

LEGEND - सूची

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| GENERAL - सर्वसाधारण | |
| | BSNA BOUNDARY |
| | VILLAGE BOUNDARY |
| | RIVER, DRAINAGE CHANNELS नदी/नाला |
| | OTHER WATER BODIES/PONDS/LAKES इतर जल स्थाने/तलाव |
| | GAOTHTAN BOUNDARY गावठाण हद्द |
| | CONTOURS समपातळी रेखा |
| | BHIWANDI-NIZAMPUR CITY MUNICIPAL CORPORATION BOUNDARY |
| | PLANNING SECTOR BOUNDARY |
| | SURVEY NOS./BOUNDARIES सर्व्हे नंबर हद्द |
| | M.I.D.C. BOUNDARY म.ओ.वि. म. हद्द |
| | EXISTING ROADS अस्तित्वातील रस्ता |
| | M.I.D.C. BOUNDARY म.ओ.वि. म. हद्द |
| | SURVEY NOS./BOUNDARIES सर्व्हे नंबर हद्द |
| | EXISTING PUBLIC SEMI-PUBLIC अस्तित्वातील सार्वजनिक/निम-सार्वजनिक |
| | EXISTING PUBLIC UTILITY अस्तित्वातील सार्वजनिक सुविधा |

PROPOSED TRANSPORTATION - प्रस्तावित दळणवळण

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| | EXISTING RAILWAY LINE अस्तित्वातील रेल्वे लाईन | | EXISTING MAJOR ROADS अस्तित्वातील प्रमुख रस्ता |
| | EXISTING CORRIDORS OF WATER PIPE LINES अस्तित्वातील जलवाहिनो कॉरिडोर | | CORRIDORS OF EXISTING HT POWER LINE अस्तित्वातील उच्च दाब विद्युतलाईन कॉरिडोर |
| | PROPOSED FREIGHT CORRIDOR प्रस्तावित रेल्वे कॉरिडोर | | MODIFIED PROPOSED MULTI MODAL CORRIDOR सुधारित प्रस्तावित मल्टी मॉडल कॉरिडोर |
| | 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 रहिवास परिमंडळ | | AFFORDABLE HOUSING(AH) परवडणारी घरे |
| | INDUSTRIAL ZONE औद्योगिक परिमंडळ | | RIVERS/ESTUARIES/OTHER WATER BODIES नदी/नाला/इतर जलस्थाने |
| | INDUSTRIAL (SI) ZONE औद्योगिक परिमंडळ (सेवा उद्योग) | | FOREST ZONE वन परिमंडळ |
| | COMMERCIAL ZONE वाणिज्य परिमंडळ | | NO DEVELOPMENT ZONE ना विकास परिमंडळ |
| | PUBLIC SEMI-PUBLIC ZONE सार्वजनिक/निम-सार्वजनिक परिमंडळ | | PUBLIC UTILITIES सार्वजनिक सुविधा |
| | TRANSPORT HUB & LOGISTICS PARK ZONE | | TRANSPORTATION & COMMUNICATION परिवहन व दळणवळण |

RESERVATIONS - आरक्षणे

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| | SECONDARY SCHOOL माध्यमिक शाळा | | PRIMARY SCHOOL प्राथमिक शाळा | | GARDEN उद्यान |
| | COLLEGE महाविद्यालय | | TOWN HALL नगर भवन | | ELECTRIC SUB-STATION विद्युत उपकेंद्र |
| | LIBRARY ग्रंथालय | | SHOPPING COMPLEX दुकान केंद्र | | SEWAGE TREATMENT PLANT मलनिःसारण प्रकल्प |
| | VEGETABLE MARKET भाजी मंडई | | HOSPITAL रुग्णालय | | DISPENSARY/MATERNITY HOME दवाखाना/प्रसूति गृह |
| | POLICE STATION पोलीस ठाणे | | PARKING वाहन तळ | | CREMATION/BURIAL GROUND स्मशानभूमी/दफनभूमी |
| | COMMUNITY CENTRE सामुदायिक केंद्र | | FIRE STATION अग्निशमन ठाणे | | TRANSPORTATION FACILITIES परिवहन सेवा |
| | PLAY GROUND खेळाचे मैदान | | WATER WORKS जल बांधकाम | | PROPOSED REGIONAL BUS STAND प्रस्तावित विभागीय बस स्थानक |
| | BUS STAND/STOP बस थांबा | | JETTY/FERRY धक्का | | TRUCK TERMINUS |
| | FISH MARKET मासळी बाजार | | POST OFFICE टपाल कार्यालय | | |
| | TELEPHONE EXCHANGE दूरध्वनी केंद्र | | | | |

CRZ-I / High Water Line* CRZ-III Line*

DRAWING TITLE:
PROPOSED LAND USE MAP
 प्रस्तावित जमीनवापर नकाशा

SOURCE: BASE MAP & EXISTING LAND USE

KEY MAP

Scale: 1:22,000 (प्रमाण)

Dwg.No.
(आखण क्र.)
1 M

This Plan is the true copy of the Development Plan finally sanctioned by the Government under section 31(1) of Maharashtra Regional and Town Planning Act, 1966 vide Urban Development Department Notifications No.TPS. 121/ 1699/C.R. No.127/2013/UD-12, dated 11th March, 2015 and No.TPS-1216/1169/C.R.162/ 16/UD-12, dated 04th November, 2016.

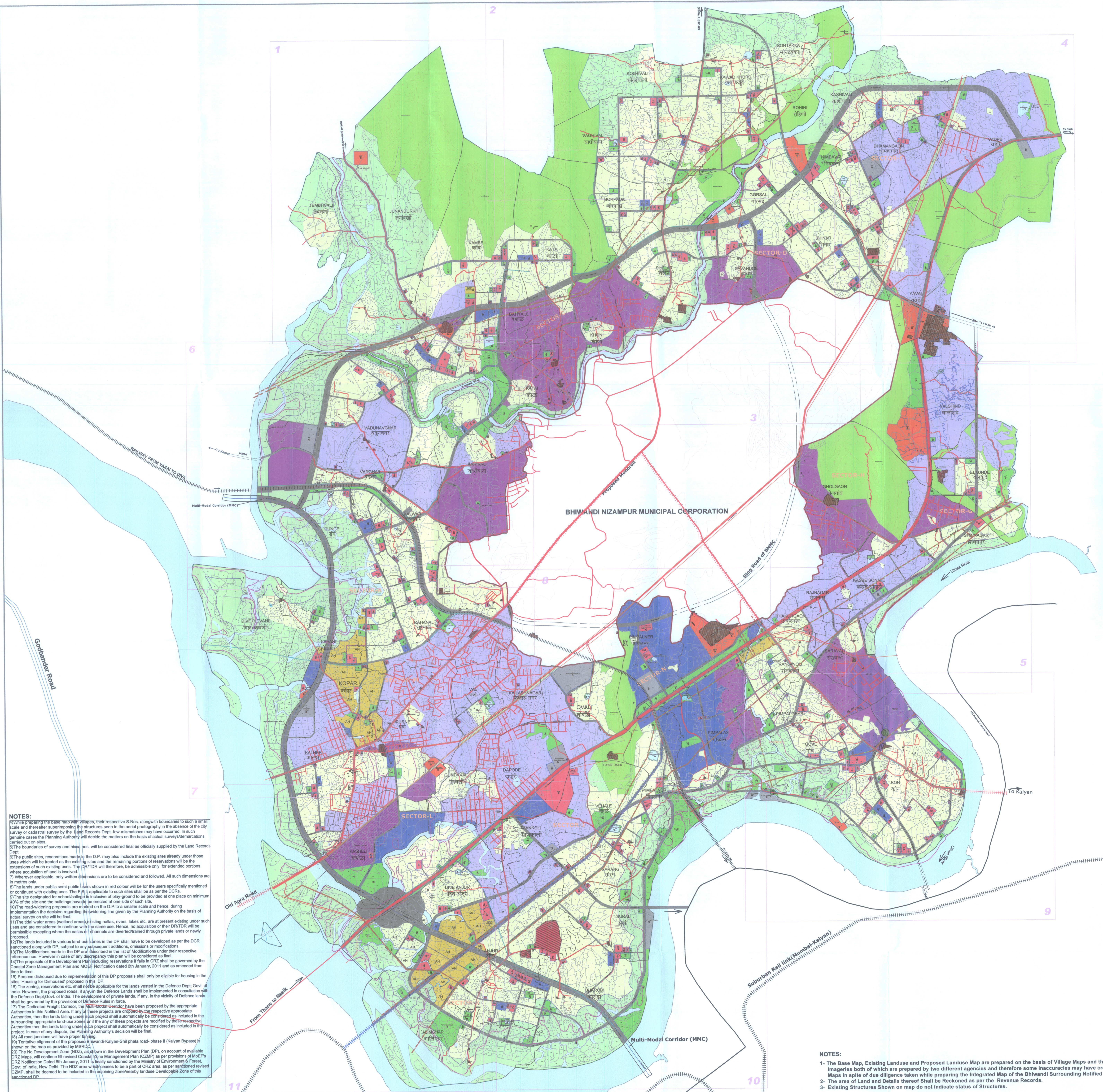
Disclaimer :
 In case of any discrepancy this plan shall be read with the Development Plan certified by the Govt. and the respective Gazette Notifications.

Senior Planner, MMRDA
 किरण शिवलोक, मु.प्र.म. ज.अ.

Chief, Planning Division
 सुधा, निवृत्त निवृत्त.

Additional Metropolitan Commissioner
 श्रीरामचंद्र अजयकु.

Metropolitan Commissioner
 वसंतराव अजयकु.



NOTES:

- When preparing the base map with village, their respective to non-alignment boundaries to such a small 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. few inaccuracies may have occurred. In such genuine cases the Planning Authority will decide the matters on the basis of actual surveys/demonstrations carried out on sites.
- The boundaries of survey and their 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 additions of such existing uses. The CRZ/DTDR will therefore, be admissible only for extended portions where acquisition of land is involved.
- Whenever applicable, only written 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 DCRs.
- 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 at 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 line given by the Planning Authority on the basis of actual survey on site will be final.
- The total water areas (wetland areas) existing, rivers, rivers, lakes etc. are at present existing under such uses and are considered to continue with the same use. Hence, no acquisition or their CRZ/DTDR will be permissible excepting where the nallas or channels are diverted/trained 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 additions, omissions 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 this plan will be read with the Development Plan certified by the Govt. and the respective Gazette Notifications.
- 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 06th 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 area 'housing for Disbused' proposed in this DP.
- 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.
- The designated Freight Corridor, the Right-of-Way boundary, 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 shall automatically be considered as included in the surrounding appropriate land-use zone or if any of these projects are modified by the respective Authorities then the lands falling under such project shall automatically be considered as included in this project. In case of any dispute, the Planning Authority's decision will be final.
- All road junctions will have proper lighting.
- Tentative alignment of the proposed Bhiwandi-Kalyan-Shil phata road-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 continue till revised Coastal Zone Management Plan (CZMP) as per provisions of MCEP's CRZ Notification Dated 06th January, 2011 is finally sanctioned by the Ministry of Environment & Forests, 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 Zonal/Neighbour Land Use Development Zone of this sanctioned DP.

NOTES:

- The Base Map, Existing Landuse and Proposed Landuse Map are prepared on the basis of Village Maps and the Satellite Imageries 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.