



LEGEND - सूची

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| GENERAL - सर्वसाधारण | BHIWANDI-NIZAMPUR CITY MUNICIPAL CORPORATION BOUNDARY |
| BSNA BOUNDARY | भिवंडी निजामपूर महानगरपालिका हद्द |
| विषयक्षेत्रे हद्द | भिवंडी निजामपूर महानगरपालिका हद्द |
| VILLAGE BOUNDARY | PLANNING SECTOR BOUNDARY |
| गावाची हद्द | नियोजन सेक्टर हद्द |
| RIVER, DRAINAGE CHANNELS | EXISTING ROADS |
| नदी/नाला | अस्तित्वातील रस्ता |
| OTHER WATER BODIES/PONDS/LAKES | M.I.D.C. BOUNDARY |
| इतर जल स्थान / तलाव | म.ओ.वि. म. हद्द |
| GAOTHAN BOUNDARY | SURVEY NOS./BOUNDARIES |
| गावठाण हद्द | सहई नंबर हद्द |
| CONTOURS | EXISTING PUBLIC SEMI-PUBLIC |
| समातळी रेषा | अस्तित्वातील सार्वजनिक /निम-सार्वजनिक |
| EXISTING PLAY-GROUND | EXISTING PUBLIC UTILITY |
| अस्तित्वातील खेळाचे मैदान | अस्तित्वातील सार्वजनिक सुविधा |

PROPOSED TRANSPORTATION - प्रस्तावित दळणवळण

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| EXISTING RAILWAY LINE | अस्तित्वातील रेल्वे लाइन | EXISTING MAJOR ROADS | अस्तित्वातील प्रमुख रस्ता |
| EXISTING CORRIDORS OF WATER PIPE LINES | अस्तित्वातील जलवाहिनी कॉरिडॉर | CORRIDORS OF EXISTING HT POWER LINE | अस्तित्वातील उच्च दबाव विद्युत्लाइन कॉरिडॉर |
| PROPOSED FREIGHT CORRIDOR | प्रस्तावित रेल्वे कॉरिडॉर | MODIFIED PROPOSED MULTI MODAL CORRIDOR | सुधारित प्रस्तावित मल्टी मॉडल कॉरिडॉर |
| PROPOSED MONO RAIL | प्रस्तावित मोनो रेल | PROPOSED RAIL LINK | प्रस्तावित रेल लिंक |

PROPOSED LAND USE ZONES - प्रस्तावित जमीन वापर परिमंडळ

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| RESIDENTIAL ZONE | रिहास परिमंडळ | RH | RENTAL HOUSING - AFFORDABLE HOUSING(AH) | भाडे लॉकर/रिहास |
| INDUSTRIAL ZONE | औद्योगिक परिमंडळ | IR | RIVERS/ESTUARIES/OTHER WATER BODIES | नदी/नाला/इतर जलस्थाने |
| TRANSPORTATION & COMMUNICATION | परिवहन व दळणवळण स-दुस्थानी | TC | FOREST ZONE | वन परिमंडळ |
| COMMERCIAL ZONE | वाणिज्य परिमंडळ | CC | NO DEVELOPMENT ZONE | ना विकास परिमंडळ |
| PUBLIC SEMI-PUBLIC ZONE | सार्वजनिक /निम-सार्वजनिक परिमंडळ | PS | PUBLIC UTILITIES | सार्वजनिक सुविधा |
| M- | THE MODIFICATIONS TO THE DP | TH & LP | TRANSPORT HUB & LOGISTICS PARK ZONE | |

RESERVATIONS - आरक्षण

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| SS | SECONDARY SCHOOL | PS | PRIMARY SCHOOL | G | GARDEN |
| C | COLLEGE | TH | TOWN HALL | EL | ELECTRIC SUB-STATION |
| LIB | LIBRARY | SC | SHOPPING COMPLEX | STP | SEWAGE TREATMENT PLANT |
| VM | VEGETABLE MARKET | H | HOSPITAL | D/MH | DISPENSARY/MATERNITY HOME |
| PST | POLICE STATION | PA | PARKING | CB | CREMATION/BURIAL GROUND |
| CC | COMMUNITY CENTRE | FS | FIRE STATION | PPR | PROPOSED PASSENGER-RAILWAY STATION |
| PG | PLAY GROUND | WW | WATER WORKS | TF | TRANSPORTATION FACILITIES |
| BS | BUS STAND/STOP | JF | JETTY/FERRY | IRBT | INTEGRATED RAIL-BUS TERMINUS |
| FM | FISH MARKET | PO | POST OFFICE | PRB | PROPOSED REGIONAL BUS STAND |
| TE | TELEPHONE EXCHANGE | | | | |

Published Excluded Part (EP)
 Sanctioned Modification (SM)
 Sanctioned Excluded Part (EP)

CRZ-I / High Water Line*
 CRZ-III Line*
 *Source: Available CRZ maps.

R - Residential Zone C/C ZONE - Commercial Zone NDZ - No Development Zone (TT) Truck Terminus

DRAWING TITLE:
MODIFIED PROPOSED LAND USE MAP
सुधारित प्रस्तावित जमीन वापर नकाशा

SOURCE: BASE MAP & EXISTING LAND USE

KEY MAP

Scale: 1:5,000

VILLAGE: BHARODI, SURAI, SARANG, PIMPALAS (PL), PIMPALNER (PL), VEHALE (PL), MANKOLI (PL), DAPODE (PL), DIVE ANJUR (PL), ANJUR (PL), ALIMGHAR (PL)

Dwg.No. 1M.10
(आयन क्र.)

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

sd/- Senior Planner, MMRDA
 sd/- Chief, T & CP Division
 sd/- Additional Metropolitan Commissioner
 sd/- Metropolitan Commissioner

Substantial modifications (Excluded Parts) sanctioned by the Government under section 31(1) of Maharashtra Regional And Town Planning Act, 1966 vide Notification No.TPS-1216/1169/C.R.162/16/JUD-12, dated 04th November, 2016.

Town Planning Officer & Senior Planner, MMRDA.
 Assistant Director of Town Planning, Thane.
 Joint Director of Town Planning, Kokan Division.
 Joint Secretary, Urban Development Department.

NOTES:

Disclaimer:

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

While preparing the base map with village maps, respective NDZ, although boundaries are shown on a small scale and therefore approximating the actual boundaries in the aerial photography in the absence of the city survey or cadastral survey by the Land Records Dept., few mismatches may have occurred. In such genuine cases the Planning Authority will decide the matters on the basis of actual surveys/measurements carried out on site.

- The boundaries of survey and lease nos. will be considered final as officially supplied by the Land Records Dept.
- The public sites, reservations made in the D.P. may also include the existing sites already under those uses which will be treated as the existing sites and the remaining portions of reservations will be the extensions of such existing uses. The D.P. will therefore, be applicable only for extended portions where acquisition of land is involved.
- Whenever applicable, only within dimensions are to be considered and followed. All such dimensions are in metres only.
- The lands under public semi-public uses shown in red colour will be for the users specifically mentioned or continued with existing user. The F.S.I. (applicable to such sites) shall be as per the D.P.
- The site designated for school/college includes play-ground to be provided on one place on minimum 20% of the site and the buildings have to be erected on one side of such site.
- The road widening proposals are marked on the D.P. to a smaller scale and hence, during implementation the decision regarding the widening is given by the Planning Authority on the basis of actual survey on site will be final.
- The tidal water areas (wetland areas) existing nallahs, rivers, lakes etc. are at present existing under such uses and are considered to continue with the same use. Hence, no acquisition or other D.P. will be permissible excepting where the nallahs or channels are diverted through private lands newly proposed.
- The lands included in various land use zones in the DP shall have to be developed as per the DCR sanctioned along with DP, subject to any subsequent additions, omissions or modifications.
- The zoning reservations etc. shall not be applicable to the lands vested in the Defence Dept. Govt. of India. However, the proposed roads, if any, in the Defence Lands shall be implemented in consultation with the Defence Dept. Govt. of India. The development of private lands, in any, in the vicinity of Defence lands shall be governed by the provisions of Defence Rules in force.
- The Dedicated Freight Corridor, the Multi-Modal Corridor have been proposed by the appropriate Authorities in this Notified Area. If any of these projects are dropped by the respective appropriate Authorities, then the lands falling under such project shall automatically be considered as included in the surrounding appropriate land use zones or if any of these projects are modified by these respective Authorities then the lands falling under such project shall automatically be considered as included in the project. In case of any process, the Planning Authority's decision will be final.
- All road junctions shall have proper turning.
- Temporary use of the proposed Bhiwandi-Kalyan-Shri phata road-phase II (Kalyan Bypass) is shown on the map as provided by MMRDC.
- The land use zones (NDZ) as shown in the Development Plan (DP), in accordance with available CRZ maps, will continue till revised Coastal Zone Management Plan (CZMP) as per provisions of MoEF's Notification Dated 04th January, 2011 is finally sanctioned by the Ministry of Environment & Forest, Govt. of India, New Delhi. The NDZ area which ceases to be a part of CRZ area, as per sanctioned revised CRZ map, shall be deemed to be included in the adjoining Zonematrix landuse Developable Zone of this DP.
- Provisions for locating land use zone of proposed NDZ area which ceases to be a part of CRZ area, proposed under Section 28 which is of developable zone shall be considered and land use of such NDZ area shall be decided accordingly. Same criteria shall also be applicable to the reservations of suitable category proposed under Section 28.