Recreational Open Space | 0.85 | 449p  |                                | 2               |
| 16        | 131     | Transport facilities    | 0.75 | Open  | 45.00                          | 2               |
| 17        | 132     | Educational Facilities  | 0.27 | 375,376,377p,378p                                 |                                | 4               |
| 17        | 133     | Recreational Open Space | 0.35 | 407p,408p 415 to 417,<br>427 to 430,438p,439p,401 | 21.00                          | 2               |
| 17        | 134     | Public Utilites         | 0.85 | to 403p,421p                                      |                                |                 |
| 17        | 135     | Recreational Open Space | 0.62 | 440p,Road   |                                | 4               |
| 17        | 136     | Recreational Open Space | 0.50 | 440p,Road   |                                | 4               |
| 17        | 137     | Public Utilites         | 0.50 | 440p  |                                | 4               |
| 17        | 138     | Public Utilites         | 1.05 | 440p  |                                | 4               |
| 17        | 139     | Educational Facilities  | 0.55 | 440p  |                                | 4               |
| 17        | 140     | Transport facilities    | 2.00 | 442p  | 60.00                          | 3               |
| 17        | 141     | Public Utilites         | 0.90 | 442p  | 27.00                          | 4               |
| 17        | 142     | Recreational Open Space | 0.70 | 449P  | 21.00                          | 6               |
| 17        | 143     | Transport facilities    | 0.13 | 335 to 338p                                       |                                | 4               |
| 18        | 144     | Educational Facilities  | 0.35 | 391,Green belt                                    |                                | 7               |
| 18        | 145     | Recreational Open Space | 1.18 | 392,393,Green belt                                |                                | 7               |
| 18        | 146     | Educational Facilities  | 0.30 |   |                                | 2               |
| 18        | 147     | Educational Facilities  | 1.20 |   |                                | 7               |
| 18        | 148     | Recreational Open Space | 1.28 | 578p  |                                | 7               |
| 18        | 149     | Recreational Open Space | 0.36 | 35p,36p   | 18.00                          | 7               |
| 13        | 150     | Transport facilities    | 3.73 | 31.60,Road  |                                | 1               |
| 19        | 151     | Recreational Open Space | 2.16 | 66p,67p   |                                | 9               |
| 19        | 152     | Educational Facilities  | 0.50 | 67P,31P,Road                                      |                                | 9               |
| 19        | 153     | Recreational Open Space | 0.96 | 118,128p  |                                | 9               |
| 19        | 154     | Educational Facilities  | 0.83 | 118,119p  |                                | 2               |
| 19        | 155     | Market /Shopping Center | 0.60 |   |                                | 2               |
| 19        | 156     | Medical Facilities      | 0.30 | 108   |                                | 2               |
| 20        | 157     | Market /Shopping Center | 0.31 | 630   |                                | 7               |
| 20        | 158     | Market /Shopping Center | 0.15 | 124 to 126,127p                                   |                                | 2               |
| 20        | 159     | Recreational Open Space | 0.57 | 567p,568 to 570                                   |                                | 7               |
| 20        | 160     | Educational Facilities  | 0.40 | 564.551,552p                                      |                                | 7               |
| 20        | 161     | Recreational Open Space | 0.39 |   |                                | 3               |
| 20        | 162     | Transport facilities    | 1.02 | D.P.Road  |                                | 2               |
| 20        | 163     | Recreational Open Space | 1.00 |   | 60.00                          | 2               |

Table - 15.6 contd.

| Sector No | Site No | Purpose                                | Area | Land Details                                     | Cost of Acquisition (Rs Lakhs) | Year of Phasing |
|-----------|---------|--|------|--|--------------------------------|-----------------|
| 20        | 164     | Transport facilities                   | 0.40 | 371/2,381  | 24                             | 2               |
| 20        | 165     | Recreational Open Space                | 0.07 |  |                                | 9               |
| 21        | 166     | Educational Facilities                 | 0.25 | 779,780,783                                      |                                | 3               |
| 21        | 167     | Recreational Open Space                | 0.27 | 429 to 431,1099                                  |                                | 2               |
| 21        | 168     | Educational Facilities                 | 0.30 | 463p,464p,465p,1046c                             |                                | 3               |
| 21        | 169     | Recreational Open Space                | 0.40 |  |                                | 2               |
| 21        | 170     | Recreational Open Space                | 0.45 |  |                                | 9               |
| 21        | 171     | Recreational Open Space                | 1.14 | 960,961,962p,987p,988,                           |                                | 3               |
| 21        | 172     | Recreational Open Space                | 6.00 | 919/2p,Sheet not available                       | 120                            | 3               |
| 21        | 173     | Recreational Open Space                | 1.12 | 754p,768   |                                | 3               |
| 22        | 174     | Recreational Open Space                | 0.63 | 658 to 661,663p                                  |                                | 2               |
| 22        | 175     | Recreational Open Space                | 5.40 | 673 to 685,690 to 699,700p,701 to 735,742 to 745 |                                | 5               |
| 22        | 176     | Transport facilities                   | 0.60 | 735 to 740,747 to 752                            |                                | 2               |
| 22        | 177     | Transport facilities                   | 0.18 |  | 10.8                           | 5               |
| 22        | 178     | Public Utilities                       | 0.24 | 1333   |                                |                 |
| 22        | 179     | Transport facilities                   | 0.10 | D.P. Road  |                                | 9               |
| 22        | 180     | Market /Shopping Center                | 0.21 | 583,592,593                                      |                                | 3               |
| 23        | 181     | Social, Cultural and Welfare Amenities | 0.20 | 610,611  |                                | 9               |
| 23        | 182     | Recreational Open Space                | 1.05 | 517p   |                                | 3               |
| 23        | 183     | Educational Facilities                 | 0.65 | 542p,545p,617p                                   |                                | 3               |
| 23        | 184     | Recreational Open Space                | 1.60 | 510 to 513,518 to 521,534,544                    |                                | 3               |
| 23        | 185     | Recreational Open Space                | 1.15 | 325,326,349 to 363                               |                                | 10              |
| 23        | 186     | Educational Facilities                 | 0.80 | 368  |                                | 9               |
| 23        | 187     | Transport facilities                   | 0.24 | 369,377 to 379                                   |                                | 8               |
| 23        | 188     | Transport facilities                   | 0.12 | 425p,Road,Nalla                                  |                                | 7               |
| 23        | 189     | Market /Shopping Center                | 0.24 | 370p to 372,374,375,376                          |                                | 2               |
| 23        | 190     | Social, Cultural and Welfare Amenities | 0.38 | 385  |                                | 3               |
| 23        | 191     | Educational Facilities                 | 0.45 |  |                                | 3               |
| 23        | 192     | Recreational Open Space                | 0.91 | 205 to 253,271 to 280,300 to 305,331to 334       |                                | 8               |
| 23        | 193     | Public Utilities                       | 0.20 | 5  |                                |                 |
| 24        | 194     | Social, Cultural and Welfare Amenities | 0.06 | 268/1p   |                                | 10              |
| 24        | 195     | Educational Facilities                 | 0.66 | 201,202  |                                | 8               |
| 24        | 196     | Educational Facilities                 | 0.79 | 247p   |                                | 9               |

Table - 15.6 contd.

| Sector No | Site No | Purpose                                | Area | Land Details   | Cost of Acquisition (Rs Lakhs) | Year of Phasing |
|-----------|---------|--|------|--|--------------------------------|-----------------|
| 24        | 197     | Recreational Open Space                | 0.80 | 247p   |                                | 10              |
| 24        | 198     | Recreational Open Space                | 1.13 | 314  |                                | 10              |
| 25        | 199     | Medical Facilities                     | 0.18 | 47   | 10.8                           | 2               |
| 25        | 200     | Recreational Open Space                | 0.85 | 131p   |                                | 10              |
| 25        | 201     | Educational Facilities                 | 0.50 | 124,131,Road   |                                | 10              |
| 25        | 202     | Transport facilities                   | 0.12 | 153 to 155   | 8.4                            | 7               |
| 25        | 203     | Educational Facilities                 | 0.50 | 186,Road   |                                | 10              |
| 25        | 204     | Educational Facilities                 | 0.77 | 329,330/1 to 330/3,331/1 to 331/7,Green zone-64/4                                | 46.2                           | 10              |
| 26        | 205     | Recreational Open Space                | 1.20 | 825 to 829   |                                | 4               |
| 26        | 206     | Market /Shopping Center                | 0.11 | 825 to 829   |                                | 3               |
| 26        | 207     | Recreational Open Space                | 0.33 | 825 to 829   |                                | 7               |
| 26        | 208     | Educational Facilities                 | 1.47 |  |                                | 10              |
| 26        | 209     | Medical Facilities                     | 0.98 | 786p to 788p,792p  |                                | 3               |
| 26        | 210     | Recreational Open Space                | 1.10 | 6,7,782p,797/22,797/23   |                                | 7               |
| 26        | 211     | Public Utilities                       | 0.80 | 782p,791p,793/1 to 793/4,793/5p,794/22 to 794/24,796/22p                         |                                |                 |
| 26        | 212     | Educational Facilities                 | 0.20 | 653 654,677p,Road  |                                | 1               |
| 26        | 213     | Recreational Open Space                | 1.00 | 655 to 671,672p,Road   |                                | 10              |
| 26        | 214     | Recreational Open Space                | 0.75 |  |                                | 10              |
| 26        | 215     | Educational Facilities                 | 0.68 | 672p,702 to 704,732p,733,734p,Road   |                                | 7               |
| 26        | 216     | Recreational Open Space                | 0.40 | 632 to 638   | 28                             | 7               |
| 27        | 217     | Transport facilities                   | 0.20 | Road   |                                | 4               |
| 27        | 218     | Recreational Open Space                | 4.21 | 1291,1292,1296 to 1309,1311,1343,1348,1369p                                      |                                | 3               |
| 27        | 219     | Social, Cultural and Welfare Amenities | 3.00 |  | 150                            | 3               |
| 27        | 220     | Recreational Open Space                | 5.00 | 30221p   | 150                            | 3               |
| 27        | 221     | Market /Shopping Center                | 1.30 | 1481p  | 52                             | 6               |
| 27        | 222     | Transport facilities                   | 1.42 | 1480p,1481p  | 71                             | 6               |
| 27        | 223     | Educational Facilities                 | 1.40 | 1097,1098,1130 to 1132,1163 to 1165,1166p,1189p,1444 to 1447,1476 to 1479,1480p, |                                | 3               |
| 27        | 224     | Recreational Open Space                | 1.20 | 1104 to 1106,1109p to 1171,1420 to 1424  |                                | 3               |
| 27        | 225     | Medical Facilities                     | 1.10 | 1192 to 1206,1209 to 1212  |                                | 3               |
| 27        | 226     | Social, Cultural and Welfare Amenities | 1.28 | 1093 to 1102,1191 to 1193,1194p  |                                | 3               |

Table-15.6 contd.

| Sector No | Site No | Purpose                           | Area   | Land Details                     | Cost of Acquisition (Rs Lakhs) | Year of Phasing |
|-----------|---------|-----------------------------------|--------|----------------------------------|--------------------------------|-----------------|
| 27        | 227     | Transport facilities              | 0.25   |                                  |                                | 3               |
| 27        | 228     | Educational Facilities            | 0.75   | 1049 to 1054,1058p,1112 to 1118p |                                | 10              |
| 27        | 229     | Public Offices and Staff Quarters | 0.53   | 1027 to 1029                     |                                |                 |
| 28        | 230     | Educational Facilities            | 0.30   |                                  |                                | 10              |
| 28        | 231     | Recreational Open Space           | 1.50   |                                  |                                | 3               |
| 28        | 232     | Public Utilites                   | 0.16   |                                  |                                |                 |
| 28        | 233     | Public Utilites                   | 2.00   |                                  | 40.00                          | 10              |
| 28        | 234     | Recreational Open Space           | 1.17   |                                  | 46.80                          | 2               |
| 28        | 235     | Transport facilities              | 1.20   |                                  | 48.00                          | 10              |
| 28        | 236     | Recreational Open Space           | 4.50   |                                  |                                | 4               |
| 28        | 237     | Educational Facilities            | 1.68   |                                  |                                | 1               |
| 28        | 238     | Public Offices and Staff Quarters | 0.90   |                                  |                                |                 |
| 28        | 239     | Public Utilites                   | 0.30   |                                  |                                | 3               |
| 28        | 240     | Recreational Open Space           | 1.40   |                                  | 70.00                          | 1               |
|           |         | Total                             | 227.03 |                                  | 2659.30                        |                 |



## CHAPTER – 16

## AMBARNATH MUNICIPAL COUNCIL

## 16.1 Landuse Zoning

- 16.1.1 The Residential zone as proposed in the Sanctioned Development Plan has generally been retained in the revised plan. The Government has expanded the municipal area by adding some adjoining villages. Further, the MIDC road is now fully operational and development in large additional MIDC area in the southern side is in full swing. It will result in demand for residential development in areas along the MIDC road and on the southern parts of existing development. These areas have been brought into the Residential Zone. While sanctioning the Revised Regional Plan for MMR, the Govt. has deleted lands from S.No. 31pt. and 34pt. admeasuring 180 ha. of Jambhivili village from G-Zone and included in U-1 Zone. Taking cognizance of this, these lands in the Development Plan also have been included in Residential Zone. In addition, lands near and around gaothans within the municipal council jurisdiction are witnessing increased developmental activity. This fact has also been taken into consideration and suitable area around gaothans has now been included in the Residential Zone with provisions for necessary road net work and amenities. In Ambarnath the existing residential zone is 343.81ha. The revised Development Plan is proposed to have an additional residential area of 798.58 ha. totaling to 1142.39 ha.
- 16.1.2 The break-up of proposed landuse reveals that residential and industrial uses dominate with a share of 30.06% (1142.39 ha.) and 19.8% (757.80 ha.) respectively. Commercial activity which consists 0.7% i.e. 25 ha. is primarily provided in the form of District Center which will support various commercial activities such as offices, shopping complexes and other uses defined by the Development Control Regulations.
- 16.1.3 No new industrial use has been proposed in the revised Development Plan because of the large areas already under development by MIDC (727.60 ha. out of total industrial area of 757.80 ha.). MIDC has plans to develop these areas for specialised industries like Knitwear and Leather etc.
- 16.1.4 G-Zone ( measuring 1027.81 ha.) along with forest, open vacant lands etc. constitute the non-developable areas. The break-up of various landuses in Ambarnath Municipal Council is given in the Table-16.1 and graphically shown in the Figure-16.1.

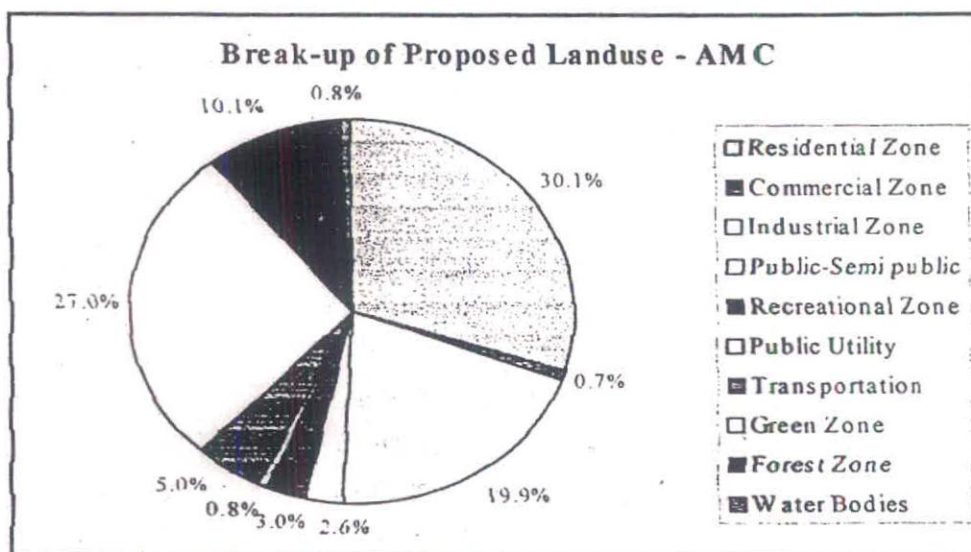


Figure-16.1

## 16.2 Transport Links

16.2.1 There are two major roads passing through Ambarnath town viz. Kalyan-Badlapur road (SH-35) and Shil-Barvi road (SH-43), the latter is also known as MIDC Pipe line road. The traffic on these roads consists mostly of heavy vehicles, generated by the industrial, defence and business activities in UAKBSNA. The acquired width ( in the southern part ) of Shil-Barvi road ( MIDC Pipe line road ) is 60 m. which is considered adequate to meet the future demand as well and therefore retained as it is in the revised Development Plan This road in northern part narrows down to a width of 30m. which is also retained in the revised Development Plan. However, service roads of 12m. wide on either side of this road are proposed to cater the local requirements. The width of Kalyan-Badlapur road was 30 m. as per the Sanctioned Development Plan. However, some parts of this road within city limits have been taken over by encroachments reducing its width considerably. Considering the present traffic volume on this road and the likely growth in future, it is proposed that a uniform width of 30 m. as proposed in the Sanctioned Development Plan should be retained and the road should be cleared off the encroachments

16.2.2 The following internal roads listed out in the Table-16.2 are proposed to be widened due to various reasons such as inadequate width, heavy traffic volume, congestion on the roads, new stock of building developments, lack of pedestrian pathways, lack of parking etc



Proposed Major Road widening in AMC

Table-16.2

| Name of the Road                                  | Proposed Width |
|---|----------------|
| 1. Shivajinagar to Shil-Barvi road.               | 24 m           |
| 2. AMC rest house to Ulhasnagar Main Gate.        | 24 m           |
| 3. Ambarnath Municipal Office to Shivaganganagar. | 18 m           |
| 4. Old Bhendipada to AMC rest house road.         | 18 m           |
| 5. Vandana Theatre to Gaondevi Mandir.            | 12 m           |
| 6. Mumbai Malleable to Bethal Church              | 12 m           |
| 7. Woolen mill to Bethal Church                   | 12 m           |
| 8. Road leading to Nalimbi from police station    | 18 m           |

16.2.3 The following new major roads have been proposed in the Revised Development Plan. (Table-16.3)

Proposed Major New Roads in AMC

Table-16.3

| New Roads   | Proposed width |
|---|----------------|
| 1. Road connecting Kalyan-Murbad road to MIDC Pipe Line road. | 18, 24 m       |
| 2. Shill-Barvi (MIDC Pipe Line) road to Shivaganganagar road  | 24 m           |
| 3. Shiv Mandir road to Lok Nagari.                            | 30 m           |
| 4. Ulhasnagar to Shill-Barvi (MIDC Pipe Line) road.           | 24 m           |
| 5. Shivaji Nagar to MAHADA layout                             | 18 m           |

16.2.4 7 sites for parking amounting to 3.96 ha. have been proposed in various sectors considering the recommendations of TCS.

16.2.5 In order to improve the connectivity between the southern and northern parts of the town the following ROB's have been proposed at appropriate locations. (Table-16.4)

Proposed ROB's in AMC

Table-16.4

| Location   | Proposed Width |
|--|----------------|
| 1. MSEB sub-station to Navre nagar   | 24 m           |
| 2. MIDC Barvi road to Badlapur MIDC road (Near western end of municipal limit) | 30 m           |

## 16.2.6 Proposed new railway station

16.2.6.1 There are several well known private and MIDC industrial complexes located in UAKBSNA and around. These industrial activities in the region provide substantial employment resulting in large number of people commuting from within and out side UAKBSNA for jobs. Particularly the Additional Ambarnath MIDC area which is likely to house the proposed leather complex and knitwear complex is far away from the Ambarnath and Badlapur railway stations. This area is likely to witness employment growth once these projects commence. At present, workers depend upon State Road Transport busses or rickshaws from Ambarnath and Badlapur railway stations to reach additional Ambarnath industrial area. In addition, the Defence Research Development Authority (DRDO) has established a state-of-the-art Naval Chemical Metallurgical Lab between Ambarnath and Badlapur close to Garlic factory which will again provide impetus for growth of employment. Moreover, residential development is taking place around the additional Ambarnath industrial estate, in Chikhaloli, Belavali and nearby areas which are designated as Residential Zone in the Revised development Plan. The distance between Ambarnath railway station and Badlapur railway station is about 7 km, which is longer for a suburban system. It is, therefore, felt necessary to provide easy accessibility to these areas from the railway line, which is the primary mode of transport. Considering all the above factors it is proposed to have a new railway station between Ambarnath and Badlapur (at 64.25 km. from CST) which will be well accessible and act as a catalyst for the growth of newly opened up areas. The location of the railway station as suggested by TCS is shown in the revised Development Plan (at village Chikhaloli between Ambarnath and Badlapur railway stations) near Garlic Factory in consultation with the railway authorities. According to the TCS traffic surveys, the new railway station would attract about 11000 passengers during peak hour reducing the load on Ambarnath and Badlapur railway stations. The adjoining areas have been proposed for adequate parking, gardens, and organised commercial development. These areas can be developed by the appropriate authority or the owner/developer in light of the relevant provisions made in the development control regulations. The MMRDA may also function as Area Development Agency for development of the new railway station area.

## 16.3 Public Amenities & Social Facilities

16.3.1 The proposed social facilities as against the standards are given in the Table-16.5. It can be observed from this table that except play grounds all other social facilities have been provided to meet the required standards. The deficiency of playgrounds can be supplemented on account of more area provided for gardens/parks and schools (in many cases playgrounds are part of schools). Also provisions for appropriate amenities can be made from the areas obtained by virtue of pooling the lands when layouts of the lands are prepared by the owners/developers in future. And also the low-lying sites designated as

dumping grounds are proposed to be converted into gardens / parks / playgrounds once the area is filled.

### Proposed Amenities in Ambarnath Municipal Council - 2006

Table-16.5

(For a population of 2.56 lakhs)

| Amenity       | Standard      | Requirement | Existing | Deficiency | Proposed | Deficiency | %   |
|---------------|---------------|-------------|----------|------------|----------|------------|-----|
| School        | 1.2 ha./10000 | 30.72       | 8.53     | 22.19      | 25.68    | -3.49      | -11 |
| Play Ground   | 4.0 ha./10000 | 102.40      | 2.92     | 99.48      | 25.83    | 73.65      | 72  |
| Garden/Park   | 2.0 ha./10000 | 51.20       | 1.15     | 50.05      | 40.16    | 9.89       | 19  |
| Regional Park |               |             |          |            | 29.00    |            |     |
| Hospital      | Adequate site |             | 0.89     |            | 6.63     |            |     |
| D+MH          | 0.25/10000    | 6.40        | 0.00     | 6.40       | 6.22     | 0.18       | 3   |
| CG/BG         | Adequate site |             | 1.72     |            | 2.38     |            |     |
| Market        | 0.2/10000     | 5.12        | 0.00     | 5.12       | 4.88     | 0.24       | 5   |
| Library       | 0.05/10000    | 1.28        |          | 1.28       | 0.96     | 0.32       | 25  |

16.3.2 In addition to the above proposals, an area of around 25ha. has been proposed as the 'District Center' to accommodate city level facilities such as administrative buildings, shopping centers, bus depots, police head quarters, P&T building, telephone buildings, multi purpose halls, gardens, parks etc. This area can be developed by the municipal authority by designing suitable layout and providing necessary infrastructure. Participation of private sector is recommended in order to make the project viable. However, there are some authorised buildings already existing in the area proposed as District Center which have to be retained as such while preparing layout of this District Center in future.

16.3.3 A detailed list of reservations proposed in Ambarnath Municipal Council depicting the purpose, area, Survey No. etc is given in the Table-16.6.

### 16.4 Preservation of Ambarnath Temple

16.4.1 The Ambarnath Temple also known as *Shiv Mandir* is an ancient structure belonging to 1060 AD. It is identified as a protected monument by the Archeological Survey of India (ASI). The stone used for the construction of this temple has become weak and the joints have also started giving away. Even though some renovation measures have been undertaken by the Archeological Survey of India in the form of propping up of the ceiling with iron beams etc., the overall condition of this priceless structure leaves much to be desired.

16.4.2 The revised Developed Plan attempts to rectify things within its preview by attempting some improvements to the environment around the temple. In the development plan the nearby lands are reserved for gardens and also provisions for parking are also made. These gardens can be developed by the municipal council. However, Maharashtra Tourism Development Department (MTDC) or such authority can

be entrusted with the (preservation and conservation of the temple and) development and maintenance of surrounding area with the help of the municipal council. The Archeological Department should also pay more attention to the maintenance of the temple and protect it from heavy rains and excessive exposure to the Sun. Efforts to enhance its tourist appeal by way of organising *jatras*, annual festivals etc. should also be given a thought.

## 16.5 Flood Control Measures / Storm Water Drains

- 16.5.1 There are number of nalas which overflow during the mansoon season flooding the major parts of the town. Nalas in the western part of the town like the one in the Bhide colony etc are more vulnerable to this phenomena. Considering the existing substantial residential development and the potential for further growth it is proposed to prepare a comprehensive storm water drainage scheme for Ambarnath Municipal area. Covering the nala abutting Shiv Mandir and channelising other nalas in the town may be taken up under this scheme. Roads lacking storm water drains may be provided with such drains. As an immediate measure it should be made mandatory to provide stilt to all the new buildings in areas which are flood prone. It is also suggested to provide a compound wall of adequate width, height and strength by all the owners of housing societies situated along the nala. Municipal Council shall take note of these provisions prior to granting the permission for developments.

## 16.6 Redevelopment of Slum areas & Housing for the Dishoused

- 16.6.1 As narrated earlier on the northern part of Kalyan-Badlapur road large areas are occupied by unauthorised, chawl type slum development which lack sufficient public amenities, adequate roads and services like water supply etc. It is proposed to redevelop these areas and earmarked on the plan. While preparing redevelopment layout, necessary lands designated for public purpose reservations, roads etc have to be maintained as per the proposals of the Development Plan. Care also has to be taken to rehabilitate the displaced people within the same area as far as possible. However separate sites have been earmarked on the plan as 'Housing for the Dishoused for the rehabilitation of people who could not be relocated within the same areas. These sites could also accommodate people displaced by the implementation of other Development Plan proposals and roads. A separate provision has also been made for the temporary shelter for such people in the form of 'Transit Camps.'

PROPOSED LANDUSE BREAK-UP OF  
AMBARNATH MUNICIPAL COUNCIL

Table-16.1

| Landuse classification | Area in ha.    | % to Total Area |
|------------------------|----------------|-----------------|
| Residential Zone       | 1142.39        | 30.06           |
| Commercial Zone        | 24.97          | 0.66            |
| Industrial Zone        | 757.80         | 19.94           |
| Transformation Zone    | 0.00           | 0.00            |
| Public-Semi public     | 99.68          | 2.62            |
| Recreational Zone      | 113.69         | 2.99            |
| Public Utility         | 30.01          | 0.79            |
| Transportation         | 189.13         | 4.98            |
| Developable Area       | 2357.67        | 62.05           |
| Green Zone             | 1027.81        | 27.05           |
| Forest Zone            | 384.60         | 10.12           |
| Water Bodies           | 29.70          | 0.78            |
| Undevelopable Area     | 1442.11        | 37.95           |
| <b>Total</b>           | <b>3799.78</b> | <b>100.00</b>   |

## Development Plan UAKBS Notified Area : 1996 - 2016.

### Proposed Reservation Sites in Ambarnath Municipal Council

Table No.16.6

For Municipal Corporation/Council Limits, Municipal Corporation/Council will be the Acquiring body for implementation.

| Sector No. | Site No. | Purpose                                | Land Details Survey No.                  | CTS No.  | Village                  | Area in Ha. | Cost of Acquisition (Rs.Lakhs) | Remarks/. Acquiring body |
|------------|----------|--|--|--|--------------------------|-------------|--------------------------------|--------------------------|
| 1          | 1        | Educational Facilities                 | 1pt., 2pt., 8pt.                         |  | Javsai                   | 0.60        | 3.00                           |                          |
| 1          | 2        | Recreational Open Space                | 1pt., 8pt.                               |  | Javsai                   | 1.00        | 5.00                           |                          |
| 1          | 3        | Recreational Open Space                | 128pt.                                   |  | Javsai                   | 0.80        | 4.00                           |                          |
| 1          | 4        | Market /Shopping Center                | 35pt., 37pt., 38pt., 74pt.               |  | Javsai                   | 0.50        | 5.00                           |                          |
| 1          | 5        | Educational Facilities                 | 37pt., 38pt., 39pt.                      |  | Javsai                   | 1.00        | 10.00                          |                          |
| 2          | 6        | Recreational Open Space                | 26pt., 27pt., 39Apt.                     |  | Javsai                   | 1.20        | 12.00                          |                          |
| 2          | 7        | Social, Cultural and Welfare Amenities | 39 A pt., 40 pt.,                        |  | Javsai                   | 0.31        | 3.10                           |                          |
| 2          | 8        | Recreational Open Space                | 22 pt., 25 pt., 39 A pt.,                |  | Javsai                   | 1.98        | 15.84                          |                          |
| 2          | 9        | Educational Facilities                 | 20/2., 20/3 pt., 22pt., 25 pt., 39 A pt. |  | Javsai                   | 0.93        | 7.44                           |                          |
| 2          | 10       | Medical Facilities                     | 22pt., 15pt.                             |  | Javsai, Kohoj Khuntavali | 0.42        | 3.36                           |                          |
| 2          | 11       | Market /Shopping Center                | 22/9pt.                                  |  | Javsai                   | 0.40        | 2.80                           |                          |
| 2          | 12       | Recreational Open Space                | 12, 15,                                  | 22, 23, 33, 77/1, 2  | Kohoj Khuntivali         | 1.35        | 0.00                           | Land below HT line       |
| 2          | 13       | Recreational Open Space                | 15pt. to 17pt., 19pt.                    | 23/3pt., 29/2pt., 30/1pt., 30/2, 31/4pt., 31/14, 31/8, 9, 12, 15pt., 59/1pt. | Kohoj Khuntivali         | 2.55        | 0.00                           | Land below HT line       |
| 2          | 14       | Recreational Open Space                | 16pt                                     |  | Kohoj Khuntivali         | 0.54        |                                |                          |
| 2          | 15       | Public Utilites                        | 15pt.                                    |  | Kohoj Khuntavali         | 0.14        | 0.56                           |                          |

Table-16.6 contd.

| Sector No. | Site No. | Purpose                 | Land Details Survey No.     | CTS No.   | Village          | Area in Ha. | Cost of Acquisition (Rs.Lakhs) | Remarks/ Acquiring body | Year of Phasing |
|------------|----------|-------------------------|-----------------------------|---|------------------|-------------|--------------------------------|-------------------------|-----------------|
| 2          | 16       | Recreational Open Space | 150Apt,150A pt              | .CTS No.67pt,   | Kohoj Khuntavali | 0.17        | 0.00                           | Land below HT line      |                 |
| 2          | 17       | Medical Facilities      | 150Apt,150A pt              | .CTS No.67pt,   | Kohoj Khuntavali | 1.97        | 78.80                          |                         | 1               |
| 2          | 18       | Public Utilites         | 150Apt,150A pt              | .CTS No.67pt,   | Kohoj Khuntavali | 0.70        | 28.00                          |                         | 2               |
| 2          | 19       | Educational Facilities  | 150Apt, 166/4pt             | CTS No.67pt, 1730 to 1732, 1737 to 1739 , 1755pt          | Kohoj Khuntavali | 0.51        | 20.40                          |                         | 2               |
| 2          | 20       | Educational Facilities  | 1pt. , 2/2pt., 162/18/15pt. | 57/1, pt 57/ 3, 4   | Kohoj Khuntavali | 0.95        | 47.50                          |                         | 3               |
| 3          | 21       | Recreational Open Space | Under H.T.line Near MIDC    |   | Kohoj Khuntavali | 0.72        | 43.20                          |                         | 2               |
| 3          | 22       | Medical Facilities      | 166/10,                     | 2510\2 , 2610\2, 2610\6, 2610pt 1692pt., 2609pt., 2640pt. | Kohoj Khuntavali | 0.25        | 15.00                          |                         | 2               |
| 3          | 23       | Recreational Open Space | NA, 1A, 1A.                 |   | Kohoj Khuntavali | 1.30        | 58.50                          |                         | 2               |
| 3          | 24       | Public Utilites         |                             | 3029  | Kohoj Khuntavali | 0.87        | 43.07                          |                         | 2               |
| 3          | 25       | Recreational Open Space | Below H.T.Line              |   | Kohoj Khuntavali | 0.60        |                                |                         |                 |
| 3          | 26       | Public Utilites         | MHADA land                  |   | Kohoj Khuntavali | 0.13        | 0.00                           | Police Dept.            |                 |
| 3          | 27       | Market /Shopping Center | MHADA land                  |   | Kohoj Khuntavali | 0.17        | 0.00                           | MHADA                   | 2               |
| 3          | 28       | Recreational Open Space | Under H.T.line Near MIDC    |   | Kohoj Khuntavali | 0.84        | 0.00                           | Land below HT line      |                 |

Table-16.6 contd.

| Sector No. | Site No. | Purpose                                | Village                         | Land Details Survey No. | CTS No.          | Area in Ha. | Cost of Acquisition (Rs.Lakhs) | Remarks/ Acquiring body      | Year of Phasing |
|------------|----------|--|---------------------------------|-------------------------|------------------|-------------|--------------------------------|------------------------------|-----------------|
| 3          | 29       | Recreational Open Space                | Land under Power Line near MIDC |                         | Kohoj Khuntivali | 1.01        | 0.00                           | Land below HT line           |                 |
| 4          | 30       | Market /Shopping Center                | 150A pt., 166pt./4              | 1226                    | Kohoj Khuntavali | 0.20        | 12.00                          |                              | 2               |
| 4          | 31       | Recreational Open Space                | 150A pt..                       | NA-25. 67pt.            | Kohoj Khuntivali | 0.25        | 15.00                          |                              | 2               |
| 4          | 32       | Recreational Open Space                | 147..150Apt..                   | 115/2 67                | Kohoj Khuntavali | 1.17        | 46.80                          |                              | 6               |
| 4          | 33       | Recreational Open Space                | 34..148Apt.. 150Apt..           | pt..85/2pt..87pt.       | Kohoj Khuntavali | 2.07        | 82.80                          |                              | 6               |
| 4          | 34       | Social, Cultural and Welfare Amenities | NA, 1A,1A,1A                    |                         | Kohoj Khuntavali | 0.08        | 4.80                           |                              | 2               |
| 4          | 35       | Educational Facilities                 | NA, 1A,1A,1A                    |                         | Kohoj Khuntavali | 1.20        | 60.00                          |                              | 2               |
| 4          | 36       | Medical Facilities                     | NA, 1A,1A,1A                    |                         | Kohoj Khuntavali | 0.50        |                                |                              | 2               |
| 4          | 37       | Recreational Open Space                | NA, 1A,1A,1A                    | 523524                  | Kohoj Khuntavali | 0.61        | 0.00                           | Possession with Municipality | 1               |
| 4          | 38       | Social, Cultural and Welfare Amenities | NA, 1A,1A,1A                    | 524pt.,815pt., 694697   | Kohoj Khuntivali | 0.42        | 25.20                          |                              | 1               |
| 4          | 39       | Recreational Open Space                | Land under Power Line near MIDC |                         | Kohoj Khuntivali | 0.42        | 0.00                           | Land below HT line           |                 |
| 4          | 40       | Recreational Open Space                | Land under Power Line near MIDC |                         | Kohoj Khuntivali | 0.40        | 0.00                           | Land below HT line           |                 |
| 5          | 41       | Social, Cultural and Welfare Amenities | 30pt.                           | 66/3pt.                 | Kohoj Khuntavali | 0.32        | 12.80                          |                              | 2               |



Table-16.6 contd.

| Sector No. | Site No. | Purpose                                | Land Details Survey No.                     | CTS No.   | Village          | Area in Ha. | Cost of Acquisition (Rs.Lakhs) | Remarks/ Acquiring body          | Year of Phasing |
|------------|----------|--|---|---|------------------|-------------|--------------------------------|----------------------------------|-----------------|
| 5          | 42       | Public Utilites                        | 26, 29pt., 30pt., 150Apt.                   | 66/1,2,3,4pt, 67pt  | Kohoj Khuntavali | 1.83        | 0.00                           | Police dept.                     |                 |
| 5          | 43       | Recreational Open Space                | 26pt., 31pt., 35pt., 36pt.                  | 65/5pt., 66pt.,73pt, 74pt., 73/4ppt., 73/19pt., 73/17pt., 86pt. | Kohoj Khuntavali | 1.10        | 0.00                           | Land below HT line               |                 |
| 5          | 44       | Market /Shopping Center                | 36pt., 39pt.                                | 72pt.,73/4,5pt.,  | Kohoj Khuntavali | 0.16        | 4.80                           |                                  | 6               |
| 5          | 45       | Educational Facilities                 | 39pt  | 72pt.   | Kohoj Khuntavali | 0.36        | 7.20                           |                                  | 10              |
| 5          | 46       | Medical Facilities                     | 39pt  | 72pt.   | Kohoj Khuntavali | 0.23        | 4.60                           |                                  | 6               |
| 5          | 47       | Public Utilites                        | 40pt.,41pt.                                 |   | Kohoj Khuntavali | 0.31        | 6.20                           |                                  |                 |
| 5          | 48       | Public Offices and Staff Quarters      | 40pt, 42pt, 49pt 34pt., 35pt.,              |   | Kohoj Khuntavali | 0.70        | 21.00                          |                                  | 4               |
| 5          | 49       | Recreational Open Space                | 38pt.,50pt.,150Apt., 179pt.,                | 83/1pt., 85pt., 86pt.   | Kohoj Khuntavali | 1.12        |                                | Land below HT line               |                 |
| 5          | 50       | Educational Facilities                 | 50pt., 55.,150 A.                           |   | Kohoj Khuntavali | 2.50        | 100.00                         | Major Part of Land below HT line | 7               |
| 5          | 51       | Recreational Open Space                | 40pt.,41pt.                                 | 6359, 6361, 6362pt., 83/1pt.                                    | Kohoj Khuntavali | 1.32        | 52.80                          |                                  | 4               |
| 6          | 52       | Social, Cultural and Welfare Amenities | NA, 2, 1A,1A,pt                             |   | Kohoj Khuntavali | 2.26        | 90.40                          |                                  | 3               |
| 6          | 53       | Recreational Open Space                | NA, 2, 1A,1A,1A pt.,34 pt., 55pt., 150Apt., | 6301pt.   | Kohoj Khuntavali | 0.88        | 35.20                          |                                  | 3               |
| 6          | 54       | Educational Facilities                 | NA, 2, 1A,pt                                | 5538  | Kohoj Khuntavali | 0.54        | 24.30                          |                                  | 3               |

Table-16.6 contd.

| Sector No. | Site No. | Purpose                                | Land Details Survey No.  | CTS No.                  | Village             | Area in Ha. | Cost of Acquisition (Rs.Lakhs) | Remarks/ Acquiring Body | Year of Phasing |
|------------|----------|--|--|--------------------------|---------------------|-------------|--------------------------------|-------------------------|-----------------|
| 6          | 55       | Recreational Open Space                |  | 6147 to 6149/<br>6158 pt | Kohoj<br>Khuntavali | 1.80        | 81.00                          |                         | 3               |
| 6          | 56       | Educational Facilities                 | 53 pt.,<br>NA.1A, 1A, 1Apt<br>NA-1A, land under<br>power line near<br>MIDC |                          | Kohoj<br>Khuntavali | 0.80        | 40.00                          |                         | 3               |
| 6          | 57       | Recreational Open Space                |  |                          | Kohoj<br>Khuntavali | 0.87        | 0.00                           | Land below HT<br>line   |                 |
| 7          | 58       | Social, Cultural and Welfare Amenities | 42 pt.   |                          | Kohoj<br>Khuntavali | 1.60        |                                |                         | 4               |
| 7          | 59       | Medical Facilities                     | 43p  |                          | Kohoj<br>Khuntavali | 0.24        | 7.20                           |                         | 6               |
| 7          | 60       | Transport facilities                   | 43pt.  |                          | Kohoj<br>Khuntavali | 0.18        | 5.40                           |                         | 6               |
| 7          | 61       | Recreational Open Space                | 53pt.,   | 6380pt                   | Kohoj<br>Khuntavali | 1.83        | 73.20                          |                         |                 |
| 7          | 62       | Educational Facilities                 | 53pt.,   | 6380pt                   | Kohoj<br>Khuntavali | 0.60        | 30.00                          |                         | 4               |
| 7          | 63       | Medical Facilities                     | 1A   | 8363                     | Kohoj<br>Khuntavali | 0.53        | 26.50                          |                         | 3               |
| 7          | 64       | Market /Shopping Center                | 1A pt.   | 8883 pt.                 | Kohoj<br>Khuntavali | 0.52        | 26.00                          |                         | 4               |
| 7          | 65       | Recreational Open Space                | Below H.T.Line   |                          | Kohoj<br>Khuntavali | 1.65        |                                | Land below HT<br>line   |                 |
| 7          | 66       | Transport facilities                   | 151pt., 145pt.   |                          | Kohoj<br>Khuntavali | 0.20        |                                | Land below HT<br>line   | 4               |
| 7          | 67       | Educational Facilities                 | G.No.63pt.,  | 6317pt.,                 | Morivali            | 1.38        | 55.20                          |                         | 5               |
| 7          | 68       | Recreational Open Space                | Gut No.63pt.   | 6371pt.                  | Morivali            | 0.60        | 24.00                          |                         | 5               |
| 7          | 69       | Public Utilites                        | 86p. Gut No.83p  |                          | Morivali            | 1.40        | 42.00                          |                         | 5               |
| 7          | 70       | Recreational Open Space                | land under power line  | 8395pt.                  | Kohoj<br>Khuntavali | 0.59        | 0.00                           | Land below HT<br>line   | 5               |

Table-16.6 contd.

| Sector No. | Site No. | Purpose                           | Land Details Survey No.                        | CTS No.  | Village             | Area in Ha. | Cost of Acquisition (Rs.Lakhs) | Remarks/ Acquiring Body | Year of Phasing |
|------------|----------|-----------------------------------|--|----------|---------------------|-------------|--------------------------------|-------------------------|-----------------|
| 7          | 71       | Recreational Open Space           | land under power line                          |          | Morivali            | 1.44        | 0.00                           | Land below HT line      |                 |
| 7          | 72       | Recreational Open Space           | 86, Gut No.63pt.                               | 6171 pt. | Morivali            | 0.60        | 42.00                          |                         |                 |
| 8          | 73       | Public Utilites                   | 167pt  |          | Kohoj<br>Khuntivali | 0.40        | 1.60                           |                         | 10              |
| 9          | 74       | Recreational Open Space           | 120 pt.,125pt.,                                |          | Chikhaloli          | 0.90        | 27.00                          |                         | 5               |
| 9          | 75       | Educational Facilities            | 120pt.,125pt.                                  |          | Chikhaloli          | 0.60        | 18.00                          |                         | 5               |
| 9          | 76       | Recreational Open Space           | 128/1pt  |          | Chikhaloli          | 0.35        | 0.00                           |                         | 5               |
| 9          | 77       | Educational Facilities            | 128/1pt  |          | Chikhaloli          | 0.42        | 0.00                           |                         | 5               |
| 9          | 78       | Medical Facilities                | 128/1pt  |          | Chikhaloli          | 0.13        | 0.00                           |                         | 5               |
| 9          | 79       | Recreational Open Space           | 115pt.   |          | Chikhaloli          | 1.65        | 16.50                          |                         |                 |
| 9          | 80       | Recreational Open Space           | 115pt.<br>112 pt., 115pt.,                     |          | Chikhololi          | 0.94        | 0.00                           | Land below HT line      | 5               |
| 9          | 81       | Recreational Open Space           | 143pt., 41 pt., 120 pt.                        |          | Chikhololi          | 1.75        |                                |                         |                 |
| 9          | 82       | Transport facilites               | 47   |          | Chikhololi          | 0.32        | 3.20                           |                         | 2               |
| 9          | 83       | Public Offices and Staff Quarters | 149pt., 150pt.,151pt<br>138pt.,139pt.,140pt.,1 |          | Chikhaloli          | 0.85        | 8.50                           |                         | 1               |
| 9          | 84       | Recreational Open Space           | 51,33pt.                                       |          | Chikhaloli          | 5.42        | 54.20                          |                         | 4               |
| 9          | 85       | Recreational Open Space           | 133 pt., 39 pt.                                |          | Chikhololi          | 0.30        | 0.00                           | Land below HT line      |                 |
| 9          | 86       | Public Utilites                   | 132..  |          | Chikhaloli          | 13.54       | 40.62                          |                         | 5               |
| 9          | 87       | Recreational Open Space           | 133pt.,151pt.,                                 |          | Chikhaloli          | 0.75        | 6.00                           | Part Land below HT line | 5               |
| 9          | 88       | Recreational Open Space           | 133pt.,151pt.,                                 |          | Chikhaloli          | 1.35        | 13.50                          |                         | 2               |
| 10         | 89       | Recreational Open Space           | MIDC Plot                                      |          | Morivali            | 0.60        | 48.00                          |                         | 7               |
| 10         | 90       | Market /Shopping Center           | MIDC Plot                                      |          | Kansai              | 0.30        | 18.00                          |                         | 6               |

Table-16.6 contd.

| Sector No. | Site No. | Purpose                                | Land Details Survey No. | CTS No.   | Village             | Area in Ha. | Cost of Acquisition (Rs.Lakhs) | Remarks/ Acquiring Body | Year of Phasing |
|------------|----------|--|-------------------------|---|---------------------|-------------|--------------------------------|-------------------------|-----------------|
| 10         | 91       | Recreational Open Space                | MIDC Plot               |   | Morivali            | 0.76        | 45.60                          |                         | 1               |
| 10         | 92       | Public Offices and Staff Quarters      | MIDC Plot               |   | Morivali            | 0.21        | 12.60                          |                         | 7               |
| 10         | 93       | Public Utilites                        | NA 1 part.              |   | Morivali<br>Kohoj   | 0.33        | 6.60                           |                         | 6               |
| 10         | 94       | Recreational Open Space                |                         | 6648,<br>5160 to 5177,5215                                | Khuntavali          | 2.94        | 117.60                         |                         | 1               |
| 10         | 95       | Market /Shopping Center                |                         | to 5244.  | Kohoj<br>Khuntavali | 0.73        | 87.60                          |                         | 2               |
| 11         | 96       | Transport facilites                    |                         | 3285pt.,  | Kohoj<br>Khuntavali | 0.10        | 7.00                           |                         | 1               |
| 11         | 97       | Recreational Open Space                |                         | 3285pt.,  | Kohoj<br>Khuntavali | 0.40        | 28.00                          |                         | 7               |
| 11         | 98       | Social, Cultural and Welfare Amenities |                         | 3285pt., 3287   | Kohoj<br>Khuntavali | 0.75        | 45.00                          |                         | 5               |
| 11         | 99       | Market /Shopping Center                |                         | 3285pt.,  | Kohoj<br>Khuntavali | 1.40        | 84.00                          |                         | 1               |
| 11         | 100      | Market /Shopping Center                |                         | 3285pt.,3287  | Kohoj<br>Khuntavali | 0.30        | 21.00                          |                         | 1               |
| 11         | 101      | Transport facilites                    |                         | 3285pt.,3287  | Kohoj<br>Khuntavali | 0.12        | 8.40                           |                         | 1               |
| 11         | 102      | Transport facilites                    |                         | 5056<br>5021 to 5029,5031<br>to 5035 ,3359-<br>3367       | Kohoj<br>Khuntavali | 0.56        | 0.00                           | S T DEPT.               | 0               |
| 11         | 103      | Transport facilites                    | NA 1A 1D                | 3135., 3235 to<br>3236 3351<br>to3352, 3376,<br>3369-3375 | Kohoj<br>Khuntavali | 0.50        | 35.00                          |                         | 1               |
| 11         | 104      | Public Offices and Staff Quarters      | NA 1A(5)                |   | Kohoj<br>Khuntavali | 2.14        | 0.00                           | Govt                    |                 |
| 11         | 105      | Transport facilites                    |                         | 3237  | Kohoj<br>Khuntavali | 0.09        | 6.30                           |                         | 1               |
| 11         | 106      | Recreational Open Space                | NA 1 MIDC area.         | 3689  | Kansai              | 0.72        | 14.40                          |                         | 4               |

| Sector No. | Site No. | Purpose                                | Land Details Survey No.                | CTS No.                            | Village             | Area in Ha. | Cost of Acquisition (Rs.Lakhs) | Remarks/ Acquiring Body      | Year of Phasing |
|------------|----------|--|--|------------------------------------|---------------------|-------------|--------------------------------|------------------------------|-----------------|
| 11         | 107      | Public Utilities                       | Part of Nala MIDC Area Phase 1         |                                    | Kansai              | 0.20        | 4.00                           |                              | 5               |
| 12         | 108      | Transport facilities                   | Near Ambarnath Rly Stn. Rly Line.      |                                    | Kohoj<br>Khuntavali | 0.85        | 59.50                          |                              | 4               |
| 12         | 109      | Transport facilities                   | NA1<br>Open land of<br>Survodaya Soc., |                                    | Kohoj<br>Khuntavali | 0.30        | 0.00                           | Possession with Municipality | 1               |
| 12         | 110      | Public Utilities                       |  |                                    | Kansai.             | 0.28        | 0.00                           | Telephone dept.              |                 |
| 12         | 111      | Recreational Open Space                |  | 4720/2, to 4720/8,<br>4721 to 4722 | Kansai              | 0.95        | 66.50                          |                              | 2               |
| 12         | 112      | Medical Facilities                     |  | 4510pt                             | Kansai              | 1.40        | 98.00                          |                              | 7               |
| 12         | 113      | Educational Facilities                 | 38pt., 164pt                           | 4391, 4400, 4401.                  | Kansai              | 0.65        | 32.50                          |                              | 2               |
| 12         | 114      | Social, Cultural and Welfare Amenities | NA2.                                   |                                    | Kansai              | 0.90        | 0.00                           | Possession with Municipality | 2               |
| 13         | 115      | Educational Facilities                 |  | 6878 pt.                           | Kohoj<br>Khuntavali | 0.06        |                                |                              | 1               |
| 13         | 116      | Recreational Open Space                |  | 6878 pt.                           | Khuntavali          | 0.09        |                                |                              | 1               |
| 13         | 117      | Educational Facilities                 | 97/1pt.                                | 6653pt.                            | Wadavali            | 1.00        | 80.00                          |                              | 1               |
| 13         | 118      | Market /Shopping Center                | D.D.Scheme NO.15                       |                                    | Wadavali            | 0.33        | 16.50                          |                              | 1               |
| 13         | 119      | Social, Cultural and Welfare Amenities | D.D.Scheme NO.15                       |                                    | Wadavali            | 0.05        | 0.00                           | Pvt. Inst.                   |                 |
| 13         | 120      | Social, Cultural and Welfare Amenities | D.D.Scheme NO.15                       | D.D.Scheme NO.16                   | Wadavali            | 0.05        | 0.00                           | Pvt. Inst.                   |                 |
| 13         | 121      | Educational Facilities                 | D.D.Scheme NO.15                       |                                    | Wadavali            | 0.66        | 0.00                           | Possession with Municipality | 1               |
| 13         | 122      | Social, Cultural and Welfare Amenities | D.D.Scheme NO.15                       |                                    | Wadavali            | 0.16        | 11.20                          |                              | 7               |
| 13         | 123      | Recreational Open Space                | 50 A, 52pt.                            |                                    | Wadavali            | 2.60        | 130.00                         |                              | 1               |
| 13         | 124      | Recreational Open Space                | 52pt.                                  |                                    | Wadavali            | 0.61        | 0.00                           |                              | 1               |
| 13         | 125      | Recreational Open Space                | D.D.Scheme NO.15                       |                                    | Wadavali            | 1.35        | 54.00                          |                              | 1               |

Table-16.6 contd.

| Sector No. | Site No. | Purpose                                | Land Details Survey No. | CTS No. | Village                | Area in Ha. | Cost of Acquisition (Rs.Lakhs) | Remarks/ Acquiring Body | Year of Phasing |
|------------|----------|--|-------------------------|---------|------------------------|-------------|--------------------------------|-------------------------|-----------------|
| 13         | 126      | Medical Facilities                     |                         | 41      | Wadavali               | 0.31        | 24.80                          |                         | 3               |
| 13         | 127      | Market /Shopping Center                |                         | 41      | Wadavali               | 0.12        | 9.60                           |                         | 3               |
| 13         | 128      | Educational Facilities                 | 40 pt., 41pt.           |         | Wadavali               | 1.70        | 119.00                         |                         | 7               |
| 13         | 129      | Social, Cultural and Welfare Amenities | 166pt.                  |         | Ambarnath              | 0.69        | 48.30                          |                         | 6               |
| 13         | 130      | Market /Shopping Center                | 166pt.                  |         | Ambarnath              | 0.46        | 9.20                           |                         | 7               |
| 13         | 131      | Public Offices and Staff Quarters      | 166pt.                  |         | Ambarnath              | 0.24        | 4.80                           |                         | 6               |
| 13         | 132      | Public Utilities                       | 166pt.                  |         | Ambarnath              | 0.50        | 15.00                          |                         | 3               |
| 14         | 133      | Medical Facilities                     | 36, 37                  |         | Wadavali               | 1.34        | 40.20                          |                         | 6               |
| 14         | 134      | Educational Facilities                 | 35, 36.                 | 9175    | Wadavali               | 1.46        | 43.80                          |                         | 6               |
| 14         | 135      | Recreational Open Space                | 36,35,166               | 9180    | Wadavali,<br>Ambarnath | 1.40        | 42.00                          |                         | 6               |
| 14         | 136      | Market /Shopping Center                | 52, 36                  |         | Morivali               | 0.25        | 10.00                          |                         | 5               |
| 14         | 137      | Medical Facilities                     | 166pt.                  | 9180    | Ambarnath              | 0.42        | 12.60                          |                         | 7               |
| 14         | 138      | Social, Cultural and Welfare Amenities | 166 pt.                 |         | Ambarnath              | 0.25        | 7.50                           |                         | 7               |
| 14         | 139      | Educational Facilities                 | 166pt.                  | 9180pt. | Ambarnath              | 0.62        | 18.60                          |                         | 7               |
| 14         | 140      | Recreational Open Space                | 166 pt.                 |         | Ambarnath              | 0.48        | 14.40                          |                         | 7               |
| 14         | 141      | Social, Cultural and Welfare Amenities | 93, 116pt.              |         | Ambarnath              | 3.50        |                                |                         | 3               |
| 15         | 142      | Recreational Open Space                | NA, MIDC Land           |         | Morivali               | 0.80        |                                |                         | 4               |
| 15         | 143      | Medical Facilities                     |                         | 9288pt. | Morivali               | 0.61        | 12.20                          |                         | 4               |
| 15         | 144      | Market /Shopping Center                | NA, MIDC Land           |         | Morivali               | 0.72        |                                |                         | 4               |
| 15         | 145      | Educational Facilities                 | NA, MIDC Land           |         | Morivali               | 0.70        |                                |                         | 4               |

Table-16.6 contd.

| Sector No. | Site No. | Purpose                                | Land Details Survey No.               | CTS No.                            | Village    | Area in Ha. | Cost of Acquisition (Rs.Lakhs) | Remarks/ Acquiring Body | Year of Phasing |
|------------|----------|--|---------------------------------------|------------------------------------|------------|-------------|--------------------------------|-------------------------|-----------------|
| 15         | 146      | Recreational Open Space                | 1pt., Gut No.6                        | 9165pt.                            | Morivali   | 0.17        | 5.10                           |                         | 7               |
| 15         | 147      | Market /Shopping Center                | 1                                     | 9297pt.                            | Morivali   | 0.21        | 6.30                           |                         | 5               |
| 15         | 148      | Medical Facilities                     | NA, MIDC Land                         | 9341, 9349, 9350,                  | Morivali   | 0.50        |                                |                         | 8               |
| 15         | 149      | Recreational Open Space                |                                       | 9351, 9380                         | Morivali   | 2.48        | 37.20                          |                         | 8               |
| 15         | 150      | Recreational Open Space                | 20                                    | 9311pt., 9320pt., 9324pt., 9345pt. | Morivali   | 0.32        | 6.40                           |                         | 8               |
| 15         | 151      | Educational Facilities                 | 20                                    | 9308pt., 9311pt., 9320pt., 9324pt. | Morivali   | 0.40        | 8.00                           |                         | 8               |
| 16         | 152      | Public Offices and Staff Quarters      | 68pt.                                 |                                    | Chikhaloli | 1.00        |                                |                         | 8               |
| 16         | 153      | Social, Cultural and Welfare Amenities | 68pt.                                 |                                    | Chikhaloli | 1.20        |                                | Pvt. Inst.              |                 |
| 16         | 154      | Medical Facilities                     | 68pt.                                 |                                    | Chikhaloli | 0.72        | 0.00                           | Veternery Dept.         | 0               |
| 16         | 155      | Recreational Open Space                | 65p,67p,68p,74p,77p,78p               |                                    | Chikhaloli | 3.60        | 0.00                           | Land below HT line      |                 |
| 16         | 156      | Recreational Open Space                | 68, 69pt.                             |                                    | Chikhaloli | 0.66        | 4.62                           |                         | 8               |
| 16         | 157      | Recreational Open Space                | 1pt., 7 pt.,9pt., 69pt., 71pt., 74pt. |                                    | Chikhaloli | 1.05        | 7.35                           |                         | 5               |
| 16         | 158      | Market /Shopping Center                | 19pt., 24pt.                          |                                    | Chikhaloli | 0.33        | 2.64                           |                         | 5               |
| 16         | 159      | Public Offices and Staff Quarters      | 170pt.                                |                                    | Chikhaloli | 0.35        | 10.50                          |                         | 2               |
| 16         | 160      | Medical Facilities                     | 1, 39                                 |                                    | Chikhaloli | 0.87        | 26.10                          |                         | 5               |
| 16         | 161      | Educational Facilities                 | 39pt.                                 |                                    | Chikhaloli | 0.60        | 18.00                          |                         | 2               |
| 16         | 162      | Recreational Open Space                | 39pt.                                 |                                    | Chikhaloli | 0.56        | 16.80                          |                         | 2               |
| 17         | 163      | Educational Facilities                 | 38pt.                                 | 7461                               | Ambarnath  | 0.33        | 19.80                          |                         | 8               |
| 17         | 164      | Medical Facilities                     | 38pt.                                 | 7461                               | Ambarnath  | 0.25        | 15.00                          |                         | 8               |
| 17         | 165      | Public Offices and Staff Quarters      | 166pt.                                | 8873pt.                            | Ambarnath  | 0.68        | 54.40                          |                         | 3               |
| 17         | 166      | Educational Facilities                 | 166pt.                                | 8873pt.                            | Ambarnath  | 2.33        | 0.00                           | Pvt. Inst.              |                 |

Table-16.6 contd.

| Sector No. | Site No. | Purpose                                | Land Details Survey No. | CTS No.                   | Village   | Area in Ha. | Cost of Acquisition (Rs.Lakhs) | Remarks/ Acquiring Body | Year of Phasing |
|------------|----------|--|-------------------------|---------------------------|-----------|-------------|--------------------------------|-------------------------|-----------------|
| 17         | 167      | Recreational Open Space                | 166 pt.                 |                           | Ambarnath | 5.20        |                                | Govt. / Farming Society | 4               |
| 17         | 168      | Recreational Open Space                | 76pt., 112, 113.        | 8950pt., 9180pt., 9181pt. | Ambarnath | 0.56        | 22.40                          |                         | 3               |
| 17         | 169      | Social, Cultural and Welfare Amenities | 166pt.,                 | 8873pt.                   | Ambarnath | 1.54        | 92.40                          |                         | 3               |
| 17         | 170      | Public Utilites                        | 166pt                   |                           | Ambarnath | 0.06        | 0.00                           | Police Dept.            |                 |
| 17         | 171      | Transport facilities                   | 166pt                   | 8873 pt.                  | Ambarnath | 0.63        |                                |                         | 3               |
| 17         | 172      | Recreational Open Space                |                         | 122 8935 to 8882,         | Ambarnath | 1.66        | 116.20                         |                         | 3               |
| 17         | 173      | Recreational Open Space                | 123, 124A.              | 8962pt.                   | Ambarnath | 1.10        | 77.00                          |                         | 3               |
| 17         | 174      | Recreational Open Space                | 124Apt.,                | 8886, 8887, 8924pt.       | Ambarnath | 1.05        | 42.00                          |                         | 3               |
| 17         | 175      | Educational Facilities                 | 118pt.                  |                           | Ambarnath | 0.69        | 27.60                          |                         | 3               |
| 18         | 176      | Medical Facilities                     |                         | 8924pt.                   | Ambarnath | 0.35        | 14.00                          |                         | 6               |
| 18         | 177      | Recreational Open Space                | 108pt., 113pt.          |                           | Ambarnath | 0.42        | 25.20                          |                         | 3               |
| 18         | 178      | Recreational Open Space                | 108pt.                  |                           | Ambarnath | 1.14        | 0.00                           | From Sanctioned layout  | 6               |
| 18         | 179      | Educational Facilities                 | 107pt., 108pt.          |                           | Ambarnath | 2.48        | 0.00                           | From Sanctioned layout  | 3               |
| 18         | 180      | Recreational Open Space                | 166pt.                  |                           | Ambarnath | 23.80       | 238.00                         | Govt. / Farming Society | 5               |
| 19         | 181      | Recreational Open Space                | 129pt., 160pt.,         |                           | Ambarnath | 1.15        | 11.50                          |                         | 9               |
| 19         | 182      | Educational Facilities                 | 129pt.                  | 9373pt., 9254pt.          | Ambarnath | 0.89        | 8.90                           |                         | 9               |
| 19         | 183      | Market /Shopping Center                |                         | 68                        | Pale      | 0.30        | 6.00                           |                         | 9               |
| 19         | 184      | Recreational Open Space                |                         | 49                        | Pale      | 1.12        | 11.20                          |                         | 9               |
| 19         | 185      | Public Utilites                        | 54pt., 57pt.            |                           | Pale      | 0.25        | 2.50                           |                         | 9               |
| 19         | 186      | Social, Cultural and Welfare Amenities | 54pt., 57pt.            |                           | Pale      | 1.19        | 11.90                          |                         | 9               |
| 19         | 187      | Medical Facilities                     | 42pt., 54pt., 63pt.     |                           | Pale      | 1.20        | 12.00                          |                         | 9               |
| 19         | 188      | Market /Shopping Center                | 40pt.                   |                           | Pale      | 0.36        | 3.60                           |                         | 9               |
| 19         | 189      | Educational Facilities                 | 40pt.                   |                           | Pale      | 0.60        | 6.00                           |                         | 9               |
| 19         | 190      | Recreational Open Space                | 39pt., 40pt.            |                           | Pale      | 0.35        | 3.50                           |                         | 9               |
| 19         | 191      | Recreational Open Space                | 39pt., 40pt.            |                           | Pale      | 0.45        | 4.50                           |                         | 9               |



Table-16.6 contd.

| Sector No. | Site No. | Purpose                           | Land Details Survey No. | CTS No. | Village                  | Area in Ha. | Cost of Acquisition (Rs.Lakhs) | Remarks/ Acquiring Body | Year of Phasing |
|------------|----------|-----------------------------------|-------------------------|---------|--------------------------|-------------|--------------------------------|-------------------------|-----------------|
| 19         | 192      | Public Offices and Staff Quarters | 23pt., 24pt., 34pt.     |         | Pale                     | 0.55        | 11.00                          |                         | 1               |
| 20         | 193      | Recreational Open Space           | 19, 20, 21              |         | Pale                     | 0.81        | 8.10                           |                         | 6               |
| 20         | 194      | Educational Facilities            | 19, 20, 22              |         | Pale                     | 0.60        | 6.00                           |                         | 6               |
| 20         | 195      | Educational Facilities            | 82pt., 83pt.            |         | Pale                     | 0.25        | 1.25                           |                         | 9               |
| 11         | 196      | Public Offices and Staff Quarters | NA 1A 1D                | 3376    | Javsai, Kahoj khuntivali | 1.08        | 0.00                           |                         |                 |
| 11         | 197      | Transport facilities              | NA 1A 1D                |         | Javsai, Kahoj khuntivali | 0.26        | 20.80                          |                         |                 |
| 11         | 198      | Transport facilities              | NA 1A-5                 | 3352    | Javsai, Kahoj khuntivali | 0.13        | 13.00                          |                         |                 |
| Total      |          |                                   |                         |         |                          | 204.07      | 4258.15                        |                         |                 |



**M-12 AMBARNATH MUNICIPAL COUNCIL AREA**

| Site No. | Designation of Reservation in Draft Development Plan | Area of Reservation in Ha. | Changed as Designation   |
|----------|--|----------------------------|--|
| 1        | 2  | 3                          | 4  |
| 1        | Educational facilities                               | 0.56                       | Primary School and Playground  |
| 2        | Recreational open space                              | 1.12                       | Playground   |
| 3        | Recreational open space                              | 0.69                       | Garden   |
| 4        | Market / Shopping centre                             | 0.56                       | Shopping Center and Vegetable Market   |
| 5        | Social, Cultural and Welfare Amenities               | 0.94                       | Welfare center   |
| 6        | Recreational open space                              | 1.27                       | Playground   |
| 7        | Social, Cultural and Welfare Amenities               | 0.39                       | Community center   |
| 8        | Recreational open space                              | 0.37                       | Playground   |
| 9        | Educational facilities                               | 0.64                       | Secondary School   |
| 10       | Medical facilities                                   | 0.36                       | Dispensary   |
| 11       | Market / Shopping Centre                             | 0.78                       | Shopping Center and Vegetable Market   |
| 12       | Recreational open space                              | 1.1                        | Playground   |
| 13       | Recreational open space                              | 1.95                       | Playground   |
| 14       | Recreational open space                              | 0.65                       | Garden   |
| 15       | Public Utilities                                     | 0.15                       | Cremation ground   |
| 16       | Recreational open space                              | 0.47                       | Garden   |
| 17       | Medical facilities                                   | 1.97                       | Hospital   |
| 18       | Public Utilities                                     | 0.67                       | Fire Station   |
| 19       | Educational facilities                               | 0.47                       | Primary School and Playground  |
| 24       | Public Utilities                                     | 0.57                       | Burial ground  |
| 25       | Recreational open space                              | 0.88                       | Garden   |
| 26       | Public Utilities                                     | 0.17                       | Police station   |
| 27       | Market / Shopping Centre                             | 0.18                       | Shopping Center and Vegetable Market   |
| 28       | Recreational open space                              | 1.03                       | Playground   |
| 29       | Recreational open space                              | 1.70                       | Playground   |
| 30       | Market / Shopping Centre                             | 0.22                       | Shopping Center and Vegetable Market   |
| 31       | Recreational open space                              | 0.29                       | Children's Playground  |
| 32       | Recreational open space                              | 1.22                       | Playground   |
| 33       | Recreational open space                              | 2.49                       | Playground   |
| 34       | Social, Cultural and Welfare Amenities               | 0.09                       | Community center   |
| 35       | Educational facilities                               | 1.18                       | Secondary School and Playground  |
| 36       | Medical facilities                                   | 0.42                       | Dispensary and Maternity Home  |
| 37       | Recreational open space                              | 0.54                       | Site No.37 and 38 rearranged as shown on plan. Garden                                |
| 38       | Social, Cultural and Welfare Amenities               | 0.38                       | Welfare center for women   |
| 39       | Recreational open space                              | 0.66                       | Garden   |
| 40       | Recreational open space                              | 0.32                       | Garden   |
| 41       | Social, Cultural and Welfare Amenities               | 0.30                       | Library  |
| 42       | Public Utilities                                     | 2.12                       | Police station   |
| 43       | Recreational open space                              | 1.28                       | Playground   |
| 44       | Market / Shopping Centre                             | 0.17                       | Shopping Center and Vegetable Market   |
| 45       | Educational facilities                               | 0.23                       | Primary School   |
| 46       | Medical facilities                                   | 0.25                       | Dispensary   |
| 47       | Public Utilities                                     | 0.33                       | Gymnasium  |
| 48       | Public Offices and Staff Quarters                    | 0.78                       | Public Offices and Staff Quarters  |
| 49       | Recreational open space                              | 1.13                       | Playground   |
| 50       | Educational facilities                               | 3.00                       | Reinstated as per plan published on 25/11/2011 and designated as Educational Complex |
| 51       | Recreational open space                              | 1.82                       | Playground   |
| 52       | Social, Cultural and Welfare Amenities               | 2.91                       | Art Gallery, Town Centre and Museum  |

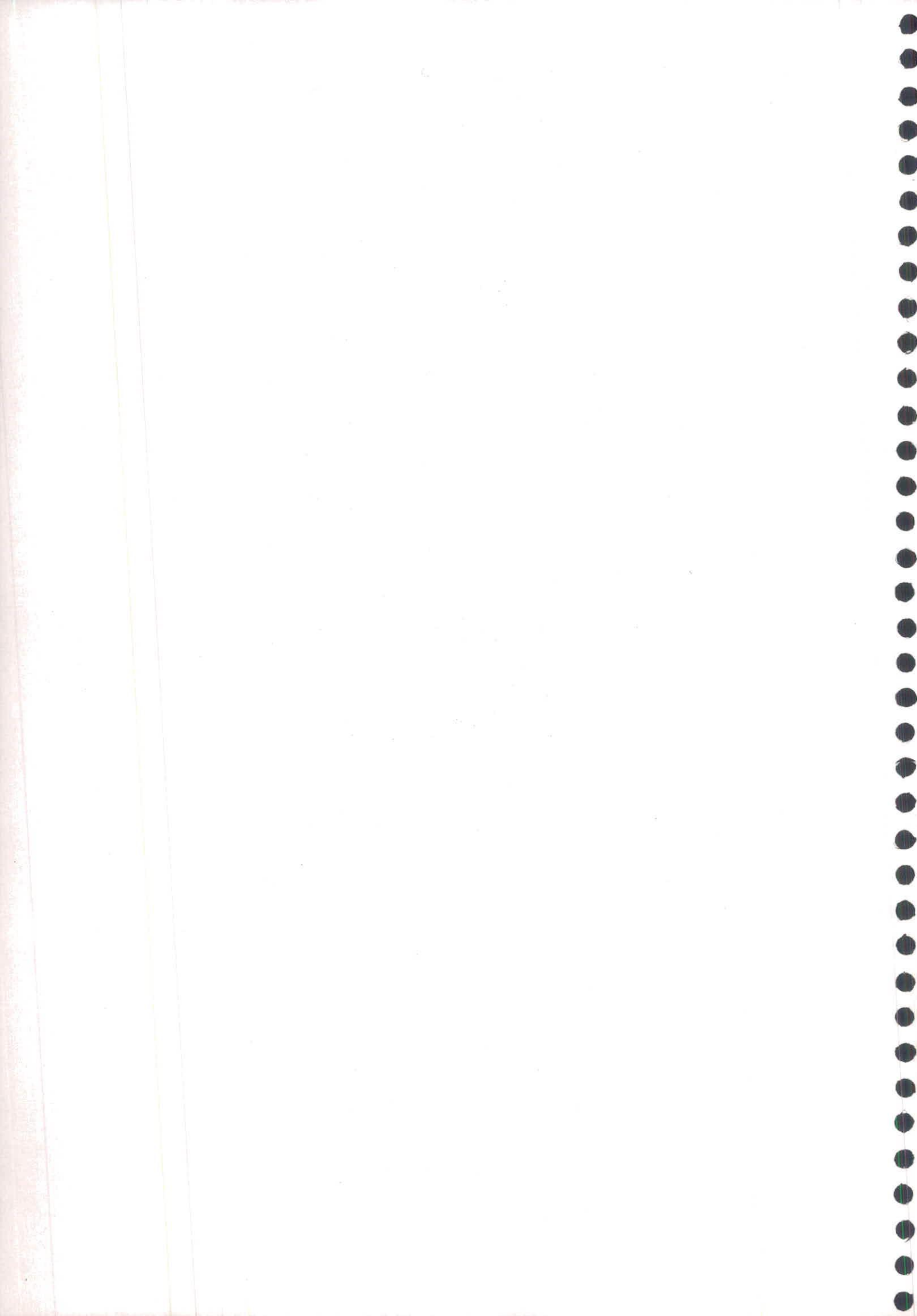
| 1   | 2                                      | 3     | 4  |
|-----|--|-------|--|
| 53  | Recreational open space                | 0.99  | Garden   |
| 54  | Educational facilities                 | 0.57  | Primary School and Playground  |
| 55  | Recreational open space                | 2.31  | Playground   |
| 56  | Educational facilities                 | 0.94  | Secondary School and Playground                                      |
| 57  | Recreational open space                | 0.79  | Garden   |
| 58  | Social, Cultural and Welfare Amenities | 2.28  | Multipurpose Hall  |
| 59  | Medical facilities                     | 0.23  | Dispensary   |
| 60  | Transport facilities                   | 0.12  | Parking  |
| 61  | Recreational open space                | 1.45  | Playground   |
| 62  | Educational facilities                 | 0.65  | Primary School and Playground  |
| 63  | Medical facilities                     | 0.53  | Dispensary and Maternity Home  |
| 64  | Market / Shopping Centre               | 0.46  | Shopping Center and Vegetable Market                                 |
| 65  | Recreational open space                | 1.18  | Playground   |
| 66  | Transport facilities                   | 0.18  | Parking  |
| 67  | Educational facilities                 | 1.43  | Secondary School and Playground                                      |
| 68  | Recreational open space                | 0.64  | Garden   |
| 69  | Public Utilities                       | 1.45  | Slaughter house  |
| 70  | Recreational open space                | 0.60  | Garden   |
| 71  | Recreational open space                | 1.61  | Playground   |
| 72  | Recreational open space                | 0.74  | Garden   |
| 73  | Public Utilities                       | 0.28  | Library  |
| 74  | Recreational open space                | 0.57  | Garden   |
| 75  | Educational facilities                 | 0.60  | Primary School and Playground  |
| 76  | Recreational open space                | 0.35  | Garden   |
| 77  | Educational facilities                 | 0.48  | Primary School and Playground  |
| 78  | Medical facilities                     | 0.17  | Dispensary   |
| 79  | Recreational open space                | 1.60  | Garden   |
| 81  | Recreational open space                | 1.43  | Playground   |
| 82  | Transport facilities                   | 0.12  | Bus stand  |
| 83  | Public offices and Staff Quarters      | 0.66  | Public Offices and Staff Quarters                                    |
| 84  | Recreational open space                | 5.42  | Reinstated as per plan published u/s 26 and designated as Playground |
| 85  | Recreational open space                | 0.50  | Garden   |
| 86  | Public Utilities                       | 14.00 | Public Utilities   |
| 87  | Recreational open space                | 0.64  | Garden   |
| 88  | Recreational open space                | 4.60  | Swimming pool  |
| 89  | Recreational open space                | 0.61  | Garden   |
| 90  | Market / Shopping Centre               | 0.25  | Shopping Center and Vegetable Market                                 |
| 91  | Recreational open space                | 0.60  | Garden   |
| 92  | Public Offices and Staff Quarters      | 0.22  | Public Offices and Staff Quarters                                    |
| 93  | Public Utilities                       | 0.27  | Cremation ground   |
| 94  | Recreational open space                | 2.95  | Playground   |
| 95  | Market / Shopping Centre               | 0.55  | Shopping Center and Vegetable Market                                 |
| 96  | Transport facilities                   | 0.08  | Parking  |
| 97  | Recreational open space                | 0.40  | Garden   |
| 98  | Social, Cultural and Welfare Amenities | 0.76  | Public facility center   |
| 99  | Market / Shopping Centre               | 1.33  | Shopping Center and Vegetable Market                                 |
| 100 | Market / Shopping Centre               | 0.49  | Shopping Center and Vegetable Market                                 |
| 101 | Transport facilities                   | 0.10  | Parking  |
| 102 | Transport facilities                   | 0.54  | Bus stand  |
| 103 | Transport facilities                   | 0.93  | S.T Stand  |
| 105 | Transport facilities                   | 0.08  | Parking  |

| 1   | 2                                      | 3    | 4  |
|-----|--|------|--|
| 106 | Recreational open space                | 0.84 | Garden   |
| 107 | Public Utilities                       | 0.16 | Cremation ground   |
| 108 | Transport facilities                   | 1.04 | Bus stand  |
| 109 | Transport facilities                   | 0.26 | Parking  |
| 110 | Public Utilities                       | 0.43 | Telephone Exchange   |
| 112 | Medical facilities                     | 1.60 | Hospital   |
| 113 | Educational facilities                 | 0.70 | Primary School and Playground  |
| 114 | Social, Cultural and Welfare Amenities | 1.05 | Civic center   |
| 115 | Educational facilities                 | 0.19 | Primary school   |
| 116 | Recreational open space                | 0.14 | Garden   |
| 117 | Educational facilities                 | 1.01 | Secondary School and Playground  |
| 118 | Market / Shopping Centre               | 0.31 | Shopping Center and Vegetable Market   |
| 119 | Social, Cultural and Welfare Amenities | 0.05 | Community center   |
| 120 | Social, Cultural and Welfare Amenities | 0.05 | Library  |
| 121 | Educational facilities                 | 0.63 | Area under existing Gaodevi Mandir is deleted as shown on plan and remaining area of reservation is designated Primary School and Playground         |
| 122 | Social, Cultural and Welfare Amenities | 0.18 | Children's welfare center  |
| 123 | Recreational open space                | 2.67 | Reinstated as per plan published u/s 26 and designated as Playground.  |
| 124 | Recreational open space                | 0.63 | Plot No.605, C.T.S.No.7564/2 is deleted and included in residential zone as shown on plan and remaining area of reservation is designated as Garden. |
| 125 | Recreational open space                | 1.36 | Area under existing Gaodevi Mandir is deleted as shown on plan and remaining area of reservation is designated as Playground.                        |
| 129 | Social, Cultural and Welfare Amenities | 0.65 | Women's Welfare Centre   |
| 130 | Market / Shopping Centre               | 0.45 | Shopping Center and Vegetable Market   |
| 131 | Public Offices and Staff Quarters      | 0.18 | Public Offices and Staff Quarters  |
| 132 | Public Utilities                       | 0.65 | Cremation ground / Burial ground   |
| 133 | Medical facilities                     | 1.22 | Hospital   |
| 134 | Educational facilities                 | 1.43 | Secondary School and Playground  |
| 135 | Recreational open space                | 1.45 | Playground   |
| 136 | Market / Shopping Centre               | 0.23 | Shopping Center and Vegetable Market   |
| 137 | Medical facilities                     | 0.62 | Dispensary and Maternity Home  |
| 138 | Social, Cultural and Welfare Amenities | 0.13 | Library  |
| 139 | Educational facilities                 | 0.61 | Primary School and Playground  |
| 140 | Recreational open space                | 0.44 | Garden   |
| 141 | Social, Cultural and Welfare Amenities | 5.24 | Drama Theatre  |
| 142 | Recreational open space                | 1.15 | Playground   |
| 143 | Medical facilities                     | 0.48 | Dispensary and Maternity Home  |
| 144 | Market / Shopping Centre               | 0.60 | Market and Shopping Centre   |
| 145 | Educational facilities                 | 0.79 | Secondary School   |
| 146 | Recreational open space                | 0.43 | Garden   |
| 147 | Market / Shopping Centre               | 0.24 | Market and Shopping Centre   |
| 148 | Medical facilities                     | 0.67 | Hospital   |
| 149 | Recreational open space                | 2.56 | Playground   |
| 150 | Recreational open space                | 0.33 | Garden   |
| 151 | Educational facilities                 | 0.40 | Primary School and Playground  |
| 152 | Public Offices and Staff Quarters      | 1.20 | Public Offices and Staff Quarters  |

| 1   | 2                                      | 3     | 4   |
|-----|--|-------|---|
| 153 | Social, Cultural and Welfare Amenities | 1.12  | Child Welfare center  |
| 154 | Medical facilities                     | 0.85  | Veterinary Hospital   |
| 155 | Recreational open space                | 3.80  | Playground  |
| 156 | Recreational open space                | 0.70  | Garden  |
| 157 | Recreational open space                | 0.90  | Garden  |
| 158 | Market / Shopping Centre               | 0.31  | Shopping Center and Vegetable Market  |
| 159 | Public Offices and Staff Quarters      | 0.20  | Public Offices and Staff Quarters   |
| 160 | Medical facilities                     | 1.00  | Maternity Home  |
| 161 | Educational facilities                 | 0.74  | Primary School and Playground   |
| 162 | Recreational open space                | 0.72  | Garden  |
| 163 | Educational facilities                 | 0.30  | Primary School and Playground   |
| 164 | Medical facilities                     | 0.24  | Dispensary  |
| 165 | Public Offices and Staff Quarters      | 0.62  | Public Offices and Staff Quarters   |
| 166 | Educational facilities                 | 2.40  | Secondary School and Playground   |
| 167 | Recreational open space                | 7.05  | Reinstated as per plan published u/s 26 and designated as Flowing green garden.                 |
| 168 | Recreational open space                | 0.73  | Garden  |
| 169 | Social, Cultural and Welfare Amenities | 1.50  | Aquarium  |
| 170 | Public Utilities                       | 0.08  | Police Station  |
| 171 | Transport facilities                   | 0.99  | Bus Stand / Parking   |
| 172 | Recreational open space                | 1.71  | Playground  |
| 173 | Recreational open space                | 1.00  | Playground  |
| 174 | Recreational open space                | 1.10  | Garden  |
| 175 | Educational facilities                 | 0.69  | Primary School and Playground   |
| 176 | Medical facilities                     | 0.33  | Maternity Home  |
| 177 | Recreational open space                | 0.42  | Children's Playground   |
| 178 | Recreational open space                | 1.12  | Garden  |
| 179 | Educational facilities                 | 2.39  | Educational complex   |
| 180 | Recreational open space                | 26.81 | Reinstated as per plan published u/s 26 and designated as Public Park                           |
| 181 | Recreational open space                | 1.17  | Garden  |
| 182 | Educational facilities                 | 0.88  | Primary School and Playground   |
| 183 | Market / Shopping Centre               | 0.37  | Reinstated as per plan published u/s 26 and designated as Shopping Center and Vegetable Market. |
| 184 | Recreational open space                | 1.25  | Garden  |
| 185 | Public Utilities                       | 0.27  | Community Center  |
| 186 | Social, Cultural and Welfare Amenities | 1.35  | Centre for handicapped  |
| 187 | Medical facilities                     | 1.24  | Health Center   |
| 188 | Market / Shopping Centre               | 0.36  | Market and Shopping Centre  |
| 189 | Educational facilities                 | 0.80  | Primary School and Playground   |
| 190 | Recreational open space                | 0.40  | Garden  |
| 191 | Recreational open space                | 0.45  | Garden  |
| 192 | Public Offices and Staff Quarters      | 0.53  | Public Offices and Staff Quarters   |
| 193 | Recreational open space                | 0.92  | Garden  |
| 194 | Educational facilities                 | 0.73  | Secondary School  |
| 195 | Educational facilities                 | 0.27  | Primary School  |
| 196 | Public Offices and Staff Quarters      | 1.10  | Public Offices and Staff Quarters   |
| 197 | Transport facilities                   | 0.29  | Parking   |
| 198 | Transport facilities                   | 0.11  | Parking   |

**SCHEDULE-II**  
**Excluded Parts - Ambarnath**

|       |  |
|-------|--|
| EP-17 | Land under Site No.21 "Recreational Open Space and Site No.22 Medical facilities Mouje Kohoj-Khuntavali are deleted from reservations and included in residential zone. Site No.23 'Recreational open space' is proposed to rearrange as Site No.21 dispensary, Site No.22 Library and Site No.23 Garden as shown on plan and new approach road at northern Site of Site No.22 is proposed as shown on plan. |
| EP-18 | Existing Municipal Primary School and Cultural Centre in CTS No.6986, 6987 Mouje Kohoj-Kuntavali (M-42) area land admeasuring 0.24 hect. owned by Ambarnath Municipal Council is proposed to change from existing public user to residential zone.   |
| EP-19 | Land under Site No.128, Educational facilities Mouje Vadavali is proposed to be partly deleted and included in residential zone and remaining vacant land of Site No.128 is proposed to be reinstated and designated as 'Primary school'. A new 9 mt. Approach road is proposed from 18 mt. wide development plan road for Site No.128 as shown on plan.   |
| EP-20 | The part of land under Site No.126 'Medical facilities' Mouje Vadavali is proposed to be deleted from reservation and included in residential zone and remaining portion of Site No.126 alongwith northern portion is proposed to be newly reserved for Dispensary as Site No.126 as shown on plan.  |
| EP-21 | The land under Site No.127 'Market and Shopping Centre' Mouje Vadavali is proposed to be deleted from reservation and included in residential zone. New reservation of Site No.127 to be proposed as Vegetable Market as shown on plan.  |
| EP-22 | New Reservation is to be proposed as 'Self Employment for Handicapped Person' at CTS No.4720 Plot No.10, at Village Kansai and numbered as 199.  |
| EP-23 | Site No.20 Educational Facility is proposed to be partly deleted and included in Residential Zone from as proposed by SPA (M-36) as shown on plan.   |
| EP-24 | The land bearing S.No.166 pt. Mouje Ambarnath is proposed to be deleted from Commercial Zone and demarcated as existing Garden as shown on plan.   |
| EP-25 | The land bearing S.No.115/5 pt. under Site No.80 Recreational Open space below HTL is proposed to be merged in adjacent Site No.79 Garden and remaining area of Site No.80 is proposed to be deleted from reservation and included in Residential Zone as shown on plan.   |
| EP-26 | The acquiring authority for Site No.166, 137, 139 and 140 is private institution and Ambarnath Municipal Corporation as per published D.P. report under section 26 is proposed to be changed and renamed as Ambarnath Sahakari Samudaik Shetkari Society Ltd., Ambarnath.  |
| EP-29 | The land bearing CTS No.3552 Mouje Kohoj Khuntavali to be deleted and included in Residential Zone as proposed by SPA (M-40) as shown on plan.   |





## CHAPTER – 17

### KULGAON-BADLAPUR MUNICIPAL COUNCIL

#### 17.1 Landuse Zoning

- 17.1.1 A dormitory layout was prepared as a part of the Sanctioned Regional Plan of Mumbai region for part of Kulgaon-Badlapur Municipal Council. This layout has been taken into consideration while formulating proposals of the revised Development Plan for Kulgaon-Badlapur Municipal Council. The villages Katrap, Shirgaon, Belavali, Mankivli, Juveli, Kharvai, Valivli, Manjarli, and Badlapur, which are part of KBMC, are witnessing increased activity in residential sector. Large number of co-operative housing societies have come up in these areas with apartmental type development. Over all there is an overwhelming demand for residential use in KBMC primarily because of its attractive land values and scenic surroundings in addition to its proximity to Kalyan, Thane and Mumbai. All these factors and the future demand have been considered to assess the requirement for Residential Zone in KBMC and sufficient areas have been designated along with the required road net work and adequate basic amenities. The lands near village gaothans are also witnessing demand for residential development. Considering this sufficient areas with road network and necessary amenities have been shown in Residential Zone around these gaothans. The existing residential zone occupies 180.80 ha. It is proposed to increase this zone to 970 ha.
- 17.1.2 There is no specific Commercial Zone earmarked in KBMC barring few markets and shopping complexes taking the requirements of population into consideration. As in case of other urban centers of UAKBSNA no new industrial use has been proposed apart from 9.2 ha. of Service Industrial Zone (to accommodate repairing garages etc.) in the revised Development Plan because large industrial area is already under development by MIDC ( 93.35 ha.).
- 17.1.3 The landuse proposals are also aimed at providing sufficient land for the public and social facilities for the present as well as the projected population. Accordingly, the areas designated for various uses are now increased. The existing landuse survey reveals that there are no organised areas for parks and playgrounds in Kulgaon-Badlapur. This deficiency is compensated in the revised Development Plan by way of providing around 83.24 ha. of designated recreational zone in the form of parks, playgrounds and gardens. The areas under transportation are also increased to 105.48 ha. from the present 64 ha.

- 17.1.4 KBMC has the largest forest cover in UAKBSNA, which is left untouched. Green Zone is proposed for areas along the Ulhas River & Nalas which are flood prone in order to restrict the developmental activities taking place in these areas. The break-up of various landuses in Kulgaon-Badlapur Municipal Council is given in the Table-17.1 and graphically shown in the Figure-17.1.

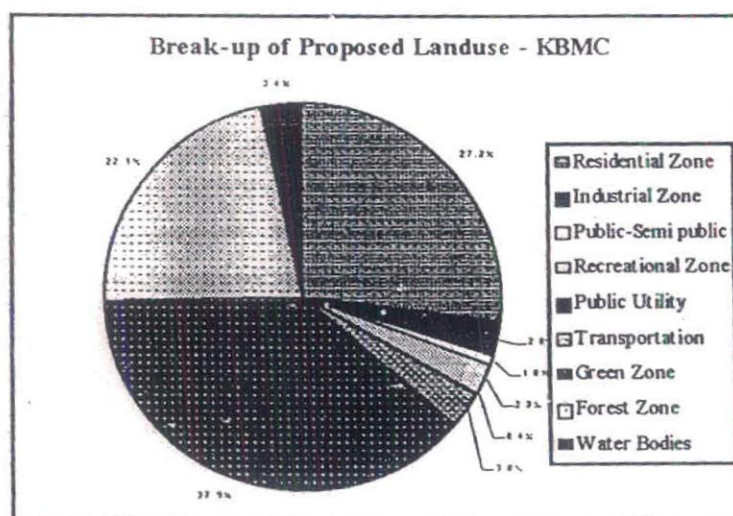


Figure-17.1

## 17.2 Transport Links

- 17.2.1 There are three major roads passing through Kulgaon-Badlapur town viz i) Shil-Barvi MIDC Pipe line road (SH 43) ii) MIDC Pipe line road connecting Ambarnath to the Kalyan-Karjat road iii) Kalyan-Karjat road (SH-35). The Kalyan-Karjat road width in certain developed parts of Badlapur is restricted to 18 m. according to the Government suggestion. Leaving these areas, this road in other parts of Badlapur is proposed to be widened to 30 m. wherever possible. Shil-Barvi MIDC Pipe line road has an acquired width of 30 m. which is adequate to take care of the future needs. However, service roads of 12m wide on either side of this road are proposed as stated earlier.
- 17.2.2 Important internal roads listed in the Table-17.2 are proposed to be widened due to various reasons such as concentration of commercial activity, inadequate width, heavy traffic volumes, congestion & encroachments, new stock of building developments, lack of pedestrian pathways, lack of parking etc.

**Proposed Road widening of major roads in KBMC****Table-17.2**

| Name of the Road  | Proposed Width |
|---|----------------|
| 1. Kalyan-Karjat road is widened from MIDC area upto the municipal boundary | 30 m           |
| 2. Badlapur bridge (Ulhas river) to Barvi road                              | 24 m           |
| 3. Badlapur railway station to Badlapur bridge.                             | 18 m           |
| 4. MWSSB colony to Adarsha Vidya Mandir                                     | 18 m           |
| 5. Shivaji chowk to Shirgaon village.                                       | 12 m           |
| 6. Badlapur bridge (Ulhas river) to Badlapur gaathan                        | 18 m           |
| 7. Badlapur bridge to Kalyan-Karjat road                                    | 18 m           |

17.2.3 New important roads proposed in the Development plan are listed in the Table-17.3.

**Proposed New Roads in KBMC****Table-17.3**

| New Roads   | Proposed width |
|---|----------------|
| 1. Katrap village to Kalyan-Karjat road ( Ring Road).                         | 30 m           |
| 2. Road connecting MIDC to proposed new ring road.                            | 30 m           |
| 3. Badlapur bridge to Kalyan-Karjat road (connected near water supply Office) | 18 m           |
| 4. Badlapur station to Sonivali road to Badlapur gaathan.                     | 18, 12 m       |
| 5. Road parallel to the east side of the railway line.                        | 12 m           |

17.2.4 The rail line passing through UAKBSNA bisects the entire KBMC area in to two parts viz. southern and northern. In order to improve the accessibility between these two parts ROB's are proposed at the following locations. (Table-17 4)

**Proposed ROB's in KBMC****Table-17.4**

| Location                                    | Width |
|---|-------|
| • Kalyan-Karjat road to Adarsh Vidya Mandir | 18 m  |
| • Badlapur bridge to Kalyan-Karjat road     | 18 m  |

17.2.5 3 sites for parking amounting to 3.65 ha. have been proposed in various sectors considering the recommendations of TCS.

### 17.3 Public Amenities & Social Facilities

17.3.1 The proposed social facilities as against the standards are given in the Table-17.5. It can be observed from this table that except play grounds all other social facilities have been provided to meet the required standards. The deficiency of playgrounds can be supplemented on account of more area provided for gardens/parks and schools ( in many cases playgrounds are part of schools) and poling the area from the lands proposed for development in future.

**Proposed Amenities in Kulgaon-Badlapur Municipal Council - 2006** Table-17.5  
(For a population of 0.98 lakhs)

| Amenity       | Standard      | Requiremen | Existing | Deficienc | Proposed | Deficiency | %   |
|---------------|---------------|------------|----------|-----------|----------|------------|-----|
| School        | 1.2 ha./10000 | 11.76      | 10.74    | 1.02      | 9.84     | -8.82      | -75 |
| Play Ground   | 4.0 ha/10000  | 39.20      |          | 39.20     | 15.87    | 23.33      | 60  |
| Garden/Park   | 2.0 ha./10000 | 19.60      |          | 19.60     | 23.92    | -4.32      | -22 |
| Regional Park |               |            |          |           | 48.30    |            |     |
| Hospital      | Adequate site |            | 1.00     |           |          |            |     |
| D+MH          | 0.25/10000    | 2.45       |          | 2.45      | 1.90     | 0.55       | 22  |
| CG/BG         | Adequate site |            | 1.20     |           | 2.50     | -2.50      |     |
| Market        | 0.2/10000     | 1.96       |          | 1.96      | 3.31     | -1.35      | -69 |
| Library       | 0.05/10000    | 0.49       |          | 0.49      | 0.65     | -0.16      | -33 |

17.3.2 From the above table it may appear that provisions have been made in excess of the norms prescribed by government. This is on account of the following considerations

- a) Reservations prepared in the dormitory layout sanctioned as a part of Regional Plan have been retained in the proposed DP. In order to achieve better distribution of amenities additional reservations have been proposed for the expanding area
- b) large city level parks which can serve the surrounding areas have been proposed taking into account the topographic features

17.3.3 A detailed list of reservations proposed in Kulgaon-Badlapur Municipal Council is depicting the purpose, area, Survey No. etc given in the Table-17.6.

### 17.4 Flood Control Measures / Storm Water Drains

17.4.1 There are number of nalas which overflow during the mansoon season flooding the major parts of the town. Considering the existing substantial residential development and the potential for further growth it is proposed to prepare a comprehensive storm water drainage scheme for Kulgaon-Badlapur Municipal area. Roads lacking storm water drains may be provided with such drains. As an immediate measure it should be made

mandatory to provide stilt to all the new buildings in areas which are flood prone. It is also suggested to provide a compound wall of adequate width, height and strength by all the owners of housing societies situated along the nala. Municipal Council shall take note of these provisions prior to granting the permission for developments.

**PROPOSED LANDUSE BREAK-UP OF  
KULGAON-BADLAPUR MUNICIPAL COUNCIL**

Table-17.1

| Landuse classification  | Area in ha.    | % to Total Area |
|-------------------------|----------------|-----------------|
| Residential Zone        | 970.56         | 27.20           |
| Commercial Zone         | 0.00           | 0.00            |
| Industrial Zone         | 98.20          | 2.75            |
| Transformation Zone     | 0.00           | 0.00            |
| Public-Semi public      | 35.70          | 1.00            |
| Recreational Zone       | 83.24          | 2.33            |
| Public Utility          | 12.61          | 0.35            |
| Transportation          | 105.48         | 2.96            |
| <b>Developable Area</b> | <b>1305.79</b> | <b>36.60</b>    |
| Green Zone              | 1353.90        | 37.94           |
| Forest Zone             | 788.60         | 22.10           |
| Water Bodies            | 119.80         | 3.36            |
| Undevelopable Area      | 2262.30        | 63.40           |
| <b>Total</b>            | <b>3568.09</b> | <b>100.00</b>   |

# Development Plan UAKBS Notified Area : 1996 - 2016.

150

Proposed Reservation Sites in Kulgaon-Badlapur Municipal Council

Table 17.8

For Municipal Corporation/Council Limits. Municipal Corporation/Council will be the Acquiring body for Implementation.

| Sector No. | Site No. | Purpose                                | Village           | Land Involved                          | Area In Ha. | Cost of Acquisition (Rs. In Lakhs) | Year of Phasing |
|------------|----------|--|-------------------|--|-------------|------------------------------------|-----------------|
| 2          | 1        | Public Offices and Staff Quarters      | Belavali          | 77 pt.                                 | 0.40        | 12.00                              | 1               |
| 2          | 2        | Recreational Open Space                | Belavali          | 74 pt.                                 | 0.31        | 6.20                               |                 |
| 2          | 3        | Recreational Open Space                | Belavali          | 74 pt.                                 | 0.20        | 4.00                               |                 |
| 2          | 4        | Medical Facilities                     | Belavali          | 74 pt.                                 | 0.23        | 4.60                               |                 |
| 2          | 5        | Public Offices and Staff Quarters      | Belavali          | 69pt.                                  | 1.65        | 41.25                              | 6               |
| 2          | 6        | Transport facilities                   | Belavali          | 69pt., 74pt.                           | 2.10        | 31.50                              | 5               |
| 2          | 7        | Transport facilities                   | Katrap            | 84pt.                                  | 0.11        | 1.65                               | 6               |
| 2          | 8        | Market & Shopping Centre               | Katrap            | 85pt., 84pt., 85pt.                    | 0.32        | 6.40                               |                 |
| 2          | 9        | Recreational Open Space                | Katrap            | 65pt.                                  | 0.35        | 5.25                               |                 |
| 2          | 10       | Recreational Open Space                | Belavali          | 43pt.                                  | 0.30        | 6.00                               | 2               |
| 2          | 11       | Transport facilities                   | Katrap            | 59pt., 60pt.                           | 0.32        | 9.60                               | 6               |
| 2          | 12       | Social, Cultural and Welfare Amenities | Katrap            | 59pt., 60pt.                           | 1.20        | 48.00                              | 6               |
| 2          | 13       | Recreational Open Space                | Katrap            | 40pt., 41pt., 60pt.                    | 0.60        | 21.00                              |                 |
| 2          | 14       | Educational Facilities                 | Katrap            | 40pt., 60pt.                           | 0.60        | 18.00                              |                 |
| 2          | 15       | Recreational Open Space                | Katrap, Belavali  | 5 pt., 6pt. & 32 pt., 33pt., 34pt.     | 0.50        | 20.00                              |                 |
| 2          | 16       | Recreational Open Space                | Katrap            | 2pt.25pt.                              | 0.12        | 8.00                               |                 |
| 2          | 17       | Transport facilities                   | Katrap            | 2pt.                                   | 0.13        | 6.50                               | 4               |
| 2          | 18       | Recreational Open Space                | Katrap            | 47pt., 49pt., 55pt., 58pt., 59pt.      | 22.13       | 608.58                             |                 |
| 2          | 19       | Public Utilities                       | Katrap            | 30 pt.                                 | 0.21        | 10.50                              | 5               |
| 2          | 20       | Social, Cultural and Welfare Amenities | Katrap, Shirgaon  | 20pt., 21pt., 31pt., & Shirgaon 28pt.  | 0.35        | 17.50                              | 5               |
| 2          | 21       | Recreational Open Space                | Katrap, Shirgaon  | 32pt., 34pt. & Shirgaon 13pt.          | 0.50        | 20.00                              |                 |
| 2          | 22       | Social, Cultural and Welfare Amenities | Shirgaon          | 13pt.,                                 | 0.30        | 12.00                              | 3               |
| 2          | 23       | Recreational Open Space                | Shirgaon, Katrap  | 13pt. & Katrap 34pt.                   | 0.65        | 26.00                              |                 |
| 2          | 24       | Market & Shopping Centre               | Shirgaon          | 2pt., 24pt.                            | 0.33        | 14.85                              |                 |
| 2          | 25       | Recreational Open Space                | Shirgaon          | 2pt., 3pt., 4pt., 14pt. 34pt., 36pt.   | 1.10        | 44.00                              | 2               |
| 2          | 26       | Recreational Open Space                | Shirgaon          | 1pt., 2pt., 36pt.                      | 0.50        | 20.00                              | 2               |
| 2          | 27       | Educational Facilities                 | Shirgaon          | 1pt., 2pt., 3pt.                       | 0.60        | 24.00                              |                 |
| 2          | 28       | Social, Cultural and Welfare Amenities | Shirgaon          | 8pt., 9pt., & 134pt.                   | 0.60        |                                    |                 |
| 2          | 29       | Medical Facilities                     | Shirgaon          | 4pt., 5pt.                             | 1.10        | 44.00                              |                 |
| 2          | 30       | Transport facilities                   | Shirgaon          | 83pt., 84pt.                           | 0.16        | 6.40                               | 5               |
| 2          | 31       | Social, Cultural and Welfare Amenities | Shirgaon          | 83pt., 45pt.                           | 0.50        | 20.00                              | 5               |
| 2          | 32       | Medical Facilities                     | Shirgaon          | 45pt.                                  | 0.18        | 8.10                               |                 |
| 2          | 33       | Social, Cultural and Welfare Amenities | Shirgaon          | 45pt.                                  | 0.14        | 6.30                               | 5               |
| 2          | 34       | Market & Shopping Centre               | Shirgaon          | 46pt., 55pt. 57pt.,                    | 0.50        | 25.00                              |                 |
| 2          | 35       | Market & Shopping Centre               | Kulgaon, Shirgaon | Kulgaon 31pt., & Shirgaon 57pt., 58pt. | 0.55        | 27.50                              |                 |

Table-17.6 contd.

| Sector No. | Site No. | Purpose                                | Village                      | Land Involved  | Area in Ha. | Cost of Acquisition (Rs. in Lakhs) | Year of Phasing |
|------------|----------|--|------------------------------|--|-------------|------------------------------------|-----------------|
| 2          | 36       | Recreational Open Space                | Shirgaon                     | 83pt   | 1.30        | 52.00                              |                 |
| 2          | 37       | Public Utilities                       | Shirgaon                     | 98pt., 100pt.  | 0.40        | 2.00                               | 9               |
| 2          | 38       | Recreational Open Space                | Shirgaon                     | 68pt., 69pt., 71pt.  | 0.90        | 9.00                               |                 |
| 2          | 39       | Educational Facilities                 | Shirgaon                     | 68pt., 71pt.   | 0.60        | 6.00                               |                 |
| 2          | 40       | Market & Shopping Centre               | Shirgaon                     | 65pt., 68pt.   | 0.25        | 2.50                               |                 |
| 2          | 41       | Recreational Open Space                | Shirgaon                     | 65pt., 67pt., 68pt.  | 0.60        | 6.00                               |                 |
| 3          | 42       | Recreational Open Space                | Belavali                     | 94B pt.  | 0.60        | 12.00                              |                 |
| 3          | 43       | Market & Shopping Centre               | Belavali                     | 97A pt., 105A pt., 98 pt.  | 0.58        | 17.40                              |                 |
| 3          | 44       | Recreational Open Space                | Belavali                     | 97A pt., 105A pt.  | 0.65        | 16.25                              |                 |
| 3          | 45       | Educational Facilities                 | Belavali                     | 97A pt., 105A pt.  | 0.50        | 12.50                              |                 |
| 3          | 46       | Recreational Open Space                | Belavali                     | 97A pt., 103pt., 105A pt.  | 0.48        | 12.00                              |                 |
| 3          | 47       | Social, Cultural and Welfare Amenities | Belavali                     | 97A pt., 103pt., 105A pt.  | 0.45        | 11.25                              | 4               |
| 3          | 48       | Recreational Open Space                | Belavali                     | 94Apt, 94Bpt, 97A  | 2.60        |                                    |                 |
| 3          | 49       | Recreational Open Space                | Belavali                     | 103pt, 105pt   | 1.65        |                                    |                 |
| 3          | 50       | Market & Shopping Centre               | Belavali                     | 83pt., 89pt., 90 pt.<br>Belavali 100 pt., 101.<br>102 pt. Walivali             | 0.33        | 16.50                              |                 |
| 3          | 51       | Recreational Open Space                | Belavali, Valivali, Manjarli | 49pt., 50pt., 51pt., 52pt., 53pt., 54pt., 55pt., 56pt., 57pt., Manjarli 39pt., | 26.20       | 131.00                             |                 |
| 3          | 52       | Recreational Open Space                | Belavali                     | 9Ap., 9Bp., 10Ap., 10Bp.   | 1.20        |                                    |                 |
| 4          | 53       | Recreational Open Space                | Valivali                     | 2pt.   | 0.70        | 17.50                              |                 |
| 4          | 54       | Educational Facilities                 | Valivali                     | 1pt, 2pt, 31pt, 33pt, 34pt   | 0.60        | 15.00                              |                 |
| 4          | 55       | Recreational Open Space                | Valivali                     | 22pt., 23pt., 25pt., 26pt.,  | 3.40        |                                    |                 |
| 4          | 56       | Educational Facilities                 | Manjarli                     | 3p, 4p   | 1.15        | 34.50                              |                 |
| 4          | 57       | Recreational Open Space                | Manjarli                     | 2p, 3p, 4p   | 0.90        | 27.00                              |                 |
| 4          | 58       | Market & Shopping Centre               | Manjarli                     | 2p, 14p  | 0.5         | 15.00                              |                 |
| 4          | 59       | Social, Cultural and Welfare Amenities | Manjarli                     | 2p, 4p, 14p  | 0.60        | 18.00                              | 4               |
| 4          | 60       | Transport facilities                   | Kulgaon                      | 47pt.  | 2.50        |                                    |                 |
| 4          | 61       | Transport facilities                   | Kulgaon                      | 47pt., 48p.  | 0.35        | 21.00                              | 1               |
| 4          | 62       | Transport facilities                   | Kulgaon                      | 44pt., 45pt., 47pt., 48pt.   | 0.65        | 39.00                              | 1               |
| 4          | 63       | Social, Cultural and Welfare Amenities | Kulgaon                      | 44pt., 48pt.   | 0.60        | 42.00                              | 3               |
| 4          | 64       | Market & Shopping Centre               | Kulgaon                      | 44pt., 45pt., 46pt.  | 0.60        | 42.00                              |                 |
| 4          | 65       | Recreational Open Space                | Kulgaon                      | 54pt, 60pt   | 0.72        | 2.16                               |                 |
| 4          | 66       | Recreational Open Space                | Kulgaon                      | 53pt., 54pt, 56pt.   | 0.50        |                                    |                 |
| 4          | 67       | Medical Facilities                     | Kulgaon                      | 54pt   | 0.22        |                                    |                 |
| 4          | 68       | Recreational Open Space                | Kulgaon                      | 53pt., 54pt  | 0.85        | 21.25                              |                 |
| 4          | 69       | Recreational Open Space                | Kulgaon                      | 63pt., 64pt  | 0.65        | 19.50                              |                 |
| 4          | 70       | Recreational Open Space                | Kulgaon                      | 63pt., 64pt.   | 0.65        | 19.50                              |                 |
| 4          | 71       | Educational Facilities                 | Kulgaon                      | 63pt., 67pt.   | 0.55        | 16.50                              |                 |
| 4          | 72       | Recreational Open Space                | Kulgaon                      | 82pt   | 0.31        | 15.50                              |                 |
| 4          | 73       | Educational Facilities                 | Kulgaon                      | 82pt   | 0.50        | 20.00                              |                 |



Table-17.6 contd.

| Sector No. | Site No. | Purpose                                | Village   | Land Involved                       | Area in Ha. | Cost of Acquisition (Rs. in Lakhs) | Year of Phasing |
|------------|----------|--|-----------|-------------------------------------|-------------|------------------------------------|-----------------|
| 4          | 74       | Medical Facilities                     | Kulgaon   | 82pt.                               | 0.22        | 8.80                               |                 |
| 4          | 75       | Market & Shopping Centre               | Kulgaon   | 83pt.                               | 1.00        | 45.00                              |                 |
| 4          | 76       | Market & Shopping Centre               | Kulgaon   | 78pt., 80pt.                        | 0.60        | 21.00                              |                 |
| 4          | 77       | Recreational Open Space                | Kulgaon   | 72pt., 74pt.                        | 0.75        | 22.50                              |                 |
| 4          | 78       | Educational Facilities                 | Kulgaon   | 72pt., 73pt., 74pt.                 | 0.99        | 29.70                              |                 |
| 4          | 79       | Recreational Open Space                | Kulgaon   | 71pt.                               | 0.36        | 9.00                               | 1               |
| 5          | 80       | Recreational Open Space                | Kulgaon   | 13pt.                               | 0.40        |                                    | 2               |
| 5          | 81       | Medical Facilities                     | Kulgaon   | 12pt. -                             | 0.25        |                                    |                 |
| 5          | 82       | Educational Facilities                 | Kulgaon   | 12pt., 15pt.                        | 0.60        |                                    |                 |
| 5          | 83       | Recreational Open Space                | Kulgaon   | 11pt., 12pt., 15pt.                 | 0.50        |                                    | 1               |
| 5          | 84       | Social, Cultural and Welfare Amenities | Kulgaon   | 11pt., 15pt.                        | 0.20        |                                    |                 |
| 5          | 85       | Recreational Open Space                | Kulgaon   | 7pt., 9pt., 10pt., 16. 18pt.,       | 1.21        |                                    | 1               |
| 5          | 86       | Market & Shopping Centre               | Kulgaon   | 20pt.                               | 0.55        | 24.75                              |                 |
| 5          | 87       | Medical Facilities                     | Kulgaon   | 21pt.                               | 0.13        | 5.85                               |                 |
| 5          | 88       | Recreational Open Space                | Kulgaon   | 21pt.                               | 0.10        | 4.50                               | 1               |
| 5          | 89       | Recreational Open Space                | Kulgaon   | 21pt.                               | 0.10        | 4.50                               | 1               |
| 5          | 90       | Transport facilities                   | Kulgaon   | 40pt., 41pt.                        | 0.25        | 17.50                              | 1               |
| 5          | 91       | Market & Shopping Centre               | Kulgaon   | 40pt., 41pt.                        | 0.25        | 17.50                              |                 |
| 5          | 92       | Market & Shopping Centre               | Kulgaon   | 37                                  | 0.30        | 24.00                              |                 |
| 7          | 93       | Public Utilities                       | Mankivali | 48pt., 49pt.                        | 0.90        |                                    | 7               |
| 7          | 94       | Public Utilities                       | Mankivali | 48pt 49pt                           | 0.60        |                                    | 7               |
| 7          | 95       | Recreational Open Space                | Kharyai   | 3pt, 4pt, 7pt.                      | 0.96        | 28.80                              |                 |
| 7          | 96       | Educational Facilities                 | Kharyai   | 3pt                                 | 0.60        | 18.00                              |                 |
| 7          | 97       | Recreational Open Space                | Kharyai   | 32pt., 34pt.                        | 0.95        | 28.50                              |                 |
| 7          | 98       | Market & Shopping Centre               | Kharyai   | 34pt.                               | 0.8         | 32.00                              |                 |
| 7          | 99       | Recreational Open Space                | Kharyai   | 1. 2pt.,                            | 2.20        | 66.00                              |                 |
| 7          | 100      | Social, Cultural and Welfare Amenities | Kharyai   | 2pt                                 | 1.80        | 54.00                              | 3               |
| 7          | 101      | Educational Facilities                 | Kharyai   | 2pt                                 | 0.60        |                                    |                 |
| 7          | 102      | Market & Shopping Centre               | Joyeli    | 1pt . 2pt                           | 0.25        |                                    |                 |
| 7          | 103      | Public Offices and Staff Quarters      | Joyeli    | 10pt                                | 0.30        |                                    | 2               |
| 7          | 104      | Public Utilities                       | Joyeli    | 12pt., 13pt                         | 0.15        |                                    | 8               |
| 8          | 105      | Recreational Open Space                | Yearanjad | 70pt., 117pt., 118pt                | 1.00        | 8.00                               |                 |
| 8          | 106      | Educational Facilities                 | Yearanjad | 73pt., 117b pt                      | 0.60        | 4.80                               |                 |
| 8          | 107      | Recreational Open Space                | Sonivali  | 69pt, 71pt                          | 0.90        | 9.00                               |                 |
| 8          | 108      | Medical Facilities                     | Sonivali  | 71pt., 77p                          | 0.25        | 2.50                               |                 |
| 8          | 109      | Recreational Open Space                | Sonivali  | 29pt., 31pt., 32pt., 56pt., 57 64pt | 5.10        | 76.50                              |                 |
| 8          | 110      | Market & Shopping Centre               | Sonivali  | 56pt., 57pt                         | 1.80        |                                    |                 |
| 8          | 111      | Market & Shopping Centre               | Sonivali  | 56pt, 57pt, 58pt.                   | 2.80        |                                    |                 |
| 8          | 112      | Recreational Open Space                | Badlapur  | 190pt, 192pt, 193pt, 195pt.         | 0.65        | 13.00                              |                 |
| 8          | 113      | Recreational Open Space                | Badlapur  | 186pt, 275pt.                       | 0.55        |                                    |                 |

Table-17.6 contd.

| Sector No. | Site No. | Purpose                  | Village  | Land Involved              | Area in Ha.   | Cost of Acquisition (Rs. in Lakhs) | Year of Phasing |
|------------|----------|--------------------------|----------|----------------------------|---------------|------------------------------------|-----------------|
| 8          | 114      | Market & Shopping Centre | Badlapur | 268pt,272pt,               | 0.50          |                                    |                 |
| 8          | 115      | Recreational Open Space  | Badlapur | 168A p., 169p., 170p., 280 | 3.00          | 75.00                              |                 |
| 8          | 116      | Recreational Open Space  | Badlapur | 120pt, 121pt,122pt         | 1.30          | 32.50                              |                 |
| 5          | 117      | Recreational Open Space  | Kulgaon  | 40pt.,41pt.                | 0.30          |                                    |                 |
| 5          | 118      | Market & Shopping Centre | Kulgaon  | 13pt                       | 0.35          |                                    |                 |
| 5          | 119      | Market & Shopping Centre | Kulgaon  | 42pt                       | 0.30          |                                    |                 |
|            |          | <b>Total</b>             |          |                            | <b>134.90</b> | <b>2557.69</b>                     |                 |

**SCHEDULE-1**

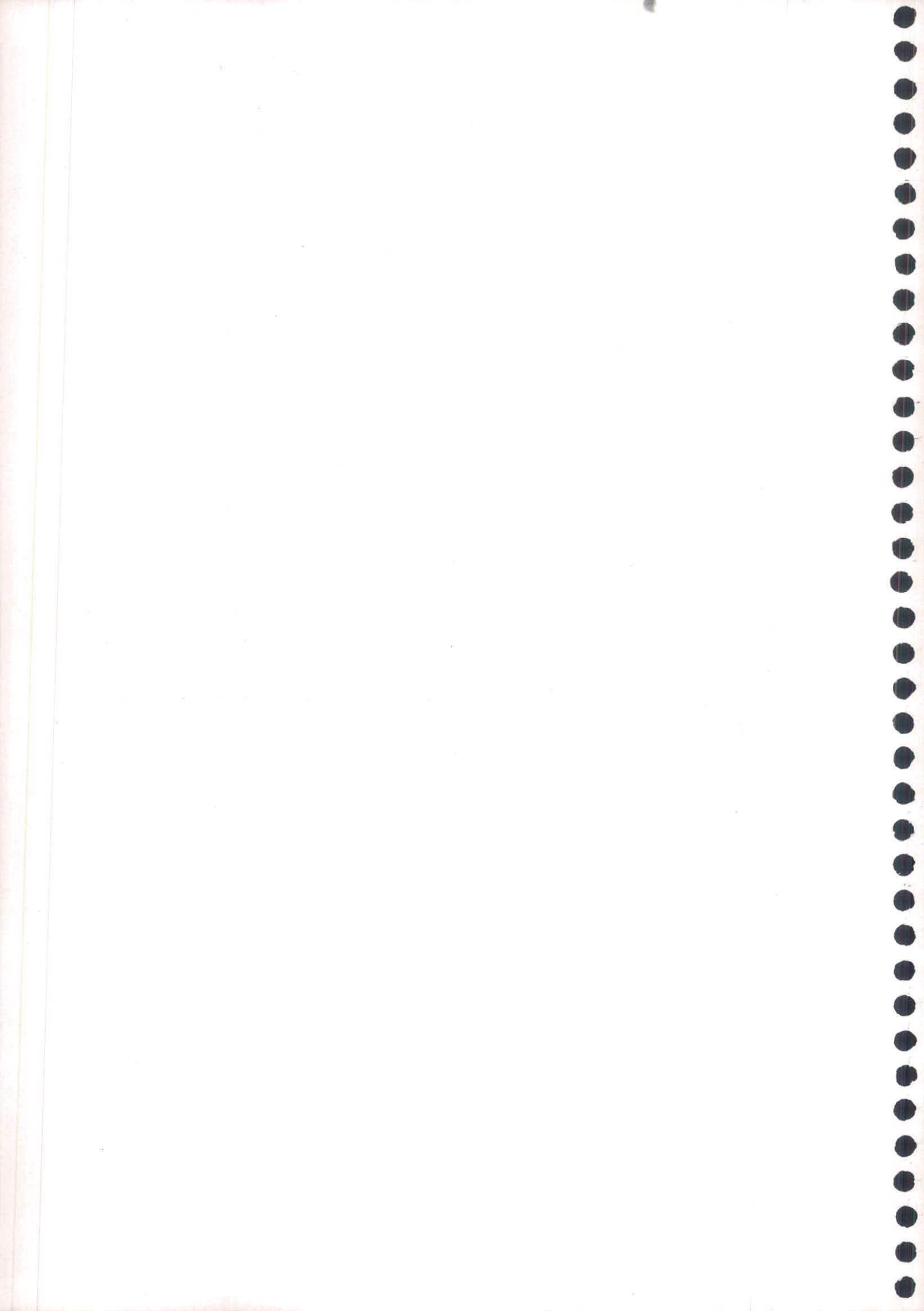
**Sanctioned modifications**

**M-1 Kulgaon Badlapur Municipal Council Area**

| Site No. | Designation of Reservation in Draft Development Plan | Area of Reservation in Ha. | Changed as Designation   |
|----------|--|----------------------------|--|
| 1        | 2  | 3                          | 4  |
| 1        | Public offices and staff quarters                    | 0.36                       | Public offices and staff quarters  |
| 2        | Recreational open space                              | 0.38                       | Garden   |
| 3        | Recreational open space                              | 0.20                       | Garden   |
| 4        | Medical facilities                                   | 0.23                       | Dispensary   |
| 5        | Public offices and staff quarters                    | 1.75                       | Public offices and staff quarters  |
| 6        | Transport facilities                                 | 1.96                       | Truck Terminus   |
| 7        | Transport facilities                                 | 0.18                       | Rickshaw Stant   |
| 8        | Market and Shopping centre                           | 0.32                       | Shopping center and vegetable market   |
| 9        | Recreational open space                              | 0.25                       | Garden   |
| 10       | Recreational open space                              | 0.15                       | Garden   |
| 11       | Transport facility                                   | 0.23                       | Parking  |
| 12       | Social, Cultural and Welfare Amenities               | 0.93                       | Community Centre   |
| 13       | Recreational open space                              | 0.60                       | Garden   |
| 14       | Educational facilities                               | 0.60                       | Secondary School   |
| 15       | Recreational open space                              | 0.61                       | Garden   |
| 16       | Recreational open space                              | 0.12                       | Reinstated as per plan published u/s 26 and designated as Garden   |
| 18       | Recreational open space                              | 22.13                      | Stadium  |
| 19       | Public Utilities                                     | 0.21                       | Welfare Centre for Women   |
| 21       | Recreational open space                              | 0.60                       | Reinstated as per plan published u/s 26 and designated as Playground   |
| 23       | Recreational open space                              | 0.60                       | Reinstated as per plan published u/s 26 and designated as Garden   |
| 24       | Market and Shopping centre                           | 0.33                       | Shopping Center and Vegetable Market   |
| 25       | Recreational open space                              | 1.17                       | Playground   |
| 26       | Recreational open space                              | 0.43                       | Garden   |
| 29       | Medical Facilities                                   | 1.20                       | Reinstated as per plan published u/s 26 and designated as Hospital   |
| 30       | Transport Facilities                                 | 0.15                       | Parking  |
| 31       | Social, Cultural and Welfare Amenities               | 0.33                       | Cultural Centre  |
| 34       | Market and Shopping Centre                           | 0.50                       | Market and Shopping Centre   |
| 35       | Market and Shopping Centre                           | 0.55                       | Market and Shopping Centre   |
| 36       | Recreational open space                              | 1.06                       | Triangular portion of land situated at northern side of 12 M. wide D.P. Road is designated as children's park Site No 33 and remaining portion of Site No 36 is reinstated as published u/s 26 and designated as Playground. |
| 37       | Public Utilities                                     | 0.54                       | Police Station   |
| 38       | Recreational open space                              | 0.68                       | Garden   |
| 39       | Educational facilities                               | 0.46                       | Secondary School   |
| 40       | Market and Shopping Centre                           | 0.21                       | Shopping Center and Vegetable Market   |
| 41       | Recreational open space                              | 0.55                       | Garden   |
| 42       | Recreational open space                              | 0.53                       | Garden   |
| 43       | Market and Shopping Centre                           | 0.59                       | Shopping Center and Vegetable Market   |
| 44       | Recreational open space                              | 0.54                       | Garden   |
| 45       | Educational facilities                               | 0.53                       | Primary School and Playground  |

| 1  | 2                                      | 3     | 4  |
|----|--|-------|--|
| 46 | Recreational open space                | 0.62  | Garden   |
| 47 | Social, Cultural and Welfare Amenities | 0.58  | Center for Handicapped   |
| 48 | Recreational open space                | 1.45  | Reinstated as per plan published u/s 26 and designated as Flowing green garden                       |
| 49 | Recreational open space                | 1.03  | Garden   |
| 50 | Market and Shopping Centre             | 0.36  | Shopping Center and Vegetable Market   |
| 51 | Recreational open space                | 27.98 | Reinstated as per plan published u/s 26 and designated as Park                                       |
| 52 | Recreational open space                | 1.15  | Reinstated as per plan published u/s 26 and designated as Flowing green garden                       |
| 53 | Recreational open space                | 0.63  | Playground   |
| 54 | Educational facilities                 | 0.66  | Primary School and Playground  |
| 55 | Recreational open space                | 2.97  | Playground   |
| 56 | Educational facilities                 | 1.01  | Secondary School and Playground  |
| 57 | Recreational open space                | 0.84  | Garden   |
| 58 | Market and Shopping centre             | 0.43  | Shopping Center and Vegetable Market   |
| 59 | Social, Cultural and Welfare Amenities | 0.60  | Primary School and Playground  |
| 60 | Transport Facilities                   | 2.50  | Bus Stand  |
| 61 | Transport facilities                   | 0.46  | Reinstated as per plan published u/s 26 and designated as Parking                                    |
| 63 | Social, Cultural and Welfare Amenities | 0.43  | Reinstated as per plan published u/s 26 and designated as Town Center                                |
| 65 | Recreational open space                | 0.81  | Garden   |
| 66 | Recreational open space                | 0.56  | Garden   |
| 67 | Medical Facilities                     | 0.26  | Dispensary   |
| 68 | Recreational open space                | 1.20  | Reinstated as per plan published u/s 26 and designated as Playground                                 |
| 69 | Recreational open space                | 0.70  | Garden   |
| 70 | Recreational open space                | 0.70  | Garden   |
| 71 | Educational facilities                 | 0.60  | Reinstated as per plan published u/s 26 and designated as Primary School, High School and Playground |
| 72 | Recreational open space                | 0.38  | Garden   |
| 73 | Educational facilities                 | 0.72  | Primary School and Playground  |
| 74 | Medical facilities                     | 0.18  | Dispensary   |
| 75 | Market and Shopping Centre             | 0.82  | Market and Shopping Centre   |
| 76 | Market and Shopping Centre             | 0.60  | Market and Shopping Centre   |
| 77 | Recreational open space                | 0.75  | Garden   |
| 78 | Educational Facilities                 | 0.70  | Secondary School   |
| 79 | Recreational open space                | 0.36  | Garden   |
| 80 | Recreational open space                | 0.48  | Garden   |
| 81 | Medical Facilities                     | 0.27  | Reinstated as per plan published u/s 26 and designated as Dispensary and Maternity Home.             |
| 82 | Educational Facilities                 | 0.60  | Reinstated as per plan published u/s 26 and designated as Secondary School.                          |
| 83 | Recreational open space                | 0.60  | Reinstated as per plan published u/s 26 and designated as Garden                                     |
| 84 | Social, Cultural and Welfare Amenities | 0.24  | Reinstated as per plan published u/s 26 and designated as Library                                    |
| 85 | Recreational open space                | 1.21  | Playground   |

| 1   | 2                                      | 3    | 4   |
|-----|--|------|---|
| 86  | Market and Shopping Centre             | 0.42 | Reinstated as per plan published u/s 26 and designated as Shopping Centre and Vegetable Market. |
| 87  | Medical Facilities                     | 0.13 | Dispensary  |
| 88  | Recreational open space                | 0.12 | Garden  |
| 89  | Recreational open space                | 0.12 | Garden  |
| 90  | Transport Facilities                   | 0.25 | Parking   |
| 92  | Market and Shopping Centre             | 0.13 | Shopping Center and Vegetable Market  |
| 93  | Public Utilities                       | 0.73 | Fire Station  |
| 94  | Public Utilities                       | 0.45 | Burial ground   |
| 95  | Recreational open space                | 0.75 | Garden  |
| 96  | Educational facilities                 | 0.52 | Secondary School  |
| 97  | Recreational open space                | 0.96 | Garden  |
| 98  | Market and Shopping Centre             | 0.80 | Shopping Center and Vegetable Market  |
| 99  | Recreational open space                | 2.35 | Playground  |
| 100 | Social, Cultural and Welfare Amenities | 1.40 | Aquarium / Science Centre   |
| 101 | Educational Facilities                 | 0.48 | Primary School and Playground   |
| 102 | Market and Shopping Centre             | 0.54 | Shopping Center and Vegetable Market  |
| 103 | Public offices and staff quarters      | 0.42 | Staff Quarters  |
| 104 | Public Utilities                       | 0.24 | Post Office   |
| 105 | Recreational open space                | 0.80 | Garden  |
| 106 | Educational facilities                 | 0.72 | Secondary School  |
| 107 | Recreational open space                | 0.90 | Garden  |
| 108 | Medical Facilities                     | 0.25 | Dispensary  |
| 109 | Recreational open space                | 3.96 | Playground  |
| 110 | Market and Shopping Centre             | 2.82 | A.P.M.C.  |
| 111 | Market and Shopping Centre             | 0.72 | A.P.M.C.  |
| 112 | Recreational open space                | 0.80 | Garden  |
| 113 | Recreational open space                | 0.56 | Garden  |
| 114 | Market and Shopping Centre             | 0.5  | Shopping Center and Vegetable Market  |
| 115 | Recreational open space                | 2.67 | Playground  |
| 116 | Recreational open space                | 1.08 | Reinstated as per plan published u/s 26 and designated as Playground                            |
| 118 | Market and Shopping Centre             | 0.40 | Shopping Center and Vegetable Market  |



**SCHEDULE-II**  
**Excluded Part - Kulgaon- Badlapur**

| Number | Description   |
|--------|---|
| EP-1   | Mouje Katrap Site No.17 Transport facility is deleted from reservation by SPA is proposed to be reinstated and designated as Dispensary.  |
| EP-2   | Mouje Katrap and Mouje Shirgaon Site No.20 Social, Cultural and Welfare Centre is partly deleted from reservation by SPA is proposed to be reinstated and designated as Shopping Centre.  |
| EP-3   | Mouje Shirgaon Site No.22 Social, Cultural and Welfare Centre is partly deleted from reservation by SPA is proposed to be reinstated and designated as Playground.  |
| EP-4   | Northern portion of the existing Vruddhashram bearing S.No.9/15 and 134/3 pt. at Shirgaon is deleted from reservation as shown on plan and included in Residential Zone. The remaining portion of the Site No.28 is proposed to be reinstated as per plan published under section 26 and designated as Old Aged Home. |
| EP-5   | The alignment of 12 mt. wide development plan road is changed as shown on plan and area under road and southern triangular portion of Site No.27 proposed to be reinstated as per plan published under section 26 and designated as Primary School and Playground.  |
| EP-6   | Mouje Shirgaon Site No.32 Medical Facilities and Site No.33 Social, Cultural and Welfare Centre are partly deleted from reservations by SPA are proposed to be reinstated, amalgamated and designated as Primary School and Playground.   |
| EP-7   | Site No.91 Market and Shopping Centre is partly deleted and proposed to be included in Residential Zone as shown on plan and remaining part reserved and designated as Shopping Centre and Vegetable Market.  |
| EP-8   | Site No.119 Market and Shopping Centre is proposed to be deleted and included in Residential Zone.  |
| EP-9   | Site No.117 Recreation Open Space is proposed to be partly deleted and included in Residential Zone as shown on plan and remaining part is reserved and designated as Garden.   |
| EP-10  | The land bearing Survey No.98(P) Belavali shown in No Development Zone is proposed to be deleted and included in residential zone.  |
| EP-12  | Site No.64, in Survey No.64, Kulgaon Market and Shopping Centre is proposed to be redesignated as Garden.   |
| EP-13  | Site No.62 Transport Facilities Mouje Kulgaon is proposed to be deleted and included in Residential Zone.   |





## CHAPTER – 18

### REST OF UAKBSNA (RURAL AREA)

#### 18.1 Areas acquiring urban character

- 18.1.1 There are certain areas in rural UAKBSNA that are developing rapidly on account of various factors such as proximity to municipal areas and MIDC industrial estates or situated along major transportation links. For example i) Mharal-Varap villages which are in the close proximity of Ulhasnagar Municipal Corporation ii) Rohingan, Adivili and other adjoining villages situated along NH-4 and railway line and closer to the Taloja industrial development. The MMRDA felt the necessity to channelise the development in these areas and prepared plans for these areas.
- 18.1.2 Mharal-Varap : Mharal and Varap are located along Murbad road, abutting Ulhasnagar town and close to Century Rayon and other industries. Since these villages have good accessibility and potential for development, considerable land has already been developed for residential use and some small-scale industries. Considering the tendency of development in these villages, and taking in cognizance of the proposals of the draft Regional Plan, this area has been included in the Residential Zone. Required road net work and the areas for basic amenities have also been earmarked at appropriate places, also some areas have been shown for service industrial zone. The list of proposed reservations is given in the Table-18.1 .
- 18.1.3 Rohingan-Adivali part (near Taloja MIDC area): Along the Mumbra - Panvel road a large tract of land in Panvel Taluka is identified as Urbanisable Zone-2 (U-2) in the Regional Plan. The National Highway-4 and the Diva-Panvel rail line are passing through this area offering future development potential. It is also abutting the Taloja Railway Station. There is already a considerable residential development and large number of godowns for container stacking are coming up. The reasons for the development of these godowns in this area are the accessibility to Jawaharlal Nehru Port (JNPT) and Kalamboli Iron&Steel Market, presence of Food Corporation of India etc. Taking these factors into account, the U-2 zone identified by the Draft Regional Plan has been retained as Urbanisable Zone in the Revised Development Plan. Necessary broad road net work and also parallel service roads to the state highway have also been provided. The development of this zone will be guided by various regulations outlined in the D. C Rules of Regional plan for Mumbai Metropolitan Region.

- 18.1.4 The Government in Urban Development, while sanctioning the part of Mumbai Metropolitan Regional Plan 1996 – 2011, have included the four villages Khoni, Antarli, Shirdhon, and Vadavali (kh.) from Kalyan Tahsil in Urbanisable Zone "U-2 Zone" to resettle the persons who have encroached on the lands in Sanjay Gandhi National Park. In consonance with the above order in this Development Plan. These four villages have been included in Urbanisable Zone (U – 2 Zone). for the resettlement of such affected person. It is expected that detailed schemes will be prepared in accordance with the directives given by Government from time to time . The proposals and regulations adopted in these detailed schemes will be treated as part of this development plan. Therefore, it will not be necessary to follow statutory procedure for modifying this development plan.

## 18.2 Rural Areas

- 18.2.1 Rest of UAKBSNA (rural area) contains 56 villages. There is not much development in these except in few villages like Ghot near Taloja MIDC and Rayate along Murbad road. Hence, no specific Residential Zone is earmarked in rest of UAKBSNA. However, the development control regulations on line with the regulations of revised Regional Plan will provide for the necessary residential development within 100 m. from the existing gothans.
- 18.2.2. Eventhough most of the villages have a primary school, very few villages have facilities like secondary schools, primary health centre, dispensary etc. In a couple of villages weekly market (*Bazaar*) also takes place. After analysing the existing facilities and their spatial distribution in rural areas, it is now proposed to enhance the standard of rural life by making provisions for secondary schools, dispensaries, primary health centres and other required facilities in villages which are easily accessible for other villages as well, so as to achieve the even distribution of these facilities throughout the rural UAKBSNA. The respective Zilla Parishads should make efforts for implementation of these proposals. MMRDA may assist the Z.P's for such implementation by providing financial assistance
- 18.2.3 Further, for villages which do not have proper accesses it is recommended to provide at least a WBM road and for the villages with population more than 1500 a pucca tar road from the nearby main road.
- 18.2.4 In order to join the Murbad Road and Kalyan-Badlapur Road a new link has been proposed from Varap Village through Javsai Village to Ambarnath Town. Secondly another link has been proposed from Murbad Road near Ulhas River and Village Ane passing through villages Ane, Bhisol and Nalimbi to Ambarnath.

- 18.2.5 Two more roads from MIDC Pipe line Road have been proposed to be included in this plan. These roads emerge from MIDC Pipe Line Road (State Highways No. 43) passing through villages Nevali, Chincholi-Bk, Posari etc. and join the road from Taloja industrial estate near village Usatane. The other road is also starting from SH-43 passing through village Khoni, Chirad, Pali etc. to join road from Taloja industrial estate near village Usatane. These roads at present are narrow roads with Katcha character, these are proposed to be widened to 24 m. and 30 m. width respectively. One more road joining NH-4 and above road at village Usatane has been proposed to give accessibility to villages in Urbanisable Zone.

### 18.3 Site for Toxic Hazardous Waste Disposal

- 18.3.1 As explained earlier UAKBSNA and surrounding areas house large number of chemical industries. There is an urgent need for identifying a site for the disposal of toxic hazardous waste generated. This location has to be chosen in consultation with experts and it has to be far away from existing human habitations. MMRDA has, therefore, taken up the matter with MIDC & MPCB and identified two potential sites, one falling within MIDC additional Ambarnath area and the other near Kusivali-Ambe village along Haji Malangad road. The above-mentioned authorities should take a final decision regarding the location. At present these sites fall in MIDC/ G-Zone of the revised Development plan and the plan may be treated as amended in this regard as and when the location is finalised without the need of initiating the modification.

### 18.4 Development of "Malang-Gad"

- 18.4.1 'Malang-Gad' is another renowned pilgrimage center in this area. Muslims as well as Hindus visit this 'Gad' and it is generally known as 'Haji Malang Gad'. It is gathered that about 1000 people visit this place on a normal day. During the 'Jatra', organised for 3 days in a year, it is estimated that about 2 to 3 lakhs people visit this place every day. This place is approachable by road from Kalyan. The State Transport Corporation has provided a bus station at the foot of hill.
- 18.4.2 Though this place attracts pilgrims from all over the country, the facilities available for these visitors are very poor. At present there are some small restaurants serving tea, coffee, cold drinks and snacks at the foot of the hill. These restaurants are not hygienic with no proper sitting arrangements and clean water. Along the narrow rising way which consists of steps to reach the darga, there are small shops on either side selling items such as *chadar* (to offer to the darga), sweet meats, flower garlands, *agarbatti* etc. People of this settlement are dependent on the under ground water reserves in the form of bore wells, wells etc.

18.4.3 Since large number of people visits this place, the quality of facilities at the foot of hill should be improved and necessary arrangement for proper lodging and boarding facilities should be made. Organised parking facilities are also required for vehicles like busses, trucks, jeeps, cars, richshaws and two wheelers at the foot of the hill, as large number of people reach this place by private vehicles. Considering these aspects, it is decided to develop the area at the foot of the hill. It is proposed to have a good restaurant and dormitory with sufficient parking area on one side of the main approach road. A patch of land is earmarked to be developed for a garden on this side. The other side will have large *Dharmshala* with facilities for eating and sleeping. A large area is earmarked for seasonal fair ground/parking to cope with the demands during the *Jatra*. Besides this, as mentioned earlier the narrow rising way leading to *Darga* has been encroached upon by small shops on both sides. It is therefore necessary to take action against these encroachments in consultation with the concerned authorities. Subsequently it is proposed to accommodate these shops in a planned way by preparing a Comprehensive Master Plan of Haji-Malang-Gad area. On the plane terrain at the top of the hill some dormitories can be constructed for casual stay of pilgrims/visitors. It also suggested to construct a "Rope Way " at this place as an attraction to the tourists from all over the country.

18.4.4 A broad layout comprising the above features has been prepared and made part of the Development Plan as an interim measure to guide the development till the Comprehensive Master Plan is prepared. MMRDA with the help of MTDC may undertake the preparation of the Master Plan . Private participation in the development of Haji-Malang-Gad will be encouraged through the policies of the Master Plan.

## 18.5 Storm Water Drainage

18.5.1 Some areas in villages in Mahral-Varap along Ulhas river are flood prone during the monsoon. And also the other nalas in rural areas get flooded and surrounding lands get submerged. It is therefore proposed prepare a Comprehensive Storm Water Drainage Scheme with the help of Irrigation Department and Maharashtra Jeevan Pradhikaran.

## Draft Development Plan UAKBSNA : 1996 - 2016.

## Proposed Reservation Sites in Mahral-Varap

Government Departments will be appropriate Authority till formation of New Municipal Council.

Table 18.1

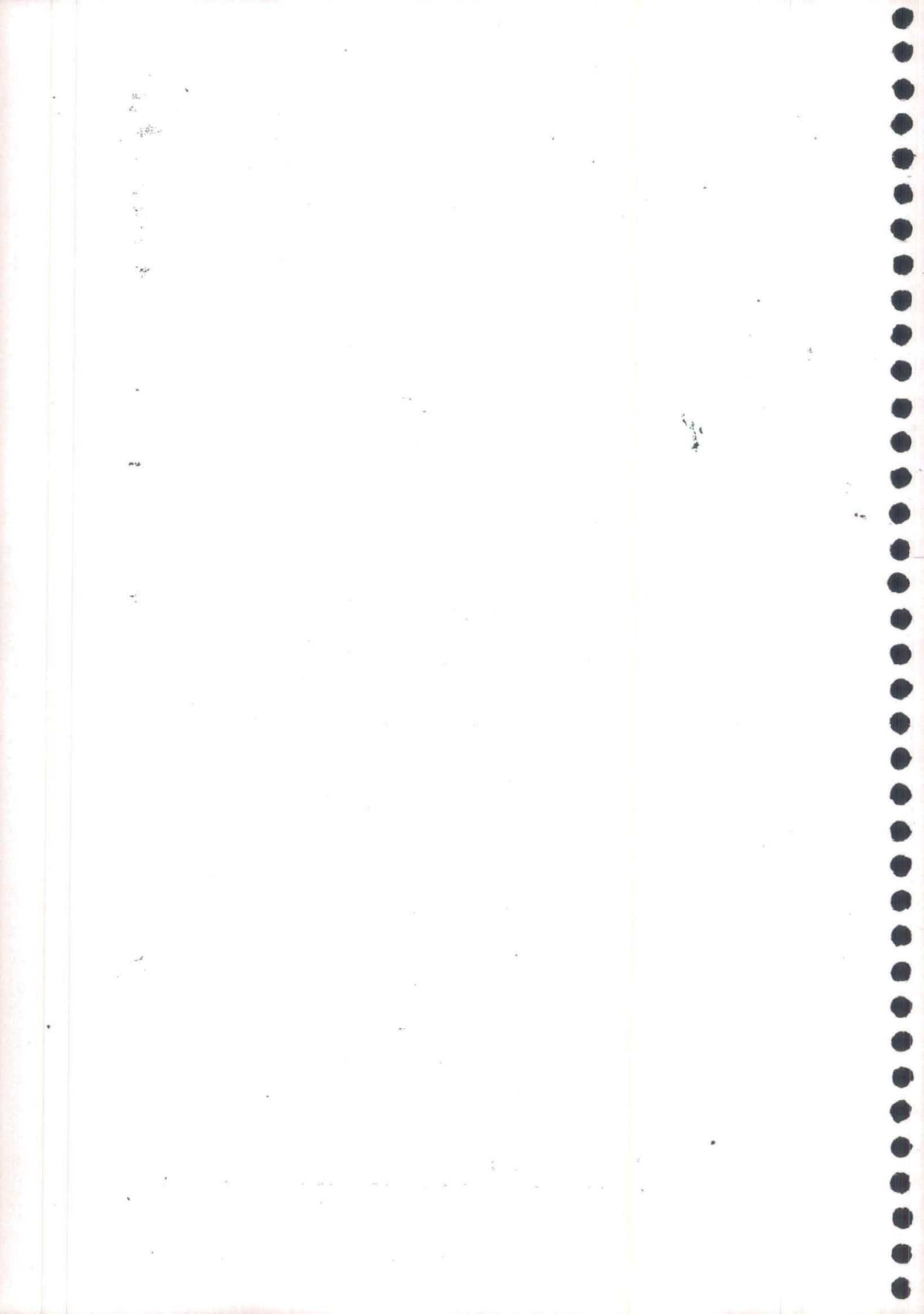
| Site No. | Purpose                                | Village | Land Involved | Area in Ha. | Cost of Acquisition (Rs.in Lakhs) |
|----------|--|---------|---------------|-------------|-----------------------------------|
| 1        | Recreational Open Space                | Varap   | 50, 4         | 13.20       | 92.40                             |
| 2        | Transport facilities                   | Varap   | 50p           | 0.16        | 1.12                              |
| 3        | Transport facilities                   | Varap   | 50p           | 0.20        | 1.40                              |
| 4        | Social, Cultural and Welfare Amenities | Varap   | 56p, 57p      | 0.60        | 4.20                              |
| 5        | Medical Facilities                     | Varap   | 7p            | 0.38        | 2.66                              |
| 6        | Educational Facilities                 | Varap   | 7p, 8p        | 0.62        | 4.34                              |
| 7        | Market /Shopping Center                | Varap   | 35p, 36p      | 0.54        | 3.78                              |
| 8        | Transport facilities                   | Varap   | 67p           | 0.05        | 0.35                              |
| 9        | Educational Facilities                 | Varap   | 40p           | 0.60        | 4.20                              |
| 10       | Recreational Open Space                | Varap   | 43p           | 0.50        | 3.50                              |
| 11       | Recreational Open Space                | Varap   | 40p, 42p      | 1.55        | 10.85                             |
| 12       | Recreational Open Space                | Mahral  | 7p            | 0.18        | 1.35                              |
| 13       | Social, Cultural and Welfare Amenities | Mahral  | 6p, 7p        | 0.25        | 1.75                              |
| 14       | Recreational Open Space                | Mahral  | 6p            | 0.60        | 4.50                              |
| 15       | Medical Facilities                     | Mahral  | 5p, 6p        | 0.25        | 1.88                              |
| 16       | Market /Shopping Center                | Mahral  | 77p           | 0.25        | 1.88                              |
| 17       | Educational Facilities                 | Mahral  | 2p, 4p, 6p    | 0.60        | 4.50                              |
| 18       | Recreational Open Space                | Mahral  | 2p, 6p, 7p    | 1.00        | 7.50                              |
| 19       | Educational Facilities                 | Mahral  | 81p           | 1.00        | 7.50                              |
| 20       | Recreational Open Space                | Mahral  | 81A           | 0.48        | 3.60                              |
| 21       | Public Utilities                       | Mahral  | 81A           | 0.40        | 2.80                              |
| 22       | Public Utilities                       | Mahral  | 81A           | 0.45        | 3.15                              |
| Total    |  |         |               | 23.86       | 51.25                             |

## PROPOSED FACILITIES IN REST UAKBSNA (RURAL)

Table-18.2

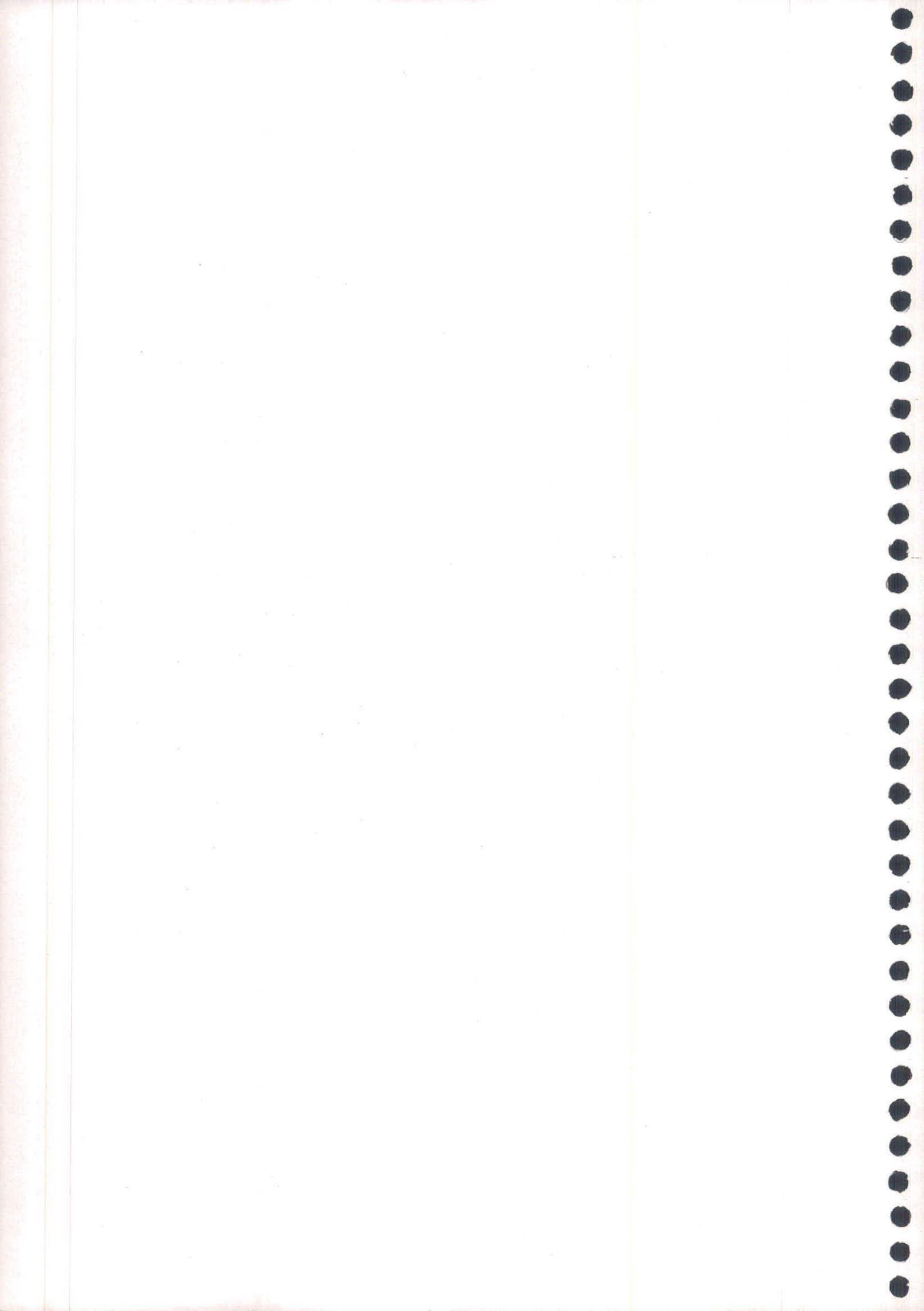
| Sr No             | Name of Village | Medical |            | Post & Tel. | Remarks |
|-------------------|-----------------|---------|------------|-------------|---------|
|                   |                 | Disp    | Primary HC |             |         |
| Ulhasnagar Tahsil |                 |         |            |             |         |
| 1                 | Ambe            | 1       | ..         | ..          |         |
| 2                 | Savroli         | 1       | ..         | ..          |         |
| Panvel Tahsil     |                 |         |            |             |         |
| 3                 | Adivali         | 1       | ..         | 1           |         |
| 4                 | Dhansar         | 1       | ..         | ..          |         |
| 5                 | Ghot            | 1       | ..         | ..          |         |
| 6                 | Turbhe          | 1       | ..         | ..          |         |
| Kalyan Tahsil     |                 |         |            |             |         |
| 7                 | Ghotsal         | 1       | ..         | ..          |         |
| 8                 | Jambhul Mohill  | ..      | ..         | 1           |         |
| 9                 | Khoni           | 1       | ..         | ..          |         |
| 10                | Shirdhon        | 1       | ..         | ..          |         |

The Z.P. may provide Secondary Schools, if required, in nodle villages.



M-9 MHARAL-VARAP RURAL AREA

| Site No. | Designation of Reservation in Draft Development Plan | Area of Reservation in Ha. | of Changed as Designation              |
|----------|--|----------------------------|--|
| 1        | Recreational open space                              | 13.20                      | Playground                             |
| 2        | Transport facilities                                 | 0.16                       | Transport facilities                   |
| 3        | Transport facilities                                 | 0.20                       | Transport facilities                   |
| 4        | Social, Cultural and Welfare Amenities               | 0.60                       | Social, Cultural and Welfare Amenities |
| 5        | Medical facilities                                   | 0.38                       | Primary health centre                  |
| 6        | Educational facilities                               | 0.62                       | Secondary School                       |
| 7        | Market / Shopping Centre                             | 0.54                       | Shopping Center and Vegetable Market   |
| 8        | Transport facilities                                 | 0.05                       | Transport facilities                   |
| 9        | Educational facilities                               | 0.60                       | Primary School and Playground          |
| 10       | Recreational open space                              | 0.50                       | Garden                                 |
| 11       | Recreational open space                              | 1.55                       | Playground                             |
| 12       | Recreational open space                              | 0.18                       | Garden                                 |
| 13       | Social, Cultural and Welfare Amenities               | 0.25                       | Social, Cultural and Welfare Amenities |
| 14       | Recreational open space                              | 0.60                       | Garden                                 |
| 15       | Medical facilities                                   | 0.25                       | Primary health centre                  |
| 16       | Market / Shopping Centre                             | 0.25                       | Market / Shopping Centre               |
| 17       | Educational facilities                               | 0.60                       | Primary School and playground          |
| 18       | Recreational open space                              | 1.00                       | Playground                             |
| 19       | Educational facilities                               | 1.00                       | Secondary School and Playground        |
| 20       | Recreational open space                              | 0.48                       | Garden                                 |
| 21       | Public Utilities                                     | 0.40                       | Public facility centre                 |
| 22       | Public Utilities                                     | 0.45                       | Hospital                               |





## CHAPTER – 19

### MUNICIPAL FINANCE

#### 19.1 Introduction

- 19.1.1 Assessment of financial capacities of the urban local bodies of UAKBSNA has a critical bearing in the formulation of implementation strategy of the development plan. This assessment is based on income-expenditure levels, financial performance (operating ratio) and investment needs (based on existing service levels) of respective urban local bodies. The results will indicate the necessity of expanding the tax base, exploring the avenues of institutional finance etc. if required, in order to sustain the proposals of the development plan.

#### 19.2 Finance

##### 19.2.1 Income-Expenditure

- 19.2.1.1 Annual income and expenditure figures of the three municipal bodies have been shown in the Table-19.1. The average per capita income of UMC works out to Rs.617.40 as against the average per capita expenditure of Rs.648.07. This indicates the need of expanding the tax base of UMC in future. (However the last 5 years figures indicate a steady growth in the income of Ulhasnagar municipal body equaling its expenditure levels in 1995-96.) On the contrary AMC has average per capita income exceeding the expenditure ( Rs. 916.18 as against Rs.519.54) indicating surplus funds for infrastructure improvement projects.

## The Income-Expenditure of Urban Bodies in UAKBSNA

Table-19.1

| UMC                          | 1991-92 | 1992-93 | 1993-94 | 1994-95 | 1995-96 |
|------------------------------|---------|---------|---------|---------|---------|
| Income (Rs.Lakhs)            | 1979.92 | 2328.64 | 2570.33 | 2194.78 | 2822.76 |
| Expenditure (Rs.Lakhs)       | 2265.44 | 2600.28 | 2585.99 | 2200.44 | 2816.16 |
| Per capita Income (Rs.)      | 536.45  | 618.15  | 668.48  | 559.24  | 704.68  |
| Per capita Expenditure (Rs.) | 613.81  | 690.26  | 672.56  | 560.69  | 703.04  |
| AMC                          | 1991-92 | 1992-93 | 1993-94 | 1994-95 | 1995-96 |
| Income (Rs.Lakhs)            | NA      | 872.92  | 792.73  | 939.59  | 2426.13 |
| Expenditure (Rs.Lakhs)       | NA      | 625.87  | 594.18  | 658.17  | 954.73  |
| Per capita Income (Rs.)      |         | 666.90  | 591.07  | 683.73  | 1723.00 |
| Per capita Expenditure (Rs.) |         | 478.15  | 443.03  | 478.94  | 678.04  |
| KBMC                         | 1991-92 | 1992-93 | 1993-94 | 1994-95 | 1995-96 |
| Income (Rs.Lakhs)            | NA      | 433.00  | 483.00  | 566.00  | 677.00  |
| Expenditure (Rs.Lakhs)       | NA      | 329.00  | 483.00  | 582.00  | 577.00  |
| Per capita Income (Rs.)      |         | 832.69  | 928.84  | 1088.46 | 1301.92 |
| Per capita Expenditure (Rs.) |         | 632.69  | 928.84  | 1119.23 | 1109.61 |

Source : Report on "preparation of Capital Investment Programme for local bodies in Maharashtra" by Kirloskar Consultants, 1997

### 19.3 Existing Service Levels

19.3.1 The details of the existing service levels of the three municipal areas of UAKBSNA are given in the Table-19.2

Existing Service Levels in UAKBSNA vis-à-vis Norms

Table-19.2

| Service Head                                    | UMC    | AMC    | KBMC   | Norms                               |
|---|--------|--------|--------|-------------------------------------|
| <b>1. Water Supply</b>                          | 107.83 | 159.20 | 120.00 | 135.00                              |
| <b>2. Underground Drainage System</b>           | Exists | Exists | Absent | Min. 60% Coverage                   |
| <b>3. Sewerage and Sanitation</b>               |        |        |        |                                     |
| Average waste generated per capita (Gr/per day) | 287.55 | 484.00 | 576.00 | 700 (Corporations)<br>300 (Class-A) |
| Percentage waste disposed                       | NA     | 83.00  | NA     | Min 90%                             |
| <b>4. Roads</b>                                 |        |        |        |                                     |
| Total road length (Km)                          | 108.58 | 138.50 | 97.00  |                                     |
| Road density (Km/Sq.Km)                         | 8.14   | 3.95   | 2.71   |                                     |
| Percentage roads surfaced                       | 82.00  | 73.10  | 89.00  | Min 75%                             |
| <b>5. Storm water Drains</b>                    |        |        |        |                                     |
| Total drain length (Km)                         | NA     | 37.00  | 140.60 |                                     |
| Proportion of drains to road length             |        | 26.70  | 144.94 | Min 130% of road length             |
| <b>6. Street Lighting</b>                       |        |        |        |                                     |
| No.of lighting fixtures                         | 8521   | 3615   | 2650   |                                     |
| Average pole spacing (mts)                      | 12.74  | 38.00  | 36.60  | 25-30 m.                            |

Source : Report on "preparation of Capital Investment Programme for local bodies in Maharashtra" by Kirloskar Consultants, 1997

#### 19.4 Capital Investment requirement

19.4.1 Table-19.2. indicates the necessity to upgrade certain services to cater to the needs of the existing population. In addition to this, the demand of the projected population upto the year 2006, unit costs of infrastructure projects ( unit costs have been worked out after analysing the expenditure incurred on various projects all over Maharashtra ) etc., have been taken into consideration to estimate the capital investment requirement. The Table-19.3. shows the capital requirement for upgradation of various core services upto the year 2006.

**Capital Requirement for Provision of Services & implementation of D.P. in UAKBSNA**

**Table-19.3**

| Service Head  | Capital requirement (Rs. Lakh) |                 |                 |
|---|--------------------------------|-----------------|-----------------|
|   | UMC                            | AMC             | KBMC**          |
| Water Supply (Ipcd)   | 1075.48                        | 1892.60         | 500.00          |
| Sewerage and Sanitation   | 1113.89                        | 3101.70         | 1500.00         |
| Solid Waste Management  | 345.40                         | 94.59           | 50.00           |
| Storm water Drains  | 307.21                         | 1404.15         | 1000.00         |
| Street Lighting   | 39.45                          | 90.05           | 40.00           |
| <b>*Implementation of Development Plan (Land Acquisition + Cost of Buildings + Roads) to be borne directly by the local authority</b> | 12504.00                       | 13536.00        | 9210.00         |
| Others  | 478.25                         | 733.86          | 125.00          |
| <b>Total</b>  | <b>15863.68</b>                | <b>20852.95</b> | <b>12425.00</b> |
| Total Capital Requirement (Urban)   | 49141.63                       |                 |                 |
| Total Capital Requirement (Rest UAKBSNA)  | 2000.00                        |                 |                 |
| <b>Total Capital Requirement (UAKBSNA)</b>  | <b>51141.63</b>                |                 |                 |

Source : Report on "preparation of Capital Investment Programme for local bodies in Maharashtra" by Kirloskar Consultants, 1997

\* The cost of acquisition of land has been worked out at the date of publication of draft DP. The approximate cost of works such as construction of buildings for various public purposes like school, dispensary, hospital, market and development of garden etc. has been included. The rough cost of acquisition of land for proposed new roads, road widening and ROB's (including the proposals of TCS) has also been included.

\*\* The cost of infrastructure and services in respect of KBMC are rough estimates worked out on comparative basis

## 19.5 Financial and Operation Plan (FOP)

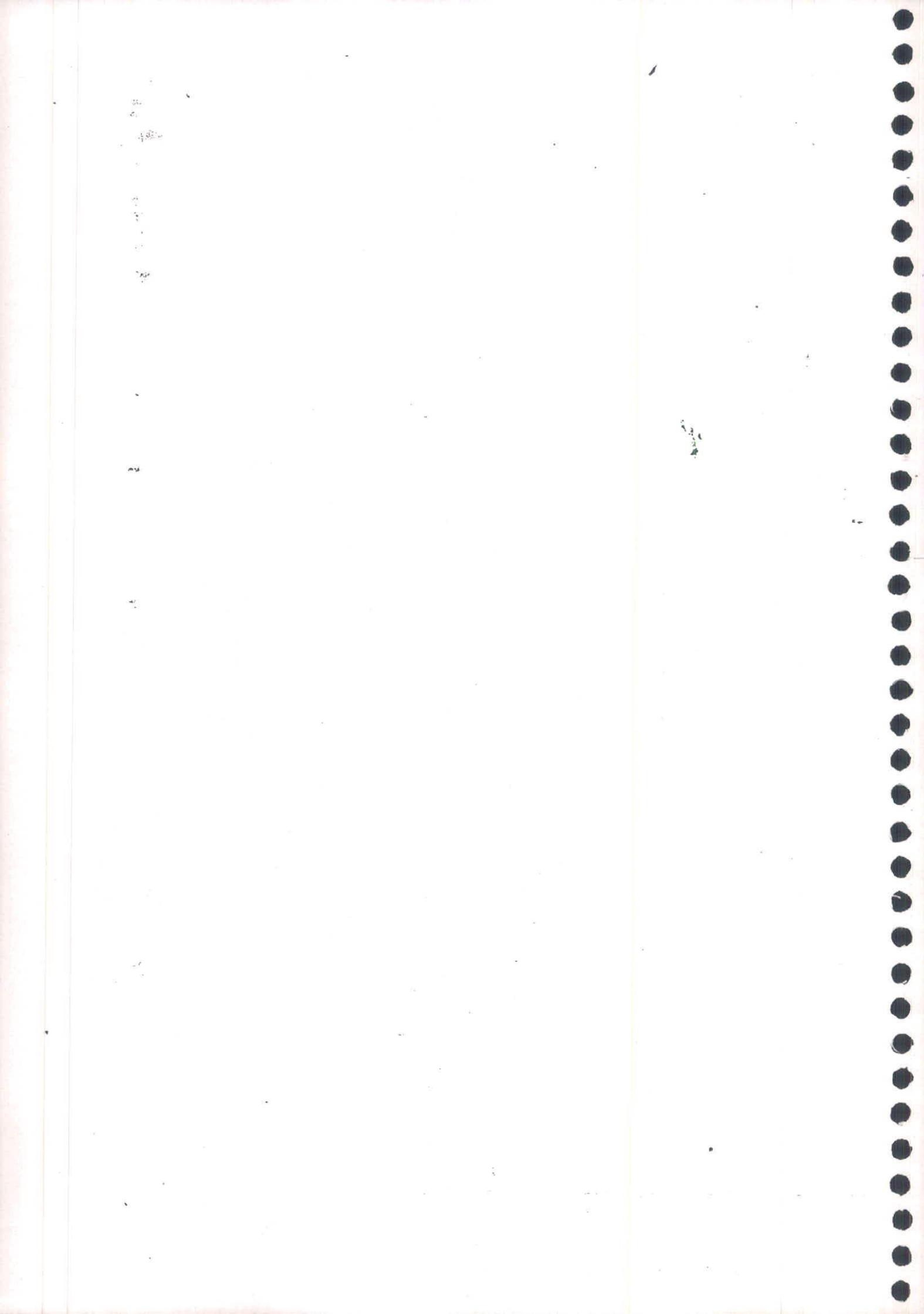
19.5.1 The investment identified under different service sectors has been proposed to meet through MMRDA's financial assistance. MMRDA extends financial assistance to local authorities in core infrastructure areas taking into account the need for infrastructure provision, its possible impact on public health, poverty, and environment, its revenue earning potential and the financial strength of the implementing agency.

19.5.2 Even after this, the investment proposed for the augmentation of services is bound to add to their operating expenditure during the planning period. The investment found to be sustainable has to be viewed vis-à-vis its implications on the local bodies finance. In

other words the capacity of local body to maintain services and the service debt has to be estimated. The FOP has adopted certain basic assumptions such as average growth in the revenue income under property tax, octroi, grants etc., as well as revenue expenditure under establishment cost, operation & maintenance etc. to meet MMRDA criteria for the financial assistance. The Operating Ratio (the ratio of Operating Expenditure to Operating Income, gives an indication of profitability or availability of surplus funds after meeting all operating expenses. Hence, the lesser the ratio than unity the better the financial status of the local body) and Debt Serving Ratio (total amount spend towards repayment of loan and interest to total income) help in assessing this capability. An OR of less than 1 indicates availability of surplus funds and a DSR of less than 15 indicates the low debt serving burden. The values of OR of UMC and AMC 1.00 and 0.39 and the values of DSR of UMC and AMC 2.84 and 3.3 indicate the healthy status of these local bodies to maintain services and absorbing the service debt at the same time.

19.5.3 Since the local authorities in the sub-region have a basic financial strength, it would be worthwhile for them to prepare a 5 yearly Capital Investment Plan. For preparation of such Capital Investment Plan, it would be necessary to prepare engineering master plans for following services. a) water supply, b) sanitation & sewerage, c) storm water drainage, d) local road network (including street lights) e) solid waste management, f) fire protection g) education and h) health services. Capital Investment Programme should take into account the operation and maintenance expenditure of existing facilities, devolution of resources by the state government according to the recommendations of the State Finance Commission, municipalities' own resources by way of tax and user fees and financial assistance that can be obtained from government and MMRDA and other financial institutions.

19.5.4 The Municipal council is eligible to avail the facility of financial assistant from Urban Development Department in the form of Loan and /or grant-in-aid. They also should avail the funds generated through the 'Development Charge' which has to be kept in separate account and has to be used only for the implementation of Development Plan. The Municipal Councils will also get the financial assistance from the MMRDA for the implementation of the Development Plans.



## CHAPTER – 20

### IMPLEMENTATION OF DEVELOPMENT PLAN

#### 20.1 Preamble

20.1.1 The implementation of the Development Plan consist mainly of :

- a ) Acquisition of the lands required for various public users including roads,
- b) Construction and development of the sites so acquired for the public purposes including construction of the roads,
- c) The development control on the entire developmental activities through Development Control Regulations framed under the development plan.

#### 20.2 Implementing agencies and their work.

20.2.1 The implementation of the DP as described above within the municipal areas is the responsibility of respective local authorities. In areas outside municipal jurisdiction development control is observed by the District Collector. The responsibility of implementation of these proposals rests with respective Zilla Parishads.

20.2.2 In case of UAKBSNA, MMRDA has been appointed as the S.P.A. MMRDA has prepared the plan however has already delegated the power of development control to respective municipal authorities, and to the District Collector for the remaining areas. Under these peculiar circumstances following institutional arrangement is recommended :

1. Proposals prepared for UMC, AMC and KBMC may be treated as their respective Development Plans. The implementation functions mentioned in para 20.1.1 would therefore naturally rest in them.
2. Detailed DP has been prepared for Mharal-Varap. Given the development that has already taken place and also considering the fast growth, it would be desirable that a municipal council is established for this area at the earliest.

As a transit provision a Panchayat Samiti as contemplated in MM Act 1965 may be constituted early till such arrangement is made. The collector and the Z.P would exercise the responsibility of development control and the implementation respectively. The MMRDA will assist the Collector and Zilla Parishad whenever necessary.

3. Rohinjan- Adivili has been zoned as U2 (Urbanisable Zone-2) in the draft RP. A DP has been prepared for this area also. This area of 10 villages from Panvel Tehsil along the Diva-Panvel railway and NH-4 is situated between Navi Mumbai Municipal Corporation and CIDCO Navi Mumbai area. It would therefore desirable to consider following options for this area
  - i. incorporate this area in NMMC or
  - ii. incorporate this area in the Municipal Corporation proposed earlier for Panvel and surrounding area, or
  - iii. establish a separate Municipal Council

Till such council is established Z.P. should be responsible for the implementation of the DP and the Collector will exercise the development control. MMRDA will assist the Collector and Zilla Parishad whenever necessary.

4. For the remaining rural area proposals of RP (Z.P./MMRDA responsible for the implementing the DP and the Collector for exercising the development control.) have been adopted.

20.2.3 In view of the above, the following modifications to the existing institutional structure are recommended :

1. On approval of DP UMC, AMC and KBMC areas may be deleted from UAKBSNA and MMRDA may cease to be the SPA for these municipal areas.
2. Rural areas other than Mahral-Varap and Rohinjan-Adivili may also be deleted from UAKBSNA and MMRDA may cease to be the SPA for the rural area.
3. Consequently the UAKBSNA may be confined to two pockets viz. Mahral-Varap and Rohinjan-Adivili. MMRDA may continue to be SPA for these areas till local authorities as recommended above are established for these pockets.



## 20.3 Strategy and Phasing for the Implementation of the Development plan.

20.3.1 The phasing programme of the implementation of development plans of three municipal areas has been proposed considering the location, priority and purposes of various sites reserved (refer Tables 20.1-20.4) However the three municipalities may make changes if found necessary in this programme considering the availability of funds and exigencies. The DC regulations have a general provision for making land available for public amenities, where layout/development of lands is undertaken. The lands which will thus be obtained by the municipalities can be used to meet the local public purpose requirements.

20.3.2 The works such as establishing a new railway station, construction of bridge over railway line has to be undertaken by the appropriate authority/municipal council with the help of railway authorities. The proposed railway station near Garlic factory and its surrounding area may be acquired and developed by appropriate Authority/MMRDA. Areas may also be allotted to eligible private developers to develop these areas for the uses specifically shown in the DP. The Commercial Zone/areas can be developed in light of the provisions of DC regulations

20.3.3 The implementation programme for the Mharal-Varap & Adivali-Rohinjan area will be decided by the Planning Authority when established. However, the phased programme generally be drawn up as below:

### Mharal – Varap area.

|                                     |    |                              |
|-------------------------------------|----|------------------------------|
| 1 <sup>st</sup> year                | -- | Reservation Nos. 1,2,3,4,7,8 |
| 2 <sup>nd</sup> year                | -- | Reservation Nos. 9,10,11     |
| 3 <sup>rd</sup> year                | -- | Reservation Nos. 15,16       |
| 4 <sup>th</sup> year                | -- | Reservation Nos. 17,21       |
| 5 <sup>th</sup> year                | -- | Reservation Nos. 19,20,22    |
| 6 <sup>th</sup> year                | -- | Reservation Nos. 12,18       |
| 7 <sup>th</sup> to 10 <sup>th</sup> | -- | Remaining reservation.       |

### Roads

1. In the Northern part of Murbad Road ,
2. Link road to Ambarnath,
3. Internal roads to the south of Murbad Road.

**Adivali – Rohinjan area---**

1. Major road links in the Eastern Part of Mubra-Panvel Road and overbridge,
2. Roads in Western part of Mumbra Panvel Road,
3. Other internal roads.

**Remaining Rural Area**

The zilla Parishad shall provide new amenities in following villages during 1<sup>st</sup> five years.

1. Ghotsai 2. Jambhul-Mohili, 3. Savaroli, 4. Ambe, 5. Khoni, 6. Shirdhon,
7. Turbhe, 8. Ghot, 9. Dhansar, 10. Adivali

20.3.4 In the Ulhasnagar and Ambarnath towns redevelopment of the slum type and unauthorisedly constructed areas has been proposed. These redevelopment schemes can be undertaken by the Municipal Authority with the financial and technical assistance from MMRDA.

**20.4 Overall Measures**

20.4.1 The following measures could be adopted to improve the overall performance of local authorities in implementing the Development Plan proposals.

1. Encourage the local authorities to expand their revenue base and making them aware of all the financial assistance schemes available.
2. Regular checking of reserved sites to keep them free from encroachments.
3. Concerned authorities should acquire and develop the sites allotted to them within 3 years of publication of the Development Plan.
4. Local authority should create a separate cell exclusively for the implementation of the Development Plan.
5. Concepts like TDR, AR, Organised Development etc., to encourage the landowners to develop the public facilities have been introduced. The local authorities should take interest in implementing these schemes effectively.
6. MMRDA as an apex authority should monitor the DP implementation and extend the financial assistance to the implementing authorities

PHASE PROGRAMME FOR IMPLEMENTATION OF THE PROPOSALS OF THE DEVELOPMENT PLAN

Ulhasnagar Municipal Corporation Area  
(Numbers represent Reservation Site Numbers)

Table 20.1

| Year    | Recreational   | Educational                          | Medical     | Commercial       | Transport                         | Cultural & Welfare & others |
|---------|--|--------------------------------------|-------------|------------------|-----------------------------------|-----------------------------|
| First   | 6,13,19,38, 39, 110, 112, 240                            | 14, 18, 26, 85, 93, 212, 237         | 37, 42, 92, | 7,29,31,         | 5,30,32,35, 78,87, 98, 99,100,150 | 9,10,88,127                 |
| Second  | 95,104,130, 133, 118, 163, 167, 69,174, 234              | 103,119,146,154                      | 57,156,199  | 117,155, 158,189 | 28,101,102,128,131, 162,164, 176  | -                           |
| Third   | 79,90,161, 171,172, 173,182, 184, 200, 218, 220, 224,231 | 166,168,183,191,22 3,230             | 209, 225    | 71,180,206,      | 72,77,140, 227                    | 74,190,219,226,239          |
| Fourth  | 12,15,75,115,120, 121,125,126,135,136, 205, 236.         | 22,54,55,63, 111, 114, 124, 132,139, | 27          | 65,68,69         | 143,217,                          | 137,138, 141                |
| Fifth   | 3,17, 23, 34, 36, 49, 86, 89, 113, 175                   | 1,4, 16,96                           | -           | 2,25,84          | 48,177                            | -                           |
| Sixth   | 21,33,47,66, 106,142                                     | 20, 40, 43, 50, 51, 64, 67,116       | -           | 45,221           | 70,222                            | 44,46,105                   |
| Seventh | 145,148,149, 159,207,210, 216                            | 107, 108, 144, 147,160, 215          | -           | 157              | 188,202                           | -                           |
| Eighth  | 53,59,62,97, 123,129,192                                 | 11, 52,56, 60,61, 122,195            | -           | -                | 187                               | 41,58                       |
| Ninth   | 81,91,94,151, 153,165,170                                | 80,83,152, 186 ,196                  | -           | -                | 179                               | 82,181,                     |
| Tenth.  | 185,197, 198, 200 213,214,                               | 201,203, 204, 208, 228,230           | -           | -                | 235                               | 194, 233                    |

PHASE PROGRAMME FOR IMPLEMENTATION OF THE PROPOSALS OF THE DEVELOPMENT PLAN

Ambarnath Municipal Corporation Area  
(Numbers represent Reservation Site Numbers)

Table-20.2

| Year    | Recreational                      | Educational    | Medical       | Commercial     | Transport      | Cultural & Welfare & others |
|---------|-----------------------------------|----------------|---------------|----------------|----------------|-----------------------------|
| First   | 37,94,116,123,124,125,            | 19,115,117,121 | 17            | 99,100,109,118 | 96,101,103,105 | 38,83,192                   |
| Second  | 21,23,31,88, 111, 162             | 35,113,161     | 22,36         | 30,95          | 82             | 18,24,20,34,41,114, 159     |
| Third   | 53,55,168,172,173, 174,177        | 54,56,175, 179 | 63,126        | 127            | 171            | 52,84,132,141,165, 169      |
| Fourth  | 2, 3, 51, 61, 106,142,167         | 1,62,145       | 10,143        | 11,64,144      | 66,108         | 4,5,48,58                   |
| Fifth   | 68,70,74,76,80, 87, 157, 168, 180 | 67,75,77       | 78,160        | 136,147,158    |                | 69,86,98,107                |
| Sixth   | 6,8,32,33,135, 178, 193           | 9,45,134,194   | 46,59,133,176 | 129            | 60             | 7,93,131                    |
| Seventh | 89,91,97,140, 146                 | 50,128,139     | 112,137       | 91,130         | -              | 92,122,138                  |
| Eighth  | 149,150,156,                      | 151,163        | 148,164,      | -              | -              | 152                         |
| Ninth   | 181,184,190, 191                  | 182,189,195    | 187,          | 183,188        | -              | 185,186                     |
| Tenth.  | 14                                | -              | -             | -              | -              | 15,73                       |

PHASE PROGRAMME FOR IMPLEMENTATION OF THE PROPOSALS OF THE DEVELOPMENT PLAN

Kulgaon Badlapur Municipal Corporation Area  
(Numbers represent Reservation Site Numbers)

Table-20.3

| Year    | Recreational                | Educational | Medical | Commercial | Transport | Cultural & Welfare & others |
|---------|-----------------------------|-------------|---------|------------|-----------|-----------------------------|
| First   | 83,85,88,89,                | 82          | 81,87   | 64,86,91   | 61,62,90  | 1,79                        |
| Second  | 10,25,26,80                 | 27,101      | 29,     | 24,75,92,  | -         | 103                         |
| Third   | 21,23,95,97,99, 111,115,117 | 96          | 67,     | 98,102,116 | -         | 22,63,100                   |
| Fourth  | 44,46,54,57,113             | 45,53,56    | 32      | 43,58,118  | 17        | 47,59                       |
| Fifth   | 36,72,109,112               | 73          | 74      | 34,35,76   | 6,30      | 19,20,31,33                 |
| Sixth   | 2,3,9,13,16,66, 68          | 14          | 4       | 8          | 7,11      | 5,12                        |
| Seventh | 38, 42,107                  | 39          | 108     | 40,50      | -         | 93,94                       |
| Eighth  | 69,70,77                    | 71,78       | -       | -          | -         | 104                         |
| Nineth  | 15,18,65                    | 106         | -       | -          | -         | 37                          |
| Tenth.  | 41,55,105                   | 114         | -       | -          | -         |                             |

IMPLEMENTATION OF ROAD NET WORK

Table 20.4

The Municipalities should prepare the yearwise detailed programme of road widening and new roads on the basis of following criteria.

1. Roads in the inner core and near Railway Station areas be given top priority,
2. Road links of major roads and connectors,
3. Widening of roads in congested and Jonathan areas,
4. Roads in developing areas,
5. Roads in outer areas.

Considering the above guidelines the phase programme be drawn up as below.

- A) First 2 years – Widening and new roads in inner core and near railway stations.
- B) Next 3 years – Major links and connectors,  
Widening of roads in Gaonthan and congested areas,  
Some important roads in newly developing areas.
- C) Next 5 years – Roads in developing areas and roads in outer areas

The Municipal Councils are advised to prepare the land acquisition proposals for new roads and road widening well in advance and procure the lands required by private negotiations and if necessary by acquiring land under the provisions of the MR & TP Act 1966, and pursue the proposals with the Collector.





MMRDA

Division name:\*  
(to be entered by Datamatics)

TCP

Project Location:\*

Document Type:\*(  
Select one)

1. File  2. Booklet 3. Maps

File No.:

Subject:\*

शुभत जोडलेली अधिसूचना

Subject:\*(in Marathi)

मेदायष्टू शासनाचा सोडारण राजपत्रात  
प्रसिद्ध करण्यात यावी

Category/Topic:

- Procurement  Infrastructure  IIT  
 Financing  Planning  Administrative  
 NOC  PAP/SRA  Survey  
 Study reports  Plans  Library  
 Consultants  RTI  PR  
 Bills & Payment  Detailed Project Report  
 Government Resolutions/Orders  Others

Date of file creation:\*

27/03/2012

MC during whose tenure the file was created:

File Status:\*(  
Select one)

1. Current 2. Stopped

Number of Pages Scanned Noting

Number of Pages Scanned Correspondence:

288

Last date of Scanning:\*(  
to be entered by Datamatics)

30/6/2014

