

GOVERNMENT OF MAHARASHTRA
URBAN DEVELOPMENT DEPARTMENT
4th Floor, Main Building, Mantralaya, Mumbai-400032.

Dated :- 7th October, 2025.

NOTIFICATION

Maharashtra Regional and Town Planning Act, 1966

No. TPS-1222/2158/CR-47/23/UD-12,

Whereas, the Government of Maharashtra in Urban Development Department vide its Notification No.TPS-1206/330/ CR-230/06/UD-12, dated the 17th March, 2007 (Published in Government Gazette on 19th April, 2007) promulgated in exercise of its powers conferred by clause (c) under sub-section (1) of section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") appointed Mumbai Metropolitan Region Development Authority (hereinafter referred to as "MMRDA") established under the Mumbai Metropolitan Region Development Authority Act, 1974, to be the Special Planning Authority (hereinafter referred to as "the said Special Planning Authority") for Bhiwandi Surrounding Notified Area, which includes the area of 51 villages (revised 60 villages) from Bhiwandi Tahsil of Thane District (hereinafter referred to as "the said Notified Area");

And whereas, the Development Plan of the said Notified Area (hereinafter referred to as "the said Development Plan") has been sanctioned by the Government in the Urban Development Department, partly under section 31(1) of the said Act, vide Notification No.TPS-1212/1699/CR-127/2013/UD-12, dated the 11th March, 2015 and the Excluded Part (EP) of the said Development Plan has been sanctioned by the Government in Urban Development Department under section 31(1) of the said Act, vide Notification No.TPS-1216/1169/ C.R.162/16/UD-12, dated the 4th November, 2016 (hereinafter collectively referred to as "the said Notification");

And whereas, in the said Development Plan, an area admeasuring approx. 27.134 Ha. Are. of land bearing S.No. S. No.94(pt.), 95(pt.), 97A(pt.), 99(pt.), 100(pt.), 101, 102(pt.), 103(pt.), 104(pt.), 105, 106, 107(pt.), 108(pt.), 109(pt.), 114(pt.), 115(pt.), 116(pt.), 117(pt.), 118(pt.), 119(pt.), 120(pt.), 121(pt.), 122(pt.), 126(pt.), 127(pt.), 128(pt.), 130(pt.), 134(pt.) & 217(pt.) of village Kasheli, (hereinafter referred to as 'the said land') are partly reserved as Site No.47-Garden, partly as Site No.52-Garden, partly affected by 30.00 mt. wide Development Plan Road, partly in No Development Zone and partly in Industrial Zone (hereinafter referred to as 'the said Development Plan Proposals');

And whereas, the Metropolitan Commissioner, Mumbai Metropolitan Region Development Authority has requested Government in Urban Development Department vide letter dated 19/10/2022 to reserve the said land for 'Metro Car Depot, Allied Users & Commercial' and also requested Government to published Notice under section 37(1AA)(a) of the said Act,;

And whereas, after making necessary enquiries the Government was of the opinion that excluding the land under affected by 100.00 mt wide Multi-Model



Corridor, remaining land should be deleted from the said Development Plan proposals and should be reserve for the 'Metro Car Depot, Allied Users' and Commercial' subject to condition and with the Appropriate Authority as Mumbai Metropolitan Region Development Authority & to re-align the 30.00 mt. wide Development Plan Road by joining the same to the Mumbai Nashik highway and for this purpose, recourse should be taken to the provisions contained in section 37(1AA) of the said Act (hereinafter referred to as "the Proposed Modification");

And whereas, the Notice regarding the Proposed Modification was published under sub-section (1AA)(a) of section 37 of the said Act, inviting objections and/or suggestions from the general public vide Urban Development Department's Notice No. TPS-1222/2158/CR-47/23/UD-12, dated 9/5/2023, which appeared in Maharashtra Government official Gazette, part-I, Konkan Division dated 18-24/5/2023 & Corregendum to the said notice bearing No. TPS-1222/2158/CR-47/23/UD-12, dated 5/9/2024, which appeared in Maharashtra Government official Gazette, part-I, Konkan Division dated 19-25/9/2024 and the Joint Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai was appointed as an Officer (hereinafter referred to as "the said Officer") to hear the objections and / or suggestions in respect of the Proposed Modification received within the stipulated period and the say of the said Special Planning Authority and submit his report to the Government;

And whereas, the said officer has submitted its report to the Government after completing the legal procedure as contemplated under section 37(1AA) of the said Act;

And whereas, after considering the report submitted by the said Officer and consulting the Director of Town Planning, Maharashtra State, Pune the Government is of the opinion that it is necessary to accord sanctions to the Proposed Modification with condition;

Now, therefore, in exercise of the powers conferred under sub-section (1AA)(c) of section 37 of the said Act and all other powers enabling it in that behalf, the Government hereby accords sanction to the Proposed Modification with condition and accordingly amends the said Notification dated 11/3/2015 by adding the new entry after the last entry in the scheduled of modifications sanctioning the said Development Plan as follows :-

ENTRY

"Lands from Bhiwandi Surrounding Notified Area Development Plan S. No.94(pt.), 95(pt.), 97A(pt.), 99(pt.), 100(pt.), 101, 102(pt.), 103(pt.), 104(pt.), 105, 106, 107(pt.), 108(pt.), 109(pt.), 114(pt.), 115(pt.), 116(pt.), 117(pt.), 118(pt.), 119(pt.), 120(pt.), 121(pt.), 122(pt.), 126(pt.), 127(pt.), 128(pt.), 130(pt.), 134(pt.) & 217(pt.) of village Kasheli, area admeasuring 27.134 Ha. are deleted from Site No.47-Garden, Site No.52-Garden, 30.00 mt. wide Development Plan Road, No Development Zone & Industrial Zone and land so deleted is reserved for 'Metro Car Depot, Allied Users and Commercial' subject to following condition and the alignment of 30.00 mt. Development Plan Road is re-aligned and



connected to Mumbai-Nashik Highway. These sanctioned modifications are shown on the part plan of the Development Plan of Bhiwandi Surrounding Notified Area. Mumbai Metropolitan Region Development Authority shall be Appropriate Authority for the said reservation.

Condition :- It is mandatory for Mumbai Metropolitan Region Development Authority to procure NOC of the Maharashtra Coastal Zone Regulation Authority (i.e. Environment Department) for the lands affected by CRZ in the said project. ”

02. The date of publication of this Notification in the Maharashtra Government Gazette is fixed as the date of coming into force of this sanctioned modification.

03. Copy of this Notification and the Part Plan of aforesaid sanctioned modification shall be made available for inspection by the general public during office hours on all working days at the following offices for a period of one month:-

- i) The Metropolitan Commissioner, Mumbai Metropolitan Region Development Authority, Bandra (East), Mumbai.
- ii) The Joint Director of Town Planning, Konkan division, Konkan Bhavan, Navi Mumbai.
- iii) The Assistant Director of Town Planning, Thane Branch, Thane.

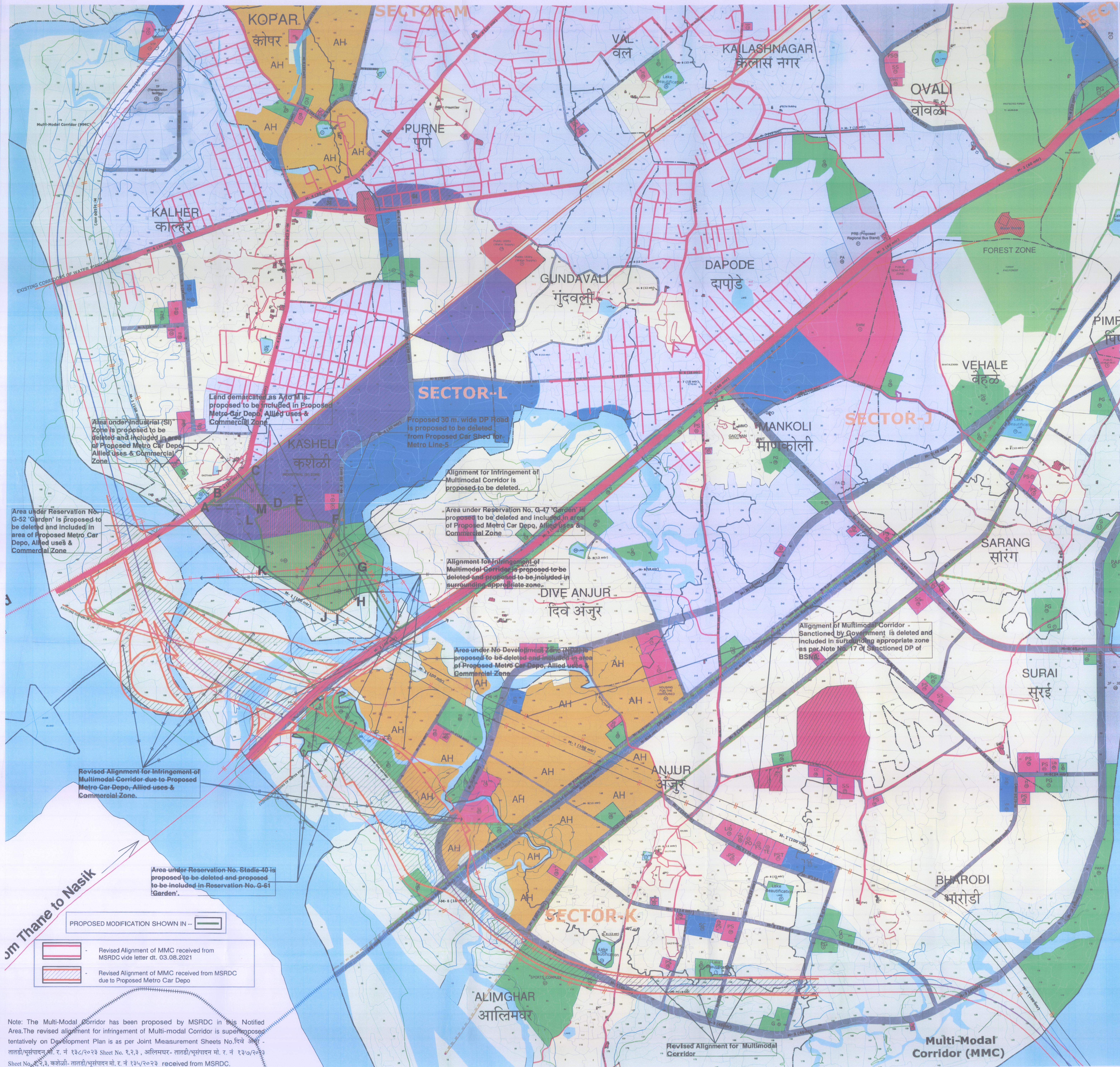
04. This notification shall also be available on the Government Website at www.maharashtra.gov.in (Acts & Rules)

By order and in the name of the Governor of Maharashtra,



(Signature)
(V. G. More)

Section Officer to the Government



PART PLAN OF SANCTIONED DEVELOPMENT PLAN OF BHIWANDI SURROUNDING NOTIFIED AREA

'Metro Car Depot, Allied Users and Commercial' for Metro Line No.5 (Thane-Bhiwandi-Kalyan) at Village Kasheli, Ta. Bhiwandi, Dist. Thane.

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
	GAOTHTAN BOUNDARY		SURVEY NOS./BOUNDARIES
	EXISTING PUBLIC SEMI-PUBLIC		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		AFFORDABLE HOUSING(AH)
	INDUSTRIAL ZONE		RIVERS/ESTUARIES/OTHER WATER BODIES
	INDUSTRIAL (SI) ZONE		FOREST ZONE
	COMMERCIAL ZONE		NO DEVELOPMENT ZONE
	PUBLIC SEMI-PUBLIC ZONE		PUBLIC UTILITIES
	TRANSPORT HUB & LOGISTICS PARK ZONE		TRANSPORTATION & COMMUNICATION

RESERVATIONS - आरक्षण

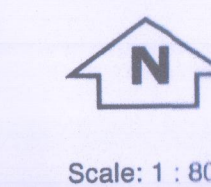
	SECONDARY SCHOOL		PRIMARY SCHOOL		GARDEN
	COLLEGE		TOWN HALL		ELECTRIC SUB-STATION
	LIBRARY		SHOPPING COMPLEX		SEWAGE TREATMENT PLANT
	VEGETABLE MARKET		HOSPITAL		DISPENSARY/MATERNITY HOME
	POLICE STATION		PARKING		CREMATION/BURIAL GROUND
	COMMUNITY CENTRE		FIRE STATION		TRANSPORTATION FACILITIES
	PLAY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

CRZ Line
50 m Mangrove Buffer Line
'Source: Available CZMP maps as per CRZ Notification 2011

Modification sanctioned as per Government Notification No. TPS 1222/2158/CR-47/23/Corrigendum/UD-12 dated 07.10.2025 u/s 37(1AA) (C) of the Maharashtra Regional and Town Planning Act, 1966.

शासनाधीन दि. ०७.१०.२०२५ रोजीची अधिसूचना क्र. टी.पी.एस.-१२२२/२१५८/प.क्र. ४७/२३/न.प.प. २२ अन्वये महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ च्या कलम ३७ (एकक) (ग) नुसार मंजूर करण्यात आला.

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



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
SUB-REGIONAL OFFICE,
Multipurpose Hall, 2nd Floor, Near Oswal Park,
Pokharna Road No.2 Majwada, Thane (W) 400 601.

अतिरिक्त निदेशाधिकार
उप-प्रादेशिक कार्यलय
मु.म.प.वि.प.अ.
थाने

Joint Director of Town Planning
Konkan Division, New Mumbai

Deputy Secretary
Urban Development Department
Mumbai - 42

Note: The Multi-Modal Corridor has been proposed by MSRDC in this Notified Area. The revised alignment for infringement of Multi-modal Corridor is superimposed tentatively on Development Plan as per Joint Measurement Sheets No. दिवे अंजुर तालुका/भुसंपादन मो. र. नं १३८/२०२३ Sheet No. १,२,३, अलिमघर- तालुका/भुसंपादन मो. र. नं १३८/२०२३ Sheet No. १,२,३, करोडी- तालुका/भुसंपादन मो. र. नं १३८/२०२३ received from MSRDC.