

Note No. #1

Sub-Regional Office, Thane
Date:11.02.2022

Sub: Regarding indicating revised alignment of Multimodal Corridor on Development Plan of Bhiwandi Surrounding Notified Area (BSNA)

1. Government vide its Notification dt.17.03.2007 has appointed MMRDA as Special Planning Authority (SPA) for BSNA. The Govt. by its Notification dt. 11.03.2015 has partly sanctioned the Development Plan (DP) of BSNA and some part was published as Excluded Part (EP). The Govt. by its Notifications dt. 4.11. 2016, dt.10.03.2017, dt.24.03.2017 & 1dt.3.06.2017 has sanctioned Excluded Part (EP) for the said area (@1 /cs).
2. Alignment of Multi-Modal Corridor (MMC) is shown on sanctioned DP of BSNA. Now, the project of Multi-Modal Corridor (MMC) is handled by Maharashtra State Road Development Corporation (MSRDC). MMRDA has received kmz file from MSRDC by Letter dt.03.08.2021 (@88 /cs), it is observed that there is change in alignment of MMC as shown on DP of BSNA.
3. As per sanctioned Note no. 17 (@2 /cs) mentioned on Development Plan of BSNA, *"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 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."*
4. As per Note no. 20 (@2 /cs) mentioned on sanctioned Development Plan of BSNA, *"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 MoEF'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/nearby landuse Developable Zone of this sanctioned DP."*
5. In view of para 2 to 4 above, the DP of BSNA showing revised alignment of MMC and inclusion of lands released from MMC in surrounding appropriate zones as per Note 17 & 20 is kept @87 /cs. The details of the said map is as follows:
 - i. Considering CZMP-1991 sanctioned during prevalent time, No Development Zone shown on BSNA DP. MCZMA has sanctioned CRZ-2011 Notification (@3 /cs) and accordingly, sanctioned CZMP maps 2011 and thereafter, published draft CRZ-2019 Notification (@31 /cs). Therefore, considering stringent provisions of CRZ line and Note 20 of sanctioned DP of BSNA, No Development Zone (NDZ) is proposed on the land released from MMC wherein surrounding zone is NDZ on DP. Accordingly, stretches of land released from MMC between A-B, D-E, G-H, and I-J are falling in NDZ. As per stringent provisions of CRZ line, stretch between H-I is falling partly in NDZ and partly in Residential zone and stretch between F-G is falling partly in NDZ and partly in affordable housing zone and stretch between K-L is falling partly in NDZ and partly in TH & LP zone.
 - ii. Stretch of land released from MMC between B-C is included in Residential zone and stretches between C-D, E-F are included in affordable housing zone and stretch between J-K is included in TH & LP Zone and stretch between L-M

- is included in Reservation no.TF-5 (Transport Facilities).
- iii. Intersecting roads to earlier MMC alignment, water bodies, pipelines and other natural features passing through earlier MMC alignment (as shown on sanctioned DP of BSNA) are continued.
- iv. Four roads of width 18m and 24m mainly in villages Kalher, Kasheli and Bharodi are discontinued due to revised alignment of MMC, which are proposed to continue till revised alignment of MMC or nearest road. However, acquisition of lands for MMC in BSNA is not yet carried out completely; therefore, it is proposed to carry out procedure of DP modification under section 37 of MR & TP Act, 1966 to maintain continuity of road network after complete acquisition of lands for MMC in BSNA.
6. In view of above, as mentioned in para 5 above, the DP of BSNA showing revised alignment of MMC and including land released from MMC in surrounding appropriate zones as per Note 17 & 20 of sanctioned DP is kept @87 /cs, for MC's approval, please. It is also proposed to process building permission applications considering revised alignment of MMC and landuse plan of DP of BSNA kept @87 /cs for land released from present alignment of MMC.

DP(SM)

PI (A/c)(NK)
 Sr.Pl.(a/c)(MK)
 CUD
 AMC-1
 MC



11/02/2022 2:42 PM

SURENDRA MOHITE
 (DEPUTY PLANNER--SRO THANE OFFICE)

Note No. #2

Wr.t. para 2 to 4, para 5 and para 6 are submitted for approval, please.



11/02/2022 3:07 PM

MS. NEHA CHAITANYA KUVALEKAR
 (DEPUTY PLANNER--SRO THANE OFFICE)

Note No. #3

The Alignment of Multi-Modal Corridor (MMC) as shown on sanctioned DP of BSNA is modified as observed from latest alignment shared by MSRDC. As per note no. 17 on sanctioned DP of BSNA if any of projects i.e. DFC, MMC 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. Also as per note 20 of sanctioned DP NDZ is shown as per available CRZ maps and will continue till revised CZMP are sanctioned by MOEF.

In view of above, as mentioned in para 5 of above note, the DP of BSNA showing revised alignment of MMC and including land released from MMC in surrounding appropriate zones as per Note 17 & 20 of sanctioned DP is prepared and kept [@87 /cs](#) , for MC's approval, please. If approved, it is also proposed to process building permission applications considering revised alignment of MMC and landuse plan of DP of BSNA kept [@87 /cs](#)



14/02/2022 10:17 AM

MS. MANISHA MANOJ KALE
(SENIOR PLANNER-SRO THANE OFFICE)

Note No. #4



14/02/2022 12:45 PM

PRADEEP M YADAV
(CHIEF_UDD)

Note No. #5

21/02/2022 4:40 PM

SONIA SETHI
(ADDL. METROPOLITAN COMMISSIONER-I)

Note No. #6

Submitted for approval of Hon. AMC-1 and Hon. MC pl

Chief, Urban Design

Hon. AMC-1

Hon. MC



21/02/2022 6:36 PM

PRADEEP M YADAV
(CHIEF_UDD)

Note No. #7

Since AMC-1 on leave file pulled back and submitted for Hon.MC's approval pl



05/03/2022 10:46 AM

PRADEEP M YADAV
(CHIEF_UDD)

Note No. #8

in principle ok
Show map.



05/03/2022 4:12 PM

SHRI. S.V.R.SRINIVAS
(METROPOLITAN COMMISSIONER)

Note No. #9

A handwritten signature in green ink that reads "Sign".

07/03/2022 1:40 PM

PRADEEP M YADAV
(CHIEF_UDD)

Note No. #10

Map shown to Hon.MC . Accordingly note 1 is resubmitted for approval please.



09/03/2022 4:19 PM

MS. MANISHA MANOJ KALE
(SENIOR PLANER-SRO THANE OFFICE)

Note No. #11



09/03/2022 7:01 PM

**PRADEEP M YADAV
(CHIEF_UDD)**

Note No. #12



12/03/2022 12:38 AM

**SHRI. S.V.R.SRINIVAS
(METROPOLITAN COMMISSIONER)**

Note No. #13



14/03/2022 11:04 AM

**PRADEEP M YADAV
(CHIEF_UDD)**

Note No. #14



14/03/2022 11:49 AM

**MS. MANISHA MANOJ KALE
(SENIOR PLANER-SRO THANE OFFICE)**