

**LEGEND - सूची**

**GENERAL - सर्वसाधारण**

	BSNA BOUNDARY		BHIWANDI-NIZAMPUR CITY MUNICIPAL CORPORATION BOUNDARY
	VILLAGE BOUNDARY		PLANNING SECTOR BOUNDARY
	RIVER, DRAINAGE CHANNELS		EXISTING ROADS
	OTHER WATER BODIES/PONDS/LAKES		M.I.D.C. BOUNDARY
	GAOTHTHAN BOUNDARY		SURVEY NOS./BOUNDARIES
	CONTOURS		EXISTING PUBLIC SEMI-PUBLIC
	EXISTING PLAY-GROUND		EXISTING PUBLIC UTILITY

**PROPOSED TRANSPORTATION - प्रस्तावित दळणवळण**

	EXISTING RAILWAY LINE		EXISTING MAJOR ROADS
	EXISTING CORRIDORS OF WATER PIPE LINES		CORRIDORS OF EXISTING HT POWER LINE
	PROPOSED FREIGHT CORRIDOR		MODIFIED PROPOSED MULTI MODAL CORRIDOR
	PROPOSED MONO RAIL		PROPOSED RAIL LINK

**PROPOSED LAND USE ZONES - प्रस्तावित जमीन वापर परिमंडळ**

	RESIDENTIAL ZONE		RENTAL HOUSING - AFFORDABLE HOUSING (AH)
	INDUSTRIAL ZONE		RIVERS/ESTUARIES/OTHER WATER BODIES
	TRANSPORTATION & COMMUNICATION		FOREST ZONE
	COMMERCIAL ZONE		NO DEVELOPMENT ZONE
	PUBLIC SEMI-PUBLIC ZONE		PUBLIC UTILITIES

**RESERVATIONS - आरक्षणे**

	SECONDARY SCHOOL		PRIMARY SCHOOL		GARDEN
	COLLEGE		TOWN HALL		ELECTRIC SUB-STATION
	LIBRARY		SHOPPING COMPLEX		SEWAGE TREATMENT PLANT
	VEGETABLE MARKET		HOSPITAL		DISPENSARY/MATERNITY HOME
	POLICE STATION		PAVING		CREMATION/BURIAL GROUND
	COMMUNITY CENTRE		FIRE STATION		PROPOSED PASSENGER-RAILWAY STATION
	PLAY GROUND		WATER WORKS		TRANSPORTATION FACILITIES
	BUS STAND/STOP		JETTY/FERRY		INTEGRATED RAIL-BUS TERMINUS
	FISH MARKET		POST OFFICE		PROPOSED REGIONAL BUS STAND
	TELEPHONE EXCHANGE				

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

**SOURCE: BASE MAP & EXISTING LAND USE**

**KEY MAP**

Scale: 1:5,000 (प्रमाण)

VILLAGE: KASHELI, KALHER (PL), PURNE (PL), GUNDAVALI (PL), DAPODE (PL), MANKOLI (PL), DIVE ANJUR (PL), ANJUR (PL)

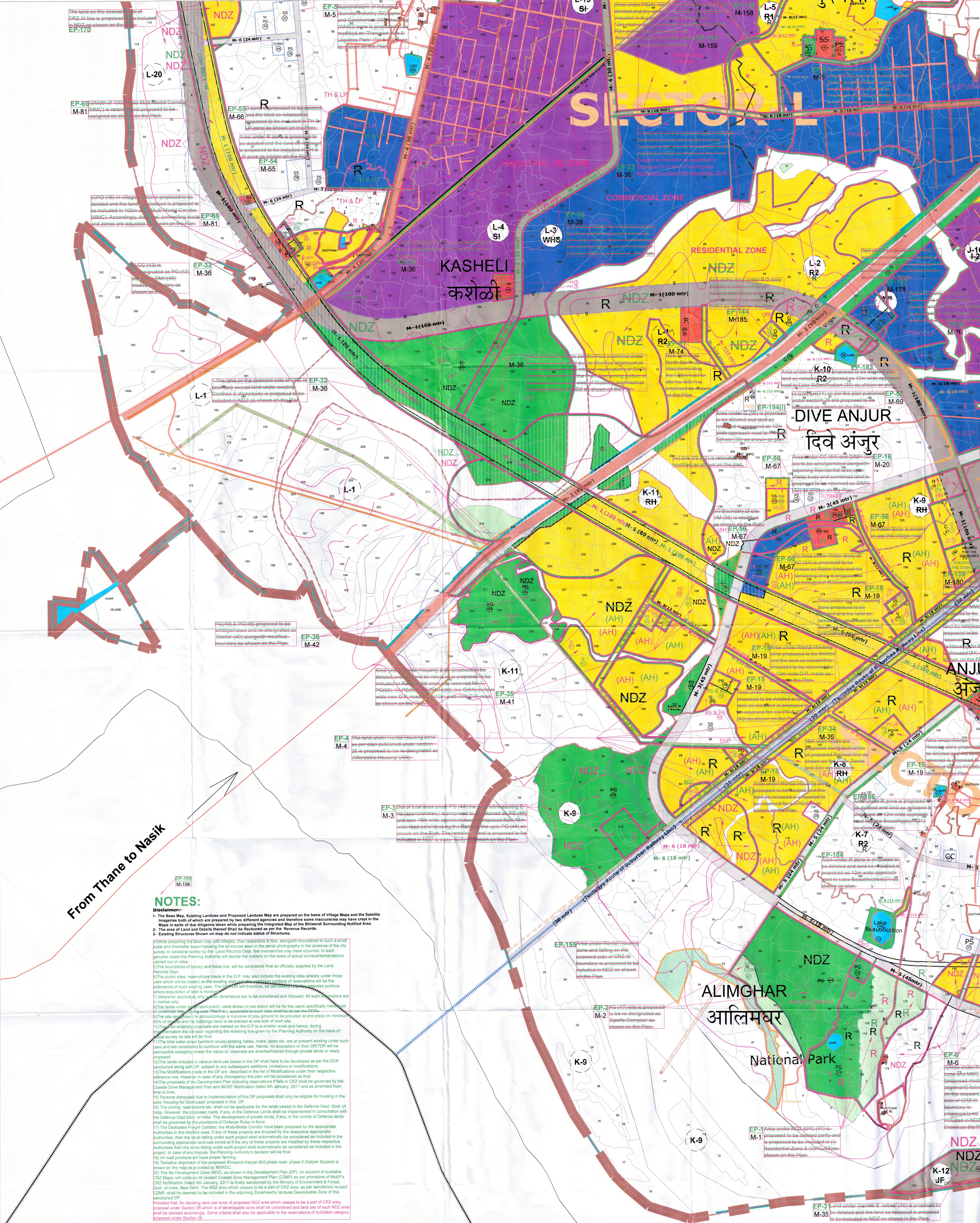
**Dwg.No.**  
 (आरक्षण क्र.)  
**1M.11**

**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/UD-12, dated 04th November, 2016.**

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



**From Thane to Nasik**

**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 Rechecked as per the Revenue Records.
- Existing Structures Shown on map do not indicate status of Structures.

While preparing the base map, with villages, their respective S.No. alongwith boundaries to such a small scale and therefore superimposed structures seen 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 survey/measurements carried out on sites.

The boundaries of survey and hisss 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. The boundaries of reservations will be the boundaries of such existing uses. The same will therefore, be considered as the boundaries of the reserved portions where acquisition of land is involved. Dimensions are to be considered and followed. All such reservations are in metres only.

The lands under public users shown in red colour will be for the users specifically mentioned or reserved/contingent use. The R.O.S. applicable to such sites shall be as per the DCRs.

The reservations for school/colleges, inclusive of playground to be provided at one place on minimum 40% of the site and the buildings have to be erected at one side of such site.

The widening proposals are marked 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.

The side water areas (wetland areas) existing, rivers, lakes etc. are at present existing under such uses and are considered to continue with the same use. Hence, no acquisition or their DR/TDR will be permissible excepting where the nallas or channels are diverted/transformed through private lands or 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 editions, corrections or modifications.

The Modifications made in the DP are described in the List of Modifications under their respective reference nos. However in case of any discrepancy the plan will be considered as final.

The proposals of the Development Plan including reservations if falls in CRZ shall be governed by the Coastal Zone Management Plan and MCEP Notification dated 08 January, 2011 and as amended from time to time.

Persons disallowed due to implementation of this DP proposals shall only be eligible for housing in the sites Housing for Disadvantaged proposed in the DP.

The zoning, reservations etc. shall not be applicable for the lands vested in the Defence Dept. Govt. of India. However, the proposed 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.

The Dedicated Freight Corridor, the Multi-Modal Corridor have been proposed by the appropriate Authorities in the 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 the 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.

All road junctions will have proper farming.

Tentative alignment of the proposed Bhiwandi-Kalyan-SNI phase II (Kalyan Bypass) is shown on the map as provided by MSRDC.

The No Development Zone (NDZ), as shown in the Development Plan (DP) on account of available CRZ Maps, will conform to the revised Coastal Zone Management Plan (CZMP) as per provisions of MCEP's CRZ Notification dated 08 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 Zoned/area/landuse Developable Zone of the sanctioned DP.

Provided that, for deciding land use zone of proposed NDZ area which ceases to be a part of CRZ area, proposed under Section 26 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 buildable category proposed under Section 26.