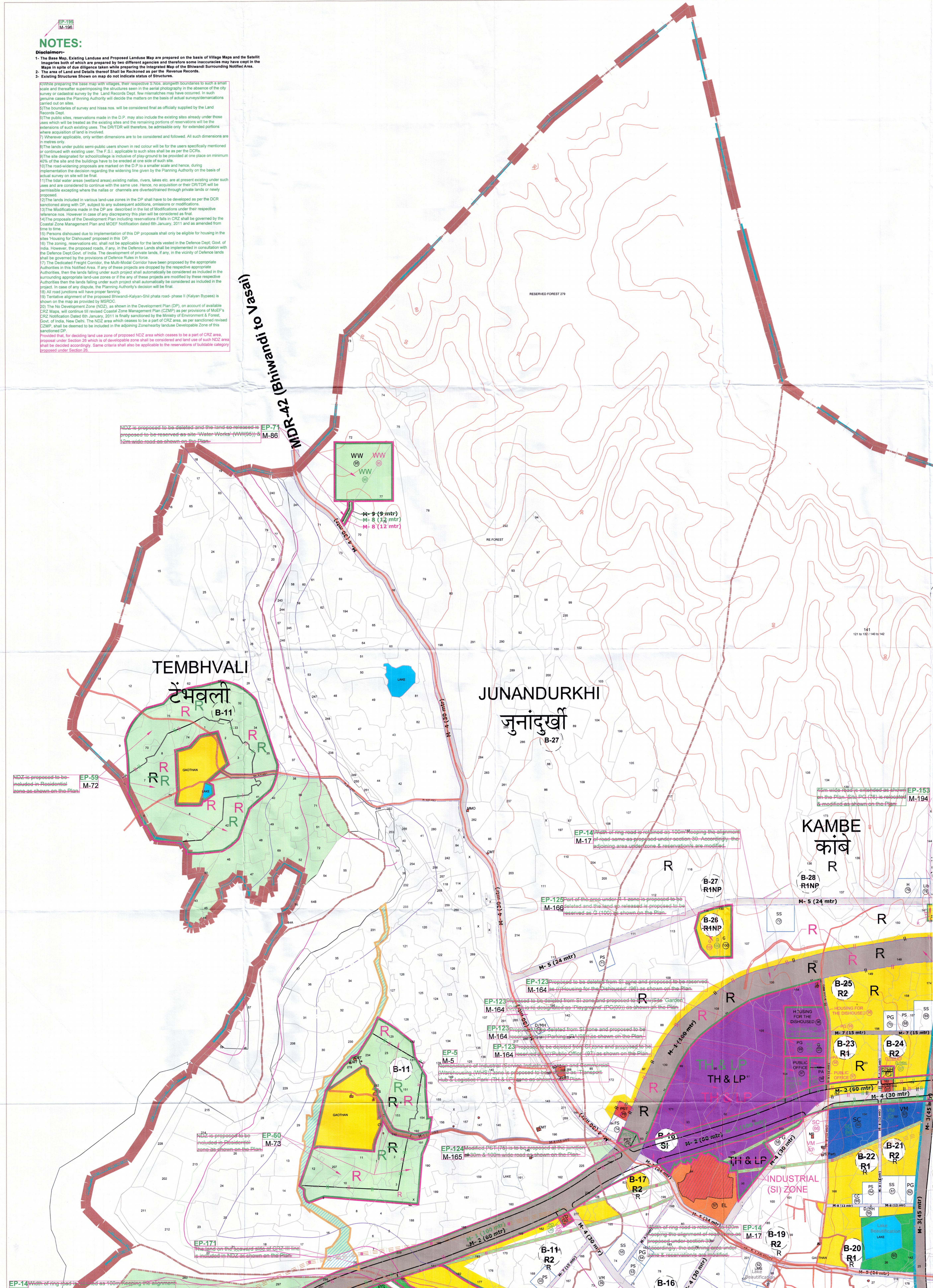


EP-196
M-196

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 Maps 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 Structures.
- 1) While preparing the base map, the map maker has used the village boundaries to which a final scale and thereafter superimposing the structures seen in the aerial photography in the absence of the city survey or cadastral survey by the Land Records Dept. Inevitably some inaccuracies may have occurred. In such genuine cases the Planning Authority will decide the matters on the basis of actual survey/measurements carried out on sites.
- 2) The boundaries of survey and hissa nos. will be considered final as officially supplied by the Land Records Dept.
- 3) The public sites, reservations made in the D.P. may also include the existing sites already under those uses which will be treated as the existing sites and the remaining portions of reservations will be the extensions of such existing uses. The DPTR will therefore, be considered only for extended portions where acquisition of land is involved.
- 4) Whenever applicable, only written dimensions are to be considered and followed. All such dimensions are in metres only.
- 5) The lands under public semi-public users 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 DCRs.
- 6) The site designated for school/college is inclusive of playground to be provided at one place on minimum 40% of the site and the buildings have to be erected on the D.P. to a smaller scale and hence, during implementation the decision regarding the widening line given by the Planning Authority on the basis of actual survey on site will be final.
- 7) The tidal water areas (wetland areas) existing nallahs, rivers, lakes etc. are at present existing under such use and are considered to continue with the same use. Hence, no acquisition of such CRZ areas will be permissible excepting where the nallahs or channels are diverted/trained through private lands or newly proposed.
- 8) 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.
- 9) The Modifications made in the DP are, described in the list of Modifications under their respective reference nos. However in case of any discrepancy this plan will be considered as final.
- 10) The proposals of the Development Plan including reservations if falls in CRZ shall be governed by the Coastal Zone Management Plan and MOEF Notification dated 6th January, 2011 and as amended from time to time.
- 11) Persons dispossessed due to implementation of this DP shall only be eligible for housing in the sites 'Housing for Dispossessed' proposed in this DP.
- 12) The zoning, reservations etc. shall not be applicable for the lands vested in the Defence Dept. Govt. of India. However, the proposed roads, if any, in the Defence Lands shall be implemented in consultation with the Defence Dept./Govt. of India. The development of private lands, if any, in the vicinity of Defence lands shall be governed by the provisions of Defence Rules in force.
- 13) The Dedicated Freight Corridor, the Multi-Modal Corridor have been proposed by the 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 dispute, the Planning Authority's decision will be final.
- 14) All road junctions will have proper fencing.
- 15) Tentative alignment of the proposed Bhiwandi-Kalyan-Shri ghata road phase II (Kalyan Bypass) is shown on the map as provided by MSRD.
- 16) The No Development Zone (NDZ), as shown in the Development Plan (DP), on account of available CRZ Maps, will continue till revised Coastal Zone Management Plan (CZMP) as per provisions of MCFR's CRZ Notification Dated 6th 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 CZMP, shall be deemed to be included in the adjoining Zone/nearest Landuse Developable Zone of this sanctioned DP.
- Provided that, for deciding land use zone of proposed NDZ area which ceases to be a part of CRZ area, proposal under Section 29 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 sub-use category proposed under Section 28.

NDZ is proposed to be deleted and the land so released is proposed to be reserved as site 'Water Works' (WW) (65) 12m wide road as shown on the Plan.



MODIFIED DRAFT DEVELOPMENT PLAN: 2008-2028
FOR BHIWANDI SURROUNDING NOTIFIED AREA
 भिवंडी परिसर अधिसूचित क्षेत्रासाठी सुधारित प्रारूप विकास योजना : २००८-२०२८
 मुंबई महानगर प्रदेश विकास प्राधिकरण, महाराष्ट्र
 (As per published u/s 28(4) and submitted to Govt. u/s 30(1) of MR & TP Act, 1966)

LEGEND - सूची

GENERAL - सर्वसाधारण

BSNA BOUNDARY	BHIWANDI-NIZAMPUR CITY MUNICIPAL CORPORATION BOUNDARY
मिपाअक्षे हद्द	भिवंडी निजामपुर 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 स्थाने/तलाव	म.ओ.वि.म. हद्द
GAOZHAN BOUNDARY	SURVEY NOS./BOUNDARIES
गावठाण हद्द	सर्व्हे नंबर हद्द
CONTOURS	EXISTING PUBLIC SEMI-PUBLIC
समपातळी रेषा	अस्तित्वातील सार्वजनिक/निम-सार्वजनिक
EXISTING PLAY-GROUND	EXISTING PUBLIC UTILITY
अस्तित्वातील खेळाचे मैदान	अस्तित्वातील सार्वजनिक सुविधा

PROPOSED TRANSPORTATION - प्रस्तावित दळणवळण

EXISTING RAILWAY LINE	EXISTING MAJOR ROADS
अस्तित्वातील रेल्वे लाईन	अस्तित्वातील प्रमुख रस्ता
EXISTING CORRIDORS OF WATER PIPE LINES	CORRIDORS OF EXISTING HT POWER LINE
अस्तित्वातील जलवाहिनी कॉरिडोर	अस्तित्वातील उच्च दाब विद्युतलाईन कॉरिडोर
PROPOSED FREIGHT CORRIDOR	MODIFIED PROPOSED MULTI MODAL CORRIDOR
प्रस्तावित रेल्वे कॉरिडोर	सुधारित प्रस्तावित मल्टी मॉडल कॉरिडोर
PROPOSED MONO RAIL	PROPOSED RAIL LINK
प्रस्तावित मोनो रेल	प्रस्तावित रेल लिंक

PROPOSED LAND USE ZONES - प्रस्तावित जमीन वापर परिमंडळ

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

RESERVATIONS - आरक्षणे

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

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 / NDZ - No Development Zone / TT - Truck Turminus

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

SOURCE: BASE MAP & EXISTING LAND USE

KEY MAP

Scale: 1:5,000
 0 50 100 200 300 400 500 M

VILLAGE: TEMBHVALI, JUNANDURKHI (Pt), KAMBE (Pt), DAHYALE (Pt)

Dwg.No.
 (आरक्षण क्र.)
1M.1

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

sd/- Senior Planner, MMRDA वरिष्ठ नियोजक, मु.म.प्र.वि.आ.	sd/- Chief, T & CP Division प्रमुख, न.व.क्षे. नि.वि.याण.	sd/- Additional Metropolitan Commissioner अतिरिक्त महानगर आयुक्त.	sd/- Metropolitan Commissioner महानगर आयुक्त.
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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/UD-12, dated 04th November, 2016.

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