

SCHEDULE-A
Modifications to Zonal Master Plan (Part of Regional Plan for MMR) in respect of Matheran Eco-Sensitive Zone proposed by the Mumbai Metropolitan Planning Committee which are sanctioned by the Government with changes as described in Schedule-B

S. N.	Mod. No.	Description	S. N.	Mod. No.	Description
1	M3.5	Inst. to G1	43	M4.82	Inst. to G2
2	M3.16	Inst. to G1	44	M4.83	Inst. to G2
3	M3.17	Inst. to G1	45	M4.84	Inst. to G2
4	M3.18	Inst. to G1	46	M4.85	Inst. to G2
5	M3.19	Inst. to G1	47	M4.86	Inst. to G2
6	M3.24	Inst. to G1	48	M4.87	Inst. to G2
7	M3.30	Inst. to G1	49	M4.88	Inst. to G2
8	M3.30	Inst. to G1	50	M4.88	Inst. to G2
9	M3.32	Inst. to G1	51	M4.89	Inst. to G2
10	M3.34	Inst. to G1	52	M4.90	Inst. to G2
11	M4.6	Inst. to G2	53	M4.91	Inst. to G2
12	M4.9	Inst. to G2	54	M4.92	Inst. to G2
13	M4.13	Inst. to G2	55	M4.93	Inst. to G2
14	M4.14	Inst. to G2	56	M4.94	Inst. to G2
15	M4.15	Inst. to G2	57	M4.95	Inst. to G2
16	M4.16	Inst. to G2	58	M4.96	Inst. to G2
17	M4.17	Inst. to G2	59	M6.2	G2 to F
18	M4.21	Inst. to G2	60	M6.5	G2 to F
19	M4.30	Inst. to G2	61	M6.23	G2 to F
20	M4.33	Inst. to G2	62	M6.64	G2 to F
21	M4.36	Inst. to G2	63	M6.86	G2 to F
22	M4.38	Inst. to G2	64	M6.97	G2 to F
23	M4.48	Inst. to G2	65	M6.114	G2 to F
24	M4.50	Inst. to G2	66	M6.127	G2 to F
25	M4.51	Inst. to G2	67	M6.130	G2 to F
26	M4.60	Inst. to G2	68	M6.132	G2 to F
27	M4.62	Inst. to G2	69	M6.136	G2 to F
28	M4.64	Inst. to G2	70	M6.238	G2 to F
29	M4.65	Inst. to G2	71	M6.239	G2 to F
30	M4.86	Inst. to G2	72	M6.240	G2 to F
31	M4.70	Inst. to G2	73	M6.241	G2 to F
32	M4.71	Inst. to G2	74	M6.242	G2 to F
33	M4.72	Inst. to G2	75	M6.243	G2 to F
34	M4.73	Inst. to G2	76	M6.244	G2 to F
35	M4.74	Inst. to G2	77	M6.245	G2 to F
36	M4.75	Inst. to G2	78	M6.246	G2 to F
37	M4.76	Inst. to G2	79	M6.247	G2 to F
38	M4.77	Inst. to G2	80	M6.248	G2 to F
39	M4.78	Inst. to G2	81	M6.249	G2 to F
40	M4.79	Inst. to G2	82	M6.250	G2 to F
41	M4.80	Inst. to G2	83	M6.251	G2 to F
42	M4.81	Inst. to G2	84	M6.252	G2 to F

S. N.	Mod. No.	Description	S. N.	Mod. No.	Description
85	M6.253	G2 to F	133	M6.412	G2 to F
86	M6.254	G2 to F	134	M6.413	G2 to F
87	M6.255	G2 to F	135	M6.414	G2 to F
88	M6.256	G2 to F	136	M6.416	G2 to F
89	M6.257	G2 to F	137	M6.418	G2 to F
90	M6.258	G2 to F	138	M6.419	G2 to F
91	M6.259	G2 to F	139	M6.420	G2 to F
92	M6.261	G2 to F	140	M6.421	G2 to F
93	M6.262	G2 to F	141	M6.422	G2 to F
94	M6.278	G2 to F	142	M6.423	G2 to F
95	M6.284	G2 to F	143	M6.424	G2 to F
96	M6.284	G2 to F	144	M6.425	G2 to F
97	M6.375	G2 to F	145	M6.426	G2 to F
98	M6.376	G2 to F	146	M6.429	G2 to F
99	M6.377	G2 to F	147	M6.430	G2 to F
100	M6.378	G2 to F	148	M6.431	G2 to F
101	M6.379	G2 to F	149	M6.432	G2 to F
102	M6.380	G2 to F	150	M6.433	G2 to F
103	M6.381	G2 to F	151	M6.434	G2 to F
104	M6.384	G2 to F	152	M6.435	G2 to F
105	M6.385	G2 to F	153	M6.438	G2 to F
106	M6.386	G2 to F	154	M6.439	G2 to F
107	M6.387	G2 to F	155	M6.440	G2 to F
108	M6.388	G2 to F	156	M6.441	G2 to F
109	M6.389	G2 to F	157	M6.442	G2 to F
110	M6.390	G2 to F	158	M6.443	G2 to F
111	M6.391	G2 to F	159	M6.444	G2 to F
112	M6.392	G2 to F	160	M6.445	G2 to F
113	M6.393	G2 to F	161	M7.1	F to G2
114	M6.394	G2 to F	162	M7.2	F to G2
115	M6.395	G2 to F	163	M7.4	F to G2
116	M6.396	G2 to F	164	M7.5	F to G2
117	M6.397	G2 to F	165	M7.6	F to G2
118	M6.398	G2 to F	166	M7.7	F to G2
119	M6.399	G2 to F	167	M7.8	F to G2
120	M6.400	G2 to F	168	M7.9	F to G2
121	M6.401	G2 to F	169	M7.11	F to G2
122	M6.402	G2 to F	170	M7.13	F to G2
123	M6.403	G2 to F	171	M7.15	F to G2
124	M6.404	G2 to F	172	M7.17	F to G2
125	M6.405	G2 to F	173	M7.19	F to G2
126	M6.406	G2 to F	174	M7.20	F to G2
127	M6.407	G2 to F	175	M7.22	F to G2
128	M6.408	G2 to F	176	M7.23	F to G2
129	M6.409	G2 to F	177	M7.24	F to G2
130	M6.410	G2 to F	178	M7.28	F to G2
131	M6.411	G2 to F	179	M7.32	F to G2
132	M6.411	G2 to F	180	M7.36	F to G2

S. N.	Mod. No.	Description	S. N.	Mod. No.	Description
181	M7.38	F to G2	226	M7.134	F to G2
182	M7.39	F to G2	227	M7.135	F to G2
183	M7.40	F to G2	228	M7.136	F to G2
184	M7.43	F to G2	229	M7.137	F to G2
185	M7.46	F to G2	230	M7.138	F to G2
186	M7.48	F to G2	231	M7.139	F to G2
187	M7.49	F to G2	232	M7.140	F to G2
188	M7.52	F to G2	233	M7.141	F to G2
189	M7.53	F to G2	234	M7.142	F to G2
190	M7.56	F to G2	235	M7.144	F to G2
191	M7.59	F to G2	236	M7.145	F to G2
192	M7.60	F to G2	237	M7.161	F to G2
193	M7.63	F to G2	238	M7.162	F to G2
194	M7.65	F to G2	239	M7.163	F to G2
195	M7.66	F to G2	240	M7.164	F to G2
196	M7.69	F to G2	241	M7.165	F to G2
197	M7.70	F to G2	242	M7.166	F to G2
198	M7.71	F to G2	243	M7.167	F to G2
199	M7.73	F to G2	244	M8.13	U to F
200	M7.74	F to G2	245	M8.53	U to F
201	M7.81	F to G2	246	M8.87	U to F
202	M7.82	F to G2	247	M8.140	U to F
203	M7.86	F to G2	248	M8.141	U to F
204	M7.88	F to G2	249	M8.160	U to F
205	M7.94	F to G2	250	M8.161	U to F
206	M7.95	F to G2	251	M8.162	U to F
207	M7.96	F to G2	252	M8.163	U to F
208	M7.97	F to G2	253	M8.164	U to F
209	M7.100	F to G2	254	M8.164	U to F
210	M7.101	F to G2	255	M8.166	U to F
211	M7.105	F to G2	256	M10.2	U to G2
212	M7.109	F to G2	257	M10.5	U to G2
213	M7.111	F to G2	258	M10.6	U to G2
214	M7.112	F to G2	259	M10.7	U to G2
215	M7.115	F to G2	260	M10.8	U to G2
216	M7.118	F to G2	261	M10.9	U to G2
217	M7.119	F to G2	262	M10.10	U to G2
218	M7.121	F to G2	263	M10.11	U to G2
219	M7.122	F to G2	264	M10.12	U to G2
220	M7.123	F to G2	265	M10.13	U to G2
221	M7.128	F to G2	266	M10.15	U to G2
222	M7.130	F to G2	267	M10.16	U to G2
223	M7.131	F to G2	268	M10.17	U to G2
224	M7.132	F to G2	269	M10.18	U to G2
225	M7.133	F to G2	270	M10.19	U to G2

S. N.	Mod. No.	Description	S. N.	Mod. No.	Description
271	M10.20	U to G2	306	M11.100	Inst. to F
272	M10.21	U to G2	307	M11.101	Inst. to F
273	M10.23	U to G2	308	M11.102	Inst. to F
274	M10.24	U to G2	309	M11.104	Inst. to F
275	M10.25	U to G2	310	M11.105	Inst. to F
276	M10.26	U to G2	311	M11.106	Inst. to F
277	M10.27	U to G2	312	M11.107	Inst. to F
278	M10.28	U to G2	313	M11.108	Inst. to F
279	M10.29	U to G2	314	M11.109	Inst. to F
280	M10.30	U to G2	315	M11.112	Inst. to F
281	M11.5	Inst. to F	316	M11.114	Inst. to F
282	M11.8	Inst. to F	317	M11.115	Inst. to F
283	M11.25	Inst. to F	318	M18.4	G2 to G1
284	M11.30	Inst. to F	319	M18.12	G2 to G1
285	M11.39	Inst. to F	320	M18.13	G2 to G1
286	M11.51	Inst. to F	321	M18.32	G2 to G1
287	M11.55	Inst. to F	322	M18.37	G2 to G1
288	M11.59	Inst. to F	323	M18.50	G2 to G1
289	M11.62	Inst. to F	324	M18.53	G2 to G1
290	M11.63	Inst. to F	325	M24.4	F to WB
291	M11.64	Inst. to F	326	M24.6	F to WB
292	M11.65	Inst. to F	327	M24.20	F to WB
293	M11.68	Inst. to F	328	M24.21	F to WB
294	M11.69	Inst. to F	329	M24.22	F to WB
295	M11.75	Inst. to F	330	M27.1	G2 to U
296	M11.76	Inst. to F	331	M27.3	G2 to U
297	M11.80	Inst. to F	332	M29.2	G2 to WB
298	M11.81	Inst. to F	333	M29.8	G2 to WB
299	M11.83	Inst. to F	334	M.44	Revised MESZ Boundary
300	M11.87	Inst. to F			Revised Railway alignment (MESZ)
301	M11.88	Inst. to F	335	M.48	
302	M11.89	Inst. to F			
303	M11.90	Inst. to F			
304	M11.91	Inst. to F			
305	M11.99	Inst. to F			

NOTES:

- The boundaries of survey and hata nos. or renumbering/missing survey nos. for any such reasons, necessary cognizance shall be taken of the prevailing authentic records.
- Water streams, Rivers, lakes, Roads as indicated on the plan may differ from the existing roads, water streams etc. or as shown in the village maps.
- No development of the land situated in the Coastal Regulation Zone (as defined by the Ministry of Environment, Forests and Climate Change (MSECC), Govt. of India) notification dated 07 January 2011, or any subsequent amendment thereof from time to time, shall be permitted unless it is in conformity with the said notification and the Coastal Zone Management Plan (CZMP) approved by the MSECC.
- Where a road or rail line defines the boundary of the landscape zone, the same will undergo change in accordance with the actual alignment of such road or rail line on ground with prior approval of the Metropolitan Commissioner.

Town Planning Officer
 Metropolitan Commissioner (MHRDA)
 Secretary, Mumbai Metropolitan Planning Committee

LEGEND

••••• NRB Boundary	— Major Road	----- Existing Rail	▭ Institutional Zone	▭ Forest
----- USB Boundary	— Other Road	----- Proposed Rail	▭ Airport	▭ Buffer zone within MESZ
----- NDA/SIA Boundary	— Proposed Major Road	▭ National Park/Sanctuary	▭ Port	▭ MESZ boundary as Sanctioned
▭ Village Boundary	▭ Proposed Other Road	▭ Waterbody	▭ Green Zone-1	▭ Most proposed in MDRP
▭ Survey Boundary	• Railway Station/DP	▭ Urbanable Zone	▭ Green Zone-2	▭ MESZ boundary as per DMP
		▭ Industry	▭ Coastal Wetland	

Sanctioned by the Govt. in Urban Development Department vide Notification No.: TPS-1216/2888/CR-120/18 (Revised)/UD-12, dated 07th August, 2019 issued under Section 15 of Maharashtra Regional & Town Planning Act, 1966.

Secretary, Urban Development Deptt
 Maharashtra
 Mumbai - 400

Zonal Plan for Matheran Eco Sensitive Zone
 Submitted to Government for approval under Section-16(4) of Maharashtra Regional & Town Planning Act, 1966

Mumbai Metropolitan Region Development Authority
 Mumbai Metropolitan Planning Committee

PROPOSED LAND-USE

Map No. 23
 Scale: 1 : 10000

INDEX MAP

REFERENCE MAP

INDEX MAP showing the location of the Matheran Eco-Sensitive Zone within the Mumbai Metropolitan Region.

REFERENCE MAP showing the surrounding areas: Parel Tehsil, Karjat Tehsil, and Khalapur Tehsil.

SCHEDULE-B
 Modifications to Zonal Master Plan (Part of Regional Plan for MMR) made and sanctioned by the Government due to notified boundary of Matheran Eco-Sensitive Zone.

S. N.	Mod. No.	Description
1	M3.17	Partly modified from G1 to G2
2	M3.24	Partly modified from G1 to G2
3	M3.30	Partly modified from G1 to G2
4	M3.32	Partly modified from G1 to G2
5	M3.34	Partly modified from G1 to G2
6	M10.31	Modified from U to G2
7	M18.50	Partly modified from G1 to G2
8	M18.12	Modified from G1 to G2
9	M18.37	Partly modified from G1 to G2
10	M18.53	Partly modified from G1 to G2
11	M27.1	Partly modified from U to G2 within MESZ
12	M.44	Revised MESZ Boundary

Note:-
 G1 - Green Zone 1
 G2 - Green Zone 2
 F - Forest Zone
 Inst. - Institutional Zone
 U - Urbanizable Zone
 WB - Water Body