



# महाराष्ट्र शासन राजपत्र

## भाग एक-कोकण विभागीय पुरवणी

वर्ष ४, अंक २०]

गुरुवार ते बुधवार, मे १७-२३, २०१८ / वैशाख २७-ज्येष्ठ २, शके १९४०

[पृष्ठे १०७२

प्राधिकृत प्रकाशन

शासकीय अधिसूचना, नेमणुका इत्यादी

अधिसूचना

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated 8th May 2018.

NOTIFICATION

No. TPB. 4317/629/CR-118/2017/DP/UD-11—Whereas, the Municipal Corporation of Greater Mumbai is the Planning Authority for jurisdiction of Greater Mumbai (hereinafter referred to as “ the said Corporation ”) as per the provisions of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred as “ the said act ”).The first Development Plan prepared by the said Corporation, was sanctioned in the year 1964-1967. Thereafter, the said Corporation revised the first Development Plan as per provisions of the said act, and said revised Development Plan was sanctioned by State Government in the year 1991-1994. The last part of said Revised Development Plan was sanctioned on 4th March 1994 and has come into force accordingly ;

And whereas, the said Corporation *vide* their Resolution No.767, dated 20th October 2008 declared their intention to revise the Sanctioned Revised Development Plan of Greater Mumbai within its jurisdiction as laid down under section 38 read with section 23(1) of the said act. Accordingly, notice to that effect, was published in the *Official Government Gazette* on 1st July 2009. Thereafter the survey of Existing Land Use of the entire area within the jurisdiction of the said Corporation was carried out as laid down under section 25 of the said Act and the Existing Land Use maps were prepared ;

And whereas, the said Corporation had prepared the Draft Revised Development Plan along with Development Control Regulations and after obtaining sanction from General Body, *vide* Resolution No.1195 dated 23rd February 2015 published a Notice in the *Maharashtra Government Gazette* dated 25th February 2015 under sub-section (1) of section 26 of the said act for inviting suggestions/ objections from general public on the Draft Revised Development Plan ;

And whereas, the suggestions/objections received by the said Corporation in respect of errors in Draft Revised Development Plan and representations from organization, general public, members of Legislative Assembly/Council, the State Government has issued direction *vide* letter dated 23rd April 2015 under section 154(1) of the said Act, to the said Corporation to revamp/

(१)

recast the draft revised Development Plan after examining all the errors on the basis of existing site conditions and its merits by considering the planning and legal issues and republish the Draft Revised Development Plan after incorporating all the corrections for the purpose of inviting suggestion/objections as per the provision of section 26 of the said Act ;

And whereas, as per direction of the State Government, the Draft Revised Development Plan along with Development Control Regulations were prepared by the said Corporation within the time extension granted under section 26(A) introduced by the way of an ordinance No. XVIII of 2015, dated 29th August 2015 by the State Government and after obtaining sanction from General Body, *vide* Resolution No.307 dated 27th May 2016, a notice for inviting suggestions/objections from the general public as required under the provision of sub-section (1) of section 26 the said Act is republished in the *Maharashtra Government Gazette* dated 27th May 2016 (hereinafter referred to as “ the said Draft Development Plan ”) ;

And whereas, the Planning Committee constituted under section 28(2) of the said Act, has considered the suggestions and / or objections to the said Draft Development Plan received within stipulated period by the said Corporation and submitted their report along with their recommendations to the said Corporation under section 28(3) of the said Act on 6th March 2017 ;

And whereas, after considering the report of the Planning Committee, the said Corporation *vide* its Resolution No.393, dated 31st July 2017 has sanctioned the Draft Development Plan with modifications or changes carried out by Planning Committee subject to the modifications suggested by the said Corporation, which were published under section 28(4) of the said Act and submitted in accordance with the provisions of sub-section (1) of section 30 of the said Act, to the State Government for sanction *vide* letter dated 2nd August 2017 ;

And whereas, in accordance with sub-section (1) of section 31 of the Said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune the State Government has accorded sanction to the Draft Development Plan (Part) of Greater Mumbai in K/E, S, G/S Ward *vide* notification No. TPB. 4317/629/CR-118/2017/UD-11, dated 9th November 2017 and notification No. TPB. 4317/778/CR-267/2017/UD-11, dated 7th February 2018 ;

And whereas, the Director of Town Planning, *vide* his Marathi letter. No.1225, dated 21st February 2018 has submitted his Report on the modified Draft Development Plan and the Draft Development Control and Promotion Regulations in respect of proposal of Development plan of Greater Mumbai 2034 to Government for sanction ;

And whereas, in accordance with provisions of sub section (1) of section 31 of the Said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government has accorded sanction to the Draft Development Plan of Greater Mumbai with modification shown in **SCHEDULE-A** appended to this **Notification No. TPB. 4317/629/CR-118/2017/DP/UD-11, Dated 8 May 2018** excluding the **substantial Modification** as shown in **SCHEDULE-B** appended hereto.

Now therefore, in exercise of the powers conferred by sub-section (1) of section 31 of the Said Act and of all other powers enabling it on that behalf, the Government of Maharashtra hereby :—

(A) Accords Sanction to the Draft Development Plan 2034 of Greater Mumbai excluding the part portion of sanctioned Development Plan *vide* Notification dated 9th November 2017 and 7th February 2018. with following policy notes and conditions which are applicable to entire Development Plan 2034.

(1) The word used on Plan/Report/DCPR as “designated” for the purpose of showing respective existing facilities/amenities shall be changed to “Existing”. So the prefix “D” at all the places shall be replaced by prefix “E” eg. DE, DOS, DSA etc shall be changed to EE, EOS, ESA etc.

(2) If the commissioner found that the designation shown on plan is not as per site condition and it is a draftsman's error, he may pass a suitable specific order to correct it and shall issue a written, well-reasoned, speaking order modifying Development Plan to that effect and copy of such order along with certified part plan in original shall be forwarded to Government in Urban Development Department and the Director of Town Planning, Maharashtra State, Pune for record. In any case the commissioner shall not delegate his power to do so, to any officer sub-ordinate to him :

Provided that such proposal shall be submitted by the concerned land owner to the commissioner within a period of 3 months from the date on which the D.P. come into force and commissioner shall take the decision on it within next 6 months.

(3) All the reservations proposed on the layout R.G. shall be deleted by the commissioner under his special permission, as and when noticed or brought to the notice to him. For such deletion the commissioner shall pass a special well reasoned, speaking order, modifying Development Plan to that effect and copy of such order along with certified part plan showing such modification in original shall be forwarded to the Director of Town Planning, Maharashtra State, Pune and Government in Urban Development Department for record. In any case the commissioner shall not delegate his power to do so, to any officer sub-ordinate to him.

(4) Where Public Parking Lots (PPL) has been proposed or developed on Partial land or on some floors of Residential/Commercial buildings and on such lands, under the provisions of regulations, Where the proposed reservation/designation of Public Parking Lot (PPL) is shown in Development plan, then all such reservation/designation shall deemed to be deleted and land under such reservation/designation shall be included in the adjoining pre-dominant land use.

(5) Where the public parking lots (PPL) have been handed over to Municipal Corporation after development by getting the approval of Corporation then such sites be shown as existing Public Parking Lot (PPL).

(6) The reservations for Petrol pump are proposed to be sanctioned as proposed under section 30 of MR & TP Act, 1966.

(7) Alignment of nalla shall be considered as continuous even if it is shown as broken in some part due to covered portion if such broken alignment come into notice or brought to the notice of the commissioner, he shall issue a written, well-reasoned, speaking order modifying Development Plan to that effect and copy of such order along with certified part plan in original shall be forwarded to the Director of Town Planning, Maharashtra State, Pune and Government in Urban Development Department for record. In any case the commissioner shall not delegate his power to do so, to any officer sub-ordinate to him.

(8) The designation shown for petrol pump on Development Plan shall be considered only up to the minimum area and access as otherwise required under these regulations for the user of petrol pump. Excess area of such designation shall be considered as deleted from such designation. If it is brought to the notice of Commissioner then he shall issue a written, well-reasoned, speaking order modifying Development Plan to that effect and copy of such order along with certified part plan in original shall be forwarded to the Director of Town Planning, Maharashtra State, Pune and Government in Urban Development Department for record. In any case the commissioner shall not delegate his power to do so, to any officer sub-ordinate to him.

(9) 30m buffer line is shown on Development Plan along last track of railway line. If any deviation is found regarding this 30m distance, then the commissioner shall correct such line and shall issue a written, well-reasoned, speaking order modifying Development Plan to that effect and copy of such order along with certified part plan in original shall be forwarded to the Director of Town Planning, Maharashtra State, Pune and Government in

Urban Development Department for record. In any case the commissioner shall not delegate his power to do so, to any officer sub-ordinate to him.

(10) At the time of Implementation, if the alignment of coastal road varies from the alignment shown on D.P. due to site situation, then such variations shall be permitted and the alignment on DP shall be treated as stand modified to that effect. The area released due to such deviation shall be considered as included in adjoining zone.

(11) The appropriate authority for all the reservation for "Government Office" shall be changed to "PWD/GAD".

(12) Where the I to R/C proposal is sanctioned by Corporation but still the land under such proposal is shown in industrial zone, then notwithstanding to that, separate permission for I to R/C shall not be required and no any procedure to that effect is necessary.

(13) In case of sanctioned I to R/C proposals once the amenity space is handed over and final Occupancy Certificate is granted, the zone of such lands shall be treated as the zone for which it is converted even if they are shown as Industrial on D.P.

(14) In case of sanctioned Accommodation Reservation proposals, if the share of MCGM along with the construction if any thereon is handed over and final Occupation Certificate is granted to it, then the share of land retained with the owner shall be declared as free from reservation by the commissioner and he shall issue a written, well-reasoned, speaking order modifying Development Plan to that effect and copy of such order along with certified part plan in original shall be forwarded to the Director of Town Planning, Maharashtra State, Pune and Government in Urban Development Department for record. In any case the commissioner shall not delegate his power to do so, to any officer sub-ordinate to him.

(15) If the land shown as a Natural Area (N.A.), does not fulfills the criteria set for it, then the commissioner, with the prior approval from the Government, under his special permission shall pass a well reasoned order to consider that land is in No Development Zone/Special Development Zone (NDZ/SDZ). In any case the commissioner shall not delegate his power to do so, to any officer sub-ordinate to him.

(16) If any reservation in the earlier sanctioned Development Plan is lapsed in pursuance of notice under section 49 or 127 of the MRTP Act, 1966 or as directed by the Hon. High court/Supreme Court in respect of such notice, then the corresponding reservation shall stand lapsed in the Revised Development Plan to the extent of area covered in the said notice.

(17) The proposal of the 1991 D.P. on the government lands, which are granted by the government to any institute or persons excepting textile mill, during the period from the date of sanction of the concerned part of the 1991 D.P. and the date of publication of draft D.P. 2034 under section 26(i.e. 27th May 2016) which are valid, shall prevail, irrespective of any proposal in the 2034 D.P. subject to the stipulations of the order of the said grant of land/ consent term if any/court order if any, in this regard.

Provided that the above provision shall also be applicable to the land allotted by the MCGM/ MMRDA and to the lands for which the land use decided by competent court and to the lands for which the consent terms submitted by government in the competent court. Provided further that, such proposals shall be submitted by the allottee to the commissioner within a period of three months from the date on which the D.P. come into force and the commissioner shall take decision on it within next six months.

(18) Reservation for which the appropriate authority is shown a private person/private institute shall be considered to be lapsed. The development permission on such land shall be permitted as otherwise permissible on the adjoining land and as per the DCR 2034.

(19) In case of any variation proposal to the final TPS is sanctioned by the government, the proposals of the final D.P. stands modified to that effect.

(20) If the SRS is sanctioned considering proposals of 1991 Development Plan and also by rearranging the reservations and road proposals of 1991 D.P. and such sanction is still valid and if new reservations are proposed in 2034 D.P. on such land then new reservations of 2034 D.P. shall be deemed to be deleted. In such cases, the rearranged proposal as per sanctioned SRS if any shall prevail over 2034 D.P.

(21) Where layouts are approved and IOD granted prior to 27th May 2016 (*i.e.* date of publication of D.P. under section 26 of MRTP) which are valid then the proposals of 1991 D.P., on such land shall prevail over proposal under 2034 D.P.

(22) Draftsman's error - Draftsman's errors which are required to be corrected as per actual situation on site and / or correction in existing boundaries of the establishments is required to be corrected as per city survey record or revenue record or as per acquisition and possession of lands or as per valid sanctioned layout etc. may be corrected by the Municipal Commissioner. In respect of High Tension Line, the alignment shown on D.P. is to be corrected or deleted wherever required by the Municipal Commissioner in consultation with the concerned department. However, due to shifting or deletion of such High Tension Line, the land use zone of lands (before shifting) under H.T. Line shall be the zone of adjoining land.

The Municipal Commissioner, after due verification and satisfying himself regarding such error, shall issue a written, well-reasoned, speaking order modifying Development Plan to that effect and copy of such order in original shall be forwarded to the Government in Urban Development Department and Director of Town Planning, Maharashtra State, Pune for record. In any case the commissioner shall not delegate his power to do so, to any officer sub-ordinate to him.

(23) The areas of reserved sites as mentioned in Development Plan are approximate and tentative. The exact areas as measured on site as per the boundaries shown on the Development Plan shall be considered as the area of reserved site.

(24) The private or rental premises shown as designated in Public-Semipublic zone/use will continue to be in public-semipublic zone/use as long as Public-Semipublic user exists. If such user is shifted or closed then the Authority shall allow development permission on such land considering adjoining predominant land use zone, after due verification Commissioner may pass a suitable specific order to correct it and shall issue a written, well-reasoned, speaking order modifying Development Plan to that effect and copy of such order along with certified part plan in original shall be forwarded to the Director of Town Planning, Maharashtra State, Pune and Government in Urban Development Department for record. In any case the commissioner shall not delegate his power to do so, to any officer sub-ordinate to him.

(25) On lands acquired for public purpose from the earlier Sanctioned Development Plan where reservation is continued in this revised Development Plan for the another public purpose, in such cases such lands shall be available as per revised Development Plan reservation for public purpose.

(26) Existing Features Shown On Development Plan - The existing features shown on Development Plan are indicative and stand modified on Development Plan as per actual position. Merely mention of particular existing use on Development Plan, shall not bar the owner from development permission in that zone. Also, the boundaries of s. no., alignment of existing road / nala and other physical features of land shall be as per measurement plan of Land Records Department.

(27) Wherever the boundaries of Gaothan/Koliwada/Adivasi Pada are not shown on the Development Plan will be considered as and when the same is finalized by the Revenue Department.

महाराष्ट्र शासन राजपत्र भाग एक—कोकण विभागीय पुरवणी, गुरुवार ते बुधवार, मे १७-२३, २०१८ / वैशाख २७-ज्येष्ठ २, शके १९४०

(28) Every order passed by the commissioner, involving changes in D.P. proposals shall be send along with part plan to the Director of Town Planning, Maharashtra State, Pune and Government of Maharashtra in Urban Development Department for record purpose.

(B) Accords sanctioned to the Draft Development control and promotion regulations - 2034 for Greater Mumbai excluding the part portion specified in Schedule-B and more specifically given in the booklet available on the Government website.

(C) Extends the period prescribed under section 31(1) of the Said Act, for sanctioning the Said Development Plan upto and inclusive of the date of this notification.

(D) Fixes the date, one month after publication of this Notification in the *Official Gazette* to be the date on which the said sanctioned Development Plan of Greater Mumbai-2034 shall come into force.

The aforesaid part Final Development Plan of Greater Mumbai Sanctioned by the State Government *vide* this Notification shall be kept open for inspection by the general public during office hours on all working days for a period of one month from the date of coming into force of this Notification, at the office of the—

(1) Chief Engineer (Development Plan), Municipal Corporation of Greater Mumbai, Mahapalika Marg, Mumbai 400 001.

(2) Deputy Director of Town Planning, Greater Mumbai, ' E ' Block, ENSA Hutment, Azad Maidan, Mahapalika Marg, Mumbai 400 001.

This Notification shall also be available on the Government of Maharashtra website : [www.maharashtra.gov.in](http://www.maharashtra.gov.in) (कायदे व नियम)

By order and in the name of Governor of Maharashtra.

PRADEEP GOHIL,  
Under Secretary to Government.

**SCHEDULE - A**

**Development Plan 2034 of Municipal Corporation of Greater Mumbai sanctioned under section 31(1) of MR&TP Act 1966**

**'A' Ward**

1	2	3	4	5	6	7
Sr. No.	Sanctioned Modification No.	Modification No.	Sheet No.	Proposals as per published plan under Section 26 of MR & TP Act 1966	Modification proposed by the Planning Authority and submitted under Section 30 of MR & TP Act 1966	Modification sanctioned by Government under Section 31(1) of the MR & TP Act 1966
1	SM-A01	MA1	IC 05	DR1.3 (Government Staff Quarters)	Earmark of YMCA is shown.	Sanctioned as proposed u/s 30
2	SM-A02	MA2	IC 07	DPU4.2 (Fuel Station)	Earmarked as OCS.	Sanctioned as proposed u/s 30
3	SM-A03	MA3	IC 07	DOS2.6 (Recreational Ground)	Earmarked as BPHA.	Sanctioned as proposed u/s 30
4	SM-A04	MA7	IC 04	Water Body	Colour of water body shown uniformly.	Sanctioned as proposed u/s 30
5	SM-A05	MA8	IC 07		CS No changed from 1416 to 718 as per revenue records	Sanctioned as proposed u/s 30
6	SM-A06	MA10	IC 07	DOS2.6 (Recreation Ground)	'+' sign from Designation of RG(DOS 2.6) is deleted	Refused to accord sanction, Proposal u/s 26 is reinstated
7	SM-A07	MA14	IC 05	Existing Road Widening	Road widening lines corrected as per SRDP	Sanctioned as proposed u/s 30
8	SM-A08	MA15	IC 05	Existing Road Widening	Road widening lines corrected as per SRDP	Sanctioned as proposed u/s 30
9	SM-A09	MA16	IC 05	Existing Road Widening	Road widening lines corrected as per SRDP	Sanctioned as proposed u/s 30
10	SM-A10	MA17	IC 05	Existing Road Widening	Road widening lines corrected as per SRDP	Sanctioned as proposed u/s 30
11	SM-A11	MA18	IC 05	Existing Road Widening	Road widening lines corrected as per SRDP	Sanctioned as proposed u/s 30
12	SM-A12	MA19	IC 05	Existing Road Widening	Road widening lines corrected as per SRDP	Sanctioned as proposed u/s 30

1	2	3	4	5	6	7
13	SM-A13	MA20	IC 05	Existing Road Widening	Road widening lines corrected as per SRDP	Sanctioned as proposed u/s 30
14	SM-A14	MA21	IC 05	Existing Road Widening	Road widening lines corrected as per SRDP	Sanctioned as proposed u/s 30
15	SM-A15	MA22	IC 05	Existing Road Widening	Road widening lines corrected as per SRDP	Sanctioned as proposed u/s 30
16	SM-A16	MA23	IC 04, IC 05 & IC 07	Proposed DP road (Coastal Arm)	The additional arm of Coastal road being not part of the final alignment is now deleted	Sanctioned as proposed u/s 30
17	SM-A17	MA25	IC 08	DSA3.2 (Cinema Theatre)	Along with designation of cinema theatre (DSA3.2) reservation of municipal office (RO1.3) is also shown	Refused to accord sanction, Proposal u/s 26 is reinstated
18	SM-A18	MA26	IC 07	DOS2.6 (Recreation Ground)	Designation of RG (DOS 2.6) deleted and Designation of Museum (DSA 3.5) shown	Refused to accord sanction, Proposal u/s 26 is reinstated with following changes:- Designation of DOS2.6 is changed to DOS2.6+DSA3.5
19	SM-A19	MA28	IC 04	R zone	Colour of water body is shown as water body exists on site.	Sanctioned as proposed u/s 30
20	SM-A20	MA32	IC 07	DOS1.4	Traffic Island (TI) text shown in place of Playground	Sanctioned as proposed u/s 30
21	SM-A21	MA33	IC 07	DOS1.5	Traffic Island (TI) text shown in place of playground	Sanctioned as proposed u/s 30
22	SM-A22	MA34	IC 07, IC 08 & IC 10	-	CS numbers changed from 9999 to 1610 & 1611 as per revenue records.	Sanctioned as proposed u/s 30
23	SM-A23	MA36	IC 04	-	Text of Agairy shown	Sanctioned as proposed u/s 30
24	SM-A24	MA37	IC 02 & IC 04	-	Text of Church shown	Sanctioned as proposed u/s 30



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25	SM-A25	MA38	IC 05	-	Text of Church shown	Sanctioned as proposed u/s 30
26	SM-A26	MA39	IC 04	-	Text of Church shown	Sanctioned as proposed u/s 30
27	SM-A27	MA40	IC 04	-	Text of Church shown	Sanctioned as proposed u/s 30
28	SM-A28	MA41	IC 08	-	Text of Temple shown	Sanctioned as proposed u/s 30
29	SM-A29	MA42	IC 07	-	Text of Agaury shown	Sanctioned as proposed u/s 30
30	SM-A30	MA43	IC 07	-	Text of Agaury shown	Sanctioned as proposed u/s 30
31	SM-A31	MA44	IC 07	-	Text of Agaury shown	Sanctioned as proposed u/s 30
32	SM-A32	MA45	IC 08	-	Text of Mosque shown	Sanctioned as proposed u/s 30
33	SM-A33	MA46	IC 07	-	Text of Church shown	Sanctioned as proposed u/s 30
34	SM-A34	MA47	IC 05	-	Text of Church shown	Sanctioned as proposed u/s 30
35	SM-A35	MA48	IC 10	-	Text of Parsi Well shown	Sanctioned as proposed u/s 30
36	SM-A36	MA49	IC 08	-	Text of Agaury shown	Sanctioned as proposed u/s 30
37	SM-A37	MA50	IC 07	-	Text of Church shown	Sanctioned as proposed u/s 30
38	SM-A38	MA51	IC 05	-	Text of Church shown	Sanctioned as proposed u/s 30
39	SM-A39	MA52	IC 05	-	Text of Church shown	Sanctioned as proposed u/s 30
40	SM-A40	MA53	IC 05	-	Text of Church shown	Sanctioned as proposed u/s 30
41	SM-A41	MA54	IC 11	-	C.S.No. changed from 1481 to CS no. 1491 as per revenue record	Sanctioned as proposed u/s 30
42	SM-A42	MA55	IC 07	-	C.S.No. changed from 1838 & 1896 to CS no. 1898 & 1856 as per revenue record	Sanctioned as proposed u/s 30

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43	SM-A43	MA56	IC 04	DOS1.5 (Garden/Park)	Designation of Botanical Garden (DOS 2.8) shown	Sanctioned as proposed u/s 30
44	SM-A44	135	IC 11	DR1.5 (Municipal Housing)	The designation of DR 1.5 (Municipal housing) is deleted and land included in R-Zone	Refused to accord sanction, Proposal u/s 26 is reinstated

**'B' Ward**

1	2	3	4	5	6	7
<b>Sr. No.</b>	<b>Sanctioned Modification No.</b>	<b>Modification No.</b>	<b>Sheet No.</b>	<b>Proposals as per published plan under Section 26 of MR &amp; TP Act 1966</b>	<b>Modification proposed by the Planning Authority and submitted under Section 30 of MR &amp; TP Act 1966</b>	<b>Modification sanctioned by Government under Section 31(1) of the MR &amp; TP Act 1966</b>
1	SM-B01	MB 1	IC13	DE1.1 (Municipal School)	Designation code made visible	Sanctioned as proposed u/s 30
2	SM-B02	MB 2	IC11, IC14	TPS BOMBAY CITY No. I (MANDVI SECTION)	Earmarking of TPS BOMBAY CITY No. I (MANDVI SECTION) is done as per TPS sheet.	Sanctioned as proposed u/s 30
3	SM-B03	MB 3	IC11, IC14	TPS BOMBAY CITY No. I (ELPHINSTONE ESTATE SECTION)	Earmarking of TPS BOMBAY CITY No. I (ELPHINSTONE ESTATE SECTION) is done as per TPS sheet.	Sanctioned as proposed u/s 30
4	SM-B04	MB 4	IC14	DE1.2 (Primary & Secondary School)	Designation code of DE1.2 (Primary and secondary School), is corrected to DE1.1 (Municipal School)	Sanctioned as proposed u/s 30
5	SM-B05	MB 5	IC14	DE1.2 (Primary & Secondary School)	Designation code of DE1.2 (Primary and secondary School), is corrected to DE1.1 (Municipal School)	Sanctioned as proposed u/s 30
6	SM-B06	MB 6	IC14	DE1.2 (Primary & Secondary School)	Designation code of DE1.2 (Primary and secondary School), is corrected to DE1.1 (Municipal School)	Sanctioned as proposed u/s 30

1	2	3	4	5	6	7
7	SM-B07	MB 7	IC13	DE1.2 (Primary & Secondary School)	Designation code of DE1.2 (Primary and secondary School), is corrected to DE1.1 (Municipal School)	Sanctioned as proposed u/s 30
8	SM-B08	MB 8	IC11	DE1.2 (Primary & Secondary School)	Designation code of DE1.2 (Primary and secondary School), is corrected to DE1.1 (Municipal School)	Sanctioned as proposed u/s 30
9	SM-B09	MB 9	IC14	Dongri cross Road	Road Label correctly shown	Sanctioned as proposed u/s 30
10	SM-B10	MB 10	IC14	Tandel cross lane	Road Label correctly shown	Sanctioned as proposed u/s 30
11	SM-B11	MB 11	IC14	Advocate Anandrao Narayan Surve Marg	Road Label correctly shown	Sanctioned as proposed u/s 30
12	SM-B12	MB 12	IC14	Umarkhadi cross lane	Road Label corrected	Sanctioned as proposed u/s 30
13	SM-B13	MB 16	IC 14	ROS1.5 (Garden/Park)	C.S.Nos. corrected as per revenue records. C.S. no. 119/1721 is corrected as 68/1721 and the plot bearing existing Co-op Hsg. Society is corrected as 118/1721	Sanctioned as proposed u/s 30
14	SM-B14	MB 17	IC14	CS No. 119/1721	C.S no. is corrected on plot showing 119/1721 as 68/1721 as it has been duly checked from Revenue Records.	Sanctioned as proposed u/s 30
15	SM-B15	MB 18	IC 14	68/1721	C.S no.68/1721 is corrected as 88/1721 is corrected as per revenue records.	Sanctioned as proposed u/s 30
16	SM-B16	MB 19	IC11	451	C.S no. 451 is corrected as 6/451 on Jinjkar street as per revenue records.	Sanctioned as proposed u/s 30
17	SM-B17	MB 20	IC14	81/1721	C.S no. 81/1721 is corrected as 91/1721 on Dr. Maheshwari Road per revenue records.	Sanctioned as proposed u/s 30
18	SM-B18	MB 24	IC11	RR2.2 (Affordable housing)	Reservation of RR2.2 (Affordable housing) is changed to RR2.1 (Rehabilitation and Resettlement)	Sanctioned as proposed u/s 30
19	SM-B19	MB 28	IC 14	DE1.2 (Primary & Secondary School)	Label of 'Church' is shown.	Sanctioned as proposed u/s 30

1	2	3	4	5	6	7
20	SM-B20	MB 29	IC 14	R zone	Label of 'Synagogue' is shown.	Sanctioned as proposed u/s 30
21	SM-B21	MB 30	IC 13	R zone	label of 'Mosque' is shown	Sanctioned as proposed u/s 30
22	SM-B22	MB 31	IC 13	R zone	label of 'Temple' is shown	Sanctioned as proposed u/s 30
23	SM-B23	MB 32	IC 11	C zone	Label of 'Synagogue' is shown.	Sanctioned as proposed u/s 30
24	SM-B24	100	IC 10, IC 11	DE1.2 (Primary & Secondary School)	Designation of DE 1.2 (Primary/ Secondary School) is deleted and shown as in R Zone	Refused to accord sanction, Proposal u/s 26 is reinstated

**'C' Ward**

1	2	3	4	5	6	7
<b>Sr. No.</b>	<b>Sanctioned Modification No.</b>	<b>Modification No.</b>	<b>Sheet No.</b>	<b>Proposals as per published plan under Section 26 of MR &amp; TP Act 1966</b>	<b>Modification proposed by the Planning Authority and submitted under Section 30 of MR &amp; TP Act 1966</b>	<b>Modification sanctioned by Government under Section 31(1) of the MR &amp; TP Act 1966</b>
1	SM-C01	MC1	IC10	RSA1.2 (Retail Market with Vending Zone) C zone	Text of pork market is now shown	Sanctioned as proposed u/s 30
2	SM-C02	MC2	IC10		Label of Jama Masjid is shown as per sanctioned heritage list."C" (Commercial Zone) label is repositioned on CS No.1038.	Sanctioned as proposed u/s 30
3	SM-C03	MC3	IC13	ROS1.4 (Play Ground)	Drafting overlap is corrected and designation code is made visible.	Sanctioned as proposed u/s 30
4	SM-C04	MC4	IC13	DH3.5 (Other Medical Facilities)	Drafting overlap is corrected and designation code is made visible	Sanctioned as proposed u/s 30
5	SM-C05	MC5	IC13	DPU3.2 (Police Chowky)	Re-position of the code DPU3.2 to make the plot visible.	Sanctioned as proposed u/s 30
6	SM-C06	MC6	IC10	-	Road text of SRDP 1991 'Abdul Rehman Street' is added.	Sanctioned as proposed u/s 30

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7	SM-C07	MC7	IC10	-	Reoriented Road Label 'Mumba Devi Road' as per road alignment.	Sanctioned as proposed u/s 30
8	SM-C08	MC8	IC10	440	CS no. 440 is corrected as CS no. 4403 as per revenue records.	Sanctioned as proposed u/s 30
9	SM-C09	MC9	IC13	R Zone	CS No. 3139 is made visible on DP sheet.	Sanctioned as proposed u/s 30
10	SM-C10	MC10	IC10	R Zone	CS no. Corrected as per revenue record as 939_941.	Sanctioned as proposed u/s 30
11	SM-C11	MC15	IC10 & IC13	DE1.2 (Primary & Secondary School)	Designation of DE1.2 (Primary and Secondary School), is changed to RE3.1 (Other education) Reservation.	Refused to accord sanction, Proposal u/s 26 is reinstated
12	SM-C12	MC22	IC10	R Zone	The label of 'Francis Xavier Church' is shown as 'Church' on DP as it is included in sanctioned heritage list.	Sanctioned as proposed u/s 30
13	SM-C13	MC23	IC13	R Zone	The label of 'Mahavir Swami Temple' is shown as 'Temple' on DP as it is included in sanctioned heritage list.	Sanctioned as proposed u/s 30
14	SM-C14	MC24	IC13	R Zone	The label of 'Godji Swetambar Jain Derasar' is shown as 'Temple' on DP as it is included in sanctioned heritage list.	Sanctioned as proposed u/s 30
15	SM-C15	MC25	IC13	R Zone	The label of 'Swaminarayan Temple' is shown as 'Temple' on DP as it is included in sanctioned heritage list.	Sanctioned as proposed u/s 30
16	SM-C16	MC26	IC13	R Zone	The label of 'Shree Krishna Mandir Complex (Motta Mandir)' is shown as 'Temple' on DP as it is included in sanctioned heritage list.	Sanctioned as proposed u/s 30
17	SM-C17	MC27	IC13	R Zone	The label of 'Shree Digambar Temple' is shown as 'Temple' on DP as it is included in sanctioned heritage list.	Sanctioned as proposed u/s 30
18	SM-C18	MC28	IC13	R Zone	The label of 'Shree Ram Temple' is shown as 'Temple' on DP as it is included in sanctioned heritage list.	Sanctioned as proposed u/s 30

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19	SM-C19	MC29	IC13	R Zone	The label of 'Bhuleshwar Devalaya Complex' is shown as 'Temple' on DP as it is included in sanctioned heritage list.	Sanctioned as proposed u/s 30
20	SM-C20	MC30	IC13	R Zone	The label of 'Krishna Pranami Mandir' is shown as 'Temple' on DP as it is included in sanctioned heritage list.	Sanctioned as proposed u/s 30
21	SM-C21	MC31	IC13	R Zone	Madhavbaug Complex' is on CS no. 2867 & Mahavir Swami Jain Derasar (Temple)' is shown as "Temple" on CS no. 2495.	Sanctioned as proposed u/s 30
22	SM-C22	MC32	IC10	R Zone	The label of 'Dadiseeth Agiari' is shown as 'Agiary' on DP as it is included in sanctioned heritage list.	Sanctioned as proposed u/s 30
23	SM-C23	MC33	IC13	R Zone	The label of 'Hamidia Masjid' is shown as 'Mosque' on DP as it is included in sanctioned heritage list.	Sanctioned as proposed u/s 30
24	SM-C24	MC34	IC10	R Zone	The label of 'Anjumanna Atash Behram' is shown as 'Agiary' on DP as it is included in sanctioned heritage list.	Sanctioned as proposed u/s 30
25	SM-C25	MC35	IC10	R Zone	The label of 'Zaoba Rammandir' is shown as 'Temple' on DP as it is included in sanctioned heritage list.	Sanctioned as proposed u/s 30
26	SM-C26	MC36	IC10	R Zone	The label of 'Vitthalwadi Temple' is shown as 'Temple' on DP as it is included in sanctioned heritage list.	Sanctioned as proposed u/s 30
27	SM-C27	MC37	IC13	R Zone	The label of 'Shree Adishwar Temple' is shown as 'Temple' on DP as it is included in sanctioned heritage list.	Sanctioned as proposed u/s 30
28	SM-C28	MC38	IC13	R Zone	The label of 'Mahavir Swami Jain Derasar (Temple)' is shown as 'Temple' on DP as it is included in sanctioned heritage list.	Sanctioned as proposed u/s 30

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29	SM-C29	MC39	IC10	R Zone	The label of 'Seth Hormasji Bomanji Wadia Atash Behram' is shown as 'Agiary' on DP as it is included in sanctioned heritage list.	Sanctioned as proposed u/s 30
30	SM-C30	MC40	IC13	R Zone	The label of 'Suryanarayan Temple' is shown as 'Temple' on DP as it is included in sanctioned heritage list.	Sanctioned as proposed u/s 30
31	SM-C31	MC41	IC13	R Zone	The label of 'Jagdish Temple' is shown as 'Temple' on DP as it is included in sanctioned heritage list.	Sanctioned as proposed u/s 30
32	SM-C32	MC42	IC13	C zone	The label of 'Jama Masjid' is shown as 'Mosque' on DP as it is included in sanctioned heritage list.	Sanctioned as proposed u/s 30
33	SM-C33	MC43	IC13	R Zone	The label of 'Madhavbaug Complex (South)' is shown as 'Temple' on DP as it is included in sanctioned heritage list.	Sanctioned as proposed u/s 30
34	SM-C34	MC44	IC13	R Zone	The label of 'Laxminarayan Temple' is shown as 'Temple' on DP as it is included in sanctioned heritage list.	Sanctioned as proposed u/s 30
35	SM-C35	MC45	IC10	C zone	The label of 'Mumbadevi Temple' is shown as 'Temple' on DP as it is included in sanctioned heritage list.	Sanctioned as proposed u/s 30
36	SM-C36	MC46	IC13	R Zone	The label of 'Suryanarayan Temple' is shown as 'Temple' on DP as it is included in sanctioned heritage list.	Sanctioned as proposed u/s 30
37	SM-C37	MC47	IC13	R Zone	The label of 'Vitthal Mandir' is shown as 'Temple' on DP as it is included in sanctioned heritage list.	Sanctioned as proposed u/s 30
38	SM-C38	224	IC 13	RE1.1 (Municipal School)	Reservation of RE 1.1 (Municipal School) is now changed to designation of DSA 2.5 (Welfare Centre)	Refused to accord sanction, Proposal u/s 26 is reinstated

## 'D' Ward

1	2	3	4	5	6	7
Sr. No.	Sanctioned Modification No.	Modification No.	Sheet No.	Proposals as per published plan under Section 26 of MR & TP Act 1966	Modification proposed by the Planning Authority and submitted under Section 30 of MR & TP Act 1966	Modification sanctioned by Government under Section 31(1) of the MR & TP Act 1966
1	SM-D01	MD3	IC 16	Existing Road stretched marked as S.K.Barodawala Marg	Name of the Road is corrected from S.K. Barodawala to M.N. Dahanukar Marg as per ward records.	Sanctioned as proposed u/s 30
2	SM-D02	MD5	IC 09	DPU 4.1 (Post & Telegraph)	The designation code of DPU 4.1 (Post & Telegraph) is corrected to DPU 4.2 (Telephone Exchange) for the said plot.	Sanctioned as proposed u/s 30
3	SM-D03	MD6	IC 16	Width of Walkway for Mahalaxmi Temple	Width of Walkway for Mahalaxmi Temple is corrected as 4.00 Mtrs. From 3.00 Mtrs.	Sanctioned as proposed u/s 30
4	SM-D04	MD10	All sheets	CS boundaries not touching to existing roads	Gap between existing road & CS boundary is corrected.	Sanctioned as proposed u/s 30
5	SM-D05	MD11	IC 16	CS no. 3B/755 - Malabar Hill	CS No. Corrected from 3B/755 to 4/755 as per revenue record.	Sanctioned as proposed u/s 30
6	SM-D06	MD12	IC12 IC13	CTS No. as 10/572 CTS No. 769 is not appearing. CTS 1570 is not visible in IC 13.	CS No. 10/572 is corrected as 1C/572 as per Collector records / SRDP 1991 for D ward	Sanctioned as proposed u/s 30
7	SM-D07	MD28	IC 09	DR 1.3 + DOS 2.6 (Government Staff + Recreation Ground)	Designation of DR 1.3 Government Staff Quarters + DOS2.6 Recreation Ground is deserved from the said plot.	Sanctioned as proposed with following changes: - Only DR 1.3 Government Staff Quarters is deleted and DOS 2.6 is retained.
8	SM-D08	MD56	IC 13	R Zone	St. Teresa Church is shown as 'Church'	Sanctioned as proposed u/s 30
9	SM-D09	MD57	IC 09	R Zone	The Adishwar Jain Temple is shown as 'Temple'	Sanctioned as proposed u/s 30
10	SM-D10	MD58	IC 16	Part plot R Zone & Part plot ROS 1.5 (Garden / Park)	The Talao Mandir is shown as 'Hindu Temple'.	Sanctioned as proposed u/s 30
11	SM-D11	MD59	IC 16	R Zone	The Sethna's Agairy is shown as 'Agairy'.	Sanctioned as proposed u/s 30



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12	SM-D12	MD60	IC 16	R Zone	The Dhana Patel Aderyah is shown as 'Agairy'.	Sanctioned as proposed u/s 30
13	SM-D13	MD61	IC 12	Part plot R Zone & Part plot DE 1.2 (Primary & Secondary School)	The All Saint Church is shown as 'Church'.	Sanctioned as proposed u/s 30
14	SM-D14	MD62	IC 16	R Zone	The Dhakleshwar Temple Complex is shown as 'Temple'.	Sanctioned as proposed u/s 30
15	SM-D15	MD63	IC 13	R Zone	The Modi Sorabji Vaccha Gandhi Agairy is shown as 'Agairy'.	Sanctioned as proposed u/s 30
16	SM-D16	MD64	IC 13	R Zone	The Shri Chandra Prabhu Swami Jain temple is shown as 'Temple'.	Sanctioned as proposed u/s 30
17	SM-D17	MD65	IC 13	R Zone	The Ambroli Church is shown as 'Church'.	Sanctioned as proposed u/s 30
18	SM-D18	MD66	IC 13	R Zone	The Emmanuel Church is shown as 'Church'.	Sanctioned as proposed u/s 30
19	SM-D19	MD67	IC 13	R Zone	The Pitale Maruti is shown as 'Temple'.	Sanctioned as proposed u/s 30
20	SM-D20	MD68	IC 10	R Zone	The Seth Cowasji Behramji Banaji Atash Behram (Kadami) is shown as 'Agairy'.	Sanctioned as proposed u/s 30
21	SM-D21	MD69	IC 13	R Zone	The Evrad Sorabji Harmusji Ranji Agairy is shown as 'Agairy'.	Sanctioned as proposed u/s 30
22	SM-D22	147	IC 10	DO 2.1 + RO 3.1 (Government Office + Disaster Management Facility)	Designation of DO 2.1 (Government Office) + RO3.1 (Disaster Management Facility) is changed to ROS 2.5 (Sports Complex / Stadium).	Refused to accord sanction, Proposal u/s 26 is reinstated with following changes:- Public and Semi-Public Use shall be permissible
23	SM-D23		IC 16	DE1.2 Primary and Secondary School	DE1.2 Primary and Secondary School	Designation of DE1.2 shown on CS. 734, 1/735 of Malabar Hill is deleted and land is included R-Zone as shown on plan.

## 'E' Ward

1	2	3	4	5	6	7
Sr. No.	Sanctioned Modification No.	Modification No.	Sheet No.	Proposals as per published plan under Section 26 of MR & TP Act 1966	Modification proposed by the Planning Authority and submitted under Section 30 of MR & TP Act 1966	Modification sanctioned by Government under Section 31(1) of the MR & TP Act 1966
1	SM-E01	ME 02	IC 17	ROS1.4 + ( Playground + Municipal Primary School)	(+) sign removed from Play Ground (ROS1.4)	Sanctioned as proposed u/s 30
2	SM-E02	ME 07	IC 16	R zone	CS number and boundary corrected	Sanctioned as proposed u/s 30
3	SM-E03	ME 30	IC 17	DE2.1 (College)	Designation of college (DE3.1) changed to designation of Primary & Secondary School (DE 1.2)	Sanctioned as proposed u/s 30
4	SM-E04	ME 37	IC 16	DPU2.1 (Fuel Station)	Designation of petrol pump changed to reservation of petrol pump (RPU2.1)	Refused to accord sanction, Proposal u/s 26 is reinstated
5	SM-E05	ME 48	IC 17	DE1.2 (Primary & Secondary School)	ST. Peter church is now shown as "Church"	Sanctioned as proposed u/s 30
6	SM-E06	ME 49	IC 17	R Zone	Text of Jain temple is now shown as "Temple"	Sanctioned as proposed u/s 30
7	SM-E07	ME 50	IC 16	R Zone	Text of Christ church is now shown as "Church"	Sanctioned as proposed u/s 30
8	SM-E08	ME 51	IC 17	DE1.2 (Primary & Secondary School)	Text of Gloria church is now shown as "Church"	Sanctioned as proposed u/s 30
9	SM-E09	33	IC 17	DAM (designated amenity Plot)	Designation of DAM is deleted and shown as reservation of RSA 2.1 (Multipurpose Community Centre)	Refused to accord sanction, Proposal u/s 26 is reinstated
10	SM-E10	98	IC 17	ROS 1.4 (Playground)	Reservation of ROS1.4 (Playground) deleted	Refused to accord sanction, Proposal u/s 26 is reinstated
11	SM-E11	104	IC 17	RE1.1 (Municipal Primary School) + RR1.1 (Municipal Staff Quarters)	the Reservation of RE1.1 (Municipal Primary school) spill over, reserved the land for RR1.1 (Municipal Staff Quarters)	Refused to accord sanction, Proposal u/s 26 is reinstated

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12	SM-E12	116	IC 17	RE1.1 (Municipal Primary School) + ROS1.4 (Playground)	To delete the proposed reservation of RE1.1(Municipal Primary School) and ROS1.4 (Playground)	Refused to accord sanction, Proposal u/s 26 is reinstated
13	SM-E13	126	IC 16	RH1.2 (Hospital)	To delete the reservation of RH1.2 (Hospital) from the plot and to reserve the land for RR2.1 (Resettlement Rehabilitation)	Refused to accord sanction, Proposal u/s 26 is reinstated
14	SM-E14	137	IC 16	ROS1.5 (Garden/Park)	Reservation of ROS1.5 (garden/park) is deleted and to reserved for RSA2.1 (Multipurpose Community Centre)	Refused to accord sanction, Proposal u/s 26 is reinstated
15	SM-E15	138	IC 16	RR1.1 (Municipal Staff Quarters)	Reservation of RR1.1 (Municipal Staff Quarters) is deleted and shown the plot in R zone	Refused to accord sanction, Proposal u/s 26 is reinstated
16	SM-E16	139	IC 17	I zone & DMS 4.3 (Sewage Pumping Station)	Reservation of RSA4.8 (Cemetery) is shown and I zone is deleted	Refused to accord sanction, Proposal u/s 26 is reinstated
17	SM-E17	140	IC 13	ROS1.5 (Garden/Park)	Reservation of ROS1.5 (Garden) is deleted and reservation of RE2.1 (Higher Education) is shown	Refused to accord sanction, Proposal u/s 26 is reinstated
18	SM-E18	145	IC 13	DR1.5 (Municipal Housing)	Designation of DR 1.5 (Municipal Housing) is deleted and reservation of ROS1.4 (Playground) shown	Refused to accord sanction, Proposal u/s 26 is reinstated
19	SM-E19	146	IC 16	DOS1.4 (Playground)	Designation of DOS1.4 (Playground) is deleted and reservation of ROS1.4 (Playground) is shown.	Refused to accord sanction, Proposal u/s 26 is reinstated

## 'FN' Ward

1	2	3	4	5	6	7
Sr. No.	Sanctioned Modification No.	Modification No.	Sheet No.	Proposals as per published plan under Section 26 of MR & TP Act 1966	Modification proposed by the Planning Authority and submitted under Section 30 of MR & TP Act 1966	Modification sanctioned by Government under Section 31(1) of the MR & TP Act 1966
1	SM-FN01	FN 01	IC-32	---	NA code is shown	Sanctioned as proposed u/s 30
2	SM-FN02	FN 02	IC-32	---	The text of "Chunabhatti Railway Station" is shown	Sanctioned as proposed u/s 30
3	SM-FN03	FN 03	IC-27	---	The division name is deleted as it overlapping on other division area	Sanctioned as proposed u/s 30
4	SM-FN04	FN 04	IC-30	---	Legend is shifted to side.	Sanctioned as proposed u/s 30
5	SM-FN05	FN 05	IC-30	---	Legend is shifted to side.	Sanctioned as proposed u/s 30
6	SM-FN06	FN 06	IC-30	---	Label of Sion Koliwada is slightly shifted.	Sanctioned as proposed u/s 30
7	SM-FN07	FN 07	IC-32	---	The ward boundary of 'L' ward is corrected as per the CTS records.	Sanctioned as proposed u/s 30
8	SM-FN08	FN 08	IC-22	---	Colour of DAM and RAM is corrected	Sanctioned as proposed u/s 30
9	SM-FN09	FN 09	IC-25	DMS1.3 (Municipal Facilities)	Colour of DMS 1.3 (Municipal Facilities) is corrected.	Sanctioned as proposed u/s 30
10	SM-FN10	FN 10	IC-25	---	Colour of DAM and RAM is corrected	Sanctioned as proposed u/s 30
11	SM-FN11	FN 11	IC-28	---	Colour of DAM and RAM is corrected	Sanctioned as proposed u/s 30
12	SM-FN12	FN 12	IC-24	---	The text of "Central Railway Harbour Branch Line" is shown.	Sanctioned as proposed u/s 30
13	SM-FN13	FN 13	IC-24	---	Road text "Sohrab Palamkot Road" is shown.	Sanctioned as proposed u/s 30
14	SM-FN14	FN 14	IC-27	---	The text of "Rafi Ahmad Kidwai Marg" is shown	Sanctioned as proposed u/s 30
15	SM-FN15	FN 15	IC-27	---	The text of "East Island Freeway" is shown.	Sanctioned as proposed u/s 30
16	SM-FN16	FN 16	IC-27	---	The text of "Central Railway Harbour branch line" is shown.	Sanctioned as proposed u/s 30
17	SM-FN17	FN 17	IC-32	---	The text of "Central Railway Harbour branch line" is shown.	Sanctioned as proposed u/s 30

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18	SM-FN18	FN 18	IC-24	Legend is shown in road alignment	Legend is shifted to side	Sanctioned as proposed u/s 30
19	SM-FN19	FN 19	IC-27	---	Spelling of road text is corrected as 'Lakhamsi Nappu Road'	Sanctioned as proposed u/s 30
20	SM-FN20	FN 20	IC-32	---	Spelling of road text is corrected 'Tatya Tope Marg'	Sanctioned as proposed u/s 30
21	SM-FN21	FN 21	IC 27	---	CS boundary is corrected as per revenue records	Sanctioned as proposed u/s 30
22	SM-FN22	FN 22	IC 27	---	CS is corrected as per true extract	Sanctioned as proposed u/s 30
23	SM-FN23	FN 23	IC 28	---	CS No.88 & 89 of Matunga division is shown and corrected as per revenue records.	Sanctioned as proposed u/s 30
24	SM-FN24	FN 28	IC 28	ROS 2.7 (Green Belt)	ROS2.7 (Green Belt) deleted and shown as ROS1.5 (Garden / Park).	Sanctioned as proposed u/s 30
25	SM-FN25	FN 32	IC 32	17.06 M wide DP Road	17.06 M wide DP Road is deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated
26	SM-FN26	FN 40	IC 28	ROS 2.7 (Green Belt)	ROS2.7 (Green Belt) is shown as ROS1.5 (Garden / Park)	Sanctioned as proposed u/s 30
27	SM-FN27	FN 43	IC 29	RMS3.1( Solid Waste Management Facility)	RMS3.1 is deleted and shown as DSA 4.3	Refused to accord sanction, Proposal u/s 26 is reinstated
28	SM-FN28	FN 43	IC 29	DSA 4.1 (Hindu Traditional / Electric Cemetery)	Part of DSA 4.1 deleted and shown as RMS3.1	Refused to accord sanction, Proposal u/s 26 is reinstated

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29	SM-FN29	FN 46, FN63, 92	IC28	RSA 4.8 (Cemetery) ROS 2.7 (Green Belt)	Retain ROS2.7 (Green Belt) only under HTL. Remaining green area of south side of HT Line is under RSA 4.8 (Cemetery) & area of North side of HT Lines are shown as ROS 1.4 (Play Ground) The reservation of RSA 4.8 (Cemetery) deleted and relocated on C.S. No. 117 (Pt). Reserved the area partly as RE2.1 (Higher Education) adjoining Vidyalankar College and remaining land as ROS1.5 (Garden / park). Planning Committee Recommendation number 63 & 46 deleted	Refused to accord sanction, Proposal u/s 26 is reinstated
30	SM-FN30	FN 47, FN 55, FN 56	IC28 & IC25	ROS 2.7 (Green Belt)	ROS 2.7 (Green Belt) only under HT line. Remaining ROS 2.7 (Green Belt) is shown ROS 1.5 (Garden / Park)	Sanctioned as proposed u/s 30
31	SM-FN31	FN 50	IC 28	ROS 1.5 (Garden/ Park)	ROS 1.5 (Garden / Park) is deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated
32	SM-FN32	FN 50	IC 28	DP Road 9.15 wide	Part portion of 9.15 m DP road is deleted and shown as ROS 1.4(P.G) and RE 1.2(Primary & Secondary School).	Refused to accord sanction, Proposal u/s 26 is reinstated
33	SM-FN33	FN 51	IC32	DE 2.1 (College) + DSA 2.4 (Old Age Home)	Part DE2.1+ is deleted and RSA 4.9 (Old Age Home) is shown.	Refused to accord sanction, Proposal u/s 26 is reinstated
34	SM-FN34	FN 53, 103	IC30	Nil	I Zone is deleted & included in Residential zone	Sanctioned with following changes land should be used only for Residential use of cancer affected persons & their relatives
35	SM-FN35	FN 57	IC 24	RE 2.1 (Higher Education)	RE 2.1 (Higher Education) is changed to RE 3.1 (Other Education).	Sanctioned as proposed u/s 30
36	SM-FN36	FN 58, FN 59	IC 25	ROS 2.7 (Green Belt)	ROS 2.7 (Green Belt) to show only under HT line. Remaining ROS 2.7 (Green Belt) is change as ROS 1.5 (Garden / Park)	Sanctioned as proposed u/s 30

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37	SM-FN37	FN 60	IC 24	RE 1.1 (Municipal School)	Change RE 1.1 (Municipal School) to RSA 6.1 (Care Centre).	Sanctioned with following changes RE 1.1 is changed to RE1.2
38	SM-FN38	FN 61	IC 24	ROS 1.5 (Garden/ Park)	5M buffer zone all around the ponds shown as DOS 2.6(R, G). The buffer shown beyond 5 m is deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated
39	SM-FN39	FN 64	IC30	DT 1.6 (Pt) (Public Parking Lot)	PPL is not yet handed over. Hence shown as RT1.6 (Parking Lot)	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
40	SM-FN40	FN 65	IC28	DT 1.6 (Pt) (Public Parking Lot)	PPL is not yet handed over. Hence shown as RT1.6 (Parking Lot)	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
41	SM-FN41	FN 65	IC28	DT 1.6 (Pt) (Public Parking Lot)	PPL is not yet handed over. Hence shown as RT1.6 (Parking Lot)	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
42	SM-FN42	FN 66	IC30 IC32	Ward Boundary	South side ward boundary deleted.	Sanctioned as proposed u/s 30
43	SM-FN43	FN 66	IC30 IC32	ROS 1.5 (Garden/ Park)	ROS 1.5(Garden/Park) is deleted and shown as ROS 1.4 (Play Ground)	Sanctioned as proposed u/s 30
44	SM-FN44	FN 66	IC30 & IC32	ROS 1.5 (Garden/ Park)	ROS1.5 (Garden/Park) deleted and Shown as RR 2.1 (Rehabilitation & Resettlement).	Refused to accord sanction, Proposal u/s 26 is reinstated
45	SM-FN45	FN 71	IC25	Nil	The additional reservation for Police Station is proposed on CS no. 210 of Salt Pan Division	Refused to accord sanction, Proposal u/s 26 is reinstated
46	SM-FN46	FN 74	IC24	Nil	The existing Schools shown as DE1.2 (Primary & Secondary School)	Refused to accord sanction, Proposal u/s 26 is reinstated
47	SM-FN47	FN 77	IC27	DOS1.5 (Garden / Park)	Legend of Traffic Island is shown as TI	Sanctioned as proposed u/s 30
48	SM-FN48	FN 78	IC27	DOS1.5 (Garden / Park)	Legend of Traffic Island is shown as TI	Sanctioned as proposed u/s 30
49	SM-FN49	FN 79	IC27	DOS1.5 (Garden / Park)	Legend of Traffic Island is shown as TI	Sanctioned as proposed u/s 30
50	SM-FN50	FN 80	IC29	DOS1.5 (Garden / Park)	Legend of Traffic Island is shown as TI	Sanctioned as proposed u/s 30
51	SM-FN51	FN 81	IC30	DOS1.5 (Garden / Park)	Legend of Traffic Island is shown as TI	Sanctioned as proposed u/s 30

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52	SM-FN52	FN 82	IC28	ROS1.5 (Garden / Park)	Legend of Traffic Island is shown as TI	Sanctioned as proposed u/s 30
53	SM-FN53	162	IC29	DOS1.4 (Play Ground)	Designation of DOS1.4 (Play Ground) deleted and existing road shown	Refused to accord sanction, Proposal u/s 26 is reinstated

**'FS' Ward**

1	2	3	4	5	6	7
Sr. No.	Sanctioned Modification No.	Modification No.	Sheet No.	Proposals as per published plan under Section 26 of MR & TP Act 1966	Modification proposed by the Planning Authority and submitted under Section 30 of MR & TP Act 1966	Modification sanctioned by Government under Section 31(1) of the MR & TP Act 1966
1	SM-FS01	FS01	IC-21	DR 1.5 + (Municipal Housing) + DR 1.1 (Municipal Staff Qtr.)	Amenity plot is now shown as Designated DR 1.5 (pt) (Municipal Housing) + DR 1.1 (pt) (Municipal Staff Qtr.)	Sanctioned as proposed u/s 30
2	SM-FS02	FS03	IC-21	13.40 m (Partly) & 18.30 M wide Proposed RL	Incorrect width Text i.e. 13.40 m is removed and retained width 18.30m	Sanctioned as proposed u/s 30
3	SM-FS03	FS05	IC 21		High tension line corrected as per existing site condition.	Sanctioned as proposed u/s 30
4	SM-FS04	FS09, FS02	IC 19	1) RMS 3.1 (solid waste management facilities ) Reservation 2) 9.10 m & 18.30 m wide DP Road, 3) Existing road	Incorrect width Text i.e. 18.30 m is removed and retained width 9.10 m and existing road is deleted.	Sanctioned as proposed u/s 30
5	SM-FS05	FS10, FS 19	IC 19	DOS 2.6 (Recreation Ground designation ), ROS 1.5(Garden/Park ), DH1.1( Municipal Dispensary / Health Post) Partly	Adjacent DOS 2.6 (Recreation Ground), ROS 1.5 (Garden/park) is changed to RPU 5.2 (Electricity Transmission & Distribution Facilities)	Refused to accord sanction, Proposal u/s 26 is reinstated



1	2	3	4	5	6	7
6	SM-FS06	FS22, FS 49, FS72	IC 24	DH 1.2 (Municipal Hospital Designation) partly	Designation of Municipal Hospital (TB Hospital) is changed to Reservation RH 1.2 (Hospital)	Refused to accord sanction, Proposal u/s 26 is reinstated
7	SM-FS07	FS47	IC 21	RR2.1(Rehabilitation and Resettlement) Reservation (part of larger Reservation and DT 1.6 (PT) parking lot Designation and 12.20 m wide DP road	Reservation of R.R. 2.1 (Rehabilitation & Resettlement) on C.S. 1/296 is Deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated
8	SM-FS08	FS48	IC 24	DOS 1.4 (Playground Designation)	DOS 1.4 ( Play Ground) Designation is changed to RR 2.1 (Rehabilitation Resettlement)	Refused to accord sanction, Proposal u/s 26 is reinstated
9	SM-FS09	FS50, FS6, FS7, FS60	IC 21	Partly Parking lot Designation	Designation DT 1.6 (pt) (Public parking Lot) is changed to Reservation RT 1.6 (parking Lot)	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
10	SM-FS10	FS50, FS6, FS7, FS60	IC 21	Partly Parking lot Designation	High tension line corrected as per existing site condition.	Sanctioned as proposed u/s 30
11	SM-FS11	FS51	IC 21	DH 1.2 ( Municipal Hospital Designation ) KEM	Designation DH 1.2 (Municipal Hospital) is changed to Reservation RH1.2 (Hospital)	Refused to accord sanction, Proposal u/s 26 is reinstated
12	SM-FS12	FS52	IC-19	DE1.1 (Municipal School Designation) and ROS 1.4 (Play Ground) and existing road	Existing road is deleted	Refused to accord sanction, Proposal u/s 26 is reinstated
13	SM-FS13	FS52	IC-19	DE1.1 (Municipal School Designation) and ROS 1.4 (Play Ground) and existing road	In order to have access to ROS 1.4 (Play Ground), the shape of DE 1.1(Municipal School) and ROS 1.4 (Play Ground) are slightly modified.	Sanctioned as proposed u/s 30

1	2	3	4	5	6	7
14	SM-FS14	FS53	IC-21	DH 1.2 ( Municipal Hospital Designation )	DH 1.2 (Municipal Hospital) is changed to DH 3.2 (Private Hospital)	Sanctioned as proposed u/s 30
15	SM-FS15	FS54, FS71	IC 21	DR 1.1 (Municipal Staff quarters) Designation	The plot is designated as DR 1.1(Municipal Staff Qtrs.) + DR 1.5 (Municipal Housing) which is corrected and continued.	Sanctioned as proposed u/s 30
16	SM-FS16	FS56	IC-19	Designated as DOS 2.6 (Recreation Ground) partly	Designation of DOS 2.6, is changed to ROS 1.5 as per SRDP 1991	Sanctioned as proposed u/s 30
17	SM-FS17	FS59	IC 24	DH 1.3 ( Municipal maternity Home) Designation	Designation of Municipal Hospital is shown as DH 3.5(Other Medical Facilities)	Sanctioned as proposed u/s 30
18	SM-FS18	FS61, FS68	IC 24	DOS 1.1 (Tank/Pond/Lake Designation) & ROS 1.5 (Garden/Park reservation)	5 m Buffer surrounding DOS1.1 (Tank/ Pond) is shown as DOS 2.6 (Recreation Ground) and Remaining ROS 1.5 (beyond 5M buffer) is deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated
19	SM-FS19	FS62	IC 21	3) DOS 1.1 (Tank/Pond/Lake Designation	5 m Buffer surrounding DOS1.1 (Tank/ Pond) is shown as DOS 2.6 (Recreation Ground) and Remaining ROS 1.5 (beyond 5M buffer) is deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated
20	SM-FS20	FS63, FS67	IC 21	DOS 1.1 (Tank/Pond/Lake Designation) & ROS 1.5 (Garden/Park reservation)	5 m Buffer surrounding DOS1.1 (Tank/ Pond) is shown as DOS 2.6 (Recreation Ground) and Remaining ROS 1.5 (beyond 5M buffer) is deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated
21	SM-FS21	FS74	IC-24	Partly Designated as DOS1.5 (Garden/Park)	DOS 1.5 (Garden/ park) of CS no 9999 is shifted to CS no 108	Sanctioned as proposed u/s 30 as shown on plan
22	SM-FS22	FS74	IC-24	Partly Designated as DOS1.5 (Garden/Park)	ROS 1.5(Play Ground) and RE 1.1 (Municipal school) is shown	Sanctioned as proposed u/s 30 as shown on plan

1	2	3	4	5	6	7
23	SM-FS23	FS78	IC-17, IC-19 & IC-21	As shown on plan	Two New zones as Port Operational zone and Water front Development zone are proposed as per the plans submitted by MBPT. However, portions which are not fronting on the sea are excluded from Water Front Development zone even though these are shown by MBPT. Bollard Estate portion falls in Heritage precinct and Hence that is excluded. Corresponding DCRs for these two new zones are incorporated in DCPR 2014-2034 In addition to this, the officials of Mazgaon Dock have requested not to propose any reservations on their land. The Area of Mazgaon Dock is shown as "Port operational zone" and being the sensitive area, the reservations are deleted which are proposed in the RDDP 2034.	Refused to accord sanction, Proposal u/s 26 is reinstated
24	SM-FS24	FS85	IC-24	DSA 4.1 (Hindu traditional/ Electrical Cemetery)	DSA 4.1 (Hindu Traditional/ Electric Cemetery) is changed to DSA 4.5 (Composite Cemetery)	Sanctioned as proposed u/s 30
25	SM-FS25	FS90	IC-24	ROS1.5( reservation Garden/Park)	Label of 'Mosque' is Shown.	Sanctioned as proposed u/s 30
26	SM-FS26	FS91	IC-24		Label of 'Church' is Shown.	Sanctioned as proposed u/s 30
27	SM-FS27	FS92	IC-24	ROS1.5( reservation Garden/Park)	Label of 'Mosque' is Shown.	Sanctioned as proposed u/s 30
28	SM-FS28	32	IC-21	NIL	12.20 m wide DP road is proposed	Sanctioned as proposed u/s 30
29	SM-FS29	66	IC-21	ROS 1.4(Play Ground)	ROS 1.4 (Play Ground) is retained	Sanctioned as proposed u/s 30

## 'GN' Ward

1	2	3	4	5	6	7
Sr. No.	Sanctioned Modification No.	Modification No.	Sheet No.	Proposals as per published plan under Section 26 of MR & TP Act 1966	Modification proposed by the Planning Authority and submitted under Section 30 of MR & TP Act 1966	Modification sanctioned by Government under Section 31(1) of the MR & TP Act 1966
1	SM-GN01	MGN1	IC-29	DR1.4 (BEST Staff Quarters) + (BEST Staff Quarters)	Code DT 1.4 ( BEST bus Facility ) + is shown Instead of DR1.4 (BEST Staff Quarters)+	Sanctioned as proposed u/s 30
2	SM-GN02	MGN2	IC-29	DPU1.1(PT) ( Fire Station/Command Centre)	DPU1.1 ( Fire Station/Command Centre) is shown instead of DPU1.1 ( PT) ( Fire Station/Command Centre)	Sanctioned as proposed u/s 30
3	SM-GN03	MGN3	IC-29	Existing Road with Property Line	Property Line is corrected and merged in to existing layer	Sanctioned as proposed u/s 30
4	SM-GN04	MGN5	IC 26	DR1.3( Government Staff Quarters) & DE2.1 (College)	Designation Code DE3.1 ( Other Education) is shown instead of DE2.1 (College)	Sanctioned as proposed u/s 30
5	SM-GN05	MGN6	IC-27, IC 29, IC 31	Natural Water Resources, Mahim Sea	Water body represented in one single colour as per D.P.Sheet legend.	Sanctioned as proposed u/s 30
6	SM-GN06	MGN7	IC - 31	DAM / RAM	As the colour of DAM & RAM is printed same as social Amenity in RDDP 34 legend, colour of DAM & RAM is corrected as per that of shown on DP sheet legend.	Sanctioned as proposed u/s 30
7	SM-GN07	MGN8	IC 29	Beach DOS1.3(Beach)	Colour of DP boundary is corrected to dark blue colour	Sanctioned as proposed u/s 30
8	SM-GN08	MGN10	IC-24	RSA6.3 ( Public Convenience)	Colour of Reservation RSA6.3 ( Public Convenience) is shown as per legend	Sanctioned as proposed u/s 30
9	SM-GN09	MGN11	IC-32	No Name	Road Name of 'LALBAHADUR SHASTRI MARG' shown as per SRDP 1991.	Sanctioned as proposed u/s 30
10	SM-GN10	MGN12	IC-27	R Zone	Traffic island is shown as existing road	Sanctioned as proposed u/s 30
11	SM-GN11	MGN13	IC-27	R Zone	Traffic island is shown as existing road	Sanctioned as proposed u/s 30

1	2	3	4	5	6	7
12	SM-GN12	MGN14	IC-29	R Zone	Traffic island is shown as existing road	Sanctioned as proposed u/s 30
13	SM-GN13	MGN17	IC 29	R Zone	Part portion of FP No 674 is shown as existing road	Sanctioned as proposed u/s 30
14	SM-GN14	MGN18	IC 31	No C.S. No	C, S, No.is corrected and shown as 2122 instead of CS. No 1506	Sanctioned as proposed u/s 30
15	SM-GN15	MGN24	IC-27	DSA4.9 (Other Social Amenity) DOS1.3 ( Beach)	As per Govt. modification shape & Label of Designation DSA4.9 (Other Social Amenity) + Chaityabhumi is shown in RDDP2034	Sanctioned as proposed u/s 30
16	SM-GN16	MGN26	IC 29	Proposed DP Road as per SRDP1991	DP Road is shown as per TP layout Road as it is.	Sanctioned as proposed u/s 30
17	SM-GN17	MGN27	IC 29	RR2.1 ( Rehabilitation & Resettlement) On FP 772 TPS III 4.55 MT & 9.15 MT WIDE DP ROAD	DP Road is shown as per TP layout Road as it is.	Sanctioned as proposed u/s 30
18	SM-GN18	MGN29	IC 29	Existing Road	Designation Code DR1.4( BEST staff quarters) + DPU5.2 ( Electrical Transmission & Distribution Facilities ) is shown instead of DR1.4+DT1.4	Sanctioned as proposed u/s 30
19	SM-GN19	MGN30	IC-24	DH1.1 ( Municipal Dispensary/ Health Post)	Designation Code DH3.2 ( Private Hospital ) is shown instead of DH1.1( Municipal Dispensary/ Health Post)	Sanctioned as proposed u/s 30
20	SM-GN20	MGN31	IC 29	DOS1.4 ( Play Ground)	Designation is corrected and part portion which is affected by structures is shown as reservation ROS1.4 ( Play Ground)	Refused to accord sanction, Proposal u/s 26 is reinstated
21	SM-GN21	MGN32	IC 29 & IC 31	DE2.1 ( College) + DOS1.4 ( Play Ground) + DE2.1 (College)	40% of the total area is shown as DOS1.4 ( Play Ground) and remaining portion shown as designation DE2.1.( College)	Refused to accord sanction, Proposal u/s 26 is reinstated

1	2	3	4	5	6	7
22	SM-GN22	MGN34 12 95	IC-27	RE1.1 (Municipal School )	PC- The reservation RE1.1 (Municipal School) is changed to RR2.2 (Affordable Housing) PA- Reservation of RE1.1 (Municipal School) is Continued as per RDDP 2034 & MGN34 is deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated
23	SM-GN23	MGN35	IC 29	DE1.2 ( Primary and Secondary School) + CHURCH	Designation DE1.2 (Primary and Secondary School) on part portion of FP NO. 621 is changed and shown as DSA4.3 ( Christian Cemetery)	Sanctioned as proposed u/s 30
24	SM-GN24	MGN45	IC 27	DSA1.1(Municipal Retail Market)+ DR1.1(Municipal Staff Quarters	The multiple designation is shown as DSA1.1( Municipal Retail Market) +DR1.1( Municipal Staff Quarters) +RR2.1( Rehabilitation & resettlement) +RO1.3(Municipal Office)	Refused to accord sanction, Proposal u/s 26 is reinstated
25	SM-GN25	MGN46 (14)	IC 27	Mayor's Bungalow & ROS1.5	14) The Label of Mayor Bungalow is changed as 'BALASAHEB THACKERAY RASHTRIY SMARAK	Sanctioned as proposed u/s 30
26	SM-GN26	MGN51 (2/1)	IC 29	RR2.1 (Rehabilitation & Resettlement)	2(1) On FP. NO. 663 reservation is changed and shown as ROS1.5( Garden/Park)	Refused to accord sanction, Proposal u/s 26 is reinstated
27	SM-GN27	MGN51 (2/2)	IC 29	RR2.1 (Rehabilitation & Resettlement)	2(2) On FP. NO. 646 reservation is changed and shown as RE1.1 (Municipal School) + ROS 1.4 (Playground)	Refused to accord sanction, Proposal u/s 26 is reinstated
28	SM-GN28	MGN51 (2/3)	IC 29	RR2.1 (Rehabilitation & Resettlement)	2(3) On FP.NO.686 reservation is changed and shown as ROS1.4 (Playground) +RR2.1 (Rehabilitation & Resettlement)	Refused to accord sanction, Proposal u/s 26 is reinstated
29	SM-GN29	MGN51 (2/4)	IC 29	RR2.1 (Rehabilitation & Resettlement)	2(4) On FP No.678 reservation is changed and shown as RR2.1 (Rehabilitation & Resettlement)	Refused to accord sanction, Proposal u/s 26 is reinstated

1	2	3	4	5	6	7
30	SM-GN30	MGN51 (2/5)	IC 29	RR2.1 (Rehabilitation & Resettlement)	2(5) On FP No.681 reservation is changed and shown as RR2.1 (Rehabilitation & Resettlement)	Refused to accord sanction, Proposal u/s 26 is reinstated
31	SM-GN31	MGN56	IC 29	623	Label of temple is shown	Sanctioned as proposed u/s 30
32	SM-GN32	MGN57	IC 24	851	Label of temple is shown	Sanctioned as proposed u/s 30
33	SM-GN33	MGN58	IC 27	42	Label of Gurudwara is shown	Sanctioned as proposed u/s 30
34	SM-GN34	MGN59	IC 27	211	Label of temple is shown on FP NO 208	Sanctioned as proposed u/s 30
35	SM-GN35	MGN60	IC 29	960	Label of temple is shown	Sanctioned as proposed u/s 30
36	SM-GN36	MGN61	IC 29	1083	Label of Dargah is shown	Sanctioned as proposed u/s 30
37	SM-GN37	MGN62	IC 29	1080	Label of Dargah is shown	Sanctioned as proposed u/s 30
38	SM-GN38	MGN63	IC 29	990, 988, 989	Label of Jamatkhana is shown	Sanctioned as proposed u/s 30
39	SM-GN39	MGN64	IC 29	621	Label of Church is shown	Sanctioned as proposed u/s 30

**'GS' Ward**

1	2	3	4	5	6	7
Sr. No.	Sanctioned Modification No.	Modification No.	Sheet No.	Proposals as per published plan under Section 26 of MR & TP Act 1966	Modification proposed by the Planning Authority and submitted under Section 30 of MR & TP Act 1966	Modification sanctioned by Government under Section 31(1) of the MR & TP Act 1966
1	SM-GS01	MGS1	IC 26	DPU 4.2 (Telephone Exchange)	Added text of OCS (Overseas Communication & wireless Centre)	Sanctioned as proposed u/s 30
2	SM-GS02	MGS2	IC 20	ROS 1.2(Promenade)	Code of Promenade (ROS 1.2) is Printed on Sheet No IC 20	Sanctioned as proposed u/s 30
3	SM-GS03	MGS3	IC 23	ROS 2.1 (Club /Gymkhana) with text label of "Extension of Rifle Club "	The 'Extension to Rifle Club 'Text Label' is deleted and reserved for ROS 2.1 (Club /Gymkhana)	Sanctioned as proposed u/s 30
4	SM-GS04	MGS4	IC 26 & 23	"Worli gaothan" Text shown over Pvt / Govt Owned Plots	Text of 'Worli Gaothan' shifted to Gaothan area	Sanctioned as proposed u/s 30
5	SM-GS05	MGS5	IC 18	Division Name (Parel Seweri) wrongly printed in Sh no. 18	Division Name 'Parel Seweri' shifted within the Boundary of F South Ward.	Sanctioned as proposed u/s 30

1	2	3	4	5	6	7
6	SM-GS06	MGS6	IC 18	Black straight line printed on Existing Road	Wrongly shown Black line is deleted.	Sanctioned as proposed u/s 30
7	SM-GS07	MGS7	IC 23	COLOUR NOT REFLECTED AS PER LEGEND	Colour code of RAM is Shown to Amenity Plot.	Sanctioned as proposed u/s 30
8	SM-GS08	MGS8	IC 21	COLOUR NOT REFLECTED AS PER LEGEND	Colour code of DAM (Designated Amenity) & RAM(Reservation Amenity) is changed as per Legend	Sanctioned as proposed u/s 30
9	SM-GS09	MGS9	IC 18	Road name not printed out on sheet	The Road name as N M Joshi marg is added	Sanctioned as proposed u/s 30
10	SM-GS10	MGS10	IC 20	Road name not printed out on sheet	Road name as Dr E Mozes Road printed on Sheet No IC 20	Sanctioned as proposed u/s 30
11	SM-GS11	MGS11	IC 20	Road name spelling mistake	Road name corrected as Shivram S. Amrutwar Marg.	Sanctioned as proposed u/s 30
12	SM-GS12	MGS12	IC 20	9.15 m Legend of D P Road over lapped on Road	The legend is shifted so as the D P Road seen properly and to show it by arrow	Sanctioned as proposed u/s 30
13	SM-GS13	MGS18	IC 18 & IC 20	C S Nos Not mentioned	C.S./C.T.S. Numbers checked as per collector record the same is corrected on D.P. Sheet	Sanctioned as proposed u/s 30
14	SM-GS14	MGS19	IC 23	C S No 1/833 is shown as C S 1/8333	C S No corrected from 1/8333 to 1/833.	Sanctioned as proposed u/s 30
15	SM-GS15	MGS20	IC 26 & IC 23	Water Course Line shown	water course line is corrected	Sanctioned as proposed u/s 30
16	SM-GS16	MGS21	IC 23	C S Boundary of 6/794	the boundary Of CS 6/794 is corrected	Sanctioned as proposed u/s 30
17	SM-GS17	MGS32	IC 23	Existing Road	MMRDA will take up the issue with MCGM to propose RL for the junction at INS Trata.	Sanctioned as proposed u/s 30
18	SM-GS18	MGS38	IC 20	RE1.1(Municipal School)	Reservation of Municipal School (RE 1.1) is Deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated



1	2	3	4	5	6	7
19	SM-GS19	MGS50 & 133	IC 18	DOS 2.6(Recreation ground) & DSA 3.1(Auditorium)	133 Reservation of RR 2.1 (Rehabilitation & Resettlement) is shown in place of ROS 2.5 (Sport Complex /Stadium) of Area: 14041 Sq.m	Refused to accord sanction, Proposal u/s 26 is reinstated
20	SM-GS20		IC 18	DOS 2.6(Recreation ground) & DSA 3.1(Auditorium)	RSA 3.3 (Cultural Centre/Drama Theatre) of Area 3306 Sq.m on part portion of CS no. 4/47(pt.), 47(pt.), 46 & 13/47 of Lower Parel is changed as RR2.1 (Rehabilitation & Resettlement)	Refused to accord sanction, Proposal u/s 26 is reinstated
21	SM-GS21	MGS55	IC 20	RE 1.1(Municipal School)	Reservation of Municipal School (RE 1.1) changed to Reservation of Primary/Secondary School RE 1.2	Sanctioned as proposed u/s 30
22	SM-GS22	MGS59	IC 18	ROS 1.5 ( Play Ground) & DT1.4 (BEST Bus Facility) & RR2.1 (Rehab & resettlement)	DPU5.2 (Electricity Transmission & Distribution facilities) is showed by deleting BEST Bus Facility (DT1.4.)	Sanctioned as proposed u/s 30
23	SM-GS23	MGS60	IC 23	DE1.1(Municipal School)	Municipal School (DE 1.1) is changed to reservation of Special School.(RE1.3)	Refused to accord sanction, Proposal u/s 26 is reinstated
24	SM-GS24	MGS66	IC 23	R Zone	All ponds in Textile Mill land are shown as DOS1.1 and 5m Buffer Zone all around the pond shown as DOS 2.6	Refused to accord sanction, Proposal u/s 26 is reinstated
25	SM-GS25	MGS69	IC 23	DOS 1.5 (Garden /Park)	The existing Traffic Island shown as TI (Traffic Island) as New Legend. Designation of DOS1.5 shown as existing Traffic Island.(TI)	Sanctioned as proposed u/s 30
26	SM-GS26	MGS70	IC 20	DOS 1.5 (Garden /Park)	The existing Traffic Island shown as TI (Traffic Island) As New Legend. Designation of DOS1.5 shown as existing Traffic Island.(TI)	Sanctioned as proposed u/s 30
27	SM-GS27	MGS71	IC 23	R zone	Holy Cross Church being in sanctioned heritage list is earmarked as 'Church' on RDDP 2034.	Sanctioned as proposed u/s 30

1	2	3	4	5	6	7
28	SM-GS28	MG572	IC 18	Text Labelled as Haji Ali Mosque	Haji Ali Complex is in sanctioned heritage list hence it is shown as 'Dargah' in RDDP2034	Sanctioned as proposed u/s 30
29	SM-GS29	MG573	IC 18	R zone	Haji Ismail Yusuf's Tomb is in sanctioned heritage list hence it is shown as 'Dargah' in RDDP2034	Sanctioned as proposed u/s 30
30	SM-GS30	MG574	IC 18	R Zone	Sir Mohammad Yusuf is in sanctioned heritage list hence it is shown as 'Dargah' in RDDP2034	Sanctioned as proposed u/s 30
31	SM-GS31	MG575	IC 20	R Zone	Haji Saboo Siddique Masjid, is in sanctioned heritage list hence it is shown as 'Mosque' in RDDP2034	Sanctioned as proposed u/s 30
32	SM-GS32	MG576	IC23	R Zone	Kedareshwar Mahadeo Mandir Complex ,is in sanctioned heritage list hence it is shown as 'Temple' in RDDP2034	Sanctioned as proposed u/s 30
33	SM-GS33	MG577	IC 20	R Zone	Nipponzan Myohaji Budhhist Temple Complex, is in sanctioned heritage list hence it is shown as 'Temple' in RDDP2034	Sanctioned as proposed u/s 30
34	SM-GS34	MG578	IC 20	R Zone	Nilkantheshwar Temple Complex is in sanctioned heritage list hence it is shown as 'Temple' in RDDP2034	Sanctioned as proposed u/s 30
35	SM-GS35	MG579	IC 20	R Zone	Worli Church Complex is in sanctioned heritage list hence it is shown as 'Church' in RDDP2034	Sanctioned as proposed u/s 30
36	SM-GS36	MG580	IC 26	R Zone	Shri Papvimochan Shankar Mandir, is in sanctioned heritage list hence it is shown as 'Hindu Temple' in RDDP2034	Sanctioned as proposed u/s 30
37	SM-GS37	MG581	IC23	R Zone	Shri Datta Mandir is in sanctioned heritage list hence it is shown as 'Temple' in RDDP2034	Sanctioned as proposed u/s 30

1	2	3	4	5	6	7
38	SM-GS38	MG82	IC23	R Zone	Shri Prabhadevi Mandir Complex, is in sanctioned heritage list hence it is shown as 'Temple' in RDDP2034	Sanctioned as proposed u/s 30

**'HE' Ward**

1	2	3	4	5	6	7
<b>Sr. No.</b>	<b>Sanctioned Modification No.</b>	<b>Modification No.</b>	<b>Sheet No.</b>	<b>Proposals as per published plan under Section 26 of MR &amp; TP Act 1966</b>	<b>Modification proposed by the Planning Authority and submitted under Section 30 of MR &amp; TP Act 1966</b>	<b>Modification sanctioned by Government under Section 31(1) of the MR &amp; TP Act 1966</b>
1	SM-HE01	MHE2	WS09	Text of 'International Airport'	Text of 'International Airport' is change to 'Chhatrapati Shivaji International Airport (CSIA) on Airport land.	Sanctioned as proposed u/s 30
2	SM-HE02	MHE5	WS 09	9.15 mt. wide D.P. Road is shown on CTS No. 2076(pt).	Curvature of 9.15 mt. wide D.P. Road on CTS No. 2076(pt) is deleted.	Sanctioned as proposed u/s 30
3	SM-HE03	MHE7	WS1 0	CTS No. 7536	CTS boundaries CTS No. 7533 & 7536 are corrected as per Revenue Record.	Sanctioned as proposed u/s 30
4	SM-HE04	MHE8	WS10	Nil	CTS No. 5610C is shown as per Revenue Record.	Sanctioned as proposed u/s 30
5	SM-HE05	MHE9	WS 10	CTS No. 4562	CTS No. 4562 is changed to CTS No. 4563 as per Revenue Record.	Sanctioned as proposed u/s 30
6	SM-HE06	MHE10	WS 09	(ROS 1.5) Garden/Park	Reservation of (ROS 1.5) Garden/Park is changed to (ROS 1.4) Play Ground on CTS No. 3445 & 3443. Reservation of (ROS 1.5) Garden/Park on balance area is change to (RE 3.1) Other education, (RE2.1) Higher Education.	Refused to accord sanction, Proposal u/s 26 is reinstated
7	SM-HE07	MHE13	WS10	(ROS 1.5 ) Garden/Park	Reservation of (ROS 1.5) Garden/Park is deleted from access road on north side of CTS No. 5014.	Sanctioned as proposed u/s 30

1	2	3	4	5	6	7
8	SM-HE08	MHE20	WS 06	18.30 mt. wide D.P. Road	18.30 mt. wide D.P. Road is shown as existing road.	Sanctioned as proposed u/s 30
9	SM-HE09	MHE25	WS 06	27.45 mtr. D.P. Road & 27.45 mtr. to be Widened road	27.45 mtr. D.P. Road width is reduced to 18.30 mtr. D.P. Road, connecting to the Western Express Highway & 27.45 mtr. to be widened road connecting to BKC is reduced to 18.30 mtr. to be widened road.	Refused to accord sanction, Proposal u/s 26 is reinstated
10	SM-HE10	MHE28	WS10	9.15 mtr. & 12.20 mtr. wide to be widened road	Widening of 9.15 mtr. D.P. Road on CTS No. 6538, 6539, 6540, 6603 of village Kolekalyan is deleted & 12.20 mtr. to be widened road is shown to the existing road.	Refused to accord sanction, Proposal u/s 26 is reinstated
11	SM-HE11	MHE31	WS10	9.15 mtr. to be widened road	Widening of 9.15 mtr. road on CTS No. 6852 to 6753 is deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated
12	SM-HE12	MHE33	WS 10	Existing road	Widening of 13.40 mtr. is shown to the existing road between CTS No. 4949/1 & 4945 village Kolekalyan.	Refused to accord sanction, Proposal u/s 26 is reinstated
13	SM-HE13	MHE37	WS 10	(ROS 1.5) Garden/Park	Reservation of (ROS 1.5) Garden/Park is deleted from CTS No. 5589A of village Kolekalyan & retained reservation of ROS 1.5 (Garden/Park) on CTS No. 7631	Refused to accord sanction, Proposal u/s 26 is reinstated
14	SM-HE14	MHE38	WS 06	(RR 1.7) Govt. Housing	Reservation of RO2.1 (Govt. Office.) is added to the reservation of RR1.7 (Govt. Housing)	Sanctioned as proposed u/s 30
15	SM-HE15	MHE39	WS10	Reservation of (RPU 3.2) Police Chowky	Reservation of (RPU 3.2) Police Chowky is deleted from CTS No. 7248A village Kolekalyan. Equivalent area of CTS No. 7280 & 7272(pt) which is reserved for (ROS 1.5) Garden/Park is changed to reservation of (RPU 3.2) Police Chowky.	Refused to accord sanction, Proposal u/s 26 is reinstated

1	2	3	4	5	6	7
16	SM-HE16	MHE40 & 07	WS06	(RE 3.1+) Higher Education (ROS 1.5) Garden/Park (RSA 3.3) CULTURAL CENTER/DRAMA THEATER / THEATER	Reservation of ROS 1.5 & RSA 3.3 is retained & Reservation of (RE 3.1+ RSA 2.7) Other Education + Student Hostel is changed to (ROS 1.4) Play Ground.	Refused to accord sanction, Proposal u/s 26 is reinstated
17	SM-HE17	MHE44	WS 07	(RH 1.2) Hospital & C Zone	Reservation of (RH 1.2) Hospital on CTS No. 5438, 5441 & 5436 of village Kolekalyan is deleted and zone is changed from C Zone to I Zone.	Refused to accord sanction, Proposal u/s 26 is reinstated
18	SM-HE18	MHE45	WS 09	DH 1.1 (Municipal Dispensary)	Reservation of DH 1.1 (Municipal Dispensary) is reorganized as per 5% approved amenity space & location of Electricity Supply Pylon is corrected as per site condition.	Sanctioned as proposed u/s 30
19	SM-HE19	MHE46	WS06	DE 1.2 (Primary and secondary school).	Reservation RE 2.1 (College) added to existing Designation of DE 1.2 (Primary and secondary school).	Sanctioned as proposed u/s 30
20	SM-HE20	MHE49	WS 09	RE 1.1 (Municipal School)	Reservation of RE 1.1 (Municipal School) is changed to RSA 6.2. (Aadhar kendra with Skill development centre)	Refused to accord sanction, Proposal u/s 26 is reinstated
21	SM-HE21	MHE50	WS09	(ROS 1.5) Garden/Park	Reservation of (ROS 1.5) Garden/Park is changed to (RR 2.2) Affordable Housing.	Refused to accord sanction, Proposal u/s 26 is reinstated
22	SM-HE22	MHE52	WS10	(ROS 1.5) Garden/Park	Reservation of ROS 1.5 (Garden/Park) is changed to RSA 4.8 (Cemetery) on CTS No. 5014.	Refused to accord sanction, Proposal u/s 26 is reinstated
23	SM-HE23	MHE54	WS06	Nil	Designation of DSA 2.7 (Student Hostel) is shown on CTS No. 629/1237.	Refused to accord sanction, Proposal u/s 26 is reinstated
24	SM-HE24	MHE55	WS 10	(ROS 1.5) Garden/Park	Reservation of ROS 1.5 (Garden/Park) is changed to DOS 1.5 (Garden/Park) on CTS No. 5013A.	Sanctioned as proposed u/s 30

1	2	3	4	5	6	7
25	SM-HE25	MHE56	WS06	(DOS 2.6) Recreation Ground	Designation of DOS 2.6 (Recreation Ground) is changed to Traffic Islands "TI".	Sanctioned as proposed u/s 30
26	SM-HE26	MHE57	WS10	(ROS 1.5) Garden/Park	Reservation of ROS 1.5 (Garden/Park) changed to Traffic Islands "TI".	Sanctioned as proposed u/s 30
27	SM-HE27	6	WS03	Existing Road	Reservation of Police Chowky (RPU 3.2) is shown on vacant area of North Side of CTS No 601.	Refused to accord sanction, Proposal u/s 26 is reinstated

**'HW' Ward**

1	2	3	4	5	6	7
<b>Sr. No.</b>	<b>Sanctioned Modification No.</b>	<b>Modification No.</b>	<b>Sheet No.</b>	<b>Proposals as per published plan under Section 26 of MR &amp; TP Act 1966</b>	<b>Modification proposed by the Planning Authority and submitted under Section 30 of MR &amp; TP Act 1966</b>	<b>Modification sanctioned by Government under Section 31(1) of the MR &amp; TP Act 1966</b>
1	SM-HW01	MHW01	WS 06	R Zone	St Theresa Church is marked & labelled.	Sanctioned as proposed u/s 30
2	SM-HW02	MHW02	WS 05	RH1.2 (Hospital)	DH1.1 (Municipal Dispensary) retained & added RH 1.1 (Municipal Hospital).	Sanctioned as proposed u/s 30
3	SM-HW03	MHW04	WS 01	R Zone	The plot is shown in blue and not white. (water body)	Sanctioned as proposed u/s 30
4	SM-HW04	MHW05	WS 02	DOS2.6 (Recreation Ground)	CTS No. 485(pt) is shown as DOS 1.4 (Play Ground)	Sanctioned as proposed u/s 30
5	SM-HW05	MHW08	WS 05	Existing Road	Width 'tag' is removed	Sanctioned as proposed u/s 30
6	SM-HW06	MHW10	WS 03	R zone	CTS No. 679 and 684 changed to 676/A and 679 respectively.	Sanctioned as proposed u/s 30
7	SM-HW07	MHW11	WS 03	R zone	CTS No. 1235 changed to CTS No. 1238 on plan.	Sanctioned as proposed u/s 30
8	SM-HW08	MHW12	WS-05	R zone	CTS boundaries of CTS No. 1555 of Village Bandra C is corrected and Shown.	Sanctioned as proposed u/s 30

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9	SM-HW09	MHW13	WS 05	DE 1.2 (Primary & Secondary School) DOS 1.4 (Play Ground) CHURCH - R Zone	CTS No 1145 changed to CTS No. 1127 on plan.	Sanctioned as proposed u/s 30
10	SM-HW10	MHW14	WS 05	R zone	CTS rectified to CTS No. 1561B/1 and CTS No. 1555 as per revenue record.	Sanctioned as proposed u/s 30
11	SM-HW11	MHW15	WS 02		Ward boundary is corrected and amenity plot is included within the ward boundary.	Sanctioned as proposed u/s 30
12	SM-HW12	MHW20	WS 03	DSA1.1 (Municipal Retail Market)	Designated Municipal Retail Market (DSA1.1) is shown on plan by deleting the spill over and the deleted spill over area is included in R Zone.	Sanctioned as proposed u/s 30
13	SM-HW13	MHW27	WS 02	DMS4.1 (Sewage Treatment Plant/facilities)	In order to have proper link of roads, it is proposed to provide 18.30 mt. wide D.P.Road connecting the existing road on the North side of the plot boundary passing through plot designated for DMS4.1.	Refused to accord sanction, Proposal u/s 26 is reinstated
14	SM-HW14	MHW29	WS 06	ROS1.4 (Play Ground)	Reservation of ROS1.4 (Play Ground) deleted & same reserved as RR2.2 (Affordable Housing)	Refused to accord sanction, Proposal u/s 26 is reinstated
15	SM-HW15	MHW31 & MHW44	WS 02	ROS1.5 (Garden/Park)	Reservation of ROS 1.5 (Garden/Park) deleted & replaced by reservation of RR2.2 (Affordable Housing).	Refused to accord sanction, Proposal u/s 26 is reinstated
16	SM-HW16	MHW32	WS 06	DE 1.2 (Primary & Secondary School) & DOS 1.4 (Play Ground)	Reservation of DE 1.2 & RE 1.2 retained whereas DOS 1.4 deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated
17	SM-HW17	MHW51	WS-03	DPU 3.1 (Police Station)	RPU 3.4 (Police facilities) reservation is added to DPU 3.1 (Police Station).	Sanctioned as proposed u/s 30

1	2	3	4	5	6	7
18	SM-HW18	MHW57	WS-08	18.30 mt. & 13.40 mt. Wide Road Retained	The 18.3 mt wide DP road passing through CTS No 522, 907, 908, 903, 902, 906 and the reservation of RH1.1 on CTS no 912, 913 is deleted. The reservation of RSA 1.2 Relocated to the triangular portion created due to deletion of 18.3 mt wide DP road and CTS no 902, 903.	Refused to accord sanction, Proposal u/s 26 is reinstated
19	SM-HW19	MHW58	WS-05	Part Existing new 13.40 mt. New DP Road	The cul-de-sac portion of 13.4 mt DP road affecting CTS No 1329(pt), 1326(pt) deleted and included in ROS 1.5 (Garden/Park).	Refused to accord sanction, Proposal u/s 26 is reinstated
20	SM-HW20	MHW60	WS-09	374- PT ROS 1.1 (POS) 375- PT ros 1.1 (POS) 385- no reservation	Reservation ROS1.5 deleted and included in R Zone.	Refused to accord sanction, Proposal u/s 26 is reinstated
21	SM-HW21	MHW73 & 234	WS-08	2) RO 2.1 (Government Office)	PC: 2) corrected to new legend RPU4.1 as the land belongs to Post &Telegram. PA.: Reservation of RO2.1 Government office is deleted and included in SDZ I on CTS No 1053.	Refused to accord sanction, Proposal u/s 26 is reinstated
22	SM-HW22	MHW74	WS-01	ROS 1.5 (Garden/Park)	Gardens and Parks situated at the junction of roads to be shown as Traffic islands "TI"	Sanctioned as proposed u/s 30
23	SM-HW23	MHW75	WS-02	ROS 1.5 (Garden/Park)	Gardens and Parks situated at the junction of roads to be shown as Traffic islands "TI"	Sanctioned as proposed u/s 30
24	SM-HW24	MHW76	WS-02	DOS 1.5 (Garden/Park)	Gardens and Parks situated at the junction of roads to be shown as Traffic islands "TI"	Sanctioned as proposed u/s 30
25	SM-HW25	MHW77	WS-02	DOS 1.5 (Garden/Park)	Gardens and Parks situated at the junction of roads to be shown as Traffic islands "TI"	Sanctioned as proposed u/s 30
26	SM-HW26	MHW78	WS-03	Nil	Gardens and Parks situated at the junction of roads to be shown as Traffic islands "TI"	Sanctioned as proposed u/s 30
27	SM-HW27	MHW79	WS-05	DOS 1.5 (Garden/Park)	Gardens and Parks situated at the junction of roads to be shown as Traffic islands "TI"	Sanctioned as proposed u/s 30



1	2	3	4	5	6	7
28	SM-HW28	MHW80	WS-06	DOS 1.5 (Garden/Park)	Gardens and Parks situated at the junction of roads to be shown as Traffic islands "TI"	Sanctioned as proposed u/s 30
29	SM-HW29	MHW81	WS-06	Nil	Gardens and Parks situated at the junction of roads to be shown as Traffic islands "TI"	Sanctioned as proposed u/s 30
30	SM-HW30	MHW82	WS-06	Nil	Gardens and Parks situated at the junction of roads to be shown as Traffic islands "TI"	Sanctioned as proposed u/s 30
31	SM-HW31	MHW83	WS-08	ROS 1.5	Gardens and Parks situated at the junction of roads to be shown as Traffic islands "TI"	Sanctioned as proposed u/s 30
32	SM-HW32	MHW84	WS-09	ROS 1.5 (Garden/Park)	Reservation of ROS 1.5 garden/park is changed to RR2.1 Rehabilitation & Resettlement.	Refused to accord sanction, Proposal u/s 26 is reinstated
33	SM-HW33	MHW85	ws-02	Nil	Since "St. Andrew Church" is on Heritage list, "Church" text marked on DP Sheet	Sanctioned as proposed u/s 30
34	SM-HW34	MHW86	WS-09	Nil	Since "Sacred Heart Church" is on Heritage list, "Church" text marked on DP Sheet	Refused to accord sanction, Proposal u/s 26 is reinstated
35	SM-HW35	MHW87	WS-03	Nil	Since "Bandra Mosque" is on Heritage list, "Mosque" text marked on DP Sheet	Sanctioned as proposed u/s 30
36	SM-HW36	26	WS 02	ROS1.5 (Garden/Park)	Reservation of ROS 1.5 (Garden / Park) is deleted and Reservation of RR 1.1 (Municipal Staff Quarters) is shown on CTS No 917	Refused to accord sanction, Proposal u/s 26 is reinstated
37	SM-HW37	96	WS 02	R Zone	Existing road passing through CTS No. 933 is shown.	Refused to accord sanction, Proposal u/s 26 is reinstated
38	SM-HW38	155	WS 06	ROS1.5 (Park/Garden)	Reservation of RSA 2.1 (Multipurpose Community Centre) is shown on F.P. No. 78	Refused to accord sanction, Proposal u/s 26 is reinstated
39	SM-HW39	156	WS 05	ROS1.4 (Play Ground)	Reservation of Play Ground (ROS 1.4) is deleted from CTS No C/1183, and included in R Zone and Reservation of Play Ground (ROS 1.4) is shown on CTS No 1189, 1190A, 1195A & 1196A, 1188(pt), 1198(pt).	Refused to accord sanction, Proposal u/s 26 is reinstated

1	2	3	4	5	6	7
40	SM-HW40	193	WS 12	DOSI.4 (Play Ground), DE 1.2 (Primary & Secondary School)	Designation of Primary and Secondary School (DE 1.2) is shown on F.P. No 85, TPS Santacruz II.	Refused to accord sanction, Proposal u/s 26 is reinstated
41	SM-HW41	202	WS 06	Nil	Land Abutting west side of CTS 572 is shown as Multipurpose Community Centre (RSA 2.1).	Refused to accord sanction, Proposal u/s 26 is reinstated

**'KE' Ward**

1	2	3	4	5	6	7
<b>Sr. No.</b>	<b>Sanctioned Modification No.</b>	<b>Modification No.</b>	<b>Sheet No.</b>	<b>Proposals as per published plan under Section 26 of MR &amp; TP Act 1966</b>	<b>Modification proposed by the Planning Authority and submitted under Section 30 of MR &amp; TP Act 1966</b>	<b>Modification sanctioned by Government under Section 31(1) of the MR &amp; TP Act 1966</b>
1	SM-KE01	MKE01	WS 15	Existing Road	Final plot boundary line is shown.	Sanctioned as proposed u/s 30
2	SM-KE02	MKE02	WS 18	DE2.1 (College)	Designation of DE2.1 (College) is reduced by deleting the designation from CTS No. 104/5A of village Gundavali.	Sanctioned as proposed u/s 30
3	SM-KE03	MKE03	WS 19	DPU3.4 (Police Facilities)	The spill over of designation of DPU3.4 (Police Facilities) is corrected.	Sanctioned as proposed u/s 30
4	SM-KE04	MKE04	WS 16	DMS4.3 (Sewage Pumping Station)	DMS4.3 (Sewage Pumping Station) is corrected by deleting the portion of designation spilled over existing road.	Sanctioned as proposed u/s 30
5	SM-KE05	MKE05	WS 16	CTS No. 443/1	CTS No. 443/1 is corrected as CTS No. 443/7 of village Marol.	Sanctioned as proposed u/s 30
6	SM-KE06	MKE06	WS 19	CTS No. 236	CTS No. 214 is corrected as CTS No. 236 of village Marol.	Sanctioned as proposed u/s 30
7	SM-KE07	MKE07	WS 16	CTS No. 1499	CTS No. 1499 is corrected as CTS No. 1498/A/4 of village Marol.	Sanctioned as proposed u/s 30

1	2	3	4	5	6	7
8	SM-KE08	MKE08	WS 16	CTS No. 1494/A/5	CTS No. 1494/A/5 is corrected as CTS No. 1498/A/3 of village Marol.	Sanctioned as proposed u/s 30
9	SM-KE09	MKE09	WS 16	-	SPA boundary is corrected as per the Airport boundary plan received from Airport Authority of India.	Sanctioned as proposed u/s 30
10	SM-KE10	MKE10	WS 19	-	CTS No. 9 and its boundary is corrected.	Sanctioned as proposed u/s 30
11	SM-KE11	MKE11	WS 18	DE1.2 (Primary & Secondary School) and DOS1.4 (Play Ground)	Boundary of Gundavali & Vile Parle villages is corrected and the shape of the existing DE1.2 (Primary & Secondary School) and DOS1.4 (Play Ground) are changed as per SRDP 1991.	Sanctioned as proposed u/s 30
12	SM-KE12	MKE17	WS 15	-	Nallah is shown as per Town Planning Scheme.	Sanctioned as proposed u/s 30
13	SM-KE13	MKE21	WS 24, WS 29	DOS1.5 (Garden/Park)	DOS1.5 (Garden/Park) is deleted from CTS No. 176A/5 of village Majas, and designated on CTS No.176A/2.	Sanctioned as proposed u/s 30
14	SM-KE14	MKE42 MKE49	WS 19	Existing Road, DE1.2 (Primary & Secondary School) and DOS1.4 (Play Ground)	MKE42 2) The road shown within the plot boundary is merged in adjoining designations being gated property. MKE49 1) The road shown within the plot boundary is merged in adjoining designations being gated property.	Refused to accord sanction, Proposal u/s 26 is reinstated
15	SM-KE15	MKE42 MKE49	WS 19	13.40 mt. DP Road	MKE42 3) EDDP alignment of the road is pulled back keeping the portion of bungalow plot intact. MKE49 2) EDDP alignment of the road is pulled back keeping the portion of bungalow plot intact.	Refused to accord sanction, Proposal u/s 26 is reinstated

1	2	3	4	5	6	7
16	SM-KE16	MKE49	WS 19	4. DSA2.5 (Welfare Centre) 5. DMS5.5 (Hydraulic Engineering Department Facilities)	4) Only the portion of plot which is being used for DSA2.5 (Welfare Centre) is designated as per SRDP 1991 and balance designation is deleted. 5) Part portion of DMS5.5 (BMC Store) is reserved as RSA1.1 (Municipal Market with Vending Zone) admeasuring area about 1000 Sq.Mt.	Refused to accord sanction, Proposal u/s 26 is reinstated
17	SM-KE17	MKE52	WS 18	18.30 mt. Proposed Road Widening	Existing Road part of the 18.30 mt. Proposed Road Widening is shown.	Sanctioned as proposed u/s 30
18	SM-KE18	MKE53	WS 18	18.30 mt. Proposed Road Widening	Part of existing 18.30 mt. road is shown and proposed road widening is shown.	Sanctioned as proposed u/s 30
19	SM-KE19	MKE56	WS 15, WS 18	-	New 13.40 mt. wide DP road is proposed.	Refused to accord sanction, Proposal u/s 26 is reinstated
20	SM-KE20	MKE60	WS 16	DOS1.4 (Play Ground)	The shape of DOS1.4 (Play Ground) on CTS No. 8 of village Sahar is retained as per demarcation.	Sanctioned as proposed u/s 30
21	SM-KE21	MKE62	WS 29	No Development Zone	Zone is changed to 'Residential Zone' from 'No Development Zone'.	Sanctioned as proposed u/s 30
22	SM-KE22	MKE65	WS 18, WS 19	ROS1.4 (Play Ground)	MKE65 1) P.G is designated as per site condition as DOS1.4 (Play Ground) & remaining portion of reservation is deleted.	1. Refused to accord sanction, Proposal of ROS1.4 u/s 26 is reinstated.
23	SM-KE23	MKE66	WS 19	ROS1.5 (Garden/Park)	ROS1.5 (Garden/Park) is maintained as per SRDP 1991 on CTS Nos. 657 & 658 and the remaining area is included in RR2.2 (Affordable Housing)	Refused to accord sanction, Proposal u/s 26 is reinstated
24	SM-KE24	MKE74	WS 18	ROS1.4 (Play Ground)	ROS1.4 on CTS No. 2 & 4 of village Gundavali is deleted and the shape of DOS1.4 (Play Ground) is retained.	Refused to accord sanction, Proposal u/s 26 is reinstated

1	2	3	4	5	6	7
25	SM-KE25	MKE76	WS 18	RH1.1 (Hospital)	2) Reservation of RH1.1 (Hospital) is deleted from CTS No. 352B.	Refused to accord sanction, Proposal u/s 26 is reinstated
26	SM-KE26	MKE79	WS 28	DSA4.1 (Hindu Traditional/ Electric Cemetry) + Temple	Temple is carved out from CTS. No. 232 from DSA 4.1, and shown as text 'Temple' in Residential Zone.	Refused to accord sanction, Proposal u/s 26 is reinstated
27	SM-KE27	MKE85 15	WS 29	RE1.1 (Municipal School)	MKE85 - The reservation of RE1.1 (Municipal School) is changed to RE2.1 (Higher Education). 15 RH3.4 (Veterinary Hospital) is shown by deleting the reservation of RE1.1 (Municipal School).	Refused to accord sanction, Proposal u/s 26 is reinstated
28	SM-KE28	MKE89	WS 15	DSA3.2 (Cinema Theatre)	The designation of DSA3.2 (Cinema Theatre) is changed as DSA3.2 (Pt) (Cinema Theatre).	Sanctioned as proposed u/s 30
29	SM-KE29	MKE90	WS 19	ROS1.5 (Garden/Park)	ROS1.5 (Garden/Park) is deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated
30	SM-KE30	MKE92	WS 16	ROS 1.5 (Garden/Park)	Reservation of ROS1.5 (Garden/Park) from CTS No. 433A of village Chakala is deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated
31	SM-KE31	MKE93	WS 19	DPU3.4 (Police Facilities)	Reservation of DPU3.4 (Police Facilities) is changed to RR2.2 (Affordable Housing).	Refused to accord sanction, Proposal u/s 26 is reinstated
32	SM-KE32	MKE94 18	WS 19, WS 24	RSA2.1 (Multipurpose Community Centre)	MKE94 3) The reservation of RR2.2 (Affordable Housing) is shown as per pull back of SRDP 1991. PA 18 - Reservation of RSA2.1 (Multipurpose Community Centre) is shown as per RDDP 2034.	Refused to accord sanction, Proposal u/s 26 is reinstated.
33	SM-KE33	MKE97	WS 18	DSA3.8 (Public Hall)	Designation is shown as DSA3.8(Pt) (Public Hall)	Sanctioned as proposed u/s 30

1	2	3	4	5	6	7
34	SM-KE34	MKE99	WS 24	RPU3.1 (Police Station)	MKE99 - 32) CTS No. 169/7A of village Majas - Plot is reserved for RPU3.1 (Police Station) + RSA 6.2 (Aadhar Kendra with Skill Development Centre) instead of RPU 3.1.	Refused to accord sanction, Proposal u/s 26 is reinstated
35	SM-KE35	36 195	WS 12	DPU4.2 (Telephone Exchange)	- 9.15 mt. wide proposed DP Road is shown along the west side of DPU4.2 (Telephone Exchange). PA 195 - 9.15 mt. wide proposed DP Road is shown along the west side of DPU4.2 (Telephone Exchange).	Refused to accord sanction, Proposal u/s 26 is reinstated
36	SM-KE36	40	WS 16	DSA1.2 (Retail Market)	Part of DSA1.2 (Retail Market) which is shown over the property of Taruwel CHS is deleted by reducing the shape of DSA1.2.	Sanctioned as proposed u/s 30
37	SM-KE37	41	WS 19	DE1.2 (Primary & Secondary School) + DOS1.4 (Play Ground) + ROS1.5 (Garden/Park)	Designation of DE1.2+(Primary & Secondary School) is deleted from CTS Nos. 6 & 7 of village Chakala.	Refused to accord sanction, Proposal u/s 26 is reinstated
38	SM-KE38	44	WS 19	Existing Road	Existing Road with cul-de-sac shown on CTS No. 124 of village Marol is deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated
39	SM-KE39	48	WS 24	RR2.1 (Rehabilitation & Resettlement)	ROS1.5 (Garden/Park) is shown by deleting the reservation of RR2.1 (Rehabilitation & Resettlement).	Refused to accord sanction, Proposal u/s 26 is reinstated
40	SM-KE40	81	WS 23, WS 28	-	CTS Nos. 170, 171 of village Majas are reserved for ROS1.5 (Garden/Park).	Refused to accord sanction, Proposal u/s 26 is reinstated
41	SM-KE41	123	WS 15	DOS1.4 (Play Ground)	9.15 mt. wide Proposed DP Road connecting Shahaji Raje Marg with Tejpal Scheme No. 1 Road passing through DOS1.4 is shown.	Refused to accord sanction, Proposal u/s 26 is reinstated

1	2	3	4	5	6	7
42	SM-KE42	105 205	WS 18	1. ROS1.5 (Garden/Park) 2. 9.15 mt. DP Roads	PA 105 - 9.15 mt. wide Proposed DP Road is deleted and the road connecting Andheri Kurla Road and N.S. Phadke Road is shown. PA 205 - 9.15 mt. wide Proposed DP Road is deleted.	Refused to accord sanction, Proposal u/s 26 of East-west 9.15 mt. DP Road is reinstated.
43	SM-KE43	204	WS 18	18.30 mt. DP Road	Width of Proposed DP Road is reduced from 18.30 mt. to 9.15 mt for CTS. No. 73 of village Gundavali.	Refused to accord sanction, Proposal u/s 26 is reinstated
44	SM-KE44	MPS90		NDZ	As per Govt. Notification under no. TPB 4312/92/ (CAMP)/CR-39/2012/UD11 dtd. 29/12/2016 shape of Metro/Mono rail car shed shown abutting JVLR is modified as per sanctioned plan and included in Commercial Zone.	Proposal is already sanctioned by the Government vide notification dtd 09.11.2017(SM)

**'KW' Ward**

1	2	3	4	5	6	7
<b>Sr. No.</b>	<b>Sanctioned Modification No.</b>	<b>Modification No.</b>	<b>Sheet No.</b>	<b>Proposals as per published plan under Section 26 of MR &amp; TP Act 1966</b>	<b>Modification proposed by the Planning Authority and submitted under Section 30 of MR &amp; TP Act 1966</b>	<b>Modification sanctioned by Government under Section 31(1) of the MR &amp; TP Act 1966</b>
1	SM-KW01	MKW1 0	WS28	I- Zone	Label of RAM (reservation of amenity space) is shown	Sanctioned as proposed u/s 30
2	SM-KW02	MKW1 4	WS 23	-	The colour of Industrial Zone is deleted from the said plot.	Sanctioned as proposed u/s 30
3	SM-KW03	MKW1 5	WS- 15	-	The colour of Industrial zone is corrected on the said plot.	Sanctioned as proposed u/s 30
4	SM-KW04	MKW1 8	WS 17	-	CTS no. shown as 9999 are deleted along 63K road.	Sanctioned as proposed u/s 30

1	2	3	4	5	6	7
5	SM-KW05	MKW1 9	WS 11	-	CTS No.956/28 & CTS No.956 are shown Amalgamated CTS 956.	Sanctioned as proposed u/s 30
6	SM-KW06	MKW7 7	WS 28	DP Road	Colour in proposed 27.45 mt. wide DP road is shown.	Sanctioned as proposed u/s 30
7	SM-KW07	MKW8 0 & 187	WS 22	NA	Land Bearing CTS no. 1173,1174 & 1177 is reserved as Natural Area	Refused to accord sanction, Proposal u/s 26 is reinstated
8	SM-KW08	MKW8 4 & 188	WS 27	ROS1.5	The land bearing CTS no.3/1/19 is reserves for ROS1.5(Garden)	Refused to accord sanction, Proposal u/s 26 is reinstated
9	SM-KW09	MKW8 5	WS 27	RH1.1	2) RH1.1. (Mun. Dispensary) changed to ROS1.4 (Play Ground). 23) Added RSA 3.3 (Cultural Centre /Drama Theatre /Theatre) in ROS 1.4. (Playground)	Refused to accord sanction, Proposal u/s 26 is reinstated
10	SM-KW10	MKW8 8	WS 27 WS 22	ROS1.5 & Proposed Costal Road	The major part of land on CTS No. 3/1/4 ,the reservation of ROS1.5 is changed to RP1.1 on West side of proposed costal road & retaining the remaining as ROS 1.5	Refused to accord sanction, Proposal u/s 26 is reinstated
11	SM-KW11	MKW8 9	WS 22	ROS1.5	The reservation of ROS1.5 is deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated
12	SM-KW12	MKW9 2	WS 15	RSA1.1 Mun. Market with vending zone	Reservation of RSA 2.1 (multipurpose Community Centre) is added along with the reservation RSA 1.1 (Municipal Market)	Sanctioned as proposed u/s 30
13	SM-KW13	MKW9 6	WS 14	DE 1.2 Private & Secondary School	The plot bearing CTS No.888 is reserved for Garden ROS1.5. The designation of DE1.2 deleted from CTS No.889.	Refused to accord sanction, Proposal u/s 26 is reinstated



1	2	3	4	5	6	7
14	SM-KW14	MKW1 06	WS 17	36.60 mt wide Proposed D.P. road	1) Proposed 36.60 mt. wide road from existing Military Road towards South side along the Nalla upto C.T.S.No.196/C is deleted and shown ROS1.5. Existing 36.60 mt. D.P. Road from C.T.S.No.196/C to Gulmohar Road shown as DOS1.5. Existing 2) Shown as Gilbert hill as it is part of notified heritage structures. 3) Text of Tourist Development zone shown in DP sheet	1) Refused to accord sanction, Proposal u/s 26 is reinstated 2) &3) Sanctioned as proposed u/s 30
15	SM-KW15	MKW1 09	WS 08	RO 2.1 (Govt. office)	Major portion of this reservation is shown as designated Post & Telegraph (DPU4.1). Govt. Office (RO2.1 )is deleted from remaining area	Refused to accord sanction, Proposal u/s 26 is reinstated
16	SM-KW16	MKW1 11	WS 23	ROS 1.5 (Garden/Park)	The reservation of ROS1.5 (Garden/Park) is changed to RR2.2 (Affordable Housing).	Refused to accord sanction, Proposal u/s 26 is reinstated
17	SM-KW17	MKW1 15	WS 17	DP 2.1 (Dhobi Ghat)	Reservation changed to RR 2.1.(Rehabilitation & Resettlement )	Refused to accord sanction, Proposal u/s 26 is reinstated
18	SM-KW18	MKW1 16	WS 22	RSA 5.2 +Multipurpose Housing for Working Women	Reservation of Multipurpose housing for Working Women (RSA 5.2) deleted	Refused to accord sanction, Proposal u/s 26 is reinstated
19	SM-KW19	MKW1 19	WS 27	-	CRZ boundary & CRZ Buffer line shown as per the SRDP 1991.	Sanctioned as proposed u/s 30
20	SM-KW20	MKW1 22	WS 12	43.88 proposed Dp road	4) Reservation of ROS 1.4 on CTS 1583 is deleted & is changed to RR 2.1	Refused to accord sanction, Proposal u/s 26 is reinstated
21	SM-KW21	MKW1 24	WS- 23	DSA1.1 (MUN. RETAIL MARKET) + DRI.5 (MUN.HOUSING)	The designation of DSA 2.5 is added to DSA 1.1 on said CTS	Sanctioned as proposed u/s 30
22	SM-KW22	MKW1 25	WS 22	27.45 PROPOSED DP ROAD	The break test track for RTO is shown in dotted lines on said plot by deleting 27.45 mt. wide D.P. Road.	Refused to accord sanction, Proposal u/s 26 is reinstated

1	2	3	4	5	6	7
23	SM-KW23	28	WS 18	Existing road junction	The junction of 27.45 mt & 18.30 mt wide road affecting CTS no. 519 is realigned	Refused to accord sanction, Proposal u/s 26 is reinstated
24	SM-KW24	35	WS 27	Mun. Market with Vending Zone (RSA1.1)	Reservation of Retail Market with vending Zone (RSA1.2) on CTS no.1263/D is changed to Multipurpose Community Centre (RSA2.1)	Refused to accord sanction, Proposal u/s 26 is reinstated
25	SM-KW25	64	WS 28	36.60 proposed Road widening	30 Feet wide strip of land on North side of 36.60 mt wide DP road is reserved for Rehabilitation & Resettlement (RR2.1)	Refused to accord sanction, Proposal u/s 26 is reinstated
26	SM-KW26	112	WS 18	Garden ROS1.5	50% reservation of Garden (ROS1.5) on land bearing CTS no. 484 along road side is deleted and remaining 50% reservation of Garden (ROS1.5) is retained.	Refused to accord sanction, Proposal u/s 26 is reinstated
27	SM-KW27	125	WS 15	Proposed 12.20 mt D P Road	Proposed D.P.Road on CTS no.368,368/1 to 9,370,370/1 to 9,425 ,425/1 to 44 is deleted in RDDP 2034	Refused to accord sanction, Proposal u/s 26 is reinstated
28	SM-KW28	189	WS 17	Garden ROS1.5	The reservation of Garden (ROS1.5) on CTS no. 6 is changed to Koli Housing (RR3.1)	Refused to accord sanction, Proposal u/s 26 is reinstated
29	SM-KW29	200	WS 11, 12	DT3.1 Airport/Heliport	DOS 1.1 (Tank/Pond/Lake) is shown on CTS no. 334(Pt) of Vile Parle as per existing site status of Ponds.	Refused to accord sanction, Proposal u/s 26 is reinstated
30	SM-KW30	201	WS 14,15	DT3.1 Airport/Heliport	Reservation Of Affordable Housing (RR2.2) is shown on slum area on CTS no.334 (Pt).	Refused to accord sanction, Proposal u/s 26 is reinstated for Airport use.
31	SM-KW31	241	WS 22	12.20 Proposed DP Road	Proposed 12.20 mt wide D.P. Road along Designation of Primary & Secondary school (DE1.2) on CTS no 195(Pt) connecting 18.30 mt wide D.P. Road & existing road is deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated
32	SM-KW32	247	WS 27	Municipal School (RE 1.1)	The reservation of Mun. School (RE1.1) is changed to Play Ground (ROS1.4)	Refused to accord sanction, Proposal u/s 26 is reinstated
33	SM-KW33	259	WS 28	Primary & Secondary School (RE1.2)	The reservation of Mun. School (RE1.1) is changed to Rehabilitation & Resettlement (RR2.1)	Refused to accord sanction, Proposal u/s 26 is reinstated

1	2	3	4	5	6	7
34	SM-KW34	260	WS 28	Mun. School (RE1.1) & Play Ground	The reservation of Mun. School (RE1.1) is changed to Rehabilitation & Resettlement (RR2.1) and Play Ground (ROS1.4)	Refused to accord sanction, Proposal u/s 26 is reinstated
35	SM-KW35	261	WS 28	13.40 Proposed DP Road	Proposed 13.40 mt wide D.P. Road is deleted from CTS no. 45(pt),47(Pt), 49(Pt), 50(Pt), 55 (Pt), 96 (Pt), 304(Pt), 305(Pt), 306(Pt), 307(Pt), 308(Pt), 313	Refused to accord sanction, Proposal u/s 26 is reinstated

**'L' Ward**

1	2	3	4	5	6	7
<b>Sr. No</b>	<b>Sanctioned Modification No.</b>	<b>Modification No.</b>	<b>Sheet No.</b>	<b>Proposals as per published plan under Section 26 of MR &amp; TP Act 1966</b>	<b>Modification proposed by the Planning Authority and submitted under Section 30 of MR &amp; TP Act 1966</b>	<b>Modification sanctioned by Government under Section 31(1) of the MR &amp; TP Act 1966</b>
1	SM-L01	ML4	ES 33	(DH 1.1) Municipal Dispensary (DSA 1.1) Municipal Retail Market.	Legend of DH 1.1, DSA 1.1 is changed to DH 1.1Pt, Municipal Dispensary & DSA 1.1Pt Municipal Retail Market.	Sanctioned as proposed u/s 30
2	SM-L02	ML5	ES 33	DSA 1.2 (Retail Market),RPU 5.2 (Electricity Transmission & Distribution Facility)	DSA 1.2 is changed to DSA 1.2 Pt(Retail Market) & Reservation of RPU 5.2 (Electricity Transmission & Distribution Facility) abutting plot bearing CTS No.475 (PT) and 471(PT) of village Mohili is changed to Parking Lot (RT 1.6)	Refused to accord sanction, Proposal u/s 26 is reinstated
3	SM-L03	ML9	ES 32	I Zone	CTS No.1654 of village Marol is shown in "I" zone	Sanctioned as proposed u/s 30
4	SM-L04	ML10	ES 37	CTS No. 189A and 190A	CTS boundaries of CTS No. 189A and 190A are corrected.	Sanctioned as proposed u/s 30
5	SM-L05	ML17	ES 37	HT line	HT line alignment corrected.	Sanctioned as proposed u/s 30
6	SM-L06	ML18	ES 16	DOS 2.6 RG	New CTS 1850 shown separately	Sanctioned as proposed u/s 30

1	2	3	4	5	6	7
7	SM-L07	ML19	ES 16	CTS 459	Boundary of CTS 459 corrected	Sanctioned as proposed u/s 30
8	SM-L08	ML20	ES 16	Ward Boundary	Ward Boundary Corrected as per SRDP 1991.	Sanctioned as proposed u/s 30
9	SM-L09	ML21&129	ES 24	DSA 3.2 Cinema Theatre	DSA 3.2 Corrected as per revenue record.	Sanctioned as proposed u/s 30
10	SM-L10	ML22	ES 32	CTS 512 & 515	CTS 5/2 & 5/5 corrected.	Sanctioned as proposed u/s 30
11	SM-L11	ML24	ES 33	CTS 36/A/7	CTS 36/7 corrected.	Sanctioned as proposed u/s 30
12	SM-L12	ML39	ES 25	Parking Lot DT 1.6	Designation of parking lot is changed to Designation of Parking Lot DT 1.6 (Pt.)	Sanctioned as proposed u/s 30
13	SM-L13	ML63	ES 24	RR 1.1 Municipal Staff quarters and ROS 1.4 PG	Reservations of RR 1.1 Municipal Staff quarters and ROS 1.4 PG deleted and Reservation of RR 2.2 Affordable Housing shown on part portion.	Refused to accord sanction, Proposal u/s 26 is reinstated
14	SM-L14	ML70	ES 28	RE 1.2 Primary Secondary School	Reservation of Primary Secondary School(RE 1.2) is changed to Multipurpose Community Centre (RSA 2.1)	Refused to accord sanction, Proposal u/s 26 is reinstated
15	SM-L15	ML74	ES 33	RE 1.1 Municipal School	Reservation of Municipal School (RE 1.1) is changed to Other Education (RE 3.1).	Sanctioned as proposed u/s 30
16	SM-L16	ML76	ES 37	ROS1.5 Garden/ Park	The reservation of ROS1.5 Garden/ Park is deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated
17	SM-L17	ML76	ES 37	RMS3.1 Solid Waste Management	The reservation of RMS3.1 Solid Waste Management Facility is deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated
18	SM-L18	ML77	ES 37	RR 2.1 of Rehabilitation and Resettlement	Reservation of Rehabilitation and Resettlement (RR 2.1) is deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated
19	SM-L19	ML78	ES 37	ROS 1.5 Garden/Park	Part reservation of Garden/Park ROS 1.5)deleted	Refused to accord sanction, Proposal u/s 26 is reinstated
20	SM-L20	ML79	ES 37	ROS 1.5 Garden/Park	Part reservation of Garden/Park(ROS 1.5 ) and is shown in R zone	Refused to accord sanction, Proposal u/s 26 is reinstated

1	2	3	4	5	6	7
21	SM-L21	ML 80, 111	ES 37	RH 1.2 Hospital	The hospital needs to be increased due to the increase in the population, so the reservation of Hospital should be kept as per the revised development plan 2034 and the recommendation of the Planning Committee the ML 80 to cancel.	Refused to accord sanction, Proposal u/s 26 is reinstated
22	SM-L22	ML82	ES 16	9.15 mt DP Road,	9.15 mt DP Road is deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated
23	SM-L23	ML87	ES 37	ROS1.5 Garden /Park	Garden / Park. reservation is deleted and the land is included in 'I' zone and reserved for Service Industrial Estate (RPU 6.1).	Refused to accord sanction, Proposal u/s 26 is reinstated
24	SM-L24	ML90	ES 33	RR 2.1 Rehabilitation & Resettlement, I Zone	Reservation of Rehabilitation & Resettlement is deleted and CTS no 19, 20A included in 'I' Zone & CTS 20B included in 'R' Zone.	Refused to accord sanction, Proposal u/s 26 is reinstated
25	SM-L25	ML109	ES 16	DOS 1.5 Garden/Park	A separate text as Traffic Island (TI) is shown instead of DOS1.5	Sanctioned as proposed u/s 30
26	SM-L26	ML110	ES 16	DOS 1.5 Garden/Park	A separate text as Traffic Island (TI) is shown instead of DOS1.5	Sanctioned as proposed u/s 30
27	SM-L27	ML111	ES 16	DOS 1.5 Garden/Park	A separate text as Traffic Island (TI) is shown instead of DOS1.5	Sanctioned as proposed u/s 30
28	SM-L28	ML112	ES 16	DOS 1.5 Garden/Park	A separate text as Traffic Island (TI) is shown instead of DOS1.5	Sanctioned as proposed u/s 30
29	SM-L29	ML113	ES 16	ROS 1.5 Garden/Park	A separate text as Traffic Island (TI) is shown instead of ROS1.5	Sanctioned as proposed u/s 30
30	SM-L30	ML114	ES 25	ROS 1.5 Garden/Park	A separate text as Traffic Island (TI) is shown instead of ROS1.5	Sanctioned as proposed u/s 30
31	SM-L31	ML115	ES 28	ROS 1.5 Garden/Park	A separate text as Traffic Island (TI) is shown instead of ROS1.5	Sanctioned as proposed u/s 30
32	SM-L32	37	ES 33	9.15 m to 18.30 mt DP Roads	DP 2034 should be marked with all 9.15 m to 18.30 mt DP Roads in said layout plan	Refused to accord sanction, Proposal u/s 26 is reinstated. Action to be taken as per MMC Act.

1	2	3	4	5	6	7
33	SM-L33	90	ES 16 ES 20	ROS 1.5 Garden/Park	Reservation of cemetery (RSA 4.8) should be shown by deleting existing Reservation.	Refused to accord sanction, Proposal u/s 26 is reinstated.
34	SM-L34	110	ES 20	18.30 mt DP Road	Due to residential area over the reserved road, the road reservation should be shown according to development plan of 1991.	Refused to accord sanction, Proposal u/s 26 is reinstated.
35	SM-L35	117	ES 28	ROS 1.5 Garden/Park	Reservations should be made developable and shown in R zone.	Refused to accord sanction, Proposal u/s 26 is reinstated.
36	SM-L36	118	ES 41	DAM (Amenity)	Reservation should be shown to the library/study room on this plot(Multipurpose community centre RSA2.1)	Refused to accord sanction, Proposal u/s 26 is reinstated.
37	SM-L37	119	ES 36	DAM (Amenity)	Plot under reference to be Reserved for R. O S.2.1 Club and Gymkhana.	Refused to accord sanction, Proposal u/s 26 is reinstated.

**'ME' Ward**

1	2	3	4	5	6	7
<b>Sr. No.</b>	<b>Sanctioned Modification No.</b>	<b>Modification No.</b>	<b>Sheet No.</b>	<b>Proposals as per published plan under Section 26 of MR &amp; TP Act 1966</b>	<b>Modification proposed by the Planning Authority and submitted under Section 30 of MR &amp; TP Act 1966</b>	<b>Modification sanctioned by Government under Section 31(1) of the MR &amp; TP Act 1966</b>
1	SM-ME01	MME1	ES 14	DT1.5	DT1.5 is changed to DT1.4 (Best Bus Facilities) as shown on plan	Sanctioned as proposed u/s 30
2	SM-ME02	MME3	ES18	RPU6.1 (Service Industrial Estate)	Colour code of RPU 6.1(Service Industrial Estate) is shown as brown.	Sanctioned as proposed u/s 30
3	SM-ME03	MME4	ES 14	13.4m Proposed Dp Road	Proposed Road Width label of 13.40m wide road is shown.	Sanctioned as proposed u/s 30
4	SM-ME04	MME5	ES17	DT4.1 (Railway Station) and DT4.3 (Railway Yard/Tracks)	The designation of DT4.1 (Railway Station) and DT4.3 (Railway Yard/Tracks) are deleted on CTS No.101A & 102 as shown on plan	Sanctioned as proposed u/s 30
5	SM-ME05	MME7	ES17	DT4.1 (Railway Station)	DT4.1 (Railway Station) is deleted from CTS No. 100 as shown on plan	Sanctioned as proposed u/s 30

1	2	3	4	5	6	7
6	SM-ME06	MME8	ES17	DSA3.2 (Cinema Theatre)	The Designation of DSA3.2 (Cinema Theatre) on CTS No.235A is deleted.	Sanctioned as proposed u/s 30
7	SM-ME07	MME9	ES 13	CTS No.133	2. CTS No.133 is corrected	Sanctioned as proposed u/s 30
8	SM-ME08	MME10	ES 18	CTS No.43& CTS No.43/1	The boundaries of CTS No.43& CTS No.43/1 is rectified by changing the boundary of CTS No. 42	Sanctioned as proposed u/s 30
9	SM-ME09	MME12	ES13	R Zone (Inside BARC Boundary)	The boundary of BARC is corrected taking out M/S Saras CHS.	Sanctioned as proposed u/s 30
10	SM-ME10	MME15	ES 17	DOS1.4 (Playground) , DE1.2 (Primary & Secondary School)	The part of the DOS1.4 is deleted and the Boundary of Designation of DE 1.2 is corrected.	Sanctioned as proposed u/s 30
11	SM-ME11	MME16	ES 17	DE1.2 (Primary & Secondary School)	The spill over of designation of DE1.2 on CTS no.221, 221/1 to 4 is corrected.	Sanctioned as proposed u/s 30
12	SM-ME12	MME36	ES06	13.40m Proposed DP Road	The 13.40m wide DP Road is deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated
13	SM-ME13	MME39	ES11	Proposed Road Widening	Road widening is shown continuously as shown on plan.	Sanctioned as proposed u/s 30
14	SM-ME14	MME47, MME54, MME55, MME69	ES 15	RR2.1 (Rehabilitation & Resettlement)	RR2.1 (Rehabilitation & Resettlement) is changed to R zone.	Refused to accord sanction, Proposal u/s 26 is reinstated
15	SM-ME15	MME50	ES18	ROS1.4 (Playground)	The reservation of ROS1.4 (Play Ground) on Plot bearing CTS No. 368B is changed to reservation of RSA6.2 (Aadhar Kendra with skill development centre).	Refused to accord sanction, Proposal u/s 26 is reinstated
16	SM-ME16	MME56	ES 09	ROS1.5 (Garden/Park)	ROS1.5 (Garden/ Park) is partly deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated
17	SM-ME17	MME58	ES13	RH1.3 (Municipal Maternity Home)	Reservation of RH1.3 (Maternity Home) is changed to reservation of ROS1.4. (Play Ground).	Refused to accord sanction, Proposal u/s 26 is reinstated
18	SM-ME18	MME59	ES09	RPU1.1(Fire Station)	RPU 1.1 (Fire Station) is retained.	Sanctioned as proposed u/s 30

1	2	3	4	5	6	7
19	SM-ME19	MME63	ES18, ES22	DMS3.1(Solid Management Facilities) Waste	The designation of DMS3.1 is changed to DMS3.1 (Solid Waste Management Facilities) + RMS3.2 (Land fill sites).	Sanctioned as proposed u/s 30
20	SM-ME20	MME66	ES15	DPU3.1 (Police Station) +DMS1.2 (Municipal Chowky)	The designation of DPU3.1 + DMS1.2 (Police Station + Municipal Chowky) is changed to DPU3.1+ DO1.3 (Police Station + Municipal Office).	Sanctioned as proposed u/s 30
21	SM-ME21	MME70 & 144	ES18	RR2.1(Rehabilitation & Resettlement) - Rehabilitation & Resettlement	RR2.1 (Rehabilitation & Resettlement) is changed to R zone. RPU2.1 (Fuel Station) is shown partly on reservation of RR2.1 (Rehabilitation & Resettlement).	Refused to accord sanction, Proposal u/s 26 is reinstated
22	SM-ME22	MME71	ES18	RR2.1(Rehabilitation & Resettlement) - Rehabilitation & Resettlement	RR2.1 (Rehabilitation & Resettlement) is changed to R zone.	Refused to accord sanction, Proposal u/s 26 is reinstated
23	SM-ME23	MME93	ES13	CTS Number-392B	CTS Numbers is corrected as shown on plan.	Sanctioned as proposed u/s 30
24	SM-ME24	MME11 0	ES18	DOS1.5 (Garden/Park)	Designation of DOS1.5 (Garden/Park) is changed to Designation of Traffic Island (TI).	Sanctioned as proposed u/s 30
25	SM-ME25	MME11 1	ES13, ES17	DOS1.5 (Garden/Park)	Designation of DOS1.5 (Garden/Park) is changed to Designation of Traffic Island (TI).	Sanctioned as proposed u/s 30
26	SM-ME26	MME11 7	ES-18	RT3.1 (Metro / Mono Rail Car shed)	A label of Special Planning Authority (SPA) is shown on above land.	Sanctioned as proposed u/s 30
27	SM-ME27	MME11 8	ES-15	RT3.1 (Metro / Mono Rail Car shed)	A label of Special Planning Authority (SPA) is shown on above land.	Sanctioned as proposed u/s 30
28	SM-ME28	142	ES 22	RPU1.1 (Fire Station)	RPU1.1 (Fire Station) is changed to RSA6.2 (Aadhar Card with Skill Development Centre).	Refused to accord sanction, Proposal u/s 26 is reinstated
29	SM-ME29	143	ES18	RT1.2 (State Transport Depot)	RE2.1 (Higher Education) is shown partly on 8000 sq.m area of reservation of RT1.2 (State Transport Depot).	Refused to accord sanction, Proposal u/s 26 is reinstated



'MW' Ward

1	2	3	4	5	6	7
Sr. No.	Sanctioned Modification No.	Modification No.	Sheet No.	Proposals as per published plan under Section 26 of MR & TP Act 1966	Modification proposed by the Planning Authority and submitted under Section 30 of MR & TP Act 1966	Modification sanctioned by Government under Section 31(1) of the MR & TP Act 1966
1	SM-MW01	MMW1	ES 21	ROS 1.2 ( Promenade )	The Legend of Open Space corrected as ROS 1.5 ( Garden / Park) instead of ROS 1.2 (Promenade).	Sanctioned as proposed u/s 30.
2	SM-MW02	MMW2	ES 21	Municipal Market (RSA 1.1 )	Reservation of Municipal Market with vending zone (RSA 1.1) change to Multipurpose Community Centre (RSA 2.1).	Sanctioned as proposed u/s 30 with following changes. RSA 1.1 is changed to RSA 2.1.
3	SM-MW03	MMW7	ES 21	Natural Area (NA)	The Natural Area is deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated.
4	SM-MW04	MMW7	ES 21	Natural Area (NA)	Reservation of Municipal Market with vending zone (RSA 1.1) is shown.	Refused to accord sanction, Proposal u/s 26 is reinstated.
5	SM-MW05	MMW7	ES 21	Natural Area (NA)	Reservation of Police Station (RPU 3.1) is shown.	Refused to accord sanction, Proposal u/s 26 is reinstated.
6	SM-MW06	MMW7	ES 21	Natural Area (NA)	Reservation of Higher Education (RE 2.1) is shown.	Refused to accord sanction, Proposal u/s 26 is reinstated.
7	SM-MW07	MMW7	ES 21	Natural Area (NA)	Reservation of Playground (ROS 1.4) is shown.	Refused to accord sanction, Proposal u/s 26 is reinstated.
8	SM-MW08	MMW7	ES 21	Natural Area (NA)	Proposed roads (2no.s of 27.45 m wide) are shown.	Refused to accord sanction, Proposal u/s 26 is reinstated.
9	SM-MW09	MMW9	ES 17	Extra lines along the CTS boundaries	Extra lines of road are seen which are deleted.	Sanctioned as proposed u/s 30.
10	SM-MW10	MMW13 MMW19	ES 17	Extra lines along the CTS boundaries	Extra lines of road are seen which are deleted.	Sanctioned as proposed u/s 30.
11	SM-MW11	MMW15	ES 21	Existing Road	The width of the road is corrected as existing on site.( 13.00 m)	Sanctioned as proposed u/s 30.

1	2	3	4	5	6	7
12	SM-MW12	MMW16	ES 17	Extra lines along CTS boundaries	Extra lines of road are deleted.	Sanctioned as proposed u/s 30.
13	SM-MW13	MMW17 & 29	ES 17	ROS 1.4 (Playground)	PC: Reservation of Playground (ROS 1.4) changed to Affordable Housing (RR 2.2) on CTS no 63. PA: Reservation of Playground (ROS 1.4) is shown instead of Affordable Housing (RR 2.2).	Refused to accord sanction, Proposal u/s 26 is reinstated.
14	SM-MW14	MMW20	ES 17	CTS not shown	CTS No 439 is corrected as per revenue record.	Sanctioned as proposed u/s 30.
15	SM-MW15	MMW21	ES 17	ROS 1.4 (Playground)	Shape is corrected as per CTS boundaries of 619/1,619/3 of PG	Sanctioned as proposed u/s 30.
16	SM-MW16	MMW30	ES 21	9.15 mt wide DP road widening	Existing road is proposed to be widened to 9.15 mt, with cul-de-sac at CTS no. 616 village Chembur, by deleting the proposed road widening upto PG.	Refused to accord sanction, Proposal u/s 26 is reinstated.
17	SM-MW17	MMW34	ES 17	Existing road in layout	Existing road in layout is deleted.	Sanctioned as proposed u/s 30.
18	SM-MW18	MMW40	ES 17	RR 2.1 ( Rehabilitation & Resettlement )	Reservation of RR 2.1 (Rehabilitation & Resettlement) changed to Municipal Housing (RR1.5).	Sanctioned as proposed u/s 30.
19	SM-MW19	MMW43	ES 09, ES 06 & ES 03	ROS 1.5 (Garden / Park )	Reservation of Garden/ Park (ROS 1.5) is changed to Green Belt (ROS 2.7).	Sanctioned as proposed u/s 30.
20	SM-MW20	MMW47	ES 21	RSA1.1 (Municipal Market with vending zone)	Reservation of Municipal Market with vending zone (RSA1.1) on CTS No. 666 of village Chembur is relocated on CTS no. 671,672,674, 673, 675(pt) and 787(pt) of village Chembur near to new 18.30 M proposed road,	Refused to accord sanction, Proposal u/s 26 is reinstated.

1	2	3	4	5	6	7
21	SM-MW21	MMW6 9	ES 21	RE 1.1(Municipal School)	Part portion of Reservation of Municipal School (RE 1.1) is deleted on CTS 518(pt).	Refused to accord sanction, Proposal u/s 26 is reinstated.
22	SM-MW22	MMW7 3	ES 17	DPU2.1 (Petrol Pump)	Fuel Station (DPU 2.1) is deleted and reservation of fuel station (RPU 2.1) is shown on east of same CTS.	Refused to accord sanction, Proposal u/s 26 is reinstated.
23	SM-MW23	MMW7 6	ES 09	DOS 2.5 (Sport Complex / Stadium)	Designation of Sport Complex / Stadium (DOS 2.5) is changed to reservation of Sport Complex/Stadium (ROS 2.5).	Refused to accord sanction, Proposal u/s 26 is reinstated.
24	SM-MW24	MMW7 7	ES 17	DOS 2.6 (Recreation Ground)	Recreation Ground (DOS 2.6) is changed to Club / Gymkhana (DOS 2.1).	Refused to accord sanction, Proposal u/s 26 is reinstated.
25	SM-MW25	MMW7 7	ES 17	DOS 2.6 (Recreation Ground)	The text 'TDA' is shown.	Refused to accord sanction, Proposal u/s 26 is reinstated.
26	SM-MW26	MMW8 8	ES 17	DOS 1.5 (Garden/Park)	Designation of DOS1.5 (Garden/Park) is changed to Designation of Traffic Island (TI).	Sanctioned as proposed u/s 30.
27	SM-MW27	MMW8 9	ES 17	DOS 1.5 (Garden/Park)	Designation of DOS1.5 (Garden/Park) is changed to Designation of Traffic Island (TI).	Sanctioned as proposed u/s 30.
28	SM-MW28	MMW9 0	ES 21	DOS 1.5 (Garden/Park)	Designation of DOS1.5 (Garden/Park) is changed to Designation of Traffic Island (TI).	Sanctioned as proposed u/s 30.
29	SM-MW29	MMW9 1	ES 17	R - Zone	Rishabhdev Jain Temple shown as 'Temple' on RDDP 2034.	Sanctioned as proposed u/s 30.
30	SM-MW30	MMW9 2	ES 17	DE 1.2 (Primary and Secondary School)	St. Anthony's Church shown as 'Church' on RDDP 2034.	Sanctioned as proposed u/s 30.
31	SM-MW31	MMW9 3	ES 21	C - Zone	Deul wadi is shown as 'Temple' on RDDP 2034.	Sanctioned as proposed u/s 30.
32	SM-MW32	166	ES 16	RMS 1.3 (Municipal Facilities), RTI.6 Parking Lot	The reservation of Multipurpose Community Centre (RSA 2.1) nearby 1000 sq.m. Shown on the portion of parking lot where railway reservation of SRDP 91 which is cancelled.	Refused to accord sanction, Proposal u/s 26 is reinstated.
33	SM-MW33	181	ES 21	DPU 3.2 Designation of Police Chowky	Reservation of the Multipurpose Community Centre (RSA2.1) is shown on the half portion of designation of Police Chowky.	Refused to accord sanction, Proposal u/s 26 is reinstated.

1	2	3	4	5	6	7
34	SM-MW34	182	ES 21	Reservation of Garden / Park ( ROS 1.5)	Reservation of Garden / Park ( ROS 1.5) shall be corrected as it's a part of road.	Sanctioned as proposed u/s 30 with following changes. ROS 1.5 is changed to Traffic Island (TI).
35	SM-MW35	183	ES 21	Designation of Playground ( DOS 1.4)	Designation of Playground is changed to Municipal Sports Complex(ROS2.4)	Refused to accord sanction, Proposal u/s 26 is reinstated.

**'N' Ward**

1	2	3	4	5	6	7
<b>Sr. No.</b>	<b>Sanctioned Modification No.</b>	<b>Modification No.</b>	<b>Sheet No.</b>	<b>Proposals as per published plan under Section 26 of MR &amp; TP Act 1966</b>	<b>Modification proposed by the Planning Authority and submitted under Section 30 of MR &amp; TP Act 1966</b>	<b>Modification sanctioned by Government under Section 31(1) of the MR &amp; TP Act 1966</b>
1	SM-N01	MN1	ES 30	DH 1.1 - Dispensary	Designation code DH1.1 is shown.	Sanctioned as proposed u/s 30
2	SM-N02	MN2	ES 25	DE 2.1 - College	Designation of DE 2.1 (college) is changed to Designation of DE 1.2 (primary & secondary school)	Sanctioned as proposed u/s 30
3	SM-N03	MN3	ES 25	RE 1.1 - Municipal Primary school	Reservation of RE 1.1 (Municipal school) is changed to RE 4.4 (Other Institute).	Sanctioned as proposed u/s 30
4	SM-N04	MN5	ES 26	DSA 1.1 - Municipal Retail Market	The Designation code of DSA 1.1-Municipal retail market is changed to DSA 1.2 -Retail Market	Sanctioned as proposed u/s 30
5	SM-N05	MN9	ES 25	DSA 3.8 - Public Hall	The area of DSA 3.8 - public hall is reduced & the reduced area is designated as DOS1.4 - Play Ground	Refused to accord sanction, Proposal u/s 26 is reinstated
6	SM-N06	MN14	ES 34	ROS 1.5 - Garden/ Park	Reservation of Garden/ Park (ROS 1.5) is extended upto Existing road.	Sanctioned as proposed u/s 30
7	SM-N07	MN16	ES 25	DSA 2.5 - Welfare centre	The shape of the welfare centre is corrected as per development permission.	Sanctioned as proposed u/s 30

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8	SM-N08	MN20	ES 34 ES 30	Nallah buffer	Buffer is deleted for that portion of CTS 50	Refused to accord sanction, Proposal u/s 26 is reinstated
9	SM-N09	MN21	ES 29	CTS No. 1342	CTS 1343 is shown instead of 1342	Sanctioned as proposed u/s 30
10	SM-N10	MN22	ES 29	Nil	The CTS no. 3034 is shown	Sanctioned as proposed u/s 30
11	SM-N11	MN23	ES 25	CTS No. 195/172	The CTS no. 195/172 is changed to 195/170	Sanctioned as proposed u/s 30
12	SM-N12	MN24	ES25 ES 26	CTS No. 194A/9/9	CTS no. 233 is shown instead of 194A/9/9	Sanctioned as proposed u/s 30
13	SM-N13	MN25	ES 25	CTS No. 999	CTS no. 489/11 is shown instead of 999	Sanctioned as proposed u/s 30
14	SM-N14	MN46, 238	ES 29	Existing road	The Layout road of Jagdusha nagar shown as 12.2m wide DP road as per PC Recommendation which is now deleted and shown as existing layout road	Refused to accord sanction, Proposal u/s 26 is reinstated
15	SM-N15	MN57	ES 25	13.40m wide existing road	Existing layout roads in Garodia layout is shown as 13.40m D P Road a. From CTS 195/174 to 195/168, b. From 195/175 to 195/56 & c. From CTS 195/56 to 195/52 of village Ghatkopar Kirol	Refused to accord sanction, Proposal u/s 26 is reinstated
16	SM-N16	MN58	ES 25	RH1.2 - Hospital reservation	Reservation of RH 1.2 (Hospital) is changed to RE 3.1 (Other Education)	Refused to accord sanction, Proposal u/s 26 is reinstated
17	SM-N17	MN60	ES 29	ROS 1.5 - Garden/ Park	The is spill over of ROS1.5 - Garden/ Park reservation on CTS no. 66A is deleted	Sanctioned as proposed u/s 30
18	SM-N18	MN61	ES 29	RR2.2 - Affordable Housing	The reservation of RR 2.2 - Affordable Housing is deleted	Refused to accord sanction, Proposal u/s 26 is reinstated
19	SM-N19	MN65	ES 34	DT1.4-Railway station	Code is changed from designated railway station DT4.1 to designation of railway track DT4.3.	Sanctioned as proposed u/s 30
20	SM-N20	MN65	ES 34	13.40m widening to existing road	13.40m wide DP road widening on existing road on eastern side of Eastern Express Highway is deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated

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21	SM-N21	MN68	ES 33	RPU 1.1- Fire station	Fire station RPU 1.1 is changed to RR2.1 – Rehabilitation & Resettlement. Fire station is shifted on NA - Natural area adjacent to the reservation of RMS 3.1 - solid waste management facility	Refused to accord sanction, Proposal u/s 26 is reinstated
22	SM-N22	MN76	ES 25	DOS 1.5 - Garden/Park	A separate text as Traffic Island (TI) is shown instead of DOS 1.5'.	Sanctioned as proposed u/s 30
23	SM-N23	MN82	ES-26, 30	RT3.1-Metro Car shed	A label of Special Planning Authority (SPA) is shown on land.	Sanctioned as proposed u/s 30
24	SM-N24	84	ES 25	RE 2.1 (Higher Education)	The reservation of RE 2.1 (Higher Education) is deleted and reserved for RSA 2.1 (Multipurpose community centre)	Refused to accord sanction, Proposal u/s 26 is reinstated
25	SM-N25	85	ES 30	R Zone	The Mentioned CTS is reserved for RSA 1.1 (Municipal Retail Market)	Refused to accord sanction, Proposal u/s 26 is reinstated
26	SM-N26	86	ES 25	DE1.1 - Municipal school	The Designation of DE 1.1 - (Municipal School) is deleted & Reserved for RSA 2.1 - (Multipurpose community centre)	Refused to accord sanction, Proposal u/s 26 is reinstated
27	SM-N27	225	ES 25	27.45m proposed widening	The 27.45m widening of MG road is reduced to 18.30m widening from Rajawadi road No 7 upto Jhawar road	Refused to accord sanction, Proposal u/s 26 is reinstated

**'PN' Ward**

1	2	3	4	5	6	7
Sr. No.	Sanctioned Modification No.	Modification No.	Sheet No.	Proposals as per published plan under Section 26 of MR & TP Act 1966	Modification proposed by the Planning Authority and submitted under Section 30 of MR & TP Act 1966	Modification sanctioned by Government under Section 31(1) of the MR & TP Act 1966
1	SM-PN01	MPN1	WS 47	Christian Cemetery (DSA4.3)	Label of Malvani Church has been marked.	Sanctioned as proposed u/s 30
2	SM-PN02	MPN4	WS 47	27.45m DP road	Label of the DP road is changed from 27.45m to 18.3m	Sanctioned as proposed u/s 30

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3	SM-PN03	MPN5	WS47	27.45m DP road	Typing error of 27.45 m label is corrected as 18.30 m	Sanctioned as proposed u/s 30
4	SM-PN04	MPN8	WS 43	417	CTS NO 410 is shown.	Sanctioned as proposed u/s 30
5	SM-PN05	MPN9	WS 43	281	CTS NO 282 is shown.	Sanctioned as proposed u/s 30
6	SM-PN06	MPN10	WS 44	701/B/2	CTS NO 701 /B/2/B are shown.	Sanctioned as proposed u/s 30
7	SM-PN07	MPN11	WS 43	685A & 685B	C.T.S.No. 685 A & 685B of village Malad (West) which were interchanged are corrected.	Sanctioned as proposed u/s 30
8	SM-PN08	MPN12	WS 47	450	CTS No 450 is corrected as 449A	Sanctioned as proposed u/s 30
9	SM-PN09	MPN36	WS 43	Existing Road	Internal layout roads shown as existing road are deleted	Refused to accord sanction, Proposal u/s 26 is reinstated
10	SM-PN10	MPN53	WS 44	36.6m proposed widening road and 18.3m Dp road	36.6m proposed widening is corrected by showing along the boundary of CTS 692A/3.	Sanctioned as proposed u/s 30
11	SM-PN11	MPN54	WS 42, 43	CTS 1406A/8	CTS 1406/A/8 of village Malad (South) is corrected as 1406/A/10.	Sanctioned as proposed u/s 30
12	SM-PN12	MPN55	WS 43	Existing road shown	C.S. /C.T.S. Numbers checked as per revenue record and the same are corrected on D.P.	Sanctioned as proposed u/s 30
13	SM-PN13	MPN60	WS 43	Parking Lot (RTI.6)	The reservation of Parking Lot (RTI.6) is deleted and the land is kept in Commercial Zone	Refused to accord sanction, Proposal u/s 26 is reinstated
14	SM-PN14	MPN65	WS 43	Hindu Traditional/Electric Cemetery (DSA4.1)	Designation of Hindu Traditional/Electric Cemetery (DSA4.1) is changed to designation of Cemetery (DSA4.8).	Sanctioned as proposed u/s 30
15	SM-PN15	MPN 66	WS 39	Garden/Park (ROS1.5), 18.3m proposed widening and NA	The zone of land is changed from Natural area (NA), NDZ and Green Zone (GZ) to I (Industrial) Zone. Reservation of Garden/Park (ROS1.5) is deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated

1	2	3	4	5	6	7
16	SM-PN16	MPN67	WS 39	Playground (ROS1.4)	Strip of reservation of Playground (ROS1.4) on CTS No 610A/1A/1B on East side is deleted & reserved it as reservation of Rehabilitation & Resettlement (RR2.1).	Refused to accord sanction, Proposal u/s 26 is reinstated
17	SM-PN17	MPN76, MPN 95	WS 44	Municipal School (RE 1.1)	Reservation on CTS No. 321, village Kurar of Municipal school (R.E. 1.1) is now changed as Special school (RE1.3).	Sanctioned as proposed u/s 30
18	SM-PN18	MPN77	WS 26	Existing Road	Industrial Zone is shown by deleting existing road	Refused to accord sanction, Proposal u/s 26 is reinstated
19	SM-PN19	MPN82	WS 47, 52	Reservation of Garden/Park (ROS1.5), Affordable Housing (RR2.2), Municipal Dispensary/Health Post (RH1.1), Electric Transmission and Distribution Facility (RPU5.2) and Municipal School (RE1.1)	Reservation of Electricity Transmission & Distribution Facility (RPU5.2) and Garden/Park (ROS1.5) are deleted and reserved the plot for Affordable Housing (RR2.2).	Refused to accord sanction, Proposal u/s 26 is reinstated
20	SM-PN20	MPN84	WS 43	Garden/Park (ROS1.5)	The reservation of Hospital (RH1.2) is kept as per SRDP 1991 and reservation of Garden/Park (ROS1.5) is deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated
21	SM-PN21	MPN85	WS 43	Garden/Park (ROS1.5)	Reservation of Garden/Park (ROS1.5) is deleted and reservation of Primary and Secondary School (RE1.2) is shown.	Refused to accord sanction, Proposal u/s 26 is reinstated
22	SM-PN22	MPN86	WS 43	Garden/Park (ROS1.5)	The reservation of Garden/Park (ROS1.5) is deleted and the reservation of Municipal school (RE1.1) is shown.	Refused to accord sanction, Proposal u/s 26 is reinstated
23	SM-PN23	MPN 92, 30	WS 39, 44	NDZ & 18.3m DP road, 827A/4A	NDZ is deleted & shown as R Zone with reservations as per Govt. Modification u/No. CMS/TPB 4304/105/CR-206/04/UD-11 Dtd 18.08.2004.	Refused to accord sanction, Proposal u/s 26 is reinstated



1	2	3	4	5	6	7
24	SM-PN24	MPN92	WS 39, 44	NDZ & 18.3m DP road, 827A/4A	CTS no 827A/4A is corrected as 827A/4A/1	Sanctioned as proposed u/s 30
25	SM-PN25	MPN96	WS 43	Railway Buffer and Garden/Park (ROS1.5)	Corrected Railway buffer zone is marked.	Refused to accord sanction, Proposal u/s 26 is reinstated
26	SM-PN26	MPN 112	WS 39	NDZ	The zone of land is changed from Natural area (NA), NDZ and Green Zone (GZ) to I (Industrial).	Refused to accord sanction, Proposal u/s 26 is reinstated
27	SM-PN27	MPN120	WS 47	NDZ	Reservation for Sewage Pumping Station (RMS4.3) on CTS 1596 of village Malvani is incorporated	Refused to accord sanction, Proposal u/s 26 is reinstated
28	SM-PN28	MPN130	WS 47	Primary & Secondary School (RE1.2)	Reservation of Adhar Kendra with Skill Development Centre(RSA6.2) is added to the reservation of Primary & Secondary school (RE1.2) i.e. (RE1.2+)	Refused to accord sanction, Proposal u/s 26 is reinstated
29	SM-PN29	MPN140	WS 43	Garden/Park (ROS1.5) & Rehabilitation & Resettlement (RR2.1)	Reservation of Rehabilitation & Resettlement (RR2.1) is converted to Designation of Public Hall (DSA3.8) and Reservation of Garden/Park (ROS1.5) is retained as it is.	Refused to accord sanction, Proposal u/s 26 is reinstated
30	SM-PN30	MPN141	WS 44	Garden/Park (ROS1.5)	Plot is shown as Traffic Island (TI)	Sanctioned as proposed u/s 30
31	SM-PN31	MPN142	WS 48	R Zone	Plot is shown as Traffic Island (TI)	Sanctioned as proposed u/s 30
32	SM-PN32	MPN144	WS 47	Sports Club/Stadium (ROS2.5), Care Centre (RSA6.1), Adhar Kendra with skill development centre (RSA6.2), Primary & Secondary School (RE1.2)	A label of Special Planning Authority (SPA) is shown on the land.	Sanctioned as proposed u/s 30
33	SM-PN33	53	WS 31, 36	R Zone	Reservation of Multipurpose Community Centre (RSA 2.1) is shown on CTS 733 of village Erangal	Refused to accord sanction, Proposal u/s 26 is reinstated

1	2	3	4	5	6	7
34	SM-PN34	93	WS 31, 32, 36, 37	Natural Area 1) 18.3m DP road	18.30 mts. D.P. Road is realigned and NA is changed to SDZ II.	Refused to accord sanction, Proposal u/s 26 is reinstated
35	SM-PN35	94	WS 48	Garden/Park (ROS1.5)	Reservation of Garden/Park (ROS 1.5) on land bearing CTS No 4 of village Valnai is deleted & kept in residential zone.	Refused to accord sanction, Proposal u/s 26 is reinstated
36	SM-PN36	149	WS 48	Garden(DOS1.5),	Garden/Park (DOS 1.5) is shown	Refused to accord sanction, Proposal u/s 26 is reinstated
37	SM-PN37	150	WS 48	Sewage Station(RMS4.3)	Sewage Pumping Station (RMS4.3) is shown.	Refused to accord sanction, Proposal u/s 26 is reinstated
38	SM-PN38	222	WS 44	13.4m DP road	13.40 mts. North-South D.P. Road between CTS 484 & 766A of village Malad East is deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated
39	SM-PN39	250	WS 43	Playground (DOS1.4) & Municipal School (DE1.1)	Designations of Municipal School (DE1.1) & Playground (DOS 1.4) are changed to Sports Complex/Stadium (ROS2.5).	Refused to accord sanction, Proposal u/s 26 is reinstated

**'PS' Ward**

1	2	3	4	5	6	7
Sr. No.	Sanctioned Modifi- cation No.	Modifi- cation No.	Sheet No.	Proposals as per published plan under Section 26 of MR & TP Act 1966	Modification proposed by the Planning Authority and submitted under Section 30 of MR & TP Act 1966	Modification sanctioned by Government under Section 31(1) of the MR & TP Act 1966
1	SM-PS01	MPS1	WS 43	R Zone	Chincholi Gaothan label shown	Sanctioned as proposed u/s 30
2	SM-PS02	MPS2	WS 38	R Zone	Label of temple is shown	Sanctioned as proposed u/s 30

1	2	3	4	5	6	7
3	SM-PS03	MPS3	WS 29, WS 30	NDZ	Label of 'Aarey Milk Colony' is shown	Sanctioned as proposed u/s 30
4	SM-PS04	MPS4	WS 38	R, Nalla and ROS1.5 (Garden/Park)	Text ROS 1.5 is deleted.	Sanctioned as proposed u/s 30
5	SM-PS05	MPS5	WS 33	RT1.5 -wrong legend	RT1.6 (Parking Lot) Reservation shown	Sanctioned as proposed u/s 30
6	SM-PS06	MPS6 MPS44	WS 38	RE1.1 (Municipal School)	Code is corrected	Sanctioned as proposed u/s 30
7	SM-PS07	MPS6 MPS44	WS 38		word 'Talao' is deleted from CTS no.	Sanctioned as proposed u/s 30
8	SM-PS08	MPS7	WS 33		Road widening markings and road width removed	Sanctioned as proposed u/s 30
9	SM-PS09	MPS8	WS 33		Western Express Highway, Label is shifted from Metro line	Sanctioned as proposed u/s 30
10	SM-PS10	MPS10	WS 38	I Zone and RE1.1 (Municipal School)	Shape of RE1.1 is corrected as per SRDP 1991 by deleting spill over	Sanctioned as proposed u/s 30
11	SM-PS11	MPS13	WS 37	Natural Area	CTS no. corrected as 1A/59	Sanctioned as proposed u/s 30
12	SM-PS12	MPS14	WS 33	R Zone	CTS no. 260/5A is shown in the CTS boundary.	Sanctioned as proposed u/s 30
13	SM-PS13	MPS15	WS33	I Zone	CTS 493 & 494 are corrected	Sanctioned as proposed u/s 30
14	SM-PS14	MPS16	WS33	I Zone	CTS no. corrected as 496	Sanctioned as proposed u/s 30
15	SM-PS15	MPS17	WS 33	I Zone	1. CTS No. 438 is corrected instead of as printed i.e. CTS No. 469.	Sanctioned as proposed u/s 30
16	SM-PS16	MPS18	WS 39	R Zone	CTS numbers 619 & 620A/2/2 are shown according to CTS extract	Sanctioned as proposed u/s 30
17	SM-PS17	MPS19	WS 39	R Zone	CTS numbers 101/2 & 102 are shown according to CTS extract	Sanctioned as proposed u/s 30
18	SM-PS18	MPS23 & 113	WS 38	DOS2.6 (Recreation Ground)	MPS23 is deleted and Reservation of ROS1.5 (Garden/Park) is changed to RR2.1 (Rehabilitation and Resettlement)	Refused to accord sanction, Proposal u/s 26 is reinstated

1	2	3	4	5	6	7
19	SM-PS19	MPS26 & 3	WS 33	DOS2.6 (Recreation Ground)	MPS 26 is deleted and boundaries of DOS2.6 (Recreation Ground) are restored as per RDDP	Refused to accord sanction, Proposal u/s 26 is reinstated
20	SM-PS20	MPS30	WS 39	DH 1.2 (Municipal Hospital)	(DH 1.2) Municipal Hospital shown in RDDP 2034 is shown as (DH1.3) Municipal maternity home	Sanctioned as proposed u/s 30
21	SM-PS21	MPS37	WS 43	I Zone	RAM is shown on said plot and land is placed in R Zone	Refused to accord sanction, Proposal u/s 26 is reinstated
22	SM-PS22	MPS70	WS 38	RH 1.2 (Hospital)	CTS No. 50A is shown as (DE 1.2) Primary & Secondary School and (RH 1.2) Hospital is deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated
23	SM-PS23	MPS71	WS 38	ROS 1.4 (Playground) RE1.1 (Municipal School) + RSA2.7 (Students Hostel)	The reservation of (RE1.1) Municipal School + (RSA2.7) Student's hostel is changed to (RR 2.2) Affordable housing	Refused to accord sanction, Proposal u/s 26 is reinstated
24	SM-PS24	MPS72	WS 33	RE1.1 (Municipal School)	The reservation of RE 1.1 is changed to Care Centre (RSA 6.1) + (RSA 6.2) Aadhar Kendra with skill Development centre.	Refused to accord sanction, Proposal u/s 26 is reinstated
25	SM-PS25	MPS73	WS 33	ROS 1.5 (Garden/Park)	The ROS 1.5 is relocated in CRZ area.	Refused to accord sanction, Proposal u/s 26 is reinstated
26	SM-PS26	MPS76	WS 38, WS 33	1. ROS2.4 (Municipal Sports Complex), ROS 1.5 (Garden/Park) 2. RMS3.1 (Solid waste management facilities) 3. ROS1.4 (Playground)	The reservations of (ROS 1.5) Garden/Park, (ROS 2.4)Municipal Sports Complex, proposed in RDDP2034 is replaced by (RR2.2) Affordable Housing	Refused to accord sanction, Proposal u/s 26 is reinstated
27	SM-PS27	MPS77	WS 33	ROS 1.5+ RT 1.6 (Garden/Park + Parking Lot) ROS 1.5+ RT 1.6 (Garden/Park + Parking Lot)	1) The ROS 1.5 on west side of western express highway is kept as ROS1.5 along with the I zone.	Sanctioned as proposed u/s 30
28	SM-PS28	MPS79	WS 39	RE1.1 (Municipal School)	(RE 1.1) Municipal School is shown as (RE 2.1) Higher Education	Sanctioned as proposed u/s 30

1	2	3	4	5	6	7
29	SM-PS29	MPS81	WS 38	DOS 1.4 (Playground)	The part of Designation DOS 1.4 is deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated
30	SM-PS30	MPS90		NDZ	As per Govt. Notification under no. TPB 4312/92/ (CAMP)/CR-39/2012/UD11 dtid. 29/12/2016 shape of Metro/Mono rail car shed shown abutting JVLR is modified as per sanctioned plan and included in Commercial Zone.	Proposal is already sanctioned by the Government vide notification dtid 09.11.2017(SM)
31	SM-PS31	MPS103	WS 38	C Zone	Traffic island is shown	Sanctioned as proposed u/s 30
32	SM-PS32	17	WS 38	RMS1.2 (Municipal Chowky) RMS1.3 (Municipal Facilities)	Reservations of RMS1.2 (Municipal Chowky) and RMS1.3 (Municipal Facilities) are combined changed to RSA2.1	Refused to accord sanction, Proposal u/s 26 is reinstated
33	SM-PS33	70	WS 38	RSA 4.8 (Cemetery)	Reservation RSA4.8 (Cemetery) is changed to RE2.1+RSA6.2 (Higher Education + Adhar Kendra with Skill Development Centre)	Refused to accord sanction, Proposal u/s 26 is reinstated
34	SM-PS34	169	WS 38	RE1.1 (Municipal School)	RE1.1 (Municipal School) is changed to RSA3.7 (Leisure Park)	Refused to accord sanction, Proposal u/s 26 is reinstated
35	SM-PS35	170	WS 38	R Zone	RSA6.2 (Adhar Kendra with Skill Development Centre) proposed on vacant land	Refused to accord sanction, Proposal u/s 26 is reinstated
36	SM-PS36	171	WS 33	RSA 1.2 (Retail Market with Vending Zone)	RSA1.2 (Retail Market with Vending Zone) is changed to RSA2.1 (Multipurpose Community Centre)	Refused to accord sanction, Proposal u/s 26 is reinstated
37	SM-PS37	190	WS 43	RMS3.1 (Solid Waste Management Facilities)	RMS3.1 (Solid Waste Management Facilities) is changed to RSA6.2 (Adhar Kendra with Skill Development Centre)	Refused to accord sanction, Proposal u/s 26 is reinstated

## 'RC' Ward

1	2	3	4	5	6	7
Sr. No.	Sanctioned Modification No.	Modification No.	Sheet No.	Proposals as per published plan under Section 26 of MR & TP Act 1966	Modification proposed by the Planning Authority and submitted under Section 30 of MR & TP Act 1966	Modification sanctioned by Government under Section 31(1) of the MR & TP Act 1966
1	SM-RC01	MRC1	WS58	DOS1.5 (Garden)	DOS1.5(Garden) is changed to DOS2.6 (Recreation Ground)	Sanctioned as proposed u/s 30
2	SM-RC02	MRC2	WS53		CTS number is corrected.	Sanctioned as proposed u/s 30
3	SM-RC03	MRC7	WS58	1) DE1.2 (Primary & Secondary School) 2) DOS1.4 (Play Ground)	The appropriate legends are shown on designations as per approved relocation.	Sanctioned as proposed u/s 30
4	SM-RC04	MRC8	WS58	DSA1.2 (Retail Market)	The designation of Retail Market (DSA1.2) is changed to DSA1.1 (Municipal Retail Market).	Sanctioned as proposed u/s 30
5	SM-RC05	MRC10	WS63	Text "ALL INDIA RADIO" on CTS no. 22,24	The text "All India Radio" is shifted from CTS 22, 24 to CTS 21, 29	Sanctioned as proposed u/s 30
6	SM-RC06	MRC12	WS63	RE1.1 (Municipal School)	The land reserved as extension to secondary school in SRDP is shown as RE1.2 (Primary / Secondary school).	Sanctioned as proposed u/s 30
7	SM-RC07	MRC14/ 177	WS64	RR2.1 (Rehab.& Resettle),	PC : RR2.1 is replaced by ROS1.5 PA : MRC14 is partly cancelled & CTS no. 521 is shown as R-Zone	Refused to accord sanction, Proposal u/s 26 is reinstated
8	SM-RC08	MRC14/ 177	WS64	ROS1.4 (Play Ground), RE1.1 (Municipal School)	Reservation of Play Ground (ROS1.4) is shown on CTS no. 517 by deleting the reservation of School.	Refused to accord sanction, Proposal u/s 26 is reinstated
9	SM-RC09	MRC15	WS59	DH1.1(pt.) (on total amenity plot)	The amenity DH1.1 (PT) is changed to DH1.3 (PT).	Sanctioned as proposed u/s 30
10	SM-RC10	MRC16	WS64	Nil	Road name "Cross Road no.7" is shown.	Sanctioned as proposed u/s 30
11	SM-RC11	MRC17	WS63	Nil	Text "Western Railway" is shifted slightly away from railway track so as to be legible.	Sanctioned as proposed u/s 30

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12	SM-RC12	MRC19	WS57	Nil	Plot number is removed.	Sanctioned as proposed u/s 30
13	SM-RC13	MRC24	WS58	CTS no. 155	C.T.S. Numbers are corrected	Sanctioned as proposed u/s 30
14	SM-RC14	MRC25	WS58	CTS no. 155	CTS numbers are corrected	Sanctioned as proposed u/s 30
15	SM-RC15	MRC26	WS63	CTS no. 1	C.T.S. number is changed from 1 to 1A/2.	Sanctioned as proposed u/s 30
16	SM-RC16	MRC27	WS58	Nil	Village boundary is corrected as per SRDP1991.	Sanctioned as proposed u/s 30
17	SM-RC17	MRC28	WS58	Nil	Plot boundaries are corrected as per TP scheme.	Sanctioned as proposed u/s 30
18	SM-RC18	MRC29	WS58	Nil	F.P. numbers are incorporated by deleting CTS nos. as per TP scheme.	Sanctioned as proposed u/s 30
19	SM-RC19	MRC30	WS58	CTS no. 374	CTS number is corrected as 374.	Sanctioned as proposed u/s 30
20	SM-RC20	MRC32	WS59	CTS no. 164B	CTS Number is corrected as per Revenue Record.	Sanctioned as proposed u/s 30
21	SM-RC21	MRC57,	WS64	Nil	1) CTS No. is corrected as CTS No.2059 instead of CTS No.2049.	Sanctioned as proposed u/s 30
22	SM-RC22	MRC65	WS58	CTS no. 55C	CTS number is corrected as CTS No.55 (A) instead of CTS No.55C.	Sanctioned as proposed u/s 30
23	SM-RC23	MRC68	WS58	Nil	Wrongly shown CTS numbers in Mhada layout are deleted	Sanctioned as proposed u/s 30
24	SM-RC24	MRC71	WS58	Bridge & road both shown	The wrongly marked bridge alignment is deleted.	Sanctioned as proposed u/s 30
25	SM-RC25	MRC73	WS58	Existing road	The ramp and the low level roads are shown as were shown in SRDP1991.	Sanctioned as proposed u/s 30
26	SM-RC26	MRC76	WS59	18.30m DP road	The proposed road is relocated on North side of Tata Steel co. by maintaining the reservation areas affected by the road.	Refused to accord sanction, Proposal u/s 26 is reinstated
27	SM-RC27	MRC76	WS59	2) DOS1.4 (Play Ground) 3) ROS1.4 (Play Ground) 4) RE1.2 (Primary Secondary School)	DOS1.4 is changed to RE1.2 as per SRDP1991 and is included in the adjoining reservation of RE1.2.	Refused to accord sanction, Proposal u/s 26 is reinstated

1	2	3	4	5	6	7
28	SM-RC28	MRC86	WS58	ROSI.4 (Play Ground)	The reservation of ROSI.4 (PG) is changed to RE1.2 (Primary & Secondary School).	Refused to accord sanction, Proposal u/s 26 is reinstated
29	SM-RC29	MRC90	WS58	DOS1.5 (Garden)	Out of 5 plots in approved MHADA layout, the plot reserved as OS-5 is retained as DOS1.5, whereas in the remaining 4 vacant plots, DOS1.5 (Garden) is changed to DOS1.4 (PG)	Sanctioned as proposed u/s 30
30	SM-RC30	MRC92	WS53	1) DE1.2 (Primary & Secondary School) (CTS 53/5) 2) RE1.1 (Municipal School) (CTS 53/6)	DE1.2 (Primary/Secondary School) & RE1.1 (Mun. school) is changed to RSA6.2 (Adhar Kendra with skill development centre).	Refused to accord sanction, Proposal u/s 26 is reinstated
31	SM-RC31	MRC93	WS63	1) RH1.2 (Hospital), 2) ROS1.5 (Garden) + RT1.6(Parking Lot)	The total reservations of RH1.2 (Hospital) and ROS1.5 (Garden) + RT1.6 (Parking Lot) are changed to RH1.2 (Hospital) + RT1.6 (Parking Lot) by deleting ROS1.5.	Refused to accord sanction, Proposal u/s 26 is reinstated
32	SM-RC32	MRC95	WS59	1) RH1.2(Hospital)	The reservation of Hospital is changed to RSA2.1 (Multipurpose Community Centre)	Refused to accord sanction, Proposal u/s 26 is reinstated
33	SM-RC33	MRC98	WS63	ROSI.5 (Garden/Park)	Area & shape of reservation are maintained as per SRDP1991 by deleting the additional reservation area of ROSI.5	Refused to accord sanction, Proposal u/s 26 is reinstated
34	SM-RC34	MRC10 2	WS58	ROSI.4 (Playground)	The reservation of ROSI.4 is deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated
35	SM-RC35	MRC10 3	WS64	ROSI.5 (Garden), 9.15mt. DP road	Reservation of ROSI.5 on CTS 2295C is deleted & status as per SRDP 1991 is maintained.	Refused to accord sanction, Proposal u/s 26 is reinstated
36	SM-RC36	MRC10 7	WS64	ROSI.4 (PG)	The reservation of ROSI.4 is deleted and the land is reserved for RR2.2 (Social Housing).	Refused to accord sanction, Proposal u/s 26 is reinstated
37	SM-RC37	MRC11 0	WS63	DOS2.6 (RG)	The portion of DOS2.6 being used as gymkhana is designated as DOS2.4 (Mun. sports complex).	Refused to accord sanction, Proposal u/s 26 is reinstated



1	2	3	4	5	6	7
38	SM-RC38	MRC11 2	WS59	ROS1.4(PG)	The SRDP reservation (which is now ROS1.4) is changed to RR2.2 (social housing). The remaining part of ROS1.4 is continued.	Refused to accord sanction, Proposal u/s 26 is reinstated
39	SM-RC39	MRC11 4	WS63	2480B- ROS1.4(PG) 2480C- ROS1.4(PG)	ROS1.4 (PG) in CTS 2480C is changed to RSA6.2 (Adhar Kendra with Skill development centre).	Refused to accord sanction, Proposal u/s 26 is reinstated
40	SM-RC40	MRC11 5	WS63	RH1.2 (Hospital)	The reservation of Maternity Home (RH1.3) of SRDP is pulled back for the CTS 323 & 322.	Sanctioned as proposed u/s 30
41	SM-RC41	MRC12 2	WS59	RPU3.1(Police Station)	The reservation is changed from RPU3.1 to RSA4.9.	Refused to accord sanction, Proposal u/s 26 is reinstated
42	SM-RC42	MRC12 3	WS63	ROS1.4 (Playground)	Reservation ROS 1.4 on CTS no. 474A/2 of Borivali Village is changed to RH 1.1.	Refused to accord sanction, Proposal u/s 26 is reinstated
43	SM-RC43	MRC14 1	WS53	ROS1.5 (Park/Garden)	ROS1.5 in the junction of Link Road and Borsapada road is deleted & shown as traffic island	Sanctioned as proposed u/s 30
44	SM-RC44	MRC14 2	WS58	ROS1.5 (Park/Garden)	ROS1.5 in the junction of Link Road and R M Bhattad road is deleted & shown as traffic island	Sanctioned as proposed u/s 30
45	SM-RC45	MRC14 3	WS58	Road	The traffic islands at the junction of S V road and R M Bhattad road are shown	Sanctioned as proposed u/s 30
46	SM-RC46	MRC14 4	WS63	Road	Traffic island at the junction of LT road and Chandavarkar road is shown	Sanctioned as proposed u/s 30
47	SM-RC47	MRC14 6	WS63	Road	The traffic islands at the junction of S V P road and Sodawal road are shown	Sanctioned as proposed u/s 30
48	SM-RC48	106	WS63	NA (Natural Area)	12.20mt. wide DP road is shown.	Refused to accord sanction, Proposal u/s 26 is reinstated
49	SM-RC49	108	WS62 /63/ 68/72	NA (Natural Area)	27.45mt. Wide D.P road is shown	Refused to accord sanction, Proposal u/s 26 is reinstated

'RN' Ward

1	2	3	4	5	6	7
Sr. No.	Sanctioned Modification No.	Modification No.	Sheet No.	Proposals as per published plan under Section 26 of MR & TP Act 1966	Modification proposed by the Planning Authority and submitted under Section 30 of MR & TP Act 1966	Modification sanctioned by Government under Section 31(1) of the MR & TP Act 1966
1	SM-RN01	MRN03	WS-63	DH1.2(Municipal Hospital)	The developed reservation of Hospital of SRDP'1991 is shown as DH1.2 pt (Municipal Hospital) Part.	Sanctioned as proposed u/s 30
2	SM-RN02	MRN04	WS-69	RSA2.2(Non Reservation Code)	The code RSA2.2 is corrected to RSA1.2 (Retail Market with Vending Zone).	Sanctioned as proposed u/s 30
3	SM-RN03	MRN10	WS-74	-	C.S./CTS Number is Corrected to 1426/10B	Sanctioned as proposed u/s 30
4	SM-RN04	MRN11	WS-68	-	C.S./CTS Number is Corrected to 668	Sanctioned as proposed u/s 30
5	SM-RN05	MRN12	WS-69	-	C.S./CTS Numbers is Corrected to 1727E, 1727F	Sanctioned as proposed u/s 30
6	SM-RN06	MRN13	WS-69	-	C.S./CTS Number is Corrected to 1727B	Sanctioned as proposed u/s 30
7	SM-RN07	MRN14	WS-69	-	C.S./CTS Numbers is Corrected to 1727A, 1727B, 1727, 1727D	Sanctioned as proposed u/s 30
8	SM-RN08	MRN15	WS-68	-	C.S./CTS Number is Corrected to 1065	Sanctioned as proposed u/s 30
9	SM-RN09	MRN36	WS-69	R-Zone DOS2.6	The 9.15m D.P. Road passing through CTS 1654 pt and 1663B, and 9.15m proposed widening passing through CTS 1654/12 is brought back.	Refused to accord sanction, Proposal u/s 26 is reinstated
10	SM-RN10	MRN37	WS-69	ROS1.5(Garden /Park)	The reservation of Garden is changed to RSA2.7 (Students Hostel)	Refused to accord sanction, Proposal u/s 26 is reinstated
11	SM-RN11	MRN38	WS-74	I-Zone	Industrial zone is converted into R-Zone	Refused to accord sanction, Proposal u/s 26 is reinstated

1	2	3	4	5	6	7
12	SM-RN12	MRN40 , MRN48	WS- 69	ROS1.4 (Playground)	The reservation of ROS1.4 (Playground) affecting CTS No. 2860, 2867 and 2853/C of village Dahisar is changed to RR2.2 (Affordable Housing).	Refused to accord sanction, Proposal u/s 26 is reinstated
13	SM-RN13	MRN43 , MRN44 , MRN46	WS- 69	ROS1.4(Playground)	R- Zone is shown by deleting the reservation of ROS1.4 (Playground) affecting the plot under reference. 13.40 m D.P.Road is retained.	Refused to accord sanction, Proposal u/s 26 is reinstated
14	SM-RN14	MRN47	WS- 73	ROS1.4(Playground)	The reservation of ROS1.5(Garden/park) is changed to RSA1.2(Retail Market with Vending Zone)	Refused to accord sanction, Proposal u/s 26 is reinstated
15	SM-RN15	MRN50	WS- 64	RT1.2(State Depot) Transport	The reservation of RT1.2 (State Transport Depot) is changed to ROS1.4 (Playground).	Refused to accord sanction, Proposal u/s 26 is reinstated
16	SM-RN16	MRN50	WS- 64	RSA6.2 (Aadhar Kendra with Skill Development Centre) + RSA6.1(Care Centre) + RSA6.3 (Public Convenience)	Reservation of RSA6.2 (Aadhar Kendra with Skill Development Centre) + RSA6.1 (Care Centre) + RSA6.3 (Public Convenience) is relocated from CTS No.2353 of Village Dahisar to the plot under reference.	Refused to accord sanction, Proposal u/s 26 is reinstated
17	SM-RN17	MRN54	WS- 69	RSA1.2(Retail Market with Vending Zone)	Small triangular spill over portion of RSA1.2 (Retail Market with Vending Zone) admeasuring approximately 28 sqm is deleted.	Sanctioned as proposed u/s 30
18	SM-RN18	MRN55	WS- 69	ROS1.5(Garden/Park)	Reservation of ROS1.5 (Garden/Park) is changed to RSA6.2 (Aadhar Kendra with Skill development Centre).	Refused to accord sanction, Proposal u/s 26 is reinstated

1	2	3	4	5	6	7
19	SM-RN19	MRN57	WS-74	RO1.3(Municipal Office)	The reservation of RO1.3 (Municipal Office) is deleted and changed to CBD +Adhar Kendra with Skill Development Centre.	Refused to accord sanction, Proposal u/s 26 is reinstated
20	SM-RN20	MRN59	WS-69	ROS1.4 (Playground)	Reservation of RE1.1(Municipal School) as per SRDP'1991 is extended upto CTS 2687 & 2688 by deleting ROS1.4 (Playground)	Refused to accord sanction, Proposal u/s 26 is reinstated
21	SM-RN21	MRN61	WS-63	ROS1.5(Garden/Park)	The reservation of ROS1.5 (Garden/Park) is deleted and reserved for RSA2.1 (Multipurpose Community Centre).	Refused to accord sanction, Proposal u/s 26 is reinstated
22	SM-RN22	MRN63	WS-69	ROS1.5(Garden/Park)	The reservations of ROS1.5(Garden/Park), RSA1.2(Municipal Market with Vending Zone) affecting CTS No. 2937, 2940, 2941, 2942, 2943 and 2957 of Village Dahisar is changed to RR2.2(Affordable Housing)	Refused to accord sanction, Proposal u/s 26 is reinstated
23	SM-RN23	MRN67	WS-74	ROS1.4(Playground)	The reservation of ROS1.4(Playground) is deleted	Refused to accord sanction, Proposal u/s 26 is reinstated
24	SM-RN24	MRN70	WS-63	ROS1.4(Playground)	Reservation of ROS1.4(Playground) is changed to RSA2.1(Multipurpose Community Centre)	Refused to accord sanction, Proposal u/s 26 is reinstated
25	SM-RN25	MRN71	WS-68	RH1.2(Hospital)	The reservation of RH1.2(Hospital) is changed to RH1.1 (Municipal Dispensary / Health Post)	Sanctioned as proposed u/s 30
26	SM-RN26	MRN73	WS-64	ROS1.5(Garden/Park)	The legend ROS1.5(Garden/Park) is corrected to ROS1.4(Play Ground)	Sanctioned as proposed u/s 30
27	SM-RN27	23	WS-69	Existing Road	12.20m D.P. Road is proposed upto CTS 976, 969	Refused to accord sanction, Proposal u/s 26 is reinstated
28	SM-RN28	61	WS-69	DOS2.6(Recreation Ground)	DOS1.4(Playground) is changed to Recreation Ground(DOS2.6)	Refused to accord sanction, Proposal u/s 26 is reinstated
29	SM-RN29	62	WS-64	RE1.1(Municipal School)	RE1.1(Municipal School) is changed to RE3.1(Other Education)	Sanctioned as proposed u/s 30

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30	SM-RN30	71	WS-73	R Zone	The plot is reserved for RO1.3(Municipal Office)	Refused to accord sanction, Proposal u/s 26 is reinstated
31	SM-RN31	223	WS-63	ROS1.4(Playground)	The reservation of ROS1.4(Play Ground) is changed to ROS1.5(Garden/Park)	Refused to accord sanction, Proposal u/s 26 is reinstated

**'RS' Ward**

1	2	3	4	5	6	7
Sr. No.	Sanctioned Modification No.	Modification No.	Sheet No.	Proposals as per published plan under Section 26 of MR & TP Act 1966	Modification proposed by the Planning Authority and submitted under Section 30 of MR & TP Act 1966	Modification sanctioned by Government under Section 31(1) of the MR & TP Act 1966
1	SM-RS01	MRS1	WS 54	DH1.1 (Municipal Dispensary) DH1.3 + DH1.1+ DSA2.8 (Municipal Maternity Home+ Municipal Dispensary+ Welfare centre)	'Pt.' is added after DH 1.3 (Municipal Maternity Home).	Sanctioned as proposed u/s 30
2	SM-RS02	MRS4	WS 49	18.30m DP road	13.4m DP road nomenclature is shown	Sanctioned as proposed u/s 30
3	SM-RS03	MRS6	WS 48	DSA2.8+DSA2.5 (Library+ Welfare centre)	Entire CTS no. 67 marked as DSA2.8 (Library).	Sanctioned as proposed u/s 30
4	SM-RS04	MRS7	WS 49, 54		CTS boundary corrected.	Sanctioned as proposed u/s 30
5	SM-RS05	MRS8	WS 49, 54		CTS boundary corrected.	Sanctioned as proposed u/s 30
6	SM-RS06	MRS9	WS 48		CTS no. is corrected from 84 to 84A	Sanctioned as proposed u/s 30
7	SM-RS07	MRS10	WS 49		CTS no. is corrected from 174A to 174B/2	Sanctioned as proposed u/s 30

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8	SM-RS08	MRS11	WS 49 & WS 54		CTS number & boundary are corrected.	Sanctioned as proposed u/s 30
9	SM-RS09	MRS12	WS 53		CTS boundary and number corrected from 1064 & 1065 to 1065 & 1055 respectively.	Sanctioned as proposed u/s 30
10	SM-RS10	MRS17	WS 48	RE1.1 (Municipal School)	Reservation of RE1.1 is changed to RE1.2.	Sanctioned as proposed u/s 30
11	SM-RS11	MRS27	WS 54	5. RHI.2 (Hospital) 9. DOS1.4 (Playground)	5. Reservation for RH 1.3 maternity home is revised for hospital RH 1.2.	Sanctioned as proposed u/s 30
12	SM-RS12	MRS27	WS 54	9. DOS1.4 (Playground)	9. The reservation DOS 1.5 instead of DOS 1.4.	Sanctioned as proposed u/s 30
13	SM-RS13	MRS33	WS 54	1. ROS1.4 (Playground)	CTS boundary corrected.	Sanctioned as proposed u/s 30
14	SM-RS14	MRS37	WS 54	RSA1.1 (Municipal market with Vending zone)	RSA 1.1 changed to RSA1.2 on CTS no. 809A/1/19A/1/5.	Sanctioned as proposed u/s 30
15	SM-RS15	MRS59	WS 52	13.4M Wide proposed DP Rd.	Road is shown as per Demarcation issued.	Refused to accord sanction, Proposal u/s 26 is reinstated
16	SM-RS16	MRS63	WS 50 WS 54	RSA4.8 (Cemetery)	7) Reservation of Cemetery Is deleted and replaced by RR2.2 (Affordable Housing) and RSA 2.9. (Homeless Shelter).	Refused to accord sanction, Proposal u/s 26 is reinstated
17	SM-RS17	MRS68	WS 53	Existing Rd	13.4M wide DP road is proposed as per Draft DP published in Feb. 2015	Refused to accord sanction , Proposal u/s 26/ approved SRA layout is reinstated
18	SM-RS18	MRS72	WS 53	ROS1.5 (Garden/ Park), RMS3.1(Solid Waste Management Facility), RE1.1(Municipal School), RHI.3(Municipal Maternity Home)	The Land is being utilised for Industrial Use, The reservations and roads of SRDP 91 are continued. The Reservations of ROS1.5 (Garden/ Park), RMS3.1 (Solid Waste Management Facility), RE1.1 (Municipal School), and RHI.3 (Municipal Maternity Home) are Deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated

1	2	3	4	5	6	7
19	SM-RS19	MRS72	WS 53	ROS1.4 (Playground)	ROS1.4 (CTS 417) to change to RSA2.1.	Refused to accord sanction, Proposal u/s 26 is reinstated
20	SM-RS20	MRS72	WS 53	ROS1.4 (Playground)	CTS 429- ROS1.4 is shown as I-zone. The Designation are Continued as per RDDP 34	Refused to accord sanction, Proposal u/s 26 is reinstated
21	SM-RS21	MRS76	WS 52	RE1.2(Primary/ Secondary school)	2. ROS1.4 (North To DOS1.1) is deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated
22	SM-RS22	MRS79	WS 48	ROS1.4 (Playground)	Reservation ROS1.4 (PG) is converted to RSA2.7 (Students Hostel).	Refused to accord sanction, Proposal u/s 26 is reinstated
23	SM-RS23	MRS81	WS 52	ROS1.5 (Garden/Park)	ROS1.5 (Garden/Park) is changed to RSA6.2. (Aadhar Kendra)	Refused to accord sanction, Proposal u/s 26 is reinstated
24	SM-RS24	MRS83	WS 54	2. DOS1.4 (Playground)	2) DOS 1.4 (PG) is converted to DOS 1.5	Refused to accord sanction, Proposal u/s 26 is reinstated
25	SM-RS25	MRS83	WS 54	3. ROS1.4 (Playground) RE 1.1 (Municipal School)	3) ROS 1.4 (PG) & RE 1.1 (Mun. School) are deleted and included in R zone.	Refused to accord sanction, Proposal u/s 26 is reinstated
26	SM-RS26	MRS84	WS 53	RSA2.9 (Homeless Shelter)	3. The Reservation RSA2.9 is deleted from CTS-1089 and 1091 and entire CTS 1088 is reserved for RSA2.1(Multipurpose Community Centre)+RSA2.9 (Homeless Shelter)	Refused to accord sanction, Proposal u/s 26 is reinstated
27	SM-RS27	MRS84	WS 53	12.2M WIDE ROAD	4. The Proposed 12.2m DP Road is Deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated
28	SM-RS28	MRS84	WS 53	RSA2.1(Multipurpose Community Centre)	The Reservation on CTS 1092 changed to RSA 6.2 (Adhar Kendra with Skill Development Centre).	Refused to accord sanction, Proposal u/s 26 is reinstated
29	SM-RS29	MRS87	WS 54	ROS1.4 (Playground) RE1.1(Municipal school)	ROS1.4 (Playground) And RE1.1(Municipal school) deleted and kept in R-zone	Refused to accord sanction, Proposal u/s 26 is reinstated
30	SM-RS30	69	WS 54 WS 49	36.6m DP rd.	R.L. realigned as shown ABCD in accompanying plan.	Refused to accord sanction, Proposal u/s 26 is reinstated

1	2	3	4	5	6	7
31	SM-RS31	178	WS 48	RSA1.1 (Municipal market with vending zone)	Reservation is changed to RSA6.2 (Aadhar Kendra with Skill Development Centre)	Refused to accord sanction, Proposal u/s 26 is reinstated
32	SM-RS32	209	WS 53	Existing Road	Road is shown as existing on site.	Refused to accord sanction, Proposal u/s 26 is reinstated
33	SM-RS33	210	WS 53	R Zone	RSA2.1 (Multi-purpose Community Centre) is reserved on said plot.	Refused to accord sanction, Proposal u/s 26 is reinstated
34	SM-RS34	215	WS 52	ROS1.5 (Garden/Park)	ROS1.5 (Garden/Park) +RSA2.1 (Multi-purpose Community Centre) is reserved on said plot.	Refused to accord sanction, Proposal u/s 26 is reinstated
35	SM-RS35	216	WS 52	RR2.1 (Rehabilitation & Resettlement)	ROS1.5 (Garden/Park) is reserved on said plot.	Refused to accord sanction, Proposal u/s 26 is reinstated
36	SM-RS36	218	WS 47	R Zone	ROS1.5 (Garden/Park) is reserved on said plot.	Refused to accord sanction, Proposal u/s 26 is reinstated
37	SM-RS37	219	WS 47	R Zone	RSA2.1 (Multi-purpose Community Centre) is reserved on said plot.	Refused to accord sanction, Proposal u/s 26 is reinstated
38	SM-RS38	252	WS 48	RO1.3 (Municipal Office)	RO1.3 is changed to RE2.1	Refused to accord sanction, Proposal u/s 26 is reinstated
39	SM-RS39	253	WS 54	ROS1.5 (Garden/Park)	ROS1.5(Garden/Park) is changed to ROS1.4 (Playground)	Sanctioned as proposed u/s 30
40	SM-RS40	254	WS 54	DOS1.5 (Garden/Park)	DOS1.5 (Garden/Park) is changed to DOS1.4	Sanctioned as proposed u/s 30



'S' Ward

1	2	3	4	5	6	7
Sr. No.	Sanctioned Modification No.	Modification No.	Sheet No.	Proposals as per published plan under Section 26 of MR & TP Act 1966	Modification proposed by the Planning Authority and submitted under Section 30 of MR & TP Act 1966	Modification sanctioned by Government under Section 31(1) of the MR & TP Act 1966
1	SM-S01	MS1	ES 37	RO2.1 (Government Office)	Text RTO added to the reservation RO2.1.	Sanctioned as proposed u/s 30
2	SM-S02	MS3	ES 42	NO LABEL	Reservation code shown as ROS1.5.	Sanctioned as proposed u/s 30
3	SM-S03	MS4	ES38	RSA 4.1 (WRONG LABEL)	Code for Cemetery corrected as RSA4.8	Sanctioned as proposed u/s 30
4	SM-S04	MS5	ES49	ROS1.5 (Garden/ Park)	Reservation code ROS1.5 (Garden/ Park) changed to ROS 2.7 (Green Belt).	Sanctioned as proposed u/s 30
5	SM-S05	MS6	ES39	DMS3.1 (landfill site)	Designation DMS3.1 changed to DMS3.2 (Landfill sites).	Sanctioned as proposed u/s 30
6	SM-S06	MS7	ES39	RMS 3.1 (landfill site)	Reservation RMS3.1 changed to RMS3.2 (Land fill site).	Sanctioned as proposed u/s 30
7	SM-S07	MS8	ES 38 ES 42 ES 45	DMS5.4	Wrongly shown code DMS5.4 is deleted.	Sanctioned as proposed u/s 30
8	SM-S08	MS9	ES 37	13.40 m DP road	D.P. Road label corrected as 13.40 m	Sanctioned as proposed u/s 30
9	SM-S09	MS10	ES38	18.30 m DP road	D.P. Road label corrected as 18.30 m	Sanctioned as proposed u/s 30
10	SM-S10	MS11	ES 34 ES 38	NATURAL WATER COURSE	Water course is deleted.	Sanctioned as proposed u/s 30
11	SM-S11	MS12	ES 42 ES 45	NALLA	Nalla alignment corrected as shown.	Sanctioned as proposed u/s 30
12	SM-S12	MS13	ES38	DT4.1 (Railway Station)	Designation DT4.1 changed to DT4.3 (Railway Yard / Tracks / Facility) & boundary corrected.	Sanctioned as proposed u/s 30
13	SM-S13	MS14	ES 45	HTL	H.T. Line deleted.	Sanctioned as proposed u/s 30

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14	SM-S14	MS15	ES 45	CTS NO.1331	CTS Nos corrected as 231A instead of 1331 of Village Kanjur (W).	Sanctioned as proposed u/s 30
15	SM-S15	MS16	ES 41		Village Boundary corrected.	Sanctioned as proposed u/s 30
16	SM-S16	MS17	ES 45	CTS NO. 269	CTS Nos corrected as 261 instead of 269 of Village Kanjur (W).	Sanctioned as proposed u/s 30
17	SM-S17	MS18	ES42	CTS NO. 51	CTS No. corrected as 951 instead of 51 of Village Kanjur (E).	Sanctioned as proposed u/s 30
18	SM-S18	MS21	ES 34 ES 38	DSA1.4 (Shopping Centre)	Designation of DSA1.4 (Shopping Centre) is corrected.	Sanctioned as proposed u/s 30
19	SM-S19	MS24	ES 45	EXISTING ROAD SEEN UPTO CTS NO. 63.	Existing road is shown.	Sanctioned as proposed u/s 30
20	SM-S20	MS28	ES 45	ROS1.5 (Garden / park)	Part of Reservation ROS1.5 (Garden / park) deleted.	Sanctioned as proposed u/s 30
21	SM-S21	MS55	ES 45	DSA1.1 (Municipal Retail Market)	Shape of Designation DSA1.1 (Municipal Retail Market) is corrected.	Sanctioned as proposed u/s 30
22	SM-S22	MS62	ES 38 ES 42	DH1.3 (PT.)( Municipal Maternity Home )	Designation DH1.3 (pt) is corrected as shown.	Sanctioned as proposed u/s 30
23	SM-S23	MS66	ES 41	HTL	Alignment of electric line deleted.	Sanctioned as proposed u/s 30
24	SM-S24	MS68	ES 45	Existing road parallel to Bhandup station road	Existing road corrected.	Sanctioned as proposed u/s 30
25	SM-S25	MS74	ES49	Existing Road	Small strip is included in 13.40 m DP road.	Sanctioned as proposed u/s 30
26	SM-S26	MS76	ES 49	27.45m DP Road	27.45 m DP road connecting 36.60m DP Road & GMLR is deleted and shown as Designation of DOS1.4 (Play Ground) & Reservation ROS1.5 (Garden/ Park). Designation DE1.2 (Primary & Secondary School) is shown. New 27.45m DP Road connecting 27.45m DP Road & GMLR is shown over existing road.	Refused to accord sanction, Proposal u/s 26 is reinstated

1	2	3	4	5	6	7
27	SM-S27	MS87	ES 49	RE1.1 (Municipal School)	Part reservation RE1.1 (Municipal School) is deleted and included in Residential zone.	Refused to accord sanction, Proposal u/s 26 is reinstated
28	SM-S28	MS96	ES 42	ROS1.5 (Garden / park)	Part of reservation ROS1.5 (Garden / Park) is changed to RR2.2 (Affordable Housing).	Refused to accord sanction, Proposal u/s 26 is reinstated
29	SM-S29	MS101	ES 38	RE1.2 (Primary & Secondary School)	Reservation RE1.2 (Primary & Secondary School) changed to ROS1.4 (Play Ground)	Refused to accord sanction, Proposal u/s 26 is reinstated
30	SM-S30	MS102	ES 49	ROS1.5 (Garden / Park)	Reservation ROS1.5 is changed to DE1.1 (Municipal School).	Refused to accord sanction, Proposal u/s 26 is reinstated
31	SM-S31	MS112	ES 42	ROS1.5 (Garden / Park)	Reservation ROS1.5 (Garden/park) beyond HTL is deleted and included in C zone.	Refused to accord sanction, Proposal u/s 26 is reinstated
32	SM-S32	MS113	ES 45	R.E1.1(Municipal school )	Part Reservation R.E1.1 (Municipal school) changed to Reservation ROS1.4.	Refused to accord sanction, Proposal u/s 26 is reinstated
33	SM-S33	MS114	ES 38	RE1.2 (Primary & Secondary School)	Reservation RE1.2 (primary/secondary school) changed to Reservation RSA2.1 (Multipurpose Community Centre).	Refused to accord sanction, Proposal u/s 26 is reinstated with following changes. Boundaries of reservations are corrected as shown on plan.
34	SM-S34	MS118	ES 50	RE 1.1 (Municipal School)	Reservation RE 1.1 (Municipal School) deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated
35	SM-S35			9.15 m DP road	9.15 m DP road deleted and included in reservation ROS1.4 (Play Ground).	Refused to accord sanction, Proposal u/s 26 is reinstated
36	SM-S36			ROS1.4 (Play Ground)	9.15 m DP road deleted and included in reservation ROS1.4 (Play Ground).	Refused to accord sanction, Proposal u/s 26 is reinstated
37	SM-S37	MS121, 199	ES 46	RE1.2 (Primary & Secondary School)	PC- Reservation RE1.2 (Primary & Secondary School) deleted. PA- Shown as Reservation Multipurpose Community Centre (RSA2.1).	Refused to accord sanction, Proposal u/s 26 is reinstated

1	2	3	4	5	6	7	
38	SM-S38	MS129	ES 41	Hydraulic Department (DMS5.5) + Municipal Chowky (RMS1.2) + Care Centre (RSA6.1)	Engineering Facilities + Municipal Care Centre (RSA6.1)	Reservation Sewage Pumping Station (RMS4.3) is added to existing reservation of Hydraulic Engineering Department Facilities (DMS5.5) + Municipal Chowky (RMS1.2) + Care Centre (RSA6.1) as shown.	Sanctioned as proposed u/s 30
39	SM-S39	MS135	ES 45	DE1.1 (Municipal Primary School)	Primary	Reservation RH1.1 (Municipal Dispensary) is added to Designation DE1.1 (Municipal Primary School).	Refused to accord sanction, Proposal u/s 26 is reinstated
40	SM-S40	MS136	ES 42	DO1.3 (Municipal Office)		Designation of Market (DSA1.1) is added along with Municipal Office (DO1.3) and shown as DO1.3 + DSA1.1	Sanctioned as proposed u/s 30
41	SM-S41	MS141	ES 38	DOS1.5 (Garden / park)		The boundaries of DOS 1.5 (Garden/ Park) corrected.	Sanctioned as proposed u/s 30
42	SM-S42	MS143	ES 38	EXISTING ROAD		Designation DE1.2 (Primary & Secondary School) is shown and existing road deleted	Refused to accord sanction, Proposal u/s 26 is reinstated
43	SM-S43	MS165	ES 34,	DOS2.6		5) DOS2.6 (R.G.) deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated
44	SM-S44		ES 38	RE4.4		5) RE4.4 (Other Institute) deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated
45	SM-S45			ROS1.5 (Garden /Park)		5) ROS1.5 (Garden /Park) deleted. Part of Residential zone shown is changed to Commercial zone	Refused to accord sanction, Proposal u/s 26 is reinstated
46	SM-S46			Nalla		7) Nalla & buffer deleted and shown in Residential zone	Refused to accord sanction, Proposal u/s 26 is reinstated
47	SM-S47	MS166	ES 38	Existing Road		Existing road deleted and included in Reservation RE1.2 (Primary & Secondary School)	Sanctioned as proposed u/s 30

1	2	3	4	5	6	7
48	SM-S48	51	ES 42	DSA2.3 (Orphanage)	Designation Orphanage (DSA2.3) changed to Reservation Municipal Dispensary/ Health Post (RH1.1).	Refused to accord sanction, Proposal u/s 26 is reinstated
49	SM-S49	76	ES 49	DAM (Amenity Plot)	Designated Amenity Plot (DAM) changed to Rehabilitation & Resettlement (RR2.1) for PAP's.	Refused to accord sanction, Proposal u/s 26 is reinstated
50	SM-S50	77	ES 49	DAM (Amenity Plot)	Designated Amenity Plot (DAM) changed to Municipal Chowky (RMS1.2) Reservation.	Refused to accord sanction, Proposal u/s 26 is reinstated
51	SM-S51	78	ES 45	RH1.1( Municipal Dispensary/ Health Post)+ RMS1.2 (Municipal Chowky )	Reservation Municipal Dispensary/ Health Post (RH1.1) + Municipal Chowky (RMS1.2) changed to Reservation Municipal Dispensary/ Health Post (RH1.1)	Sanctioned as proposed u/s 30
52	SM-S52	80	ES 49	DAM (Amenity Plot)	Designated Amenity Plot (DAM) changed to Care Centre RSA6.1) Reservation.	Refused to accord sanction, Proposal u/s 26 is reinstated
53	SM-S53	91	ES 49	Existing Road	2 No. of layout roads shown as 12.20m & 18.30m DP Roads.	Refused to accord sanction, Proposal u/s 26 is reinstated
54	SM-S54	213	ES 45	RSA5.2(Multipurpose Housing for Working Women )+ RSA6.1( Care Centre )+ RSA6.2( Adhar Kendra with Skill Development Centre )	Reservation Multipurpose Housing for Working Women (RSA5.2) + Care Centre (RSA6.1)+ Adhar Kendra with Skill Development Centre (RSA6.2)changed to Reservation Municipal Sports Complex (ROS2.4).	Refused to accord sanction, Proposal u/s 26 is reinstated
55	SM-S55	214	ES 45	ROS1.4 (Play Ground)	Reservation Play Ground (ROS1.4) changed to Reservation Cultural Centre/ Drama Theatre/ Theatre (RSA3.3).	Refused to accord sanction, Proposal u/s 26 is reinstated
56	SM-S56	220	ES 50	RR1.1(Municipal Staff Quarters ) + ROS1.5(Garden/ Park)	Reservation Municipal Staff Quarters (RR1.1)+ Garden/ Park (ROS1.5) changed to Reservation Play Ground (ROS1.4).	Refused to accord sanction, Proposal u/s 26 is reinstated
57	SM-S57	262	ES 49	18.30M DP Road	18.30m DP Road width reduced to 9.15m DP Road.	Refused to accord sanction, Proposal u/s 26 is reinstated

## 'T' Ward

1	2	3	4	5	6	7
Sr. No.	Sanctioned and Modification No.	Modification No.	Sheet No.	Proposals as per published plan under Section 26 of MR & TP Act 1966	Modification proposed by the Planning Authority and submitted under Section 30 of MR & TP Act 1966	Modification sanctioned by Government under Section 31(1) of the MR & TP Act 1966
1	SM-T01	MT01	ES 53, ES 54	DSA1.2 pt (Retail Market)	DSA1.1 (Municipal retail market with vending zone) Designation is shown	Sanctioned as proposed u/s 30
2	SM-T02	MT07	ES 49	36.6m DP Road	Road width label of 36.60 m is deleted and 24.00 m label is shown.	Sanctioned as proposed u/s 30
3	SM-T03	MT08	ES 54	DE1.2 (Primary & Secondary School)	DE 1.2 (Primary & Secondary School) designation Spill over on CTS No. 1123A/1/3 is deleted	Sanctioned as proposed u/s 30
4	SM-T04	MT11	ES 54	1402	CTS No.1402 is deleted and CTS No.1412 is shown.	Sanctioned as proposed u/s 30
5	SM-T05	MT12	ES 50	1051	CTS No.1051 is deleted and CTS No.1329 is shown.	Sanctioned as proposed u/s 30
6	SM-T06	MT13	ES 54	CTS No. 551/77	CTS No.551/77 is deleted and CTS No.551/47 is shown.	Sanctioned as proposed u/s 30
7	SM-T07	MT14	ES 53	CTS No. 392/9999	CTS No.392/9999 is deleted & CTS No.392 is shown and subdivision line is deleted.	Sanctioned as proposed u/s 30
8	SM-T08	MT15	ES 54	1454	Plot Boundary of CTS No. 1454 is corrected.	Sanctioned as proposed u/s 30
9	SM-T09	MT16	ES 54	795B	CTS No.795B & 795A are deleted & CTS No.795A/1B & 795A are shown and boundaries are corrected.	Sanctioned as proposed u/s 30
10	SM-T10	MT26	ES 53	DAM (Designated Amenity Plot)	RAM (Reserved amenity plot) area is shown at relocated position.	Sanctioned as proposed u/s 30
11	SM-T11	MT27	ES 49	R Zone	RAM (Reserved amenity plot) area is shown on CTS No. 730D.	Refused to accord sanction, Proposal u/s 26 is reinstated

1	2	3	4	5	6	7
12	SM-T12	MT41	ES 54	12.20m Proposed DP Road	Proposed 12.20mt. DP Road in CTS No.1124B is deleted & 12.20 mt widening of existing road at North and East side of the plot is shown of through CTS No.1124B B by realigning on existing road.	Refused to accord sanction, Proposal u/s 26 is reinstated
13	SM-T13	MT43 & 174	ES54	9.15m DP Road	PC: 9.15 Mt. Road from Sant Tukaram Marg to Kulkarni Marg is deleted. PA: 9.15M DP road is retained	Sanctioned as proposed u/s 30
14	SM-T14	MT53	ES 54	ROS1.5 (Garden/Park)	ROS1.5(Garden/Park) Reservation is deleted and RSA2.1(Multipurpose Community Centre) reservation is shown.	Refused to accord sanction, Proposal u/s 26 is reinstated
15	SM-T15	MT54	ES 54	RE1.1 (Municipal School)	RE1.1 (Municipal School) reservation's shape is corrected.	Sanctioned as proposed u/s 30
16	SM-T16	MT56	ES 58	ROS1.5 (Garden/Park)	ROS1.5 (Garden/ Park) reservation shown on existing access road is deleted and remaining ROS1.5 (Garden/ Park) reservation is changed to RR2.2 (Affordable Housing) reservation.	Refused to accord sanction, Proposal u/s 26 is reinstated
17	SM-T17	MT58	ES 54	ROS1.5 (Garden/Park)	ROS1.5 ( Garden/Park) reservation is deleted on CTS No.840.	Refused to accord sanction, Proposal u/s 26 is reinstated
18	SM-T18	MT62	ES 53	RR2.1 (Rehabilitation & Resettlement)	RR2.1 (Rehabilitation & Resettlement) reservation deleted and RR2.2 (Affordable Housing) is shown.	Sanctioned as proposed u/s 30
19	SM-T19	MT64	ES 53	ROS 1.5 (Park/Garden)	ROS 1.5 (Park/Garden) on the CTS no. 527 is deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated
20	SM-T20	MT64	ES 53	RMS3.1 (Solid Waste Management Facilities)	RMS 3.1 (Solid Waste Management Facilities ) on CTS No 491A/5 is deleted and ROS 1.5 (Park/Garden) reservation is shown.	Refused to accord sanction, Proposal u/s 26 is reinstated
21	SM-T21	MT65	ES 53	ROS 1.5 (Park/Garden)	ROS1.5 (Garden/Park ) reservation is deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated

1	2	3	4	5	6	7
22	SM-T22	MT68	ES 50	DE1.1 (Municipal School)	Part of DE1.1 (Municipal school) designation is deleted.	Sanctioned as proposed u/s 30
23	SM-T23	MT70	ES 57	DOS2.6 (Recreation Ground)	DOS 2.6 (recreation Ground) designation Shape corrected.	Sanctioned as proposed u/s 30
24	SM-T24	MT81	ES 54	DSA 1.4+ (Shopping Centre+)	DSA 1.4+ (shopping centre) Designation is deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated
25	SM-T25	MT82 & 258	ES 58	RE1.1 (Municipal School), ROS1.4 (Playground) (Play Ground)	<b>MT82:</b> RE 1.1(Municipal School) & ROS 1.4(playground) are deleted from CTS No.622C & remaining portion of RE1.1(Municipal School) reservation & ROS 1.4 (playground) reservation on CTS No.622B are deleted & ROS 1.5(Garden/Park) reservation is shown. <b>258:</b> ROS1.5 (Garden/ Park) is changed to RE1.1 (Municipal School) & ROS1.5 (Garden/Park) proposed on plot bearing CTS 622B	Refused to accord sanction, Proposal u/s 26 is reinstated
26	SM-T26	MT90	ES 54	DE1.2 (Primary & Secondary School)	RE 2.1 (Higher Education) reservation is added with DE 1.2 ( Primary & Secondary School) reservation.	Sanctioned as proposed u/s 30
27	SM-T27	MT97	ES 46 ES 50 ES 51	RMS 3.1 (Solid Waste Management Facilities)	RMS 3.1 (Solid Waste Management Facilities) reservation is deleted and RMS3.2 (Land Fill Site) reservation is shown.	Sanctioned as proposed u/s 30
28	SM-T28	MT98	ES 54 ES 55	DMS 3.1 (Solid Waste Management Facilities)	DMS 3.1 (Solid Waste Management Facilities) Designation is deleted and DMS3.2 (Land Fill Site) designation is shown.	Sanctioned as proposed u/s 30
29	SM-T29	208	ES 50	RMS3.1 (Solid Waste Management Facilities)	RMS3.1 (Solid Waste Management Facilities) is changed to ROS1.5 (Garden/ Park)	Refused to accord sanction, Proposal u/s 26 is reinstated
30	SM-T30	231	ES 57	RSA4.8 (Cemetery)	RSA4.8 (Cemetery) is changed to ROS1.5 (Garden/ Park)	Refused to accord sanction, Proposal u/s 26 is reinstated



1	2	3	4	5	6	7
31	SM-T31	MGEN03	All Wards	DH 3.1 Charitable Dispensary	The designation for DH 3.1 is changed from Charitable Dispensary to Dispensary	Sanctioned as proposed u/s 30

**Notes :-**

- 1) If the commissioner found that the designation shown on plan is not as per site condition and it is a draftsman's error, (For Example DOS 1.4 on CTS No. 5631 Mauza Ghatkopar, DO 2.1 on CTS No. 703 and 1/703 Mauza Malbar-hill, DP 1.2 on CTS No. 514,1003 to 1008 Mauza Varsova, DP 1.1 on CTS No. 1096,1102,1104 Mauza Bandra D, DPU 5.2 on CTS No. 837 D Mauza Bandra B, DSA 4.2 on CTS No. 1/36, Mauza Girgaon, DSA 2.5 on CTS No. 407 Mauza Malbar hill, DOS 1.4 on CTS No. 505 Mauza Kirol, DE 1.2 on CTS No. 25/10,12/10 Mauza Matunga, DOS1.4 on CTS no.98, Bandivali, DOS2.6 on CTS no.483, Ambivali, DP1.1 on CTS no.1101A, 1102(pt), 1105, Bandra, etc.) he may pass a suitable specific order to correct it and shall issue a written, well-reasoned, speaking order modifying Development Plan to that effect and copy of such order along with certified part plan in original shall be forwarded to the Director of Town Planning, Maharashtra State, Pune and Government in Urban Development Department for record. In any case the commissioner shall not delegate his power to do so, to any officer sub-ordinate to him.  
 Provided that such proposal shall be submitted by the concerned land owner to the commissioner within a period of 3 months from the date on which the D.P. come into force and commissioner shall take the decision on it within next 6 months.

**2) Development Control and Promotion Regulations- 2034**

Development Control and Promotion Regulations-2034 for Greater Mumbai is sanctioned excluding substantial modifications shown as EP-1 to EP.165 more specifically given in the booklet available on Government website/ MCGM website.

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

**PRADEEP GOHIL,**

**Under Secretary to Government**

## PART-I ADMINISTRATION

### 1. **Short title, extent and commencement**

(I) **Title:** These Regulations shall be called the "Development Control **and Promotion** Regulations for Greater Mumbai, 2034" (hereinafter called "these Regulations").

(II) **Jurisdiction:** These Regulations apply to building activity and development work in areas under the entire jurisdiction of the Municipal Corporation of Greater Mumbai (hereinafter called "the Corporation"). If there is a conflict between the requirements of these Regulations and those of any other rules or bylaws, these Regulations shall prevail.

Provided, however, that in respect of areas included in a finally sanctioned Town Planning Scheme, if there is a conflict between the requirements of these Regulations and the Town Planning Scheme Regulations, the provisions of these Regulations shall prevail. ~~except provisions regarding access, where Town Planning Scheme Regulations shall prevail.~~

~~Provided further that, these regulations shall not apply to the Manori-Gorai-Uttan Notified area.~~

~~(EP-1)~~

~~(III) **Protection:** Any action of the Commissioner in respect of the implementation of Development Plan in accordance with the provisions of these Regulations, grant of permissions, and action against violations, etc. shall be deemed to have been done in good faith. No suit, prosecution or other legal proceedings shall lie against any person for any thing which is in good faith done or intended to be done under the MR&TP Act or any rules or regulations made thereunder.~~

~~(EP-2)~~

(IV) **Date of coming into force:** These Regulations shall come into force ~~on~~ from the date of publication in Maharashtra Government Gazette ~~sanctioned by the Government~~ under section 31 of Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966) and shall replace the existing Development Control Regulations for Greater Mumbai framed under the MR&TP Act, 1966.

~~(V) **Transitional arrangement:** Section 46 of the MR&TP Act, 1966 provides that "The Planning Authority in considering application for permission shall have due regard to the provisions of any draft or final plan or proposal published by means of notice submitted or sanctioned under this Act."~~

~~Notwithstanding such provision, it is clarified that from the date of publication of Revised Draft Development Plan 2034 (RDDP) of Greater Mumbai under Section 26 of the said Act till its sanction under Section 31 of the said Act, the following transitional provisions shall apply.~~

~~1. **Land Use Zones:** The stringent of Land Use Zones of DP-1991 and RDDP~~

~~shall prevail.~~

~~2. Development of Land Reserved for Public Purposes: The reservations from SRDP 1991 including those proposed to be deleted in the RDDP will continue to be in force. The reservations as reflected in RDDP shall be considered as reservations. However, the land reserved for public purpose shall be developed as per provisions of DCR 1991 till its sanction under section 31 of the said Act. Reservations if any, not reflected in DP 1991, but reflected in the RDDP, and where there is no provision in DCR 1991 for the development of such reservations, shall be developed as per RDDP. The permissibility of FSI, however, shall be as per DCR 1991.~~

~~Provided further that, if the plot is reserved for a different public purpose in DP 1991 than the proposed reservation in RDDP, then the reservation as per DP 1991 shall prevail till the sanction of RDDP 2034.~~

~~3. Control of other Development: All other aspects of development shall continue to be governed by the DCR 1991 including payments for premium as amended up to date till the RDDP is sanctioned.~~

~~(EP-3)~~

## 2 Definitions of Terms and Expressions

(I) **General:** In these Regulations, unless the context otherwise requires, the terms and expressions shall have the meaning indicated against each of them.

(II) **Meaning as in the Acts, Rules, etc.:** Terms and expressions not defined in these Regulations shall have the same meanings as in the MR&TP Act, 1966 or the Mumbai Municipal Corporation Act, 1888 (Mumbai Act No. III of 1888) ~~or any other Act~~ and the rules or bye-laws framed thereunder, as the case may be, unless the context otherwise requires.

(III) Terms and expressions neither defined in these Regulations nor defined in (I) and (II) above shall be interpreted with reference to the latest National Building Code in the relevant context.

(IV) **Definitions.**

(1) "Access" means clear approach to a plot or a building.

(2) "Accessory building" means a building separated from the main building on a plot, and put to one or more accessory/ancillary use.

**PART-I ADMINISTRATION**

**DCPR-2034**

- (3) "Accessory/Ancillary use" means use of the building, subordinate and customarily incidental to the principal use.
- (4) ~~"Accommodation Reservation" means a land instrument enabling a Planning Authority to acquire part of the reserved land and/or developed amenity in accordance with these Regulations.~~ **plot of land reserved for public purpose, where land owner has an option of handing over the part of land and/or developed amenity to MCGM, for the intended public purpose and developing balance land with permissible Development Right (DR) for the entire plot with the provision of these regulations.**
- (5) "Act" means-
- (i) The Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966); or
- (ii) The Mumbai Municipal Corporation Act, 1888 (Mumbai Act No. III of 1888)
- (6) "Addition and/or alteration" means change from one occupancy to another, or a structural change, such as addition to the area or height, or the removal of part of a building, or a change to the structure, such as the construction or cutting into or removal of any wall or part of a wall, partition, column, beam, joist, floor including a mezzanine floor or other support, or a change to or closing of any required means of ingress or egress, or change to fixtures or equipment, as provided in these Regulations.
- (7) "Advertising sign" means any surface or structure with characters, letter or illustrations applied thereto and displayed in any manner whatsoever out of doors for the purpose of advertising or giving information regarding or to attract the public to any place, person, public performance, article or merchandise, and which surface or structure is attached to, forms part of, or is connected with any building, or is fixed to a tree, or to the ground or to any pole, screen, fence or hoarding or displayed in space or in or over any water body included in the limits of Greater Mumbai i.e. Island City, Suburbs or extended Suburbs as defined in section 3 of the Mumbai Municipal Corporation Act, 1888, and area specified in Part II to IV of Schedule 'A' to the Greater Mumbai Laws and Mumbai High Court (Declaration of Limits) Act, 1945.  
**However, advertising sign shall not include hoarding displaying details of the project as per IOD/IOA condition, at the site of the project.**
- ~~(8) "Affordable Housing" means social housing in the nature of housing meant for economically weaker section, lower income group, middle income group and which also includes rental housing.~~

- (8) ~~(9)~~ "Air-conditioning" means the process of treating air to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirement of an enclosed space.
- (9) ~~(10)~~ "Alcove" means a cooking place with direct access from the main room without a communicating door.
- (10) ***"Amenity Space" means a statutory space provided in any layout/plot to be used for any of the amenities/utilities specified in these regulations.***  
~~space for public amenities such as Recreational Open Spaces, Markets, Welfare Centres, AdharKondras, Police Chowkies, Public Sanitary Convenionces, Municipal Library, Reading Rooms, Gymkhanas/Gymnasium, Municipal Chowkies, Shelter for Destitutes, Multi-purpose Housing for Working women, Homeless Shelters, Old Age Homes, Pumping Stations, Citizen Facility Centres, Municipal Dispensaries, Schools, Facility for Solid Waste Management, Fire Station, Fuel Stations, Electric Sub Station, etc. either for single facility or for multiple facilities as specified in these Regulations.~~  
***(EP-4)***
- (11) ~~(11)~~ "Architect" means a person who is an associate or corporatemember of the Indian Institute of Architects or who holds a degree or diploma which makes him eligible for such membership for such qualifications listed in Scheduled XIV of the Architects Act, 1972 and being duly registered with the Council of Architecture under the said Act.  
***"Architect" means a person registered as an architect under the provisions of the Architects Act, 1972.***
- (12) ***"Atrium" means the area comprised of entrance lobby or common entrance hall of the building or common area at any floor level which serves as a Common Open Spaces for more than one floor.***
- ~~(12)~~(13) "Automatic sprinkler system" means an arrangement of pumps,pipes and sprinklers, set to activate automatically on detection of fire inside the building and spray water under force to douse fire, simultaneously setting an audible alarm.
- ~~(13)~~(14) "Balcony" means a horizontal projection, including a parapet, hand-rail balustrade, to serve as a passage or sitting out place.
- ~~(14)~~(15) "Basement or cellar" means the lower storey of a building below, or partly below the ground level.

- (15)(16) "Biotechnology Unit" means and includes Biotechnology units which are certified by the Development Commissioner (Industries) or any other officer authorized by him on his behalf.
- (16)(17) "Building" means a structure, constructed with any materials whatsoever for any purpose, whether used for human habitation or not, and includes-
- (i) Foundation, plinth, walls, floors, roofs, chimneys, plumbing and building services, fixed platforms;
  - (ii) Verandahs, balconies, cornices, projections;
  - (iii) part of a building or anything affixed thereto;
  - (iv) any wall enclosing or intended to enclose any land or space, signs and outdoor display structures;
  - (v) tanks constructed for storage of chemicals or chemicals in liquid form;
  - (vi) all types of buildings defined in (a) to (q) below; but tents, shamianas and tarpaulin shelters erected for temporary purposes for ceremonial occasions, with the permission of the Commissioner, shall not be considered to be "buildings".
- (a) "Assembly building" means a **public** building or part thereof where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes. "Assembly buildings" include buildings of drama and cinema theatres, drive-in-theatres, assembly halls, city halls, town halls, auditoria, exhibition halls, museums, mangalkaryalayas, skating rinks, gymnasia, stadia, restaurants, eating or boarding houses, places of worship, dance halls, **multipurpose hall**, clubs, gymkhanas, malls, road, air, sea or other public transportation stations, and recreation piers. **Public for this purpose shall mean use open for public at large.**
  - (b) "Business building" means any building or part thereof used for transaction of business and/or keeping of accounts and record therefor; offices, banks, professional establishments, IT establishments, call centers, offices for private entrepreneur, **court houses**, provided their principal function is transaction of business and/or keeping of books and records.
  - (c) "Detached building" means a building with walls and roofs independent of any other building and with open spaces on all sides.
  - (d) "Educational building" means a building exclusively used for a school or college, recognized by the appropriate Board or University, or any other competent authority involving assembly for instruction, education or recreation incidental to educational use, and including a building for such other uses incidental thereto such as a library, **multipurpose hall, auditorium** or a research institution. It shall also include quarters for essential staff required to reside in the premises, and a building used as a hostel captive to an educational institution whether situated in its campus or not.
  - (e) "Hazardous building" means a building or part thereof used for-

- (i) storage, handling, manufacture or processing of radioactive substances or of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or producing poisonous fumes or explosive emanations;
- (ii) storage, handling, manufacture or processing which involves highly corrosive, toxic or noxious alkalis, acids, or other liquids, gases or chemicals producing flame, fumes and explosive mixtures or which result in division of matter into fine particles capable of spontaneous ignition.
- (f) "Industrial building" means a building or part thereof wherein products or material are fabricated, assembled or processed, such as assembly plants, laboratories, power plants, refineries, gas plants, mills, dairies and factories **as approved and certified by the Development Commissioner (Industries)**.
- (g) "Institutional building" means a building constructed or used **by Government, Semi-Government organisations or registered Trusts or persons** and used for education, health, research and such other activities, **multi-purpose housing/hostel** for workingwomen/persons/students, **but not for lodging** or for an auditorium or complex for cultural and allied activities or for an hospice, care of persons suffering from physical or mental illness, handicap, disease or infirmity care of orphans, abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation, and includes dharamshalas, hospitals, sanatoria, custodial and penal institutions such as jails, prisons, mental hospitals, houses of correction, detention and reformatories.
- (h) **"Information Technology Building" means a building used for the purpose of business of developing either software or hardware or providing IT enabled services as defined in IT policy amended from time to time.**
- (h)(i) "Mercantile building" means a building or part thereof used as shops, stores or markets for display and sale of wholesale or retail goods or merchandise, including office, storage and service facilities incidental thereto located in the same building.
- (i)(j) "Office building" (Premises), means a building or premises or part thereof whose sole or principal use is for an office or for office purposes **or clerical work**. "Office purposes" includes the purpose of administration, **clerical work**, handling money, telephone, telegraph and computer operation and such other activities; and **"clerical work" includes** **including** writing, book-keeping, sorting papers, typing, filing, duplicating, data processing, drawing of matter for publication and editorial preparation of matter for publication and such other activities.
- (i)(k) "Public Building" means a building used or intended to be used either ordinarily or occasionally by the public such as;
- (a) offices of Central or State Government or any Public-Sector Undertaking or Statutory Authority or Local Authorities
- or (b) buildings such as;**

- i. temple, mosque, church, chapel, or any place of public worship.
  - ii. public or private college, school, library, or places of educational facilities.
  - iii. cinema, public concert hall, drama theatre, auditorium, sports complex, sports facility, theatre for cultural activities.
  - iv. public hall, welfare centre, exhibition hall, **Museum** or any other place of assembly.
  - v. hospital, maternity home etc. or any other place of medical facility.
  - vi. market, shopping centre, departmental store or mall with or without multiplex or any other place of retail **and wholesale** merchandise.
  - vii. railway station, metro/mono rail station, bus station, airport or any other public transport terminal.
  - viii. public or private hospital
- ~~(k)~~(l) "Residential building" means a building in which sleeping accommodation is provided for normal residential purposes, with or without cooking or dining facilities, and includes one or more family dwellings, lodging or rooming houses, hostels, dormitories, apartment houses, flats, and private garages of such buildings.
- ~~(j)~~(m) "Semi-detached building" means a building detached on three sides.
- ~~(m)~~(n) "Special building" means-
- (i) a building solely used for the purpose of a drama or cinema theatre, a drive-in-theatre, an assembly hall or auditorium, an exhibition hall, theatre museum, a stadium, a "MangalKaryalaya", exceeding built-up area of 1000 sq.m. or where the built-up area of such a user exceeds 1000 sq.m in the case of mixed occupancies;
  - (ii) an industrial building;
  - (iii) a hazardous building;
  - (iv) a building of wholesale establishment;
  - (v) Educational, Institutional and residential hotel building or centrally air-conditioned building which exceeds
    - (a) 15m in height, or
    - (b) a total built-up area of 1000sq.m.
- ~~(n)~~(o) "Storage building" means a building or part thereof used primarily for storage or shelter of goods, wares or merchandise, warehouse, cold storage, freight depot, transit shed, store house, public garage hangar, truck terminal, grain elevator and barn.
- ~~(o)~~(p) "Temporary Building/structure" means any building/structure of whatever size and of whatever material which the Commissioner has allowed to be built as a temporary measure **in accordance with Regulation No 57.**
- ~~(p)~~(q) "Unsafe building" means a building which-
- (i) is structurally unsafe,
  - (ii) is insanitary,
  - (iii) is not provided with adequate means of egress,
  - (iv) constitutes a fire hazard,
  - (v) is dangerous to human life,



- (vi) in relation to its existing use, constitutes a hazard to safety or health or public welfare by reasons of inadequate maintenance, dilapidation or abandonment.
- (e)(r) "Wholesale establishment" means an establishment wholly or partly engaged in wholesale trade and manufacturers wholesale outlets, including related storage facilities, warehouses and establishments engaged in truck transport, including truck transport booking agencies.
- (17)(18) "Building line" means the line up to which the plinth of a building extends in any development.
- (18)(19) "Built-up area" means the area covered by a building on all floors including cantilevered portion, if any, but excluding cladding and the areas specifically exempted under these Regulations for the purpose of computation of FSI.
- (19)(20) "Cabin" means a non-residential enclosure constructed of non-load bearing partitions.
- (20)(21) "Canopy" means a cantilevered projection over any building entrance.
- ~~(21)(22) "Carpet area" means the net usable floor area of a unit within a building excluding that covered by the walls or any other areas specifically exempted from floor space index computation in these Regulations.~~
- "Carpet area" would have the same meaning as defined in Real Estate (Regulation and Development) Act, 2016.***
- Provided further that in case of redevelopment schemes under the provision of DCPR 33(5), 33(7), 33(7) (A), 33(9), 33(9)A, 33(10), 33(10)A for the purpose of rehabilitation area and incentive thereon only, "Carpet area" means the net usable floor area within a building excluding that covered by the walls or any other areas specifically exempted from floor space index computation in these Regulations. (EP-5)***
- (22)(23) "Chimney" means a construction by means of which a flue is formed for the purpose of carrying products of combustion to the open air and includes a chimney stack and the flue pipe.
- (23)(24) "Chajja" means a structural overhang provided over openings on external walls for protection from the weather.
- (24)(25) "Chowk" means a fully or partially enclosed space permanently open to the sky within a building at any level; inner chowk being enclosed on all sides and an outer chowk having one unenclosed side.
- (25)(26) "Chute" means a vertical system passing from floor to floor provided with ventilation and inlet openings for receiving refuse from successive floors with or

without sprinklers for cleaning and ending at the ground floor on the top of the collecting chambers.

~~(26)~~(27) "Cluster" means any defined area with proper access comprising dwelling units, buildings, chawls, etc.

~~(27)~~(28) "Combustible material" means that material which when burnt adds heat to a fire when tested for combustibility in accordance with the IS: 3808-1966 Method of Test for combustibility of Building Materials, National Building Code.

(29) Commissioner means Municipal Commissioner of Greater Mumbai or any other officer designated by him.

~~(28)~~(30) "Contiguous holding" means contiguous piece of land under one ownership irrespective of separate property register cards.

~~(29)~~(31) "Conversion" means the change of occupancy or premises to any occupancy or use requiring development permission.

~~(30)~~(32) ***"Convenience shopping," means shops, each with a carpet area not exceeding 5030sq.m except where otherwise indicated and comprising those dealing with day to day requirements, as distinguished from wholesale trade or shopping, provided on the ground and/or first floor of building with internal means of access. It includes-***  
***(EP-6)***

- (i) Food grain or ration shops,
- (ii) Pan shops.
- (iii) Shops for collecting and distribution of clothes and other materials for cleaning and dyeing establishments.
- (iv) Tailor or darning shops.
- (v) Groceries, confectioneries, wine and general provision shops
- (vi) Hair dressing saloons and beauty parlours.
- (vii) Bicycles hire and repair shops.
- (viii) Vegetable and fruits shops.
- (ix) Milk and milk products shops.
- (x) Medical and dental practitioners' dispensaries or clinics, pathological or diagnostic clinics and pharmacies, each with a carpet area not exceeding 100sq. m.
- (xi) Florists.
- (xii) Shops dealing in ladies' ornaments such as bangles, etc.
- (xiii) Shops selling bakery products.
- (xiv) Newspaper magazines stalls and circulating libraries.
- (xv) Books and stationery shops or stores.

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- (xvi) Cloth and garment shops.
- (xvii) Plumbers', electricians, radio, television and video equipment repair shops and video libraries.
- (xviii) Restaurants and eating houses of area not exceeding 100sq. m
- (xix) Shoes and sports shopseach with a carpet area not exceeding 100 sq. m.
- (xx) Coaching Classeswith a carpet area not exceeding 100 sq. m.
- (xxi) Gymnasium not exceeding 150 sq.m.
- (xxii) Any other shop covered under the definition of convenience shopping, to whom license under the shops and establishment has been issued under the MMC Act.

With the ~~approval of the Corporation~~ **special permission**, the Commissioner may from time to time add to, alter or amend the above list.

- ~~(31)~~(33) "Corridor" means a common passage or circulation space including a common entrance hall.
- ~~(32)~~(34) "Courtyard" means a space permanently open to the sky within the site around a structure or surrounded by structure and may be paved/concreted.
- ~~(33)~~(35) "Curb Cut" means a small solid (usually concrete) ramp that slopes down from the top surface of a side walk or footpath to the surface of an adjoining street. It is designed for ease of access for pedestrians, bicyclists and differently abled people.
- (36) "Demonstrable Hardship" Demonstrable hardship means plot under development/ redevelopment affected due to Nalla, Nallah/river buffer, road widening, height restriction due to statutory restriction as per these Regulations such as railway buffer, height restrictions in the vicinity of Airport, height restriction in the vicinity of defence establishments, and/or any other restrictions as per the provisions of these Regulations affecting the project, odd shape plot, rehabilitation of existing tenants/occupants on small size plot/s . This list is illustrative & not exhaustive.**  
**(EP-7)**
- ~~(34)~~(36) ~~"Designation" means a public amenity provided or aided by an Appropriate Authority on a parcel of land.~~
- ~~(35)~~(37) "Developer/Builder/Project Proponent" means the person who is legally empowered to carry out the development.
- ~~(36)~~(38) "Dharmashala" means a building used as a place of religious assembly, a rest house, a place in which charity is exercised with religious or social motives, or a place where in a certain section of people have a right of, or are granted, residence without payment or on nominal payment.
- ~~(37)~~(39) "Drain" means a system or a line of pipes, with their fittings and accessories such as manholes, inspection chambers, traps, and gullies, floor traps used for

drainage of buildings or yards appurtenant to the buildings within the same curtilage. A drain includes an open channel for conveying surface water or a system for the removal of any liquid.

~~(38)~~(40) "Dwelling Unit/Tenement" means an independent housing unit with separate facilities for living, cooking and sanitation.

(41) "Eating House" means any premises where any kind of food is prepared or supplied for consumption of public for the profit or gain of any person owning or having an interest in or managing such premises.

~~(39)~~(42) "Enclosed staircase" means a staircase separated by fire resistant walls and door from the rest of the building.

(43) "Energy Efficient Building" means the building (having connected load 100 KW or greater and having conditioned area of 1000 sq. m or more) compliant with the provisions of ECBC code.

~~(40)~~(44) "Escalator" means a power driven, inclined, continuous stairway used for ascending or descending between floors or bridge over the road/railway line.

~~(41)~~(45) "Escape route" means any well ventilated corridor, staircase or other circulation space, or any combination of the same, by means of which a safe place in the open air at ground level can be reached.

~~(42)~~(46) "Existing building" means a building or structure existing authorisedly before the commencement of these Regulations.

~~(43)~~(47) "Existing use" means use of a building or a structure existing authorisedly before the commencement of these Regulations.

~~(44)~~(48) "Exit" means a passage channel or means of egress from any building, storey or floor area to a street or other open space of safety; horizontal, outside and vertical exits having meanings at (i), (ii) and (iii) respectively as under:

- (i) "Horizontal exit" means an exit which is a protected opening through or around a fire wall or a bridge connecting two or more buildings.
- (ii) "Outside exit" means an exit from a building to a public way, to an open area leading to a public way or an enclosed fire resistant passage leading to a public way.
- (iii) "Vertical exit" means an exit used for ascending or descending between two or more levels, including stairways, smoke-proof towers, ramps, escalators and fire escapes.

- (45)(49) "External wall" means an outer wall of a building not being a partition wall even though adjoining a wall of another building and also means a wall abutting on an interior open space of any building.
- (46)(50) "Fire and/or emergency alarm system" means an arrangement of call points or detectors, sounders and other equipment for the transmission and indication of alarm signals, activated automatically or manually in the case of fire or other emergency.
- (47)(51) "Fire Booster pump" means a mechanical/electrical device installed at intermittent level to boost up the water pressure so as to achieve the required pressure of 3.2 kg/cm<sup>2</sup> at the top level of high rise building or at the nearest point.
- (48)(52) "Fire lift" means a special lift designed for the use of fire service personnel in the event of fire or other emergency.
- (49)(53) "Fire proof door" means a door or shutter fitted to a wall opening, made of fire resistant material to prevent the transmission and spread of heat and fire for a specified period.
- (50)(54) "Fire Pump" means a machine, driven by external power for transmitting energy to fluids by coupling the pump to a suitable engine or motor, which may have varying outputs/capacity but shall be capable of having pressure of 3.2 kg/cm<sup>2</sup> at the topmost level of a high rise building.
- (51)(55) "Fire resistance" means the duration of time which a fire resistant material i.e. material having a certain degree of fire resistance, fulfills its function of contributing to the fire safety of a building when subjected to prescribed conditions of heat and load or restraint. The fire resistance test of structures shall be done in accordance with IS: 3809-1966 Fire Resistance Test of Structure.
- (52)(56) "Fire separation" means the distance in meters measured from any other building on the site or from another site, or from the opposite side of a street or other public space to the building.
- (53)(57) "Fire service inlet" means a connection provided at the base of a building for pumping up water through in-built fire-fighting arrangements by fire service pumps in accordance with the recommendations of the Chief Fire Officer.
- (54)(58) "Fire tower" means an enclosed staircase which can only be approached from the various floors through landings or lobbies separated from both the floor area and the staircase by fire-resisting doors and open to the outer air.

(55)(59) "Fitness centre/Yogalayain a building" means and includes the built-up premises including toilet facilities provided in the building including gymnasium for the benefit of its inmates and for the purpose of fitness, physical exercises, yoga, reading and such other activities as may be permitted by the commissioner from time to time

(56)(60) "Floor" means the lower surface in a storey on which one normally walks in a building, and does not include a mezzanine floor. The floor at ground level with a direct access to a street or open space shall be called the ground floor; the floor above it shall be termed as floor 1, with the next higher floor being termed as floor 2, and so on upwards.

(57)(61) "Floor space index (FSI)" means the quotient of the ratio of the combined gross floor area of all ~~total covered area on all floors~~ combined gross floor area of all floors, excepting areas specifically exempted under these Regulations, to the gross area of the plot, viz.:

$$\text{Floor Space Index (FSI)} = \frac{\text{Total covered area on all floors}}{\text{Gross Plot area}}$$

(EP-8)

(58)(62) "Footing" means a foundation unit constructed in brick work, stone masonry or concrete under the base of a wall or column for the purpose of distributing the load over a large area.

(59)(63) "Foundation" means that part of the structure which is in direct contact with and transmitting loads to the ground.

(60)(64) "Front Open Space" means the space between the boundary line of a plot abutting the means of access/road/street and the building line. Plots facing two or more means of accesses/roads/streets shall be deemed to front on all such means of accesses/roads/streets.

(65) "Fungible Compensatory Area" means any built-up area permitted over and above the admissible FSI by a special permission of the Commissioner in accordance with the Regulation No. 31(3).

(66) "Irrevocable Consent" means any consent given by the eligible tenants/occupants/slum dwellers/members of society etc. independently or collectively in the form of legal instrument, duly registered as per the relevant provisions of the Regulation are of irrevocable in nature and the same cannot be withdrawn on one or other pretext subsequently and however such withdrawal can be accepted by the certifying department on being satisfied

~~such consents were given on misrepresentation and/or such consent/s are not tenable on valid grounds.~~

(61)(67)(66) "Gallery" means an intermediate floor or platform projecting from a wall of an auditorium or a hall, providing extra floor area, and/or additional seating accommodation. It also includes the structures provided for seating in stadia.

(62)(68)(67) "Gaathan" means portion of the land shown as such in the Revenue Records.

(63)(69)(68) ~~"Garage Private" means a building or a portion thereof designed and used for the parking of vehicles.~~

"Garage" means a place within a project having a roof and walls on three sides for parking any vehicle, but does not include an unenclosed or uncovered parking space such as open parking areas.

(64)(70)(69) "Garage-Public" means a building or portion thereof, designed other than as a private garage, operated for gain, designed and/or used for repairing, servicing, hiring, selling or storing or parking motor-driven or other vehicles.

(65)(71)(70) "Grey Water" means waste water from kitchen sink, bathrooms, tubs, showers, wash basins, washing machines, and dish washers excluding the waste water from water closet (W.C.).

(66)(72)(71) "Habitable room" means a room occupied or designed for occupancy for human habitation and uses incidental thereto, including a kitchen if used as a living room, but excluding a bath-room water closet compartment, laundry, serving and storing pantry, corridor, cellar, attic, ~~store room, poojaroom,~~ and spaces not frequently used.

(67)(73)(72) "Hazardous material" means-

- i) radioactive substances;
- ii) material which is highly combustible or explosive and/or which may produce poisonous fumes or explosive emanations or storage, handling, processing or manufacturing of which may involve highly corrosive, toxic or noxious alkalis or acids or other liquids;
- iii) other liquids or chemicals producing flame, explosive, poisonous, irritant or corrosive gases or which may produce explosive mixtures of dust or fine particles capable of spontaneous ignition.

(68)(74)(73) "Height of a building" means the vertical distance measured, in the case of flat roofs, from the average level of the ground around and contiguous

to the building to the ~~top~~ **topmost** terrace level and, in the case of pitched roofs, upto the point where the external surface of the outer wall intersects the finished surface of the sloping roof, and, in the case of gables facing the road, the mid-point between the eaves level and the ridge.

~~(69)~~ ~~(75)~~ **(74)** "Height of a room" means the vertical distance measured, from the finished floor surface to the finished ceiling/soffit of slab. The height of a room with a pitched roof means the average height between the finished floor surface and the bottom of the eaves and the bottom of the ridge.

~~(70)~~ ~~(76)~~ **(75)** "High Rise Building" means a building having height more than 32m **above the average surrounding ground level.**

~~(71)~~ ~~(77)~~ **(76)** "Home occupation" means customary services provided to the general public other than that of eating or a drinking place, by a member of the family residing on the premises without employing hired labour, and for which there is no display to indicate from the exterior of the building that it is being utilised in whole or in part for any purpose other than a residential or dwelling use, and in connection with which no article or service is sold or exhibited for sale except that which is produced therein, which shall be non-hazardous and not affecting the safety of the inhabitants of the building and the neighborhood, and provided that no mechanical equipment is used except that as is customarily used for purely domestic or household purposes and/or employing licensable goods. If motive power is used, the total electricity load should not exceed 0.75 KW. "Home Occupation" may also include such similar occupations as may be specified by the Commissioner and subject to such terms and conditions as may be prescribed.

~~(72)~~ ~~(78)~~ **(77)** Information Technology Establishment means an establishment which is in the business of developing either software or hardware or providing IT Enabled services.

~~(79)~~ ~~"Layout/Plot Recreational Ground/Open space,"~~ ~~means an area forming an integral part of a site left open to the sky and used for recreation, excluding terraces.~~

~~(80)~~ ~~(78)~~ **"Ledge" or "Tand" means a shelf- like projection supported in any manner, except by vertical supports, within a room itself but without a projection of more than half a meter.**

~~(73)~~ ~~(81)~~ **(79)** "Licensed Surveyor/Engineer/Structural Engineer/Supervisor" means a qualified surveyor, engineer, structural engineer or supervisor, licensed by the Commissioner.



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~~(74)~~~~(82)~~~~(80)~~ "Liftor Elevator" means an appliance designed to transport persons and materials between two or more levels in a vertical or substantially vertical direction by means of guided car or platform etc.

~~(75)~~~~(83)~~~~(81)~~ "Loft" means a structure providing intermediate space in between two floors with maximum height of 1.50 m, without having permanent access.

~~(76)~~~~(84)~~~~(82)~~ "Mall" means a large enclosed area comprising shopping, entertainment, eating facilities and facilities incidental thereto.

~~(77)~~~~(85)~~~~(83)~~ "Marginal Open Space/Distance" means the minimum distance measured between the front, rear and sides of the building line and the respective plot boundaries

~~(78)~~~~(86)~~~~(84)~~ "Multiplex/Multiplex Theatre Complex (MTC)" means a place of public entertainment for the purpose of exhibition of motion picture with multiple screens and or dramas and other social or cultural programs as described in Bombay Entertainment Duty Act 1923.

~~(87)~~~~(85)~~ "Noise barrier" means an exterior structure/part of structure designed to protect inhabitants of sensitive land use areas from noise pollution.

~~(86)~~ "Non-combustible" means not liable to burn or add heat to a fire when tested for combustibility in accordance with the IS-3808-1966 Method of Test for Combustibility of Building Materials.

~~(79)~~~~(88)~~~~(87)~~ "Non-Conforming User" means any lawful use/building existed on the site but which does not conform to the zoning shown in the Development Plan.

~~(80)~~~~(89)~~~~(88)~~ "Occupancy" or "Use" means the principal occupancy or use for which a building or a part of it is used or intended to be used, including contingent subsidiary occupancies; mixed occupancy buildings being those in which more than one occupancy are present in-different portions of the buildings.

~~(81)~~~~(90)~~~~(89)~~ "Owner" means a person who receives rent for the use of the land or building or would be entitled to do so if it were let, and includes:

- (i) an authorised agent or trustee who receives such rent on behalf of the owner;
- (ii) a receiver, executor or administrator, or a manager appointed by any court of competent jurisdiction to have the charge of or to exercise the rights of the owner;
- (iii) an agent or trustee who receives the rent of or is entrusted with or is concerned with any building devoted to religious or charitable purposes; and
- (iv) a mortgagee in possession.

(82)(91)(90) "Parapet" means a low wall or railing built along the edge of the roof or a floor.

(83)(92)(91) "Parking space," means an enclosed or unenclosed, covered or open area or area provided by mechanical means sufficient in size to park vehicles. Parking spaces shall be served by a driveway connecting them with a street or alley and permitting ingress or egress of vehicles.

(84)(93)(92) "Partition" means an interior non-load bearing barrier, one storey or part storey in height.

(85)(94)(93) "Permanent open air space" means air space permanently open;

- (i) if it is a street,
- (ii) if its freedom from encroachment is protected by any law or contract ensuring that the ground below it is either a street or is permanently and irrevocably appropriated as an open space.

In Determining the open-air space required for construction of a building, any space occupied by an existing structure may, on its planned demolition to become a permanently open air space, be treated as if it were already such a place.

(86)(95)(94) "Permission" means a valid permission or authorisation in writing by the competent authority to carry out development or a work regulated by the Regulations.

(87)(96)(95) "Plinth" means the portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground or basement or any storey level.

(88)(97)(96) "Plinth area" means the built-up covered area measured at the plinth level.

(89)(98)(97) "Porch" means a covered surface supported on pillars or otherwise for the purpose of a pedestrian or vehicular approach to a building.

(90)(99)(98) "Podium" means **one or more floors** of a building extending beyond building line/s used for parking, providing other services and incidental purposes as prescribed under these Regulations.

(91)(100) (99) "Professionals on Record" means the persons educationally, technically and experientially qualified to perform a designated skilled job and who are appointed by the Owners/Developers and are responsible for the work carried out by his/her subordinates or team, such as Architects, **Town Planner**, Licensed Surveyors, Engineers, Structural Engineers, Fire Protection Consultants, etc.

registered with the Competent Authority wherever applicable and under taking the responsibility for the particular work as prescribed by the Appropriate Authority in these Regulations.

~~(92)"Recreational Open space," means an area forming an integral part of a site left open to the sky and used for recreation, excluding terraces.~~

~~(93)(101)(100) "Refuge Area" means an area within the building for a temporary use during egress. It generally serves as staging area which is protected from the effect of fire and smoke. area where persons can gather and await instructions or assistance for evacuation during fire.~~

~~(94)(102) "Reservation" means plot of land proposed to be developed for a public purpose and so depicted on the Development Plan or as provided under these Regulations.~~

~~(95)(103)(101) "Retention activity" means an activity or use which is allowed to continue, notwithstanding its non-conforming nature in relation to the use permitted in the adjoining or surrounding area.~~

~~(96)(104) (102) "Road/Street" means any highway, street, lane, pathway, alley, stairway, passageway, carriageway, footway, square, place or bridge, tunnel, underpass, elevated road whether a thoroughfare or not, over which the public have a right of passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bunds channels, ditches, storm-water drains, culverts, sidewalks, traffic islands, road-side trees, hedges, retaining walls, fences, barriers and railings within the street lines.~~

~~(97)(105) (103) "Road/Street level or grade" means the officially established elevation or grade of the centre line of the Street upon which a plot fronts, and if there is no officially established grade, the existing grade of the street at its mid-point.~~

~~(98)(106) (104) "Road/Street line" means the line defining the side limits of a road/street.~~

~~(99)(107) (105) "Road width" or "Width of road/street" means the whole extent of space within the boundaries of a road when applied to a new road/street, as laid down in the city survey or development plan or prescribed road lines by any act or law and measured at right angles to the course or intended course of direction of such road.~~

~~(100)(108)(106) "Row housing" means a row of houses with only front, rear and interior open spaces.~~

(101)(109)(107) "Sanctioned or Approved Plan" means the set of plans in connection with a development which are duly approved and sanctioned by the Planning Authority.

(102)(110)(108) "Service road" means a road/lane provided at the front, rear or side of a plot for service purposes.

(103)(111)(109) "Site/Plot" means a parcel or piece of land enclosed by definite boundaries.

(104)(112)(110) "Site, Corner" means a site at the junction of land fronting on two or more roads or streets.

(105)(113)(111) "Site, Depth of" means the mean horizontal distance between the front and rear site boundaries.

(106)(114)(112) "Site with double frontage" means a site having a frontage on two streets other than a corner plot.

(107)(115)(113) "Site, Interior or Tandem" means a site access to which is by a passage from a street whether such passage forms part of the site or not.

(108)(116)(114) "Smoke-stop door" means a door for preventing or checking the spread of smoke from one area to another.

(117)(115) "Solar Energy System" means a device to heat the water or generate power using solar energy.

(109)(118)(116) "Stair-cover/Stair case Room" means a structure with a covering roof over a staircase and its landing built to enclose only the stairs for the purpose of providing protection from the weather and not used for human habitation.

(110)(119)(117) "Stilt" means a space within framework of columns, beams and slabs without enclosure of walls over which the building rests. It is used for parking purposes/other services as provided under these Regulations.

(111)(120)(118) "Storey" means the portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between any floor and the ceiling next above it.

(121)(119) "Sub-station" means a station for transforming or converting electricity for the transmission or distribution thereof and includes transformers, converters, switchgears, capacitors, synchronous condensers, structures, cable and other

appurtenant equipment and any buildings used for that purpose and the site thereof.

~~(122)~~(120) "Tenement" means an independent dwelling unit with a kitchen or a cooking alcove.

~~(112)~~~~(123)~~(121) "Theatre" means a place of public entertainment for the purpose of exhibition of motion picture and or dramas and other social or cultural programs.

~~(113)~~~~(124)~~(122) "Tower-like structure" means a structure in which the height of the tower-like portion is at least twice that of the broader base.

~~(114)~~~~(125)~~(123) "Travel distance" means the distance from the entrance/exit of the remotest Apartment/office/unit/Premises point on a floor of a building to a place of safety be it vertical exit or a horizontally exit or an outside exit measured along the line of travel.

~~(115)~~~~(126)~~(124) "Volume to plot ratio (V.P.R.)" means the ratio expressed in meters of the volume of a building measured in cubic meters to the areas of the plot measured in square meters.

~~(116)~~~~(127)~~(125) "Water closet (W.C.)" means a privy with an arrangement for flushing the pan with water, but does not include a bathroom.

~~(117)~~~~(128)~~(126) "Water course" means a natural channel or an artificial channel formed by training or diversion of a natural channel meant for carrying storm and waste water.

~~(118)~~~~(129)~~(127) "Water course, Major" means a water course which carries storm water discharging from a contributing area of not less than 160 hectares, the decision of the Commissioner on the extent of the contributing area being final. A minor water course is one which is not a major one.

~~(119)~~~~(130)~~(128) "Window" means an opening other than a door, to the outside of a building which provides all or part of the required natural light, ventilation or both to an interior space.

~~(120)~~~~(131)~~(129) "Wing of a building" means part of a building with independent access, staircase & lift connected to other parts with common basement/stilt/podium/terrace/common wall/connecting passages.

### 3. ***Applicability***

(1) **Development and construction:** Except as hereinafter otherwise provided, these Regulations shall apply to all development, redevelopment, erection and/or re-erection of a building, change of user etc. as well as to the design, construction or reconstruction of, and additions and alterations to a building.

(2) **Part construction:** Where the whole or part of building is demolished or altered or reconstructed/removed, except where otherwise specifically stipulated, these Regulations shall apply only to the extent of the work involved.

(3) **Change of occupancy:** Where the occupancy of a building is changed, except where otherwise specifically stipulated, these Regulations apply to all parts of the building affected by the change.

(4) **Reconstruction:** The reconstruction in whole or part of a building which has ceased to exist due to ~~an accidental~~ fire, natural collapse, ~~or~~ demolition ~~or~~ **voluntary demolition** having been declared unsafe or which is likely to be demolished by or under an order of the Corporation or the Bombay Housing and Area Development Board and for which the necessary certificate has been given by either the said Corporation or the Board shall be allowed **subject to the Regulation no 33(6).**

(5) **Exclusions:** Nothing in these Regulations shall require the removal, alteration or abandonment or prevent the continuance of the lawfully established use or occupancy of an existing building or its use unless, in the opinion of the Commissioner, such a building is unsafe or constitutes a hazard to the safety of adjacent property.

#### 4. **Interpretation**

(1) In these Regulations, the use of the present tense includes the future tense, the masculine gender includes the feminine and neuter genders, the singular number includes the plural number and plural number includes singular number. The word "person" includes a corporation as well as an individual; "writing" includes printing, typing, e-communication and "signature" includes e-signature, digital signature and thumb impression of a person unable to sign, provided that his name is written below such impression.

(2) **Sizes and Dimensions:** Wherever sizes and dimensions of rooms and spaces within buildings are specified, they mean the clear dimensions, unless otherwise specified in these Regulations.

(3) If any question or dispute arises with regard to interpretation of any of these Regulations the matter shall be referred to the State Government which, after considering the matter and, if necessary, after giving hearing to the parties, shall give a decision on the interpretation of the provisions of these Regulations. The decision of

the Government on the interpretation of these Regulations shall be final and binding on the concerned party or parties.

(4) In the case of provisions of other Acts/Rules/Regulations which are incorporated in these Regulations wherever applicable, the amendments made subsequently in parent Acts/Rules/Regulations, will automatically be applicable to these Regulations.

(5) If there is a conflict in interpretation of any clause between English & Marathi versions of these Regulations, then the interpretation of English version shall prevail

## 5. *Delegation of powers*

Except where the Commissioner's special permission is expressly stipulated, the powers or functions vested in him by these Regulations may be delegated to any municipal official under his control, subject to his revision if necessary and to such conditions and limitations, if any, as he may prescribe. In each of the said Regulations, the word "Commissioner" shall, to the extent to which any municipal official is so empowered, be deemed to include such official.

~~In conformity with the intent and spirit of these Regulations, the Commissioner may:-~~

~~(i) decide on matters where it is alleged that there is an error in any order, requirement, decision, determination made by any municipal officer under delegation of powers in application of the Regulations or in interpretation of these Regulations;~~

~~(ii) interpret the provisions of these Regulations where a street layout actually on the ground varies from the street layout shown on the development plan;~~

(EP-9)

## 6. *Discretionary powers*

(a) In conformity with the intent and spirit of these Regulations, the Municipal Commissioner may: -

(i) modify the limit of a zone where the boundary line of the zone divides a plot, **village boundary, CS/CTS No. as per records of revenue** by a special permission; and

(ii) authorize the erection of a building or the use of premises for a public service undertaking, Government, Semi-Government, Local Bodies for public utility purposes only, where he finds such an authorization to be reasonably necessary

for public convenience and welfare, even if it is not permitted in any land use classification/zone by a special permission.

(iii) decide on matters where it is alleged that there is an error in any order, requirement, decision, determination made by any municipal officer under delegation of powers in application of the Regulations or in interpretation of these Regulations:

(iv) interpret the provisions of these Regulations where a street layout actually on the ground varies from the street layout shown on the development plan;

(b) In specific cases where a clearly demonstrable hardship is caused, the Commissioner may for reasons to be recorded in writing, by special permission permit any of the dimensions prescribed by these Regulations to be modified, except those relating to floor space indices unless otherwise permitted under these Regulations, provided that the relaxation will not affect the health, safety, fire safety, structural safety and public safety of the inhabitants of the building and the neighborhood.

(c) Any discrepancy/error in regard to location/size/use of designations and any relocation of reservation approved by the competent authority along with its development at its relocated position if not reflected in this Development Plan and that are brought to the notice of the Development Department of MCGM may, after due enquiry, be corrected with the approval of the special permission of the Municipal Commissioner.

Provided that the Municipal Commissioner shall issue a well-reasoned order of such correction, along with the authenticated part plan showing the location under his seal and signature, with a copy to the Govt., Director of Town planning, Maharashtra State, Deputy Director of Town Planning, Greater Mumbai for information and record purpose. The proposal of Development Plan shall stand modified to that effect.

## 7. Power to delegate

The State Government may, by notification in the Official Gazette delegate by a general or special order any of its powers under these Regulations, subject to such conditions as it may consider appropriate, to any officer of the State Government not below the rank of Deputy Secretary, except those relating to any matter which is required to be dealt with under the special permission of the Commissioner.

## 8. Amendment/modification to Appendices/Annexures

Except where the same are prescribed in Mumbai Municipal Corporation Act, 1888, or Maharashtra Regional and Town Planning Act, 1966 or the rules or bye-laws framed thereunder, the Commissioner may, from time to time, add to, alter or amend Appendices and Annexures appended to these Regulations.



## PART II DEVELOPMENT PERMISSION

### 9. *Development permission and commencement certificate*

- (1) ***Necessity of obtaining permission:*** No person shall erect or re-erect a building or alter any building or carry out any development or redevelopment, on any plot of land or cause the same to be done without obtaining development permission and a commencement certificate from the Commissioner.
- (2) ***Items of operational construction by some authorities excluded:*** Construction for operational purposes, including maintenance of operational structures, **emergency/essential staff quarters** by the following organizations, authorities or departments, whether temporary or permanent, may be exempted by ~~special permission of the Commissioner in each case~~ from the purview of these Regulations, except those relating to floor space index and fire precautions:
- i. Railways;
  - ii. National Highways;
  - iii. National Waterways;
  - iv. Major ports;
  - v. Aerodromes and Airports;
  - vi. Posts and Telegraphs, Telephones, Television, Wireless, Broadcasting authorities and the authorities of other similar forms of communication;
  - vii. Regional grids, towers, gantries, switchyards, control room, Relay room for transmission, distribution, etc. of electricity;
  - viii. Defence Authorities;
  - ix. Any other essential public services as may be notified by the State Government.
  - x. Metrorail Administration(MRA)/Project Implementing Agency designated by the Government for the Metro Rail and Monorail/Light Rail Transit (LRT) Projects.
  - xi. Facilities & services of Municipal Corporation of Greater Mumbai such as Roads, Water Supply, Sewerage, Storm Water Disposal and any other essential public services as decided by the Municipal Commissioner.

All such constructions shall, however, conform to the prescribed requirement for the provision of essential services, water supply connections, drains, etc. to the satisfaction of the Commissioner.

(3) **Operational constructions excluded:** The following constructions for operational purposes of the organizations, authorities or departments listed above are exempted from the purview of these Regulations except those relating to floor space index and fire precautions:

(i) Repairs and renovation of existing installations of buildings used for operational purposes alone and which do not involve addition to or increase of built-up areas.

(ii) In the case of the Railways/Metro Rail and Monorail/LRT Authority:

a) repairs and renovation of existing railway tracks, including culverts, over bridges, under-passes or bridges, tunnels and side drains;

b) platforms, goods sheds and offices, parcel offices, sub-stations, foot-over bridges turn-tables, lifting towers, gantries, signal and signal boxes or control cabins in hump yards;

c) running (loco) sheds, carriage and wagon depots, carriage washing places, overhead or ground level water tanks, pipelines and pumping station; running rooms, train examiners' offices, yard depots, permanent way inspectors' and signal inspectors' stores in railway yards and all overhead electric equipment for traction.

d) Operational Control Centre, Playback Training Room, Stabling Yards, Maintenance Workshop, Autowashplant, Auxiliary Rail Vehicle Building, Under Floor Wheel Lathe & Blow Down Plant, Cooling Tower, Generator Area, Auxiliary Substation, Traction Substation, Transformer Area, Water Treatment Plant, Wastewater Treatment Plant, Depot, Control Centre, Sump Area, Parking Check post, Loading & Unloading Areas, Fouling Points, DG Set Rooms, Metro & Mono Stations (Underground & Elevated), Viaduct & Tunnel, Ventilation Shaft, Entry/Exit Block, Passages, Underground Passages to Station Box, Lift/Staircases, Escalators, Air Handling Unit.

(iii) Store sheds, when ancillary to operational requirement only;

Provided that, for the construction of new railway lines or tracks the approval of the State Government shall be necessary. For construction of new buildings, goods stores, sheds or platforms, parcel offices and workshops or for purposes of major remodeling, the approval of the Commissioner shall be necessary.

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Further provided that, the following constructions by the organizations, authorities or departments listed in sub-Regulation (2) herein shall not be deemed to be operational for the purpose of exemption under the said Regulations, namely: -

- (i) Residential buildings, commercial buildings, office buildings and industrial buildings (other than gate lodges, essential operational staff quarters and the like), roads and drains, hospitals, clubs, institutes and schools in residential, commercial or industrial areas of the colonies of such organizations, authorities or departments.
  - (ii) Construction, installation or any extension of any building in the case of any service other than those mentioned in this Regulation.
- (4) **Exclusion from requirement of permissions:** -No permission shall be required to carry out tenantable repair works to existing buildings, which have been constructed with the approval from the competent authority or are in existencesinceprior to 17.04.1964 in respect of residential structures and 01.04.1962 in respect of non-residential structures, as described under section 342 of MMC Act 1888.

No permission shall be required for provision of safety grills to window/ventilator. No permission shall be required for repairs to the Existing Consumer/Distribution/Receiving Substation of the BEST/Electric Supply Company. However, no addition/alteration shall be permissible without the approval of the Commissioner.

**No permission shall be required for providing fencing, construction of compound wall along CTS/CS boundaries of land under his ownership, installation of Solar Panel having base of solar panel at height 1.8m from terrace, ensuring structural stability from the Licensed Structural Engineer.**

(EP-10)

No permission shall be required for internal light weight partitions/cabins up to height of 2.2 in the commercial building/establishment subject to structural stability from the Licensed Structural Engineer.

- (5) **Validity of development permission:** The development permission granted in the past shall be governed by the provision of section 48 of the MR&TP Act, 1966.

**Where development has commenced as per the development permission/IOD issued prior to publication of these Regulations, the CC shall be issued or revalidated till completion of development in accordance with the plans/concessions approved for full permissible FSI, in respect of the said IODs per the then Regulations.**

(EP-11)

(6) ***Applicability to partially completed works:***

(a) ***For works where development permission/IOD/IOA/LOI has been issued or for partially completed works, started with due permission before these Regulations have come into force, the developer/owner may continue to complete the said works in accordance with the conditions under which permission stood granted. However, the period of the development permission granted shall not exceed that specified in section 48 of the MR&TP Act, 1966 or at the option of owner/developer, the proposal can be converted as per DCPR-2034 in toto.***

(EP-12)

~~(b) *In case of such plots or layouts that started with due permission before these Regulations have come into force, where part development is completed and full Occupation Certificate or Building Completion Certificate is granted or building/buildings stand assessed to the Municipal taxes, and if the owner /developer thereafter seeks further development of plot/layout as per these Regulations, then the provision of these Regulations shall apply to land excluding the land component of such buildings.*~~

~~*Provided further that in case of building/buildings where development permission is granted but full occupation or completion certificate is not granted or are not assessed to the Municipal taxes and if owner/developer seeks further development under these Regulations, then the entire development shall have to be brought in conformity with these Regulations.*~~

(b) ***In case of such plots or layouts that started with due permission before DCPR 2034 have come into force, where part development is completed and part or full Occupation Certificate or Building Completion Certificate is granted or building/buildings stand assessed to the Municipal taxes, and if the owner /developer, at his option, thereafter seeks further development of plot/layout/buildings as per DCPR 2034, then the provision of DCPR 2034 shall apply to the further development. The development potential of the entire plot shall be computed as per DCPR 2034 from which the sanctioned FSI as per the approved plans in respect of building(s) having part and / or full Occupation Certificate or Building Completion Certificate or building/buildings stand assessed to the Municipal taxes shall be deducted to arrive at the balance development potential of the plot.***

(EP-13)

(7) ***The reservations in the DP-2034 is kept for private persons/institutions then such reservation will laps and development on such plots will be allowed as per the adjoining zone of the said land as per DCPR-2034.***

(EP-14)

~~Provided further that in case of building/buildings where development permission is granted but full occupation or completion certificate is not granted or are not assessed to the Municipal taxes and if owner/developer seeks further development under these Regulations, then the entire development shall have to be brought in conformity with these Regulations~~

**10. Procedure for obtaining Development Permission and Commencement Certificate.**

(1) **Notice of intention:** Every person who intends to carry out development or redevelopment, erect or re-erect a building or alter any building or part of a building shall give notice in writing to the Commissioner of his said intention in the form in Appendix II and such notice shall be accompanied by plans and statements with sufficient number of copies, as required by sub-Regulations (2) and (3) hereunder. The plans may be ordinary prints. One set of such plans shall be retained in the office of the Commissioner for record after the issue of permission or refusal. The Commissioner may set a date after which all submissions, approvals and communication in regard to development permission shall be on line.

**(2) Copies of plans and statements:**

- (i) **Notice:** The notice referred to in sub Regulations (2) of Regulation No 11 shall be accompanied by as many copies of plans as the Commissioner may prescribe after taking into consideration the clearances required from other agencies.
- (ii) **Size:** The size of drawing sheets shall be any of those specified in Table 1 hereunder.

TABLE 1 Drawing sheet sizes

Serial No.1 (1)	Designation (2)	Trimmed Size (mm) (3)
1	A0	841-1189
2	A1	594-841
3	A2	420-594
4	A3	297-420
5	A4	210-297

If necessary, submission of plans on sheets bigger than A0 size is also permissible.

(iii) **Colouring notations for plans:** The plans shall be coloured as specified in Table 2 hereunder. The prints of the plans shall be on one side of the paper only.

TABLE 2

Colouring of Plans

Sr. No. (1)	Item (2)	Site Plan (3)	Building Plan (4)
1.	Plot Lines	----- Thick Black-----	
2.	Existing Street	Green	----- ---
3.	Future Street	Green Dotted	----- ---
4.	Permissible Building	Thick Dotted Black	----- ---
5.	Open Spaces	----- No Color-----	
6.	Work proposed to be demolished	----- Yellow hatched -----	
7.	Proposed work	----- Red filled in -----	
8.	Drainage and Sewerage work	----- Red Dotted -----	
9.	Water Supply Work	----- Blue Dotted thin ----- -	
10.	Deviations	----- Red Hatched -----	
11.	Recreation Ground	----- Green Wash -----	
12.	Roads and Set backs	----- Burnt sienna -----	
13.	Reservation	----- Appropriate colour code -----	

Note. - (i) Site plans/building plans may be submitted in the form of Ammonia prints/Blue prints or White plans.

- (ii) Existing work to be hatched black; for land development/sub-division/lay-out, suitable colouring notations shall be used duly indexed.

**(3) Information accompanying notice:**

- (i) Key plan, site plan, etc. to accompany notice. The notice shall be accompanied by the key plan (location plan), a site plan, sub-division/lay out plan, building plan, specifications and certificate of supervision, ownership, title, etc. as prescribed in clauses (ii) to (xiii) below.
- (ii) Ownership title and area. -Every application for development permission and commencement certificate shall be accompanied by **a copy of certificate of the title of the land under development, obtained from an Advocate who has experience in this field of a minimum 10 years. In case the application for Development Permission or Commencement Certificate is submitted by the holder of power of attorney, then a certificate from an Advocate certifying that the power of attorney in favour of the applicant is valid and subsisting shall be accompanied. In addition to above the certificate, the following documents for verifying the area of the land shall be submitted, accompanied by an Indemnity Bond indemnifying MCGM and its officer against legal consequences on account of ownership disputes, if any. of the following documents for verifying the ownership and area etc. of the land:-**

~~a) Attested copy or original sale/lease deed/power of attorney/enabling ownership documents wherever applicable;~~

~~b) Title clearance certificate with title search from Solicitors/Advocate on record;~~

**(EP-15)**

- a) Property register card of a date not earlier than twelve months prior to the date of submission of the development proposal;
- b) Statement of area of the holding by triangulation method from a licensed surveyor or architect with an affidavit from the owner certifying **the boundaries of the plot and area** well as from licensed surveyor or architect in regard to the area in the form prescribed by the Commissioner;
- c) Affidavit from the owner regarding non-holding of contiguous land to the site under development.
- d) CTS/CS plan in original. If there is any sub-division due to ownership, documents related to sub-division.

e) *In case of property owned by more than one owner, certificate from an advocate who has experience in this field of a minimum 10 years, certifying that all co-owners have consented for development.*

f) *In case of tenanted properties to be developed under Reg. No. 33(7), ~~33(9)~~, certificate from MHADA/Land owning public authority, certifying that at least ~~70%~~51% of the certified and eligible tenants of the property/each building have granted irrevocable consent for development in favour of owner/developer&in case of tenanted properties to be developed under Reg. No. 33(9) certificate from MHADA/Land owning public authority, certifying that at least 51% of the certified and eligible tenants of the property/each building& overall 70% eligible tenants have granted irrevocable consent for development in favour of owner/developer.*

(EP-16)

g) *In case of properties owned by co-operative societies, certificate from an Advocate who has experience, in this field, of a minimum 10 years, confirming that the registered society/society on the plot of development have entered into registered agreement with the developer wherein it has granted permission for development of the project and at least 70% of member of the society present in a Special General Body Meeting convened for the purpose, have approved development and have consented in favour of the development by the applicant.*

h) *In case of properties situated in the layout and owned by MHADA/Land owning public authority, a certificate from MHADA or land owning public authority certifying that minimum ~~70%~~51% of the certified and legal occupants of the property have granted consent in favour of owner/developer.*

(EP-17)

i) In the case of land leased by the Government or local authorities, clearance of Government or such authorities regarding observance of the lease conditions shall be obtained and attached to the application for development permission in respect of such land.

j) Any other documents as may be prescribed by the Commissioner;

k) *Declaration cum affidavit from the owner/developer/applicant stating therein that construction materials like sand/aggregate will be obtained from the authorized quarry.*



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- (iii) Key plan or location plan-A Key plan drawn to a scale of not less than 1:4000 shall be submitted along with the application in Appendix II for development permission and commencement certificate showing the boundary, locations of the site with respect to neighborhood land-marks.
- (iv) Site plan-The site plan sent with an application for permission drawn to a scale of 1:500 shall be duly signed by the Owner & licensed Surveyor or architect showing in addition to the details in Form-II of Annexure I the following: -
- a) The boundaries of the site and of any contiguous land belonging to the owner of the site;
  - b) The position of the site in relation to neighboring streets;
  - c) The names of the streets on which the building is proposed to be situated if any;
  - d) All existing buildings contained in the site with their names (where the buildings are given names) and their numbers;
  - e) The position of the building and of other buildings, if any, which the applicant intends to erect upon his contiguous land referred to in (iv)(a) above in relation to-
    - i. the boundaries of the site and in a case where the site has been partitioned, the boundaries of the portions owned by others;
    - ii. all adjacent streets, buildings (with number of stories and height) and premises within a distance of 12 m of the work site and of the contiguous land (if any) referred to in (iv)(a); and
    - iii. if there is no street within a distance of 12m of the site, the nearest existing street with its name;
  - f) The means of access from the street to the building, and to all other buildings (if any) which the applicant intends to erect upon his contiguous land referred to in (iv)(a) above;
  - g) The space to be left around the building to secure free circulation of air, admission of light and access for service purposes;
  - h) The width of the street (if any) in front and of the street (if any) at the side or near the building;
  - i) The direction of the north line relative to the plan of the building;

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- j) Any existing physical features, such as wells, tanks, drains or trees;
  - k) The ground area of the whole property and the back-up of the covered area on each floor with the calculations;
  - l) Overhead electric supply lines including space for electrical transformers sub-station according to the requirements of the electric distribution licenses, water supply and drainage line;
  - m) Such other particulars as may be prescribed by the Commissioner.
- (v) Sub-division/Lay-out Plan -Where development is proposed in a sub-division or involves a layout plan, the notice shall be accompanied by a key-plan showing the location of the plot in the ward at a scale of not less than 1:4000 and a sub-division layout plan to a scale of not less than 1:500, which shall be duly signed by the Owner & licensed surveyor or architect containing the following: -
- a) Scale used and the direction of the north line relative to the plan of the building;
  - b) The location of all proposed and existing roads with their names, existing/proposed/prescribed width within the land;
  - c) dimensions of the plot along with the building lines showing the set-backs with dimensions of each plot;
  - d) The location of drains, sewers, STP, tanks, wells, trees, public facilities and services, electric lines, etc.;
  - e) A table indicating the size, area and use of all the plots in the sub-division/lay-out plan;
  - f) A statement indicating the total area of the site, area utilized under roads, open spaces for parks, playgrounds, recreation spaces and development plan designations, reservations and allocations, amenity space, school, shopping and other public places along with their percentage with reference to the total area of the site;
  - g) In the case of plots which are sub-divided in built-up areas, in addition to the above, the means of access to the sub-division from existing streets and in addition, in the case of plots which are sub-divided in built up area, the means of access to each sub-plot from existing streets.
  - h) Contour plan of site, wherever necessary.
- (vi) Building Plan -The plans of the building with elevations and section accompanying the notice shall be drawn to a scale of 1:100 and shall-
- a. Include floor plans of all floors together with the covered area clearly indicating the size of the rooms, the positions and width of staircases,

ramps and other exit ways, liftwells, lift machine rooms and lift pit details, meter room and electric sub-station. It shall also include the ground floor plan as well as the basement plan and shall indicate the details of parking spaces, loading and un-loading spaces, if required to be provided around and within the building, as also the access ways and appurtenant open spaces with projections in dotted lines, the distance from any building existing on the plot in figured dimensions along with the accessory building. These plans will also contain the details of FSI calculations.

- b. Show the use or occupancy of all parts of the buildings;
- c. Show the exact location of essential services, e.g. water closet (WC), sink, bath,
- d. Include sectional drawing showing clearly the sizes of the footings, thickness of basement wall, wall construction, size and spacing of framing members, floor slabs and roof slabs with their materials. The section shall indicate the heights of the building and rooms and also the height of the parapet and the drainage and the slope of the roof. At least one section should be taken through the staircase & Lift well. The certified structural plan by Structural Engineer/Consultant giving details of all structural elements and materials used along with structural calculations can be submitted separately, but under any circumstances, before the issue of the development permission/commencement certificate;
- e. Show relative levels of streets;
- f. Give dimensions of the portions projecting beyond the permissible building line;
- g. Include a terrace plan indicating the drainage and the slope of the roof;
- h. Indicate the north line relative to the plans;
- i. Give a schedule of doors, windows and ventilators;
- j. Show the pump rooms, Rain Water Harvesting System, Sewage Treatment Plant, if any.
- k. Provide such other particulars as may be prescribed by the Commissioner; Provided that with the building plans for high rise or special buildings, the following additional information shall be furnished or indicated on the building plans;
- l. Access to fire appliances/vehicles with details of vehicular turning circle and clear motorable access way around the building;
- m. Size (width) of main and alternate staircases along with the balcony approach, corridor, ventilated lobby approach;
- n. Location and details of lift enclosures;
- o. Location and size of fire lift;
- p. Smoke stop lobby door/Fire resistant door, where provided;
- q. Refuse chutes, refuse chamber, service duct, etc.
- r. Vehicular loading and unloading and parking spaces;
- s. Refuse area if any;

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- t. Details of air-conditioning system with position of fire dampers, mechanical ventilation system, electrical services (with dimensions of electrical transforming sub-stations etc.) boilers, gas pipes, meter rooms etc.;
  - u. Details of exits, including ramps, etc. for hospitals and special risks;
  - v. Location of generator, transformer and switch gear room;
  - w. Smoke exhaust systems, if any;
  - x. Details of fire alarm system;
  - y. Location of centralized control, connecting all fire alarms, built-in fire protection arrangements and public address system, etc.; location and dimensions of static water storage tank and pump room along with fire service inlets for mobile pump and water storage tank;
  - z. Location and details of fixed fire protection installation such as sprinklers, wet hose reels, drenchers, carbon-dioxide (CO<sub>2</sub>) installations, etc.; and.
- aa. Location and details of first aid and firefighting equipment/installations.
- (vii) *Service plan* - Plan and sectional elevations of private water supply, sewage disposal system and details of building services, where required by the Commissioner, shall be made available on a scale of not less than 1:100 before undertakingsuch work.
- (viii) *Specifications*. - General specificationsof the proposed construction, giving the type and grade of materials to be used in the form in Annexure 2 to 9 signed by a licensed surveyor/engineer/structural engineer, supervisor, ~~or architect~~, **town planner or qualified professional** as the case may be, shall accompany the notice. It shall be ensured that the construction materials to be used shall bein accordance with the relevant I S Codes, **by the developer/owner**.
- (ix) *Supervision Certificate*. - The notice shall be further accompanied by a certificate of supervision in the form in Annexure 2 to 8by the licensed surveyor/engineer/structural engineer/supervisor or architect/Professional on Record as the case may be. If the said licensed technical person or architect ceases to be employed for the development work, further development shall be suspended till a new licensed technical person or architect is appointed and his certificate of supervision along with a certificate for the previous work erected, if any, is accepted by the Commissioner.
- (x) *Development permission fee receipt* - The notice shall beaccompanied by an attested copy of the receipt of payment of the development permission application fee.
- (xi) *Security deposit* - To ensure compliance with these Regulations and the directions given in the sanctioned plan and other conditions, a security deposit, shall be charged at rates specified by the Commissioner. It shall be returned to the owner **one yearimmediately** after the issue of the full occupancy certificate after the

**PART II DEVELOPMENT PERMISSION**

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Commissioner is satisfied with the compliance with various conditions stipulated in the said full occupancy certificate.

- (xii) *Clearance certificate for tax arrears* - The notice shall also be accompanied by an attested copy of a clearance certificate from the Assessment Department of the Corporation for payment of tax up to date self-certification by the owner/developer regarding payment of tax up to date with certified copies latest payment receipt.
- (xiii) *No objection certificate* - For occupancies requiring clearance from authorities like the Civil Aviation Department, Directorate of Industries, Maharashtra Pollution Control Board, Inspectorate of Boilers and Smoke Nuisances, electrical distribution licensers regarding requirements of electrical transforming stations, the no objection certificate from these authorities, applicable to the occupancy, shall also accompany the notice.
- (xiv) *Other facilities to be provided during construction*. - The notice shall also be accompanied by an undertaking from the owner/developer/contractor to the effect that during the period of construction facilities will be made available for day-care centre, crèche, adult-literacy and non-formal education programs for the construction workers, directly by him or through a voluntary agency.

**(4) *Signing of plans by owners and licensed personnel/architect:***

(i) *Signing of Plans* - All the plans shall be signed by the owner and the licensed surveyor/engineer/structural engineer/supervisor or architect or any Professional on Record as the case may be, and shall indicate their names in block capital letters, addresses and license numbers when so licensed, allotted by the Commissioner. The list of Professionals on Record is as per Annexure 10.

(ii) *Qualification and competence of the licensed surveyor/engineer/structural engineer/supervisor/Professional on Record* - The Commissioner shall grant license to surveyors, engineers, structural engineers and supervisors with the qualifications listed in Annexure 10 to perform the tasks mentioned in that Annexure.

**(5) *Processing of the development permission application:***

(i) *Grant of permission or refusal*. - The Commissioner may either sanction or refuse to sanction the plans and specifications or may sanction them with such modifications or directions as he may deem necessary, and thereupon, he shall communicate his decision accordingly to the person giving the notice in the formats specified in Annexure 11 and 12

(ii) *Fire brigade scrutiny.* -The plans for all high rise and special buildings shall also be subject to the scrutiny of the Chief Fire Officer, and development permission shall be given by the Commissioner only after clearance by the Chief Fire Officer.

(iii) *Deemed permission.* -If within sixty days of the receipt of the notice under sub-Regulations (1) of Regulations 10, the Commissioner fails to intimate in writing to the person who has given the notice, his refusal or sanction, or sanction with modifications or directions, the notice with its plans and statements shall be deemed to have been sanctioned, provided that this shall not be construed to authorize any person to do anything on the site of the work in contravention of or against the terms of lease or titles of the land, development plan, these Regulations or any law in force.

(iv) *Revised plans.* - Once the plans have been scrutinized and objections have been pointed out, the ownergiving notice shall modify the plans to comply with the objections raised and resubmit them. The plans submitted for final approval shall not contain superimposed corrections. The Commissioner shall scrutinize the revised plans and shall grant or refuse development permission/commencement certificate within sixty days from the date of resubmission.

**(6) Commencement of work:**

A development permission/commencement certificateshall remain valid for four years in the aggregate, but shall have to be renewed before the expiry of one year from the date of its issue. The application for renewal shall be made before expiry of one year, if the work has not already commenced. Such renewal can be done for three consecutive terms of one year each, after which proposals shall have to be submitted to obtain development permission afresh.

For the purpose of this Regulation, `Commencement` shall mean as under: -

(a)	For a building work including additions and alterations	<del>Completion of foundation work such as pile foundation, casting of raft or raft for basement, casting of footing of open foundation. This shall not include the sheet piling/diaphragm wall/touch piles/retaining wall for protection of site/neighborhood. Upto plinth level or where there is no plinth, upto upper level of basement or stilt, as the case may be.</del>
(b)	For bridges and overhead Tanks	Foundation and Construction work upto the base Floor.
(c)	For Underground works	Foundation and Construction

		work upto floor of underground Floor.
(d)	For lay-out, sub-division and amalgamation proposals	Final demarcation and provisions of infrastructure and services upto the following stages: (i) Roads: Water bound macadam complete. (ii) Sewerage, Drainage and water supply excavation and base concreting complete.

**(7) Payments of the development charges/ premium/ development cess/off-site infrastructure charges/fees:**

Development permission/ Commencement certificate shall be granted only on payment of the requisite fees, development charges, premiums, Development cess/off-site infrastructure charges, as applicable for the proposal. The development shall be considered unauthorized if carried out without requisite payments to the Government/MCGM/Planning Authority.

NOTE: The Municipal Commissioner with special permission may decide the modalities of procedure for Development Permission, including online approval process, from the point of view of Ease of Doing Business time to time.

**11. Procedure during Construction**

(1) **Construction to be in conformity with Regulations:** Owner's liability-Neither the grant of permission nor approval of the drawing and specifications nor inspections by the Commissioner during erection of the building, shall in any way relieve the owner of such building from full responsibility for carrying out the work in accordance with these Regulations.

**While allowing development, the Commissioner shall ensure that relevant provisions of The Noise Pollution (Regulation and Control), Rules 2000 be adhered to in letter and spirit.**

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(2) **Notice to start of work:** The owner shall give notice to the Commissioner of his intention to start work on the building site in the format given in Annexure 13 The owner may start the work after 7 days have elapsed from the date of the service of such notice to the Commissioner or earlier, if so permitted.

(3) **Documents at site:**

- (i) Results of tests- Where tests of any material are made to ensure conformity with the requirements of these Regulations, record of the test data shall be kept available for inspection during the construction of the building and for such period thereafter as required by the Commissioner.
- (ii) Development permission - The person to whom development permission is issued shall during construction, keep-
- (a) posted in a conspicuous place, on the site for which permission has been issued, a copy of the development permission/commencement certificates; and
  - (b) a copy of the approved drawings and specifications referred to in Regulations 10 on the site for which the permission was issued.
  - (c) list of Professionals on Record with their contact details.
  - (d) copies of various remarks obtained from various departments related to the development.

(4) **Checking of plinth columns upto plinth level:** The owner through his licensed surveyor, or his architect shall give notice in the form given at Annexure 14 to the Commissioner on completion of work upto plinth level to enable the Commissioner to ensure that the work conforms to the sanctioned plans. The Commissioner may inspect the work jointly with the licensed technical personal or architect within fifteen days from the receipt of such notice and either give or refuse permission for further construction as per the sanctioned plans in the form given at Annexure 15. If within this period, the permission is not refused, it shall be deemed to have been given provided the work is carried out according to the sanctioned plans.

(5) **Deviation during constructions:** If during the construction of a building, any departure of a substantial nature from the sanctioned plans is intended by way of internal or external additions, prior sanction of the Commissioner shall be mandatory. A revised plan showing the deviations shall be submitted and the procedure laid down for the original plans here to shall apply to all such amended plans. Any work done in contravention of the sanctioned plans, without prior approval of the Commissioner, shall be deemed as unauthorized. ~~Any work done in contravention of the approved plan but within the sanctioned FSI, shall be deemed to be departure not of a substantial nature.~~

(6) **Completion certificate:** The owner, through his licensed plumber, shall furnish a drainage completion certificate to the Commissioner in the form given at Annexure 17. The owner through his licensed surveyor/engineer/structural engineer/supervisor or his architect, or any professional on record, who has supervised the construction,



shall furnish a building completion certificate to the Commissioner in the form given at Annexure 18. These certificates shall be accompanied by three sets of plans of the completed development. The Commissioner shall inspect the work and, after satisfying himself that there is no deviation from the approved plans, issue a certificate of acceptance of the completion of the work in the form given at Annexure 19. Further on receipt of development completion certificate for entire development in the form of Annexure 16, and after satisfying himself that there is no deviation from the sanctioned plans, may issue Building Completion certificate in the form given at Annexure 22 or refuse the Building Completion Certificate within 21 days from the date of receipt of the request for the said Building completion certificate. **Deviation in outer dimension to the extent of 25 mm shall be tolerated subject to condition that carpet area shall remain unchanged.**

(7) **Occupancy certificate:** On receipt of the acceptance of completion certificate in the form given at Annexure 19, the owner, through his licensed surveyor or his architect shall submit to the Commissioner a development completion certificate in the form given at Annexure 16 with three copies of the completion plan, one of which shall be cloth mounted for record. The Commissioner may inspect the work and after satisfying himself that there is no deviation from the sanctioned plans, issue an occupancy certificate in the form given at Annexure 20 or refuse to sanction the occupancy certificate within 21 days from the date of receipt of the said completion certificate, failing which the work shall be deemed to have been approved for occupation, provided the construction conforms to the sanctioned plans. One set of plans, certified by the Commissioner as the completed plans, shall be returned to the owner along with the occupancy certificate. Where the occupancy certificate is refused, or rejected, the reasons for refusal or rejection shall be communicated to the owner in writing.

(8) **Part occupancy certificate / part building completion certificate:** When requested by the owner, the Commissioner may issue a part occupancy certificate / **accept part building completion certificate** for a building or part thereof, before completion of the entire work as per the development permission, provided sufficient precautionary measures are taken by the holder to ensure public safety and health. The part occupancy certificate / **part building completion certificate** shall be subject to the owner's indemnifying the Commissioner in the format given at Annexure-21

## 12. Inspection –

(1) **Inspection at various stages:** The Commissioner may at any time during erection of a building or the execution of any work or development, make an inspection thereof without giving previous notice of his intention so to do.

(2) **Inspection by Fire Departmental:** For all high-rise and special buildings, the work shall also be subject to inspection by the Chief Fire Officer, and the Commissioner

shall issue the occupancy certificate/**accept building completion certificate** only after clearance by the said Chief Fire Officer.

(3) **Unsafe building:** All unsafe buildings shall be considered to constitute danger to public safety, hygiene and sanitation and shall be restored by repairs or demolished or as otherwise directed by the Commissioner.

(4) **Unauthorized development:**

(a) In case of unauthorized development, the Commissioner shall take suitable action which may include demolition of unauthorized works as provided in section 53 of the Maharashtra Regional and Town Planning Act, 1966 and the relevant provisions of the Mumbai Municipal Corporation Act, 1888.

(b) It will be the responsibility of the Architect/Licensed Surveyor on Record, to inform the Commissioner, immediately, regarding any unauthorized work/development and also to inform the owner/developer, in writing, to stop the work, failing which suitable action against Architect/ licensed surveyor will be taken. ~~take suitable action against the licensed surveyor or the architect, site supervisor, professional on record and persons who are directly or indirectly responsible for such unauthorized development as provided under section 52 and 53 of the Maharashtra Regional and Town Planning Act, 1966.~~

(5) **Safety Precautions:** It shall be responsibility of the Owner/Developer and the respective professionals on record appointed by Owner/Developer, to ensure all the necessary safety measures are taken on site and its immediate surroundings, especially in regard to workmen engaged, as directed in part -7, Constructional Practices & Safety, National Building Code of India, as amended to date.

Grant of IOD/C.C/O.C. or issuance of any written instructions to ensure public safety or reduce nuisance/inconvenience does not render MCGM liable for any injury, damages or loss whatsoever that may be caused to anyone in and around the construction area/site.

(6) **Revocation of permission:**

(i) Without prejudice to the powers of revocation conferred by Section 51 of the Maharashtra Regional and Town Planning Act, 1966, Municipal commissioner may, after giving the opportunity of being heard, revoke any development permission issued under these regulations where it is noticed by him that there had been any false statement or any misrepresentation of material fact in the application on the basis of which the development permission was issued and thereupon such work carried out in pursuance of such permission shall be treated as unauthorized.

(ii) In the case of revocation of permission under sub-regulation (i) above, no compensation shall be paid.

## PART III LAND USES AND MANNER OF DEVELOPMENT

### 13. Development Stipulations.

- (1) **General:** In every case of development/re-development of any land, building or premises, the intended use shall conform to the use zones, purpose of designation, allocation or reservation as the case may be, unless specified otherwise.
- (2) **Development of the ~~designation~~existing amenity/reservation/partly ~~designated~~existing amenity/partly reserved/amenity Plot:**
- a) **Development of the ~~designation~~existing amenity:** Where a building on a site comprises a ~~designation~~existing amenity, the development of such land shall necessarily comprise minimum BUA equal to the existing ~~designation~~existing amenity. Any balance permissible BUA, thereafter, may be put to use in conformity with development otherwise permissible in these Regulations. In Development Plan if plot is ~~designated~~existing amenity for a public purpose with plus (+) sign, then existing authorized BUA which is being used for the said public purpose shall be maintained during reconstruction/redevelopment of said plot.

Provided that where the Commissioner with special written permission, decides that the said ~~designated~~existing amenity is no longer required in view of the available amenity in the vicinity, then the amenity shall be developed for other public purpose considering the deficiency in the administrative ward.

Provided further that, on surrender of tenancy by MCGM/Appropriate Authority in a private ~~designated~~existing amenity plot, the ~~designation~~existing amenity on the said plot shall be deemed to be lapsed. The use of the existing amenity on the private land is stopped with due permission from competent authority. Such private land can be developed with the special permission of the Commissioner for the permissible land uses in the said zone.

If schools which have been developed on unreserved plots and are now ~~designated~~existing amenity in RDDP 2034 considering their land use, desire to redevelop in future with the additional benefits of FSI available in DCPR, they shall comply with all other regulations of DCPR/ terms & conditions / policy of Govt. regarding schools issued from time to time. By virtue of showing the existing land use as ~~designation~~existing amenity in respect of school will not give the status of authorization unless it is constructed authorisedly as per the then prevailing DCR/ terms & conditions / policy of Govt.

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Provided further that if a land is ~~designated~~**existing amenity** and such ~~designation~~**existing amenity** is spread over a number of adjoining plots as per DP 2034 and if any of such plot has not contributed towards its reservation as per DP 1991 now forming ~~designation~~**existing amenity**, such plot will be deemed to be reserved for such purpose and shall be developed as per Regulation No 17.

**Exception: Traffic Islands constituting part of the road may be merged with carriageway in order to improve the traffic movement with the special written permission of Commissioner.**

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- b) **Development of Reservations:** Land reserved in the DP shall be developed as per the provisions of Regulation No.17, Table No.3, 4 & 5 for land use and manner of development.
- c) **Development of land partly ~~designated~~/reserved/~~partly of~~ **existing amenity:** Where a building exists on a site shown as ~~designation~~**existing amenity** or reservation in the DP, only its appropriate part of land as used for such ~~designation~~**existing amenity** or reservation, shall be used for the said purpose and the remaining part of the land/building of the developable land may be put to use in conformity with the purpose of development as otherwise permissible in these Regulations.**
- d) **Development of Amenity plot:** Wherever lands are received by the Planning or Appropriate Authority as an amenity plot as per the provisions of these Regulations, such entire plot shall be used exclusively for public purpose as decided by the Municipal Commissioner, without applying provisions of Accommodation Reservation (AR) under Regulation No. 17, **unless otherwise specifically allowed.**
- (3) **Combination of public purposes/uses in reserved sites:** Where the Corporation or the Appropriate Authority proposes to use land/building/premises reserved for a specific public purpose/purposes, for a different public purpose/purposes, it may do so, with the previous approval of the Government, provided that the combination of such different uses conform to these Regulations and the permissible use in the zone in which the site falls. Provided further that this shall not apply
- (a) to any site being developed for education, wherein a branch of a bank/ATM may be allowed,
- (b) to any site being developed for health, wherein shops of pharmacists or chemists / ATM may be permitted,

- (c) to any site encumbered by another non-educational user and being redeveloped for educational purposes, in which case the existing non-educational uses may be allowed to continue without any increase in the net floor area covered by them, and
- (d) to any sitePublic Open Space(POS)
- (4) **Reservation for Multiple Public Purposes:**Where land is reserved for multiple public purposes in the DP, the distribution of land area/BUA under reservation for each public purpose shall be preferably equal.

**Provided further that, if the plot is reserved for some public purpose with plus (+) sign, then at least 50% of the plot area shall be developed for the purpose for which it is reserved in DP and rest of the plot can be developed for other purposes related to plus (+) sign as per the deficiency in that ward.**

**(EP-21)**

Provided further that where specific percentages of multiple public purposes are specified in DP, the said percentage shall prevail.

Provided further that where reservations for public amenities are proposed on plots already designated (with developed amenity, but with potential of the land not fully utilized), then in such cases, the areas of reservation/s will be as decided by the Municipal Commissioner, if not defined by DP.

- (5) **Area of reserved land:** The area of the reservation shall be considered after deduction of area under proposed DP Road/~~Sanctioned~~PrescribedRegular line/Existing Municipal Road affecting the reservation.
- (6) **Shifting and/or interchanging the purpose of designationexisting amenity/reservations:**In the case of specific designationexisting amenity/reservations in the DP, the Commissioner, with the consent of ownersmay shift, interchange the designationexisting amenity/reservation in the same or on, adjoining lands/buildings in the same zone, provided thatthe relocated designationexisting amenity/reservation abuts a public street of same width or more as per DPand shall have the same amount of visibility from the roadandit is not encumbered and the area of such designationexisting amenity/reservation is not reduced.

The Municipal Commissioner shall pass the reasoned order for the aforesaid changes and intimate the same alongwith plan to the Director of Town Planning, Pune & State Govt.

**Provided that no such shifting of designation/reservation shall be permissible**  
**(a) if the reservation proposed to be relocated is in parts;**  
**(b) beyond 200 m. of the location in the DP;**  
**(c) beyond the same holding of the owner in which such reservation is located;**

**(d) unless the alternative location and size at least similar to the location and size of the DP as regards to access.**

**(e) Balance part of the reservation shall have sufficient area and proper access.**

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**(7) Art and Culture:** The Commissioner may permit temporary use of POS such as Gardens, Leisure Parks, multi-purpose community centers, libraries, reading rooms, public halls, Heritage area and Heritage Precincts, educational complexes, parking lots, institutional areas and the like for the purpose of Art and Culture including circus, jatra, folk dance, meditation and related activities in defined time slots, when the primary functions and uses of such spaces are not being performed. In allowing such user, under no circumstance, the activities of the primary user shall be compromised or impaired. In allowing such use, it should be ensured that the primary use is not compromised/ impaired.

**(8) Temporary Vending Zone:** The Commissioner may, through special permission, allow certain designated existing amenity lands or premises, as determined by the Commissioner, such as public parking lots, to be brought under vending zone. During such time slots (not more than one to four hours per week on weekends), the primary user of the designated existing amenity land/premises shall remain temporarily suspended. However, the normal functioning of the primary user, under no circumstance, shall be compromised or displaced. In allowing such use, it should be ensured that the primary use is not compromised/ impaired.

**(9) Art & Culture, Temporary Vending Zone/Bazar-hat/Athawadi Bazar/Equal Street:** The Commissioner shall identify and provide space for Art & Culture, Recreational/Play area/Temporary Vending Zone or Bazar-hat/Athawadi Bazar/Equal Street, on street/road, on weekend/holidays etc. On such days, as specified by Commissioner, such streets/roads or stretch of streets/roads, can be used as recreational/play area & space for activity as stated herein. The Commissioner shall also identify public spaces, including roads for night bazar to be conducted.

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## 14 Amenities and Facilities

**(A) In Plots/lay-out of the land admeasuring 4000 sq. m or more:**

In case of development of land admeasuring 4000 sq.m and more (excluding the area under Road set back/DP Road) in Residential and Commercial Zones, amenity areas as specified below shall be fronting, a public road or shall be provided with a perpetual independent right of way. Such amenity area shall be exclusive of area under perpetual independent right of way.

(i) Development of plots with area 4,000 sq.m and more and up to 10,000 sq. m shall require handing over 5% of plot area to MCGM as POS.

- (ii) Developments of plot with area exceeding 10,000 sq. m shall require handing over of 500 sq. m plus 10% of plot area in excess of 10000 sq. m to MCGM as public amenity space. 50% of such public amenity space shall be used exclusively for POS and the balance 50% shall be used for provision of such amenities as education, health, social and other amenities as approved with the special permission of the Commissioner. In determining the amenity, the Commissioner shall give due regard to amenity deficits in the ward.
- (iii) Such public amenities or facilities (i) and (ii) above shall be deemed to be designations or reservations in the DP thereafter.

Provided further that, in cases where DP has provided any reservation on the plot under development excluding the D P Road /Road set back, the following criteria would be applicable:

- a) If the area under DP reservation to be handed over to MCGM (excluding the DP Road/Road set back) is less than the required area of public amenity space as per this Regulation, then only the additional area required shall be provided for public amenity space.
- b) If the area under DP reservation to be handed over to MCGM (excluding the DP Road/Road set back) is more than the required area of public amenity space as per this Regulation, then the provision for public amenity space shall not be necessary.
- c) Such amenity areas shall not be deducted from the plot for the calculation of FSI permissible on the balance plot.
- d) These areas will be in addition to the Layout Recreational Open Space (ROS/LOS) as required under Regulation No. 27.
- e) The minimum dimension of any side of such amenity space shall not be less than 7.5 m and if the average width of such amenity space is less than 16.6 m, the length thereof shall not exceed 2 1/2 times the average width.

Note: No amenity plot will be carved out of any land entirely reserved for public purpose.

**(B) Conversion of Industrial Zone to Residential or Commercial Zone for the allow the Uses permissible in Residential or Commercial Zone**

With the previous approval of the Commissioner, any open land in the Industrial Zone, (I- Zone) (including industrial estates), excluding lands of cotton textile mills, may be permitted to be converted into Commercial or Residential zone for permissible uses in the Residential Zone (R- Zone) or Commercial Zone (CZone) The area for conversion shall be considered after deduction of area under proposed DP Road/Sanctioned Prescribed Regular line/Existing Municipal Road affecting the plot/s.

**Such conversion shall be subject payment of the premium at the rate of 20% of Annual Schedule of Rates (ASR rate) of developed land (for FSI 1) and subject to the following:**

- (a) Conversion of Industrial Zone to Residential/Commercial Zone in respect of closed industries shall be permitted subject to NOC from Labour Commissioner, GoM. Provided that where conversion has been permitted on the basis of this certificate, Occupation Certificate will not be given unless a no dues certificate is granted by the Labour Commissioner.
- (b) However, in respect of any open land in the Industrial Zone where industry never existed, NOC from Labour Commissioner will not be required.
- (c) If the land under such conversion admeasures
- (i) less than ~~2000~~4000sq. m, 5% of built up area worked out at Zonal (basic) FSI shall be handed over to MCGM free of cost in the form of residential or commercial premises. Such areas shall be over and above the FSI permissible on the plot. **BUA in lieu of cost of construction of built up amenity to be handed over shall be as per the provisions of Regulation number 17(1) note 1(d).**
- (ii) Equal to ~~2000~~4000sq. m or more amenity space area to be handed over to MCGM shall be as detailed below-

Sr. No	Plot Area for conversion	% of land area as Amenity space to be handed over to MCGM	Condition
1	<del>2000</del> 4000sq. m or more, but less than 2 ha	10	Entire amenity space shall be designated as POS
2	2 ha or more, but less than 5 ha	<del>20</del> 2000 plus 20% of plot area in excess of 2 ha	At least 50% of the amenity space shall be designated as POS reservation.
3	5 ha or more	<del>25</del> 8000 plus 25% of plot area in excess of 5 ha	

**Developer shall have an option to provide constructed amenity as decided by the Commissioner on the plot to be handed over and Commissioner shall give due regard to amenity deficits in the ward. In such cases, BUA in lieu of cost of construction of built up amenity to be handed over shall be as per the provisions of Regulation number 17(1) note 1(d).**

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- (d) These areas will be in addition to the ~~ROS~~LOS as required to be provided under Regulation No. 27.
- (e) The required segregating distance as prescribed under these Regulations shall be provided within such land intended to be used for residential or commercial purposes.
- (f) Such residential or commercial development shall be allowed within the permissible FSI of the adjoining Residential or Commercial Zone.
- (g) Such provisions for public utilities, amenities and openspace shall be considered to be reservations in the DP.



(h) Public utility and amenity plots shall not be developed under AR as per Regulation No.17. The entire plot of public amenity land shall be developed entirely for the purpose of public amenity or POS alone.

Note:

- I. Conversion from industrial zone to residential/commercial zone shall be applicable to the part area of land holding subject to the condition that total area of the entire land holding shall be considered for deciding the payment of premium and percentage of and to be reserved of the said part area of land for public amenity spaces, as per this Regulation. However necessary segregating distance shall be provided from industrial use.
- II. In the event of DP having provided a reservation/reservation on a plot desiring conversion from Industrial Zone to Residential/Commercial Zone, the following shall apply:
  - a. If the area under DP reservation to be handed over to MCGM (excluding the areas under DP roads/ road setback) is less than the required area of public amenity spaces as per this Regulation, only the additional land area shall be provided for public amenity spaces.
  - b. If the area under DP reservation to be handed over to MCGM, (excluding the areas under DP roads/ road setback), is more than the required area of public amenity spaces as per this Regulation, then the provision for public amenity spaces is not necessary.
  - c. In case plot area under conversion is less than 2000/4000 sq. m, land component of built up amenity shall be considered (i.e.5% of plot area under conversion) for the purpose of calculation of amenity space as per note (a) and (b) above.
- III. Out of the total floor area proposed to be utilized for residential development, 20% of the same shall be built for residential tenements, each having BU up to 50 sq.m **(without fungible compensatory area) or 67.50 sq. minclusive of fungible compensatory area.**

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- IV. If the development is already in progress and if full Occupation Certificate has not been granted to any of the buildings in the layout, then the land owner/developer may convert the proposal in accordance with the provisions of this Regulation subject to the following conditions:

Conditions:

- a) The revised provisions will be applicable in totality. The benefit of both old and revised Regulations shall not be allowed.

- b) The benefit of revised Regulations will be applicable only in cases where (a) full Occupation Certificate has not been granted to any of the buildings in the layout and (b) required public amenity space or DP reservation, if any, has not been handed over to the Corporation.

### 15. ***Inclusive Housing (IH)***

In case of any residential development partially or fully consisting of sub-division/amalgamation/layout or single plot of land having gross plot area admeasuring 4000sq.m. or more (excluding the area under Road set back/DP Road/~~designation existing amenity~~/reservation) shall have the provision of IH as described below:

- 1 a) For construction of EWS/LIG tenements, minimum 20% of the plot area (excluding the area under Road set back/D P Road/~~designation existing amenity~~/reservation) shall be handed over to MCGM free of cost. The FSI of the plot handed over to MCGM shall be allowed to be utilized on the remaining plot.
- b) The aforesaid plot shall be handed over to MCGM within ~~twelve~~24 months from the date of approval /approval of the layout. The FSI of such plot can be utilized on remainder plot only after handing over of such plot to MCGM or before availing Zonal (basic) FSI beyond ~~50%~~75% of gross plot area or granting Occupation Certificate ~~to last 25% of Zonal(basic) FSI~~ to any of the building, whichever is earlier. The ownership of such plot shall be transferred in the name of MCGM in Revenue records before seeking occupation to ~~last 25% of admissible FSI~~ any of the buildings in the layout ~~other than IH~~.
- c) MCGM after receipt of such plot shall immediately formulate a scheme of development for IH wherein the size of tenement shall have carpet area ~~for EWS/LIG Housing as decided by the Housing Department, Government of Maharashtra, from time to time. between 27.88 - 25sq. m. and 427.88sq. m.~~ Further, such plots shall not be used for any other purpose.

Provided that in case the Landowner/Developer desires not to utilize such FSI in the same land, fully or partly, then he shall be eligible for TDR in lieu of such unutilized FSI. The utilization of this TDR shall be subject to the prevailing provisions of DCR and as per the following formula.

Formula:

$$X = (R_g/R_r) * Y$$

Where, X = Utilization of Development Right (DR) on the receiving plot.

R<sub>g</sub> = Land Rate in Rs. per sq. m as per the Annual Schedule of Rates (herein after referred to as "ASR") of generating plot in the year when ~~project is sanctioned~~ ~~IOD/IOA is issued~~.

Rr = Land Rate in Rs. per sq. m as per ASR of the receiving plot of the same year of generating plot.

Y = Unutilized FSI.

d) In case the owner/developer opts to utilize the FSI on the remainder plot/within layout, the permissibility of the FSI for the purpose of development on balance plot shall be considered on the gross plot area including the area to be handed over to MCGM for IH.

OR

**2) EWS/LIG Housing in the form of tenements of size ranging between carpet area as decided by the Housing Department, Government of Maharashtra, from time to time shall be ~~27.88~~25sq. m. and ~~42~~27.88sq. m (hereinafter referred to as 'IH tenements') and shall be constructed at least to the extent of 20% of the Zonal(basic) FSI. Such housing shall preferably be in separate wing/building subject to the following conditions: -**

(a) The BUA of the ~~EWS/LIG~~ IH tenements constructed under the scheme shall not be counted towards FSI and such built up area shall be allowed over & above the permissible BUA under these regulations.

(b) The Landowner/Developer shall construct the stock of IH tenements in the same plot and the Planning Authority shall ensure that the Occupation Certificate for the rest of the development under the said Scheme is not issued till the Occupation Certificate is issued for IH tenements under the said Scheme and handed over to MCGM.

***"Provided that the BUA of IH i.e. 20% of the Zonal (basic) FSI of the plot can also be provided at some other location (s) within the same Administrative Ward of the Municipal Corporation and the same shall be proportionate to the stamp duty ready reckoner of such respective lands. Such construction shall be free of FSI to the extent of ~~20%~~40% of Zonal (basic) FSI over & above of the permissible BUA of such plot/alternative plot.***

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Built up Area B = Built up Area A X (RR-A / RR-B)

Where:

Built up Area A = BUA of IH units proposed to be transferred from plot A

Built up Area B = BUA of IH units to be handed over to MCGM at plot B in lieu of BUA of plot A

Where plot A and plot B are situated in the same Municipal Ward

RR-A = Ready Reckoner Rate for BUA at Plot A

RR-B = Ready Reckoner Rate for BUA at Plot B

c) The completion of IH tenements under the said Scheme, along with necessary particulars, including a copy of the Occupation Certificate granted by the Planning Authority in respect thereof, shall be immediately intimated by the Landowner/Developer to concerned department of MCGM. The disbursement of such 20 % IH tenements shall be as under:

- i) 20% of such tenements shall be allotted to PAPs of vital infrastructure projects, preferably from the same ward.
- ii) Balance 80% of such tenements shall be allotted to EWS/LIG/MIG households on outright sale. **The allotment of tenements shall be as per the lottery system adopted by MHADA.**

If MCGM does not require tenements as per sr. no (i) above within six months from the date of receipt of such intimation, then the same may be sold as per sr. no ii) above.

- iii) Money so received from proceeds of the sale shall be utilized by MCGM for implementation of DP.
- iv) ***The developer/owner shall be entitled for the BUA in lieu of cost of construction of tenements as stated below:***

***BUA in lieu of cost of construction of IH = 1.501.25 [Rate of construction per sq. m as per ASR rate/Rate of developed land per sq. m as per ASR (for FSI 1)]\* BUA of IH***

***This BUA shall be subject to maximum 40% of the BUA of IH handed over to MCGM***

**(EP-27)**

Note:

1) BUA in lieu of cost of construction of IH shall be allowed over and above the permissible FSI as specified in Regulation No.30, table 12 or can be adjusted against permissible TDR/Additional FSI on payment of premium.

2) Commencement Certificate in lieu of BUA of IH can be granted only after handing over of such BUA to MCGM or before availing Zonal (basic) FSI beyond ~~50%~~ **75%** of gross plot area or granting Occupation Certificate **to last 25% of admissible FSI** to any of the building, whichever is earlier.

3) For arriving at number of tenements, ratio of BUA to carpet area shall be considered as 1.2 (including requirements as per provision of these Regulations). No separate compensation shall be given for areas under Regulation No.31 (1). BUA for the construction of staircase/lift/staircase and lift lobby & other areas as per 31(1) shall not be counted in BUA to be handed over and shall be without charging premium for the provision of IH tenements.

*“Provided that there shall be no obligation to construct IH tenements in the redevelopment project of any Co-operative Housing Society/federation of societies/association/condominium/apartment owner’s association in which the carpet area of all existing individual residential tenements does not exceed 80 sq. m.*

~~Provided further that, if existing carpet area of some of the residential tenements, in Co-operative Housing Society/federation of societies/association/condominium/ /apartment owners association is more than 80 sq. m, then the obligation to hand over the BUA in the form of IH tenements/plot area would be proportionate to the ratio of BUA of such tenement having carpet area more than 80 sq. m and existing BUA, otherwise required as per this Regulation considering plot area.~~

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This provision shall not apply to redevelopment of individual bungalows in Bungalow Scheme. However, this provision shall be applicable if redevelopment in Bungalow Scheme or plot having area more than 4000sq. m. under layout is proposed,

There shall be no obligation to construct IH tenements in accordance with these provisions in any redevelopment project under Regulation No. 33(2),33(3)(A),33(5),33(6),33(7),33(8), 33(9), 33(9)(A), 33(9)(B), 33(10), 33(10)(A), 33(11), 33(20), development under Regulation No 35 and specified under Regulation No. 35(3) and 14(B) as well as any Housing scheme or residential development project wherein owing to the relevant provisions of the DCRs, more than 20% of the Zonal (basic) FSI is required to be utilized towards construction of residential EWS/LIG tenements and development of land situated in NDZ-SDZ as per the regulation no 34-3.433(8) and also for the development/redevelopment of any land owned by the Govt. or any Semi-Govt. Organization, provided such development / redevelopment is undertaken by Govt. or Semi-Govt. organization itself or through a developer/contractor under public private partnership.

~~Provided that in cases of development of reservation for Rehabilitation & Resettlement (R & R)/Affordable Housing (AH) and the construction of EWS/LIG tenements under the provisions of any other Act, this provision shall not be applicable.~~

(3) Amalgamation of IH plots/IH tenements shall not be allowed.

(4) After layout approval, the area may be further subdivided if necessary to earmark separate plots for the IH component and the other component. The Plot area and the BUA in terms of square meters on the said plot shall be separately mentioned in the lease agreements and Record of Rights. The CTSO/SLR, of the district on payment of such fees as may be decided by the Govt. ensure that the City Survey sheet and property cards are corrected accordingly and fresh property cards are opened for each of the plots giving details regarding the area of the plots and the total area of the floors of the built-up property and TDR given that is, the FSI used on that plot.

## 16. Road /Road Widening

The permissible BUA shall be on the ~~gross~~ plot area including the area required for road widening or roads proposed under the DP or the MMC Act, 1888, as stipulated in Regulation No 30 of these Regulations only if the Owner hands over the same entirely to the MCGM free of cost and free of encumbrances by leveling the land to the surrounding ground level and after constructing 1.5 m. high compound wall leaving the setback area as directed by the Commissioner. Thereafter, the road land shall be transferred in the Revenue records in the name of the Corporation and shall vest in it becoming part of a public street as defined in sub-section (3) of section 288 of the MMC Act, 1888. The additional BUA equal to area of plot so surrendered to MCGM free of cost and free of encumbrances shall be permissible over and above the permissible BUA as specified in Regulation No. 30 (A) except in respect of proposal processed under Regulation No 33(5), 33(7), ~~33(7)(A), 33(8), 33(9), 33(9)(A), 33(9)(B), 33(10), 33(10)(A), 33(20)(A), 33(21).~~

In case where the development of plot/layout is already completed in all respects and the road is proposed to be widened subsequently as per the sanctioned road line prescribed under MMC Act 1888, plot owner shall be entitled for BUA as per the Zonal (basic) FSI/TDR of plot so surrendered to MCGM/ Appropriate Authority free of cost and free of encumbrances or monetary compensation as decided by the Competent Authority.

~~Herein after, wherever bridges are constructed by Govt./MCGM/Appropriate Authority, the same shall be provided with noise barriers as explained in Regulation No. 2(IV)(87).~~

## 17 (1) Development of Reserved land for Public Purposes

Reservations which shall be exclusively developed by the MCGM or the Appropriate Authority (acquired by way of monetary compensation or TDR or any other means), or by owner, wherever permissible, entirely for the intended purpose are described in Table Nos. 4 & 5 with appropriate conditions or allow owner to develop under Accommodation Reservation (AR) subject to conditions mentioned below & further as described in Table No. 5

### Conditions for Development of reserved land under Accommodation Reservation (AR)

#### 1) For plot having reservation area ~~1000~~2000 sq. m. or more

i. The owner will be allowed to develop the land if he agrees to construct BUA equivalent to 'X%' of Basic (zonal) FSI and agrees to hand it over to MCGM/Appropriate Authority in lieu of FSI/TDR, as specified in this regulation along with 'Y%' of area of reserved plot, free of cost as per the designs, specifications, terms and conditions duly approved by the Commissioner.

ii. The owner will be entitled to avail the full permissible BUA of the entire reserved plot for other permissible uses in the zone **under these Regulations** on the remaining land [(100- 'Y') % of the land]

iii. The values of 'X' and 'Y' for the respective reservations as mentioned in Sr. No. I and ii above are given in Table No.5 below.

iv. The construction of built up amenity (with all requirements as per the provisions of these Regulations) to be handed over to MCGM along with the land as stated above under AR may be allowed to be developed in independent building/semi-detached to the structures of other permissible development on the same plot or layout proposed by the owner/developer on the remaining land. The ownership of such plot or BUA to be handed over to MCGM shall vest with MCGM. **Immediately an application to Revenue Authority for making a mutation entry shall be submitted by owner/developer. Thereafter, Commissioner shall also take up the matter with Revenue department for the necessary mutation entry.** Revenue department shall **enter in other rights column a mutation entry of plot or BUA handed over to MCGM and** correct the revenue records accordingly on receipt of such intimation and on payment of such fees by owner as may be decided by the Government. A separate property register card in words & figures thereof in the name of MCGM shall be submitted by owner before seeking Occupation Certificate for any part of building/buildings beyond **50% 75%** of permissible BUA as per Zonal (basic) FSI, or granting Occupation Certificate **to last 25% of admissible FSI into** any of the building, whichever is earlier **other than amenity.**

**2) For plot having reservation area less than 1000 2000 sq. m**

***i) (a) The owner may exercise the option to construct BUA equivalent to 'X'% of Basic (zonal) FSI and agrees to hand it over to MCGM/Appropriate Authority in lieu of FSI/TDR, as specified in this regulation along with 'Y'% of area of reserved plot, free of cost as per the designs, specifications, terms and conditions duly approved by the Commissioner as per 1) above.***

***or***

***(b) The owner will be allowed to develop the land if he agrees to construct BUA equivalent to 'X'% of Zonal (basic) FSI and agrees to hand it over to MCGM without insistence of separate plot as mentioned in the table no 5 subject to payment of premium at the rate as specified in this regulation note no. 23(i) below table 5 or at the rate as decided by Government and amended time to time, for the optional non handing over Y% of area of reserved plot and following conditions ii) and iii).***

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ii) The construction of built up amenity (with all requirements as per the provisions of these regulations) to be handed over to MCGM as stated above under accommodation reservation may be allowed to be developed in independent building/wing/semi-detached to the structures/in the building premises of other

permissible development proposed by the owner/developer, preferably with independent access.

iii) The ownership of such BUA to be handed over to MCGM shall vest with MCGM. Immediately an application to Revenue Authority for making a mutation entry shall be submitted by owner/developer. Thereafter, Commissioner shall also take up the matter with Revenue department for the necessary mutation entry. Revenue department shall enter in other rights column a mutation entry of BUA handed over to MCGM.

The mutation entry in respect of built up area to be handed over to MCGM shall be made in property register card/Revenue records. On receipt of such intimation and on payment of such fees by owner as may be decided by the Government, Revenue department shall correct the revenue records accordingly. The owner shall submit property register card with the mutation entry before seeking Occupation Certificate for any part of building/buildings beyond 50% 75% of permissible BUA as per Zonal (basic) FSI, or granting Occupation Certificate to last 25% of admissible FSI into any of the building, whichever is earlier.

3) The Commissioner may entrust the operation and maintenance of such developed amenity to an appropriate agency as per the prescribed guidelines.

4) In cases, where proposals are already approved as per the provisions of Regulations in force prior to these Regulations, the lands/BUA which are required to be handed over to MCGM or the Appropriate Authority, as the case may be, for public purpose, as per the provisions of regulations in force prior to these Regulations, such lands/BUA shall be deemed to be reservations/ **designation existing amenity** of DP and shall be developed for the intended purposes, even if such reservations/ **designation existing amenity**/amenities are not reflected on the DP.

5) Constructions required for ingress and egress of passengers using Public Mass Transit Facilities shall be permitted on any land reserved/ **designated existing amenity** for any public purpose irrespective of its permissibility given in any land use classification.

**Table No: 3**

***Common set of conditions for development of Reservations and Authority/Person who may develop Reservation***

Symbol	Applicable Conditions for Development
1	The Corporation or Appropriate Authorities may entrust the development, operation and maintenance of the entire reservation to an appropriate agency
2	The Owner will be allowed to develop the reservation only for its intended purpose
3	The Owner will be allowed to develop the reservation on Accommodation



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	Reservation basis.
Za	Maximum % of plot area that can be used for ancillary uses.
Zb	Maximum % of permissible built up area at Zonal (basic)FSI of the built-up reservation area that can be used for ancillary users.
X	Maximum % of development rights, permissible at Zonal (basic) FSI, of the reservation area affecting the plot, to be constructed as built-up amenity/amenity for reservation under AR.
Y	Maximum % of reserved plot to be set aside for built-up amenity developed under AR and to be handed over to MCGM, along with the built-up amenity.

**Table No: 4**

***Reservations to be developed for the intended purposes along with permissible uses & ancillary activities.***

Sr. No	Reservati on main Category	Reservation Category		Users Permitted		Applicable conditions for development
		Code	Name	Permissible uses	Ancillary Activities	
1	Public Open Spaces	ROS1.2	Promenades	Coastal Road, Promenade/Promenades along periphery of water body/river/sea/pipeline	Watchman cabin, Gardener chowky, toilet block, Art and culture related uses, Public Toilet facilities	1
2		ROS2.3	Zoo	Zoo, Aquarium <b>with permissible FSI of 0.025</b>	<del>Ancillary compatible uses with the special permission of the Commissioner</del>	1
3		ROS2.4	Municipal Sports Complex	Sports Complex for various or individual sports activity, Enclosed Sports Facility for indoor games, <b>Facility for Indian sports</b> , Gymnasium, Swimming Pool, Drama Theater, Public Toilet facilities, <b>Changing Rooms, Locker Room</b>	Open air stage, cafeteria, restaurant, rest rooms, <b>changing rooms</b> , welfare activities, social and cultural activity\amenities, Art and culture related uses, hostel rooms and other ancillary facilities	1, Zb=15

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Sr. No	Reservati on main Category	Reservation Category		Sub	Users Permitted		Applicable conditions for development
		Code	Name		Permissible uses	Ancillary Activities	
						watchman's cabin, gardener's chowky, instrument room, Sport Store/Shop etc.	
4		ROS2.5	Sports Complex/S tadium		<del>Sports Complex for various or individual sports activity, Enclosed Sports facility for indoor games, Gymnasium, Swimming Pool</del>	<del>i) Hostel rooms and other ancillary facilities, welfare activities, social and cultural activity\ amonities, watchman's cabin, gardeners chowky, instrument room, Art and culture related uses, etc. ii) Banks, Restaurants rest rooms, Sport Store/Shop.</del>	1 or 2, a) Za= 25 b) Zb= 50
54		ROS2.7	Green Belt		Green belt / Promenades and <del>Substation, Distribution Facility</del>	Watchman cabin, Gardener chowky, toilet block. (at suitable location)	1
5		ROS2.8	Botanical Garden		Botanical Garden	Watchman cabin, Gardener chowky, toilet block. (at suitable location)	1,
6	Housing	RR1.2	Police Staff Quarters		Police Staff Quarters with Police Station		1
7		RR1.3	Government Staff Quarters		Govt. Staff Quarters, Govt. Office		1
8		RR1.6	Police Housing		Police Housing		1
		RR1.7	Government Housing		Government Housing, Staff Quarters, Guest		1

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Sr. No	Reservati on main Category	Reservation Category		Users Permitted		Applicable conditions for development
		Code	Sub Name	Permissible uses	Ancillary Activities	
<del>9</del>				<del>House/ Hostel</del>		
10		RR3.1	<i>Koli Housing</i>	<i>Koli Housing</i>	<i>Art and Culture related uses,</i>	1
116	Public Utility and Facilities	RPU2.1	Fuel Station	Fuel filling station with vehicle washing, <i>City gate station, Gas distribution station and battery charging</i> facility.	<i>Administrative building, area</i> Ancillary uses of ATM, book shop, cafeteria, canteen (without cooking with open flame) <i>with subject to NOC from CFO and NOC from controller of Explosive.</i>	1 or 2 Za=10 Zb=10
<del>12</del>		<del>RPU 3.1</del>	<del>Police Station</del>	<del>Police station, Police Chowky, Lock up Facility, Canteen, Toilet Blocks, Rest Rooms, Residential Quarters</del>	<del>Branch of Bank, Bill payment Kiosk</del>	<del>1, Zb=10</del>
13		RPU 3.2	<i>Police Chowky</i>	<i>Police chowky, Toilet Blocks, Rest Rooms</i>		1
14		RPU3.3	<i>Correction Facilities</i>	<i>Jail, Juvenile Home, Police Station etc. as decided by Appropriate Authority</i>	<i>Bank ATM, Ancillary uses as decided by Appropriate Authority</i>	1 Za=10 Zb=10
15		RPU3.4	<i>Police Facilities</i>	<i>Police Station, Police chowky, Lockup Facility, Canteen, Toilet Blocks, Rest Rooms, Residential Quarters, Marching ground, court, Fuel Station for Police Facilities</i>	<i>Canteen, branch of a bank, stationary shop, meeting rooms for lawyers, photo-copying shop, Ancillary uses as decided by Police Authority</i>	1 Zb=15
16		RPU 3.5	<i>Courts</i>	<i>Court, along with other uses if any, such as Library, Canteen, Meeting Rooms for Lawyers, Administrative Office</i>	<i>Branch of a bank, stationary shop, cafeteria, Photocopying shop, book store</i>	1, Zb=10

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Sr. No	Reservati on main Category	Reservation Category		Users Permitted		Applicable conditions for development
		Code	Sub Name	Permissible uses	Ancillary Activities	
17		<b>RPU5.2</b>	<b><i>Electricity Transmission &amp; Distribution Facility</i></b>	<b><i>Sub Station, Receiving station, Bill Collection Centres, Administrative Office</i></b>		<b><i>—1,</i></b>
18		<b>RO2.1</b>	<b><i>Government Office</i></b>	<b><i>Government Office along with other uses if any, such as Staff Quarters</i></b>	<b><i>ATM of a Bank, Information Kiosk, CFC, police chowky, electric/ telephone bill payment center etc.</i></b>	<b><i>1, Zb=10</i></b>
19		<b>RSA3.5</b>	<b><i>Museum</i></b>	<b><i>Museum, Art Gallery, Exhibition Hall, Display Hall</i></b>	<b><i>Auditorium, Drama Theatre</i></b>	<b><i>1 or 2 Zb=30</i></b>
20		<b>RSA4.8</b>	<b><i>Cemetery</i></b>	<b><i>Cemetery, Cremation Ground, Burial Ground, Electric/gas Cremation Unit, Pyre shed</i></b>	<b><i>Storage for Wood, Facilities for Mourners, For Performing Rituals, Prayer Hall, Religious Facility, Water Body etc</i></b>	<b><i>1 Zb=15</i></b>
21 7	Social Amenities	RSA5.1	Exhibition Centre	Exhibition Center cum Convention Hall, along with other uses if any, such as, Organizers office, Protocol Lounge, VIP Lounge, Press Lounge, Registration Area, Pre-function Area, Canteen cum refreshment area, surveillance and security rooms, strong room, first aid and emergency response room with supporting activities as Hotels not less than 3-Star category, Food court, fine dining, restaurant area, shopping, ATM, recreation area, Art and culture related uses, Indoor	Branch of a Bank, ATM, Information Kiosk, CFC, police chowky, etc.	1 or 2 Zb=10

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Sr. No	Reservati on main Category	Reservation Category		Users Permitted		Applicable conditions for development
		Code	Name	Permissible uses	Ancillary Activities	
				games area, fitness center, fire services		
22 8		RSA 7.1	Film Studio/ TV Studio	Film Studio/ TV Studio/Dubbing &Recording Studio/ Preview Theater with administrative office, Art and culture related uses	ATM, shops, Dispensary, Canteen,	1 or 2 Zb=10
23 9		RSA 8.1	Animal shelter	Animal shelter, shed for animals with animal eating & drinking facilities	Chowky& toilet block	1 or 2 Zb=10
24		<b>RMS3.1</b>	<b>Solid Waste management Facilities and Allied Activity</b>	<del>Refuse Shed, Solid Waste Sorting Contor, Refuse Transfer Station, Municipal Chowky, Municipal Office, Municipal Store, Refuse Compactor, Rest Rooms, Workers or Rag Picker Shed and PSC Block</del>		4
25 10		RMS3.2	Land Fill Site	Solid Waste Disposal, Facility, Land Fill Site		1, Za=10 Zb=10
26 11		RMS4.1	Sewage Treatment Plant/Facilitie s	Sewerage Treatment Plant, Aerated Lagoons, ETP & Allied Services along with other uses if any, such as Municipal Chowky, Municipal Store, Municipal Office, Workshop with Staff Quarters	Canteen, Dispensary Unit, Branch of a Bank, <b>Ancillary Uses as Decided by the Commissioner</b>	1, Za = 10, Zb = 10
27 12		RMS4.3	Sewage Pumping Station	Sewage Pumping Station along with other uses if any, such as, Municipal Chowky, Municipal Store, Municipal Office, Municipal Workshop, Staff Quarters	Canteen, Dispensary Unit, Branch of a Bank, <b>Ancillary Uses as Decided by the Commissioner</b>	1, Zb=10
				Water Reservoir,	Canteen, Dispensary	

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Sr. No	Reservati on main Category	Reservation Category		Sub	Users Permitted		Applicable conditions for development
		Code	Name		Permissible uses	Ancillary Activities	
28 13	Municipal Services	RMS5.1	Reservoir		Overhead Service Reservoirs, Garden and Play Ground Pumping Station along with other uses if any, such as, Municipal Office, Municipal Chowky, Municipal Store, Staff Quarters	Unit, Branch of a Bank, <del>Ancillary Uses as decided by the Commissioner</del>	1, Zb=10
29 14		RMS5.2	Water Pumping Stations		Water Pumping Stations along with other uses if any, such as, Municipal Office, Municipal Chowky, Municipal Store and Staff Quarters.	Canteen, Dispensary Unit, Branch of a Bank, <del>Ancillary Uses as decided by the Commissioner</del>	1, Zb=10
30 15		RMS5.3	Water Treatment Plant		Water Treatment Facility and Allied Services, Municipal Chowky, Municipal Store, Municipal Office, Staff Quarters.	Canteen, Dispensary Unit, Branch of a Bank, <del>Ancillary Uses as decided by the Commissioner</del>	1, Zb=10
31 16		RMS6.1	Storm Water Pumping Station		Storm Water Pumping Station		1, Zb = 10
32	<b>Primary Activities</b>	<b>RP1.1</b>	<b>Fish &amp; Net Drying yards</b>		<b><del>Fish &amp; Net Drying yards, fish drying related industries along with other uses if any, such as, diesel storage, Fish Godown, Fishing Related Industry</del></b>	<b><del>Art and culture related uses, Footstalls/ Restaurant, Bank Branch</del></b>	<b><del>1 or 2 a) Za= 15 b) Zb=15</del></b>
33 17		RT1.2	State Transport Depot		State Transport Depot along with other uses if any, such as Tracks for Vehicle Testing, Regional Transport Office, Staff Quarters, Canteen.	Branch of a bank, <del>Ancillary uses as decided by the Appropriate Authority.</del>	1, Zb=10
34 18		RT2.1			Water Transport Station Parking Lot for Public, Bus Stops, Sheds, Helipads, Repairing Facilities,	Canteen, ATM of bank, other ancillary uses with facilities for staff and visitors <del>as</del>	1, Zb=15

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Sr. No	Reservati on main Category	Reservation Category		Users Permitted		Applicable conditions for development
		Code	Name	Permissible uses	Ancillary Activities	
	Transport		Water Transport Terminal	Rickshaw and Taxi Parking	<del>decided by the</del> <b>Appropriate Authority</b>	
35 19		RT2.2	Jetty	Jetty, along with other uses if any, such as, Office, Parking, Emergency Medical Centre	Other ancillary uses with facilities for staff and visitors <del>asdecided by the</del> <b>Appropriate Authority</b>	1, Zb=15
36 20		RT3.1	Metro/Mono Rail Car shed	Metro/Mono Car Shed, along with other uses if any, such as, Material Depot Store, Workshop, Office.	<del>As may be decided by MMRDA or</del> <b>Appropriate Authority</b>	1
37 21		RAM	Reservation Amenity	Social/Education/Health services & facilities as decided by Municipal Commissioner considering deficiency in Amenity in ward/ Appropriate Authorities		1

(EP-30)

Table No 5

Reservations to be developed for the intended purposes or as per Accommodation Reservation.

Sr No	Reservatio n main Category	Reservation Sub Category		Users Permitted		Applicable conditions for developm ent
		Code	Name	Permissible uses	Ancillary Activities	
		RE1.1	Municipal School	Primary school, Secondary School, Higher Secondary School, <b>High School, College</b> , Integrated School with hostel, Pre-SchoolCentre, Nurseryor other educational	Other non-educational compatible uses such as branch of a Bank, Stationery Shop, Dispensary, Canteen,	1 or 2 or 3 Zb = 10 In case of 3 a) X= 50 b) Y=50

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Sr No	Reservation main Category	Reservation Sub Category		Users Permitted		Applicable conditions for development
		Code	Name	Permissible uses	Ancillary Activities	
1	Education			purposes Auditorium, art and culture related users After hours of principal uses, other educational / permitted uses <b>including Aadhar Kendra with skill development centre, Yogalaya, welfare centres as decided by the Commissioner.</b>		
2		RE1.2	Primary and Secondary School	Primary School, Secondary School, Higher Secondary School, <b>High School, College, Integrated School with hostel, Pre-School Centre, Nursery or other educational purposes Auditorium and art and culture related users. After hours of principal uses, other educational / permitted uses including Aadhar Kendra with skill development centre, Yogalaya, welfare centres as decided by the Commissioner.</b>	Other non-educational compatible uses such as branch of a Bank, Stationary Shop, Dispensary, Canteen,	1 or 2 or 3 Zb = 10  In case of 3 a) X= 50 b) Y=50
3		RE1.3	Special School	Institute for Differentlyabled, hostel or other educational purposes, Auditorium. Other facilities for children with special needs, such as soft play areas, sensory rooms or swimming pools which are necessary for	Other non-educational compatible uses such as branch of a Bank, Stationary Shop, Dispensary, Canteen.	1 or 2 or 3 Zb = 10  In case of 3 a) X= 50 b) Y=50



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Sr No	Reservation main Category	Reservation Sub Category		Users Permitted		Applicable conditions for development
		Code	Name	Permissible uses	Ancillary Activities	
				treating students with certain conditions.After hours of principal uses other educational / permitted uses <b>including Aadhar Kendra with skill development centre, Yogalaya, welfare centres as decided by the Commissioner.</b>		
4		RE2.1	Higher Education	<b>Primary School, High School, Bachelors and higher degree colleges including Technical, Medical, Architecture, Management Institutions with/without hostel, or other educational purposes auditorium and art and cultural related users. After hours of principal uses, other educational / permitted uses including Aadhar Kendra with skill development centre, Yogalaya, welfare centres as decided by the Commissioner.</b>	Sports Center, Gymnasium, Canteen, Banks, Post Office, Dispensary, Shops.	1 or 2 or 3 Zb = 20 In case of 3 a) X= 50 b) Y=50
5		RE3.1	Other Education	<b>Primary School, Secondary School, Higher Secondary School, High School, College, Integrated School General College Vocational Training Institutes Training Centre, Industrial Training</b>	Sport Center, Gymnasium, Canteen, Banks, Post Office, Dispensary, Shops.	1 or 2 or 3 Zb = 20 In case of 3 a) X= 50 b) Y=50

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Sr No	Reservation main Category	Reservation Sub Category		Users Permitted		Applicable conditions for development
		Code	Name	Permissible uses	Ancillary Activities	
				<b>Institute</b> , etc., Medical College (Including General Hospital), Sports School, Skill Development Center, Hostel, or other educational purposes, Auditorium and art and culture related uses. After hours of principal uses other educational / permitted uses including <b>Aadhar Kendra with skill development centre, Yogalaya, welfare centre</b> <del>as decided by the Commissioner.</del>		
6		RE 4.1	Urban Planning Institute	Urban Planning, Environmental Planning and other related Institutes Viz. Transportation, Housing, Public Policy, Infrastructure Planning, GIS and Geography with/without hostel facilities and art and culture related uses	Sports Center, Gymnasium, Canteen, Banks, Post Office, Dispensary, Shops.	1 or 2 or 3 Zb = 20 In case of 3 a) X=50 b) Y=50
7		RE 4.2	Medical Institute	Institutes for Medical Institutions Education as defined by Medical Council of India with/without hostel facilities, and art and cultural related uses	Sports Center, Gymnasium, Canteen, Banks, Post Office, Dispensary, Shops.	1 or 2 or 3 Zb = 20 In case of 3 a) X=50 b) Y=50
8		RE 4.3	Financial Institute	Institutes devoted to the study of Financial, Economics and such other field with/without hostel facilities and art	Sports Center, Gymnasium, Canteen, Banks, Post Office, Dispensary, Shops.	1 or 2 or 3 Zb = 20 In case of 3 a) X=50

Sr No	Reservation main Category	Reservation Sub Category		Users Permitted		Applicable conditions for development
		Code	Name	Permissible uses	Ancillary Activities	
				and culture related uses		b) Y=50
9		RE 4.4	Other Institutes	Institutes for Art, Culture, Fine Arts, Social educationwith/without hostel facilitiesand art and culture related uses	Sports Center, Gymnasium, Canteen, Banks, Post Office, Dispensary, Shops.	1 or 2 or 3 Zb = 20 In case of 3 a) X=50 b) Y=50
10		RH1.1	Municipal Dispensary/ Health Post	Dispensary, Health Post, Urban Primary Health Centre, Urban Community Health Centre, Pathology Lab, Physiotherapy etc.	Nurses Quarter Post-Partum center, Recovery centers, Generic Medicine dispensing facility. Medical Stores/Shops, Public toilet facilities	1 or 2 or 3 Zb =30 In case of 3 a) X= 50 b)Y=40
11	Health	RH1.2	Hospital	Hospital, Dispensary, Maternity Home, Municipal Health Facility, Diagnosticcentre, Rehabilitation Centre, Peripheral / General Hospital, Specialty Hospital, Multi-specialty / Tertiary Hospital, Peripheral / Intermediate Hospital, <b>Dharmashala.</b>	Nurses and other staff Quarters, <b>NightCare taker</b> Shelters, Generic Medicine dispensingfacilityand built up area of commercial uses such as Branch of a bank, Medical Stores/Shops, Public toilet facilities shall not exceed10% of the Zonal(basic) <b>or 5% of permissibleFSI whichever is more</b>	1 or 2 or 3 Zb =30 In case of 3 a) X= 50 b)Y=40
12		RH1.3	Municipal Maternity Home	MaternityHospital, Dispensary, Post-Partum Centre, Recovery Centre, Rehabilitation Centre, Physiotherapy Centre.	Nurses and other staff Quarters, <b>NightCare taker</b> Sheltersfor staff, Generic Medicine dispensing facility	1 or 2 or 3 Zb =30 In case of 3 a) X= 50 b)Y=40

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Sr No	Reservation main Category	Reservation Sub Category		Users Permitted		Applicable conditions for development
		Code	Name	Permissible uses	Ancillary Activities	
					and built up area of commercial uses such as Medical Stores/Shops&. Public toilet facilities shall not exceed 10% of the Zonal(basic)FSI	
13		RH3.1	Rehabilitation Centre	Rehabilitation Centre, Dispensary, Health Post, Physiotherapy Centre Sanitarium, Hospice etc.	Nurses and other staff Quarters, Generic Medicine dispensing facility, Commercial uses such as Medical Stores/Shops& Public toilet facilities.	1 or 2 or 3 Zb=20 In case of 3 a)X=50 b)Y=40
14		RH3.4	Veterinary Hospital	Veterinary hospital	Other compatible uses, Medical Stores/Shops	1 or 2 or 3 Zb=20 In case of 3 a)X=50 b)Y=40
15	Public Open Spaces	ROS1.4	Play Ground	Play Ground	Art and culture related uses, <i>Vipassana/ yoga meditation</i> , Watch man cabin, Gardener chowky, toilet block.	1 or 3 In case of 3, Y=70 <b>and minimum area of reserved plot shall be 1000 sq. m.</b>
16		ROS 1.5	Garden/ Park	Garden, Parks, Botanical Garden, Children Park with Waking Track, Wooded Areas Water Body	Art and culture related uses, <i>Vipassana/ yoga meditation</i> , Watch man cabin, Gardener chowky,	1 or 3 In case of 3, Y=70 <b>and minimum area of</b>

Sr No	Reservation main Category	Reservation Sub Category		Users Permitted		Applicable conditions for development
		Code	Name	Permissible uses	Ancillary Activities	
					toilet block.	<b>reserved plot shall be 1000 sq. m</b>
17		ROS2.1	Club/ Gymkhana	Club/ Gymnasium/ Yogalaya, swimming pool	Art and culture related uses, Vipassana/ yoga meditation, Watchman cabin, Gardener chowky, toilet block.	1 or 2 or 3 In case of 3 a) X=50 b) Y=40
18		ROS2.5	Sports Complex/ Stadium	<b>Sports Complex for various or individual sports activity, Enclosed Sports facility for indoor games, Facility for Indian sports, Gymnasium, Swimming Pool, Changing Rooms, Locker Room</b>	<b>i) Hostel rooms and other ancillary facilities, welfare activities, social and cultural activity\ amenities, watchman's cabin, gardeners chowky, instrument room. Art and culture related uses, etc. ii) Banks, Restaurants rest rooms, Sport Store/Shop.</b>	<b>1 or 2 or 3 a) Za= 25 b) Zb= 50 In case of 3 Y=70 and minimum area of reserved plot shall be 50000 sq. m.</b>
18 19	Housing	RR1.1	Municipal Staff Quarters	Municipal Staff Quarters, Municipal chowky, <b>Municipal Office Administrative area</b>		1 or 3, <b>Zb=10</b> In case of 3 a) X=50 b) Y=40
20		RR1.2	Police Staff Quarters	<b>Police Staff Quarters with Police Station</b>		<b>1 or 3, Zb=10 In case of 3 a) X=50</b>

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Sr No	Reservation main Category	Reservation Sub Category		Users Permitted		Applicable conditions for development
		Code	Name	Permissible uses	Ancillary Activities	
						<b>b) Y=40</b>
<b>21</b>		<b>RR1.3</b>	<b>Government Staff Quarters</b>	<b>Govt. Staff Quarters, Govt. Office Administrative Area</b>		<b>1 or 3, Zb=10 In case of 3 a) X=50 b) Y=40</b>
<b>19 22</b>		RR 1.5	Municipal Housing	Municipal Housing/ Municipal facilities, Rehabilitation of PAPS		1 or 3, In case of 3 a) X=50 b) Y=40
<b>23</b>		<b>RR1.6</b>	<b>Police Housing</b>	<b>Police Housing</b>		<b>1 or 3, In case of 3 a) X=50 b) Y=40</b>
<b>24</b>		<b>RR1.7</b>	<b>Government Housing</b>	<b>Government Housing, Staff Quarters, Guest House/ Hostel</b>		<b>1 or 3, In case of 3 a) X=50 b) Y=40</b>
<b>20 25</b>		RR2.1	Rehabilitation & Resettlement	Rehabilitation Tenements.		1 or 3, In case of 3 a) X=50 b) Y=40
<b>24 26</b>		RR2.2	Affordable Housing	Affordable Housing		1 or 3, In case of 3 a) X=50 b) Y=40
<b>27</b>		<b>RR3.1</b>	<b>Koli Housing</b>	<b>Koli Housing</b>	<b>Art and Culture related uses,</b>	

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Sr No	Reservation main Category	Reservation Sub Category		Users Permitted		Applicable conditions for development
		Code	Name	Permissible uses	Ancillary Activities	
22 28	Public Utilities & Facilities.	RPU 1.1	Fire Station	Fire Brigade Station, Training center, staff quarters, Municipal office.	As may be decided by the Commissioner	1 or 3, In case of 3 a) X=50 b) Y=50
29		<i>RPU 3.1</i>	<i>Police Station</i>	<i>Police station, Police Chowky, lock up Facility, Canteen, Toilet Blocks, Rest Rooms, Residential Quarters</i>	<i>Branch of Bank, Bill payment Kiosk</i>	<i>1 or 3 Zb=10 In case of 3 a) X=50 b) Y=40</i>
30		<i>RPU 3.2</i>	<i>Police Chowky</i>	<i>Police chowky, Toilet Blocks, Rest Rooms</i>		<i>1 or 3, In case of 3 a) X=50 b) Y=40</i>
31		<i>RPU3.3</i>	<i>Correction Facilities</i>	<i>Jail, Juvenile Home, Police Station etc.</i>	<i>Bank ATM</i>	<i>1 or 3 Za= 10 Zb=10 In case of 3 a) X=50 b) Y=40</i>
32		<i>RPU3.4</i>	<i>Police Facilities</i>	<i>Police Station, Police chowky, Lockup Facility, Canteen, Toilet Blocks, Rest Rooms, Residential Quarters, Marching ground, court, Fuel Station for Police Facilities</i>	<i>Canteen, branch of a bank, stationary shop, meeting rooms for lawyers, photo copying shop</i>	<i>1 or 3 Zb=15 In case of 3 a) X=50 b) Y=40</i>
33		<i>RPU 3.5</i>	<i>Courts</i>	<i>Court, along with other uses if any, such as Library, Canteen, Meeting Rooms for Lawyers, Administrative</i>	<i>Branch of a bank, stationary shop, cafeteria, Photocopying shop, book store</i>	<i>1 or 3, Zb=10 3subject to NOC from Law</i>

Sr No	Reservation main Category	Reservation Sub Category		Users Permitted		Applicable conditions for development
		Code	Name	Permissible uses	Ancillary Activities	
				<i>Office, judicial quarters</i>		<i>and Judiciary Department. In case of 3 a) X=50 b) Y=40</i>
34		RPU4.1	<i>Post &amp; Telegraphic Office</i>	<i>Post &amp; Telegraphic Office along with other uses if any, such as Staff Quarters</i>	<i>ATM of a Bank, Information Kiosk, CFC, police chowky, electric/telephone bill payment center etc.</i>	<i>1 or 3, Zb =10 In case of 3 a) X=50 b) Y=40</i>
35		RPU5.2	<i>Electricity Transmission &amp; Distribution Facility</i>	<i>Sub Station, Receiving station, Bill Collection Centres, Administrative Office</i>	<i>Emergency/essential staff quarters</i>	<i>1 or 3 Zb=20 In case of 3 a) X=50 b) Y=40 and minimum area of reserved plot shall be 1000 sq. m</i>
23 36		RPU 6.1	Service Industrial Estate	Service industrial users, shop/commercial user permitted in service industrial Estate		1 or 3, In case of 3 a) X=50 b) Y=40
24 37	Public Offices	RO1.3	Municipal Office	Municipal Office along with other uses if any, such as Staff Quarters, Disaster Management Facility	ATM of a Bank, Information Kiosk, CFC, police chowky, electric/telephone bill payment center,	1 or 3, Zb =10 In case of 3 a) X=50 b) Y=40



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		Code	Name	Permissible uses	Ancillary Activities	
					Public toilet block.	
38		RO2.1	Government Office	Government Office along with other uses if any, such as Staff Quarters	ATM of a Bank, Information Kiosk, CFC, police chowky, electric/ telephone bill payment center etc.	1 or 3, Zb =10 In case of 3 a) X=50 b) Y=40
25 39		RO3.1	Disaster Management Facility	Administrative Office, Storage facility for materials/goods, Fire Station, Medical aid, any ancillary/ Training Centre for Disaster Management/Municipal /Govt. office/Home guard station & facilities thereof	Canteen, dispensary, ATM, Public toilet facilities.	1 or 3, Zb =10 In case of 3 a) X=50 b) Y=40
26 40		RSA1.1	Municipal Market with Vending Zone	Markets for fruits and vegetables, Flower, Fish, weekly Markets, Organized informal Market and Shops for Rehabilitation of PAP's if required (Min.15%vendingarea of which 50% for women)	Municipal office,Police chowky, Drama theatre, reading rooms,Branch of Bank,Refuse shed,Public toilet facilities.	1 or 3. Zb =30. In case of 3, a) X = 50 b) Y = 4050
27 41		RSA1.2	Retail Market with Vending Zone	Markets for Fruits and vegetables, Flower, Fish and Shops for Rehabilitation of PAP's if required (Min. 15% vending area of which 50% for women)	Reading rooms, Branch of Bank, Public toilet facilities	1 or 2 or 3. Zb =20. In case of 3, a) X = 50 b) Y = 4050
28 42		RSA2.1	Multi-Purpose Community Centre	Community Centre, Student Hostel, Dormitories, Library, reading Rooms, Study Rooms for Students,	Art and cultural related users, Banks,Restaurants, bill payment kiosk, Citizen Facilitation	1 or 2 or 3 Zb =30 In case of 3 a) X= 50

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Sr No	Reservatio n main Category	Reservation Sub Category		Users Permitted		Applicable conditions for developm ent
		Code	Name	Permissible uses	Ancillary Activities	
				Public toilets, Community hall, exhibition hall	Centre	b) Y= <b>4050</b>
<del>28</del> <b>43</b>	Social Amenities	RSA2.7	Students Hostel	<b>Students Hostel including quarters for faculty and staff</b>	Other non-educational compatible uses such as branch of a Bank, Stationary Shop, Dispensary, Canteen	1 or 2 or 3 Zb =30 In case of 3 a) X = 50 b) Y = <b>4050</b>
<del>30</del> <b>44</b>		RSA2.9	Homeless Shelter	Night Shelter, Home for Destitute, Dormitory with toilet facility & other ancillary Facility	Dispensary, Watchman's cabin	1 or 2 or 3. Zb = 10 In case of 3 a) X= 50 b) Y= <b>4050</b>
<del>31</del> <b>45</b>		RSA3.3	Cultural Centre/Drama Theatre/ Theater	Cultural Centre/Drama Theatre Open Air Theatre, Art Gallery, Aquarium, Auditorium along with other uses if any, such as rest room, make-up room, welfare activity center, welfare activity center, Parking Lot	Recording rooms, dubbing rooms, restaurant, café, Reading halls, Library, hostel rooms for artists	1 or 2 or 3 Zb=30  In case of 3 a) X=50 b) Y= <b>4050</b>
<del>46</del>		<b>RSA3.5</b>	<b>Museum</b>	<b>Museum, Art Gallery, Exhibition Hall, Display Hall</b>	<b>Auditorium, Drama Theatre</b>	<b>1 or 2 or 3 Zb=30  In case of 3 a) X = 50 b) Y = 4050</b>
<del>32</del> <b>47</b>		RSA3.6	Art Gallery	Art and cultural facilities	Public Toilet facilities.ATM	1 or 2 or 3 Zb=10 In case of 3 a) X=50 b) Y= <b>4050</b>

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Sr No	Reservation main Category	Reservation Sub Category		Users Permitted		Applicable conditions for development
		Code	Name	Permissible uses	Ancillary Activities	
33 48		RSA3.7	Leisure Park	Garden, Semi Open areas, Food stalls with temporary roofing facility, Food courts with temporary roofing facility, Open spaces, Children play area, Art display area, Cultural spaces, Amphitheatres, <b>water sports facility</b> etc.	Watchman cabin, Gardener chowky, Public toilet facilities.	1 or 3 In case of 3 Y=70
49		<b>RSA4.8</b>	<b>Cemetery</b>	<b>Cemetery, Cremation Ground, Burial Ground, Electric/gas/Diesel/Petrol Cremation Unit, Pyre shed</b>	<b>Storage for Wood, Facilities for Mourners, For Performing Rituals, Prayer Hall, Religious Facility, Water Body etc.</b>	<b>1 or 3 Zb=15 In case of 3, Y=70 and minimum area of reserved plot shall be 1000 sq. m.</b>
34 50		RSA4.9	Old Age Home	Dormitories along with other uses if any, Health Clinic, Canteen, Recreational Area, Office, Day Care Centre For Elders, Geriatric Care Centre, Activity Room, Day Care for Children	Branch of a bank, ATM, shops, Dispensary,	1 or 2 or 3 Zb=10 In case of 3 a) X=50 b) Y=40
35 51		RSA5.2	Multi-Purpose housing for working Women	Hostel, Dormitories and guest rooms for working women, for women in distress, single Women/Student, dormitories for women, activity room. Balwadi, Day Care for children, Old Age people, Counseling Centre, Care	ATM, shops, Dispensary,	1 or 2 or 3 Zb=10 In case of 3 a) X=50 b) Y=40

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		Code	Name	Permissible uses	Ancillary Activities	
				centre <i>shall not be more than 10% of the zonal basic FSI.</i>		
36 52		RSA6.1	Care Centre	Care centre for Children and Women, Children Play area, Reading area, activity area	ATM, shops, Dispensary	1 or 2 or 3 Zb=10 In case of 3 a) X=50 b) Y=40
37 53		RSA6.2	Adhar Kendrawith skill development centre	Women Skill Development Centre & Livelihood Centre, <i>Municipal Purpose</i>	Art and culture related uses, ATM, CFC	1 or 2 or 3 Zb=10 In case of 3 a) X=50 b) Y=40
38 54		RSA6.3	Public Convenience	Public Toilet, Toilet for Women, Rest Rooms, Drinking Water Hubs		1 or 2 or 3 In case of 3 a) X= 50 b) Y = 40
39 55	Municipal Services	RMS1.1	Road Depot	Municipal Material Depot, Municipal LabourChowky, Workshop, Municipal Office	Public Toilet facilities	1 or 3, In case of 3 a) X=50 b) Y=40
40 56		RMS1.2	Municipal Chowky	Municipal LabourChowky, Material Depot, Store, Workshop, Municipal Office	Public Toilet facilities	1 or 3, In case of 3 a) X=50 b) Y=40
44 57		RMS1.3	Municipal Facilities	Municipal Workshop, Municipal Central Store, Municipal LabourChowky, Material Depot, Store, Municipal Office	Public Toilet facilities	1 or 3, In case of 3 a) X=50 b) Y=40
42 58		RMS2.1	Transport Garage	Transport Garage, Repair Garage, Store, Related Municipal Office, Municipal Chowky., Municipal Office,	Auto-parts shop, ATM of bank, canteen, municipal store, Public Toilet facilities Ancillary	1 or 3, Za= 10 Zb=10 In case of 3

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Sr No	Reservation main Category	Reservation Sub Category		Users Permitted		Applicable conditions for development
		Code	Name	Permissible uses	Ancillary Activities	
				Workshop	<del>uses as decided with the special permission of the Commissioner</del>	a) X=50 b) Y=40
59		<b>RMS3.1</b>	<b>Solid Waste Management Facilities and Allied Activity</b>	<b>Refuse Shed, Solid Waste Sorting Center, Refuse Transfer Station, Municipal Chowky, Municipal Office, Municipal Store, Refuse Compactor, Rest Rooms, Workers or Rag Picker Shed and PSC Block</b>		<b>1 or 3 In case of 3 Y=60 and minimum area of reserved plot shall be 1000 sq. m.</b>
43 60		RMS3.3	Scrap Yard	Scrap Yard	ATM of bank, canteen, store, <del>Ancillary uses as decided with the special permission of the Commissioner</del>	1 or 3, Za= 10 Zb=10 In case of 3 a) X=50 b) Y=40
44 61		RMS5.5	Hydraulic Engineering Store/Office	Municipal Store, Municipal Office, Municipal Chowky, Municipal Pumping station, Workshop with staff quarters	ATM, Information Kiosk, CFC, Public Toilet facilities	1 or 3 Za= 10, Zb=10 In case of 3 a) X=50 b) Y=40
62	Primary Activity	<b>RP1.1</b>	<b>Fish &amp; Net Drying yards</b>	<b>Fish &amp; Net Drying yards, fish drying related industries along with other uses if any, such as, diesel storage, Fish Godown, Fishing Related Industry</b>	<b>Art and culture related uses, Footstalls/ Restaurant, Bank Branch</b>	<b>1 or 2 or 3 a) Za= 15 b) Zb=15 In case of 3, Y=70 and minimum area of reserved plot shall</b>

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		Code	Name	Permissible uses	Ancillary Activities	
						<b>be 1000 sq. m.</b>
63		RP2.1	Dhobi Ghat	Art and culture related uses	Public facilities Toilet	1 or 2 or 3 Za= 10, Zb=10 In case of 3 a) X=50 b) Y=40
46		RP3.1	Cattle Pound	<del>Animal shelter, shed for animals with animal eating &amp; drinking facilities</del>	Chowkie & toilet block	1 or 3 Za= 10, Zb=10 In case of 3 a) X=50 b) Y=40
47 64	Transport	RT1.1	Truck Terminus	Truck Terminus, along with other uses if any, such as Workshop, Store, Garage, Dormitory with toilet and bath	Restaurant, Branch of Bank, ATM, Information Kiosk, CFC, Police Chowky, PSC	1 or 2 or 3, Za= 10 Zb=10 In case of 3 a) X=50 b) Y=40
48 65		RT1.4	BEST Bus Facilities	BEST Bus Depot, BEST Bus Station, Parking Lot for Public, Bus Stops, Sheds, Helipads <b>without affecting traffic, Essential staff quarters for operational uses</b> Rickshaw and Taxi Parking and Administrative office, <b>fuel station</b>	Cafeteria, Canteen, Police Chowky, CFC, ATM of a Bank,	1 or 3, Zb=10 In case of 3 a) X=50 b) Y=40
49 66		RT1.6	Parking Lot	Parking Lot, Municipal Chowky	PSC Security Chowky	1 or 3 Zb=10 In case of 3 X= <del>40</del> 125
67	<b>Industrial Training</b>			<b>ITI as per the Norms prescribed by the</b>	<b>Art and culture, Cafeteria,</b>	<b>1 or 3 Zb=10</b>

Sr No	Reservation main Category	Reservation Sub Category		Users Permitted		Applicable conditions for development
		Code	Name	Permissible uses	Ancillary Activities	
	<i>Institute/Centre</i>			<i>concerned Technical Authority (Inclusive of provision for required parking space) for the designated amenity.</i>	<i>Canteen, ATM of a Bank</i>	<i>In case of 3 a) X= 50% b) Y=40% Conditions :</i>

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Note: -

1 a) The plot area to be handed over to MCGM under AR shall not be deducted from the gross plot area for the purpose of calculation of full permissible BUA under these regulations and may be utilized on the balance plot. Additional BUA equal to area of the plot so surrendered to MCGM free of cost and free of encumbrances shall be permissible over and above the permissible BUA or TDR as specified in the Regulation No.30(A) except in respect of proposal processed under Regulation No 33(5), 33(7), **33(7)(A)**, 33(8), 33(9), 33(9)(A), **33(9)(B)**, 33(10), 33(10) (A), 33(20) (A), 33(21).

b) The BUA handed over to MCGM shall be free of FSI and balance plot will be allowed to be developed as per these Regulations, without taking into account said BUA so handed over

c) BUA of staircase, lift & lift lobby and BUA permissible free of FSI as per the provisions of Regulation no 31(1) shall not be counted in BUA to be handed over to MCGM and the same shall be without charging premium for the provision of built up amenity under AR.

d) The developer/owner shall be entitled for the BUA in lieu of cost of construction of built up amenity under AR as follows:

BUA in lieu of cost of construction of built up amenity handed over under AR

= **1-501.25** (Rate of construction per sq. m as per ASR rate/Rate of developed land per sq. m as per ASR) \* BUA of constructed built up amenity handed over under AR.

~~This BUA shall be subject to maximum 40% of the BUA of amenity handed over to MCGM~~

In case of Sr. No. **4966** (PPL), the incentive BUA shall be 50% of the above cited BUA as calculated above.

- i) No separate compensation shall be given for areas under Regulation No.31 (1). BUA for the construction of staircase/lift/staircase and lift lobby & other areas as per 31(1) shall not be counted in BUA to be handed over and shall be without charging premium for built up amenity under AR. In case of residential amenity for arriving at number of tenements, ratio of BUA to carpet area shall be considered as 1.2
- ii) The applicable rate of ASR shall be ASR rate of the year in which amenity is handed over to MCGM **IOD/IOA is issued.**
- iii) The constructed built up amenity along with plot to be handed over to MCGM under AR shall have structural provisions for vertical extension in order to consume additional FSI permissible as per provisions of these Regulations in future.
- a) The Owner/Developer shall be eligible for grant of TDR against unutilized BUA including that of Zonal (basic) FSI.

Or

2) If the land is reserved as per the DP and owner desires to hand over the land without any encumbrances to MCGM/ Appropriate Authority, then he shall be entitled for the grant of TDR as per Regulation No 32.

Or

3) If the land reserved as per the DP is acquired by MCGM/Appropriate Authority, the Owner shall be entitled for the grant of TDR as per Regulation No 32 or monetary compensation.

4) The owner shall give advanced possession of the land wherever applicable (to be handed over) to MCGM/Appropriate Authority at the time of seeking Approval for Development of plot. It shall be responsibility of the land owner to clear all the encumbrances and complete the formalities towards transferring the land in the name of MCGM/Appropriate Authority. Proforma of possession receipt shall be as per Appendix V.

5) The area of built up amenity shall be counted in FSI initially and after handing over of said built up amenity the area of built up amenity shall be allowed free of FSI. Commencement Certificate in respect of BUA in lieu of the built-up amenity handed over to MCGM under AR can be granted only after handing over of such built up amenity or before availing Zonal (basic) FSI beyond 75% of **gross** plot area or before seeking Occupation Certificate **to any part of building/ buildings beyond 50% 75% of permissible admissible BUA as per Zonal (basic) FSI,** other than the built-up amenity.

6) In case where Principal and Ancillary users are not reflected in the above table but are compatible to the reservation development, such uses shall be permissible with the special permission of the Commissioner.



7) In case of development of the plot reserved for Public Open Spaces under AR as per Serial No. 15,16&3348 of Table No 5, the provisions of Regulation No.27 may not be insisted.

8) In case a reserved plot under Sr No.1 of Table No 5 (Municipal School) is developed and run entirely by the private owner, then conditions, including admissions, stipulated by the Municipal Commissioner shall be applicable.

9) Where a private plot is notified by GOM or reserved in DP for infrastructure related facilities in respect of public transportation authorities (such as MRVC, MMRDA, BEST etc.), the said authority shall have the option of acquiring part plot under AR where 50% of plot shall be handed over to the authority. The balance plot will be available for development for the Owner as permissible under these regulations.

~~Provided further that notwithstanding anything contained in these Regulations, if such plot is situated in NDZ, then the maximum permissible FSI shall be 0.8 on the gross plot area to be utilized on the remainder plot.~~

**10) In case of social amenities, the built-up amenities received under AR will be made available by the MCGM to GOM for operation, either through its own departments or through other institutions, only for the intended purpose on terms & conditions as decided by GOM. MCGM shall have the option of running such facility wherever it decides to do so, by formulating the guidelines for the implementation.**

**11) In case of development, of unreserved plot, for the purposes mentioned in Table No 4 & 5, the ancillary activity as specified in Table No 4 & 5 shall be permissible.**

**12) Structures constructed in designated POS, with due sanction of Competent Authority, before coming into force of these regulations stand protected. However such protected structures, shall earmark an exclusive space/area of 8 sq. m to serve as Baby Feeding Room.**

**13) Designated POS, with encumbered structures shall be cleared of the encumbrances and shall be maintained entirely for the intended purpose only and cannot be developed under any redevelopment scheme.**

**14) Existing Play Ground attached to Educational and Medical Institutions/Museum/Trust and under same ownership, shown as designation in DP, shall not be subject to mechanical acquisition and shall be for the use of that Educational and Medical Institution/ Museum/Trust.**

**15) In case of development of plot affected by reservation under AR and where Appropriate Authority is other than MCGM, then NOC/remarks of the concerned Appropriate Authority shall be insisted before allowing development under AR. List of Appropriate Authorities is enclosed in Annexure 24**

~~16) In the case of development or redevelopment of land of Department of Police, Police Housing Corporation, and Home guard, commercial user permissible under D.C.Regulations; may be permitted upto 40% of the Zonal (basic) FSI.~~

~~17) Sites reserved and designated for BEST Bus Facilities and BEST Quarters may be developed by the BEST Undertaking for the specified purpose coupled with commercial use, subject to the following conditions:~~

~~a) The BUA of such commercial uses shall not exceed 30% of the permissible FSI, out of such permissible commercial uses BUA not exceeding 50% of the total permissible commercial uses may be permitted on the ground floor, while remaining BUA for commercial uses may be permitted on the upper floor.~~

~~b) Extent of BUA proposed to be used for commercial purpose shall be such that it does not adversely affect the principle uses.~~

~~c) Considering the strategic location of reserved sites with reference to the volume and nature of the traffic in the vicinity of the reserved site, Municipal Commissioner shall have right to prescribe additional condition as deemed fit and also restrict the commercial area to the justifiable extent.~~

~~d) Provision for separate parking shall have to be provided as per prevailing norms in such a way that it does not affect movement of BEST buses as well as the traffic of road.~~

~~e) The above commercial uses shall be permitted on plot having area of 2000 sq. m. & above.~~

~~f) If there is any storage of diesel/ petrol or any explosive material on the plot, then the above commercial uses is permissible by maintaining segregating distance between them as decided by the Chief Fire Officer and license from PESO shall be obtained for such storage if exceeds above the permissible limit of 2500 lit.~~

**18) Public Open Spaces in K/E Ward:**

In accordance with, Govt. of Maharashtra, Urban Development Department notification no TPB4392/4716/CR-181/92/UD-11(RDP) dated 12.11.1992: -

50% of the lands of Hotels from CTS Nos 1483,1491,1495,1496,1497,1500, 1503, CTS Nos 1420,1437,1445,1448,1439,1457,1443,1485 and S No.110(pt.),117(pt.),118(pt.),122(pt.),123(pt.) of Village Sahar be reserved for the Park not to be acquired, as shown on DP and remaining 50% of the land be deleted and included in C Zone only for Hotel **plus commercial** purpose subject to condition that the parties should develop and maintain the parks and shall keep **them open permanently** for general public during restricted hours before undertaking development of the Hotels.

(19) Development of reservation on the plot of land situated in SDZ II shall be allowed as per the table No 5 of Regulation No 17(1). If the owner of plot opts for the development of reservation under AR and hands over the plot, then the plot automatically deemed to be situated in R/C Zone and shall be eligible for the additional BUA equal to plot area surrendered to MCGM/Appropriate Authority along with cost of construction of built up amenity as per Note 1(d) of Regulation

**No 17(1). 'TDR' or 'Additional FSI on payment of premium' as per Regulation No 30 (1) (A) along with fungible compensatory area as per Regulation No. 31(3), shall be permissible on this piece of land. TDR in lieu of unconsumed BUA may be granted as per the Regulation No 32. Moreover, additional FSI as per the applicable Regulation 33 may be availed if permissible.**

**(20) Green belt (ROS 2.7) shall not be treated as reservation but it's the nature of restriction and shall not be subjected to acquisition.**

**(21) Play Ground reservation attached to Educational Institutions shown as reservation in DP, and owned by such educational Institution, shall not be subject to acquisition and shall be used as 40 % play ground required for the existing Educational Institutions. Provided it shall also be accessible to the general public as per the policy of corporation.**

**(22) On development of the land as per accommodation reservation and on handing over and transferring the land along with the built up amenity to MCGM/Appropriate Authority then the area of the plot along with the built up amenity shall be deemed to be existing amenity in the DP and the remaining land of the owner shall fall in the land use zone without any reservation/ existing amenity.**

**Provided that when the development is composite where the plot is not handed over to MCGM in such cases entire area shall be deemed to be marked as existing amenity with the + sign indicating other uses on the said plot.**

**(23) General conditions to allow development under above regulations:-**

**i) If the area of reservation is not adequate to construct independent building as mentioned above OR When it is not possible to handover individual plot along with public amenity, then in such cases Municipal Commissioner may allow composite building on said land subject to condition that the built up area mentioned as above may be allowed to be handed over to the Planning Authority or Appropriate Authority, as the case may be, preferably on ground floor and subject to premium at the rate of 35% and 40% of ASR of the develop land for the zonal (basic) FSI (In case of suburbs where FSI is 1 it shall be as per ASR of the developed land and in case of City it shall be 1.33 times of ASR of the developed land)for AH/R&R and for other reservations respectively or as may be decided by Government from time to time. If ground floor is utilised for parking, then on stilt/first floor with separate entry & exit from public street. In such cases, built-up area along with proportionate undivided share of land shall be handed over to the Planning Authority or Appropriate Authority, as the case may be. In such cases no compensation of proportionate undivided land share shall be permissible.**

**ii) It shall be obligatory on Planning Authority to make registered agreement with the developer /owner at the time of granting the development permission subject to terms and conditions as it deem fit. Occupancy Certificate shall be issued only after compliance of all terms & conditions and getting possession of the constructed amenity.**

**iii) The above permissions for development of reservations shall be granted by the Municipal Commissioner as per the norms mentioned in these regulations.**

iv) *The area / built-up area to be handed over to the Planning Authority under these Regulations shall be earmarked on the sanctioned building plan clearly mentioning the same, and registered agreement to that effect shall be executed. After completion of construction, the said amenity shall be handed over by executing the deed of transfer in this respect and expenses thereon shall be borne by the owner. The occupation certificate to the construction belonging to owner shall be granted only after handing over said amenity to the Planning Authority. The constructed amenity shall be made available to the general public by the Municipal Commissioner within 3 month from possession as per the condition as Commissioner deem fit.*

v) *In cases, where permission for development under accommodation reservation principle is already granted as per earlier regulations, the same shall continue to be valid till completion of construction.*

vi) *Provisions of Regulations of Inclusive Housing, Amenity Space if any, shall not be applicable for development under this Regulation.*

vii) *Notwithstanding anything contained in these regulations, there shall be no cap for utilization of available in-situ FSI/and TDR potential of the entire plot on the remaining plot*

viii) *Once sanction is granted under this regulation, the owner /developer shall have to complete the development and hand over the developed reservation to Planning Authority within the period as specified by Planning Authority. Thereafter Planning Authority may levy penalty for any delay.]*

ix) *The TDR generated of any reservations in lieu of accommodation reservation can be utilized plot in same layout belonging to the same owner subject to following conditions.*

- a) *The plot should be under one ownership.*
- b) *The plot cannot be sub-divided in revenue records.*
- c) *Necessary entry has to be made in the development plan sheet that there is no balance FSI potential on such plot.*
- d) *It should be communicated to the Revenue Department to make necessary entry in the P.R. card to that effect.*

(EP-32)

**17 (2) Redevelopment ~~of authorised~~ ~~closed~~ designated/~~allocated~~ existing Cinema/Theater:**

Notwithstanding anything contained in these Regulations, ~~designated/~~existing ~~authorised~~ ~~closed~~ cinema/theaters shall be redeveloped in the following manner:

1. In case of redevelopment of an existing cinema/Theater on designated/allocated plot, the user for the cinema/ theater may be permitted in combination with the permissible uses in Residential/Commercial zone excluding the uses of Bakery/confectionery, coal & firewood shops, maternity home, hospitals, schools, trade school & colleges, ~~or any other uses as may be deemed fit by the Municipal Commissioner.~~

In case of redevelopment of an existing cinema/theater on designated/allocated plot in addition to other uses which are to be permitted, cinema/Theater having seating capacity to the extent of 33% of the **last licensed** number of seats in the old existing cinema/Theater and in any case not less than 150 seats **or as may be decided by GOM from time to time** shall be provided.

**Further for Cinema/Theater having number of seats 1000 or more mentioned in the last license, in the old existing cinema/Theater may be developed with at least 300 seats without insisting provision of 33% of the number of seats mentioned in the last license, in the old existing cinema/Theater.**

**Existing one screen cinema/Theater can be converted into multiple screens subject to observing above conditions and these Regulations.**

Provided further that if development of cinema/theater along-with other uses except residential use is proposed in single building then the open space requirement shall be considered as required for the special building. The residential uses shall be permitted in separate building **/separate wing with separate access.** Or

2. The Owner/Developer may develop the entire designated/ allocated plot for the purpose of entertainment of general public such as Drama Theater/Operatheater/Mini-theater/Multiplex or for Production facilities/studio/s for cinema/ Tele-serial /Dubbing & Recording studio/Preview Theater etc.

Or

3. i) The designated/allocated plot of the cinema/theatre can be developed at par with AR. For the plot area, up to ~~1000~~**2000**sq. m, 40 % of BUA as per Zonal (basic) FSI and in case of the plot area more than ~~1000~~**2000**sq. m, 40 % plot area & built up amenities to the extent of 50% of the Zonal (basic) FSI of the plot shall have to be handed over to MCGM free of cost & free of FSI.

ii) The Built-up amenity shall be in the form of the activity related to the public entertainment as decided by the Commissioner such as Opera theater/Mini-theater/Production studio for cinema & or Tele-serial/Dubbing & Recording studio/ Preview theater. In case of plots up to ~~1000~~**2000**sq. m, such activity shall preferably be located in a separate wing and with the separate access.

iii) The owner shall be entitled for the development of the balance potential as per the provision of Regulation No17(1) and uses permissible in residential/commercial zones. Provided further that residential use shall be allowed in a separate building.

*iv) The owner shall be entitled for the development of the balance plot as per the provisions of these Regulations.*

(EP-33)

*17(3) Notwithstanding anything contained in these Regulations Development of Reserved land falling under the development under the various provisions of Regulation No. 33 shall be as under:*

*(A)Development of reservation in Development/Redevelopment of Housing Schemes of Maharashtra Housing & Area Development Authority (MHADA) under Regulation No. 33(5)*

~~All the reservations excluding open space reservation which are actually layout Recreational Open Spaces (LOS) as per the approved MHADA layout, may be developed as per the provisions of Regulation No. 17. All reservation to be developed entirely for intended purpose.~~

(EP-34)

*(B)Development of reservation in Reconstruction or redevelopment of cessed buildings in the Island City by Co-operative Housing Societies or of old buildings belonging to the Corporation under Regulation No. 33(7)*

*(1) Redevelopment/reconstruction in any zone shall be allowed on site without going through the process of change of zone. For the Industrial user, the existing segregating distance shall be maintained from the existing industrial unit.*

~~(2)Notwithstanding anything contained in these regulations, in case of redevelopment of plot/(s) having cessed structure/s and having reservation in the DP, the land component of the said cessed structure as per Zonal (basic) FSI shall be deemed to have been automatically deleted from reservation. However, reservation area beyond the land component of cessed structure/s shall have to be developed entirely for the intended purpose only.~~

*(2) Notwithstanding anything contained in these regulations, in case of redevelopment of plot/(s) having cessed structures/s and having reservation in the DP, the land component of the said cessed structure as per Zonal (basic) FSI shall be deemed to have been automatically deleted from reservation.*

*The reservation area beyond the land component of cessed structures/s may be developed as per provision of Regulation 17(1) under the principle 'Accommodation*

*Reservation' for the intended purposes. Provided that the 25% land component of non-cessed structures as describe in clause 19 of Regulation 33(7) will be eligible for FSI as per Regulation 33(7) only and shall not be eligible for Zonal(basic) FSI."*

*(3)In case of reconstruction/redevelopment of building of Corporation, for the area of plot having no reservation or having designation of Municipal Housing, then the BUA equal to 25% of such plot area as per Zonal (basic) FSI in the form of tenements of size as decided by commissioner shall be made available to MCGM.*

*The developer/owner shall be entitled to BUA in lieu of cost of construction against handing over of built up amenity as per Note (d) of Regulation 17(1) in case of above.*

*(4) Notwithstanding anything contained in any of these Regulations reconstruction/redevelopment of buildings of Corporation existing prior to 30.09.1969, falling under reservation contemplated in Development Plan shall be permitted as under*

*(i) Any plot/layout having area under non-buildable/open space reservations admeasuring up to 500 sq. m shall be cleared by shifting the existing tenants from that site.*

*(ii) Where the area of site having non-buildable/open space reservation/Cemetery, is more than 500 sq. m & if the land component of existing structures is more than or equal to ~~67%~~70% such sites may be allowed for the redevelopment subject to condition that the ground area of the land so used shall not be more than ~~67%~~70% of the reservation and leaving ~~33%~~30% rendered clear thereafter for the reservation. If the land component of existing structures is less than ~~67%~~70% such sites may be allowed for the redevelopment subject to condition that the ground area of the land so used shall not be more than land component of existing structures and leaving balance reservation land rendered clear thereafter for the reservation.*

*(iii) Existing structures on lands reserved for Municipal School (RE 1.1)/ Primary and Secondary School (RE1.2) or a Higher Education (RE2.1) may be developed subject to the following:*

*(a) In case of land reserved for Municipal School (RE 1.1), Primary and Secondary School (RE1.2) in the DP, a building for accommodating such number of students as may be decided by the Municipal Commissioner, but in any case, for not less than 500 students, shall be constructed. The BUA occupied by the constructed building shall be excluded for the purpose of FSI computation. Thereafter, the land may be allowed to be redeveloped with the full permissible FSI of the plot according to this Regulation.*

*(b)In the case of lands affected by reservation of a Higher Education (RE2.1) in the DP, a building for accommodating such number of students as may be decided by the Municipal Commissioner, but in any case for not less than 800 students, shall be constructed. The BUA occupied by the constructed building shall be excluded for the purpose of FSI*

*computation. Thereafter the land may be allowed to be redeveloped with full permissible FSI of the plot according to this Regulation.*

*(iv) In case of the plot reserved for the Parking Lot, ~~100%~~ 125% BUA as per Zonal (basic) FSI of such reserved area shall be constructed.*

*(v) Existing structures on lands reserved for Rehabilitation & Resettlement (RR 2.1) shall be treated as sites for development of such structures and shall be allowed for redevelopment according to this Regulation.*

*(vi) For other buildable reservations excluding (ii), (iii), (iv) & (v) above and reservations as reflected in the table no 4 of Regulation No 17(1), BUA equal to 25 percent of the area under that reservation in that plot, shall be constructed.*

**(EP-35)**

***(C) (I) Development of reservation in Reconstruction or redevelopment of Cluster(s) of Buildings under Cluster Development Scheme(s) under Regulation No. 33(9):***

***a. Redevelopment/reconstruction in any zone shall be allowed to be undertaken without going through the process of change of zone. However, for the industrial user, the existing segregating distance shall be maintained from the existing industrial unit.***

***b. Any land under non-buildable/open space reservations, admeasuring up to 500 sq. m may be cleared by shifting the existing tenants from that site.***

***c. If the area under a non-buildable/ open space reservation is more than 500 sq. m, minimum 50% of the area under reservation shall be developed for the same purpose and handed over to MCGM, subject to a minimum of 500 sq. m and the remaining land shall be allowed for development.***

***d. All the reservations in the DP shall be rearranged, if necessary, with the same area and the same width of access road or as required under DCPR, whichever is more.***

***e. For the reservation of parking lot on a land included in CDS, BUA equivalent to Zonal (basic) FSI for the area under reservation in that plot shall be made available free of cost to the MCGM or to any other Appropriate Authority. Such BUA to be handed over shall be free of FSI.***

***f. For other buildable reservations on land, BUA equal to 60% of the Zonal (basic) FSI under such reservations or existing BUA of the amenity(designation) whichever is more, on that plot shall be made available free of FSI and free of cost to the MCGM or the Appropriate Authority. The reservations of compatible nature can be preferably constructed in one or more separate blocks, depending on the area and nature of such reservations and Municipal Commissioner may permit composite development of reservations in case of such reservations. However, if the HPC/Planning Authority requires BUA under any designation/reservation in excess***



*of the Zonal (basic) FSI, then such excess area shall be considered as rehabilitation FSI, and incentive FSI as admissible under this Regulation shall be permissible.*

*Provided that in case of development of reservations of Rehabilitation & Resettlement under the UDS, BUA equal to 30% of the Zonal (basic) FSI shall be handed over to the MCGM free of FSI and free of cost, in addition to the rehabilitation of the existing tenements or users if any.*

*In case of reconstruction/redevelopment of building of Corporation, for the area of plot having no reservation or having designation of Municipal Housing, then the BUA equal to 30% of such plot area as per Zonal (basic) FSI in the form tenements of size as decided by Commissioner shall be made available to MCGM.*

*The developer/owner shall be entitled to BUA in lieu of cost of construction against handing over of built up amenity as per Note (d) of Regulation No. 17 (1), in case of (d), (e) & (f) above.*

*g. Where a proposed DP Road or Regular line of street passes through the UDS area, the entire FSI admissible under this Regulation for the area of the road may be given in the same Scheme.*

*The location of and the area under DP road/ existing roads falling in the UDS may be allowed to be rearranged based on the comprehensive traffic study without affecting the continuity of the existing traffic movement and without reducing the total area of the existing road & DP Road. The existing roads may be realigned or relocated as per provisions of MMC Act.*

*h. No premium shall be charged for the fungible compensatory area admissible as per Regulation 31(3) for rehabilitation component of an UDS as sanctioned by HPC and for the tenements to be handed over to MHADA and for the areas of reservation to be handed over to MCGM/Appropriate Authority. This fungible compensatory area admissible to the rehabilitation tenements shall be utilized for rehabilitation component only. Its utilization for Sale Component under the UDS shall not be permissible.*

**(EP-36)**

***(C)(II) Development of reservation in Reconstruction or redevelopment of Cluster of BDD chawls at Naigaon, Worli, N.M.Joshi Marg and Shivdi under Urban Renewal Scheme(s) under Regulation No. 33(9)(B).***

*Construction or reconstruction of slums/buildings falling under Reservations contemplated in the Development Plan shall be permissible as under –*

*a. Redevelopment / reconstruction in any zone shall be allowed to be undertaken without going through the process of change of zone. However, for the industrial user, the existing segregating distance shall be maintained from the existing industrial unit.*

**b. Any land under non-buildable reservations, admeasuring only up to 500 sq. m may be cleared by shifting the existing tenants from that site.**

**c. If the area under a non-buildable reservation is more than 500 sq. m., minimum 50% of the area under reservation shall be developed for the same purpose and handed over to Planning Authority, subject to a minimum of 500 sq. m and the remaining land shall be allowed for development.**

**d. All the reservations in the Development Plan shall be rearranged/relocated, if necessary, with the same area and the same width of access road or as required under DCPR, whichever is more.**

**e. For the reservation of parking lot on a land included in URC, BUA equivalent to Zonal (basic) FSI for the area under reservation in that plot shall be made available free of cost to the Officer appointed by the Planning Authority. Such BUA to be handed over shall be free of FSI.**

**f. For other buildable reservations on land, built up area equal to 60% of the Zonal (basic) FSI under such reservations or existing built up area of the amenity whichever is more, on that plot shall be made available free of FSI and free of cost to the Planning Authority. The reservations of compatible nature can be preferably constructed in one or more separate blocks/plot depending on the area and nature of such reservations and Officer appointed by the Planning Authority may permit composite development of reservations in case of such reservations. The vacant plot of DP reservation shall be allowed for residential development, if the BUA of DP reservation is amalgamated and constructed on one or more block/plot. However, if the Empowered Committee requires BUA under any designation /reservation in excess of the Zonal(basic) FSI, then such excess area shall be considered as rehabilitation F.S.I, and Free sale FSI as admissible under this Regulation shall be permissible.**

**g. Where a proposed Development Plan Road or Regular line of street passes through the Urban Renewal Scheme area, the entire FSI admissible under these Regulations for the area of the road may be given in the same Scheme.**

**(EP-37)**

**(D)Development of reservation in Redevelopment for Rehabilitation of Slum Dwellers under Regulation No. 33(10)**

**(a)Slums in Residential/Commercial Zone**

**(1) Slums situated in lands falling under Residential/Commercial Zone and affected by the reservation in the DP shall be developed in accordance with the following provisions.**

**(2)(i) Any plot/layout having area under non-buildable/open space reservations admeasuring up to 500 sq. m shall be cleared by shifting the slum-dwellers from that site.**

**(ii) Where the area of site having non-buildable/open space reservation, is more than 500 sq. m such sites may be allowed to be developed for slum redevelopment subject to**

*condition that the ground area of the land so used shall not be more than ~~67%~~65% of the reservation and leaving ~~33%~~35% rendered clear thereafter for the reservation.*

*(3) Existing slum structures on lands reserved for Municipal School (RE 1.1)/ Primary and Secondary School (RE1.2) or a Higher Education (RE2.1) may be developed subject to the following:*

*(i) In case of land reserved for Municipal School (RE 1.1), Primary and Secondary School (RE1.2) in the DP, a building for accommodating such number of students as may be decided by the Municipal Commissioner, but in any case, for not less than 500 students, shall be constructed by the owner or developer at his cost according to the size, design, specification and conditions prescribed by the Municipal Commissioner. The BUA occupied by the constructed building shall be excluded for the purpose of FSI computation, and where it is intended for a Municipal School (RE 1.1) Primary and secondary school (RE1.2), the building or part thereof intended for the school use shall be handed over free of cost and charge to the Corporation. Thereafter, the land may be allowed to be redeveloped with the full permissible FSI of the plot according to this Regulation*

*(ii) In the case of lands affected by reservation of a Higher Education (RE2.1) in the DP, a building for accommodating such number of students as may be decided by the Municipal Commissioner, but in any case for not less than 800 students, shall be constructed by the owner or developer at his cost according to the size, design, specification and conditions prescribed by the Municipal Commissioner, the BUA occupied by the constructed building shall be excluded for the purpose of FSI computation. The constructed building shall be handed over to the Corporation free of cost and charge and the Municipal Commissioner may hand over the same or part thereof intended for the School use to a recognized and registered educational institution for operation and maintenance on terms decided by him. Thereafter the land may be allowed to be redeveloped with full permissible FSI of the plot according to this Regulation.*

*(iii) In case area under reservation of Municipal School (RE 1.1)/ Primary and secondary school (RE1.2) or a Higher Education (RE2.1) is spread on adjoining plot and the plot under development, then in such cases Commissioner with special permission may insist upon construction of Municipal School (RE 1.1)/ Primary and Secondary School (RE1.2) or a Higher Education (RE2.1) in proportion to the area under reservation affecting the plot under development. Requirements of Play Ground as per Regulation No 38 (1) (2) of these regulations may not be insisted for (i) above.*

*(4) For other buildable reservations excluding Municipal School (RE 1.1)/ Primary and Secondary School (RE1.2) or a Higher Education (RE2.1) on lands under slum, BUA equal to 25 percent of the area under that reservation in that plot, shall be demanded free of cost by the Slum Rehabilitation Authority for the Municipal Corporation or for any other appropriate Authority.*

*(5) In case of the plot reserved for the Parking Lot, 100% BUA as per Zonal (basic) FSI of such reserved area shall be handed over to MCGM.*

*The developer/owner shall be entitled for the Built-Up Area (BUA) in lieu of cost of construction against handing over of built up amenity as per Note (d) of Regulation 17(1) in case of clause 3,4 & 5 above.*

*(6) Existing slum structures on lands reserved for Rehabilitation & Resettlement (RR 2.1) shall be treated as sites for development of slum structures and shall be allowed for redevelopment according to this Regulation.*

*Note: (a) However, reservation area beyond the slum structures shall have to be developed entirely for the intended purpose only.*

*(2) In case where LOI/IOA was issued by CEO (SRA) prior to sanction of DP 2034 in respect of plot affected by reservations as per SRDP 1991, then those reservations shall remain in force as per DCR 1991 even after the sanction of DP 2034 and shall be developed as per DCR 1991.*

*In case of conversion/revision of LOI as per this regulation and where plot is reserved for different/same public purpose for equal or more area of reservation in DP 2034 than DP 1991, then development shall be as per this regulation. The DP road shall be reckoned with as per DP 2034.*

**(EP-38)**

**(b) Slums in Industrial Zone (I)**

*(1) Slums in Industrial Zone (I) shall be allowed to be redeveloped in-situ without going through the process of change of zone. In the free-sale component in any zone, in addition to residential uses, all the uses permitted for the original zone shall be permitted. For industrial uses, the segregating distance shall be maintained from the existing industrial unit*

*(2) Any plot/layout having area excluding area under DP Road/ prescribed RL as per MMC Act as mentioned in the table below, may be allowed to be developed under this Regulation by insisting handing over of amenity as detailed below:*

<i>Sr. No</i>	<i>Plot Area Under Development excluding area under DP Road/ prescribed RL as per MMC Act</i>	<i>BUA of built up amenity to be handed over</i>
<i>1</i>	<i>Up to 2000 sq. m</i>	<i>BUA equal to 16% of plot area under development</i>
<i>2</i>	<i>More than 2000 sq. m, but up to 1 ha</i>	<i>BUA equal to 14% of plot area under development</i>
<i>3</i>	<i>More than 1 ha, but up to 2 ha</i>	<i>BUA equal to 12% of plot area under development or 10% of plot directly accessible from public road or an uninterrupted means of access as per this regulation from the public</i>

		<i>road</i>
4	<i>More than 2 ha, but up to 5 ha</i>	<i>BUA equal to 10% of plot area under development or 8% of plot directly accessible from public road or an uninterrupted means of access as per this regulation from the public road.</i>
5	<i>More than 5 ha, but up to 10 ha</i>	<i>BUA equal to 8 % of plot area under development or 6% of plot directly accessible from public road or an uninterrupted means of access as per this regulation from the public road</i>
6	<i>More than 10 ha</i>	<i>BUA equal to 5 % of plot area under development or 3% of plot directly accessible from public road or an uninterrupted means of access as per this regulation from the public road</i>

**(3) Requirement of LOS as per the provisions of Regulation No.27 (1)(a) shall be insisted.**

**(4) In the event of DP having provided reservation/reservations on a plot where development under Regulation No 33(10) is proposed, the following shall apply:**

**a. If the area under DP reservation to be handed over to MCGM (excluding the areas under D P roads/ road setback) is less than the land component of built up amenity required as per this Regulation, only the additional land area shall be provided for amenity.**

**b. If the area under DP reservation to be handed over to MCGM, (excluding the areas under DP roads/ road setback), is more than the land component of built up amenity required as per this Regulation, then the provision for amenity is not necessary.**

**5) The owner shall give advanced possession of the land wherever applicable (to be handed over) to MCGM/Appropriate Authority at the time of seeking Approval for Development of plot. It shall be responsibility of the land owner to clear all the encumbrances and complete the formalities towards transferring the land in the name of MCGM/Appropriate Authority. Proforma of possession receipt shall be as per Appendix V.**

**6) The area of built up amenity shall be counted in FSI initially and after handing over of said built up amenity the area of built up amenity shall be allowed free of FSI. Commencement Certificate in respect of BUA in lieu of the built-up amenity handed over to MCGM can be granted only after handing over of such built up amenity or before availing zonal (basic) FSI beyond 75% of gross plot area or before seeking Occupation Certificate to any part of building/ buildings beyond 75% of admissible BUA, other than the built-up amenity.**

**(7) The developer shall be entitled to the cost of construction of development of buildable amenity as per provision of regulation 17(1) Note (d).**

**(EP-39)**

**(c) Slums in Special Development Zone - I (SDZ-I)**

***Slums situated in lands falling under SDZ 1 in the DP, shall be developed in accordance with the following provisions***

***(1) Any plot/layout having area admeasuring up to 4000 sq. m excluding area under DP Road/ prescribed RL as per MMC Act shall not be allowed to be developed under this Regulation and be cleared by shifting the slum dwellers from that site.***

***(2) Any plot/layout having area admeasuring more than 4000 sq. m excluding area under DP Road/ prescribed RL as per MMC Act may be allowed to be developed under this Regulation by insisting handing over of amenity as detailed below:***

<b>Sr. No</b>	<b>Plot Area Under Development excluding area under DP Road/ prescribed RL as per MMC Act</b>	<b>% of land area as Amenity to be handed over to MCGM as POS</b>	<b>BUA of built up amenity to be handed over</b>
<b>1</b>	<b>More than 4000 sq. m, but up to 2 ha</b>	<b>15</b>	<b>BUA equal to 13% of plot area under development</b>
<b>2</b>	<b>More than 2 ha, but up to 5 ha</b>	<b>15</b>	<b>BUA equal to 10 % of plot area under development.</b>
<b>3</b>	<b>More than 5 ha, but up to 10 ha</b>	<b>15</b>	<b>BUA equal to 8 % of plot area under development</b>
<b>4</b>	<b>More than 10 ha</b>	<b>15</b>	<b>BUA equal to 5 % of plot area under development</b>

***(3) Requirement of ROS as per the provisions of Regulation No. 27 (1)(a) shall be insisted and shall not be reduced than the required.***

***(4) In the event of DP having provided reservation/reservations on a plot desiring development under Regulation No 33(10), the following shall apply:***

***a. If the area under DP reservation to be handed over to MCGM (excluding the areas under D P roads/ road setback) is less than the required area of POS plus land component of built up amenity as per this Regulation, only the additional land area shall be provided for amenity and POS.***

***b. If the area under DP reservation to be handed over to MCGM, (excluding the areas under DP roads/ road setback), is more than the required area of POS plus land***

~~component of built up amenity as per this Regulation, then the provision for amenity and POS is not necessary.~~

~~5) The owner shall give advanced possession of the land wherever applicable (to be handed over) to MCGM/Appropriate Authority at the time of seeking Approval for Development of plot. It shall be responsibility of the land owner to clear all the encumbrances and complete the formalities towards transferring the land in the name of MCGM/Appropriate Authority. Proforma of possession receipt shall be as per Appendix-V.~~

~~6) The area of built up amenity shall be counted in FSI initially and after handing over of said built up amenity the area of built up amenity shall be allowed free of FSI. Commencement Certificate in respect of BUA in lieu of the built up amenity handed over to MCGM can be granted only after handing over of such built up amenity or before availing zonal (basic) FSI beyond 75% of gross plot area or before seeking Occupation Certificate to any part of building/ buildings beyond 75% of admissible BUA, other than the built up amenity.~~

~~(7) The developer shall be entitled to the cost of construction of development of buildable amenity as per provision of regulation 17(1) Note (d).~~

(EP-40)

(E) Metro Station interchanges:

The buildable reservations if any, on plots abutting Metro Station interchanges shall cease to exist on identification of such Metro Station interchanges to that extent, subject to condition that minimum 20% of plot area shall be kept reserved for parking lot, which can be developed under accommodation reservation policy under regulation 17(1). However the non-buildable (open spaces) reservations shall be implemented to the full extent.

(EP-41)

## PART-IV REQUIREMENT OF SITE AND LAYOUT

### 18. Requirement of Site

No land shall be used as a site for the construction of building –

- (a) if the Commissioner considers that the site is insanitary or that it is dangerous to construct a building on it or no water supply is likely to be available within a reasonable period of time;
- (b) if the site is within 6.0 m from the edge of the water mark of a minor water course, or 15m from the edge of the water mark of a major water course, unless arrangements to the satisfaction of the Commissioner are made to drain the flow of the water course;

Provided that where a water course passes through low-lying land without well-defined banks, the Commissioner may, as determined by him, permit the owner of the property to restrict or divert the water course to an alignment and cross section.

***Provided that, in case of trained nallah 6.0m marginal open space shall have to be maintained***

***(EP-42)***

- (c) if the building is proposed on any area filled up with carcasses, excreta, and filthy and offensive matter, till the production of a certificate from the Commissioner to the effect that it is hygienically fit to be built upon;
- (d) if the use of the said site is for a purpose which, in the Commissioner's opinion, may be a source of danger to the health and safety of the inhabitants of the neighborhood;
- (e) if the level of the site is lower than the Datum Level prescribed by the Commissioner depending on topography and drainage aspects. This shall not be less than reduced level of 27.55m of the Town Hall Datum;
- (f) if situated within the funnel of vision marked on DP plan of D Ward;
- (g) if the building is nearer than 24.5 m in the case of residential buildings and 36.5 m in the case of other buildings from the centre line of a National Highway, State Highway or Major District Road;
- (h) if it is situated-



**PART - IV REQUIREMENT OF SITE AND LAYOUT**

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- (i) within 2438 m from an international civil airport unless the application for development permission is accompanied by a certificate of consent from the Civil Aviation Authorities,
- (ii) within 1829 m from any other civil airport unless the application for development permission is accompanied by a certificate of consent from the Civil Aviation Authorities.
- (i) for places of public worship unless the site has been previously approved by the Commissioner and the Commissioner of Police;
- (j) Unless it derives access from an authorized street/means of access described in these Regulations;
- (k) for industrial use, other than a service industry unless the application is accompanied by NOC from the appropriate officer of the Industries Department of the Govt. according to the prevailing Industrial Location policy;
- (l) if the proposed development is likely to involve damage to or have deleterious impact on or is against urban aesthetics of environment or ecology and/or on historical/architectural/aesthetical buildings and precincts unless and otherwise specified in these Regulations.

**19. Public Street and Means of Access**

- (1) **Every site to have access free of encroachment:** Every site proposed to be developed or redeveloped shall have access from a public street/road as required in these Regulations. Such access shall be kept free of encroachment.
- (2) **High Rise and Special Buildings:** The Commissioner may permit access to such buildings from any street as stated below in the Table No 6

**Table No 6**

Building type	Height of Building	Minimum road width required in Metres (m)
HighRise	Above32mupto70 m	9.0
HighRise	Above70mupto 120 m	12.0
HighRise	Above120m	18.0
Special/AssemblyBuilding	ForHeightupto32m	12.0
Special/AssemblyBuilding	ForHeightabove32m	18.0

And one end of street shall join another street of width as specified above or greater width.

Development on plot along the road with width less than that specified in the above Table shall be allowed if along the entire stretch of a road, the plot owners/owner

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~~handover the land required for widening of roads as required for the proposed development on plot, provided further that the width of the stretch proposed to be widened will not be more than the width of the road to which it connects.~~

Provided further that the Commissioner may allow access to building with height up to 70 m

(a) through the existing 6.0 m wide road which is proposed to be widened to 9.0 m or more, either in DP or by a sanctioned **prescribed** regular line under the MMC Act, 1888 provided that road is not dead end road and if the total width of 9.0 m including width of the road and front open space of the building is made available without construction of the compound wall for the movement of Fire engine.

(b) Through two numbers of existing roads each having minimum width of 6.0 m.

***c) Provided further that in case of redevelopment under Regulation No ~~33(5), 33(6), 33(7), 33(7)(A), 33(7)(B), 33(10), 33(10) (A), 33(15), 33(20) (A)~~ width of Road 9 m shall be deemed to be adequate for any height for the development up to the FSI permissible under that regulation.***

***(d) The Municipal Commissioner shall constitute a High-Rise Committee to advise on issues related to high-rise building having height more than 120 m. in which followings persons shall be included:***

- 1) ***Practicing structural Engineer- Member***
- 2) ***Teaching structural Engineer-Member***
- 3) ***Chief Fire Officer, MCGM- Member***
- 4) ***Or any other member***

***Subject to prior permission of H'ble Supreme court.***

***(EP-43)***

***NOTE: -1. Wherever feasible, the MCGM shall strive to widen all roads having width below 9 m to a minimum 9 m, after a comprehensive traffic study and due implementation analysis and sanction as per MMC Act 1888. MCGM shall convert all roads of width less than 9 m to 9 m and above as per site condition through MR&TP Act or MMC Act.***

***2. Roads excluding existing public road/Municipal road, reflected in DP shall not be treated as public Road, unless and until declared under appropriate section of MMC Act & shall not be subjected to ~~mechanical~~ acquisition.***

***(EP-44)***

***(3) Other buildings:***

**PART - IV REQUIREMENT OF SITE AND LAYOUT**

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- (a) The Commissioner shall permit access from streets having width of not less than 6.0 m over which the public have a customary right of access or have used it or passed over it uninterruptedly for a period of 12 years.
- (b) The Commissioner may permit access from
- (i) any street 6.0 m wide or more (including streets in a gaathan which give access to other properties outside the gaathan),
- (ii) any existing street not less than 3.6 m wide which is proposed to be widened either in DP or by sanctioned regular line of street under the MMC Act, 1888,
- (iii) any street less than 3.6 m wide in a gaathan/**Koliwada/Adivasipada** if the plot boundary is shifted 2.25m from the central line of the street. Provided that shifting of plot boundary to 2.25 m from central line of the street will be insisted upon only in respect of identified streets forming part of Traffic Circulation System in gaathan/**Koliwada/Adivasipada**. Such streets will be identified with specific approval of the Municipal Commissioner. In all other cases, existing access will be considered as adequate in gaathan/**Koliwada/Adivasipada** areas, subject to the physical verification on site,
- (iv) any street or road more than 52.0 m in width specifically identified in the DP for giving direct access except where NOC has been granted by the appropriate road authorities,

~~(c) In case of TP schemes access provided in TP scheme shall be considered adequate.~~

~~Provided further that, in case where it is not feasible/possible to provide 6.0 m wide access (except T P Scheme), the Commissioner, by special permission, may consider access upto 3.6 m for the proposed building not exceeding 32min height. For greater height provision of sub-Regulation (2) of this regulation shall apply.~~

~~Provided further that where any road is proposed to be widened in the DP for which a regular line of street has been proscribed under the MMC Act, 1888, the resulting proposed width shall be reckoned in dealing with a request for development permission. Provided further that a high rise building shall require actual access as described in Sub-Regulation (2) of this regulation shall apply. Regular line of street proscribed under the MMC Act, 1888 shall prevail as per Regulation No 20, even if it is not reflected in DP.~~

(EP-45)

**(4) Plots/Buildings abutting or fronting a means of Access:**

Where a plot or building abuts/ fronts a means of access; the width of the access shall be as specified in Regulation No 23.

## 20. ***Alignment & Intersection of Roads***

(a) Where there is any conflict between the width provided in the DP and the width resulting from the prescription of a Regular Line of a street under the MMC Act, 1888, the larger of the two shall prevail. Further, if there is variation in the alignment of DP Road and sanctioned Regular Line under the MMC Act, 1888 of same width, the alignment as per the Regular Line shall prevail.

For intersection of roads, the rounding off, cut-off or splay or similar treatment shall be done to the satisfaction of the Commissioner depending upon the widths of the roads, the traffic generated, the sighting angle, etc. to provide clear side distance.

The alignment of roads and their junctions shall be subject to actual demarcation on site by the Commissioner.

(b) Access to plot at the Carriage Entrance- The sloping portion for deriving vehicular access from the carriage-way to the plot shall be provided within the plot boundary.

## 21. ***Highway and wider Roads***

No site excepting one proposed to be used for highway amenities like petrol pumps or motels or hospitals shall have direct access from a highway or specified road 52m or more in width, unless the same is permitted by Appropriate Authority.

Provided that this shall not apply to any lawful development along the highways and other specified roads which have existed before these Regulations have come into force and alternative measures are provided for their continuance.

## 22. ***Access to land-locked plot.***

In the case of a plot, surrounded on all sides by other plots, i.e. a land-locked plot which has no access to any street or road, the Commissioner may require access through an adjoining plot or plots which shall, as far as possible, be nearest to the public street. The cost of land acquisition and development of such access shall be borne by the owner of land-locked plot and subject to other conditions prescribed by the Commissioner. Alternatively, if the owner of the adjoining plot, which is accessible from a public street, is willing to provide right of access to such land-locked plot then the same may be permitted from the required marginal side open space of the building on such adjoining

plots.

**Notwithstanding anything contained in these Regulations, additional FSI equal to Zonal (basic) FSI of area of access provided to land locked plot shall be granted to plot owner who is providing the access to such land locked property subject to condition that such access handed over to MCGM. In SDZ if such right of way is provided then, additional FSI equal to Zonal (basic) FSI prevailing in adjoining zone, for area of access provided to land locked plot shall be granted to plot owner who is providing the access to such land locked property subject to condition that such access being handed over to MCGM.**

(EP-46)

### 23. Internal means of access

(1) **Minimum road width vis-à-vis the area served**- Plots which do not abut on a street shall abut/front on a means of access, the width and other requirements of which shall be as given in Table No 7 hereunder for residential and commercial zones and as given in Table No 8 hereunder for an industrial zone.

TABLE No 7

Width of access for Residential and Commercial Zones **for plot area to be served**

Access length in meters (m)	Area served (sq.m)			
	Less than 1500	More than 1500 & up to 4,000	More than 4000 & up to 10,000	More than 10,000
	Width in meters (m)			
(1)	(2)	(3)	(4)	(5)
Less than 75	6	7.5	9	12
More than 75 & upto 150	7.5	7.5	9	12
More than 150 & up to 300	9	9	9	12
Over 300	12	12	12	12

~~Provided that in residential layouts, straight cul-de-sacs upto 150 m long roads are permissible. An additional length up to 125m will be permissible, if an additional~~

~~turning space is provided at 150 m. The turning space, in each case, should not be less than 81sq. min area, no dimension being less than 9 m.~~

*Provided that in residential layouts, straight cul-de-sacs upto 150 m. long roads are permissible. An additional length upto 125m. will be permissible, if an additional turning space is provided at 150 m. The dead end shall be at a level higher than the main road from where the cul-de-sac road takes off. The turning space, in each case, should not be less than 81sq.m. in area, no dimension being less than 9 m.*

(EP-47)

TABLE No 8

Width of access for industrial zones **for plot area to be served**

Access length in meters (m)	Width of means of access in meter (m)
(1)	(2)
Upto 100	9.0
Above 100 upto 300	12.0
Above 300	15.0

- (2) **Access for residential, commercial and industrial zones-** as in table No 7 and 8 above-
- (a) shall be clear of marginal open spaces but not less than 3m from the building line;
- (b) may be reduced by 1 m from the prescribed widths if the plots are on only one side to the access;
- (c) shall be measured in length from the point of its origin to the next wider public street it meets.

(3) **Larger width of Means of Access-**

In the interest of the general development of any area, the Commissioner may require the means of access to be of larger width than that required under these Regulations.

(4) **Access in Partially Built up Plots:**

Notwithstanding the above, in partially built-up plots where the area still to be built upon does not exceed 5,000 sq.m an access of 3.6m width may be considered adequate. If such an access is through a built over arch, this access shall have a height of not less than 4.5m.

## 24. **Minimum Width of Pathways**

The approach to a building from a road/street/internal means of access shall be through a paved pathway of width specified in Table 9 here-under, the length of pathway being determined by the distance from the farthest plot or building to the internal road proposed under Regulation No 23 or to an existing road from which it takes off.

**TABLE No 9**

WIDTHS OF PATHWAYS

Types of Development (1)	Length of Pathway in meters (m) (2)	Width in meters (m) (3)
(i) Residential building	Upto 50	3.0
	Upto 40	2.5
	Upto 30	2.0
	Upto 20	1.5
(ii) Non-residential building	Upto 20	1.5
	more than and upto 50	3.0

## 25. **Means of Access to be Constructed & Maintained**

(1) **General:** Means of access shall be levelled, metalled, tarred, flagged, paved, sewered, drained, channelled, provided with lights and water supply line and with trees for shade to the satisfaction of the Commissioner. They shall be free of encroachment by any structure or fixture that may reduce their width below the minimum required by Regulation No 23 and shall be maintained in condition considered satisfactory by the Commissioner.

(2) **Private Street:** If any private street or other means of access is not constructed or maintained as specified in sub-regulation (1) above, or if structures or fixtures arise thereon in contravention of that sub-rule, the Commissioner may, by written notice, direct the owner or owners of the several premises fronting or adjoining the said street or other means of access or abutting thereon or to which access is obtained through such street or other means of access or which shall benefit by works executed, to carry out any or all of the aforesaid requirements in such manner and within such time as he shall direct. If the owner or owners fail to comply with this direction, the Commissioner may arrange for its execution and recover the expenses incurred from the owner or owners.

(3) **How to measure the length of access-ways-** The length of main means of access shall be determined by the distance from the farthest plot or building plot and

the main street. The length of a subsidiary access-way shall be measured from the point of its origin and the next wider road it meets.

## 26. Layout/amalgamation/subdivision of plot

(1) ***Circumstances warranting preparation of a layout or sub-division/amalgamation: A layout or subdivision/amalgamation shall be submitted for the following:***

- (a) when more than one building (except for building accessory to the main building) is proposed on any land;
- (b) when development or redevelopment of any tract of land includes its division or sub-division/amalgamation of plots;
- (c) when the land under development admeasures 2000sq.m or more ***in any zone in 'R', 'C' & 'I' Zone, except 'G' & 'N.A.' Zone, where the development is permissible.***

**(EP-48)**

(2) ***Contents:*** Every sub-division/amalgamation/ layout shall contain sub-plots being formed after sub-division, access thereto, **ROSLOS**, if any, required under Regulation No 23 and 27, spaces for other ancillary uses if any required under Regulation No. 24 and 28 also all the reservations, designations, allocations, road or road widening proposals of the DP and the regular lines of streets prescribed under the MMC Act, 1888.

Provided that the Commissioner may, without any reduction in area, allow adjustment in the boundaries of **DP Roads/**reserved /allocated sites within the same holding and conforming to the zoning provisions to suit the development. In doing so, he will ensure that the shapes of altered, allocated/reserved sites are such that they can be developed in conformity with these Regulations.

(3) ***Minimum plot areas:*** The minimum plot areas permissible for different categories of use types of development permissible and the minimum dimension shall be as in Tables No 10 here under:

TABLE No 10

Minimum Plot areas for various Uses

Sr. No (1)	Land use (2)	Plot area (sq.m) (3)	Type of Development (4)
1	Residential and Commercial (except those in 2,3 and 4 below)	(i) 25 and above but less than 40	Row
		(ii) 40 and above but less than 125	Row/semi-detached.



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		(iii) 125 and above with no dimension less than 9.0 m	Row/semi-detached/detached.
2	Plots in Rehabilitation and Resettlement/Slum up-gradation/Reconstruction scheme.	21 with minimum width of 3.0 m	Row.
3.	Petrol filling Station -		
	(a) without service bay	545 (with one dimension not less than 16.75 m). <b>and for filling stations of only compressed Natural Gas minimum area of plot shall be 300 sq. m.</b>	Detached
	(b) with service bay	1100 (with one dimension not less than 30.5 m).	Detached
4	Cinema theatre, assembly hall	3 sq.m per seat including parking requirements	
5	Mangalkaryalaya/ Public Hall	1000	
6	Industrial (I)	300 (with width not less than 15m)	Detached

**Note: - If DP Road/RL is prescribed in already approved layout, then imbalance of FSI in subdivided plots because of new DP Road/RL shall be allowed. If layout is amended subsequently, then the benefit of imbalance of FSI will not be allowed prospectively.**

(EP-49)

**27. Layout/Plot Recreational Ground/Open Spaces (ROS)(LOS) in Layout/Plot**

(1) **ROS/LOS in residential and commercial layouts:**

- (a) **Extent:** In any layout or sub-division/amalgamation/ for the development of individual plots with single building in a residential and commercial zone, ROS/LOS shall be provided as under.

(i)	Area from 1001 sq. m to 2500 sq. m.	15 per cent
(ii)	Area from 2501 sq. m to 10,000 sq. m	20 per cent
(iii)	Area above 10,000 sq. m	25 per cent

These ROS/LOS shall be exclusive of areas of accesses/internal roads/designations or reservations, DP roads and areas for road-widening and shall as far as possible be provided in one place. Where however, the area of the layout or sub-division/amalgamated/plot area is more than 5000 sq. m, ROS/LOS may be provided in more than one place, but at least one of such

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places shall be not less than 1000 sq. m in size. Such ROSLOS will not be necessary in the case of land used for educational institutions with attached independent playgrounds.

In case of provisions of Regulation No 33 the ROSLOS shall be as stipulated in the relevant regulations if specified separately, or else the ROSLOS as specified above shall be provided.

Provided further that the provisions of ROSLOS in case of the redevelopment schemes under the regulation no 33(5),33(7),33(8),~~33(10)~~,33(15) and 33(20) (A) may be reduced due to planning constraints, minimum of at least ~~8%~~10% shall be maintained. Provided further that in case of redevelopment proposal under Regulation No 33(5), the existing area of ROSLOS shall be maintained ~~if it is more than 8 % of the layout.~~

## (EP-50)

- (b) **Minimum area:** No such ROSLOS shall measure less than 125 sq. m.
- (c) **Minimum dimensions:** The minimum dimension of such ROSLOS shall not be less than 7.5 m, and if the average width of such ROSLOS is less than 16.6 m, the length thereof shall not exceed 2 1/2 times the average width.
- (d) **Access:** Every plot meant for a ROSLOS shall have an independent means of access, unless it is approachable directly from every building in the layout.
- (e) **Ownership:** The ownership of such ROSLOS shall vest by provision, in a deed of conveyance, in all the property owners on account of whose holdings the ROSLOS is assigned.
- (f) **Tree growth:** Excepting for the area covered by the permissible structures mentioned under (g) below, the ROSLOS shall be kept permanently open to the sky and accessible to all owners and occupants as a ~~garden or a playground etc.~~ ROSLOS and indigenous trees shall be grown as under: -

(a) at the rate of 5 indigenous trees per 100 sq. m or part thereof of the said ROSLOS to be grown within the entire plot

(b) at the rate of 1 indigenous tree per 100 sq. m or part thereof to be grown in a plot for which ROSLOS is not necessary

**(c) In between the indigenous trees planted along the boundary of plot shrubs with grass shall be planted.**

**~~(d) The native species which have the capacity to attract birds for nesting shall be preferably selected.~~**

**Note:—Indigenous trees are naturally growing trees available locally like mango, neem, jackfruit, banyan, piploetc.**

(EP-51)

(g) **Structures/uses permitted in ROSLOS:**

(i) In a ROSLOS exceeding 400 sq. m in area (in one piece), elevated/underground water reservoirs/tanks, electric sub-stations, pump houses, facility for treatment of wet waste in situ may be built and shall not utilize more than 10 per cent of the ROSLOS in which they are located.

(ii) In a ROSLOS of 1000 sq. m or more in area (in one piece and in one place), structures for pavilions, gymnasia, club houses, swimming pools and other structures for the purpose of sports and recreation activities may be permitted with BUA not exceeding 15 per cent of the total required ROSLOS, in one place. The area of the plinth of such a structure shall be restricted to 10 per cent of the area of the total required ROSLOS in these regulations. The total height of any such structure, which may be Ground + one storey shall not exceed 8 m. The height may be increased to 13 m to accommodate badminton court/squash court. Where club house is proposed in ROSLOS, then provision for gymnasium/fitness centre/yogalaya in club house shall be insisted upon. Structures for such sports and recreation activities shall conform to the following requirements: -

(a) The ownership of such structures and other appurtenant users shall vest, by provision in a deed of conveyance, in all the owners on account of whose cumulative holdings the ROSLOS is required to be kept as ROSLOS or ground viz 'R.G', in the layout or sub-division/amalgamation/plot of the land.

(b) The proposal for construction of such structure should come as a proposal from the owner/owners/society/societies or federation of societies shall be meant for the beneficial use of the owner/owners/members of such society/societies/federation of societies.

(c) Such structures shall not be used for any other purpose, except for recreational activities.

(d) The remaining area of the ROSLOS shall be kept open to sky and accessible to all members as a place of recreation, garden or a playground.

(e) The owner/owners/or society or societies or federation of the societies shall submit to the Commissioner a registered undertaking agreeing to the conditions in (a) to (d) above.

**(f) LOS in a private layout shall be for the exclusive use of the residents of such private layout only and shall not be subjected to acquisition by MCGM/Appropriate Authority. Further in such cases area of existing**

**Recreational Open Space shall have to be maintained by residents of such private layout.**

**(h) Unpaved strip:**The area of 1.5 m. wide strip within the plot boundary shall be kept unpaved for ground water recharge and plantation of trees and it shall not be counted in required LOS:

**(EP-52)**

**(i) Structures/Uses permitted in recreational open spaces**

**"Construction of Solid Waste Management System as per the National Building Code of India, Part 9 Plumbing Services, Section 1-Water Supply, Drainage & Sanitation (including Solid Waste Management) paragraph 6 /bio degradable waste treatment plant, in the layout RG, having plot area 2000 Sq.mt. & above within 10% of the plot area."**

**(EP-53)**

**(2) ROSLOS in industrial plots/layout of industrial plots in any industrial plot admeasuring 1000 sq. m or more in area, 15 per cent of the total area shall be provided as ROSLOSsubject to:**

**(i.)** such ROSLOS shall have proper means of access and shall be so located that it can be conveniently utilised by the persons working in the industry;

**(ii.)** such ROSLOS shall be kept permanently open to sky and accessible to all the owners and occupants and indigenous trees shall be grown therein at the rate of 5 trees for every 100 sq. m of the said open space or at the rate of 1 tree for every 100 sq. m in other cases. In between the indigenous trees planted along the boundary of plot, shrubs with grass shall be planted. The native species which have the capacity to attract birds for nesting shall be preferably selected.

Note:

1. The above area of ROSLOS shall be calculated on the area excluding the areas under DP road/ setback/ reservations area to be handed over to appropriate authority

2. The minimum 60% of the required ROSLOS shall be provided exclusively on the ground and at least 50% of this shall be provided on mother earth to facilitate the percolation of water and balance 40% of required ROSLOS may be provided on podium area extending beyond the building line. The ROSLOS on

mother earth shall not be paved and all ROS/LOS shall be accessible to all the occupants of the plot/layout. **Rest of the compound pavement other than stated above shall be paved with perforated paving having adequate strength, in order to facilitate percolation of rain water into the ground.**

**The entire LOS may be provided on top most podium subject to condition that 1.5 m. unpaved distance shall be kept for planting of trees and thereafter marginal open space required as per Regulation 47(1) for the maneuvering of fire fighting engine (& other equipments) on site from where light & ventilation is derived shall be provided on two sides.**

(EP-54)

3. Recreational Open Space of private layout which is reflected in DP as reservation of POS or designated existing POS shall remain as layout open space only and shall not be subjected to acquisition. Further in such cases area of existing Layout Recreational Open Space shall have to be maintained by the owner/Co Op Hsg. So/federation etc. as the case may be.

## 28. Substation

### (A) **Electrical Consumer Substation (CSS)/Distribution Substation (DSS):**

In case of development/redevelopment of any land, building or premises, provision for electric sub-stations may be permitted as under

**Table No.11.**

#### **Requirements of plot area for Consumer Substation (CSS).**

Sr. No	Plot Area (Sq. m)	Maximum area of land for CSS/DSS in sq. m
1	Upto 1000	Nil
2	Above 1000 & up to 2000	40.00 (single Transformer of 8.0 X 5.0)
3	Above 2000 & up to 4000	66.00 (single Transformer of 12.0 X 5.5)
4	Above 4000 & up to 20000	143.00 (Two nos of Transformers with each size 13.0 X 5.5)
5	Above 20000 & up to 40000	720

Note:

(a) If the CSS is forming a part of a building, it shall comply with all the safety precautions insisted upon by the concerned Electricity Distribution Company and the requirements of Chief Fire Officer.

(b) Such allotted public spaces shall be developed and maintained by the concerned

**PART - IV REQUIREMENT OF SITE AND LAYOUT**

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Electricity Distribution Company at its own cost, as directed by the Commissioner.

(c) For installation of above, the height as required by the technical requirements of such installations and the ancillary installations necessary for effective functioning of the system shall be permitted without taking into account the height parameter in FSI.

(d) The provision for CSS shall not be made mandatory by the Electricity Distribution Company in each development. The experts in Electricity Distribution Company shall assess the requirement of CSS considering the existing facilities available in the neighborhood.

(e) CSS/DSS may be permitted to be constructed in **ROS/LOS** in such a way that area shall not exceed the limit prescribed in the Regulation No.27.

(f) Ownership of the space/land, where substation is proposed shall vest with concerned owner/society/association or the person deriving the title, and easement rights will vest with concerned Electric Authority till CSS/DSS remain in existence and functional.

(g) The sub-station **proposed to be** constructed in **open space shall be in** such a manner that it is away from the main building at a distance of at least 3 m and in general does not affect the required side margin open spaces or prescribed width or internal access or larger open space. **The substation can be provided in stilt/podium/within building line subject to compliance of fire safety requirements**, or as may be decided by the Commissioner.

**(B) Requirements of plot area for Distribution Substation/Receiving Substation/Extra High Voltage Receiving Station (DSS/RSS/EHVRS).**

Sr. No	Plot Area (sq. m)	Maximum area of land for DSS/RSS/EHVRS in sq. m
1	Above 20,000 & upto 40,000	721 to 1200 (maximum) for DSS/RSS as per the requirements of concerned Electric Authority
2	Above 40,000	3,500 (maximum) DSS/RSS as per the requirements of concerned Electric Authority
3	Extra High Voltage Receiving Station (EHVRS)	The construction of EHVRS as per the requirements of electric distribution company in their premises shall be permissible.

Note-

- a) The height as required by the technical requirements of such installations and the ancillary installations necessary for effective functioning of the system shall be permitted without taking into account the height parameter in FSI.
- b) DSS/RSS/EHVRS may be permitted to be constructed below the POS in such way that the effective area occupied by DSS/RSS/EHVRS shall not exceed the 20% of developed area of such POS. However, in exceptional cases the said limit may be allowed to be exceeded with special permission of the Commissioner. Specific permission of Municipal Corporation shall be obtained for constructing underground DSS/RSS/EHVRS and shall be subject to terms and conditions and applicable payment. Such allotted POS shall be developed and maintained by the concerned Electric Distribution Company at its own cost and will have to be kept open for the use of general public except minimum area required for ingress and egress.
- c) DSS/RSS/EHVRS can be provided on the land of electric supply company or the requirement of land as specified above and such land will have to be acquired/obtained as per the policy of Govt. by concerned electric supply company.
- d) It shall comply with all the safety precautions insisted upon by the concerned Electricity Distribution Company and the requirements of Chief Fire Officer.

## 29. **Additional facilities in the Development in Large Holding/layout**

- (A) In layouts or sub-divisions/amalgamation of area in excess of 2 ha in residential and commercial zones, plots may be provided for shopping centers/departmental stores. Such centers/stores may have an aggregate BUA upto 5 per cent of the Zonal(basic) FSI of the plot. The conditions governing the layout of such a centre/store shall be as under:
- (i) The centre/store may be at one place or may be distributed within the layout to make it accessible from the different parts of layout;
- (ii) These centers/stores shall not abut any roads more than 31 m wide
- (iii) A shopping centre may be provided exclusively within the building towers with no access or frontage on any public road
- (iv) Within a layout, the centers/stores may be provided on the ground and upper floors or on the ground floor and the upper floors may be used for residential purposes and conveniences like banks or places for medical or dental practitioners.
- (v) Uses shall be as defined in clause (3031) of Regulation No.2, provided further that restaurant/eating house shall not be permissible in a residential building. Additional uses may include:

Stores or shops for the conduct of retail business. There will, however, be no storage or sale of combustible material except with the Commissioner's permission.

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- (a.) Personal services establishments only.
- (b.) Frozen food stores.
- (c.) Cleaning and pressing establishments for clothes, each occupying floor area not more than 200 sq. m and not employing solvents with a flash point lower than 590C, machines with dry load capacity exceeding 30 kg and employing not more than 9 persons, with a total power requirements of not more than 4 KW
- (d.) Shops for goldsmiths, lock-smiths, watch and clock shops and their repairs, bicycle shops and their rental and repairs, optician's shops and optical glass grinding and repairs shops, musical instruments shops and their repairs, picture framing, radio, television and household appliance shops and their repairs, umbrella shops and their repairs and upholstery work, each employing not more than 9 persons.
- (e.) Coffee selling shops and grinding establishments, each with electric motive power not exceeding 0.75 KW (0.025 KW individual motor each);
- (f.) Bakeries with no floor above, not occupying for production an area in excess of 75 sq.m and not employing more than 9 persons, if the power requirement does not exceed 4 KW, where only electrical ovens are used and additional heating load upto 12 KW permitted
- (g.) Confectioneries and establishments for the preparation and sale of eatables not occupying for production, an area in excess of 75 sq. m per establishment and not employing more than 9 persons or motive power exceeding 1.12 KW, as well as sugarcane and fruit crushers, each not employing more than 6 persons with motive power not exceeding 1.12 KW, in an area not more than 25 sq. m.
- (h.) Vegetable, fruit, flower shops
- (i.) Photographic studios with laboratories, photocopying, video and videotaping establishments, etc. and their laboratories, each with an area not exceeding 50 sq. m, and not employing more than 9 persons and not using power more than 3.75 KW
- (j.) Data processing unit with use of computers
- (k.) Travel agencies

**With the special permission, the Commissioner may from time to time add to, alter or amend the above list**

- (B) If a public amenity like a kindergarten school, milk Centre, electric sub-station, bus shelter, is provided within the project, the area of such facility not exceeding 5 percent of the total plot area shall be allowed free of FSI.



## PART V- FLOOR SPACE INDEX

### 30. Floor Space Indices & Floor space / Built-Up Area (BUA) computation, Tenement Density and Protected Development

#### (A) Floor Space Indices & Floor space /BUA computation

- 1 The total area of a plot shall be reckoned in FSI/BUA calculations applicable only to new development to be undertaken hereafter as under: -

TABLE 12

Floor Space Indices in Residential, Commercial and Industrial Zones

Sr No	Areas	Zone	Road width	Zonal (Basic)	Addition al FSI on payment of Premium	Admi ssible TDR	Permis sible FSI (4+5+ 6)
१	२ १	३ २	३	४	५	६	७
I	Island City	Reside ntial/C ommer cial	<i>up to 9m</i>	<i>1.33</i>	-	-	<i>1.33</i>
			<i>More than 9m up to 12.20m</i>	1.33	<del>0.34</del> <i>0.5</i>	<del>0.33</del> <i>0.17</i>	2.0
			<i>More than 12.20 m up to 18.3m</i>	<i>1.33</i>	<i>0.62</i>	<i>0.45</i>	<i>2.4</i>
			<i>More than 18.3 m up to 30m</i>	<i>1.33</i>	<i>0.73</i>	<i>0.64</i>	<i>2.7</i>
			<i>more than 30m</i>	<i>1.33</i>	<i>0.84</i>	<i>0.83</i>	<i>3.0</i>
II	Suburbs and Extended Suburbs						
i	The area earmarked for BARC from M Ward <del>and the areas comprised in N Ward bounded on the west by the Eastern Express Highway, on the north by the northern boundary of the N ward, on the east by the Thane crook and on the south by the southern boundary of N</del>	Reside ntial/C ommer cial		0.75	-	-	0.75

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Sr No	Areas	Zone	Road width	Zonal (Basic)	Addition al FSI on payment of Premium	Admi ssible TDR	Permis sible FSI (4+5+ 6)
	<del>ward.</del>						
ii	Areas of the village of Akse, Marve and CRZ affected areas of Erangal in P/North Ward and Gorai and Manori in the R Ward excepting gaathan proper.	Residential/Commercial		0.5	-	-	0.50
iii	The remaining area in Suburbs and Extended Suburbs	Residential/Commercial	up to 9m	1.0	-	-	1.0
			More than 9m up to 12.20m	1.0	0.5	0.5	2.0
			More than 12.20 m up to 18.3m	1.0	0.5	0.7	2.2
			More than 18.3 m up to 30m	1.0	0.5	0.9	2.4
			more than 30m	1.0	0.5	1.0	2.5
III	Island City	Industrial		1.0	<del>0.5</del> -	<del>0.5</del> -	<del>1.02</del> <del>0±</del>
IV	Suburbs and Extended Suburbs	Industrial		1.0	<del>0.5</del> -	<del>0.5</del> -	<del>1.02</del> <del>0±</del>

~~\*Utilization of TDR in I Zone for the uses permissible only in I Zone except for the hazardous activities, as per Table No C, of Regulation No 34.3 will be allowed.~~

*Condition:- TDR & paid Ratio can be change from time to time keeping the total Cap as it is.*

**(EP-55)**

- 2 The permissible FSI shall be on **gross plot area including excluding area under DP roads/roads for which sanctioned Regular line as per MMC Act is prescribed, and DP Reservation, and where also excluding the land is to be surrendered to MCGM/Appropriate Authority under Regulation no 14 (amenity plots), 15 (inclusive housing), 16, and 17.**

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(EP-56)

- 3 In case of Sr. No. 2 above;
- a) Additional BUA ~~as per regulation 32(1) Table 12(A) equal to area of land so surrendered to MCGM/Appropriate Authority~~ shall be allowed to be consumed over and above the permissible BUA (as per column no 7 of Table no 12 above) on the remainder/balance plot or may be availed in the form of TDR as per these Regulations.
- b) ~~It shall be permissible to utilize BUA equal to area of land so surrendered to MCGM/Appropriate Authority even before availing the additional FSI on payment of premium/TDR.~~
- c) BUA in lieu of cost of construction of built up amenity to be handed over as per the provisions of Regulation number 17(1) note 1(d) shall be permissible over and above permissible BUA or owner may avail the TDR thereof if not consumed on the remainder land.
- d) If owner/developer is unable to consume even Zonal (basic) FSI due to planning constraints, he shall be entitled for TDR for the unconsumed BUA thereof including a & c above.

In such cases, no additional FSI on payment of premium/TDR shall be allowed to be utilized on remainder /balance plot.

(EP-57)

- 4 The permissible FSI shall be on **gross** plot area including areas to be surrendered to MCGM/Appropriate Authority under Regulation no ~~14 (amenity plots), 15 (inclusive housing) and~~ 35 (development of cotton textile mills).

~~Provided further that BUA in lieu of cost of construction of built up amenity required to be handed over to MCGM under Regulation Nos 15, if any, shall be permissible over and above permissible BUA (as per column no 7 of Table No 12 above) or owner may avail the TDR thereof, if not consumed on the balance plot.~~

(EP-58)

5. BUA so arrived shall be allowed to be consumed on the balance plot after handing over of Reservation/Amenity/Plot/DP road/roads for which sanctioned Regular line is prescribed as per MMC Act to MCGM.
6. Premium shall be charged for 'additional FSI on payment of premium' (as per column no 5 of table no 12) for BUA at the rate of 60% of the land rates as per ASR (for FSI 1) of the year in which such FSI is granted. Premium so recovered shall be shared between the State Govt. and MCGM on 50:50 basis. The MCGM shall utilize the premium for implementation of D P.

Provided further that utilization of 'additional FSI on payment of Premium' and TDR is optional and can be utilized in any combination subject to limit prescribed in column no 7 of Table No 12 above & shall be non-transferable. 'Additional FSI on payment of Premium' is to be granted on application and payment of premium & shall be used on the same plot only.

*Provided further that of the admissible TDR as per column 6 of the Table 12 of this regulation, utilization of minimum 20% of admissible TDR generated from slum redevelopment scheme, shall be compulsory, but shall not exceed 50% of the admissible TDR as per column 6.*

(EP-59)

7. A Development Surcharge cess up to the rate of 100% of Development charge, for BUA over and above the Zonal (basic) FSI (including excluding fungible compensatory area BUA) in accordance with the Time Schedule for such payment as may be laid down by the Commissioner, MCGM shall be paid. This Surcharge development cess shall not be applicable to BUA to be handed over to MCGM/Appropriate authority & BUA which are excluded from FSI computation. This Development Surcharge cess shall be in addition to development charges levied as per section 124 of MR&TP Act 1966. This Surcharge development cess shall not be applicable for proposals of Govt. /MCGM executed departmentally.

The payment of Development Surcharge cess as detailed above will not be payable in cases where development cess is proposed under Regulation no 33(3), 33(5), 33(7), 33(7)(A), 33(8), 33(9), 33(9)(B), 33(10), 33(11) and for development where the payment of off-site infrastructure charges/development cess is applicable and for these Regulations development cess/off-site infrastructure charges shall be payable as described in the concerned Regulations.

8. The owner shall give advance possession of the land to be handed over to MCGM/MHADA/Appropriate Authority, wherever applicable, at the time of seeking permission for development of plot. It shall be the responsibility of the land owner to clear off all encumbrances and complete the formalities towards transferring the land in the name of MCGM/MHADA/Appropriate Authority in Land Revenue Record.
9. The aforesaid plot, free of encumbrances, shall be handed over to MCGM/MHADA/Appropriate Authority within twelve months from the date of approval of building plans/approval of the layout. The FSI of such plot can be utilized on remainder plot only after handing over of such plot to MCGM or before availing Zonal (basic) FSI beyond 50% 75% of gross plot area or granting Occupation Certificate to any of the buildings, whichever is earlier. The ownership of such plot shall be transferred in the name of MCGM/ MHADA/Appropriate Authority in Land Revenue Records before seeking occupation to last 25% of admissible FSI in any of the buildings in the layout other than amenity.

- 10 The area of built up amenity shall be counted in FSI initially and after handing over of said built up amenity, the area of built up amenity shall be allowed free of FSI. Commencement Certificate in respect of BUA in lieu of the built-up amenity to be handed over to MCGM under AR can be granted only after handing over of such built up amenity ~~or before availing Zonal (basic) FSI beyond 75% of gross plot area or before seeking Occupation Certificate to any part of building/buildings beyond 50% of permissible BUA as per Zonal (basic) FSI, other than the built up amenity.~~
- 11 Fungible **FSI Compensatory Area**/BUA shall be permissible **over and above permissible FSI as per column no 7 of Table No.12 above and** as per the provisions of Regulation no 31(3).  
**(EP-60)**
- 12 The Development of plots under combination of various regulations shall be permissible, but the maximum permissible FSI on gross plot shall not exceed the permissible FSI limit prescribed in **respective any of the applicable** regulations.
- 13 TDR in lieu of balance BUA after loading of "additional FSI on payment of premium & Admissible TDR" as per table 12 above shall not be permissible.
- 14 In case of development as per this regulation and/or under the provisions of 33(2), 33(3), 33(3) (A), 33(3) (B), 33(8) (B), 33(11), 33(20) (A) the premium shall be applicable all the Central Govt. and their statutory bodies/Central Govt. undertaking/State Govt. undertaking etc. except State Govt. and MCGM itself.**

**(EP-61)**

- Note: (1) Area of recreational open spaces as required under Regulation No 27 shall not be deducted for the computation of BUA/FSI.
- (2) In case of new Development/Redevelopment proposal under this Regulation, where the plot is affected by Road line/DP Road/Reservation and where the land affected by Road line/DP Road/Reservation is either merged or handed over to MCGM/Appropriate Authority & where FSI benefit of the same had already been taken in the earlier development proposal as per then prevailing Regulation or monetary compensation had been claimed in the past, but ownership has not been transferred in the name of MCGM/Appropriate Authority, in such cases the gross plot area shall be reckoned after deduction of such areas.
- (3) The Occupation Certificate for buildings constructed **out of last 25% of admissible FSI** for residential/commercial use shall be granted by the Commissioner only after recreational area is developed and structure for recreational activities are actually provided on site. Provided further that in case of layout having 2 or more buildings, development of proportionate recreational area may be permitted subject to completion of entire recreational area & structure thereon for recreational activities prior to seeking occupation of last buildings.

(4) In case of Government/Semi-Government Department and Organizations/Public Sector Authorities/Undertakings such as the Atomic Energy Department, the Civil Aviation Department, International Airport Authority of India, Defence authorities, Railway authorities and the Mumbai Port Trust, for computing the available FSI, the area of lands not designated/reserved but shown as such in the DP for the following purpose shall be excluded:

- (a) Playgrounds, stadia, golf courses;
- (b) Parade grounds, training grounds, firing ranges;
- (c) Green areas within their complexes;
- (d) Lands kept open for operational purposes;
- (e) Lands under major internal roads;
- (f) Railway tracks and yards;
- (g) Lands unauthorizedly reclaimed;
- (h) Lands of air-fields and air-strips.

### (B) Tenement Density

1. Maximum tenement density shall be 450 per ha for FSI 1.00 and shall be appropriately increased/reduced proportionate to FSI 1.00.
- ~~2. Minimum tenement density shall be 200 per ha for FSI 1.00 and shall be appropriately increased/reduced proportionate to FSI 1.00, applicable only to plots of 1 ha and above and sub-divided plots each of 1 ha and above from larger layouts or sub-divisions.~~
3. **Minimum tenement density for Rehabilitation and Resettlement/ affordable housing plots/shall be 325 per ha for FSI 1.00 and shall be appropriately increased/reduced proportionate to FSI 1.00.**

(EP-62)

### (C) Protected Development

- (a) The FSI permitted as per Table No. 12 will be allowed to be exceeded for redevelopment of existing authorized building to the extent of existing authorized development rights/BUA **and shall be also entitled for the additional FSI as per relevant regulations.**

(EP-63)

Provided further that in cases where benefit of additional FSI as per the then prevailing regulations was availed for the purpose of educational, medical, starred category hotels, religious development and Information Technology establishments and if redevelopment is proposed by discontinuing such users, then such additional BUA will not be protected. The development shall have to be in consonance with the provisions of these Regulations. The premium paid in past

for such user will not be adjusted.

- (b) In cases where development is not completed, it shall be permissible to avail the balance development rights as permissible under these Regulations by utilizing the TDR or additional FSI on payment of Premium by adjusting the payments made earlier for availing FSI if any, or payments made for grants of any concessions, condonations etc. but no refund shall be permissible.

However, such additional utilization of the development right in the plot/layout, shall be permissible on the plot area beyond the land component of the buildings for which occupation is granted/existing building as specified in Regulation No 9 as per the then prevailing Regulation under which the development was approved.

*Provided that if the development is proposed to the extent of protected built-up area only as per a) and b) above, 9 m. road width shall consider adequate. However, if development is proposed with more area than protected as per regulation then, the restrictions as per regulation 19(2) shall be applicable.*

(EP-64)

31. **Exempted from FSI/to be counted in FSI/~~Fungible~~ Compensatory Area(~~Fungible~~) Floor Space Index (FSI):**

**(1) Exemption from FSI**

The following shall not be counted in FSI

- (i) Areas of structures permitted in ROSLOS under clause (g) of sub-Regulation (1) of Regulation No 27.
- (ii) Areas covered by features permitted in open spaces as listed in Regulation No.42 except for Regulation 42(i) (b), 42(ii)(d),42(ii) (e) (ii)&(iii), and 42(ii) (f) (ii)&(iii) and 42(ii)(g).
- (iii) Areas covered by staircase rooms, lift machine rooms above topmost storey, staircase/lift wells and passages in stilt, basement and floors exclusively used for parking and other ancillary uses as permitted in this Regulation No.31(1)
- (iv) Areas covered by staircases/lift wells including lobbies as specified, excluding those covered under DC Regulation No.31 (1) (iii) with special written permission of the Commissioner subject to payment of premium.

Such exclusion from FSI computation shall not be applicable in case of existing buildings.

Provided further that where the permissible FSI has not been exhausted in the case of existing buildings and cases decided by the Corporation prior to coming into force of

these Regulations, the exclusion from FSI computation as in these Regulations will be available for construction of balance potential,

Provided further that for the reconstruction scheme under Regulation No. 33(6) such exclusion will be permissible as per guidelines hereunder: -

- i. While working out total existing BUA, the BUA of existing staircase will not be taken into account.
- ii. Premium for the area of the staircase and lift-well will be recovered after working out the area of the staircase and lift-well in the proposed building minus area of the existing staircase, lift-well etc., if any
- (v) Area of the basement used exclusively for parking and other ancillary uses as permitted in Regulation No. 37(97) (iv) (b, c, d, e&j).
- (vi) Area of covered parking spaces as provided in sub-Regulation (6) (a) of Regulation No.44

Provided, however, that additional parking to the extent of ~~25%~~50% of the required parking may be permitted without payment of premium.

Provided further that in non-residential building, where entire parking is proposed by mechanical/ automatic means, additional parking to the extent of ~~10%~~20% of the required parking shall be permitted free of FSI as vehicle holding area.

**(EP-65)**

- (vii) Area of one office room as provided in sub-Regulation (419) of Regulation 37
- (viii) Lofts [vide sub-Regulation 4 of Regulation 37]
- (ix) Porches [vide sub-Regulation (2018) of Regulation 37]-
- (x) Canopy [vide sub-Regulation (2119) of Regulation 37].
- (xi) Area of structures for an effluent treatment plant, **Water Treatment Plant, Sewerage Treatment Plant** as required to be provided, as per the requirements of the MPCB or other relevant authorities:

Provided, however, in the case of an existing industry, if no vacant land is available the Commissioner may permit structures with dimensions to be approved by him for such effluent treatment plant on 15 per cent amenity open space.



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- (xii) A chajja, cornice, weather shade, sun-breaker, **vertical fins (excluding column)**; at lintel level, only; projecting not more than 1.2 m. from the face of the building as provided in sub regulation no. 42 (ii) (e)(i).  
Further chajja, Cornice, Weather Shade, sun breaker or other ornamental projections etc. shall be permissible upto 0.3 m. in Gaothan area for the plots admeasuring upto 250 sq. m
- (xiii) A chajja, cornice, weather shade, sun-breaker over a balcony or gallery, as provided in sub regulation no. 42(ii)(f)(i)
- (xiv) Area covered by elevated/underground water reservoirs/tanks, electric sub-stations, **Distribution Sub Station**, pump houses, facility for treatment of wet waste in situ.
- (xv) Area covered by new lift and passage thereto in an existing building with a height upto 16m. in the Island City [vide clause (ii) (f) of sub-Regulation (1917) of Regulations 37]
- (xvi) Area of a covered passage of clear width not more than 1.52m (5ft.) leading from a lift exit at terrace level to the existing staircase so as to enable descent to lower floor in a building to reach tenements not having direct access to a new lift in a building without an existing lift.
- (xvii) Area of one fitness centre /Yogalaya for a Co-Op. Housing Society or Apartment Owners Association as provided in sub-regulation 37(3028).
- (xviii) The fire chutes as provided under DC Regulation No. 48(9)
- (xix) The refuge areas subject to DC Regulation No. 48(8)
- (xx) Service Floor of height not exceeding 1.8 m or as stated in Regulation No.37(3432).
- (xxi) Entrance lobbies in stilted portion, height not exceeding 7.2 m. or height equivalent to two floor **or height of stilt whichever is more.**
- (xxii) Open to sky swimming pool at the terrace above the top most storey or on the top most podium only.
- (xxiii) Area of the service ducts abutting Sanitary Block, **kitchen** not exceeding 1.2 m. in **width depth**. In case of high rise buildings higher width/size as per requirement and design approved by Commissioner but not exceeding 2.0 m.
- (xxiv) Ornamental projection of **cladding**/glass façade/glazing not exceeding **0.30.60m** from building line for non-residential building.

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(xxv) Area covered by chimney, elevated tanks (provided its height below the tank from the floor does not exceed 1.5 m)

**(xxvi)** Area of sanitary block for use of domestic servants engaged in the premises, not exceeding 2.2 sq.m at staircase mid-landing level and at stilt level, **area of sanitary block for use of drivers engaged by the car owners not exceeding 2.2 sq. m at each of the parking floor level. In case number of car parks exceeds 200 per parking floor level, additional sanitary block for every 200 cars or part there of shall be allowed.**

**(EP-66)**

(xxvii) Letter boxes as specified in Regulation No 37(1210) (b)

(xxviii) Parking floors as specified in Regulation No37(3230)

(xxix) Area of DG set at stilt and podium level as specified in Regulation No 37(3331)

**(xxx)** **Area of DG set, electric sub-station with protective walls having voids/perforated walls above 1 m height, at stilt and podium level or in side and rear marginal open space, or in a separate independent structure specified in Regulation No 37(3331)**

**(EP-67)**

(xxxi) Electrical Duct/ fire duct of clear width not more than 0.45 m and not abutting to any habitable room.

(xxxii) Area of electric meter/service utility room/rooms having area of 10 sq. m per 50 tenements at Basement /Ground/Stilt/Podium. In case of High Rise building the meter room may be allowed as per the specific requirements of Electric Supply Company.

(xxxiii) Refuse Chute/Garbage Shaft as specified in Regulation No.37(4412)

(xxxiv) Elevation feature or dome like structure above water tank/lift machine room/staircase room up to 2 m for building with height beyond 32 m & up to 70 m, 6 m for the building height beyond 70 m and up to 120 m and up to 9 m for building with height beyond 120 m with 60% voids in surface area/profile may be allowed.

**(xxxv)** **Area required for Rain Water Harvesting Arrangement, Non-conventional Energy System as per these Regulations.**

**(xxxvi)** **Advertisements and sky signs, covered areas required on topmost terrace for antenna/dish antenna/communication tower used for Telecom not exceeding 20 sq. m.**

- (xxxvii) Area required for Cooling Towers/Chilling Plants (open to sky) only beyond the required marginal open spaces or on terrace floor.
- (xxxviii) Area for Laundry, Boiler Room for Hotels, Hospitals & Hostels as specified in Regulation No.37(7).
- (xxxix) Room with maximum size 5 sq. m, for Battery back-up for solar water heater and/or for common lighting in basement or on terrace.
- (xxxx) Entry gate over Arch.

Note:

- i. Areas covered by the projections exceeding those specified in clauses xii, xiii, xxiii, xxiv and xxxiii above shall be counted in FSI.
- ii. Open to sky swimming pool at any level other than (xxii) above, excluding at ground level as provided in Regulation No 42 (ii)(a), shall be counted in FSI.
- iii. Any passage by whatever name not covered under DCR 31(1) shall be counted in FSI.

**(2) The following shall be counted in FSI.**

- (i) Covered parking spaces/Garage as provided under Regulation No. 44 (6)(d)
- (ii) Area of fire escape balcony as provided in Regulation No 48(6)
- (iii) Area of Sanitary block for the use of domestic servants engaged in the premises, other than as provided as per Regulation No 31(1) ((XXVI) at staircase mid-landing level, still level, parking level.
- (iv) Part/Pocket/Covered terraces, for whatever purpose, except open terrace above the top most storey and the part terrace at top most storey due to planning constraints but accessible from common staircase, terraces created due to restriction imposed by the Railway Authority and above shopping/Non-residential/Industrial area at one level only with a slope of 1:5, in case of residential/Non-residential/Industrial development on upper floors.
- (v) Area below open to sky swimming pool, clearance exceeding 1.5 m. from floor level.
- (vi) Air conditioning plant room/Air handling unit room, D.G.set room except provided in basement.
- (vii) Service floor of height exceeding 1.8 m as per Regulation No.37(32).
- (viii) Area of balconies as provided in sub regulation 2220 of Regulation No 37.

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- (ix) Niches below window sill.
- (x) Area of one public telephone booth and one telephone exchange (PBX) room per building.
- (xi) The ornamental projection, including the voids, flower beds, etc. projecting from the face of the building except at the terrace level **other than allowed as per Regulation No 31(1) (ii).**
- (xii) Ornamental projection, flower bed etc. over a balcony or gallery **other than allowed as per Regulation No 31(1) (ii).**
- (xiii) Area of one room for installation of telephone concentrators as per requirements of Mahanagar Telephone Nigam limited.
- (xiv) Letter box room as specified in Regulation No 37 **(1210)** (a).
- (xv) Covered areas required on top terrace for antenna/dish antenna/communication tower used for Telecom (basic cellular or satellite telephone) or ITE purposes, V-Sat, Routes, Transponders or similar IT related structure or equipment, in excess of 20.00 sq.m.
- (xvi) The parking floor in excess of required parking under these regulation [31(1)(vi)] **and for which the premium has been paid.** Deck parking inclusive of car lifts and passages thereto on habitable floors.
- (xvii) Driver's room/sanitary block on podium and or parking floor **other than mentioned in Regulation No.31(1)(xxvi).**
- (xviii) Covered swimming pool.
- (xix) Area of DG set room at stilt and podium level **other than mentioned in Regulation No 31(1)(xxx)**

**3. Fungible Compensatory (Fungible) Floor Space Index (FSI) Area:--**

Notwithstanding anything contained in the D.C.Regulations 30, 32 & 33, the Commissioner may, by special permission, permit fungible compensatory **FSI area**, not exceeding 35% for residential/development, **and 20% for Industrial/Commercial development**, over and above admissible FSI/BUA, by charging a premium at the rate of **60% for Residential and 80% for Industrial and Commercial development** of ASR (for FSI 1), **which is to be shared between MCGM, State Govt. and MSRDC (for Sea Link) in 50%, 30% and 20% respectively.**

**~~Provided further that in case of entirely commercial building, mall/multiplex, additional fungible BUA maximum to the extent of 10% of BUA, only for more width~~**

~~of corridors/passages than required under these Regulations may be allowed by charging a premium at the rate of 80% of ASR (for FSI 1).~~

Provided that in case of redevelopment under regulation ~~33(5), 33(6), 33(7), 33(7)(A), 33(7)(B), 33(8), 33(9), 33(9)(B), 33(20), and 33(10)~~ excluding clause No.3.11 of the Regulation the fungible compensatory FSI area admissible on rehabilitation component shall be granted without charging premium.

*In case of redevelopment under regulation 33(5), 33(6)&33(7)(B) of the Regulation the fungible compensatory FSI area admissible on existing BUA shall be granted without charging premium.*

Provided further that ~~redevelopment under Regulation No. 33(5) and for~~ redevelopment proposal of existing buildings in suburbs and extended suburbs by availing TDR/**Additional FSI on payment of Premium**, the fungible compensatory FSI area admissible on FSI consumed in existing structure shall be granted without charging premium.

**Provided further that such fungible compensatory FSI area for rehabilitation component shall not be used for free sale component and shall be used to give additional area over and above eligible area to the existing tenants/occupants. Fungible compensatory area admissible to one rehabilitation tenement cannot be utilized for another rehabilitation tenement.**

Provided that, this Regulation shall be applicable only in respect of the buildings to be constructed or reconstructed.

Provided also that in case of development under Regulation No. 33(15), the fungible compensatory FSI area shall be admissible without charging premium.

“Provided that in case of development under Regulation No. 33(2) excluding buildings of private medical institutions under Regulation No. 33(2)(A), the fungible compensatory FSI area shall be admissible on 50 % rebate in premium to be charged as per this regulation and the development under Regulation No 33(3) shall be admissible without charging premium for fungible compensatory area FSI.

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*Explanatory Note: -*

- (i) Where IOD/IOA has been granted but the building is not complete then this Regulation shall apply, only at the option of the owner/developer,
- (ii) For plots/layouts, where IOD is granted for partial development, this Regulation will apply for the balance potential of the plot,
- (iii) The fungible compensatory area FSI is useable as regular FSI,

Note:

(a) The premium paid for fungible **compensatory area** BUA prior to coming into force of this Regulation particularly in case of Commercial/Industrial development will not be adjusted for **grant of additional fungible compensatory area BUA under this regulation, and premium** if any, **premium** as per this Regulation shall have to be paid. **Fungible Compensatory F.S.I. granted under Regulation 35(4) of DCR 1991 shall be continued as Fungible Compensatory Area under Regulation 31(3) of DCPR 2034 & no premium shall be demanded or refunded or adjusted.**

(b) The premium amount collected shall be kept in a separate Account to be utilized for infrastructure development.

**(c) The deficiency in open space created due to utilization of fungible compensatory area shall be condoned by charging premium at 25% of normal premium.**

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### 32 Transfer of Development Rights (TDR)

~~In certain circumstances the development potential of a plot of land may be separated from the land itself and may be made available to the owner of the land in the form of Transferable Development Rights (TDR). These Rights may be made available and be subject to the Regulations as detailed below.~~

~~TDRs as per provision of this regulation shall be applicable only to prospective development:-~~

~~1. TDR in lieu of handing over of areas affecting reservations including DP road:~~

~~The land reserved for public purposes in the DP can be compulsorily acquired, according to the provisions of Section 125, and clauses (a) and (c) of Sub-section (1) of Section 126 of the MR&TP Act.~~

~~Alternatively, owner of the land reserved for public purposes can be granted "Transferable Development Rights" (TDR) in lieu of the monetary compensation as provided under Sub-Clause (b) of Sub-section (1) of Section 126 of the MR&TP Act. The grant of Development Right will be governed by the following:~~

~~Owner of the land reserved for any public purpose desirous of availing the TDR may apply to the Commissioner in prescribed form, expressing his willingness to surrender the land so reserved, free of cost and free of all encumbrances to MCGM or as described below. The cases in which TDR will be offered are further defined below.~~

~~Provided also that Additional/incentive Transferable Development Rights (TDR) to the extent of 20 %, 15%, 10% and 5% of the surrendered land area shall also be allowed to~~

**the land owners who submit the proposal for grant of Transferable Development Rights (TDR) within 1, 2, 3 and 5 years respectively from sanction of this Regulation.**

**Table No-12(A)**

**Instances in which TDR can be availed.**

<b>Sr No</b>	<b>Instances</b>	<b>Extent of TDR</b>	<b>Remarks/conditions</b>
1	<del>a) If entire plot of land reserved for public purpose in the DP and land is surrendered to transferred in the name of MCGM/Appropriate Authority.</del>	<del>BUA as per the Zonal (basic) FSI of land so surrendered transferred+ BUA equal to plot area of land surrendered transferred</del>	<del>a) Where land is not handed over yet and FSI benefit is not approved in the development proposal on remainder plot &amp; no TDR/monitory compensation is availed. b) award is not declared under Section 11-23 of Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement L.A. Act 2013 or any compensation has not been paid</del>
	<del>b) Plot of land of IH as per Regulation No. 15/AOS as per Regulation No. 14/ Development of lands of cotton textile mill under the provision of Regulation No. 35 in lieu of land to be surrendered transferred to in the name of MCGM/MHADA/ Appropriate Authority</del>	<del>BUA as per the Zonal (basic) FSI of land so surrendered transferred.</del>	<del>Only where land is not handed over and FSI benefit is not approved in the development proposal and not proposed to be utilized on remainder plot nor TDR is availed, then TDR of unutilized BUA.</del>
	<del>c) DP Roads/RL under MMC Act/land under River widening, major Nalla widening surrendered transferred to in the</del>	<del>BUA as per the Zonal (basic) FSI of land so surrendered transferred+ BUA equal to plot area of</del>	<del>Only if FSI benefit is not approved in the development proposal/ availed and</del>

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Sr No	Instances	Extent of TDR	Remarks/conditions
	<del>name of MCGM</del>	<del>land so surrendered</del> <b>transferred</b>	<del>not proposed to be utilized on remainder plot nor TDR is availed</del>
	<del>d) Setback due to Subsequent Road widening/Proposed DP Road/Right of way to land locked plot as per Regulation No.22, in case where development of plot/layout is completed in all respect/where no development is proposed/is in progress at the time of handing over of such area to MCGM.</del>	<del>BUA as per the Zonal (basic) FSI of land so surrendered</del> <b>transferred. In case of SDZ-II, BUA equal to Zonal (basic) FSI prevailing in adjoining zone of land so surrendered.</b>	
2	<del>If owner/developer develops the reservation under provisions of AR and is unable to consume even Zonal (basic) FSI, BUA equal to plot area of land so surrendered</del> <b>transferred to in the name of MCGM/Appropriate Authority and BUA in lieu of cost of construction of built up amenity to be handed over to MCGM/Appropriate Authority.</b>	<del>If no BUAs availed in the form of FSI or such unutilized BUA on the balance plot.</del>	<del>Due to planning constraints.</del>
3	<del>BUA in lieu of cost of construction of BUA built up amenity to be handed over to MCGM/Appropriate Authority as per the Regulation No.14,15 &amp;17</del>	<del>If no BUAs availed in the form of FSI or such unutilized BUA on the balance plot.</del>	<del>Due to planning constraints.</del>
4	<del>In case of redevelopment of Cessed buildings 33(7), 33(7)(B), 33(8), Urban renewal schemes Cluster Development Scheme 33(9) and slum reddevelopmentscheme33(10), Permanent transit tenements in the form of permanent structures</del> <b>for Slum Rehabilitation Scheme/Rental housing under</b>	<del>As prescribed under the relevant provision of DCPR</del>	



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Sr No	Instances	Extent of TDR	Remarks/conditions
	<del>Regulation No. 33(11),</del>		
5	<del>BUA of Affordable Housing/Rental Housing constructed on unreserved private land and handing over of entire plot along with constructed tenements to MCGM free of cost as per the Regulation No. 33(20).</del>	<del>As proscribed under the under the provision of corresponding regulation</del>	
6	<b>Heritage buildings</b>	<del>{BUA as per Zonal (basic) FSI+ area of plot on which Heritage Structure is existing} BUA consumed by Heritage building</del>	<del>Where the Development of building is not permissible as per provision of Regulation No 52 and with the permission of Municipal Commissioner in consultation with &amp; on recommendation of MHCC  The potential of the plot shall be perpetually reduced to the extent of Existing BUA of the Structure.</del>
7	<del>Encumbered plots which are required for implementation of public project on very urgent basis a. In case of land which are fully encumbered and where encumbrances had/have to be removed and rehabilitated elsewhere by the project implementing authority, b. which are partly encumbered and where encumbrance are/were removed and rehabilitated elsewhere by the Project Implementing authority,</del>	<del>To the extent of 50% of BUA as per Zonal (basic) FSI of the plot area.  (i) For the portion of land which is/was vacant as per serial no 1(a) of this table (ii) For the portion of land which is/was encumbered</del>	<del>Project Implementing authority shall separately certify the area of land which was vacant and the area of land under encumbrance along with details as per the joint measurement survey carried out in this respect with the City Survey Officer. The area of vacant land and land under encumbrance shall be</del>

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Sr No	Instances	Extent of TDR	Remarks/conditions
		<del>to the extent of 50% of BUA as per Zonal (basic) FSI of the vacant plot area.</del>	<del>clearly distinguished and demarcated, otherwise the land under part encumbrance shall be treated as fully encumbered land.  The owner has to follow the procedure laid down by the MCGM for availing the DRG.</del>
8	<del>Unreserved accessible plot not falling in NSDZ/NA</del>	<del>BUA as per the Zonal (basic) FSI of land so surrendered</del> <b>transferred</b> <del>+ BUA equal to plot area of land so surrendered</del> <b>transferred</b>	<del>If owner willingly offers the land and the Municipal Commissioner, MCGM requires the land for public purpose such as POS/SWAM facility/Municipal Chowky/PSC blocks.</del>
9	<del>Reserved Land of for D. P. Road/public purpose in N SDZ //area accessible from existing Road.</del>	<del>BUA equal to 0.8 times of land area so surrendered</del> <b>BUA as per the Zonal (basic) FSI prevailing in the adjoining Zone of land so transferred</b> <del>+ BUA equal to plot area of land so transferred</del>	
10	<del>Roads/uninterrupted access to SH/POS/OA to be handed over to MCGM in proposed development under Regulation No 33(8)</del>	<del>BUA equal to area of land so surrendered/transferred</del>	

~~NOTE:— Even if plot is affected by River widening, major Nalla widening and ownership of portion of plot affected by River widening, major Nalla widening has been transferred in the name of MCGM, the plot on which development has been proposed shall not be treated as sub divided plot under these Regulations.~~

**2. Utilization of TDR**

~~Development Right Certificates (DRCs) can be used in entirety or in parts at any location, except mentioned in Sr No 3. (A)(8) below, in any land use zone within the limits of FSI prescribed in Table No. 12 above. The TDR at the receiving plots shall be governed by the following~~

$$\text{TDRr} = \text{TDRo} \times (\text{RRLo} / \text{RRLr})$$

~~Where:~~

~~TDRr = Transferable Development Rights on the receiving plot.~~

~~TDRo = Transferable Development Rights on the originating plot~~

~~RRLo = Land rates of Annual Statement of Rates (ASR) of the originating plot~~

~~RRLr = Land rates of Annual Statement of Rates (ASR) of the receiving plot~~

~~Note: Land rates of ASR of both RRLo & RRLr shall be of the relevant year in which scrutiny fees for utilization of TDR is paid. In case there are more than one land rate applicable to different parts of the plot under development, a weighted average of all the applicable rates shall be taken for calculation.~~

~~Transferable Development Rights (TDRr) and the corresponding Transferable Development Rights (TDRo) shall be clearly indicated on the Development Rights Certificate that are used.~~

~~Note: 1. Utilisation of TDR generated as per Table No 12(A) or as provided under these Regulations shall be dealt at par.~~

~~2. Utilization of DRC/DRC's issued prior to coming into force of these Regulations shall be dealt with as per the then prevailing Regulations/policy only.~~

~~3. (A) Regulations for the grant of Transferable Development Rights (TDRs) to owners/ developers and conditions for grant of such Rights:~~

~~1. The owner (or lessee on submission of NOC from lessor) of a plot of land which is reserved for a public purpose in the DP and for additional amenities deemed to be reservations provided in accordance with these Regulations, excepting in the case of an existing or retention user or any required compulsory or ROS/LOS, shall be eligible for the award of TDR in the form of FSI to the extent as described in the table no 12(A) above and on the conditions set out below. Such award will entitle the owner of the land FSI in the form of DRC which he may use himself or transfer to any other person.~~

~~2. Subject to the Regulation 1 above, where a plot of land is reserved for any purpose specified in section 22 of MR & TP Act, 1966, the owner will be eligible for Development Rights (DR's) to the extent stipulated as described in the table no 12, after the said land is surrendered free of cost as stipulated in this Regulation and~~

*after completion of the development or construction as in Regulation if he undertakes the same*

- ~~3. DRs will be granted to an owner or a lessee only for reserved lands which are retainable/non-retainable under the Urban Land (Ceiling and Regulations) Act, 1976, and in respect of all other reserved lands to which the provisions of the aforesaid Act do not apply, and on production of a certificate to this effect from the Competent Authority under that Act before a DR is granted. In the case of non-retainable lands, the grant of DRs shall be to such extent and subject to such conditions as Govt may specify. DRs are available only in cases where development of a reservation has not been implemented i.e. TDRs will be available only for prospective development of reservations.~~
- ~~4. DRCs will be issued by the Commissioner himself. They will state, in figures and in words, the FSI credit of BUA in square meters of the BUA to which the owner or lessee of the said reserved plot is entitled, the place and village/TP Scheme/Division, GS No/CTS No/FP No from where it is generated, year of issue of DRC and Ward in which the DRs are earned.~~
- ~~5. A DRC will be issued only on the satisfactory compliance with the conditions prescribed in this Regulation.~~
- ~~6. If a holder of a DRC intends to transfer it to any other person, he will submit the DRC to the Commissioner with an appropriate application along with registered agreement with new holder for an endorsement of the new holder's name, i.e. transferee on the said Certificate. Without such an endorsement by the Commissioner himself, the transfer shall not be valid and the Certificate will be available for use only by the earlier original holder.~~
- ~~7. A holder of a DRC who desires to use the FSI credit certified therein on a particular plot of land shall attach to his application for development permission valid DRCs to the extent required~~
- ~~8. A DRC shall not be valid for use on receivable plots in the areas listed below:
  - ~~a. Coastal areas and areas in NDZSDZ, TDAs, Green Zone and areas where SPA appointed as notified under section 40 of MR&TP Act 1966 vizMMRDA, MIDC or MHADA.~~
  - ~~b. On plots for housing schemes of slum dwellers/cessed buildings for which additional FSI is permissible under sub-regulation (7) (9), (10) of Regulation 33. However, in cases where non-slum plot/non-cessed plot where eligible structures as stipulated in the relevant provisions are not existing and is amalgamated with the slum plot/cessed plot with the approval of CEO SRA/Commissioner on receipt of NOC from MHADA authorities, for the purpose of better planning etc. then DRC will be receivable on the~~~~

- ~~non-slum plot/non-cessed plot. In such cases utilization of DRC shall be governed as per procedure and provisions stipulated in this regulation.~~
- ~~6. In proposal where additional FSI is proposed to be utilized as per special FSI provisions of these Regulations unless otherwise specified therein.~~
- ~~d. Areas where the permissible FSI is less than 1.0.~~
- ~~e. In Industrial Zone, **wherein only hazardous industrial activity has been proposed.** However, on conversion of Industrial Zone to Residential/Commercial Zone as per provision of these regulations, then utilization of TDR as provided in this regulation shall be permissible.~~
- ~~f. Heritage buildings and precincts notified under Regulation No. 52. However, in any Heritage Precinct with the prior approval of the MHCC and subject to compliance with the regulations of the particular precincts may be allowed.~~
- ~~9. DRCs may be used on one or more vacant plots of land or in case of already developed plot of land, on the balance/remainder plot of land after deduction of the land component of existing development, as per then prevailing regulations under which development was allowed as specified in Regulation No. 9. The development shall be in conformity with these Regulations.~~
- ~~10. DRs will be granted and DRCs issued only after the reserved land is surrendered to the Corporation, where it is Appropriate Authority, otherwise to the State Government as the case may be, free of cost and free of encumbrances, after the owner or lessee has levelled the land to the surrendering ground level and after he has constructed a 1.5 m high compound wall (or at a height stipulated by the Commissioner) with a gate at the cost of the owner, and to the satisfaction of the Commissioner, or the State Government (where the Corporation is not the Appropriate Authority). The cost of any transaction involved shall be borne by the owner or lessee.~~
- ~~11. With an application for development permission, where an owner seeks utilization of DRs, he shall submit the DRC to the Commissioner who shall endorse thereon the writing in figures and words, the quantum of the DRC proposed to be utilized before granting development permission as per these regulations and, the Commissioner shall endorse in the DRC in writing, in figures and words, the quantum of DR's actually utilized/and the balance remaining thereafter, if any.~~
- ~~12. A DRC shall be issued by the Commissioner himself as a certificate printed on bond paper in an appropriate form prescribed by Commissioner. Such a certificate will be a transferable "negotiable instrument" after due authentication by the Commissioner. The Commissioner shall maintain a register in a form considered appropriate by him of all transactions, etc. relating to grant of utilization of DRs.~~

- ~~13. The surrendered reserved land for which a DRC is to be issued shall vest in the Corporation or the State Government, if the Appropriate Authority is other than the Corporation, and such land shall be transferred in the Revenue Records in the name of the Corporation or the State Government, as the case may be, and shall vest absolutely in the Corporation or the State Government. The surrendered land, so transferred to the State Government in respect of which the Corporation is not the Appropriate Authority, may, on application, thereafter be allotted by the State Government in favour of the concerned authority which may be a State or Central Government Department, authority or organization, or another public authority or organization on appropriate terms as may be decided by the State Government.~~
- ~~14. The Commissioner/Appropriate Authority shall draw up in advance and make public from time to time a phased annual programme (allowing a 10 per cent variation to deal with emergency development) for utilisation of TDRs in the form of DRs, prioritizing DP reservations to be allowed to be surrendered and indicating the areas for their utilization on receiving plots. Notwithstanding this, in urgent cases the Commissioner/Appropriate Authority, may for reasons to be recorded in writing, grant DRs, as and when considered appropriate and necessary.~~
- ~~15. DRC shall state the Development Rights credit in square meters in figures and in words along with the details of place i.e. village, Ready Reckoner Zone Number, year of issue of DRC and Ward in which the Development Rights are earned.~~
- ~~16. The Municipal Commissioner may reject the application for transfer/utilization of DRC, if~~
- ~~a. Any dues are payable by the owner of the land on which DRC is proposed to be utilized.~~
- ~~b. Under direction from the Competent Court to the State Government/MCGM~~
- ~~17. The Commissioner shall reserve the rights for granting permission to utilize/transfer the DRC and/or forfeiting DRC, if the property so handed over to MCGM/other appropriate authority is by fraudulent means and/or dues payable to the State Government/MCGM are not paid.~~
- 18. DRC shall remain valid till DR available under DRC is fully utilized.**

## 1.0 TRANSFERABLE DEVELOPMENT RIGHTS -

**Transferable Development Rights (TDR) is compensation in the form of Floor Space Index (FSI) or Development Rights which shall entitle the owner for construction of built-up area subject to provisions in this regulation. This FSI credit shall be issued in a certificate which shall be called as Development Right Certificate (DRC).**

*Development Rights Certificate (DRC) shall be issued by Municipal Commissioner under his signature and endorse thereon in writing in figures and in words, the FSI credit in square meters of the built-up area to which the owner or lessee is entitled, the place from where it is generated and the rate of that plot as prescribed in the Annual Statement of Rates issued by the Registration Department for the concerned year.*

## **2.0 CASES ELIGIBLE FOR TRANSFERABLE DEVELOPMENT RIGHTS (TDR):-**

*Compensation in terms of Transferable Development Rights (TDR) shall be permissible for-*

*i) lands under various reservations for public purposes, new roads, road widening etc. which are subjected to acquisition, proposed in Draft or Final Development Plan, prepared under the provisions of the Maharashtra Regional and Town Planning Act, 1966;*

*ii) lands under any deemed reservations according to any regulations prepared as per the provisions of Maharashtra Regional & Town Planning Act, 1966;*

*iii) lands under any new road or road widening proposed under the provisions of Mumbai Municipal Corporation Act, 1888;*

*iv) development or construction of the amenity on the reserved land;*

*v) unutilized FSI of any structure or precinct which is declared as Heritage structure or Precinct under the provisions of Development Control Regulations, due to restrictions imposed in that regulation;*

*vi) in lieu of constructing housing for slum-dwellers according to regulations prepared under the Maharashtra Regional & Town Planning Act, 1966;*

*vii) the purposes as may be notified by the Government from time to time, by way of, modification to, new addition of, any of the provisions of sanctioned Development Control Regulations.*

*viii) Unreserved accessible plot not falling in NDZ/NA and if owner willing to offer the land and the Municipal Commissioner, MCGM needed the said land for public purpose shall be deemed to be a reservation and eligible for TDR under this regulation.*

*ix) The TDR of lands owned by Central Govt. and it's undertakings under reservations shall be granted to the Central Govt. and it's undertakings. However, it will not be eligible to the lands under reservations which are granted on lease at concessional rates by the Central Govt. and State Govt.*

## **3.0 CASES NOT ELIGIBLE FOR TRANSFERABLE DEVELOPMENT RIGHTS ( TDR ):-**

*It shall not be permissible to grant Transferable Development Rights (TDR) in the following circumstances:-*

- i) For earlier land acquisition or development for which compensation has been already paid partly or fully by any means;*
- ii) Where award of land has already been declared and which is valid under the Land Acquisition Act, 1894 or the Right to Fair Compensation & Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 unless lands are withdrawn from the award by the Appropriate Authority according to the provisions of the relevant Acts.*
- iii) In cases where layout has already been sanctioned and layout roads are incorporated as Development Plan roads prior to these regulations.*
- iv) In cases where layout is submitted along with proposed Development Plan Road, in such cases TDR shall not be permissible for the width of road that would be necessary according to the length as per Development Control Regulations;*
- v) If the compensation in the form of FSI / or by any means has already been granted to the owner.*
- vi) Where lawful possession including by mutual agreement /or contract has been taken.*
- vii) For an existing user or retention user or any required compulsory open space or recreational open space or recreational ground, in any layout.*
- viii) For any designation, allocation of these or zone which is not subjected to acquisition.*
- ix) The incentive TDR will not be applicable to deemed reservations.*

#### **4.0 GENERATION OF THE TRANSFERABLE DEVELOPMENT RIGHTS ( TDR ) –**

##### **4.1 Transferable Development Rights (TDR ) against surrender of land :-**

*4.1.1 For Surrender of the gross area of the land which is subjected to acquisition, free of cost and free from all encumbrances, the owner shall be entitled for TDR or DR irrespective of the FSI permissible or development potential of the very said land to be surrender and also that of land surrounding to such land at the rate as given below:-*

<b>Sr No</b>	<b>Instances</b>	<b>Extent of TDR</b>		<b>Remarks/conditions</b>
<b>1</b>	<b>a) If entire plot of land reserved for public purpose in the DP and land is transferred in the</b>	<b>Area under reservation</b>	<b>Entitlement for TDR/DR</b>	<b>a) Where land is not handed over yet and FSI benefit is not</b>



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Sr No	Instances	Extent of TDR		Remarks/conditions
	<i>name of MCGM/Appropriate Authority.</i>	<i>Mumbai City area (island City)</i>	<i>2.5 times the area of surrendered land. (Maximum 2.5)</i>	<i>approved in the development proposal on remainder plot &amp; no TDR/monitory compensation is availed.</i>  <i>b) award is not declared under Section 23 of Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement L.A. Act 2013 or any compensation has not been paid</i>
		<i>Mumbai Suburban/ Extended Suburban</i>	<i>2 times the area of surrendered land. (Maximum 2.00 )</i>	
	<i>b) Development of lands of cotton textile mill under the provision of Regulation No. 35 in lieu of land to be transferred in the name of MCGM/MHADA/ Appropriate Authority</i>	<i>BUA as per the Zonal (basic) FSI of land so transferred.</i>		<i>Only where land is not handed over and FSI benefit is not approved in the development proposal and not proposed to be utilized on remainder plot nor TDR is availed, then TDR of unutilized BUA.</i>
	<i>c) DP Roads/RL under MMC Act/land under River widening, major Nalla widening transferred in the name of MCGM</i>	<i>Area under reservation</i>	<i>Entitlement for TDR/DR</i>	<i>Only if FSI benefit is not approved in the development proposal/ availed and not proposed to be utilized on remainder plot nor TDR is availed</i>
		<i>Mumbai City area (island City)</i>	<i>2.5 times the area of surrendered land. (Maximum 2.5)</i>	
		<i>Mumbai Suburban/ Extended Suburban</i>	<i>2 times the area of surrendered land. (Maximum 2.00 )</i>	

PART - V FLOOR SPACE INDEX

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Sr No	Instances	Extent of TDR	Remarks/conditions
	d) <i>Setback due to Subsequent Road widening/Proposed DP Road/Right of way to land locked plot as per Regulation No.22, in case where development of plot/layout is completed in all respect/where no development is proposed/is in progress at the time of handing over of such area to MCGM.</i>	<i>BUA as per the Zonal (basic) FSI of land so transferred. In case of SDZ, BUA equal to Zonal (basic) FSI prevailing in adjoining zone of land so surrendered.</i>	
2	<i>If owner/developer develops the reservation under provisions of AR and is unable to consume even Zonal (basic) FSI, BUA equal to plot area of land so transferred in the name of MCGM/Appropriate Authority and BUA in lieu of cost of construction of built up amenity to be handed over to MCGM/Appropriate Authority.</i>	<i>If no BUA is availed in the form of FSI or such unutilized BUA on the balance plot.</i>	<i>Due to planning constraints.</i>
3	<i>BUA in lieu of cost of construction of built up amenity to be handed over to MCGM/Appropriate Authority as per the Regulation No. 14,15 &amp;17</i>	<i>If no BUA is availed in the form of FSI or such unutilized BUA on the balance plot.</i>	<i>Due to planning constraints.</i>
4	<i>In case of redevelopment of Cessed buildings 33(7), 33(7)(B), 33(8), Cluster Development Scheme 33(9) and slum redevelopment scheme 33(10), Permanent transit tenements for Slum Rehabilitation Scheme under Regulation No.33(11),</i>	<i>As prescribed under the relevant provision of DCPR</i>	
5	<i>BUA of Affordable Housing constructed on unreserved private land and handing over of entire plot along with constructed tenements to MCGM free of cost as per the Regulation No. 33(20).</i>	<i>As prescribed under the under the provision of corresponding regulation</i>	

PART - V FLOOR SPACE INDEX

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Sr No	Instances	Extent of TDR	Remarks/conditions
6	<i>Heritage buildings</i>	<i>{BUA as per Zonal (basic) FSI+ area of plot on which Heritage Structure is existing} – BUA consumed by Heritage building</i>	<p><i>Where the Development of building is not permissible as per provision of Regulation No 52 and with the permission of Municipal Commissioner in consultation with &amp; on recommendation of MHCC</i></p> <p><i>The potential of the plot shall be perpetually reduced to the extent of Existing BUA of the Structure.</i></p>
7	<p><i>Encumbered plots which are required for implementation of public project on very urgent basis</i></p> <p><i>a. In case of land which are fully encumbered and where encumbrances had/have to be removed and rehabilitated elsewhere by the project implementing authority,</i></p> <p><i>b. which are partly encumbered and where encumbrance are/were removed and rehabilitated elsewhere by the Project Implementing authority,</i></p>	<p><i>To the extent of 50%of BUA as per Zonal (basic) FSI of the plot area.</i></p> <p><i>(i)For the portion of land which is/was vacant as per serial no 1(a) of this table</i></p> <p><i>(ii) For the portion of land which is/was encumbered to the extent of 50% of BUA as per Zonal (basic) FSI of the vacant plot area.</i></p>	<p><i>Project Implementing authority shall separately certify the area of land which was vacant and the area of land under encumbrance along with details as per the joint measurement survey carried out in this respect with the City Survey Officer. The area of vacant land and land under encumbrance shall be clearly distinguished and demarcated, otherwise the land under part encumbrance shall be treated as fully encumbered land.</i></p> <p><i>The owner has to follow the procedure</i></p>

PART - V FLOOR SPACE INDEX

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Sr No	Instances	Extent of TDR	Remarks/conditions						
			<i>laid down by the MCGM for availing the DRC.</i>						
8	<i>Unreserved accessible plot not falling in SDZ/NA</i>	<table border="1"> <thead> <tr> <th>Area under reservation</th> <th>Entitlement for TDR/DR</th> </tr> </thead> <tbody> <tr> <td><i>Mumbai City area (island City)</i></td> <td><i>2.5 times the area of surrendered land. (Maximum 2.5)</i></td> </tr> <tr> <td><i>Mumbai Suburban/ Extended Suburban</i></td> <td><i>2 times the area of surrendered land. (Maximum 2.00 )</i></td> </tr> </tbody> </table>	Area under reservation	Entitlement for TDR/DR	<i>Mumbai City area (island City)</i>	<i>2.5 times the area of surrendered land. (Maximum 2.5)</i>	<i>Mumbai Suburban/ Extended Suburban</i>	<i>2 times the area of surrendered land. (Maximum 2.00 )</i>	<i>If owner willingly offers the land and the Municipal Commissioner, MCGM requires the land for public purpose such as POS/SWM facility/ Municipal Chowky/ PSC blocks.</i>
Area under reservation	Entitlement for TDR/DR								
<i>Mumbai City area (island City)</i>	<i>2.5 times the area of surrendered land. (Maximum 2.5)</i>								
<i>Mumbai Suburban/ Extended Suburban</i>	<i>2 times the area of surrendered land. (Maximum 2.00 )</i>								
9	<i>Reserved Land for D. P. Road/public purpose in SDZ area accessible from existing Road.</i>	<table border="1"> <thead> <tr> <th>Area under reservation</th> <th>Entitlement for TDR/DR</th> </tr> </thead> <tbody> <tr> <td><i>Mumbai City area (island City)</i></td> <td><i>2.5 times the area of surrendered land. (Maximum 2.5)</i></td> </tr> <tr> <td><i>Mumbai Suburban/ Extended Suburban</i></td> <td><i>2 times the area of surrendered land. (Maximum 2.00 )</i></td> </tr> </tbody> </table>	Area under reservation	Entitlement for TDR/DR	<i>Mumbai City area (island City)</i>	<i>2.5 times the area of surrendered land. (Maximum 2.5)</i>	<i>Mumbai Suburban/ Extended Suburban</i>	<i>2 times the area of surrendered land. (Maximum 2.00 )</i>	
Area under reservation	Entitlement for TDR/DR								
<i>Mumbai City area (island City)</i>	<i>2.5 times the area of surrendered land. (Maximum 2.5)</i>								
<i>Mumbai Suburban/ Extended Suburban</i>	<i>2 times the area of surrendered land. (Maximum 2.00 )</i>								
10	<i>Roads/uninterrupted access to AH/POS/OA to be handed over to MCGM in proposed development under Regulation No 33(8)</i>	<i>BUA equal to area of land so transferred</i>							

*(Explanation: Above entitlement may also be applicable to the compensation paid in the form of FSI to the owner to be utilised on unaffected part of same land parcel and in such cases the procedure of DRC shall not be insisted.)*

*Provided that, if leveling of land and construction/erection of the compound wall / fencing as per Clause No. 4.1.2 to the land under surrender is not permissible as per the prevailing*

*Development Control Regulations, the quantum of TDR shall be reduced to 1:2.35 and 1:1.85 in Mumbai City area ( island city) and Mumbai Suburban /Extended Suburban area respectively.*

*Provided also that Additional / incentive Transferable Development Rights (TDR) to the extent of 20 %, 15 % , 10 % and 5% of the surrendered land area shall also be allowed to the land owners who submit the proposal for grant of Transferable Development Rights (TDR ) within 1, 2 ,3 and 5 years from this notification respectively.*

*Provided that the quantum of Transferable Development Rights (TDR) generated for D.P. Road/ reservation in CRZ/BDP/HTHS/Low Density Zone/ Hazardous Zone/ SpecialDevelopment Zone areas or in areas which have some natural or legal constraint on development etc. shall be as decided by the Government separately.*

*Provided further that in case of Govt. land which are fully encumbered then the TDR of such encumbered plot shall be granted as per the clarifications given by the Govt. from time to time.*

*4.1.2 DRC shall be issued only after the land is transferred to the Municipal Corporation, only after compliance of conditions stipulated in these regulations and after handing over and taking over possession of the reserved land for which TDR is sought at free of cost and free from encumbrances and after leveling the land to the surrounding ground level and after constructing / erecting a 1.5 m. high compound wall / fencing i.e. brick/stone wall up to 0.60 mt above ground level and fencing above that up to remaining height with a gate, at the cost of the owner and to the satisfaction of the Municipal Commissioner. Provided that, if on certain lands such construction / erection of compound wall / fencing is prohibited or restricted by any regulation, then quantum of Transferable Development Rights (TDR ) shall be reduced as prescribed in proviso to Clause 4.1.1.*

*Provided further that such construction/erection of compound wall/fencing shall not be necessary for area underDevelopment Plan roads. In such cases TDR equivalent to entitlement as mentioned in regulation no 4.1.1 shall be granted without any reduction.*

*4.1.3 If any contiguous land of the same owner/developer, in addition to the land under surrender for which Transferable Development Rights (TDR) is to be granted, remains unbuildable, the Municipal Commissioner may grant Transferable Development Rights (TDR) for such remaining unbuildable land also if the owner / developer hands it over free of cost and free from all encumbrance and encroachment. If such land is from the proposed roads then such land shall be utilized for road side parking, garden, open space or road side amenities including bus bays, public toilets or any compatible user as the Commissioner may decide and if the such land is from the proposed reservation then same shall be included in such proposed reservation and shall be developed for the same purpose. The Municipal Commissioner shall quarterly report such cases to Government.*

*4.1.4 In case of lessee, the award of Transferable Development Rights (TDR ) shall be subject to lessee paying the lessor or depositing with the Planning Authority for payment to the lessor, an amount equivalent to the value of the lessors' interest to be determined by the Planning Authority on the basis of Land Acquisition Act, 1894 or the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act,*

*2013 against the area of land surrendered free of cost and free from all encumbrances.*

#### *4.2 Transferable Development Rights (TDR) against Construction of Amenity-*

*When an owner or lessee with prior approval of Municipal Commissioner, may develop or construct the amenity on the surrendered plot or on the land which is already vested in the Planning Authority, at his own cost subject to such stipulations as may be prescribed and to the satisfaction of the Municipal Commissioner and hands over the said developed/constructed amenity free of cost to the Municipal Commissioner then he may be granted a Transferable Development Rights (TDR) in the form of FSI as per the following formula:-*

*Construction Amenity TDR in sq.m. = A/B \* 1.25*

*Where,*

*A= cost of construction of amenity in rupees as per the rates of construction mentioned in Annual Statement of Rates (ASR) prepared by the Inspector General of Registration for the year in which construction of amenity is commenced.*

*B = land rate per sq.m. as per the Annual Statement of Rates (ASR) prepared by the Inspector General of Registration for the year in which construction of amenity is commenced.*

#### *5.0 UTILISATION TRANSFERABLE DEVELOPMENT RIGHTS ( TDR ):-*

*5.1 A holder of DRC who desires to use FSI credit therein on a particular plot of land shall attach valid DRCs to the extent required with his application for development permission. Proposal for Transferable Development Rights (TDR) utilisation shall be submitted alongwith the documents as may be prescribed by the Commissioner or by the Government from time to time.*

*5.2 With an application for development permission, where an owner seeks utilisation of DRC, he shall submit the DRC to the Municipal Commissioner who shall endorse thereon in writing in figures and words, the quantum of the TDR proposed to be utilised, before granting development permission. Before issuance of Occupation Certificate, the Commissioner shall endorse on the DRC, in writing in figures and words, the quantum of TDR/DRs actually used and the balance remaining if any.*

*5.3 The Transferable Development Rights (TDR) generated from any land use zone shall be utilised on any receiving plot irrespective of the land use zone and anywhere in Mumbai City area ( island city) and Mumbai Suburban /Extended Suburban area. The equivalent quantum of Transferable Development Rights (TDR) to be permitted on receiving plot shall*

*be governed by the formula given below:-*

*Formula:  $X = (Rg / Rr) \times Y$*

*Where, X = Permissible Utilisation of TDR/DR in sqm on receiving plot*

*Rg = Rate for land in Rs. per sq.m. as per ASR of generating plots in generating year*

*Rr = Rate for land in Rs. per sq.m. as per ASR of receiving plot in generating year*

*Y = TDR debited from DRC in sq.m.*

*Note:- All TDR including slum and heritage TDR shall be utilized as per this regulation only.*

*5.4 Utilization of Transferable Development Rights (TDR) and Road Width Relation will be govern by regulation 30 (A) subject to following notes:-*

*Note:-*

*i) Municipal Corporation of Greater Mumbai shall convert all roads of width less than 9.00m. to 9.00m. and above as per site conditions through MR & TP. Act or MMC Act provisions.*

*ii) The maximum permissible TDR that can be utilised on any plot. Provided that specific area based restriction where TDR utilisation is not permissible by earlier Regulations shall remain in force except for Gaothan/ congested areas.*

*Provided also that the above utilisation of TDR would be available to an existing road width of 9 mt and above so marked under the relevant Municipal Corporation Act.*

*iii) Maximum permissible TDR loading as mentioned above on any plot shall be exclusive of FSI allowed for inclusive housing if any.*

*iv) The priority and quantum of maximum permissible TDR loading mentioned above shall include slum TDR atleast 20 % and maximum to the extent of 50% of column no. 6 of Table No. 12 regulation 30(A). slum TDR (wherever applicable) as per this regulation and DRC generated from the vary said land and/or DRC generated from other location up to the permissible limit mention above .*

*v) If a plot is situated on internal road having dead end within 50 mt. from the main road, having minimum width of 9m or morethen such plot shall be treated as fronting on main road for the purpose of utilisation of TDR. Similarly if the plot derives from 9m wide internal road then such plots also eligible for the purpose for utilisation of TDR.*

*vi) The relaxation premium for the use of slum TDR i.e.10% of normal premium shall be*

*charged while condoning deficiencies in open spaces.*

*5.4.2 Provided that, the restrictions of total maximum permissible built up area in terms of FSI with respect to road width mentioned above shall not be applicable in cases where, the permissible FSI is more than the basic FSI in various schemes, like Slum Rehabilitation Scheme, Redevelopment of cess buildings, redevelopment of dangerous buildings, Urban Renewal Scheme, Redevelopment of MHADA buildings/Colonies, Metro Influence Zone, BRTs, TODs etc. where specific provisions which are sanctioned by the Government shall apply.*

*5.4.3. Provided that, the additional FSI permissible in certain categories of buildings such as, Educational building, Registered Charitable Institutional/ Medical / Hospital Building, Star Category Hotel, Religious Building etc. as per prevailing Development Control Regulations, if any, can be availed either by full or part utilization of TDR or full or part utilization of additional FSI at the option of owner. However, the restriction of road width mentioned as above shall not be applicable when the owner exercises his option of availing utilization of additional FSI and in such cases limitation of maximum building potential as mentioned in regulation no 5.4.1 shall not be applicable.*

*5.4.4 The utilisation of Transferable Development Rights (TDR) shall be permissible by considering Gross Plot Area excluding area affected by reservations or deemed reservation, if any. This principle shall also be applicable to the reservations to be developed under the provisions of Accommodation Reservation, by considering the total area of such reservation before surrender.*

*5.4.5 Areas Restricted from Utilisation of Transferable Development Rights (TDR) :-*

*Utilisation of Transferable Development Rights (TDR) shall not be permitted in following areas:-*

*DRC shall not be valid for use on receivable plots in the areas listed below:-*

- (a) Coastal areas and areas in Special Development Zones and areas for which the Mumbai Metropolitan Region Development Authority or Maharashtra Housing and Area Development Authority or Maharashtra Industrial Development Corporation is the Special Planning Authority;*
- (b) On plots for housing schemes of slum dwellers for which additional FSI is permissible under sub-regulation (7), (9) & (10) of Regulation 33;  
On plots for housing schemes of slum dwellers for which additional FSI is permissible under sub-regulation (10) of Regulation 33. However, in cases where non-slum plot is amalgamated with the slum plot for the purpose of better planning etc. then DRC will be receivable on the non-slum plot/ non-cessed plot. In such cases utilization of DCR shall be governed as per procedure and provisions stipulated in this Regulation and sub clause (B).*
- (c) Areas where the permissible FSI is less than 1.0.*



- (d) *Coastal regulation zone, except in cases where it is permissible to Utilised TDR as per CRZ Notification 2011 and subsequent amendment from time to time'.*
- e) *Area having developmental prohibition or restrictions imposed by any notification issued under the provisions of any Central/State Act (like CRZ regulations, Defense restriction areas, etc.) or under these regulations.*

#### **6.0 GENERAL STIPULATION:-**

*6.1 Development Rights (DRs) will be granted to an owner or lessee, only for reserved lands which are retainable and not vested or handed over to the Government /Urban Local Bodies and not exempted under section 20 or 21 of the then Urban Land (Ceiling and Regulations) Act, 1976 and undertaking to that effect shall be obtained, before a Development Right is granted. In the case of schemes sanctioned under section 20 or 21 of the said Act, the grant of Development Rights (DRs) shall be to such extent and subject to the conditions mentioned in section-20 scheme and such conditions as the Government may prescribed. In case of non-retainable land, the grant of Development Rights shall be to such extent and subject to such conditions as the Government may specify. The provisions of this Regulation shall be subject to the orders issued by the Government from time to time in this regard.*

*Provided that, in case of lands having tenure other than Class-I, like Inam lands, tribal lands etc., N.O.C. from Competent Authority, mentioning i)share of Government and land holder ii)transfer of such land in the name of Planning / Appropriate Authority, shall be produced by the land holder at the time of submission of application for grant of TDR.*

*6.2 DRC shall be issued by the Municipal Commissioner as a certificate printed on bond paper in an appropriate form prescribed by him. Such a certificate shall be a "transferable and negotiable instrument" after the authentication by the Municipal Commissioner. The Municipal Commissioner shall maintain a register in a form considered appropriate by him of all transactions, etc. relating to grant of, or utilisation of, DRC.*

*6.3 The Commissioner shall issue DRC within 180 days from the date of application or reply from the applicant in respect of any requisition made by him, whichever is later.*

#### **6.4 Transfer of DRC-**

*6.4.1 The Commissioner shall allow transfer of DRC in the following manner -*

*i) In case of death of holder of DRC, the DRC shall be transferred only on production of the documents as may be prescribed by him from time to time, after due verification and satisfaction regarding title and legal successor.*

*ii) If a holder of DRC intends to transfer it to any other person, he shall submit the original DRC to the Commissioner with an application alongwith relevant documents as may be prescribed by the Commissioner and a registered agreement which is duly signed by Transferor and Transferee, for seeking endorsement of the new holders name, i.e., the transferee, on the said certificate. The transfer shall not be valid without endorsement by*

*the Commissioner and in such circumstances the Certificate shall be available for use only to the holder / transferor.*

*6.4.2 The utilisation of TDR from certificate under transfer procedure shall not be permissible, during transfer procedure.*

*6.5 The Commissioner may refrain the DRC holder from utilizing the DRC in the following circumstances:-*

*i. Under direction from a competent Court.*

*ii. Where the Commissioner has reason to believe that the DRC is obtained a) by producing fraudulent documents b) by misrepresentation,*

*6.6 Any DRC may be utilised on one or more plots or lands whether vacant, or already developed fully or partly by erection of additional storeys, or in any other manner consistent with the prevailing Development Control Regulations,*

*6.7 DRC may be used on plots/land having Development Plan reservations of buildable nature, whether vacant or already developed for the same purpose, or on the lands under deemed reservations, if any, as per prevailing Regulations.*

*6.8 DRC may be used on plots/land available with the owner after surrendering the required land and construction to the Planning Authority under the provisions of Accommodation Reservation. In such circumstances, for the purpose of deciding Transferable Development Rights (TDR) receiving potential, the total area of the reservation before surrender, shall be considered.*

*6.9 Infrastructure Improvement Charges-*

*The utilizer shall pay to the Planning Authority, an infrastructure improvement charges, for a proposed quantum of TDR to be utilised, at the rate of 5% of construction cost as per the prevailing Annual Statement of Rates.*

*7.0 VESTING OF LAND :-*

*7.1 The Commissioner, before issuing DRC, shall verify and satisfy himself that the ownership and title of the land proposed for surrender is with the applicant, and get the Record of Right to be corrected in the name of Planning Authority.*

*7.2 In case the Appropriate Authority for reservation is other than Planning Authority, it shall be permissible for the Commissioner on the request of such authority to grant TDR under this regulation and hold such possession as a facilitator. Provided that, the Municipal Commissioner shall handover the possession of such land to concerned Appropriate Authority, after receipt of value of land, from such Appropriate Authority as per Annual*

*Statement of Rates prevailing at the time of handing over possession of land under reservation.*

*Provided also that, if such Appropriate Authority is the State Government Department, the Municipal Commissioner shall handover the possession of such land to the concerned Department free of cost.*

**8.0 EFFECT OF THIS REGULATION:-**

*Provision of Generation of TDR from these regulations shall not be applicable where DRC has been issued prior to publication of these regulations. "However DRCs issued under the old Regulations shall be allowed to be utilised as per TDR zones of old Regulations without indexation but subject to all other conditions of these Regulations. Such utilisation shall be allowed for one year only.*

*Provided also that old TDR purchased for utilisation on a specific plot with registered documents of sale and/or specific proposal for utilisation of such TDR pending in the ULBs prior to these regulations shall be allowed completely as per the old regulations".*

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**(B) Additional Regulations for the grant of TDR to the Developers/Co-operative Housing Societies/NGOs in respect of slum rehabilitation scheme vide DCR 33(10) and DCR 33(11)**

1.The developer/society/NGO on a plot of land for which the Slum Rehabilitation Project is sanctioned under these Regulations shall be eligible for the award of TDR for the FSI, if any, ~~in excess of 3.0 or as may be specifically permitted by the CEO, Slum Rehabilitation Authority(SRA)~~ **difference between sanctioned FSI and FSI that can be utilized in-situ.**

The developer/society/NGO on a plot of land for which the Slum Rehabilitation Project is sanctioned under these Regulations shall be eligible for the award of TDR for the FSI, if any,

2.DRC for the TDR will be issued by the Commissioner, MCGM himself on recommendation by CEO (SRA). DRC shall state the DRs credit of BUA in square meters in figures and in words along with the details of place i.e. village/TP Scheme/Division, CS No/CTS No/FP No **from where it is generated**, year of issue of DRC and Ward in which the DRs are earned.

3.The BUA for the grant of DRC shall be equal to BUA of the sanctioned Slum Rehabilitation Project allowed to be taken in the form of TDR & as approved by CEO SRA.

4.When a buildable amenity on the reserved plot for which slum rehabilitation project is sanctioned, is handed over free of cost to the MCGM, the Commissioner may grant a

further TDR due for the construction of the said amenity, as per Sr. No 3 of the table. A DRC will be issued only on the satisfactory compliance with the conditions prescribed in this Regulation.

5.A register, in a form considered appropriate by the Commissioner, shall be maintained of all transactions relating to grant or utilization of DRCs arising out of slum rehab projects.

(C) ***Additional regulations for the grant of TDR to owners/lessees of heritage buildings/heritage precincts and conditions for grant of such rights***

1 As provided in Regulation No. 52 DRs of the owner/lessee of any Heritage building who suffers loss of DRs due to any restrictions imposed by the Commissioner or Government under Regulations No 52 shall be eligible for award of TDR in the form of FSI to the extent and on the conditions set out below at 2. Such award will entitle the owner of the Heritage Building to FSI in the form of a DRC which he may use himself or transfer to any other person.

2 For generating TDR, agreement with MCGM shall be executed stating that the heritage structure will be maintained by the Owner as decided by the Commissioner along with a clause of penalty for breach of conditions of agreement as may be decided by Commissioner and potential of the plot shall be perpetually reduced to the extent of existing BUA of the structure.

## PART VI ADDITIONAL FLOOR SPACE INDEX

### 33. ***Additional Floor Space Index (FSI) which may be allowed to certain categories:***

#### 33 (1) ***Additional FSI to Religious building:***

The Municipal Commissioner may permit 0.5 FSI in addition to the Zonal (basic) FSI in respect of buildings of Registered Public Trust subject to following terms and conditions:

- i. NOC shall be obtained from Police Authority and Collector before applying for permission.
- ii. Additional FSI shall be used for religious purpose alone. However, without taking into account the additional FSI, ancillary residential/commercial uses will be permissible up to 10% of Zonal (basic) FSI.
- iii. Additional FSI shall be permissible to existing authorized religious user subject to structural stability.
- iv. Additional FSI shall be permissible subject to payment of 25 % premium as per ASR of the year in which such FSI is granted and shall be equally shared between GoM & MCGM.
- v. The minimum area of plot shall be 250 sq. m.

#### 33 (2) ***Buildings of Medical and Educational Institutions and Other Institutional Buildings covered under Regulation (2) (IV) (16-17) (g): -***

The Municipal Commissioner, by special permission, may permit up to FSI 5 for medical Institutions and FSI up to 4 for educational & other Institutional buildings including the Zonal (basic) FSI specified in Table No 12 in respect of buildings on independent plots of educational/medical institutions and institutional buildings of Govt./MCGM or public authorities or of registered public charitable trusts or of medical institutions run on cooperative basis established for charitable purposes and registered under the provisions of Income Tax Act or Maharashtra Cooperative Societies Act subject to terms and conditions he may specify ***subject to minimum width of 13.40m except educational institutions;***

Provided that in the case of additional FSI allowed to the above cited institutions, except institutional buildings of ***State Govt. & MCGM,*** premium ***for BUA, at the rate of 10% of the land rates as per ASR (for FSI 1) for educational institutions, at the rate of 10% of the land rates as per ASR (for FSI 1) for medical institutions, at the rate of 20% of the land rates as per ASR***

*(for FSI 1) for the private hospitals and at the rate of 30% of the land rates as per ASR (for FSI 1) for other institutional buildings shall have to be paid, if any, beyond Zonal (basic) FSI, or as fixed by Govt. from time to time shall be equally shared between Govt. and MCGM.*

Out of the additional FSI beyond Zonal (basic) FSI, 50% may be availed by utilizing TDR (without payment of premium), provided that the utilization of such TDR will be allowed *as per the option of the owner/developer only after availing the remaining additional FSI.*

In regard to other Institutional Buildings covered under Regulation (2) (IV) (16 17) (g), Govt. /Municipal Commissioner may from time to time specify terms and conditions.

**(EP-71)**

**(A) Terms and Conditions for Medical Institutions and Institutional Building**

- (a) Additional BUA beyond Zonal (basic) FSI shall be utilized for bonafide medical purpose only.
- (b) 20% of the total beds and free treatment shall be given to EWS/persons below poverty line. In addition, 10% of the total number of patients in OPD shall be provided treatment at rates charged in Govt. hospitals. Such facility, proportionate to cited percentages, shall be in separate building/wing, or if not possible, on separate floor.
- (c) The Director of Health Services, GoM shall be the competent authority for observance of (a) & (b) above, including determination of penalties for breach of conditions.
- (d) The Medical Institution shall maintain records of free/concessional medical treatment, furnish such records periodically and make them available to the Director of Health Services on demand.
- (e) The Medical Institution shall file an undertaking to abide by the cited terms and conditions *before allowing utilization of 50% of additional permissible FSI beyond Zonal (basic) FSI.*

**(B) Terms and Conditions for Educational Institution or Institutional Buildings**

- (a) Additional BUA beyond Zonal (basic) FSI shall be utilized for bonafide educational purpose only.
- (b) Such Institutions shall make available some rooms to Govt as and when required.

- (c) 10% of the total seat capacity shall be reserved for Govt nominees on recommendation by the Department of Education/Higher and Technical Education, GoM.
- (d) The Directors of School Education/Higher and Technical Education, GoM shall be the competent authority for observance of (a),(b) & (c) above, including determination of penalties for breach of conditions.
- (e) The Educational Institution shall maintain records of free/concessional education, furnish such records periodically and make them available to the Directors of School Education/Higher & Technical Education, GoM on demand.
- (f) The Educational Institution shall file an undertaking to abide by the cited terms and conditions **before allowing utilization of 50% of additional permissible FSI beyond Zonal (basic) FSI.**

**(C) Terms and Conditions for Buildings of Private Medical & Educational Institutions**

- (a) Such additional FSI (except the TDR component) will be permissible subject to the payment of premium as decided by Govt. from time to time, to be shared equally between GoM and MCGM.
- (b) Conditions stipulated in (A) & (B) above shall be adhered to.

***The Municipal Corporation shall intimate the concerned appropriate implementing authority regarding grant of building permission / occupation certificate to enable such authority to comply with the aforesaid conditions mentioned in (A),(B) &(C).***

**(EP-72)**

**33(3) Buildings of Government/MCGM/Statutory Bodies, Semi-Government and PSU Offices:**

The Commissioner, by special permission, may permit FSI **up to 5** including Zonal (basic) FSI specified in Table No 12 for office use & other allied purposes except residential use considering the specific requirement of Govt./MCGM and their Statutory Bodies, Semi Govt. and PSUs **as detailed below:**

Sr No	Plot area	Minimum Road Width	Maximum Permissible FSI
1	<del>Up to 2000 sq. m</del>	12m	Up to 3
2	<del>Above 2000 and up to 3000 sq. m</del>	18m	Up to 4
3	<del>Above 3000 Sq. m</del>	30m	Up to 5

Provided further that in case of Public Sector Undertaking the premium for FSI beyond Zonal (basic) FSI shall be payable as decided by Govt. from time to time.

*Premium shall be applicable for additional FSI except for the development by State Government & MCGM as decided by the Government from time to time.*

(EP-73)

**33(3) (A) Development/Redevelopment for construction of staff quarters of Govt. or its statutory bodies (including CISF) or MCGM or its statutory bodies, on lands belonging to such Public Authorities:**

1. The Commissioner may permit FSI up to 4 including Zonal (basic) FSI specified in Table No 12 on the gross plot area, *abutting a road having minimum width of 12 m*, solely for the project of construction of staff quarters (hereinafter referred to as "staff quarters project") for the employees of the Govt./MCGM, or their statutory bodies (hereinafter collectively referred to as "User Authority") on land belonging to such User Authority, by the Public Works Department of the GoM or MHADA or Maharashtra Police Housing Corporation or MCGM or its statutory bodies ~~or Private Public Partnership (PPP) project~~ or any other **Public** Agency nominated by the Govt. for this purpose which would also include any Special Purpose Vehicle, wherein the Govt. or a fully owned Company of the Govt. holds at least 51% equity share (hereinafter collectively referred to as "Implementing Public Authority").

*Premium shall be applicable for additional FSI except for the development by State Government & MCGM as decided by the Government from time to time.*

2. The total permissible FSI under this Regulation shall be utilized for construction of staff quarters for the User Authority subject to the following:

- (i) The area of staff quarters/free sale component for various categories of employees shall be as per the norms prescribed by the concerned User Authority.
- (ii) (a) Commissioner may also permit upto 1/3rd of the total permissible FSI under this Regulation for construction of free sale area (hereinafter referred to as "free sale component") to be disposed of by the Implementing Public Authority to recover the cost of project implementation as provided herein.

The free sale component shall preferably be constructed in a separate block. Sub-division of plots shall be permissible on the basis of equitable



distribution of FSI, in case construction of free sale component is permitted by Commissioner.

*(b) If the User Authority requires construction of staff quarters to the extent of full permissible FSI of 3.0 / 4.0, then the User Authority shall pay full cost of construction to the Implementing Public Authority, in lieu of the free sale component.*

*(c) The flats constructed under the free sale component shall be first offered to the Central Govt, its statutory bodies, Central/ State PSUs for purchase as staff quarters and if the Central Govt. or its statutory Bodies or Central/ State PSUs do not indicate willingness to purchase the same within the prescribed time limit, such flats shall be sold in open market.*

~~*(b) The flats constructed under the free sale component shall be first offered to Govt/MCGM or their statutory bodies. If no willingness is forthcoming or their demand falls short of total stock, the same may be off loaded in the open market.*~~

~~**3. An infrastructure charge**~~ **Development cess** at 7% of the Land Rate for the BUA as per ASR (for FSI 1) of the year of approval beyond Zonal (basic) FSI ~~(including~~ **excluding** fungible **FSI compensatory area**) shall be paid to MCGM. ~~Those~~ **The infrastructure charges** **Development cess** shall be in addition to development charges levied as per section 124 of MR&TP Act 1966

4. (i) No premium shall be charged for fungible **FSI compensatory area** admissible as per DCR 31(3) for construction of staff quarters **of MCGM & State Government.**

(ii) No premium shall be payable for stair case, lift and lift lobby for the construction of staff quarters **of MCGM & State Government.**

(iii) Open space deficiency shall be charged at the rate of 2.5% of the land rate of ASR (for FSI 1).

(iv) Provisions of IH shall not be applicable for development under this Regulation.

5. For any staff quarters project under this Regulation, a Development Agreement shall be executed between the User Authority and Implementing Public Authority authorizing the Implementing Authority

to dispose of the flats constructed under the free sale component of the project wherever applicable.

## (EP-74)

**33(3)(B) Development/Redevelopment for construction of staff quarters of Govt. or its statutory bodies (including CISF) or Municipal Corporation of Greater Mumbai or its statutory bodies on private lands.**

1. The Commissioner may permit construction of staff quarters for the employees of Govt. /MCGM/their statutory bodies (hereinafter referred to as "User Authority") on private plots of lands, having minimum area of 2000sq.m and abutting a road having minimum width of 12 m and grant incentive FSI, as provided herein below, in lieu of BUA of staff quarters created and handed over free of cost to the User Authority, subject to **payment of premium as decided by the Government from time to time except for the buildings of State Government & MCGM** and the following provisions:
  - (i) The area of staff quarters for various categories of employees shall be as per the norms prescribed by the concerned User Authority and in no case, shall the area of Staff Quarters exceed the maximum limit of carpet area as prescribed therein.
  - (ii) Incentive FSI shall be admissible against the FSI required for construction of Staff Quarters as per following table: -

Table A

Location of project	Incentive (As% of required BUA of staff Quarters)
Island city	40%
Suburbs & Extended Suburbs	80%

(iii) FSI including Zonal (basic)/permissible FSI shall be used on the same plot and as stated in the Table below.

Plot Area	<b>Minimum Road Width</b>	Maximum permissible FSI
2000 sq. m or more but less than 4000 sq. m	<b>12m</b>	3.00
4000 sq. m or more	<b>18m</b>	4.00

(iv)(a) No premium shall be charged for features permitted as per DCR 31 (1) and 31(3), for the construction of staff quarters to be handed over to MCGM/Appropriate Authority.

(b) Open space deficiency shall be charged at 2.5% of the land rate of ASR (for FSI 1).

(c) The provision of IH shall not be applicable for development under this Regulation.

- i. ~~An infrastructure charge~~ **Development cess** at 7% of the Land Rate for the BUA as per ASR (for FSI 1) of the year of approval beyond Zonal (basic) FSI (~~including~~ **excluding** fungible ~~FSI~~ **compensatory area**) shall be paid to MCGM. ~~These infrastructural charges~~ **Development cess** shall be in addition to development charges levied as per section 124 of MR&TP Act 1966.
- ii. Development/redevelopment of a vacant plot belonging to a private landholder for constructing staff quarters for a user Authority shall be permitted by the Municipal Commissioner with prior approval of the location and requirement of such Staff Quarters by the Committee formed for this purpose by GoM.
- iii. In case of flats proposed for conservancy staff quarters under this Regulation, a percentage of flats as decided by GoM shall be available on ownership basis under Shram Saphalya scheme.

(EP-75)

**33(4) Building of Residential Hotels on independent plot:**

Subject to payment of **premium for BUA at the rate of 30% of the land rates as per ASR (for FSI 1) or** as decided by Govt. from time to time ~~or else as per the provision of Regulation No 33(19)~~, equally to be shared between Govt. & MCGM, and subject to other terms and conditions, the maximum permissible FSI [including Zonal (basic) FSI] shall be as below for all residential hotels on independent plots and satisfies other related provisions of these Regulations and under one establishment.

Sr No	<del>Plot area excluding area covered under to be handed over in lieu of Reservation/ Designation in the DP except affected by proposed DP roads/ Sanctioned RL under MMC Act</del>	<b>Minimum Road Width</b>	Maximum Permissible FSI
1	<b>Up to 2000 sq. m</b>	<b>12m</b>	<b>Up to 3</b>
2	<del>Above 2000 and up to 3000</del>	<b>18m</b>	<b>Up to 4</b>

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	<b>sq. m</b>		
3	<b>Above 3000 Sq. m</b>	<b>30m</b>	<b>Up to 5</b>

Conditions:

(1) 5% of total rooms shall be reserved for total 30 days in a year for Govt./MCGM free of cost (only room charges) & it may be monitored by the MTDC and Protocol Department.

(2) ~~An infrastructure charge~~ **Development cess** at 7% of the Land Rate for the BUA as per ASR (for FSI 1) of the year of approval beyond Zonal (basic) FSI (~~including~~ **excluding** fungible ~~FSI~~ **compensatory area**) shall be paid to MCGM. ~~These infrastructural charges~~ **Development cess** shall be in addition to development charges levied as per section 124 of MR&TP Act 1966.

**(3) Commercial uses up to 20% of Zonal (basic) FSI, in addition to uses permissible in hotel i.e. banquet hall, conference hall and meeting room etc. shall be permissible.**

Note: Out of the additional FSI beyond Zonal (basic) FSI, 50% may be availed by utilizing TDR (without payment of premium), provided that the utilization of such TDR will be allowed only after availing of the remaining additional FSI.

(EP-76)

**33(5) Development/Redevelopment of Housing Schemes of Maharashtra Housing & Area Development Authority (MHADA)**

~~1) FSI for a new scheme of Low Cost Housing, implemented by MHADA departmentally on vacant lands for EWS, LIG and MIG categories (as stipulated by Govt. from time to time) shall be 4.0 on the gross plot area (excluding Fungible FSI). 70 % BUA of such schemes shall be for EWS, LIG and MIG. FSI 4 will not be applicable to HIG.~~

~~2) The above cited condition would also apply to redevelopment of existing housing schemes of MHADA.~~

~~2.1 Where redevelopment of buildings in existing housing schemes of MHADA is undertaken by the housing co operative societies or the occupiers of such buildings or by the lessees of MHADA, the Rehabilitation Area Entitlement, Incentive FSI and sharing of balance FSI shall be as follows:-~~

**A) Rehabilitation Area Entitlement:**

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- (a) ~~Carpet area of existing tenement plus 35% thereof, subject to a minimum carpet area of 35 sq. m, an additional carpet area, in accordance with the Table A below:~~

**Table A**

<del>Area of the Plot under Redevelopment</del>	<del>Additional Carpet Area on the Existing Carpet Area of Tenement</del>
<del>Above 4000 sq. m to 2 ha</del>	<del>15%</del>
<del>Above 2 ha to 5 ha</del>	<del>25%</del>
<del>Above 5 ha to 10 ha</del>	<del>35%</del>
<del>Above 10 ha</del>	<del>45%</del>

~~Explanation: Plot under redevelopment means land demarcated by MHADA for redevelopment.~~

~~Provided that the maximum rehabilitation area shall in no case exceed the maximum limit of carpet area prescribed for MIG category by Govt. as applicable on the date of approval of the redevelopment project.~~

~~Under redevelopment of buildings in existing housing schemes of MHADA, rehabilitation area of any existing non residential/amenity unit in Residential Housing Scheme shall be equal to carpet area of the existing unit plus 20% thereof.~~

- ~~B) Incentive FSI: Incentive FSI admissible against the FSI required for rehabilitation, as calculated in (A) above, shall be based on the ratio (hereinafter referred to as Basic Ratio) of Land Rate (LR) and Rate of Construction (RC)\* and shall be as given in the Table B below:—~~

~~Provided that the above incentive will be subject to availability of FSI on the Plot under redevelopment and its distribution by MHADA.~~

**Table B**

<del>Basic Ratio (LR/RC)</del>	<del>Incentive (As % of Admissible Rehabilitation Area)</del>
<del>Above 6.00</del>	<del>40%</del>
<del>Above 4.00 and up to 6.00</del>	<del>50%</del>
<del>Above 2.00 and up to 4.00</del>	<del>60%</del>
<del>Up to 2.00</del>	<del>70%</del>

**Explanation**

~~Land Rate (LR)\* Rate of Open Land for FSI 1 in Rs/sq. m of the plot under redevelopment &~~

~~\* Rate of Construction (RC) Rate in Rs/ sq. m applicable to the area of RCC construction as per ASR~~

~~Provided further that the Land Rate (LR) and the Rate of Construction (RC) for calculation of the Basic Ratio shall be taken for the year in which the redevelopment project is approved by the Competent Authority. Provided further that in case there is more than one land rate applicable to different parts of the plot under redevelopment, a weighted average of all the applicable rates shall be taken for calculating the Average Land Rate for deriving the Basic Ratio.~~

**C) Sharing of the Balance FSI:**

~~The balance remaining FSI/BUA after providing for rehabilitation and the incentive components, calculated as per Table (A) and (B) above respectively, shall be shared between the Cooperative Housing Society and MHADA in the form of BUA, as given in Table (C) below. The share of MHADA shall be handed over to MHADA free of cost.~~

Table C

Basic Ratio (LR/RC)	Sharing of Balance FSI	
	Cooperative Society Share	MHADA Share
Above 6.00	30%	70%
Above 4.00 and up to 6.00	35%	65%
Above 2.00 and up to 4.00	40%	60%
Upto 2.00	45%	55%

~~2.2 Where redevelopment of buildings in the existing housing schemes of MHADA is undertaken by MHADA or jointly by MHADA along with the housing societies or the occupiers of such building or by the lessees of MHADA, the Rehabilitation Area, incentive FSI and sharing of balance FSI shall be as follows:~~

~~A) Rehabilitation Area: The Rehabilitation Area shall be increased by 15% of the existing carpet area, over and above the Rehabilitation Area calculated in (A) of 2.1 above, subject to the maximum of the size of MIG prescribed by the Government.~~

~~B) Incentive FSI: Incentive FSI shall be the same as in (B) of 2.1~~

~~C) Sharing of the balance FSI: Sharing of the balance FSI shall be the same as in (C) of 2.1~~

~~Note: Fungible FSI as applicable on the surplus area to be handed over to MHADA shall not be allowed to be utilized on sale component. No premium shall be charged on the fungible FSI, in respect of area to be handed over to MHADA and surplus area to be handed over to MHADA shall be exclusive of the Fungible BUA if availed.~~

~~3) For the purpose of calculating FSI, the entire area of the layout including DP roads and internal roads but excluding the land under the reservation of public amenities shall be considered. Sub-division of plots shall be permissible on the basis of the compulsory open spaces as in these Regulations.~~

~~4)a) An infrastructure charge at 7% of the Land Rate for the BUA as per ASR (for FSI 1) of the year of approval beyond Zonal (basic) FSI (including fungible FSI ) shall be paid to MCGM. 75 % of the Infrastructure Charge levied and collected by MHADA shall be transferred to MCGM for developing necessary offsite infrastructure. These infrastructural charges shall be in addition to development charges levied as per section 124 of MR&TP Act 1966.~~

~~b) No premium shall be charged under Regulation 31(1) & 31 (3) for construction of EWS/LIG/MIG tenements by MHADA on a vacant plot, in a redevelopment project for EWS/LIG/MIG tenements towards the share of MHADA and for rehabilitation component (existing BUA in old building) of a redevelopment project.~~

~~5) Notwithstanding anything contained in these Regulations, the other relaxation incorporated in Regulation No. 33(10) of these Regulations except clause 6.18 shall apply to the housing schemes under this Regulation for construction of tenements under EWS/LIG/MIG categories. However, the front open space shall not be less than 3.0 m.~~

~~6) a) In any Redevelopment Scheme where the Co-operative Housing Society/Developer appointed by the Co-operative Housing Society has obtained NOC from MHADA/Mumbai Board, thereby sanctioning additional balance FSI with the consent of 70% of its members and where such NOC holder has made provision for alternative accommodation in the proposed building (including transit accommodation), then it shall be obligatory for all the occupiers/members to participate in the Redevelopment Scheme and vacate the existing tenements for the purpose of redevelopment. In case of failure to vacate the existing tenements, the provisions of section 95 A of MHAD Act mutatis mutandis shall apply for the purpose~~

~~of getting the tenements vacated from the non-co-operative members.~~

~~b) For redevelopment of buildings in any existing housing scheme of MHADA under clause 2.2 hereinabove, by MHADA, the consent of the Cooperative Housing Society in the form of a valid Resolution as per the Co-operative Societies Act, 1960 will be sufficient. In respect of members not co-operating as per approval of the redevelopment project, action under section 95(A) of the MHAD Act, 1976 may be taken by MHADA.~~

~~7. A corpus fund, as may be decided by MHADA, shall be created by the Developer which shall remain with the Co-operative Housing Societies for the maintenance of new buildings under the Rehabilitation Component.~~

~~8. Redevelopment proposals where NOC has been issued by Mumbai Board or Offer Letter has already been issued prior to the date of coming into force of this Regulation (hereinafter referred to as the "appointed date") and which is valid as on the appointed date, shall continue to be governed by the applicable prior to this Regulation.~~

~~9. Convenience Shopping shall be permitted along layout roads with 12 m to 18m width.~~

**1) The FSI for a new scheme of Housing, implemented by MHADA on MHADA lands for Economically Weaker Sections (EWS), Low Income Group (LIG) and Middle Income Group (MIG) categories shall be 3.0 on the gross plot area (exclusive of the Fungible Compensatory Area) and at least 60% BUA in such scheme shall be in the form of tenements under the EWS, LIG and MIG categories, as defined by the Government in Housing Department from time to time.**

**Provided that the Floor Space Indices above may be permitted to be exceeded up to 4.00 FSI in case of plots, having area of 4000 sq. m or above which front on roads having width of 18.00 m or more.**

**2) For redevelopment of existing housing schemes of MHADA, containing (i) EWS/LIG and/or (ii) MIG and/or (iii) HIG houses with carpet area less than the maximum carpet area prescribed for MIG, the total permissible FSI shall be 3.0 on the gross plot area (exclusive of the Fungible Compensatory Area).**

**Provided that the Floor Space Indices above may be permitted to be exceeded up to 4.00 FSI in case of plots, having area of 4000 sq. m or above which front on roads having width of 18.00 m or more.**

**2.1 Where redevelopment of buildings in existing housing schemes of MHADA is undertaken by the housing co-operative societies or the**



*occupiers of such buildings or by the lessees of MHADA, the Rehabilitation Area Entitlement, Incentive FSI and sharing of balance FSI shall be as follows:-*

*A) Rehabilitation Area Entitlement:*

*i) Under redevelopment of buildings in existing Housing Schemes of MHADA, the entitlement of rehabilitation area for an existing residential tenement shall be equal to sum total of*

*(a) a basic entitlement equivalent to the carpet area of the existing tenement plus 35% thereof, subject to a minimum carpet area of 35 sq. m, and*

*(b) an additional entitlement, governed by the size of the plot under redevelopment, in accordance with the Table-A below: -*

**Table-A**

<b>Area of the Plot under Redevelopment</b>	<b>Additional Carpet Area on the Existing Carpet Area of Tenement</b>
<b>Above 4000 sq. m to 2 ha</b>	<b>15%</b>
<b>Above 2 ha to 5 ha</b>	<b>25%</b>
<b>Above 5 ha to 10 ha</b>	<b>35%</b>
<b>Above 10 ha</b>	<b>45%</b>

*Explanation: The plot under redevelopment means the land demarcated by MHADA for redevelopment.*

*Provided that the maximum entitlement of rehabilitation area shall in no case exceed the maximum limit of carpet area prescribed for MIG category by the Govt, as applicable on the date of approval of the redevelopment project.*

*ii) Under redevelopment of buildings in existing Housing Schemes of MHADA, the entitlement of rehabilitation area of any existing commercial /amenity unit in the Residential Housing Scheme shall be equal to the carpet area of the existing unit plus 20% thereof.*

*B) Incentive FSI: Incentive FSI admissible against the FSI required for rehabilitation, as calculated in (A) above, shall be based on the ratio (hereinafter referred to as Basic Ratio) of Land Rate (LR) in Rs/sq. m. of the plot under redevelopment as per the Annual Schedule of Rates (ASR) and Rate of Construction (RC)\* in Rs/sq. m applicable to the area as per the ASR and shall be as given in the Table B below:-*

**Table B**

<b>Basic Ratio (LR/RC)</b>	<b>Incentive (As % of Admissible Rehabilitation Area)</b>
<b>Above 6.00</b>	<b>40%</b>
<b>Above 4.00 and up to 6.00</b>	<b>50%</b>

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<b>Above 2.00 and up to 4.00</b>	<b>60%</b>
<b>Up to 2.00</b>	<b>70%</b>

**Provided that the above incentive will be subject to the availability of the FSI on the Plot under redevelopment and its distribution by MHADA.**

**Provided further that in case there are more than one land rate applicable to different parts of the plot under redevelopment, a weighted average of all the applicable rates shall be taken for calculating the Average Land Rate and the Basic Ratio. Provided further that the Land Rate (LR) and the Rate of Construction (RC) for calculation of the Basic Ratio shall be taken for the year in which the redevelopment project is approved by the Competent Authority.**

**C) Sharing of the Balance FSI:**

**The FSI remaining in balance after providing for the rehabilitation and the incentive components, calculated as per (A) and (B) above respectively, shall be shared between the Cooperative Housing Society and MHADA in the form of BUA, as given in Table C below and the share of MHADA shall be handed over to MHADA free of cost.**

**Table C**

<b>Basic Ratio (LR/RC)</b>	<b>Sharing of Balance FSI</b>	
	<b>Cooperative Society Share</b>	<b>MHADA Share</b>
<b>Above 6.00</b>	<b>30%</b>	<b>70%</b>
<b>Above 4.00 and up to 6.00</b>	<b>35%</b>	<b>65%</b>
<b>Above 2.00 and up to 4.00</b>	<b>40%</b>	<b>60%</b>
<b>Up to 2.00</b>	<b>45%</b>	<b>55%</b>

**Explanation**

**\* RC is the rate of construction in respect of R.C.C. Construction, as published by the Chief Controlling Revenue Authority & Inspector General of Registration, Maharashtra State in the Annual Schedule of Rates.**

**Provided that in case of plots up to 2000 sq. m, MHADA without insisting MHADA's Share in the form of BUA, may allow additional BUA over and above existing BUA up to 3.00 FSI by charging premium at the percentage rate of ASR defined in table C1 below:-**

**Table C1**

<b>LR/RC Ratio</b>	<b>EWS/LIG</b>	<b>MIG</b>	<b>HIG</b>
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<b>0 to 2</b>	<b>40%</b>	<b>60%</b>	<b>80%</b>
<b>2 to 4</b>	<b>45%</b>	<b>65%</b>	<b>85%</b>
<b>4 to 6</b>	<b>50%</b>	<b>70%</b>	<b>90%</b>
<b>above 6</b>	<b>55%</b>	<b>75%</b>	<b>95%</b>

**Note: - The above percentage may change with prior approval of the Govt. from time to time.**

**Provided further that in case of plots having area of 4000 sq. m or above which front on roads having width of 18.00 m or more, the FSI 1.00 over and above 3.00 shall be permissible in the form of Social Housing stock as decided by MHADA in the ratio of 1 MHADA: 0.5 Cooperative Society and it shall be handed over to MHADA on payment of cost of construction as per ASR free of cost & without any compensation.**

**Provided that at the option of or with the approval of MHADA, the tenements coming to the share of MHADA can also be provided by the Promoter/Developer elsewhere within the same or adjoining Municipal Ward. Provided that the BUA area to be handed over to MHADA shall be as per equivalent value of BUA as per the market value (as per ASR of that year)**

**Provided that in case of plots having plot area between 2000 to 4000 sq. m may allow additional BUA over and above existing BUA up to 3.00 FSI, however for this plot area over and above 2000 sq. m to 4000 sq. m the social housing stock as per above Table C shall be handed over to MHADA. In this case the Social Housing Stock in situ will have to be handed over to MHADA.**

**2.2 Where redevelopment of buildings in the existing Housing Schemes of MHADA is undertaken by MHADA or jointly by MHADA along with the housing societies or the occupiers of such building or by the lessees of MHADA, the Rehabilitation Area Entitlement, incentive FSI and sharing of balance FSI shall be as follows:**

**A) Rehabilitation Area Entitlement:**

**The Rehabilitation Area Entitlement shall be increased by 15% of the existing carpet area, over and above the Rehabilitation Area Entitlement calculated in (A) of 2.1 above, subject to the maximum of the size of MIG prescribed by the Government in the Housing Department.**

**B) Incentive FSI: Incentive FSI shall be the same as in (B) of 2.1**

**C) Sharing of the balance FSI: Sharing of the balance FSI shall be the same as in (C) of 2.1**

**Note: Fungible compensatory area as applicable on the surplus area to be handed over to MHADA shall not be allowed to be utilized on sale component. No premium shall be charged on the fungible compensatory area, in respect of area to be handed over to MHADA and surplus area to**

*be handed over to MHADA shall be exclusive of the Fungible compensatory BUA if availed*

*3) For the purpose of calculating the FSI, the entire area of the layout including Development Plan roads and internal roads but excluding the land under the reservation of public amenities shall be considered. Sub-division of plots shall be permissible on the basis of the compulsory open spaces as in these Regulations.*

*The reservations in the MHADA layout may be developed as per the provisions of Regulation No. 17(1).*

*Provided that there shall be no restriction on the utilization of the FSI permissible under this Regulation except for the restrictions under any law, rule or regulation.*

*4) For the purpose of this Regulation, the carpet areas for EWS, LIG or MIG tenements shall be as determined by the Government from time to time.*

*5) a) For providing the requisite infrastructure for the increased population, Development Cess at the rate of 7% of the Land Rate as per the ASR of the year of approval of the redevelopment project shall be chargeable for the extra FSI (excluding the fungible compensatory area) granted over and above the normal FSI for the redevelopment schemes. 5/7th part of the Development Cess levied and collected by MHADA shall be transferred to the Municipal Corporation of Greater Mumbai for developing necessary offsite infrastructure. Development cess shall be in addition to development charges levied as per section 124 of MR&TP Act 1966.*

*b) No premium shall be charged under Regulation No 31(1) and 31(3) (for the fungible compensatory area) for*

*(i) Construction of EWS/LIG and MIG tenements by MHADA on a MHADA plot or*

*(ii) in a redevelopment project for the construction of EWS/LIG and MIG tenements towards the share of MHADA, or*

*(iii) for rehabilitation component of a redevelopment project.*

*6) Notwithstanding anything contained in these Regulations, the other relaxation incorporated in Regulation No. 33(10) of these Regulations except clause 6.11, 6.15, 6.16 & 6.18 shall apply. The payment of premium or at the rate of 25% of normal premium or at the rate of 6.25% of the land rates as per ASR (for FSI 1), whichever is more shall apply to the Housing Schemes under this Regulation for construction of tenements under*

*EWS/LIG/MIG categories. However, the front open space shall not be less than 3.0 m.*

*7) a) In any Redevelopment Scheme where the Co-operative Housing Society/Developer appointed by the Co-operative Housing Society has obtained NOC from the MHADA/Mumbai Board, thereby sanctioning additional balance FSI with the consent of 51%70% of its members and where such NOC holder has made provision for alternative permanent accommodation in the proposed building (including transit accommodation/Rent Compensation), then it shall be obligatory for all the occupiers/members to participate in the Redevelopment Scheme and vacate the existing tenements for the purpose of redevelopment. In case of failure to vacate the existing tenements, the provisions of section 95 A of the MHAD Act. mutatis mutandis shall apply for the purpose of getting the tenements vacated from the non-co-operative members.*

*b) For redevelopment of buildings in any existing Housing Scheme of MHADA under clause 2.2 hereinabove, by MHADA, the consent of the Cooperative Housing Society in the form of a valid Resolution as per the Co-operative Societies Act, 1960 will be sufficient. In respect of members not co-operating as per approval of the redevelopment project, action under section 95(A) of the Maharashtra Housing and Area Development Act, 1976 may be taken by MHADA.*

*8) A corpus fund, as may be decided by MHADA, shall be created by the Developer which shall remain with the Co-operative Housing Societies for the maintenance of the new buildings under the Rehabilitation Component.*

~~*9) The Redevelopment proposals where NOC has been issued by Mumbai Board or Offer Letter has already been issued prior to the date of coming into force of this Regulation (hereinafter referred to as the "appointed date") and which is valid as on the appointed date, shall either continue to be governed by the Regulation under which the proposal is approved or the proposal may be converted under this regulation, subject to fulfillment of the provisions of this regulation applicable.*~~

*10) Convenience Shopping shall be permitted along layout roads with 12m9m to 18m width.*

*11) (a) In case of layout of MHADA where development is proposed under this Regulation and where such land is observed to be partially occupied by slum, under section 4 of Slum Act existing prior to 1.1.2000 or such other reference date notified by the Govt., then for integrated development of the entire layout area and in order to promote*

*flexibility, MHADA may propose development, including area occupied by the slum, under this regulation.*

*(b) (i) Each eligible residential or residential cum commercial slum dweller shall be entitled to a tenement of carpet area of 25.00 sq. m (269 sq. ft.) and*

*(ii) Existing or max 20.90 sq. m whichever is less in case of non-residential*

*(c) If such land occupied by slum is observed to be affected by reservation then the development of reservation on land occupied by slum shall be regulated by the Regulation No 17(3)(C)*

*(d) Corpus fund: An amount of Rs.40000 or as may be decided by SRA as per Regulation No 33(10) shall be deposited with MHADA Authority for each eligible slum dwellers.*

*(EP-77)*

**33(6) Reconstruction of buildings destroyed by fire or which have collapsed or which have been demolished under lawful order ~~or which is being demolished voluntarily by the owner:~~**

Reconstruction of buildings that existed on or after 10th June 1977 and have ceased to exist for reasons cited above, shall be allowed to be reconstructed with FSI ~~not exceeding that of the original building as per the Regulation No 30(C).~~ This FSI will be subject to the following conditions: -

*Reconstruction of the new building on the plot should conform to provisions of DP and these Regulations.*

*Reconstruction will be subject to an agreement executed by at least 70 per cent of the landlord/occupants (if any) in the original building, within the meaning of the Mumbai Rents, Hotel and Lodging House Rates Control Act, 1947, and such agreement shall make a provision for accommodation and re-accommodate the said landlord/all occupants in the new building on agreed terms and a certificate from a practicing advocate having minimum of 10 years' experience, is submitted confirming that on the date of application, reconstruction, agreements are executed by at least 70% of the landlords/occupants (if any) in the original building with the developer/owner. The Advocate shall also certify that the agreements with occupants are valid and subsisting on the date of application. ~~copy~~*

~~of such agreement shall be deposited with the Corporation before commencing reconstruction of the new building.~~

The Carpet area of residential/non-residential premises **may be altered with the consent of occupants shall remain unaltered.**

Reconstruction shall be disallowed on set-back areas or areas required for road-widening and such areas shall be handed over to the Corporation.

These provisions shall not apply to buildings wholly occupied by warehouses and godowns.

If the building is reconstructed with existing FSI/BUA prior to its collapse/demolition, then the requirements of front & marginal open spaces shall be as per the Regulation No.41(5) of these Regulations.

**Notwithstanding anything contained in these Regulations, the other relaxation incorporated in Regulation No. 33(10) of these Regulations except clause 6.11, 6.15, 6.16 & 6.18 shall apply. The payment of premium at the rate of 25% of normal premium or at the rate of 6.25% of the land rates as per ASR (for FSI 1), whichever is more shall apply.**

**If the existing FSI is less than the permissible FSI then the owner may opt for development upto permissible FSI by availing TDR/Additional FSI on payment of premium as per Regulation 30.**

7. If the building is reconstructed by using Zonal (basic) FSI/permissible FSI, the following shall apply:

a) Requirements of open spaces shall be as per Regulation nos. 41(1) and 41(2)

b) **Premium at the normal rate for area covered under Regulation No.31(1)&31(3) beyond the existing FSI/BUA shall be applicable.**

8. Provision of Inclusive Housing as per Regulation No.15 shall have to be made in case of 7-10 above, if applicable.

**(EP-78)**

**33(7) Reconstruction or redevelopment of cessed buildings in the Island City by Co-operative Housing Societies or of old buildings belonging to the Corporation:**

(1) A. For reconstruction/redevelopment to be undertaken by **same or different landlords or Co-operative societies of landlords and Cooperative Housing Societies (existing or proposed)** of existing tenants or by Co-op. Housing

Societies of landlords and/or occupiers of a cessed building existing prior to 30/9/1969 in Island City, which attracts the provisions of MHAD Act, 1976 and for reconstruction/redevelopment of the buildings of Corporation existing prior to 30.09.1969, FSI shall be 3.00 on the gross plot area or FSI required for rehabilitation of existing tenants plus incentive FSI as specified in sr. no 5(a) below whichever is more.

B. Provided further that reconstruction/redevelopment undertaken by proposed Co-operative Housing Society of occupiers of buildings existing prior to 30.09.1969, which were earlier "A" category cessed buildings and were attracting the provisions of MHAD Act, 1976 but thereafter due to purchase/acquisition of the same by Co-operative Housing Society of Occupiers, such buildings are exempted from payment of cess and which have been declared unsafe by BHAD Board/MCGM, the FSI required for rehabilitation of existing occupier plus incentive FSI as specified in Sr. no 5(c) below will be available.

(2)1. (a) The new building may be permitted to be constructed in pursuance of an irrevocable written consent by not less than ~~70%~~ 51% of the occupiers of the old building.

(b) All the eligible occupants of the old building of cessed and non-cessed building/structures (existing prior to 30.09.1969) certified by MBRRB, existing on the plot having cessed building only, shall be re-accommodated in the redeveloped building.

2. Each occupant shall be rehabilitated and given the carpet area occupied by him for residential purpose in the old building subject to the minimum fixed carpet area of 27.88 sq. m (300 sq.ft.) and/or maximum carpet area upto ~~70~~ 120 sq.m (~~753~~ 1292 sq. ft.) as provided in the MHAD Act, 1976. In case of non-residential occupier, the area to be given in the reconstructed building will be equivalent to the area occupied in the old building. Provided that if carpet area for residential purpose exceeds ~~70-120~~ sq. m (~~753~~ 1292 sq. ft.) the cost of construction for the area over and above ~~70-120~~ sq. m shall be paid by tenant /occupant to the developer. The cost of construction shall be as per ASR of that year. However, the carpet area exceeding ~~70-120~~ sq. m (~~753~~ 1292 sq. ft.) shall be considered for rehab FSI but shall not be considered for incentive FSI. Provided further that each eligible residential cum commercial occupant shall be entitled to a tenement of minimum carpet area of 27.88 sq. m (300 sq. ft.).

3 The list of eligible occupants and area occupied by each of them of cessed and non-cessed building/structures (existing prior to 30.09.1969) in the old cessed building shall be certified by the Mumbai Repairs and Reconstruction Board and the irrevocable written consent as specified in 1 (a) above shall be certified/verified by the Board.



4. Tenements in the reconstructed building shall be allotted by the landlord/occupants' co-operative housing society to the occupiers as per the list certified by the Mumbai Repairs and Reconstruction Board. The prescribed percentage of the surplus BUA as provided in the Table in the Third Schedule of the MHAD Act, 1976, shall be made available to the Mumbai Repairs and Reconstruction Board for accommodating the occupants in transit camps or cessed buildings which cannot be reconstructed, on payment of an amount as may be prescribed under MHAD Act, 1976.

Further in case of reconstruction/redevelopment of the buildings of Corporation existing prior to 30.09.1969 as per this Regulation, the BUA beyond area required for re-accommodation of existing occupants and incentive thereon of such rehab area if any shall have to be shared between MCGM and Society of occupants in the ratio of 1(MCGM): 0.5(Society of occupants),

Fungible **FSI Compensatory Area** as applicable on the surplus area to be handed over to MHADA/MCGM shall not be allowed to be utilized on sale component. No premium shall be charged on the fungible **compensatory** area in respect of area to be handed over to MHADA/MCGM and surplus area to be handed over to MHADA/MCGM shall be exclusive of the Fungible **compensatory** BUA if availed.

Provided that the area equivalent to the market value (as per ASR of that year) of area admissible as per the prescribed percentage of BUA to MHADA can be made available within the same **or adjoining** municipal ward of MCGM.

5. The FSI for rehabilitation of existing tenants/occupiers in a reconstructed building and incentive FSI that will be available shall be as under:

(a) In the case of redevelopment of cessed building existing prior to 30/9/1969 undertaken by **same or different landlords or Co-operative societies of landlords and Co-operative Housing Societies (existing or proposed) of existing tenants and/or occupiers**, the total FSI shall be 3.00 of the gross plot area or the FSI required for rehabilitation of existing occupiers plus 50% incentive FSI whichever is more.

(b) In case of composite redevelopment undertaken by **same or different landlords or Co-operative societies of landlords and Co-operative Housing Societies (existing or proposed) of existing tenants and/or occupiers** jointly of **2 or more plots but not more than 5** plots with cessed buildings existing prior to 30/9/1969, the FSI permissible will be 3.00 or FSI required for rehabilitation to existing occupiers plus **60% 65%** incentive FSI, whichever is more and the occupier shall be eligible for 5% additional rehab Carpet Area as per serial no 2(2) above subject to maximum limit.

Provided further, that if the number of plots jointly undertaken for redevelopment is ~~six~~ **three** or more with cessed buildings existing prior to 30/9/1969, the incentive FSI available will be 3.00 or FSI required of rehabilitation for occupiers plus 70% incentive FSI whichever is more and the occupier shall be eligible for 10% additional rehab Carpet Area as per serial no 2(2) above subject to maximum limit.

Provided further that, the above provision 5(b) shall also be applicable to municipal plots under redevelopment under this Regulation having different residential societies on different plots.

*Provided further that in case of redevelopment of municipal properties under this regulation having eligible tenements more than 600 in numbers the govt. may consider higher incentive.*

~~(c) In case redevelopment undertaken by Co-operative Housing Society of occupiers of building, which was earlier "A" category cessed building but thereafter due to purchase/acquisition by Co-operative Housing Society of Occupiers, it was exempted from payment of cess and which has been declared unsafe by BHAD Board/MCGM, Provided further that reconstruction/redevelopment undertaken by proposed Cooperative Housing Society of occupiers of buildings existing prior to 30/9/1969 in Island City, which were earlier cessed building and were attracting the provisions of MHAD Act, 1976 but thereafter due to purchase/acquisition of the same by Cooperative Housing Society of Occupiers, such buildings are exempted from payment of cess,~~ the total FSI shall be 2.5 of the gross plot area or the FSI required for rehabilitation of existing occupiers plus 50% incentive FSI whichever is more.

6. The entire FSI available under clause 5 shall be allowed to be utilised on plot/plots under redevelopment scheme. However, if the owner/society so desire, they can avail the incentive FSI on the same plot or can avail the benefit of TDRs to be used in accordance with the Regulations no. 32.
7. Construction or reconstruction of old cessed building falling under reservation/zones contemplated in the DP shall be permitted as follows **specified in Regulation No.17(3)(B).**

~~(a) Redevelopment/reconstruction in any zone shall be allowed to be taken in site without going through the process of change of zone. For the Industrial user the existing segregating distance shall be maintained from the existing industrial unit.~~

~~(b) Any plot/layout having area under non-buildable/open space reservations admeasuring only upto 500 sq. m shall be cleared by shifting the existing tenants from that site. Where the area of reservation, either independently located or in cluster, is more than 500sq. m such sites may be allowed to be redeveloped in accordance with this Regulation subject to the condition that the area of the land so used shall not be more than 67% of the reservation, leaving 33% rendered clear thereafter for reservation & shall be handed over to MCGM.~~

~~(c) In any plot having reserved/designated open space of more than of 500 sq.m and which is vacant beyond the land component of existing cessed structure as per Zonal (basic)FSI shall have to be developed as per provisions of Regulation no 30.~~

~~(d) Existing cessed structures on lands reserved for Municipal School (RE 1.1) or Primary and Secondary School (RE1.2) or Higher Education (RE2.1) may be redeveloped subject to the following:-~~

~~(i) In case of land reserved for Municipal School (RE 1.1) or Primary and Secondary School (RE1.2) in the DP, a building for accommodating such number of students as may be decided by the Municipal Commissioner, not in any case for less than 500 students, shall be constructed by the owner or developer at his cost according to the size, design, specification and conditions prescribed by the Municipal Commissioner. The BUA occupied by the constructed building shall be excluded for the purpose of FSI computation, and where it is intended for a Municipal School (RE 1.1) or Primary and Secondary School (RE1.2) the building or part thereof intended for the school use shall be handed over free of cost and charge to the Corporation. Thereafter, the land may be allowed to be redeveloped with the full permissible FSI of the plot according to this Regulation.~~

~~(ii) In the case of lands affected by reservation for Higher Education (RE2.1) in the DP, a building of accommodating such number of students as may be decided by the Municipal Commissioner, not in any case for less than 800 students, shall be constructed by the owner or developer according to the size, design, specification and conditions prescribed by the Municipal Commissioner, the built up area occupied by the constructed building shall be excluded for the purpose of FSI computation. The constructed building shall be handed over to the Corporation free of cost and charge and the Municipal Commissioner may hand over the same or part thereof intended for the School use to a recognized and registered educational institution for operation and maintainance on terms decided by him. Thereafter the land may be allowed to be redeveloped with full permissible FSI of the plot according to this Regulation~~

~~(iii) In case area under reservation of Municipal School (RE 1.1), or Primary and Secondary School (RE1.2) or Higher Education (RE2.1) is spread on adjoining plot and the plot under development, then in such cases Commissioner with special permission may insist upon construction of Municipal School (RE 1.1) or Primary and Secondary School (RE1.2) or Higher Education (RE2.1) in proportion to the area under reservation affecting the plot under development.~~

~~(iv) Requirements of Play Ground as per regulation no 38(l) (2) of these regulations may not be insisted upon for (i), (ii) and (iii) above.~~

~~(e) In case of the plot reserved for Parking Lot, 100% BUA as per Zonal (basic) FSI of such reserved area shall be handed over to the MCGM.~~

~~(f) For other buildable reservations except (d) & (e) above, BUA equal to 25 per cent of the area under reservation in that plot, shall be made available free of cost for the MCGM or for any other Appropriate Authority.~~

~~The developer/owner shall be entitled for BUA in lieu of cost of construction against handing over of built up amenity as per Note (d) of Regulation 17(1).~~

~~(g) Notwithstanding anything contained in these Regulations, site of existing cessed structures on lands reserved/designated for Rehabilitation & Resettlement (RR2.1) shall be treated as sites for development of cessed structures and shall be allowed for redevelopment according to this Regulation.~~

~~(h) Contravening structures in TP Scheme and structures on the road shall also be included in the redevelopment scheme. FSI for the same will be as under DCR33(12) or as provided in these Regulations whichever is more.~~

8. Relaxation in building and other requirements for rehabilitation: Notwithstanding anything contained in these Regulations, the relaxations incorporated in **sub Regulation No.6 of Regulation No. 33 (10)** of these Regulations except clause **6.11, 6.15, 6.16 & 6.18** shall apply. **The payment of premium at the rate of 25% of normal premium or at the rate of 6.25% of the land rates as per ASR (for FSI 1), whichever is more shall apply.**

**Even if the amenity open space (LOS) is reduced to make the project viable a minimum of at least 10% of open space shall be maintain.**

9. 20% of the incentive FSI can be used for non-residential purposes otherwise permissible in the **DCPR.**

10(a) In case of redevelopment scheme in progress and such schemes where LOI has been issued, the Owner/Developer/Co-op. Housing Society *may convert* with the *prior* approval of *Vice President and Chief Executive Officer, Maharashtra Housing and Area Development Authority, Authority as decided by Govt. may convert the proposal* in accordance with modified regulations, only regarding size of tenements and loading of FSI, in-situ. However, such conversion is optional and shall not be binding *and further subject ascertaining and due verification of redevelopment scheme in progress by Vice President and Chief Executive Officer, Maharashtra Housing and Area Development Authority* .

*Provided that in case of building of Corporation, the conversion with approval of Municipal Commissioner subject to ascertaining and due verification of redevelopment scheme.*

(b) In case of redevelopment of buildings undertaken by MHADA, where construction is in progress, whether the area of new tenement should be 20.90 sq. m or otherwise the question shall be decided by MHADA in each case.

However, if area of tenements is not increased to 20.90 sq. m then development will have to be carried out as per approved plan and FSI.

11. FSI under these Regulations should be allowed by the Commissioner only after Mumbai Repairs and Reconstruction Board is satisfied that the said redevelopment proposal fulfills all conditions to be eligible for the benefits under these regulations.

12. In case of the redevelopment of cessed buildings, the concessions regarding exclusion of areas from computation of FSI for general buildings stipulated in Regulation No.31(1) shall apply.

13. Since the permissible FSI in clause 5 above is dependent upon the number of occupiers and the actual area occupied by them, no new tenancy created after 13.6.1996 *or date as decided by GoM from time to time* shall be considered. Further unauthorized constructions made in the cessed buildings shall not be considered while computation of existing FSI. *However, the occupier may be allowed to declare whether the tenement is residential or non residential.*

14. For smooth implementation of the redevelopment scheme undertaken by owners and/or Co-operative Housing Society of the occupiers, temporary transit camps may be permitted on the same land or lands situated elsewhere belonging to the same owner/developer with the concessions permissible under SRS project under Regulations 33(10) of these Regulations. Such transit camps should be demolished within one month from the date of occupation

certificate granted by the Corporation for the reconstructed buildings for the existing tenants/occupants.

15. Additional development cess equivalent to 100% of Development charges on BUA ~~(including~~ ~~excluding~~ the fungible FSI compensatory area / BUA), or Rs 5,000 per sq. m whichever is more for BUA over and above the **Zonal (basic) FSI existing BUA** shall be paid by the owner/developer/society, for the rehabilitation and free sale components. This amount shall be paid to the Corporation in accordance with the time schedule for such payment as may be laid down by the Commissioner, MCGM provided the payment of installments shall not go beyond the completion of construction. This amount shall be used for Scheme to be prepared for the improvement of off-site infrastructure in the area around the development. ~~These infrastructural charges~~ **Development cess** shall be in addition to development charges levied as per section 124 of MR&TP Act 1966.

16. As per the provision of clause 2 above, each residential/non-residential occupant shall be rehabilitated only for carpet area mentioned in the said clause No. 2 above and such areas shall be clearly shown on the building plan submitted to the Corporation/MHADA.

17. A corpus fund shall be created as prescribed by MHADA.

18. Restriction on transfer of tenements shall be governed by provision of Rent Control Act till Co.Op. Society is formed and after that the same shall be governed by the provision of Maharashtra Co-op. Society's Act.

19. Non-Deduction of non-cessed Structure area in the scheme of 33(7) for FSI purpose: In case of mix of the structure i.e. cessed & non cessed structure and if the area of non cessed structure existing prior to 30/9/69, area of land component under non-cessed structure works out upto a limit of 25% of plot area, then FSI shall be considered on total plot area. If this area exceeds 25% of the total area, then area above 25% shall be deducted from plot area. FSI for deducted area shall be as per Regulation No 30 and the FSI for the remaining plot area shall be as per 33(7). Provision of clause no 2 above shall ~~not~~ be made applicable to non-cessed occupier.

**20. (a) In case of layout of MCGM owned plots/ Municipal plot where development is proposed under this Regulation and where such land is observed to be partially occupied by slum, under section 4 of Slum Act existing prior to 1.1.2000 or such other reference date notified by the Govt., then for integrated development of the entire layout area and in order to promote flexibility, MCGM may propose development, including area occupied by the slum, under this regulation.**

*MCGM shall be the Planning Authority for the areas declared as slum under section 4 of Maharashtra Slum Area (Improvement) Act, 1971 on Municipal land existing prior to 01.01.2000 or date as notified by Govt., wherein slum area do not constitute more than 50% of the plot area under redevelopment.*

*(b) (i) Each eligible residential or residential cum commercial slum dweller shall be entitled to a tenement of carpet area of 25.00 sq. m (269 sq. ft.) and*

*(ii) Existing or max 20.90 sq. m whichever is less in case of non-residential.*

*(c) If such land occupied by slum is observed to be affected by reservation then the development of reservation on land occupied by slum shall be regulated by the Regulation No 17(3)(D)*

*(d) Corpus fund: An amount of Rs.40000 or as may be decided by SRA as per Regulation No 33(10) shall be deposited with MCGM for each eligible slum dwellers*

**(EP-79)**

**33(7)(A) Reconstruction or redevelopment of dilapidated/unsafe existing authorized tenant occupied building in Suburbs and extended Suburbs and existing authorized non-cessed tenant occupied buildings in Mumbai City.**

*For reconstruction/redevelopment of existing authorized tenant-occupied buildings, which have been declared unsafe for human habitation by or are to be demolished for the same reason under a lawful order by the Municipal Corporation of Greater Mumbai and duly certified as such, undertaken by landlord/s or Co-operative Housing Societies of existing tenants, the permissible FSI prescribed under these regulations and Appendix below, shall be admissible as under: -*

*a) In case of the plot consisting of only tenant occupied building, the F.S.I. shall be equal to F.S.I. required for rehabilitation of existing lawful tenant plus 50% incentive F.S.I.*

*b) In case of composite development i.e. the plot consisting of tenant occupied building along with non-tenanted building such as owner occupied building/existing Co-op Housing Society buildings etc., the FSI available shall be equal to FSI required for rehabilitation of existing lawful tenant plus 50% incentive FSI plus FSI that has already authorisedly been utilized/consumed by the non-tenanted buildings/structures.*

#### **Appendix**

**1. The F.S.I. permissible for the new building shall be as given in sub-regulation (7) (A) of Regulation No.33**

2. (a) A new building may be permitted to be constructed in pursuance of an irrevocable written consent by not less than ~~70~~**51** per cent of the tenants of the old building.

(b) All the tenants of the old building shall be re-accommodated in the redeveloped building.

3. Each tenant shall be rehabilitated and given the carpet area occupied by him for residential purpose in the old building subject to the minimum fixed carpet area of 27.88 sq. m (300 sq. ft) and/or maximum carpet area up to 70 sq. m (753 sq. ft) free of cost. In case of non-residential occupier the area to be given free of cost in the reconstructed building shall be equivalent to the area occupied in the old building.

Provided that if carpet area for residential purpose exceeds 70.00 sq. m (753 sq. ft.) the cost of construction shall be paid by tenant to the developer. The cost of construction shall be as per ready reckoner rate of that year. However, the carpet area exceeding 70.00 sq. m (753 sq. ft.) shall be considered for rehab FSI but shall not be considered for incentive FSI. Provided further that each eligible residential cum commercial occupant shall be entitled to a tenement of minimum carpet area of 27.88 sq. m (300 sq. ft.).

4. No new tenancy created after 13/6/96 shall be considered. Further, unauthorized construction made in buildings for creating new tenancy in the existing tenancies shall not be considered while doing computation of existing FSI. A certified inspection extract of the Municipal Corporation for the year 1995-96 or Court Order proving the existence of tenements prior to 13/6/96 shall be considered adequate evidence to establish the number of tenements. However, the Govt. may issue comprehensive guidelines for determination of eligibility of occupiers and tenants therein.

5. The list of tenants and area occupied by each of them in the old building and the irrevocable written consent as specified in 2 (a) above shall be certified by the Municipal Corporation of Greater Mumbai.

6. The tenements in the reconstructed building shall be allotted by landlord/s or Co-operative Housing Societies of existing tenants to the tenants as per list certified by the Municipal Corporation of Greater Mumbai.

7. The entire FSI available under this regulation shall be allowed to be utilized on plot/plots under redevelopment scheme.

8. Reconstruction of a new building on the plot should strictly conform to the provisions of the development plan and these Regulations.

9. No construction or reconstruction shall be permitted on set-back areas or areas required for road-widening and such areas shall be handed over to the Municipal Corporation



**10. For the purpose of calculating the FSI for tenanted building, the entire area of the plot/layout including Development Plan roads and internal roads but excluding the land under the reservation of public amenities shall be considered.**

**11. New building shall be reconstructed in accordance with these Regulations and all other Regulations and orders as applicable from time to time. The Municipal Commissioner may exercise his powers under Regulation No 6 for condonation of minor variations in respect of such reconstruction.**

**12. 20% of the incentive FSI can be used for non-residential purposes otherwise permissible as per the DCPR.**

**13. The fungible compensatory area admissible on rehab component shall be granted without charging premium and such fungible compensatory area for rehabilitation component shall not be used for free sale component and shall be used to give additional area over and above eligible area to the existing tenants .**

**14. For smooth implementation of the redevelopment scheme undertaken by landlord/s or Co-operative Housing Societies of existing tenants, temporary transit camps may be permitted on the same land or land situated elsewhere belonging to the same landlord/s with the concessions permissible under SRS project under Regulations 33(10) of these Regulations. Such transit camps should be demolished within one month from the date of occupation certificate granted by the Corporation for the reconstructed buildings.**

**15. An amount of Rs.5000/- per sq. m shall be paid by the landlord/s or Co-operative Housing Societies of existing tenants, as additional development cess for the built-up area over and above the F.S.I. permissible as per table 12 under Regulation 30, for the rehabilitation and free sale components. This amount shall be paid to the Municipal Corporation in accordance with the time schedule for such payment as may be laid down by the Municipal Commissioner, MCGM, provided the payment of instalments shall not go beyond the completion of construction. This amount shall be used for Scheme to be prepared for the improvement of off-site infrastructure in the area around the development. The above development cess shall be enhanced @ 10% every three years.**

**16. As per the provision of clause 3, each residential/non-residential tenant shall be rehabilitated only for carpet area mentioned in the said clause 3 and such areas shall be clearly shown on the building plan submitted to the Municipal Corporation.**

**17. The landlord/s or Co-operative Housing Societies of existing tenants shall commence the reconstruction or redevelopment work within the period of one year from the date of demolition of the building and complete it within a period of five**

*years. In the meantime the landlord/s or Co-operative Housing Societies of existing tenants shall make arrangement of alternate accommodation of tenants.*

*18. A corpus fund is to be created by the landlord/s or Co-operative Housing Societies of existing tenants which will take care of the maintenance of the building for a period of 10 years.*

*19. Restriction on transfer of tenements shall be governed by provision of Rent Control Act till Co.Op. Society is formed and after that the same shall be governed by the provision of Maharashtra Co-Op. Society's Act.*

*20. The State Government/ Municipal Commissioner shall prescribe the guidelines for better implementation of the scheme in respect of model agreement, alternate accommodation of existing tenants, eligibility criteria for tenants etc. separately.*

*21. If the rehab plus incentive as per this regulation is less than the permissible FSI as per regulation 30, then the owner may opt for development up to permissible FSI by availing TDR/Additional FSI on payment of premium as per Regulation 30.*

**(EP-80)**

**33(7)(B) Additional FSI for Redevelopment of existing residential housing societies excluding cessed buildings:**

*In case of redevelopment of existing residential housing societies excluding cessed buildings proposed by Housing societies/land lords or through their proponents where existing members are proposed to be re-accommodated on the same plot, incentive additional BUA to the extent of 15% of existing BUA or 10 sq. m per tenement whichever is more shall be permissible without premium. FSI for redevelopment of such existing residential buildings shall be as follows:*

~~*1. Incentive Additional BUA in lieu of cost of construction of authorized existing BUA = 1.50 (Rate of construction per sq. m as per ASR rate /Rate of developed land per sq. m as per ASR (for FSI 1)) \*(authorized existing built up area + area of the balcony if claimed free of FSI as per then prevailing regulation)*~~

~~*Provided further that if the existing authorized BUA and incentive thereon as per stated above i.e. incentive Additional BUA is less than the permissible FSI 2.0 as per regulation 30(A)(1), then society shall first may avail 'Additional FSI on payment of premium/TDR' up to limit of permissible FSI of 2. If the existing authorized BUA and incentive thereon as per above i.e. incentive Additional BUA is more than the permissible FSI 2.0, then society shall be eligible for incentive additional BUA in lieu of cost of construction of authorized existing BUA, which exceeds the permissible FSI of 2. However, this proviso shall not be applicable to redevelopment of building falling under Regulation No 45, in which case, the full incentive additional BUA in*~~

~~in lieu of cost of construction of authorized existing BUA will be available in the form of TDR.~~

2. If staircase, lift & lift lobby areas are claimed free of FSI by charging premium as per then prevailing Regulation, then such areas to that extent only will be granted free of FSI without charging premium. If staircase, lift & lift lobby areas are counted in FSI in earlier development, then incentive additional FSI as stated in Sr. No 1 shall also be given on such area & such areas may be availed free of FSI by charging premium as per these Regulations.

3. This Regulation shall be applicable only when existing members of the societies are proposed to be re-accommodated & ~~where authorized existing BUA is more than Zonal (basic) FSI as per then prevailing Regulations,~~

4. This regulation will be applicable for redevelopment of existing authorized buildings which are of thirty years of age or more.

5. This regulation shall not be applicable in respect of redevelopment proposal to be/being processed under Regulation No 33(5), 33(7), 33(8), 33(9), 33(9)(A), 33(9)(B), 33(10), 33(10) (A), 33(20) (A), 33(21).

Explanation: -Age of a building shall be as on the 1st of January of the year in which a complete redevelopment proposal is submitted to the Commissioner and shall be calculated from the date of Occupation Certificate or alternately, from the first date of assessment as per the property tax record in respect of such building or building on which balance/admissible FSI has been consumed by way of vertical extension as per then prevailing Regulation, available with the MCGM.

6. This incentive additional BUA shall be independent of additional BUA as permissible under Regulation No 14(A), 15, 16 and 17, if any.

7. Fungible compensatory area admissible under Regulation No. 31(3) ~~on the existing authorised BUA shall be without charging premium and also be allowed over the incentive additional BUA by in lieu of cost of construction of authorized existing BUA & existing authorised BUA without charging of premium.~~

~~8. The in situ FSI on any plot after development under this Regulation shall not exceed 4 in any case. Unconsumed BUA under this Regulation due to planning consideration and site constraint can be allowed in the form of TDR under the provisions of these Regulations. In such cases the potential of the plot shall be perpetually restricted to the extent of consumed BUA under this Regulation.~~

9. If tenanted building/s and building/s of co-operative housing society/non-tenanted building/s coexist on the plot under development, then proportionate land component as per the existing authorised BUA of existing tenanted building on the plot shall be developed as per Regulation No 33(7)(A) and remainder notional plot shall be developed as per this Regulation.

(EP-81)

**~~33(8) Construction for Rehabilitation & Resettlement:~~**

~~For the construction of the building by the Corporation/Appropriate Authority in the category of Rehabilitation & Resettlement for the purpose of the housing those who are displaced by the projects undertaken by the Corporation/Appropriate Authority for implementation of proposals of the DP/MUTP/MUIP, the FSI shall be 4.00~~

~~Such additional FSI will not be available when owner undertakes development as per Regulation No. 17.~~

**33(8) Construction of Affordable Housing in Special Development Zone # (SDZ #)**

**(A) General**

*The provision of this Regulation shall apply to any contiguous, unbroken and uninterrupted piece of land, not less than ~~1.02.0~~ha, and not disqualified from development, on account of other laws or regulations that are binding. Owners of land parcels having plot area lesser than ~~12~~ha may come together to create contiguous land parcels of 1ha or more & submit proposal for development under this Regulation along with proper access as per these Regulations. However, the proposal shall be submitted with prior approval of Govt.*

**(B) Planning Considerations /Submission of Proposal**

*The proposal shall be submitted by the Owner, containing the demand assessment for infrastructure such as roads, water supply, sewerage and storm water drains along with clearly earmarking the area for Public Open Spaces (POS), Affordable Housing (AH), Other Amenities (OA), (viz. Education, Health & Social Amenities) and area for other development i.e. owners share of land. If OA/POS/AH to be handed over to MCGM is not abutting the municipal road, the same shall be provided with uninterrupted access as per table no 7 of Regulation No 23(1). The area of the land after deduction of the area covered under road/uninterrupted access proposed as above, shall be apportioned among Owner's Share, AH, POS, and OA as detailed below. These roads/uninterrupted access shall be handed over to MCGM and will be eligible for additional BUA equal to area of land surrendered/transferred over and above FSI as stipulated below in Sr. No. D*

Sr. No	Plot Area	Affordable Housing	Public Open Spaces	Other Amenities	Area for Other Development
<del>1</del>	<del>Not less than 1 ha</del>	<del>30%</del>	<del>15%</del>	<del>16%</del>	<del>39%</del>

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	<b>&amp; up to 2 ha</b>				
<b>2</b>	<b>More Not less than 2 ha &amp; up to 4 ha</b>	<b>30%</b>	<b>15 %</b>	<b>14%</b>	<b>41%</b>
<b>3</b>	<b>More than 4 ha</b>	<b>30%</b>	<b>15 %</b>	<b>12%</b>	<b>43%</b>

**The Owner shall submit his proposal as per above to the Commissioner MCGM. While making such submission, he will take care of the following:**

- He shall distinctly mark lands for AH, POS, OA and Owner's share in the layout. Further earmarking of lands for other amenities like education, health and social amenities cited above shall be done by the Commissioner taking the amenity standards prescribed as minimum.**
- Advance possession of all lands other than the Owner's Share as detailed in the table above shall be handed over to MCGM at the time of approval of layout. The ownership shall be transferred in the name of MCGM within one year from the date of advance possession or seeking commencement certificate beyond plinth of the development of Owner's share, whichever is earlier.**
- The Land Owner shall have the option of developing AH, OA and handing them over to the MCGM. However, area earmarked for POS, AH, OA shall be levelled along with construction of compound wall before handing over to MCGM.**
- The development of AH & OA shall be as per specifications laid down by the Commissioner, within three years from date of approval to the individual building plans of AH and OA, unless extended by the Commissioner for valid, recorded reasons.**
- Provision of amenities as per Regulation No. 14(A) and 15 shall not be applicable for development under this Regulation.**
- The carpet areas of the tenements to be constructed shall be for EWS, LIG and MIG or as decided by Govt. from time to time subject to a minimum 25 sq. m.**
- The proposal under this Regulation shall be considered with the approval of the Municipal Commissioner.**
- Requirement of LOS as per the provisions of Regulation No.27 on AH plot and owner's share of land shall be 15%. Thus overall 25% cumulative LOS of entire holding shall be achieved by considering POS to be handed over to MCGM and owners share of land/AH plot.**

**(C) Infrastructure Development**

**The owner shall develop the infrastructure network within the layout (AH, POS & OA) to be handed over to MCGM (road + water supply mains + sewer line + storm water drain + street lights pertaining to that specific scheme) as per the requirements of the concerned departments.**

**(D) Permissible FSI**

(a) If the Owner opts out of the responsibility of developing AH & OA, he will get FSI 1.0 of the gross plot (AH + POS+OA + area covered under road to be handed over to MCGM + land forming Owner's share of that specific scheme) on the Owner's share of land.

(b) If the Owner opts to develop the cited AH & OA, the Owner shall be entitled for FSI 1 of the gross plot (AH + POS+ OA + area covered under roads to be handed over to MCGM + land forming Owner's share of that specific scheme) on the Owner's share of land along with cost of construction in the form of BUA as per Clause (E) (a)

(c) The Owner would also be compensated for all infrastructure developed by him that is not attributable to infrastructure pertaining to Owner's share of land and construction of the AH tenements & OA as described below.

(d) The Development of the plot handed over for AH shall be with FSI 2.5 on the plot of the AH area. The Development of the plot handed over for OA shall be with FSI 2 on the plot of OA with the structural provision for vertical extension for consumption of FSI up to 4 on OA plot. AH Tenements & constructed amenities shall have to be handed over to MCGM. The cost of construction of AH tenements & built up amenities shall be paid in the form of BUA.

(e) 'TDR' or 'Additional FSI on payment of premium' as per Regulation No 30 (1) (A) [except Fungible Compensatory area as per Regulation No. 31(3)], shall not be permissible on Owner's share of land.

(f) The land handed over to MCGM for OA as stated above shall not be allowed to be developed under AR as stipulated in Regulation No 17 and shall have to be used entirely for the intended purpose as per these Regulations.

(g) Notwithstanding anything contained in these Regulations, residential/commercial uses otherwise permissible, independent of road width to which it abuts shall be permissible on the Owner's share of land. 15% of admissible FSI on AH plot shall be exclusively used for the purpose of convenient shops for use of residential occupants of layout.

(h) Development charges and premium shall not be recovered for any relaxations in open spaces, exclusion of staircase, lift and lobby areas from FSI computation & for Fungible compensatory area as per Regulation No. 31(3) for BUA to be handed over to MCGM.

(i) Development cess at 7% of the Land Rate (for FSI 1) for the BUA (excluding fungible compensatory area) to be constructed on owner's share of land as per ASR of the year of approval shall be paid to MCGM. The Development cess shall be in addition to development charges levied as per section 124 of MR&TP Act 1966.

**(E) Compensation for development of infrastructure in lands handed over to MCGM and constructed BUA.**

**a) The owner shall be entitled for the following:**

**BUA in lieu of cost of construction of 2.0 [Rate of construction per sq. m as**

**AH/Built up Amenities including entire infrastructure development for MCGM share of Land = per ASR rate/rate of developed land per sq. m as per ASR(for FSI 1)]x BUA of all amenities & all**

- b) The ratio of BUA to carpet area shall be considered as 1.2 (including provisions of various requirements as per these Regulations).
- c) Area covered under staircase/lift/staircase and lift lobby for AH tenements/Amenities shall not be counted in FSI/BUA and shall be without charging premium.
- d) Commencement Certificate beyond 75 % of the admissible BUA shall not be issued unless the infrastructure development in the entire layout and construction of AH tenements/Amenities is completed & occupation is granted.
- e) The Commencement Certificate beyond 75 % of the admissible BUA may be released once the Occupation Certificate for AH tenements/Amenities is granted.
- f) BUA in lieu of development of infrastructure and construction of AH tenements/Amenities, as detailed above may be released in proportion of 0.50 sale (incentive) area: 1 AH/Amenity area and the construction shall progress simultaneously in the said proportion, and 100% of incentive area in lieu of AH tenements/Amenities & infrastructure development can be released only after handing over of entire AH tenements/Amenities as per (e) above.
- g) FSI on owner's share of land shall be restricted to 4 only. TDR in lieu of unconsumed incentive BUA, as per provision (a) above in proportion to handing over of such completed AH tenements/Amenities may be allowed at the option of owner/developer. However, 20 % of such admissible TDR for unconsumed BUA shall be released only after handing over the entire area of AH tenements/Amenities to MCGM.

(EP-82)

**(B) Land of Govt. /Semi. Govt. /Appropriate Authority appointed by Govt. falling in SDZ**

### 1. General

**Notwithstanding anything contained in these Regulations for lands of Govt./Semi-Govt./Appropriate Authority falling in SDZ, the provision of this Regulation shall apply to any contiguous, unbroken and uninterrupted piece of land having area not less than 1.02.0 ha, and not disqualified from development on account of other laws or regulations that are binding.**

### 2. Planning Considerations /Submission of Proposal

**The proposal shall be submitted containing the demand assessment for infrastructure such as roads, water supply, sewerage and storm water drains along with clearly earmarking the area for Public Open Spaces (POS), Affordable Housing (AH), Other Amenities(OA), (viz. Education, Health & Social Amenities) and area for**

*other development i.e. Govt./Semi-Govt./Appropriate Authority's share of land. If OA/POS to be handed over to MCGM and AH are not abutting the municipal road, the same shall be provided with uninterrupted access as per table no 7 of Regulation No 23(1). The area of the land after deduction of the area covered under road/uninterrupted access proposed as above, shall be apportioned among Govt./Semi-Govt./Appropriate Authority's Share, AH, POS, and OA as detailed below. These roads/uninterrupted access shall be handed over to MCGM and will be eligible for additional BUA equal to area of land as surrendered/transferred over and above FSI as stipulated below in Sr. No. 4*

Sr. No	Plot Area	Affordable Housing	Public Open Spaces	Other Amenities	Area for Other Development
1	Not less than 1 ha & up to 2 ha	30%	15%	16%	39%
2	More than 2 ha & up to 4 ha	30%	15%	14%	41%
3	More than 4 ha	30%	15%	12%	43%

*The Govt./Semi-Govt./Appropriate Authority shall submit their proposal as per above to the Commissioner MCGM. While making such submission, they will take care of the following:*

*a) Govt./Semi-Govt./Appropriate Authority shall distinctly mark lands for AH, POS, OA and Govt./Semi-Govt./Appropriate Authority's share in the layout. Further earmarking of lands for other amenities like education, health and social amenities cited above shall be done by the Commissioner taking the amenity standards prescribed as minimum.*

*b) Advance possession of all lands other than the Govt./Semi-Govt./Appropriate Authority's Share and AH plot as detailed in the table above shall be handed over to MCGM at the time of approval of layout. The ownership shall be transferred in the name of MCGM within one year from the date of advance possession or seeking commencement certificate beyond plinth of the development of Govt./Semi-Govt./Appropriate Authority's share, whichever is earlier. The Govt./Semi-Govt./Appropriate Authority may opt for development of the AH plot on their own as stated in clause 4(b) below.*

*c) Govt./Semi-Govt./Appropriate Authority shall hand over area earmarked for POS & OA after levelling of land along with construction of compound wall to MCGM.*



- d) Provision of amenities as per Regulation No. 14(A) and 15 shall not be applicable for development under this Regulation.*
- e) The carpet areas of the tenements to be constructed shall be for EWS, LIG and MIG or as decided by Govt. from time to time subject to a minimum 25 sq. m.*
- f) The proposal under this Regulation shall be considered with the approval of the Municipal Commissioner.*
- g) Requirement of LOS as per the provisions of Regulation No.27 on AH plot and Govt./Semi-Govt./Appropriate Authority's share of land shall be 15%. Thus overall 25% cumulative LOS of entire holding shall be achieved by considering POS to be handed over to MCGM and owners share of land/AH plot.*

### **3. Infrastructure Development**

*Govt./Semi-Govt./Appropriate Authority shall develop the infrastructure network within the layout (AH, POS & OA) to be handed over to MCGM (road + water supply mains + sewer line + storm water drain + street lights pertaining to that specific scheme) as per the requirements of the concerned departments.*

### **4. Permissible FSI:**

- a) Govt./Semi-Govt. /Appropriate Authority appointed by Govt. shall be eligible for FSI 1 of the gross plot (AH + POS+ OA + area covered under roads to be handed over to MCGM) on area of other Development.*
- b) The plot earmarked for AH shall may be developed by Government/semi-government/ Appropriate Authority appointed by Govt. with FSI 2.5 on the plot of AH, then the premium for the BUA is payable at 60% of land rate as per ASR (for FSI 1) except if the undertaken by State Govt. & MCGM itself. These tenements shall be made available for general public for the AH as per policy of Govt.*
- c) The development of OA as per the requirements of MCGM shall be permissible as per these Regulations. Provided further that Municipal Commissioner's decision regarding development of OA shall be final & binding.*
- d) 'TDR' or 'Additional FSI on payment of premium' shall not be permissible except fungible compensatory area.*
- e) The land handed over to MCGM for OA as stated above shall not be allowed to be developed under AR as stipulated in Regulation No 17 and shall have to be used entirely for the intended purpose as per these Regulations.*
- f) Notwithstanding anything contained in these Regulations, residential/commercial uses otherwise permissible, independent of road width to which it abuts shall be permissible on the Govt./Semi-Govt./Appropriate Authority's share of land. 15% of admissible FSI on AH plot shall be exclusively used for the purpose of convenient shops for use of residential occupants of layout*
- g) Development cess at 7% of the Land Rate (for FSI 1) for the BUA (excluding fungible compensatory area) to be constructed on Govt./Semi-Govt./Appropriate Authority's share of land as per ASR of the year of approval shall be paid to MCGM.*

### **5. Interchanging the location:**

~~The Appropriate Authority may interchange the location of land earmarked as AH + POS + OA in DP with equivalent developable land area under their ownership either in contiguity or in parcels of land not less than 0.5 ha.~~

(EP-83)

**33(9) Reconstruction or redevelopment of Cluster(s) of Buildings under ~~Urban Renewal~~ Cluster Development Scheme(s) (CDS):**

For reconstruction or redevelopment of Cluster(s) of buildings under ~~Urban Renewal Scheme(s)~~ Cluster Development Scheme(s) (CDS) in the Island City of Mumbai undertaken by (a) the MHADA or the MCGM either departmentally or through any suitable agency or (b) MHADA/MCGM, jointly with land owners and/or Co-op. Housing Societies of tenants/occupiers of buildings and/or Co-op. Housing Society of hutment dwellers therein, or (c) land owners and/or Co-op. Housing Society of tenants/occupiers of buildings and/or Co-op Housing Society of hutment dwellers, independently or through a Promoter /Developer, the FSI shall be 4.00 or the FSI required for rehabilitation of existing tenants/occupiers plus incentive FSI whichever is more as per the provisions of this Regulation as follows .

1.1 ~~Urban Renewal Scheme" (URS)~~ Cluster Development Scheme (CDS) means any scheme for redevelopment of a cluster of buildings and structures over a minimum area of 4000 sq. m in the Island City of Mumbai **and 10000 sq. m in the Mumbai Suburbs & Extended Suburbs**, bounded by existing distinguishing physical boundaries such as roads, nallas and railway lines etc. and accessible by an existing or proposed D.P. road which is at least **1218m** wide whether existing or proposed in the D.P. or URP or a road for which Sanctioned Regular line of street has been prescribed by the MCGM under MMC Act, 1888. Such cluster of buildings (hereinafter referred to as "~~Urban Renewal Cluster or (URC)~~ Cluster Development (CD)") shall be a cluster or a group of clusters identified for urban renewal:

1) Under the ~~Urban Renewal~~ Cluster Development Plan (URPCDP) for the concerned area, to be prepared by the Commissioner, who may revise the same as and when required; or

***Under the Development Plan (DP), where the DP contains such well-defined cluster***

2) By the Promoter of the ~~URSCDS~~,

Provided that no cluster or clusters shall be identified for redevelopment or implementation of ~~URSCDS~~ by the Municipal Commissioner without carrying out an Impact Assessment Study regarding the impact on the city and sector level infrastructure and amenities as well as traffic and environment of the implementation of ~~URSCDS~~ on such cluster or clusters.

**Explanation:**

1. The land under **URSCDS**, irrespective of the tenure of the plots comprised therein, shall be treated as one plot for the purpose of FSI and computation of marginal distances.

**Amalgamation/ Subdivision of plots: On approval of CDS, any land proposed / considered under CDS on various C.S. Nos. or CTS Nos. and/or F.P.Nos. shall be treated as natural amalgamation for the purpose of CDS. for which no separate approval for amalgamation of lands would be necessary.**

**Boundaries and Area of Proposed CDS shall be decided as per the approved layout and be confirmed by City Survey Officer after actual measurement of CDS on site and the same shall be adopted for planning purpose. However wherever necessary, the area may be further subdivided to earmark separate plots/Sectors for the planning purpose, handing over of Reservations, amenities, realigned roads, etc. to MCGM/ Appropriate Authority. The Plot area and the BUA in terms of sq. m of the said subdivided plots/Sectors shall be separately mentioned in the Conveyance Deed or lease deed. In case of land of different tenures, single PRC shall not be insisted. However, necessary entries about CDS shall be made in respective PRC.**

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In specific cases where **URSCDS** is not bounded by roads, nallas and railway lines, the boundary of the Cluster may be decided by the Municipal Commissioner.

1.2 The **URSCD** may consist of a mix of structures of different characteristics such as

(i) Cessed buildings in Island City, which attract the provisions of MHAD Act, 1976.

(ii) (a) Buildings at least 30 years of age and acquired by MHADA under MHAD Act, 1976.

(b) Authorized buildings at least 30 years of age

Explanation: Age of a building shall be as on the 1st of January of the year in which redevelopment proposal for **URSCDS** is submitted to the Commissioner and shall be calculated from the date of occupation certificate or where such occupation certificate is not available, from the first date of assessment as per the property tax record in respect of such building, available with the Municipal Corporation.

(iii) (a) Buildings belonging to the Central Govt, the State Govt, Semi-Govt Organizations and the MCGM, as well as institutional buildings, office buildings, tenanted municipal buildings and buildings constructed by MHADA, that are at least 30 years of age.

(b) Any land belonging to the State Govt, any semi-Govt Organization, MCGM and MHADA (either vacant or built upon) which falls within the area of the proposed **URSCDS** including that which has been given on lease or granted on the tenure of Occupant Class II.

Provided that in case of buildings or lands belonging to the Central Govt, the State Govt, Semi-Govt Organizations, MCGM or MHADA, prior consent of the concerned Department shall be obtained for including such buildings or lands in any proposal of **URSCDS**.

(iv) Other buildings which by reasons of dis-repair or because of structural/sanitary defects, are unfit for human habitation or by reasons of their bad configuration or the narrowness of streets are dangerous or injurious to the health or safety of the inhabitants of the area, as certified by the Officer or the Agency designated for this purpose by MHADA/MCGM or Mumbai Repair & Reconstruction Board.

(v) Slum areas declared as slums under section 4 of Slum Act or slums on Public lands existing prior to 1.1.2000 or such other reference date notified by the Govt, provided such slum areas do not constitute more than 50% of the area of **URCCD**.

Explanation: If some areas are previously developed/or are in the process of development under different provisions of the **DCPR**, such areas can be included in the **URSCDS** only for planning purposes. However, such areas shall be excluded for calculation of FSI under this Regulation and the admissible FSI shall be calculated as per the relevant provisions of the **DCPR** under which such areas are developed or are being developed. However, it shall be necessary to obtain consent of owner/owners of such areas for becoming part of the **URSCDS**.

2. Eligibility of Occupants for Rehabilitation under ~~Urban Renewal Scheme (URS)~~ **Cluster Development Scheme (CDS)**

**(A) For Buildings:**

i. No new tenancy created after 13/6/96 ~~or date as decided by Govt. from time to time~~ shall be considered. Further, unauthorized construction made in buildings for creating new tenancy in the existing tenancies shall not be considered while doing computation of existing FSI. A certified inspection extract of the Municipal Corporation for the year 1995-96 or Court Order proving the existence of tenements prior to 13/6/96 ~~or date as decided by Govt. from time to time~~ shall be considered adequate evidence to establish the number of tenements. However, the Govt. may issue comprehensive guidelines for determination of eligibility of occupiers and tenants therein.

ii. The list of occupants and the area occupied by each of them in municipal buildings and their irrevocable written consents shall be certified by the MCGM. The list of occupants in other buildings excluding slums and the area occupied by each of them

and their irrevocable written consents as specified in clause 4(a) shall be certified by the MBRRB.

iii. Notwithstanding anything contained in these regulations, mezzanine floors having clear height of 1.8 m. and above Mezzanine floors constructed prior to 13/06/1996 and regularized subsequently shall be eligible for rehabilitation and incentive FSI.

**(B) For Slum Areas:**

- i. All the protected Occupiers as defined in Chapter IE of Slum Act and orders issued thereunder and certified by competent authority thereof.
- ii. A structure shall mean all the dwelling areas of all persons who are enumerated as living in one numbered house in the electoral roll of the latest date, upto 1st January 2000 or such other reference date Notified by the Govt. and regardless of the number of persons, or location of rooms or access.

**3. Landpooling for the URSCDS:**

The Promoter of URSCDS shall try to pool lands belonging to various categories of land holders including Public lands by obtaining their consent for including their lands in the proposed URSCDS, by resorting to any of the following methods of land pooling:

- 1) Purchase of lands, including buildings, if any, standing thereupon,

Provided that if the Promoter wishes to include any building or land belonging to the State Govt. or MCGM or MHADA or any Agency under the control of State Govt. (hereinafter collectively referred as "Public Authority"), then he shall make a written request in this regard through the Municipal Commissioner to an Empowered Committee (EC) headed by the Chief Secretary. This EC shall be as formulated by GoM.

The EC shall examine the request made by the Promoter in terms of the desirability of making the land belonging to a Public Authority available for URSCDS and would decide the terms of transfer of such land to the Promoter for the purpose of implementing URSCDS. In case the land sought by the Promoter belongs to an Authority created by or under a statute, the decision of the EC shall be subject to ratification/approval by such Authority.

- 2) Exchange of such land with a suitable land of at least equivalent value as per ASR land rates.

3) Procurement of DRs over such land, by way of registered document by the Promoter, provided that the area over which the Promoter holds DRs shall be regarded as one plot for all the purposes of the DCPR; or

4) Transfer of all lands included in the URSCDS to a legal entity (e.g: Registered Society or Company, Co-operative Housing Society, Charitable Trust, etc.) to be created by the Promoter for implementing the URSCDS where different landholders have stakes proportionate to their share in the total land under URSCDS; or

5) Acquisition of lands, provided the Promoter has purchased or procured DRs over at least 70% land comprised in the URSCD and there are dangerous buildings, declared as such by the Competent Authority, on the balance lands contained in the URSCD. In such a situation, the Promoter may approach the HPC for recommending the proposal to the Govt. for acquisition of such balance lands. Upon receipt of such request, the HPC may, after due examination, recommend to the Govt. as to which lands are required to be acquired for the purposes of URSCDS. The Govt., thereafter, shall take necessary steps to acquire such balance lands under the provisions of the relevant law and transfer the same to the Promoter only for the purpose of implementing URSCDS after executing an agreement with him in this regard, subject to the Promoter depositing with the Govt. necessary amount of money for the land acquisition. For the purpose of land acquisition, URSCDS shall be regarded as public purpose.

4. a) Redevelopment or Reconstruction under URSCDS may be permitted in pursuance of an irrevocable registered written consent by not less than 51 percent of **each building or 70 percent overall of the scheme** of the eligible tenants/occupiers of all the authorized buildings on each plot involved in the URSCDS or as provided in MHAD Act, 1976. Consent as aforesaid of such 51 percent of **each building and 70% overall of the scheme** of tenants/occupiers for reconstruction or redevelopment shall not be required, if MHADA/MCGM undertakes redevelopment, on its own land, directly without any developer.

#### (EP-85)

The Developer shall be required to submit along with the URSCDS proposal, proof of ownership or procurement of DRs in respect of at least 70% of the land under the proposed URSCDS (excluding Municipal Roads if maintained as existing in proposed URSCDS) and it shall be mandatory for him to submit such proof of ownership or procurement of development rights in respect of the balance area within one year from the date of issue of the LOI.

b) All the eligible occupants/tenants of the building(s) undergoing redevelopment shall be rehabilitated in the redeveloped building(s).

**5. Conditions of Rehabilitation:**

(i) Each occupant/tenant shall be rehabilitated and given on ownership basis, carpet area equivalent to the area occupied by such occupant/tenant in the old building. However, in case of residential/residential cum commercial occupants, such carpet area shall not be less than 27.88 sq. m. This shall be the "basic area".

In addition to (i) above, there shall be "additional area" for the rehabilitation of residential/residential cum commercial Occupants governed by the size of the **URC** in accordance with the Table-A below

Table-A

Area of the <del>Urban Renewal Cluster</del> <b>Cluster Development</b>	Additional Area (over & above basic area)
Above 1 ha up to 2 ha	15%
Above 2 ha up to 5 ha	20%
Above 5 ha up to 10 ha	25%
Above 10 ha	30%

Provided that if the carpet area of any occupant/tenement in the old building is 100 sq. m or more then he shall be eligible for additional area only on the basis of carpet area of 100 sq. m

Provided further that the above provision of "Additional Area" shall be applicable only in case of **URSCDS** having maximum FSI of 4.00.

Provided further that the rehabilitation entitlement of any occupant of a commercial establishment, who is allowed by the HPC to be rehabilitated in a residential tenement in lieu of his commercial establishment, shall also be governed by the aforesaid provisions applicable to the residential occupants in these Regulations. No occupant shall be given more carpet area than basic area+additional area, except in certain cases of planning constraints, where the Municipal Commissioner may allow marginally more area. Such additional area allowed due to planning constraints shall be deducted from the sale component without affecting the surplus area.

- a) Each eligible residential or residential cum commercial slum dweller shall be entitled to a tenement of carpet area of 25.00 sq. m (269 sq. ft.) and
- (b) Existing or max 20.90 sq. m whichever is less in case of non-residential.

**6. Total Permissible FSI for **URSCDS**:**

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a) The total permissible FSI for an **URSCDS** shall be 4.00 on gross plot area, but excluding the reservations/designations, road set back, area under existing Municipal Roads but including the BUA under reservation/designation, road set back or sum total of the Rehabilitation FSI + Incentive FSI, whichever is more.

Provided that the aforesaid FSI shall be exclusive of the Fungible **FSI Compensatory area** admissible under the provision of DCR 31(3).

b) The incentive FSI admissible against the FSI required for rehabilitation shall be based on the ratio (hereinafter referred to as Basic Ratio) of Land Rate (LR), in Rs/sq. m., of the lands included in the URC; as per the ASR and Rate of Construction (RC)\* in Rs/sq. m, applicable to the area as per the ASR and shall be given as per the Table-B below:

Table-B

Basic Ratio (LR/RC)*	Incentive (As % of Admissible Rehabilitation Area)			
	For 0.4ha up to 1 ha	More than 1 ha up to 5 ha	More than 5 ha up to 10 ha.	For more than 10 ha
Above 6.00	55%	60%	65%	70%
Above 4.00 and upto 6.00	65%	70%	75%	80%
Above 2.00 and upto 4.00	75%	80%	85%	90%
Upto 2.00	85%	90%	95%	100%

Explanation: -

(i) \*RC is rate of construction in respect of RCC Construction and Land Rate (LR) is the rate of Open Land for FSI 1.

Provided further that in case there is more than one land rate applicable to different parts of the plot under the **URSCDS**, a weighted average of all the applicable rates shall be taken for calculating the Average Land Rate and the Basic Ratio.

Provided further that for calculation of the Basic Ratio, the Land Rate (LR) and the Rate of Construction (RC) shall be taken for the year in which the Cluster Development Project is approved and LOI is issued by the Authority competent to approve it and the said ratio shall remain unchanged even if such Scheme undergoes any revision or modification subsequently during its course of completion.

Provided further that if any new area is allowed to be added to or deleted from the **URSCDS** after such Scheme has been approved and if there is change in the slab prescribed above, the incentive FSI for the total area of the revised Scheme shall



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be determined as per the new slab. Provided further that any new area being added to a **URSCDS** shall not be less than 75% of the minimum area required for **URSCDS**.

Provided further that augmentation of area of **URSCD** shall not be allowed after further CC has been issued in respect of more than 75% of the total permissible BUA sanctioned under the original Scheme and there shall be no revision of individual areas as a result of such amalgamation of area. However, deletion of area from a sanctioned scheme will be permissible, provided the construction of rehabilitation component has not commenced and such deletion does not break the contiguity of the area under **URSCDS**.

- c) If the total of rehabilitation FSI + incentive FSI is less than 4.00, then the Balance FSI over and above total of "rehabilitation FSI + incentive FSI" as per (b) above upto the limit of 4.00 shall be shared in terms of BUA between MHADA and the Promoter/Developer in accordance with Table-C below:

Table-C

Basic Ratio (LR / RC)*	Sharing of Balance FSI	
	Promoter/Developer Share	MHADA Share
Above 6.00	30%	70%
Above 4.00 and up to 6.00	35%	65%
Above 2.00 and upto 4.00	40%	60%
Upto 2.00	45%	55%

Provided that at the option of or with the approval of MHADA, the tenements coming to the share of MHADA can also be provided by the Promoter/Developer elsewhere within the same **or adjoining** Municipal Ward as per the following formula:

Area of tenements coming to MHADA's share at location 'B' in **URSCDS** = Area of tenements coming to MHADA's share at location 'A' in **URSCDS** X land rate as per ASR value of location 'A' / land rate as per ASR value of location 'B'

Where location 'A' refers to the location where tenements coming to MHADA's share under the Scheme are required to be given.

Location 'B' is the new location where such tenements are allowed to be given.

Provided further that the tenements so received by MHADA under its share shall first be offered free of cost to the MCGM and MMRDA for use as PAP tenements or as transit accommodation. If the MCGM and MMRDA do not require such tenements for PAP's or as transit accommodation, then the tenements received under its share shall be used by MHADA for PAPs or Transit Accommodation or shall be sold as AH with prior permission of the Govt.

ed)"tolerated structures" encroaching upon roads in nearby vicinity shall be allowed to be included in the URSCDS and its BUA shall be included in rehabilitation area, provided such structures are permanently removed.

Explanation: The term "tolerated structure" means structure used for residential or non-residential purpose and existing prior to 17<sup>th</sup> April 1964 or 1<sup>st</sup> April 1962 respectively or date as decided by Govt.

fe) It shall be permissible to implement the sanctioned URSCDS in phases provided the area of URSCDS is more than 8000 sq. m (2 acres) and the development in each phase is strictly in conformity with the Master Plan/Layout Plan approved for the entire URSCDS.

Subject to the master plan for the whole cluster being followed, phase wise implementation of URSCDS may be allowed, with pro rata utilization of the total admissible FSI.

Provided further that, while giving permission for phased implementation of the URSCDS, the time frame for implementation of each phase shall also be given.

The minimum area for each phase shall be 4000sq. m.

Provided further that, while giving permission for phased implementation of URSCDS, the incentive FSI as per Table-B shall be first released as per the area of the plot under a given phase and the balance incentive FSI shall be released while giving approval to the last phase.

7. From the total FSI available under Clause 6, entire FSI towards rehabilitation component and MHADA's share shall have to be utilized on plot/plots under the Scheme. In case a part of incentive FSI is not proposed to be utilized on the same plot, the benefit of TDR as per Regulation No 32 shall be given. However, the quantum of TDR shall be governed by the following formula.

Incentive FSI at location 'B' in URSCDS

= Incentive FSI at location 'A' in URSCDS X ASR value of Land at location 'A' / ASR value of Land at location 'B'

Where, location 'A' refers to the location where incentive FSI in URSCDS is generated.

Location 'B' is the new location where such incentive FSI is to be utilized.

## 8. Development of DP Reservations:

Construction or reconstruction of slums/buildings falling under Reservations contemplated in the DP shall be permissible as ***under-stipulated in the Regulation No.17(3)(C)(I)***

~~a. — Redevelopment/reconstruction in any zone shall be allowed to be undertaken without going through the process of change of zone. However, for the industrial user, the existing segregating distance shall be maintained from the existing industrial unit.~~

~~b. — Any land under non buildable/open space reservations, admeasuring upto 500 sq. m may be cleared by shifting the existing tenants from that site.~~

~~c. — If the area under a non buildable/ open space reservation is more than 500 sq. m, minimum 50% of the area under reservation shall be developed for the same purpose and handed over to MCGM, subject to a minimum of 500 sq. m and the remaining land shall be allowed for development.~~

~~d. — All the reservations in the DP shall be rearranged, if necessary, with the same area and the same width of access road or as required under DCR, whichever is more.~~

~~e. — For the reservation of parking lot on a land included in URC, BUA equivalent to Zonal (basic) FSI for the area under reservation in that plot shall be made available free of cost to the MCGM or to any other Appropriate Authority. Such BUA to be handed over shall be free of FSI.~~

~~f. For other buildable reservations on land, BUA equal to 60% of the Zonal (basic) FSI under such reservations or existing BUA of the amenity (designation) whichever is more, on that plot shall be made available free of FSI and free of cost to the MCGM or the Appropriate Authority. The reservations of compatible nature can be preferably constructed in one or more separate blocks, depending on the area and nature of such reservations and Municipal Commissioner may permit composite development of reservations in case of such reservations. However, if the HPC/Planning Authority requires BUA under any designation/reservation in excess of the Zonal (basic) FSI, then such excess area shall be considered as rehabilitation FSI, and incentive FSI as admissible under this Regulation shall be permissible.~~

~~Provided that in case of development of reservations of Rehabilitation & Resettlement under the URS, BUA equal to 30% of the Zonal (basic) FSI shall be handed over to the MCGM free of FSI and free of cost, in addition to the rehabilitation of the existing tenements or users if any.~~

~~The developer/owner shall be entitled for BUA in lieu of cost of construction against handing over of built up amenity as per Note (d) of Regulation No. 17 (1),~~

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ga. Where a proposed DP Road or Regular line of street passes through the URS CDS area, the entire FSI admissible under this Regulation for the area of the road may be given in the same Scheme.

The location of and the area under DP road/ existing roads falling in the URS CDS may be allowed to be rearranged based on the comprehensive traffic study without affecting the continuity of the existing traffic movement and without reducing the total area of the existing road & DP Road. The existing roads may be realigned or relocated as per provisions of MMC Act.

hb. No premium shall be charged for the fungible compensatory area FSI admissible as per Regulation 31(3) for rehabilitation component of an URS CDS as sanctioned by HPC and for the tenements to be handed over to MHADA and for the areas of reservation to be handed over to MCGM/Appropriate Authority. This fungible compensatory area FSI admissible to the rehabilitation tenements shall be utilized for rehabilitation component only. Its utilization for Sale Component under the URS shall not be permissible.

9. 30% of the incentive FSI can be used for non-residential purposes as otherwise permissible under the DCR.

10. A surcharge on Development Cess at the rate of 100% of Development Charge, subject to a minimum of Rs 5000 per sq. m. for BUA over and above the Zonal (basic) FSI existing BUA (including excluding fungible compensatory area/BUA), for the rehabilitation and free sale component, shall be leviable in respect of any URS CDS by the MCGM and in accordance with the time schedule for such payment as may be laid down by the Commissioner. These infrastructural charges Development Cess shall be in addition to development charges levied as per section 124 of MR&TP Act 1966.

This surcharge development Cess shall not be applicable to the BUA to be handed over to the MCGM or any Public Authority in lieu of reservation or to the amenity areas to be handed over to the MCGM as per the requirement indicated by the MCGM or the HPC.

11. Temporary transit camps may be permitted in the same URS CDS or elsewhere in MCGM limits on land belonging to the Promoter/Developer up to 4.00 FSI with the concessions permissible under SRA Scheme under Regulation 33(10). Such transit camps shall have to be demolished after full occupation certificate is granted to the Rehabilitation Component by the Corporation for the reconstructed building. Till the transit camps are fully demolished, the Commissioner shall not release FSI for the free sale area under the URS CDS in excess of 75% of the total admissible Incentive FSI.

12. Non-conforming Activities: All activities which are existing shall be allowed to be re-accommodated regardless of the non-conforming nature of such activities excepting those that are hazardous and highly polluting and those where alternative accommodation has to be provided elsewhere by the Promoter/Developer/MCGM.

**13. Relaxation in Building and other requirements:**

In case of tenements of 27.88 sq. m Carpet area for rehabilitation or tenements to be given to MHADA, towards its share and the BUA to be handed over to the Planning Authority/Appropriate Authority, the following shall be applicable.

13.1 Calculation of FSI for all purposes shall be on gross area of the **URSCDS**. Provision of **ROSLOS**, to be kept on the site as per prevailing D.C. Regulations.

13.2 Notwithstanding anything contained in Regulation No.31(1), areas of common passages not exceeding 2.00 m in width, provided for giving access to the tenements in rehabilitation component and the tenements to be handed over against reservation and MHADA component shall not be counted towards FSI.

13.3 Front and marginal open spaces, for a building having height up to 32.0 m. in the rehabilitation component or a composite building, shall be 3.0 and 4.5 m respectively.

Provided that for a building having height more than 32.0 m and up to 70 m, open space of the width of 6 m at least on one side at ground level within the plot, accessible from the road side shall have to be maintained for the maneuverability of a fire engine, unless the building abuts two roads of 6 m or more on two sides, or another access of 6 m to the building is available, apart from the road abutting the building.

13.4 Notwithstanding the provisions in Regulation No 41 (Table No 18) where the location of the **URCCD** plot abuts a DP Road having width of 18.3 m and above. The front marginal open space shall not be insisted upon beyond 3.0 m provided such road is not an Express Highway or a road wider than 52 m.

13.5 Where the location of the **URCCD** plot abuts a trained nallah, the marginal open space along the nallah shall be **4.56.0 m** from the edge of the trained nallah,

13.6 The distance between any two rehabilitation buildings up to 32 m height shall not be less than 6.00 m

13.7 If the height of any building constructed under **URSCDS** is more than 32.0 m, marginal open space shall be as per the Regulation No 41(5).

13.8 A composite building under **URSCDS** shall have at least 50 percent of BUA as rehabilitation component.

13.9 Wherever more than minimum front and marginal spaces have been provided, such additional area provided may be considered wherever necessary, as part of the AOS under the **URSCDS** comprising both rehabilitation and free sale components, without charging any premium, in relaxation of the stipulation in Regulation No. 27.

13.10 The means of access shall be normally governed by the provisions of Regulation No. 23. However, in the **URSCDS**, wherever the design of the buildings up to 32.0 m height requires relaxation in the width of access, the same may be given. However, high rise buildings shall be permissible as per Regulation No 19.

13.11 Even if the **ROSLOS** is reduced to make the project **URSCDS** viable, at least 10 percent of **URSCD** plot area shall be provided as **ROSLOS**. In addition, 10 percent of **URSCD** plot area shall be earmarked for **ROSLOS** which can be adjusted against the DP reservation/land component of built up amenity, to be handed over to MCGM, if any, existing on such plot.

13.12 Premium shall not be charged for exclusion of staircase and lift well etc. as covered under the provisions of Regulation 31(1)

13.13 In order to make the **URSCDS** viable, the Municipal Commissioner shall be competent to sanction any relaxation in marginal open spaces except front marginal open space and parking requirements wherever necessary due to bonafide hardship, for reasons to be recorded in writing which shall not affect general health, fire and safety requirements. However, the Govt. shall have the power to relax any of the provisions in these Regulations.

13.14 All relaxations outlined hereinabove shall be admissible only in respect of the rehabilitation component and the composite buildings under the **URSCDS**. Premium shall not be charged for all or any of the relaxations given hereinabove or for any other relaxations mentioned in Regulation No 31(1). Provided that if any further relaxation in open spaces is granted by Municipal Commissioner then the same shall be subject to compliance of CFO requirement and recovery of premium at the rate 2.5% of ASR.

If any relaxation in open spaces except front open space in sale component is granted by Municipal Commissioner, then the same shall be subject to compliance of CFO requirement and recovery of premium at the rate 2.5% of ASR.

14. The approving/sanctioning authority for the building plans under the **URSCDS** shall be the Municipal Commissioner as per the MMC Act and MRTTP Act, 1966 even if the **URSCDS** partly consists of declared slums/slums on Municipal/ Govt. lands existing prior to 1st January 2000 or such/other reference date notified by the Government.

15. Religious structures existing on the site of **URSCDS** prior to redevelopment, if allowed to be redeveloped in accordance with the guidelines issued by the Govt from time to time, shall not, following such redevelopment, have area exceeding their area prior to redevelopment.

16. Restriction on transfer of tenements shall be governed by provisions of Maharashtra Rent Control Act, till such time that a Co-op. Housing Society is formed

and thereafter the same shall be governed by the provision of Maharashtra Co-op. Societies Act. However, tenements constructed for slum rehabilitation shall not be transferable for a period of 10 years.

17. Corpus Fund: An amount of minimum Rs 50,000/- per tenementor as directed by the HPC shall be created by the Promoter/Developer as a Corpus fund, which will be utilised for maintenance of the rehabilitation buildings for a period of 10 years.

18. Any ongoing scheme under Regulation 33(7) which fulfills the criteria under this Regulation can be included in the proposal under Regulation 33 (9) for approval or converted into a **URSCDS** under this Regulation 33(9). However, all dilutions of reservations under Regulation 33(7) shall have to be restored as per this Regulation.

19. Heritage buildings of Grade-I and II as well as authorized and structurally sound retainable buildings may be included in the **URCD**, but shall have to be kept as they are, alongwith land appurtenant, and this area shall be counted towards the slab of Incentive FSI, but shall not be considered for FSI under this Regulation. As regards such Heritage Structures, the Promoter/Developer shall have to contribute Heritage Cess at 5% of ASR on the basis of BUA of the Heritage structure. Existing provisions under the **DCPR** shall apply to Heritage Buildings of Grade-III and buildings in heritage precincts. However, if the URS contains Grade I structure, the HPC shall consult the MHCC before granting approval.

20. If HPC approves areas for amenities such as Fire Stations/Hospitals/Police Stations/Schools, etc. other than reservations/designations under the DP, such amenities shall be handed over to the concerned Authority free of cost. The BUA of such amenity shall be considered towards rehabilitation FSI, and incentive FSI as admissible under this Regulation shall be permissible.

21. HPC, **headed by Municipal Commissioner and shall be constituted by the Govt., which** shall be competent to approve **the URS CDS with the previous sanction of the Govt.** under this Regulation. **On approval by HPC, the proposal shall be submitted to the Municipal Commissioner, MCGM for approval of plans.** The decision of HPC shall be appealable as if it is an appeal under section 47 of the MR&TP Act, 1966.

Provided that no **URSCDS** shall be sanctioned by the **Govt/HPC** without giving due regard to the Impact Assessment study referred to in clause 1.1 above.

22. Regardless of its area, any Cluster Renewal Scheme (CRS) for which LOI has been issued under Regulation 33(9) of DCR 1991 prior to the date of coming into force of this Regulation can be allowed to be converted **by the Commissioner in toto** as per this Regulation at the request of the Promoter/Developer, **with the prior approval of the State Govt.**

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Provided that:

- a) For the purpose of calculation of Basic Ratio, as specified in Clause 6(b) above, the land rate (LC) and the Rate of construction (RC) shall be taken for the year in which such CRS was approved and LOI was issued by the competent authority.
- b) The surcharge on development leviable on such CRS after its conversion under this regulation, shall be calculated in accordance with the date on which the development cess had been paid and shall be recovered before issuing CC after the conversion of the Scheme. Any excess amount paid towards Development Cess shall be adjusted against any other charges due, but shall not be refunded.
- c) Conversion of such CRS, ~~as which has not had~~ been sanctioned by the Govt. earlier, shall ~~not~~ require Govt. approval. ~~and it shall be within the competence of the HPC to permit conversion of such CRS.~~

Provided further that after the coming into force of this Regulation, land pooling and the development of buildable reservations and construction of Transit Camps in the CRS approved prior to the coming into force of this Regulation may be done as per the provisions of this Regulation, if the same has not been completed so far, even where such CRS has not been converted to be developed as per this Regulation.

### **33 (9) (A) Regulations for Dharavi Notified Area (DNA)**

#### **Urban Renewal Scheme under Dharavi Redevelopment Project (DRP):**

Areas undertaken by SRA under DRP for renewal and redevelopment of buildings/chawls including cessed buildings situated on non-slum areas within DNA, shall be a part of the entire DRP Area which shall have an overall FSI of 4.00. The entitlement of FSI on that particular plot shall be 4.00 or the FSI required for rehabilitation of existing tenants/occupiers plus incentive FSI and would be in accordance with the guidelines laid down below.

#### **1) Applicability of the provisions:**

For achieving comprehensive planning and development of non-slum areas of DNA through sectoral layouts of DRP, the provisions in this Regulation shall apply to the renewal and redevelopment of buildings/chawls including cessed properties and such schemes on areas which are part of DRP Area undertaken by DRP (SRA) through a developer. The properties which are not part of DRP Area as defined above shall be developed in accordance with DCR 30.

2) Renewal & Redevelopment project formulated by SRA for buildings/chawls including cessed properties shall be with FSI of 1.72 or the FSI required for rehabilitation of existing eligible occupants, whichever is more. This shall exclusively be used for rehousing existing eligible occupants and for generating additional



tenements/units. The BUA of such construction with 1.72 FSI or more shall be termed as RRC

3) (a) If areas redeveloped earlier under SRD/SRA schemes are included in the DRP Area for renewal and redevelopment under DRP, the TDR generated from the plot in the said SRD/SRA scheme would be deducted from overall calculation of FSI 4.00.

(b) For private unencumbered plot/s situated within DNA but presently excluded, the FSI shall be 4.00 on their inclusion in DRP. The developer however, shall have to pay premium as decided by DRP on BUA equivalent to 2.67 FSI of that plot upon which he could go up to BUA equivalent to 4.00 FSI in his free sale component.

4) The construction of RRC will be carried out by the developer so appointed under DRP at his cost as per the specifications, planning and requirements of DRP (SRA). Each eligible occupant shall be rehabilitated and given the carpet area occupied by him for residential purpose in the old building subject to the minimum fixed carpet area of 27.88 sq. m (300 sq. ft.) and maximum area equivalent to the area occupied in the old building. The carpet area upto 70 sq. m shall be part of RRC and shall be provided free of cost. However, area above 70 sq. m will be at construction cost to be determined by OSD, DRP (SRA) and the said cost to be paid by the respective occupant to the developer. Such surplus residential renewal area shall not qualify for calculating incentive RSC.

In case of non-residential occupier, the area to be given will be equivalent to the area occupied in the old building. The renewal tenements in the so completed buildings shall be handed over to the respective eligible occupiers of the old building as certified by the concerned Competent Authority free of encumbrances.

**"Planning Sector" and "Implementing Sector" will have the same meaning as defined in the Regulation No 33(10)(A).**

**5) Eligibility for Renewal Rehab Tenements:**

For URS, the existing tenants/occupants residing as on 1<sup>st</sup> January, 2000 shall be considered eligible. A certified inspection extract of the MCGM for the year 1999-2000 or Courts Order proving the existence of tenements prior to 1.1.2000 shall be considered adequate evidence to establish number and size of tenements. No new tenancy/occupancy created after 1.1.2000 shall be considered. Further unauthorized construction made in buildings/chawls, and unauthorized extensions to the tenements shall not be considered for any computation.

6) (a) An area equal to 13.33 sq. m BUA as Renewal Sale Component (RSC) shall be made available against the RRC of 10 sq. m for disposal in the open market. RSC can be clubbed with Slum Sale Component and Amenity Sale Component generated under DCR 33(10) (A) within the same planning sector.

(b) If the FSI required for rehabilitation of existing eligible occupants plus RSC exceeds FSI 4.00 of a particular plot, such excess quantum shall get absorbed while calculating overall FSI of 4.00 on entire DRP Area.

7) Non-Residential User as permissible in R and C zones as per Regulation No. 34 shall be allowed in Free Sale Components.

8) RRC shall be located at a suitable location within the respective planning sector layout and not necessarily be on the plot where they exist at present. In case of any site constraints, the same may be allowed to be located outside the particular sector layout, but within the DNA, with the special permission of OSD, DRP(SRA).

9) After the proposed RRC buildings are constructed in the sector layout, at approved location, in all respect including amenities such as water supply, sewerage lines, electricity etc., the present occupiers of the respective buildings, chawls, tenanted properties etc. of the concerned authorities shall be shifted to their respective newly built tenements as per the allotment to be finalized by the concerned authorities.

10) An individual agreement shall be made by the Land-Ownning Authority/SRA/the developer so appointed by DRP (SRA) with the eligible occupier of each tenement /unit in the joint names of pramukh occupier and spouse for every structure on the renewal plots.

11) Tenements having a differently abled person or female-headed households shall be given first preference in allotment of tenements. Thereafter lots shall be drawn for allotment of tenements from the remaining tenements to the other occupiers.

12) In respect of those eligible occupiers on site who do not join the project willingly the provisions laid down under clause no 1.14 of Regulation No.33 (10) (A) shall be applicable.

13) The Managing Committee of the proposed Co-operative housing society of occupants to be formed after allotment of reconstructed tenements shall have women to the extent of one-third of the total strength of actual members on the committee at any time.

14) The tenement obtained under this scheme cannot be sold/leased/ assigned or transferred in any manner for a period of ten years from the date of allotment/possession of the tenement. In case of breach of conditions, except transfer to legal heir, the tenement will be taken over by DRP (SRA).

15) Building permissions for the Urban Renewal development shall be as per the procedure laid down under clause no. 2.1 to 2.8 of Regulation No.33(10) A.

16) Temporary transit accommodation shall be provided within DNA. If it falls on the area of amenity open space excluding D P road/open space reservation in accordance with the procedure laid down under Regulation No. 4 of 33(10) (A).

17) Relaxation in building and other requirements for the Urban Renewal development shall be as per the provisions laid down under clause no. 6.1 to 6.17 of Regulation No. 33(10) (A).

18) Urban Renewal Development and DP Reservations shall be as per the provisions laid down under clause no. 7.1 to 7.9 of Regulation No.33(10) A.

19) *The* concerned land owning authority shall give DRs of their land to DRP (SRA) in lieu of 70% of net premium that is payable by the developers, proportionate to the RRC generated on the said land. In case project is to be undertaken by Public Authority, the premium payable shall be as decided by the Government.

20) Ownership and Terms of lease – If land on which the RRC of DRP is to be constructed is part of Govt./MCGM/MHADA/MMRDA/Any Undertaking land, the same shall be leased to the Co-operative Housing Society of the occupants on 30 years' lease with a rent as decided by GoM from time to time and shall be renewable for a further period of 30 years. The same conditions shall prevail for land under the free sale component and the land shall be leased directly to the Society/Association of the purchasers in the free sale component and not through the society of renewal rehab occupants.

21) As soon as the approval is given to the Project, the no objection certificate for building permission of the land-owning authority shall be given in respect of that property to be developed under this Urban Renewal Scheme on lands belonging to any department, undertaking, agency of the State Government including MHADA, or any local self – Government such as the Municipal Corporation within **60 days** after the intimation of such approval to the Project is communicated. In the event of its **refusal to grant NOC, reasons thereof shall be stated and in the event** not been given within the period, it shall be deemed to have been given.

22) An amount of **Rs 40,000/-** or such an amount as may be decided by the Govt. from time to time per tenement/ unit will have to be deposited by the developer with DRP as a corpus fund for utilization by the co-operative housing society of the renewal rehab occupants for the purpose of maintenance, in accordance with the time-schedule for such payment as may be laid down by OSD, DRP (SRA). **However, by the time of completion of construction for occupation of tenements by the hutment dwellers, the total amount at the rate of Rs 40000 per tenement completed should have been deposited in full.**

The building permission for the last 25 percent of the free sale component would be given only after the entire required amount is deposited in full with DRP (SRA).

23) An amount equal to 2% of land rate as per ASR for FSI 1 shall be paid by the Developer for the BUA over and above the Zonal (basic) FSI, for the rehabilitation and free sale components. This amount shall be paid to DRP(SRA) in accordance with the time schedule for such payment as may be laid down by OSD, DRP(SRA), provided the

installments shall not exceed beyond the completion of construction. This entire amount will remain with DRP (SRA) and the same shall be used for Schemes to be prepared for the improvement of infrastructure within Dharavi Redevelopment Project Areas.

24. SRA, after consultation with the concerned authorities may add, alter or amend the conditions under these Regulations with the previous approval of the Govt.

**Note:-**

The provisions of the DCR for Greater Mumbai, and all other applicable sections of the MR & TP Act, 1966, shall apply *mutatis mutandis* to the development of land with the modification that the expressions "Municipal Corporation of Greater Mumbai" and "Municipal Commissioner" shall be substituted by the expressions "Slum Rehabilitation Authority" and "Officer on Special Duty, DRP (SRA)" respectively.

**33(9) (B): Reconstruction or redevelopment of Cluster of BDD chawls at Naigaon, Worli, N.M.Joshi Marg and Shivdi under Urban Renewal Scheme(s).**

*For reconstruction or redevelopment of Cluster(s) of buildings under Urban Renewal Scheme(s) in the Island City of Mumbai undertaken by the Planning Authority, the FSI shall be 4.00 or the FSI required for rehabilitation of existing tenants/occupiers certified by competent Authority appointed by Government for this purpose, plus Incentive FSI as per the provisions of Appendix whichever is more.*

**Appendix**

**Regulation for Reconstruction or Redevelopment of Cluster(s) of BDD chawls at Naigaon, Worli, N.M.Joshi Marg and Shivdi by implementing Urban Renewal Scheme(s).**

**1.1 "Urban Renewal Scheme" (URS) of BDD Chawls means a scheme for redevelopment of the cluster of buildings and structures constructed by Bombay Development Division in the Island City of Mumbai, at four locations and boundaries of the area as shown in DP hereinafter referred to as "Urban Renewal Cluster or URC" shall be a cluster identified for urban renewal :-**

- 1) Under the Development Plan (DP) , where the DP contains such well-defined Clusters; or**
- 2) Under the Urban Renewal Plan (URP) for the concerned area, prepared and notified by the Officer appointed by the Planning Authority, who may revise the same as and when required; or**
- 3) By Planning Authority, where such clusters of BDD Chawls are not shown on the DP and the URP is yet to be prepared.**

*Provided that no cluster or clusters shall be identified for redevelopment or implementation of Urban Renewal Scheme by the Officer appointed by the Planning Authority without carrying out an Impact Assessment Study regarding the impact on the city and sector level infrastructure and amenities as well as traffic and environment of the implementation of URS on such cluster or clusters.*

*Explanation—*

*1. The land under URS, irrespective of the tenure of the plots comprised therein, shall be treated as one plot for the purpose of FSI and computation of marginal distances.*

*2 In specific cases where URS is not bounded by roads, nallas and Railway lines, the boundary of the Cluster may be decided by the Officer appointed by the Planning Authority.*

*1.2 The Urban Renewal Cluster may consist of a mix of structures of different characteristics such as –*

*(i) Cessed buildings in Island City, which attract the provisions of MHAD Act, 1976.*

*(ii) (a) Buildings at least 30 years of age and acquired by MHADA  
(b) Authorized buildings at least 30 years of age constructed by Bombay Development Division (BDD).*

*Explanation. -- Age of a building shall be as on the 1st of January of the year in which redevelopment proposal for the URC complete in all respects, is submitted to the Officer appointed by the Planning Authority and shall be calculated from the date of occupation certificate or where such occupation certificate is not available, from the first date of assessment as per the property tax record in respect of such building, available with the PWD.*

*(iii) (a) Buildings belonging to the State Government and Central Government  
(b) Any land belonging to the State Government, any semi-Government Organization, MCGM and MHADA (either vacant or built upon) which falls within the area of the proposed Urban Renewal Scheme including that which has been given on lease or granted on the tenure of Occupant Class II.*

*Provided that in case of buildings or lands belonging to the Central Govt., the State Government, Semi-Government Organizations and MCGM or MHADA, prior consent of the concerned Department shall have to be obtained for including such buildings or lands in any proposal of Urban Renewal Scheme.*

*(iv) Other buildings which by reasons of dis-repair or because of structural/sanitary defects, are unfit for human habitation or by reasons of their bad configuration or the narrowness of streets are dangerous or injurious to the health or safety of the inhabitants of the area, as certified by the Officer or the Agency designated for this purpose by Planning Authority.*

*(v) All dwelling structures, as defined in Section 3 X of Maharashtra Slums Area (Improvement, Clearance and Redevelopment) Act, 1971, existing prior 1-1-2000*

*Explanation: If some areas are previously developed/or are in the process of development under different provisions of the DCPR, such areas can be included in the urban renewal cluster only for planning purposes. However, such areas shall be excluded for calculation of FSI under this Regulation and the admissible FSI shall be calculated as per the relevant provisions of the DCPR under which such areas are developed or are being developed.*

## **2. Eligibility of Occupants for Rehabilitation under Urban Renewal Scheme (URS)**

### **(A) For Buildings --**

*i. No new tenancy created after 13/6/1996 shall be considered. Further, unauthorized construction made in buildings for creating new tenancy in the existing tenancies shall not be considered while computing existing FSI. A certified inspection extract of the Competent Authority/MCGM prior to 13/6/1996 and certification by Competent Authority appointed by Government for this purpose as decided by GR dated 30/03/2016 proving the existence of tenements prior to 13/6/1996 shall be considered adequate evidence to establish the number of tenements and tenants/occupants of such tenements. However, the Govt. in Housing Department, if necessary may issue comprehensive guidelines for determination of eligibility of occupiers and tenants therein.*

*ii. The list of eligible tenants and the area occupied by each of them in BDD Chawls shall be certified by the Competent Authority appointed by Government for this purpose.*

### **(B) For Dwelling Structures (other than tenements in B.D.D. Chawls buildings)**

*i) Dwelling Structures means all dwelling structures, as defined in Section 3 X of Maharashtra Slums Area (Improvement, Clearance and Redevelopment) Act, 1971, existing prior 1-1-2000.*

*ii) The eligibility of the participants will be certified by the Competent Authorities appointed by Government.*

*iii) The eligibility of such occupiers including transferee under this project shall be established in accordance with Chapter 1-B of Maharashtra Slum Area (Improvement, Clearance, Redevelopment) Act, 1971 and orders issued there under.*

## **3. Rehabilitation Entitlements:-**

*(i) Each certified residential tenant/occupant shall be rehabilitated and given on ownership basis, a tenement of Carpet area 46.45 sq. m. This entitlement is*

*consolidated entitlement of rehab area. No further compensatory or other FSI would be available.*

*(ii) Eligible Religious structure/Eligible onsite amenities/Eligible any other non-residential structure shall be given existing carpet area or as decided by the Government.*

*(iii) Each eligible slum dweller shall be entitled to a tenement of carpet area of 25 sq. m (269 sq.ft.)*

**4. Total Permissible FSI for URS:-**

*a) The total permissible FSI for an Urban Renewal Scheme shall be 4.00 on gross plot area, but excluding the reservations/designations, Road set back, area under existing Municipal Roads but including the built up area under reservation/designation, Road set back or sum total of the Rehabilitation FSI + Incentive FSI, whichever is more.*

*Provided that the aforesaid FSI shall be exclusive of the Fungible FSI admissible under the provision of DCPR 31 (3).*

*b) The FSI for Urban Renewal Schemes in CRZ area shall be governed by the MOEF Notifications issued from time to time.*

*c) The incentive FSI admissible against the FSI required for rehabilitation, shall be based on the ratio (hereinafter referred to as Basic Ratio) of Land Rate (LR), in Rs/sq. m, of the lands included in the Urban Renewal Cluster, as per the Annual Statement of Rates (ASR) and Rate of Construction (RC)\* in Rs/sq. m., applicable to the area as per the ASR and shall be given as per the Table-B below :-*

**Table B**

<b>Basic Ratio ( LR/RC)*</b>	<b>Incentive ( As % of Admissible Rehabilitation Area )</b>			
	<b>For 0.4ha to 1.0 ha.</b>	<b>For 1.0 ha to 5.0 ha</b>	<b>For 5.0 ha to 10.0 ha</b>	<b>For 10ha and above</b>
<b>Above 6.00</b>	<b>55%</b>	<b>60%</b>	<b>65%</b>	<b>70%</b>
<b>Above 4.00 and upto 6.00</b>	<b>65%</b>	<b>70%</b>	<b>75%</b>	<b>80%</b>
<b>Above 2.00 and upto 4.00</b>	<b>75%</b>	<b>80%</b>	<b>85%</b>	<b>90%</b>
<b>Upto 2.00</b>	<b>85%</b>	<b>90%</b>	<b>95%</b>	<b>100%</b>

**Explanation:-**

*(i) \*RC is the rate of construction in respect of R.C.C. Construction, as published by the Chief Controlling Revenue Authority & Inspector General of Registration, Maharashtra State in the Annual Statement of Rates.*

*Provided further that in case there are more than one land rates applicable to different parts of the plot under the Urban Renewal Scheme, a weighted average of*

*all the applicable rates shall be taken for calculating the Average Land Rate and the Basic Ratio.*

*Provided further that for calculation of the Basic Ratio, the Land Rate (LR) and the Rate of Construction (RC) shall be taken for the year in which the Cluster Development Project is approved and LOI is issued by the Authority competent to approve it and the said ratio shall remain unchanged even if such Scheme undergoes any revision or modification subsequently during its course of completion.*

- d) *"tolerated structures" encroaching upon the roads in nearby vicinity shall be allowed to be included in the Urban Renewal Scheme and its BUA shall be included in rehabilitation area, provided such structures are permanently removed.*

*Explanation: -The term "tolerated structure" means the structure used for residential or non-residential purpose and existing prior to 17th April 1964 or 1st April 1962 respectively.*

- e) *It shall be permissible to implement the sanctioned Urban Renewal Scheme in phases. The development in each phase is strictly in conformity with the Master Plan/Layout Plan approved for the entire Urban Renewal Scheme.*

*Subject to the master plan for the whole cluster being followed, phase wise implementation of Urban Renewal Scheme may be allowed, with pro rata utilization of the total admissible FSI for rehab and incentive component simultaneously.*

*Provided, further that, while giving permission for phased implementation of the Urban Renewal Scheme, the time frame for implementation of each phase shall also be given. The minimum area for each phase shall be as decided by the Planning Authority.*

#### **5. Development of DP Reservations:--**

*Construction or reconstruction of slums/buildings falling under Reservations contemplated in the Development Plan shall be permissible as per Regulation No17(3)(C)(II)*

*6.30% of the Incentive FSI can be used for non-residential purposes as otherwise permissible under the DCPR.*

*7. Development cess at the rate of 100% of Development charge otherwise applicable subject to a minimum of Rs 5000 per sq. m for the BUA over and above the Zonal (basic) FSI, for the rehabilitation and incentive sale component, shall be leviable in respect of any URS by the MCGM in accordance with the time schedule for such payment as may be laid down by the Commissioner, MCGM. This amount shall be kept in a separate account and shall be used for the improvement of off-site infrastructure around the urban renewal cluster. Development cess shall be in*



*addition to development charges levied as per section 124 of MR&TP Act 1966.*

*This surcharge shall not be applicable to the BUA to be handed over to the MCGM or any Public Authority in lieu of reservation or to the amenity areas to be handed over to the MCGM as per the requirement indicated by the MCGM or the Empowered Power Committee.*

*8. The temporary transit camps may be permitted in the same Urban Renewal Cluster or elsewhere in MCGM limits on land belonging to the Planning Authority up to 4.00 FSI with the concessions permissible under SRA. Scheme under Regulation 33(10) of these DCPR. Such transit camps shall have to be demolished after full occupation certificate is granted to the Rehabilitation Component by the Officer appointed by the Planning Authority for the reconstructed building. Till the transit camps are fully demolished, the Officer appointed by the Planning Authority shall not release FSI for the Incentive component area under the URS in excess of 75% of the total admissible Incentive FSI.*

*9. In the case of specific designations/reservations in the Development Plan, the Officer appointed by the Planning Authority, may shift, interchange the designation/reservation in the same cluster, to which an access is available from peripheral or outer road or has to be provided and the same is not encumbered, provided that the area of such designation /reservation is not reduced.*

*10. Non-conforming Activities – All activities which are existing shall be allowed to be re-accommodated regardless of the nonconforming nature of such activities excepting those which are hazardous and highly polluting and those where alternative accommodation has to be provided elsewhere by the Planning Authority.*

**11. Relaxation in Building and other requirements:-**

*In case of tenements of 46.45 sq. m carpet area for rehabilitation or tenements to be handed over to the Planning Authority, the following shall be applicable.*

*11.1 Calculation of FSI for all purposes shall be on gross area of the URS i.e. without deducting any percentage for recreational open space. This shall not affect the requirement of physical recreational open space, to be kept on the site as per prevailing DCPR*

*11.2 The provision in Regulation 37(20) relating to balcony shall apply to the URS with the following specifications: -Balcony shall not reduce marginal open space to less than 3.00 m. However, at ground level, minimum 4.5 m clear margin shall be maintained.*

*11.3 Notwithstanding anything contained in Regulation 31(3) of the DCPR, areas of common passages not exceeding 2.0 m. in width, provided for giving access to the*

*tenements in rehabilitation component and the tenements to be handed over against reservation and Planning Authority component shall not be counted towards FSI.*

*11.4 Front and marginal open spaces, for a building having height up to 32.0 m. in the rehabilitation component or a composite building, shall be 4.5 m.*

*Provided that open space of the width of 6 meters at least on one side at ground level within the plot, accessible from the road side shall have to be maintained for the maneuverability of a fire engine, unless the building abuts two roads of 6 meters or more on two sides, or another access of 6 meters to the building is available, apart from the road abutting the building.*

*11.5 Notwithstanding the provisions in Regulation 41 (Table 18) where the location of the URC plot abuts a DP Road having width of 18.3 m and above. The front marginal open space shall not be insisted upon beyond 4.5 m provided, such road is not an Express Highway or a road wider than 52 m*

*11.6 Where the location of the URC plot abuts a trained nallah, the marginal open space along the nallah shall be 6.0 m from the edge of the trained nallah, or as required by SWD Department of MCGM, whichever is greater.*

*11.7 The distance between any two rehabilitation buildings shall not be less than 6.00 m*

*11.8 If the height of any building constructed under URS is more than 32 m, marginal open space of 6 m or as required by CFO whichever is greater shall be maintained.*

*11.9 Wherever more than the minimum front and marginal spaces have been provided, such additional area provided may be considered wherever necessary, as part of the amenity open space under the URS comprising both rehabilitation and incentive FSI components, without charging any premium, in relaxation of the stipulation in Regulation No. 27.*

*11.10 Pathways and Means of Access.—the ratio between the length of the pathway and the width thereof shall be as follows:*

<i>Length</i>	<i>Width</i>
<i>Upto 20 m</i>	<i>1.5m</i>
<i>21 to 30 m.</i>	<i>2.0m</i>
<i>31 to 40 m.</i>	<i>2.5m</i>
<i>41 to 59 m</i>	<i>3.0m</i>

*11.11 Between the dimensions prescribed for the pathway and the marginal distances, the larger of the two shall prevail. The pathway shall act as access wherever necessary. The building shall be permitted to touch pathways.*

*11.12 The means of access shall be normally governed by the provisions of Regulation No. 23. However, in the URS, wherever the design of the buildings up to 32 m. height requires relaxation in the width of access, the same may be given. However, high rise building shall be permissible only on access having width of 9 m. and above.*

*11.13 Even if the recreational open space is reduced to make the project URS viable, at least 10 % of URC plot area shall be provided as recreational open space. In addition to this, 10% of URC plot area shall be earmarked for amenity space which can be adjusted against the D.P. reservation if any, existing on such plot. The type or location of the amenity to be decided by Officer appointed by the Planning Authority and shall be handed over free of cost to Planning Authority. The BUA of such amenity shall be added to the Rehab component while calculating the share of incentive component.*

*11.14 Premium shall not be charged for exclusion of staircase and lift well etc. as covered under the provisions of Regulation No 31(1)*

*11.15 In order to make the Urban Renewal Scheme viable, the Officer appointed by the Planning Authority shall be competent to sanction any relaxation in marginal open spaces except front marginal open spaces and parking requirements wherever necessary due to bonafide hardship, for reasons to be recorded in writing which shall not affect general health, fire and safety requirements. However the Govt. or Empowered Committee shall have the power to relax any of the provisions in these Regulations.*

*11.16 All relaxations outlined hereinabove shall be admissible to entire project area under the URS. Premium shall not be charged for all or any of the relaxations given hereinabove or for any other relaxations mentioned in Regulation No 31(1).*

*11.17 The parking in the scheme shall be provided as per Regulation No. 44.*

*12. The approving / sanctioning authority for the building plans under the URS shall be the Officer appointed by the Planning Authority as per the MRTP Act, 1966 even if the URS partly consists of declared slums/slums on Municipal/Govt. lands existing prior to 1st January 2000 or such/other reference date notified by the Government.*

*13. Religious structures existing on the site of URS prior to redevelopment, if allowed to be redeveloped in accordance with the guidelines issued by the*

*Government from time to time, shall not, following such redevelopment, have area exceeding their area prior to redevelopment.*

*14. Restriction on transfer of tenements shall be governed by the provisions of Maharashtra Rent Control Act, till Co-op. Housing Society is formed and thereafter the same shall be governed by the provision of Maharashtra Co-op. Societies Act. However, tenements constructed for slum rehabilitation shall not be transferable for a period of 10 years. Transfer fee and period for tenants and other beneficiary shall be as decided by Government.*

*15. CORPUS FUND.—A Corpus fund shall be created by the Planning Authority as directed by the Empowered Committee, which will be utilised for maintenance of the rehabilitation buildings for a period of 10 years.*

*16. If Empowered Committee as per Govt. GR dated 30/03/2016 approves areas for amenities such as Fire Stations/Hospitals/Police Stations/Schools, etc. other than the reservations/designations under the Development Plan, such amenities shall be handed over to the Planning Authority free of cost and the BUA of such amenity shall be considered towards rehabilitation F.S.I, and Incentive FSI as admissible under this Regulation shall be permissible.*

*17. Upon the recommendation by Planning Authority, the Empowered Committee constituted vide GR dated 30/03/2016 shall be competent to approve the schematic plans of Urban Renewal Schemes under this Regulation. On approval by the Empowered Committee, the Officer appointed by the Planning Authority shall sanction the final plans of URS.*

*Provided that no Urban Renewal Scheme shall be sanctioned by the Empowered Committee as per GR dated 30/03/2016 without giving due regard to the Impact Assessment study referred to in clause 1.1 of this Appendix.*

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### **33 (10) Redevelopment for Rehabilitation of Slum Dwellers:**

#### **Eligibility for redevelopment scheme:**

(a) A person eligible for redevelopment scheme shall mean a protected occupier as defined in Chapter IB of Maharashtra Slums Areas (Improvement, Clearance and Redevelopment) Act, 1971 as amended time to time, hereinafter referred to as Slum Act and orders issued there under.

(b) Subject to the foregoing provisions, only the actual occupants of the hutment shall be held eligible, and the so-called structure-owner other than the actual occupant if

any, even if his name is shown in the electoral roll for the structure, shall have no right whatsoever to the reconstructed tenement against that structure.

**II Definition of Slum, Pavement, and Structure of hut:**

(i) Slums shall mean those censused, or declared and notified, in the past or hereafter under the Slum Act. Slum shall also mean area/pavement stretches hereafter notified or deemed to be and treated as Slum Rehabilitation Areas.

(ii) If any area fulfils the condition laid down in section 4 of the Slum Act, to qualify as slum area and has been censused or declared and notified shall be deemed to be and treated as Slum Rehabilitation Areas.

(iii) Slum Rehabilitation area shall also mean any area declared as such by the SRA though preferably fulfilling conditions laid down in section 4 of the Slum Act, to qualify as slum area and/or required for implementation of any slum rehabilitation project. Any area where a project under Slum Rehabilitation Scheme (SRS) has been approved by CEO, SRA shall be a deemed slum rehabilitation area.

(iv) Any area required or proposed for the purpose of construction of temporary or permanent transit camps and so approved by the SRA shall also be deemed to be and treated as Slum Rehabilitation Areas, and projects approved in such areas by the SRA shall be deemed to be Slum Rehabilitation Projects.

(v) A pavement shall mean any Municipal/Govt. /Semi-Govt. pavement, and shall include any viable stretch of the pavement as may be considered viable for the purpose of SRS.

(vi) A structure shall mean all the dwelling area of a protected occupier as defined in Chapter I-B of Slums Act, and orders issued thereunder.

(vii) A composite building shall mean a building comprising both rehab and free-sale components and part thereof in the same building.

(viii) Censused shall mean those slums located on lands belonging to Govt., any undertaking of Govt., or MCGM and incorporated in the records of the land-owning authority as having been censused in 1976, 1980, or 1985 or prior to 1st January, 1995, and 1st Jan 2000

**III Joint ownership with spouse:** The reconstructed tenement shall be of the ownership of the hutment dweller and spouse conjointly, and shall be so entered and be deemed to be so entered in the records of the co-operative housing society, including the share certificates or all other relevant documents.

**IV Denotification as Slum Rehabilitation Area:** SRA on being satisfied that it is necessary so to do, or when directed by the State Govt, shall denotify the Slum Rehabilitation Area.

**VApplicability:** The following provisions will apply for redevelopment/construction of accommodation for hutment/pavement-dwellers through owners/developers/co-operative housing societies of hutment/pavement-dwellers/public authorities such as MHADA, MIDC, MMRDA etc./Non-Governmental Organizations anywhere within the limits of MCGM. However, NGO should be registered under the Maharashtra Public Charitable Trusts Act, 1961 and the Societies Registration Act, 1960 at least for the last five years should also be got approved by SRA.

#### **VI Right of the Hutment Dwellers:**

1.1 Hutment-dwellers, in the slum or on the pavement, eligible in accordance with the provisions of this Regulations shall in exchange of the protected dwelling structure, be given free of cost a residential tenement having a carpet area of 25 sq. m including balcony, **fungible compensatory area**, bath and water closet, but excluding common areas.

1.2 Even those protected dwelling structures having residential areas more than 25 sq. m will be eligible only for 25 sq. m of carpet area where Carpet area means area of tenements exclusive of all areas under walls including partition walls if any in the tenement.

1.3 All eligible hutment dwellers taking part in the SRS shall have to be rehabilitated in accordance with the provisions of this Regulation. It may be in situ and in the same **plot scheme** as far as possible.

1.4 Pavement dwellers and hutment dwellers in the slum on land required for vital public purpose or such location which are otherwise unsuitable for human habitation **or non-suitable due to other statutory restriction** shall not be rehabilitated in situ but in other available location and in accordance with these Regulations. Competent Authority appointed by the State Government in Housing Department shall on the basis of verification of documents as may be prescribed shall decide on the eligibility of hutment dwellers.

1.5 The eligibility of a person including a transferee, under a scheme of Slum redevelopment shall be established in accordance with Chapter I B of Slum Act, and orders issued thereunder.

1.6 An individual agreement shall be entered into by the owner/developer/co-operative housing society/NGO with the eligible hutment-dwellers in the slum/pavement.

1.7 An individual agreement entered into between hutment-dweller and the owner/developer/co-operative society/ NGO shall be in the joint names of pramukh hutment dweller and spouse for every protected dwelling structure

1.8 Hutment-dwellers in category having a differently abled person or female headed households shall be given first preference in allotment of tenements. Thereafter lots shall be drawn for allotment of tenements from the remaining tenements to the other eligible hutment-dwellers before grant of O.C. to rehab Building.

1.9 Transfer of Photopasses- Since, only the actual occupant at present will be eligible for redevelopment, there shall be no need to regularize the transfers of photopasses that have occurred so far. A photopass will be given after the new tenement has been occupied.

1.10 Any person **who owns a dwelling unit on ownership basis in MCGM area, shall not be held eligible under this scheme. Any person who can be held eligible under more than one SRS, shall be held eligible in only one scheme.** ~~whose name is enrolled in a non-slum area in Brihan Mumbai but has purchased a hutment and therefore got his name also included in electoral roll for the slum area, i.e. he has his name in the electoral roll at two places, he shall not be held eligible for the scheme~~

1.11 Premium for ownership and terms of lease-. That part of Government/MCGM/MHADA land on which the rehabilitation component of the SRS will be constructed shall be leased to the Co-operative Housing Society of the slum-dwellers on 30 years. Annual lease rent of Rs. 1001 for 4000 per sq. m. of land or part thereof and lease shall be renewable for a further period of 30 years at a time simultaneously land under free sale component shall be leased directly to the Society/Association of the purchasers of the tenement under free sale component. Pending the formation of the Society/Association of the purchasers in the free sale component with a provision for further renewal for a period of 30 years at a time. The lease rent for the free sale component shall be fixed by SRA.

In addition to above, the Developer/Co-op. Housing Society shall pay premium at the rate of 25% of ASR **of the year of issue of LOI**, in respect of SRS proposed to be undertaken on lands owned by Government, Semi-Government undertakings and Local Bodies and premium shall go to land owing authority such as MHADA, MCGM, MMRDA as the case may be **as prescribed by the land-owning authority**. The premium installment so recovered shall be remitted to concern land owing authority within 30 days from the date recovery.

In the case of Govt. land the premium shall be deposited in NivaraNidhi.

The amount of premium shall be recovered in installment as may be prescribed by Govt. from time to time. Land owning authority such as MCGM, MMRDA, MHADA shall not recover land premium in any other form. Proposals for SRS on land owned by Central Govt shall not be accepted unless NOC for the scheme is obtained from Central Govt.

1.12 Automatic cancellation of Vacant Land Tenure and leases- If any land or part of any land on which slum is located is under vacant land tenure, the said tenure/lease created by MCGM or Municipal Commissioner shall stand automatically terminated as soon as letter of Intent is issued by SRA for a SRS, which is a public purpose, on such land is prepared and submitted for approval to the SRA. Any arrears of dues to be collected by MCGM shall not be linked to the issue of any certificate or NOC relating to the Slum Rehabilitation Scheme.

***On sanction of SRS, rights of imla malik, municipal tenants or any other tenancy shall stand terminated in respect of the sanctioned SRS.***

1.13 Recovery of pending dues such as assessment, compensation, occupational charges, non-agricultural tax/dues etc. pending with public authorities such as State Govt, MHADA, and/or MCGM shall be dealt with separately and not be linked to grant of approval or building permission to the slum rehabilitation projects.

1.14 A Slum Rehabilitation Project shall be considered preferably when submitted through a proposed or registered co-operative housing society of hutment dwellers on site. The said society shall include all the eligible hutment on site while submitting the S.R. Scheme and give an undertaking to that effect to SRA.

1.15 Where 70 percent or more of the eligible hutment-dwellers in a slum and stretch of road or pavement contiguous to it at one place agree to join a rehabilitation scheme, it may be considered for approval, subject to submission of irrecoverable written agreements of eligible hutment-dwellers before LOI. Provided that nothing contained herein shall apply to Slum Rehabilitation Projects undertaken by the State Government or Public authority or as the case may be a Govt. Company as defined in Sec. 617 of the Companies Act 1956 and being owned & controlled by the State Government

1.16 In respect of those eligible hutment-dwellers on site who do not join the Project willingly the following steps shall be taken:

(i) Provision for all of them shall be made in the rehabilitation component of the scheme.

(ii) The details of the tenement that would be given to them by way of allotment by drawing lots for them on the same basis as for those who have joined the Project, will be communicated to them in writing by the Managing Committee of the Co-operative Housing Society if it is registered, or the developer. In case of dispute, decision of the CEO/SRA shall be final and binding on all the parties concerned.

(iii) The transit tenement that would be allotted to them **or rent payable** would also be indicated along with those who have joined the Project.



(iv) If they do not join the scheme within 15 days after the approval has been given to the Slum Rehabilitation Project on that site, then action under the relevant provision including sections 33, 33(A) and 38 of the Slum Act, as amended from time to time, shall be taken and their hutments will be removed, and it shall be ensured that no obstruction is caused to the scheme of the majority of persons who have joined the scheme willingly.

(v) After this action under the foregoing clause is initiated, they will not be eligible for transit tenement along with the others, and they will not be eligible for the reconstructed tenement by lots, but they will still be entitled only to what is available after others have chosen which may be on the same or some other site.

(vi) If they do not join till the building permission to the Project is given, they will completely lose the right to any built-up tenement, and their tenement shall be taken over by the SRA, and used for the purpose of accommodating pavement-dwellers and other slum dwellers who cannot be accommodated in-situ etc.

~~(vii) Pitch of about 3 m x 3.5 m will be given elsewhere if and when available, and construction therein will have to be done on their own.~~

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1.17 The Managing Committee of the proposed as well as registered Co-operative housing society of hutment dwellers shall have women to the extent of one-third of the total strength of actual members on the committee at any time.

1.18 Restriction on Transfer of Tenements; the tenement obtained under this scheme cannot be sold/leased/assigned or transferred (except to legal heir) in any manner for a period of ten years from the date of allotment/possession of the tenement. In case of breach of conditions, except transfer to legal heir, the tenement will be taken over by SRA.

**VII. Building Permission for Slum Rehabilitation Project:**

2.1 The proposal for each Slum Rehabilitation Project shall be submitted to the SRA with all the necessary documents, no-objection certificates, and the plans as may be decided by the SRA from time to time.

2.2 Approval to the Project shall be given by the SRA within a period of 60 days from the date of submission of all relevant documents. In the event of failure by SRA to do so, the said approval shall be deemed to have been given, provided the Project is in accordance with the provisions of these Regulations.

2.3 The SRA while giving the approval may lay down terms and conditions as may be necessary.

2.4 The SRA shall adopt the procedure laid down in the MR & TP Act, 1966 for giving building permission to any Slum Rehabilitation Project under this Scheme.

2.5 On compliance with the terms and conditions, the building permission shall be given, in accordance with the provisions under section 45 of the MR & TP Act, 1966 to the Project under the SRS, first to the Rehabilitation component and thereafter to the free-sale component subject to the provisions in clause below.

2.6 Correlation between Rehabilitation and free-sale components: Building permission, for 10 percent of BUA of both the rehab and free-sale components may be given simultaneously and thereafter proportionately or as may be decided by the CEO, SRA.

2.7 Where the Project is being implemented directly by an NGO approved by SRA, CEO (SRA) may sanction 20 percent of the free-sale component without waiting for any expenditure on the rehabilitation component. The approval for remaining part of free-sale component will be given only after at least 30 percent of rehabilitation component is completed on site.

2.8 As soon as the approval is given to the Project, the NOC for building permission of the landowning authority shall be given in respect of that slum located on lands belonging to any department, undertaking, agency of the State Govt. including MHADA, or any local self-Government such as the MCGM within 60 days after the intimation of such approval to the Project is communicated. In the event of its refusal to grant NOC, reasons thereof shall be stated and in the event of its not being given within the period, it shall be deemed to have been given'.

2.9 Occupation certificate shall not be held up only for want of lease documents to be executed, in all slum rehabilitation projects taken up on lands belonging to any department, undertaking, agency of the State Govt., including MHADA, and any local self-Government such as the MCGM.

### VIII. Rehabilitation and Free-Sale Component:

3.1 FSI for rehabilitation of eligible slum/pavement-dwellers includes the FSI for the rehab component, and for the free-sale component. The ratio between the two components shall be as laid down herein below.

3.2 BUA for rehabilitation component shall mean total construction area of rehabilitation component, excluding what is set down in 31 (1) of D. C. Regulations, but including areas under passages, aaganwadi, health centre / outpost, community hall / gymnasium / fitness centre, skill development centre, women entrepreneurship centre, yuvakendra/ library, Balwadi/s society office, religious structures as permitted under Government Home Department Resolution dt. 05/05/2011 and 18/11/2015, other social infrastructure like School, Dispensary, Gymnasium run by Public Authority or Charitable Trust, 5 percent incentive commercial areas for the Co-

operative society, and the further 5 percent incentive commercial area for the NGO, Govt./Public Authority/Govt. Company wherever eligible.

3.3 In Island City, if rehab component is 10 sq. m of built-up area, then an additional 7.5 sq. m built-up area will be permitted so that this additional 7.5 sq. m can be utilised for disposal in the open market and the rehab component subsidized.

3.4 In suburbs and extended suburbs, if rehab component is 10 sq. m of built-up area, then an additional 10 sq. m of built-up area will be permitted so that this additional 10 sq. m can be utilised for disposal in the open market and the rehab component subsidized.

~~3.5 In difficult areas as may be notified by the SRA hereafter, if the rehab component is 10 sq. m of built-up area, then an additional 13.33 sq. m of built-up area will be permitted and this area of additional 13.33 sq. m can be utilised for disposal in the open market and the rehab component subsidized.~~

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3.6 In addition to the entitlement under Provisions in 3.3 and 3.4 herein above, for slum rehabilitation schemes that attempt larger agglomerated development allowing enhanced planning & quality of life, the following additional BUA incentive will be admissible under free sale component of Slum Rehabilitation Schemes as shown in table below:

Area of the S.R. Scheme	Additional built-up area admissible under free sale component
<del>5 acre up to 10 acres</del> upto 1 ha	<del>5%</del> NIL
<del>above 10 acre up to 20 acres</del> 2 to 4 ha	<del>10%</del> 5%
<del>above 20 acre up to 40 acres</del> 4 ha to 8 ha	<del>15%</del> 10%
<del>above 40 acres</del> 8 ha to 16 ha	20% 15%
16 ha & above	20%

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3.7 FSI to be sanctioned on a Slum Rehabilitation scheme site may exceed ~~4.0~~ **3.0**

3.8 Maximum FSI Permissible for consumption on the Plot: FSI that can be utilised in-situ on any slum site shall be ~~43~~ or sum total of rehabilitation FSI plus incentive FSI whichever is more with Minimum Tenement Density of ~~650~~ **500** per Net Hectare. **Due to local planning constraints and viability of the Slum Rehabilitation Project the density norms of 650 per net hectare may be reduced up to 25% by Chief Executive**

*Office. Thereupon the difference between sanctioned FSI that can be utilized in-situ, will be made available in the form TDR in accordance with the provisions of Regulation no 32.* The computation of FSI shall be done for both rehab and free-sale components in the normal manner, that is giving the benefit of what is set down in Regulation No. 31(1). While the areas referred in sub regulations No 6.8.6.6 and 8.2 of this Regulation shall not be included for computation of FSI the said areas shall be included for computation of the rehab component of 10 sq. m in sub-Regulations 3.3 to 3.5 herein above. In all such cases where FSI sanctioned cannot be utilised in situ *even after relaxation of 650 per net hectare norms by Chief Executive Officer* the difference between sanctioned FSI *and* that can be constructed in-situ, will be made available in the form of TDR in accordance with the provisions of Regulation No. 32. *Provided that if the existing tenement density is more than 650 hectares, the CEO(SRA) after ascertaining and due verification of proposal may allow FSI consumption in-situ to be exceeded up to 4. The difference between sanctioned FSI (rehabilitation FSI plus incentive FSI) and that can be constructed in-situ, will be made available in the form of TDR in accordance with the provisions of Regulation No. 32.*

Provided that the aforesaid FSI shall be exclusive of the Fungible FSI compensatory area admissible under the provision of DCR 31(3).

#### (EP-92)

3.9 Notwithstanding the provisions in 3.8 above, *the slum dweller society/NGO/Developer undertaking the scheme may opt to claim TDR in lieu of sale component available for the scheme,* on account of constraints such as height restrictions, uneconomical site conditions, etc.; if the full permissible FSI cannot be used on the same site, TDR may be allowed as may be necessary *even by reducing the Minimum Tenements Density requirement of 650 per hectare upto 25 % by CEO SRA* without consuming permissible FSI on the same site. However, TDR may be allowed only when the frame work for one complete building in rehab component is constructed or when 10% of the rehab component has been constructed on site and the said TDR will not exceed 50 percent of the construction of rehab component at any point of time till the total rehab component has been completed. On completion of the total rehab component balance TDR will be allowed.

3.10 The rehabilitation component shall mean all residential tenements as well as non-residential built-up premises given free of cost in accordance with the provisions of the SRS outlined in this Regulation excluding what is set down in Regulation No.31(1) and including aaganwadi, health centre / outpost, community hall /gymnasium / fitness centre, skill development centre, women entrepreneurship centre, yuvakendra /library existing eligible religious structure, school, dispensary, gymnasium run by Public Authority or charitable trust etc. as per provision of 8.1 & 8.2 but excluding built-up area given for buildable DP reservations.

3.11 ***Notwithstanding anything contained in this regulation, if*** rehabilitation project of a slum located on land belonging to public authority and needed for a vital public purpose and where eligible slum dwellers which cannot be accommodated in the in-situ SRS of land under non-buildable reservations, is taken up on an unencumbered plot in addition to the rehabilitation and free-sale components as laid down hereinabove, TDR ***as per regulation 32(1) sr.no. 8 of table 12(A) equal to*** the area of the land spared for this purpose shall ***also*** be sanctioned for the owner of the said unencumbered plot ***and the TDR in due lieu of cost of construction tenements as per note (d) of regulation 17(1) shall be permissible or in proportion as per provision of 33(11)(A) for the land and BUA so transferred.*** Provided that the State Govt. or Public authority or a Govt. Company as defined in Sec. 617 of the Companies Act 1956 and owned and controlled by the State Govt. (herein after referred as the Agency) may undertake Slum Rehabilitation Project on its own land and be eligible for the benefits under this Regulation subject to following conditions:

- 1) The Rehabilitation Project is approved by the SRA.
- 2) The tenements so constructed in execution of the Project are offered to slum dwellers located on land belonging to Govt. or Public Authority and needed for vital public purpose and within 270 days from the date of issue of LOI the Agency shall identify the slum dwellers.
- 3) If the Agency fails to identify the slum dwellers needed to be shifted for a vital public purpose, as above, then the tenements so constructed shall be offered;
  - a) to the slum dwellers located on land belonging to Government or Public Authority within a distance of 2 km. from the land on which the Project is undertaken, or
  - b) to the slum dwellers located anywhere in Greater Mumbai on lands belonging to Govt. or Public Authority, or

***~~c) — to the slum dwellers located on private lands if the land owner pays the entire cost of tenements as determined by the Agency.~~***

***~~Provided further that in all the three categories of slum dwellers referred to at (a), (b) & (c) TDR of land component shall not be given and the construction TDR shall be released only after identification of eligible slum dwellers.~~***

- 4) Further provided that in all above cases the relocation of slum dwellers in any case will be undertaken not with reference to individuals but reference to assembly of slum dwellers for the purpose of releasing the plot of land wholly from slums and not only the patches of land.

Provided that notwithstanding anything mentioned above, project affected persons ***under Mumbai Urban Transport Project (MUTP) due to any vital Public Projects undertaken by MMRDA including PAP's under Mumbai Urban Transport Project***

(MUTP) being resettled as per the provisions contained in Government Resolution, Housing and Special Assistance Department, by order no. 700/CR 31/slum-2 dated 12/12/2000 and certified by the Project Director, MUTP will also be eligible for redevelopment scheme under this Regulation, as amended from time to time.

*Provided further that in case of the ongoing scheme as per this provision and where the work as per tenements of size 20.90 sq. m in building for which full commencement certificate/occupation permission is issued/work completed but not occupied and where the TDR in lieu of this rehab area is already availed; in such cases at the option of owner/developer and with the approval of CEO(SRA), may convert this tenements as per this regulation (of size 25 sq. m), then the TDR for additional BUA as per size of 25 sq. m carpet area may be made permissible (while granting the additional TDR as per this regulation the quantum of the TDR already availed shall be deducted from the total admissible TDR).*

**(EP-93)**

3.12(A) Minimum Density on the Plot Including Non-Residential Units: The minimum density of rehabilitation so as to generate adequate number of additional rehabilitation tenements and affordable **housing** tenements in situ under any Slum Rehabilitation Project will be ~~650~~500 tenements per net hectare as, that is, after deducting all reservations actually implemented on site including the land appurtenant thereto, but not deducting the recreational/amenity open space on the remaining area. If the number of tenements to be provided to all eligible hutment dwellers is less than the minimum so constructed as per minimum density of ~~650~~ 500 per net hector, the balance shall be handed over free of cost to the SRA. The Authority shall use them for the purpose of transit or Project-affected persons or pavement-dwellers or slum dwellers from other slums or distribution would be done as per policy decided by the GOM.

*(B) If there is balance FSI available in a slum scheme, after in situ development of rehab as well as sale component, development of additional tenements for the purpose of rehabilitation of slum dwellers on untenable land or for any other category as per policy & priority decided by Government, may be allowed in the scheme up to an extent such that this development and corresponding sale component development remains within the limit of maximum permissible FSI in the said scheme.*

**(EP-94)**

Provided that any ongoing Slum Rehabilitation Scheme where the eligibility of Slum Dwellers is revised and certified in accordance with guidelines contained in Government Resolutions zopudho-100/C.R.125/14/ zopasu-1, dt 16/05/2015, the scheme parameters shall be revised in accordance with above norms on certification of structural stability from competent Government/ Semi- Government Reputed Technical institutions such as IIT, VJTI etc.

Provided further that in case of slum redevelopment where there are no eligible commercial slum dwellers and where it is possible to provide commercial tenements on ground floor, then in such cases commercial PAP tenements of size of carpet area 20.90 sq. m (225 sq. ft.) **or of required size** ~~in consultation with MCGM~~ shall be provided **as decided by CEO(SRA)** and same shall be handed over free of cost to SRA.'

Provided if SRS is undertaken by a Federation, Co- Op. Housing society consisting of members who are serving or retired State Govt. Employees/Employees of the State Govt. Undertakings/Employees of local bodies of State Government for providing housing to its members, such tenements which are generated over and above the tenements to be provided to the existing eligible hutment dwellers, shall be handed over back to the said Federation/Co.-operative Housing Society for providing housing to its above mentioned members and subject to further additional terms and conditions as would be imposed by the CEO, SRA to ensure adequate membership of class III and class IV employees.

***C) whenever total number of slum dwellers as certified Annexure-II of any proposed or slum rehabilitation is more than 500 but less than 650 or more than 650 / per hectare, as the case may be, such Slum Rehabilitation Scheme will be sanctioned with the FSI 4 in-situ taking into account all slum dwellers in Annexure-II so that rehabilitation slum dwellers can happen together including those declared illegible at the later stages by Competent or Appellate Authorities.***

***Provided that if number of slum dwellers declared eligible finally by Competent or Appellate Authority are less than rehab tenements so constructed under any Slum Rehabilitation Scheme then remaining tenements shall be used by Slum Rehabilitation Authority for the purpose of transit or PAP or pavement dwellers or slum dwellers from other areas and its distribution may be done as per policy decided by Government of Maharashtra.***

**(EP-95)**

3.12 All non-residential built-up areas shall be included in the computation of minimum density but on the scale of 25 sq. m of carpet area being one tenement. In slums where the existing tenement density is already more than 650 per net ha, the calculation of FSI for all purposes shall be on gross area, that is, without deducting any percentage for recreational open space. This shall not affect the requirement of keeping aside the said recreational open space on site, subject to the provisions in these Regulations.

3.13 Amalgamation/Subdivision of Plots and Balancing of FSI Thereon: Any land declared as slum rehabilitation area or on which slum rehabilitation project has been sanctioned, if it is spread on part or parts of C.S. Nos. or CTS Nos. or S. Nos or F. P. Nos shall be treated as natural amalgamation/subdivision/s of that C.S. or CTS or S.

No. or F.P. No. for which no separate approval for amalgamation/subdivision of land would be necessary.

3.14 Boundaries and the Slum Rehabilitation Area shall be declared by the competent authority after actual measurement of plot area on site and the same shall be adopted for planning purpose for calculation of density and floor space index.

3.15 The CEO, SRA may if required, adjust the boundary of the plot declared as slum rehabilitation area so as to suit the building design and provide proper access to these Scheme. Provided further that the encumbered area under D P Road/Sanctioned Regular line road abutting the SRS shall be included in the scheme to be developed.

3.16 After approval is given to the Slum Rehabilitation scheme, the area may be further subdivided if necessary to earmark separate plots for the rehab component and the free sale component. The Plot area and the built-up area in terms of square meters on the said plot shall be separately mentioned in the lease agreements and Record of Rights.

3.17 The CTSO/SLR, of the district on payment of such fees as may be decided by the Govt. ensure that the City Survey sheet and property cards are corrected accordingly and fresh property cards are opened for each of the plots giving details regarding the area of the plots and the total area of the floors of the built-up property and TDR given that is, the FSI used on that plot.

~~3.18 Declaration of Additional Areas as Difficult Category: The SRA may consider declaring additional areas as difficult and publish it in the Maharashtra Government Gazette, provided the following criterion/criteria are fulfilled:~~

~~(i) Overcrowding, High density, and Unhygienic conditions, or~~

~~(ii) To vacate land required for implementation of reservations for essential public purposes/for implementation of vital public projects, or~~

~~(iii) Required for rehabilitation to avoid loss of human life~~

~~Provided that for difficult areas to be declared on account of overcrowding, high density and unhygienic conditions, the area required shall not be less than 20 hectares in one contiguous area fulfilling the conditions mentioned in (i) above.~~

(EP-96)

4 Temporary Transit Camps:



4.1 The multistoried temporary transit camp shall be provided on the site itself or outside the SRA project site on portion of plot which is not designated/reserved for public purpose or not affected by road widening and is preferably close to the site.

4.2 The eligible slum dwellers shall be shifted to temporary transit camp or on rent as may be mutually decided between the proposed society and developer.

4.3 The area of temporary transit tenements shall be excluded from the computation of FSI, but the safety of the structure shall be ensured by a license structural consultants. The minimum area of individual transit tenement shall be 14.5 sq. m.

4.4 Such building permission shall be given within 15 days from the date of application and after approval to the project by Slum Rehabilitation Authority, failing which it shall be deemed to be given.

4.5 On any nearby vacant site without any reservation in the DP construction of temporary transit tenements made of light material with the consent of the land-owners, shall be allowed upto an FSI of 4.0 and this shall be applicable in Island City as well as in suburbs and extended suburbs. Temporary shall mean made of detachable material such as tubular/prefabricated light structures.

4.6 In all such cases where the temporary transit camp is erected, the condition shall be that the structures shall be demolished by the Developer/Society/NGO within 30 days of granting Occupation Certificate to the rehab buildings and the site should be brought back to the original state. Till the transit camps are fully demolished, development rights for the free sale area shall not be permitted to be used beyond 75% of the total admissible free sale area permissible under this Regulation.

#### 5. Commercial / Office / Shop / Economic Activity Free of Cost:

5.1 The eligible existing area under commercial/office/economic activity shall be computed on actual measurement/inspection, and/or on the basis of official documents such as License under the Shops and Establishment Act, Electricity bills, Photo pass etc.

5.2 In the rehabilitation component, the BUA for commercial/office/shop/economic activity that existed prior to **the date as decided by the Govt. 1st January, 1995** subject to the provisions in the sub-regulation below, shall be given. Where a person has both residential and commercial premises without common wall between residential and commercial premises, for commercial/office/shop/economic activity in the slum/ pavement, he shall be considered eligible for a residential/Commercial unit including BUA for commercial/office/shop/economic activity, both free of cost and carpet area of such unit shall not exceed 25 sq. m.

5.3 BUA for commercial/office/shop/economic activity upto 20.90 sq. m. (225 sq. ft.) carpet area or actual area whichever is less, shall be provided to the eligible person free of cost as part of the rehabilitation project. Any area in excess of 20.90 sq. m to the extent of existing area may, if required, be sold on preferential basis at the rate for commercial area in the free-sale component.

5.4 Such area may be allowed on any side of the plot abutting 3.0 m wide pathway and deriving access from 3.0 m wide pathway/open space. Back-to-back shopping on ground floor shall also be allowed for the purpose of rehabilitation. After exhausting these provisions, it may be allowed on the first floor to the extent necessary.

5.5 Non-Conforming Activities: All activities which were previously existing shall be allowed to be relocated regardless of the non-conforming nature of the activities, except those which are hazardous and highly polluting, and except in cases where the alternative accommodation has already been allotted elsewhere by the MCGM.

5.6 Convenience Shopping in Free-Sale Component: Convenience shopping in the free-sale component vide DCR 2(IV) 30 32 shall be permitted along the layout roads. The CEO, SRA may add to alter or amend the said list for convenience shopping.

5.7 Incentive Commercial Areas for Society and NGO

(a) The scheme, when undertaken by a Co-operative Housing Society of slum dwellers, may provide an additional 5 per cent built-up area on the rehabilitation area free of cost for commercial purpose. This area will be at the disposal of the Co-operative Housing Society of the hutment-dwellers. The corpus amount shall not be spent, but the income from the property/corpus alone shall be used by the Society for maintenance of the building and premises, and such other purposes as may be laid down by the SRA.

(b) Where the scheme is undertaken by a Non-Government Organization Govt. or Public Authority or Govt. Company another additional 5 per cent BUA on the rehabilitation area may be given free of cost for commercial purpose. This area shall be at the disposal of the Non-Governmental Organization Govt. or Public Authority or Govt. Company in consultation with the cooperative housing society.

#### 6. Relaxation in Building and Other Requirements:

Provision
6.1 Separate kitchen shall not be necessary. Cooking space (alcove) shall be allowed without any minimum size restrictions. Where a kitchen is provided, the minimum area shall be 5 sq. m provided the width shall be at least 1.5 m.
6.2 There shall be no size restriction for bath or water closet unit. Moreover, for bathroom, water closet or kitchen, there shall be no stipulation of one wall abutting open space, etc. as long as artificial light & ventilation through any means are provided.
6.3 In water closet flushing system shall be provided with minimum seat size of 0.46 m (18 inches).
6.4 A septic tank filter bed shall be permitted with a capacity of 150 liters per capita, where the municipal services are likely to be available within 4-5 years
6.5 In the rehabilitation component, lift shall not be insisted upon, upto ground plus five floors.
6.6 Notwithstanding anything contained in this regulation areas of common

**PART - VI ADDITIONAL FLOOR SPACE INDEX**

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<p>passages not exceeding 2.0 m in width provided in rehabilitation component to give access shall not be counted towards FSI even while computing FSI on site.</p>
<p>6.7 Where the location of the plot abuts a nallah, the marginal open space along the nallah shall not be insisted upon beyond 3m from the edge of the trained nallah <b>provided at least on one side of nalla, marginal open space of 6 m is provided.</b></p>
<p>6.8 The distance between any two rehab/composite buildings up to height of 32 m shall not be less than 6 m</p>
<p>6.9 A composite building shall contain at least 50 percent of the built-up area as rehabilitation components provided it shall be reduced to 40 percent for the projects in difficult areas.</p>
<p>6.10 Wherever more than the minimum front and marginal spaces have been provided, such additional area provided may be considered as part of the amenity open space in the project comprising both rehabilitation and free sale components, and without charging any premium, in a relaxation of the stipulations in DCR No. 27,</p>
<p>6.11 Even if the amenity space is reduced to make the project viable a minimum of at least 8% of amenity open space (LOS) shall be maintained at ground level.</p>
<p>6.12 Between the dimensions prescribed for the pathway and marginal distances, the larger of the two shall prevail. The pathway shall act as access wherever necessary. The building shall be permitted to touch pathways.</p>
<p>6.13 The means of access shall be normally governed by the provisions of Regulation No. 23. However, in the project, wherever the design of the buildings in the same land requires relaxation, it may be given. Access through existing pathways including the roads maintained under section 63K of the MMC Act, 1888 but not less than 3.6 m in width, shall be considered adequate for any slum rehabilitation project, containing buildings having height up to 32 m including stilts</p>
<p>6.14 Premium shall not be charged for exclusion of staircase and lift-well etc. as covered under the provisions of DCR 31(1).</p>
<p>6.15 All relaxations outlined hereinabove shall be given to the rehabilitation component, and also to the composite buildings in the project. Premium shall not be charged for all or any of the relaxations given herein above. Provided that if any further relaxation in open spaces is granted by Chief Executive Officer then the same shall be subject to compliance of CFO requirement and recovery of premium at the rate 2.5% of ASR.</p>
<p>6.16 Relaxations for the free sale component – Relaxation contained in sub regulation No. 6.9 above, as well as other necessary relaxation shall be given to the free sale components on payment of premium at the rate of 2.5% of Ready Reckoner Rate <b>or 10% of normal premium whichever is more.</b></p>
<p>6.17 In order to make the SRS viable, the CEO of SRA shall be competent to</p>

make any relaxation wherever necessary for reasons to be recorded in writing.

6.18 Notwithstanding anything contained in the regulations for rehabilitation tenements under regulation 33 (10) the parking spaces for two-wheeler at the rate 1 Parking per tenement shall be provided

## 7. Slums and Development Plan Reservations:

7.1 Slums situated in lands falling under various reservations/zones in the DP shall be developed in accordance with the **Regulation No 17(3)(D). following provisions**

~~7.2 Slums in any zone shall be allowed to be redeveloped in situ without going through the process of change of zone. In the free sale component in any zone, in addition to residential uses, all the uses permitted for the original zone shall be permitted. For industrial uses, the segregating distance shall be maintained from the existing industrial unit.~~

~~7.3 (i) Any plot/layout having area under non-buildable/open space reservations admeasuring up to 500 sq. m shall be cleared by shifting the slum-dwellers from that site.~~

~~(ii) Where the area of site having non buildable/open space reservation, is more than 500 sq. m such sites may be allowed to be developed for slum redevelopment subject to condition that the ground area of the land so used shall not be more than 67% of the reservation and leaving 33% rendered clear thereafter for the reservation.~~

~~7.4 Existing slum structures on lands reserved for Municipal School (RE 1.1)/ Primary and secondary school (RE1.2) or a Higher Education (RE2.1) may be developed subject to the following:~~

~~(i) In case of land reserved for Municipal School (RE 1.1), Primary and secondary school (RE1.2) in the DP, a building for accommodating such number of students as may be decided by the Municipal Commissioner, nor in any case for less than 500 students, shall be constructed by the owner or developer at his cost according to the size, design, specification and conditions prescribed by the Municipal Commissioner. The built up area occupied by the constructed building shall be excluded for the purpose of FSI computation, and where it is intended for a Municipal School (RE 1.1), the building or part thereof intended for the school use shall be handed over free of cost and charge to the Corporation. Thereafter, the land may be allowed to be redeveloped with the full permissible FSI of the plot according to this Regulation~~

~~(ii) In the case of lands affected by the designation or reservation of a Higher Education (RE2.1) in the DP, a building for accommodating such number of students as may be decided by the Municipal Commissioner, not in any case for less than 800~~

~~students, shall be constructed by the owner or developer at his cost according to the size, design, specification and conditions proscribed by the Municipal Commissioner, the built up area occupied by the constructed building shall be excluded for the purpose of FSI computation. The constructed building shall be handed over to the Corporation free of cost and charge and the Municipal Commissioner may hand over the same or part thereof intended for the School use to a recognized and registered educational institution for operation and maintenance on terms decided by him. Thereafter the land may be allowed to be redeveloped with full permissible FSI of the plot according to this Regulation.~~

~~(iii) In case area under reservation of Municipal School (RE 1.1)/ Primary and secondary school (RE1.2) or a Higher Education (RE2.1) is spread on adjoining plot and the plot under development, then in such cases Commissioner with special permission may insist upon construction of Municipal School (RE 1.1) or a Higher Education (RE2.1) in proportion to the area under reservation affecting the plot under development. Requirements of Play Ground as per Regulation No 38 (1) (2) of these regulations may not be insisted for (i) above.~~

~~7.5 For other buildable reservations excluding Municipal School (RE 1.1) or a Higher Education (RE2.1) on lands under slum built up area equal to 25 percent of the area under that reservation in that plot, shall be demanded free of cost by the Slum Rehabilitation Authority for the Municipal Corporation or for any other appropriate Authority.~~

~~7.6 In case of the plot reserved for the Parking Lot 100% built up area as per zonal basic permissible FSI of such reserved area shall be handed over to the MCGM.~~

~~The developer/owner shall be entitled for the Built up Area (BUA) in lieu of cost of construction against handing over of built up amenity as per Note (d) of Regulation 17(1)~~

~~7.7 Existing slum structures on lands reserved for Rehabilitation & Resettlement (RR 2.1) shall be treated as sites for development of slum structures and shall be allowed for redevelopment according to this Regulation.~~

~~7.8 Where DP road passes through slum rehabilitation area, the entire 100 per cent FSI of the road may be given in the same site, on the remainder of the plot.~~

### (EP-97)

7.97.1 Wherever slum and municipal/MHADA property are found together or adjoining, it would be eligible for redevelopment using provisions of both DCR 33(7) and of DCR 33(10) Development of slum and contiguous non-slum area **provided slum area shall be more than 75% of the scheme area** under any other provisions of regulations may be allowed together in order to promote flexibility of design as well as to raise more resources, provided that the FSI of non-slum quantum of area shall

be restricted to that permissible in the surrounding zone, inclusive of admissible TDR on non-slum area. Such a project shall be deemed to be a Slum Rehabilitation Project and plans for non-slum area including the plans for admissible TDR shall be approved by CEO, SRA. The power under D.C. Regulation 13(6) for shifting and/or interchanging the purpose of designations/reservations shall be exercised by the CEO, SRA. However, in case of shifting of the alignment of Road /D P Road, same shall be done in consultation with MCGM.

Whenever a non-slum land other than ~~NDZSDZ-I~~, where zonal (basic) FSI offered is less than one in residential zone, is ~~contiguous~~ **contiguous** to a slum plot getting developed under 33(10) & is needed for better planning, SRA may sanction the amalgamation of the said plot with the scheme provided that 30% of the area of non-slum plot is handed over free of cost & encumbrances to the Corporation for purposes of POS or amenity open space. On such amalgamation 70% of the area getting appended to the slum scheme shall be treated at par with non-slum residential plot that are attached to the scheme. However, utilization of 'TDR' or 'Additional FSI on payment of premium' on such non-slum plot shall not be permissible.

**7.107.2** Slum Rehabilitation Permissible on Town Planning Scheme Plots: Slum Rehabilitation Project can be taken up on Town Planning Scheme plots also, after they are declared as slums/slum rehabilitation areas.

**7.117.3** Contravening structures in the adjoining final plots, if declared as a slum rehabilitation area by the competent authority, may be included in the Slum Rehabilitation Scheme in the relevant Final Plot of the Town Planning Scheme.

**7.127.4** In case of a slum rehabilitation project adjoining railway tracks, a boundary wall of minimum 2.4 m in height shall be constructed.

~~Note: In case where LOI was issued by CEO (SRA) prior to sanction of DP 2034 in respect of plot affected by reservations as per SRDP 1991, then those reservations shall remain in force as per DCR 1991 even after the sanction of DP 2034 and shall be developed as per DCR 1991.~~

**8. Aaganwadi, Health Centre / Outpost, Community Hall /Gymnasium / Fitness Centre, Skill Development Centre, Women Entrepreneurship Centre, Yuva Kendra / Library Society Office, and Religious Structures:**

**8.1** *There shall be Balwadi, Welfare hall and any of two amenities mentioned above.* There shall be health Centre/ outpost, Aaganwadi, skill development centre, women entrepreneurship centre, yuvakendra / library of size 25 sq. m for every multiple ~~of~~ **or** part of 250 hutment dwellers. In case of misuse, it shall be taken over by the SRA which will be competent to allot the same to some other organization /institution for public use. Balwadi shall also **be provided** for on a similar scale. An office for the Co-operative housing society shall be also constructed **for every 100 rehab tenements** in accordance will D.C. Regulations No. 37(~~4~~**9**). However, if the number of rehab tenements exceeds 100 then for every 100 rehab

tenements such additional society office shall be constructed. There shall be a community hall for rehab bldg. of the Project as a part of the rehabilitation component. The area of such hall shall be 2% of rehab built up area of all the buildings or 200 sq. m whichever is less.

Religious structures existing prior to redevelopment, if allowed in accordance with the guidelines issued by Govt. from time to time as part of redevelopment shall not exceed the area that existed prior to redevelopment. Other social infrastructure like School, Dispensary and Gymnasium run by Public Authority or Charitable Trust that existed prior to the redevelopment shall be allowed without increase in existing area.

*However, it is provided that in the slum rehabilitation project of less than 250 hutments, there shall be Balwadi, Welfare hall and any of two amenities mentioned above, as decided by co-operative housing society of slum dwellers, of size of 25 sq.mt and office for the Co-operative housing society in accordance with D.C. Regulations No. 37(9). CEO, SRA may permit accumulation of the amenities mentioned above but ensure that it shall serve equitably to the rehab area.*

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8.2 All the areas underlying Aaganwadi, health centre / outpost, communityhall /gymnasium / fitness centre, skill development centre, women entrepreneurship centre, yuvakendra / library community hall/s, society office, balwadi/s, religious structure/s, social infrastructure like School, Dispensary, Gymnasium run by Public Authority or Charitable Trust, the commercial areas given by way of incentives to the co-operative society and the nongovernmental organisation shall be free of cost and shall form part of rehabilitation component and it is on this basis the free-sale component will be computed. These provisions shall apply to construction of transit camps under DC Regulations 33(11) also.

8.3 Aaganwadi, health centre / outpost, community hall /gymnasium / fitness centre, skill development centre, women entrepreneurship centre, yuvakendra / library society office, Balwadi/s and religious structures, social infrastructure like School, Dispensary and Gymnasium run by Public Authority or Charitable Trust in the rehab component shall not be counted towards the FSI even while computing permissible FSI on site.

**9. Payments to be made to SRA and Instalments:**

9.1 An amount of Rs. 40,000/- or such an amount as may be decided by the Planning Authority from time to time per tenement including the welfare hall and balwadi in the rehab component as well as in the case of permanent transit camp tenements will have to be deposited by the owner/developer/society with the Slum Rehabilitation Authority, in accordance with the time-schedule for such payment as may be laid down by the CEO, SRA. However, by the time of completion of construction for occupation of tenements by the hutment dwellers, the total amount

at the rate of Rs. 40,000/- per tenement completed should have been deposited in full. The building permission for the last 25 percent of the free-sale component would be given only after all the required amount is deposited in full with SRA.

9.2. An amount at the rate of 2% of ready reckoner rate as prevailing on the date of issue of LOI per sq. mor such an amount as may be decided by GOM from time to time shall be paid by the Owner/Developer/Society/NGO for the BUA over and above the Zonal (basic) FSI (~~including~~ ~~excluding~~ fungible ~~compensatory area~~ BUA), for the rehabilitation and free-sale components. Similarly, it shall be paid for the built-up area over and above the normally permissible FSI for construction of ~~permanent~~ transit camps in accordance with the provisions under DCR 33(11). This amount shall be paid to the SRA in accordance with the time-schedule for such payment as may be laid down by the CEO, SRA provided the installments shall not exceed beyond the completion of construction. This amount shall be used for Schemes to be prepared for the improvement of infrastructure in slum or slum rehabilitation areas. These infrastructural charges shall be in addition to development charges levied as per section 124 of MR&TP Act 1966.

Provided that out of amount so recovered as Infrastructural charges, 90% amount will go to MCGM and 10% amount will remain with SRA.

### **10 Clubbing:**

~~In case of two or more nos. of slum schemes or two or more slum rehabilitation schemes 33 (11) or slum rehabilitation scheme along with ancillary Slum Scheme taken up for development by same or collaborating owners/developers/Co-Operative Societies of the slum dwellers under any legal arrangement approved by CEO (SRA), both rehab and sale components of the said slums can be combined & located in any proportion in those plots provided in any plot, the FSI does not exceed permissible FSI subject to the condition that the said slums have the same ratio of Rehab component to Free Sale Component as laid down in the Clause 3.3 to 3.5 of this Regulation~~

~~Whenever such clubbing of SR schemes on plots/lands having different ASR rates is approved & sale component is shifted on land having higher ASR rate, then Developer shall have to pay the premium equal to 51% unearned income on extra sale component being available than which would have been otherwise available on such plot as standalone scheme. Such unearned income shall be equal to difference of rate of open land in sq. m as per ASR for BUA of land where such extra sale component to be allowed & from the land from which such sale component is shifted.~~

~~Such premium shall be paid to SRA in two stages viz 50% at the time of IOA of such extra sale component to be allowed & balance at the time of issuing CC for the same.~~



~~*Clubbing by the same developers, holding company & subsidiary company under the provisions of Companies Act shall be permissible. However, in the case of independent companies/Firms, common directors/partners shall have more than 75% shareholding in both the companies/firms*~~

*Note.— This provision shall not apply to the plots wherein permissible Zonal F.S.I. is less than 1.00.*

*The entire rehabilitation components including Base FSI may be categorized as permanent transit component as applicable and the corresponding sale components from the additional FSI amongst two or more schemes under this regulation can be permitted to be interchanged. A developer / developers making an application under this regulation may club more than one plot belonging to single or multiple owners and offer permanent transit component on a single plot while shifting sale component as well as base FSI of the plot to other plots provided all right holders of these plots agree and make a joint application. However, clubbing shall be allowed only if it leads to an independent plot / building / wing as the case may be with permanent transit component being handed over to Planning Authority.*

*The developer shall have to pay premium equal to 40% of unearned income calculated with the rates of construction as well as sale given in ASR of the year of payment. The unearned income shall be computed by calculating valuation of sale component awarded in lieu of component for Planning Authority after deducting cost of construction of sale as well as Planning Authority's component and the cost incurred to various authorities towards statutory payments relating to Planning Authority as well as sale component. In case there is shifting of base FSI within plots in clubbing scheme, difference of land valued in ASR shall be taken into account while finalizing unearned income, and this difference shall be calculated as 100% towards premium.*

*Such clubbing can be allowed for the schemes falling within the distance of 5 km.*

*Provided further that the development under this regulation and under regulation 33(11) on non-reserved plot having the zonal (basic) FSI 1 or more, shall be permissible.*

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Such clubbing shall not be permissible for development under the provision of scheme under the clause 3.11

Note: The premium amount so collected under rehabilitation scheme under this regulation shall be kept in the separate account to be utilized as shelter fund for the State of Maharashtra.

### 11. Conversion of Old Project into New Project:

11.1 Projects, where LOI has been granted, shall be treated as per the DCR provisions existing on the date of LOI. In case such a project comes up for revised LOI or change of developer or any other change, including recording and resubmission without change in slum boundary, prevailing DCR provisions shall apply. Provided further that for clubbing of schemes or amalgamation of schemes being sought and for schemes that have been sanctioned under different regulations (earlier as well as current one), FSI calculations shall apply as per the DCR regulations as on LOI dates of different schemes.

#### 11.2 Exceptions

1) Schemes approved prior to coming into force of these Regulation:

The slum rehab schemes where LOI has been issued by SRA prior to the date of coming into force of these Regulations and which is valid (where not opted for revision) may continue to be governed by the regulation applicable prior to these Regulations.

2) Wherever the S.R. Scheme sanctioned by CEO (SRA) is under progress on reservations as per ~~sanctioned scheme note below clause No 7 of this Regulation,~~ shall be valid & continue.

### 33 (10) (A) Slum Rehabilitation Scheme ~~under~~ **within** Dharavi Notified Area (DNA) for Dharavi Redevelopment Project (DRP):

Areas undertaken by Slum Rehabilitation Authority under DRP for redevelopment of hutments situated on slum areas within DNA shall be part of entire DRP Area. ~~The DRP area which~~ shall have an overall **FSI of 4.00**. The entitlement of FSI on that particular plot would be in accordance with the guidelines given below

#### I Eligibility for redevelopment scheme

(a) For redevelopment of slums including pavements, whose inhabitant's names and structures appear in the electoral roll prepared with reference to 1<sup>st</sup> Jan, 2000 or a date prior thereto, but where the inhabitants stay at present in the structure, the provisions of this Regulation shall apply on the basis of a tenement in exchange for an independently numbered structure.

(b) Subject to the foregoing provision, only the actual occupants of the hutments shall be considered eligible, and the so-called structure owner other than the actual

occupant if any, even if his name is shown in the electoral roll for the structure, shall have no right whatsoever to the reconstructed tenement against that structure.

## II Definition of Slum, Pavement, Structure of hut, planning sectors and related terms:

i) For this purpose, slums shall mean those censused, or declared and notified, in the past or hereafter under the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act. 1971 as amended time to time, hereinafter referred to as Slum Act. Slums shall also mean areas/portions of pavement stretches, existing & proposed roads, Railway Lands, area under electric H.T. power lines, Nalla banks hereafter notified or deemed to be and treated as DRP Area.

ii) If any area fulfills the condition laid down in section 4 of the Slum Act to qualify as a slum area and has been censused or declared and notified shall be deemed to be and treated as DRP Area.

iii) DRP Area shall also mean any area declared as such by the SRA though preferably fulfilling conditions laid down in section 4 of the Slum Act to qualify as slum area and/or required for implementation of (DRP). Any area where a scheme under DRP within DNA has been approved by Officer on Special Duty (OSD), DRP (SRA) shall be a deemed DRP Area.

iv) Any area required or proposed for the purpose of construction of temporary or permanent transit camps and projects on any/adjacent land for the amalgamated land for developments so approved by the SRA shall also be deemed to be and treated as DRP Area, and projects approved in such area by the DRP cell of SRA shall be deemed to be DRP.

v) A pavement shall mean any Municipal/Govt./Semi-Govt. pavement and shall include any viable stretch of the pavement as may be considered viable for the purpose of DRP scheme.

vi) A structure shall mean by all dwelling areas of all persons who were enumerated as living in that one numbered house in the electoral roll of the latest date, upto 1<sup>st</sup> Jan 2000 and regardless of the number of persons, or location of rooms or access.

vii) A composite building shall mean a building comprising both rehab and free-sale components and part thereof along with built up amenity, if proposed, in the same building.

viii) Censused shall mean those slums located on lands belonging to Govt., any undertaking of Govt., or MCGM and incorporated in the records of land owning authority as having been censused in 1976, 1980, 1985, 1995 or prior to 1<sup>st</sup> Jan 2000.

ix) "Dharavi Notified Area (DNA)" shall mean the area of Dharavi for which GoM, by exercising the powers conferred by sub-section(1B) of section 40 of MR & TP Act, 1966, have appointed 'SRA' as SPA for Planning & Development and which is specifically defined in the Govt.'s notification no.TPB-4304/322/CR-56/04/UD-11 dt. 9/3/2005. and no.TPB-4308/3499/CR-83/09/UD-11 dtd. 25.6.2009.

x) "Planning sector" shall mean the plot of lands comprising C.S. Nos. /CTS Nos. partly or wholly derived from DNA and which will be bounded mainly by existing major roads, railway lines, village boundary and the proposed major roads so as to achieve well planned and controlled development of DRP along with various amenities and facilities to be provided for people at large within the boundaries of such plots/areas. Such divided plots/areas are termed as planning sectors. The extent of area and number of planning sectors shall be as per approval obtained from the Committee of Secretaries appointed to monitor DRP vide Government Resolution of Housing Department No. SRA/2003/CR-189/SI-1A dt. 4.2.2004 (hereinafter referred to as "Committee of Secretaries").

xi) "Implementing Sector" shall mean the plot of lands comprising C.S. Nos. /CTS Nos. wholly derived from Planning Sector of DNA and which may be or may not be bounded by existing major roads, railway lines, village boundary and the proposed major roads with area not less than 4000 sq. m so as to achieve well planned and controlled development within Planning Sector of DRP along with various amenities and facilities to be provided for people at large within the boundaries of such plots/areas.

III **Joint ownership with spouse:** The reconstructed tenement shall be of the ownership of the hutment dweller and spouse co-jointly, and shall be so entered and be deemed to be so entered in the records of the co-operative housing society to be formed after getting allotment in the completed rehab building through Asst. Register of societies (SRA), including the share certificates or all other relevant documents.

IV **Denotification as DRP Area:** OSD, DRP (SRA) on being satisfied that it is necessary so to do, or when directed by the state GoM, shall denotify the DRP Area.

#### 1. ***Applicability of the provisions of this appendix:***

The following provisions will apply for redevelopment/construction of accommodation for hutment/pavement –dwellers which are part of DRP undertaken by DRP (SRA) through the developer to be appointed by DRP(SRA) with the prior approval of the committee formed by the Housing Department Resolution no. Zopuyo 2003/CR-189/Zopsu-1 dt.4.2.2004 by following competitive bidding process for DRP (SRA) through the developer or through Public Authority or as decided by Government from time to time. This Regulation is not applicable to the properties which are not part of DRP.

The properties which are not part of DRP as defined above shall be developed in accordance with Regulation No 30 only. The other provisions of DCR allowing higher FSI which are permitted under Regulation No 33 shall not be applicable to such properties which are not part of DRP.

**Right of the Hutment Dwellers:**

1.1 Hutment-dwellers having existing carpet areas upto 27.88 sq. m (300 sq.ft.), in the slum or on the pavement, eligible in accordance with the provisions of DCR 33(10) (A) shall in exchange for their structure, be given free of cost a residential tenement having a carpet area totaling to 27.88 sq. m (300 sq.ft.) with a separate living room, kitchen, bedroom, bath and water closet, but excluding common areas. Carpet area shall mean exclusive of all areas under walls including partition walls if any in the tenement.

1.2 For those structures having residential areas more than 27.88 sq. m (300 sq. ft.) will be eligible for residential tenement having carpet area totaling to 37.16 sq. m (400 sq. ft.). Out of this total 37.16 sq. m area, 27.88 sq. m (300 sq. ft.) area will be free of cost and area above 27.88 sq. m (300 sq. ft.) admeasuring 9.29 sq. m (100 sq. ft.) will be at construction cost to be determined by OSD, DRP (SRA) and the said cost to be paid by the hutment dweller to the developer. Carpet area shall mean exclusive of all areas under walls including partition walls if any in the tenement. Only 37.16 sq. m (400 sq. ft.) carpet area shall be given and if proposal contains more area, it shall not be taken up for consideration.

1.3 All eligible hutment dwellers taking part in the DRP shall have to be rehabilitated according to the provisions in this Regulation. It may be in the same sector or other sectors within the jurisdiction of DRP.

1.4 Pavement dwellers and hutment dwellers in the slum on the land required for vital urgent public utility/purpose or on the hazardous location or affected by DP proposals shall not be rehabilitated in-situ but in other available plots within jurisdiction of DRP.

1.5 A certified extract of the relevant electoral roll shall be considered adequate evidence to establish the eligibility of a person provided he is found residing in the structure. This is to avoid the possibility of persons who have left the structure coming back to claim free tenement under the scheme even though they have in the normal course left the slum and gone away into a proper non-slum area or out of DRP Area. If the hutment dwellers are found resident in the structure, but the names are on the electoral roll on or prior to 1st Jan 2000, at another slum/pavement site in Brihan Mumbai, they shall be considered eligible but only at the place of present residence. In case of doubt or dispute, the decision of the Competent Authority to be appointed by the Govt in Housing Department shall be final and binding on all the parties concerned.

1.6 An individual agreement shall be entered into by the developer so appointed under DRP by DRP (SRA) with the eligible hutment dwellers of each structure in the slum/pavement.

1.7 The individual agreement entered into between hutment dwellers and the land-owning authority/SRA/developer shall be in the joint names of pramukh hutment dweller and spouse for every structure.

1.8 Hutments having a physically handicapped person or female-headed households shall be given first preference in allotment of tenements to the other hutment-dwellers. Thereafter lots shall be drawn for allotment of tenements from the remaining tenements to the other hutment-dwellers.

1.9 Transfer of Photo passes – Since only the actual occupant at present will be eligible for redevelopment, there shall be no need to regularize the transfers of photo passes that have occurred so far.

1.10 Any person whose name is enrolled in a non-slum area in Brihan Mumbai but has purchased a hutment in DRP area and therefore got his name also included in electoral roll for the slum area, i.e. he has his name in the electoral roll at two places, he shall not be eligible for the scheme.

~~1.11 Ownership and Terms of lease – The part of Govt/MCGM/MHADA/MMRDA/Any Undertaking land on which the rehabilitation component of DRP will be constructed shall be leased to the co-operative Housing Society of the slum dwellers on 30 years lease at the lease rent of Rs. 1001 for 4000 sq. m of land or part thereof and renewable for a further period of 30 years. The same conditions shall prevail for the land under the free sale component and the land shall be leased directly to the Society/Association of the purchasers in the free sale component and not through the society of hutment dwellers.~~

*'Premium for ownership and terms of lease-. That part of Government/MCGM/MHADA land on which the rehabilitation component of the SRS will be constructed shall be leased to the Co-operative Housing Society of the slum-dwellers for 30 years. Annual lease rent of Rs. 1001 for 4000 per sq. m. of land or part thereof and lease shall be renewable for a further period of 30 years at a time. Simultaneously, land under free sale component shall be leased directly to the Society/Association of the purchasers of the tenement under free sale component. Pending the formation of the Society/Association of the purchasers in the free sale component with a provision for further renewal for a period of 30 years at a time. The lease rent for the free sale component shall be fixed by SRA.*

*In addition to above, the Developer/Co-op. Housing Society shall pay premium at the rate of 25% of ASR in respect of SRS proposed to be undertaken on lands owned by Government, Semi-Government undertakings and Local Bodies and premium shall go to land owing authority such as MHADA, MCGM, MMRDA as the case may*

***be. The premium installment so recovered shall be remitted to concerned land owning authority within 30 days from the date of recovery.***

***In the case of Govt. land, the premium shall be deposited in Nivara Nidhi.***

***The amount of premium shall be recovered in installment as may be prescribed by Govt. from time to time. Land owning authority such as MCGM, MMRDA, MHADA shall not recover land premium in any other form. Proposals for SRS on land owned by Central Govt shall be accepted only after NOC for the scheme is obtained from the concerned Central Govt. Department.***

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1.12 Automatic cancellation of Vacant Land Tenure – If any land or part of any land on which slum is located is under vacant land tenure the said tenure/lease created by MCGM or Municipal Commissioner shall stand automatically terminated as soon as DRP, which is a public purpose, on such land is prepared and submitted for approval to the DRP cell of SRA. Any arrears of dues to be collected by MCGM shall not be linked to the issue of any certificate or NOC relating to the DRP.

1.13 Recovery of pending dues such as assessment, compensation, occupational charges, non-agricultural tax/dues etc. pending with public authorities such as State Govt, MHADA, and/or MCGM shall be dealt with separately and not be linked to grant of approval or building permission to the DRP.

1.14 In respect of those eligible hutment dwellers on site who do not join the Project willingly the following steps shall be taken:

i) Provision for all of them shall be made in the renewal/rehabilitation component of the scheme.

ii) The transit tenement that would be allotted to them would also be indicated along with those who have joined the Project

iii) If they do not join the scheme within 15 days after the developer informs OSD, DRP (SRA) of the unwillingness of the said dweller, then action under the relevant provisions of the Slum Act, shall be taken and their structures will be removed, and it shall be ensured that no obstruction is caused to the scheme of the majority of persons who have joined the scheme willingly.

iv) After this action under the foregoing clause is initiated, they will not be eligible for transit tenement along with the others, and they will not be eligible for the reconstructed tenement by lots, but they will still be entitled only to what is available after others have chosen which may be on the same or some other site.

v) If they do not join till the building permission to the Project is given, they will completely lose the right to any built-up tenement, and their tenement shall be taken

over by the SRA and used for the purpose of accommodating pavement dwellers and other slum dwellers who cannot be accommodated in situ etc.

vi) A pitch of about 3m x 3.5m will be given elsewhere if and when available, and construction therein will have to be done on their own.

1.15 The Managing Committee of the Co-operative Housing Society of hutment dwellers to be formed after allotment of reconstructed tenements shall have women to the extent of one-third of the total strength of actual members on the committee at any time.

1.16 Restriction on Transfer of Tenements: The tenement obtained under this scheme cannot be sold/leased/assigned or transferred in any manner for a period of ten years from the date of allotment/ possession of the tenement. In case of breach of conditions, except transfer to legal heir, the tenement will be taken over by Slum Rehabilitation Authority.

## 2. Building Permission under Dharavi Redevelopment Project:

2.1 The proposal for each planning sector of DRP shall be submitted to the DRP cell of SRA with all the necessary documents, no-objection certificates and the plans as may be decided by the SRA from time to time.

2.2 The approval to the Project shall be given by the DRP cell of SRA within a period of 60 days from the date of submission of all relevant documents. In the event of a failure by SRA to do so, the said approval shall be deemed to have been given, provided the Project is in accordance with the provisions of this Regulation.

2.3 For DRP the SRA while giving the approval may lay down terms and conditions as may be necessary.

2.4 DRP (SRA) shall adopt the procedure laid down in the MR&TP Act, 1966 for giving building permission to any development in DRP under this Scheme.

2.5 On compliance with the terms and conditions, the building permission shall be given in accordance with the provisions under Section 45 of the MR&TP Act, 1966 to the sectoral development under DRP, first to the Rehabilitation component and thereafter to the free sale component subject to the provisions in clause below.

2.6 Correlation between Rehabilitation and Free sale components: Building permission for 10 percent of BUA of both the rehab and free sale components may be given simultaneously and thereafter proportionately or as may be decided by the OSD, DRP, and SRA.

2.7 As soon as the approval (Letter of Intent) is given to the Project, the NOC for building permission of the landowning authority shall be given in respect of that lands belonging to any department, undertaking, agency of the State Govt including MHADA, or any local self – Govt such as the MCGM within 60 days after the



intimation of such approval to the Project is communicated. In the event of its refusal to grant NOC, reasons thereof shall be stated and in the event of its not being given within the period, it shall be deemed to have been given.

2.8 Occupation certificate shall not be held up only for want of lease documents to be executed in all sectoral developments under DRP taken up on lands belonging to any department, undertaking, agency of the State Govt, including MHADA and any local self-Govt such as the MCGM.

### 3. Rehabilitation and Free Sale Component

3.1 FSI for rehabilitation of eligible slum/pavement dwellers includes the FSI for the rehab component and for the free sale component. The ratio between the two components shall be as laid down herein below.

3.2 BUA for rehabilitation component shall mean total construction area of rehabilitation component, excluding what is set down in 31(1) of D.C. Regulations, including areas under passages, aanganwadi, health centre/outpost, community hall /gymnasium / fitness centre, skill development centre, women entrepreneurship centre, yuvakendra/ library balwadis, welfare centers, society office, religious structures, as permitted under Government Home Department Resolution dt. 05/05/2011 and 18/11/2015' other social infrastructure like school, dispensary, Gymnasium run by Public Authority or Charitable trust' 5 percent incentive commercial areas for the Co-operative society, and the further 5 percent incentive commercial area for the NGO, Govt./Public Authority/Govt. Company wherever eligible. ~~and also including BUA of various buildable reservations/additional amenities to be proposed in buildable form in DNA~~

3.3 If the rehab component is 10 sq. m of BUA, then an additional 13.33 sq. m of BUA will be permitted and this area of additional 13.33 sq. m can be utilized for disposal in the open market and the rehab component subsidized.

3.4 (a) If the FSI required for rehabilitation of existing hutment dwellers plus free sale component exceeds FSI 4.00 of a particular plot, such excess quantum shall get absorbed while calculating overall FSI of 4.00 on entire DRP Area.

(b) The FSI in CRZ area within DNA, shall be governed by the MOEF notifications issued from time to time.

3.5 The rehabilitation component shall mean all residential tenements as well as non-residential built up premises given free of cost in accordance with the provisions of the DRP outlined in this Regulation excluding what is set down in Regulation 31(1) including aanganwadi, health centre /outpost, community hall /gymnasium / fitness centre, skill development centre, women entrepreneurship centre, yuvakendra / library existing eligible religious structure, school, dispensary, gymnasium run by Public Authority or Charitable Trust etc. as per provision of 8.1 & 8.2 ~~BUA given for buildable~~

DP reservations and additional amenities & facilities to be provided as per regulation no. 7.1 below.

3.6 Minimum Density on the Plot including Non-Residential Units: The minimum density of rehabilitation component on plot shall be 650 tenements per net ha that is, after deducting all reservations actually implemented on site including the land appurtenant thereto, but not deducting the recreational/amenity open space on the remaining area. If the number of tenements to be provided to the hutment dwellers is less than the minimum, the balance shall be handed over free of cost to the SRA, the Authority shall use them for the purpose of transit or Project affected persons or pavement dwellers or slum dwellers from other slums.

3.7 All non-residential BUA shall be included in the computation of minimum density and on the scale of 27.88 sq. m. of carpet area being one tenement. The calculation of FSI for all purposes shall be on gross area, that is, without deducting any percentage for recreational/amenity open space. This shall not affect the requirement of keeping aside the said recreational/amenity open space physically on site, subject to the provisions in this Regulation in that regard.

3.8 Amalgamation/Subdivision of Plots and Balancing of FSI thereon: Any land declared as DRP Area or on which DRP has been sanctioned, if it is spread on part or parts of C.S. Nos. or CTS Nos. or S. Nos. or F.P. No shall be treated as natural amalgamation/subdivisions/ of that C.S or CTS or S. No. or F.P. No. for which no separate approval for amalgamation/subdivision of land would be necessary.

3.9 Boundaries and the measurement of plot areas of the DRP Area shall be declared by the competent authority after actual measurement of plot area on site and the same shall be adopted for planning purpose for calculation of density and floor space index.

3.10 The OSD, DRP(SRA) may if required, adjust the boundary of the plot declared as DRP Area so as to suit the building design and provide proper access to the Project/any other plot/s located within Sector/s.

3.11 After approval is given to the DRP, the area may be further subdivided if necessary to earmark separate plots for the rehab component, amenity plot and the free sale component. The Plot area and the BUA in terms of square meters on the said plot shall be separately mentioned in the lease agreements and Record of Rights.

3.12 The Settlement Commissioner, Maharashtra State on payment of such fees as may be decided by the Govt ensure that the City Survey sheet and property cards are corrected accordingly and fresh property cards are opened for each of the plots giving details regarding the area of the plots and the total area of the floors of the built-up property and TDR given that is, the FSI used on that plot.

#### 4. Temporary Transit Camps:

4.1 The temporary transit camp/transit accommodation shall be provided within DNA or nearby lands with prior approval of DRP(SRA) and if need be on the area of statutory open space to be left in accordance with Regulation No. 27 on the plot.

4.2 On the slum site itself approved for rehabilitation, multi-storeyed temporary transit tenement may be allowed to be constructed.

4.3 The area of temporary transit tenements shall be excluded from the computation of FSI, but the safety of the structure shall be ensured.

4.4 Such building permission shall be given within 15 days from the date of application of the appointed developer of a sector, by OSD, DRP(SRA) failing which it shall be deemed to be given.

4.5 On any vacant site without any reservation in the DP Excluding construction of temporary transit tenements made of light material with the consent of the land-owners or concerned govt authority shall be allowed upto the FSI of 4.0 Temporary shall mean made of detachable material such as tubular/prefabricated light structural or any other materials approved by OSD, DRP (SRA) but such structures which are erected temporarily.

4.6 In all such cases where the temporary transit camp is erected, the condition shall be that the structures shall be demolished by the Developer within 30 days after such intimation given by SRA and as per phase programme of development as approved by DRP Cell and the site should be brought back to the original state.

**5. Commercial/Office/Shop/Industrial Structures/Structures for Potters Business Activity Free of Cost:**

5.1 The eligible existing area under commercial/office/shops/industrial establishments/structures for potters business activity shall be computed on actual measurement/inspection, and/or on the basis of official documents such as License under Shops and Establishment Act, Trade License, Factory License, Electricity bills and Photo pass etc.

5.2 In the rehabilitation component, the BUA for commercial/office/shop/Industrial establishments/potters structures/economic activity that existed prior to 1<sup>st</sup> January, 2000, subject to the provisions in the sub-regulation below, shall be given. Where a person has residential and commercial premises without common wall between residential and commercial premises, for commercial/office/shop/structures for potter's economic activity in the slum/pavement, he shall be considered as eligible for a residential unit and also for BUA for commercial/office/shop/Industrial establishments/structures for potter's/economic activity, both free of cost.

5.3(a) Commercial & Industrial Structures:

**PART - VI ADDITIONAL FLOOR SPACE INDEX****DCPR-2034**

BUA for Commercial and Industrial establishment upto 20.90 sq. m (225 sq. ft.) carpet area or actual area whichever is less, shall be provided to the eligible person free of cost as part of the rehabilitation project. Any area in excess of 20.90 sq. m may, if required, be sold to the extent of area in the following manner:

Existing Carpet Area in the range of ... (in sq. ft.)	Carpet Area to be provided (in sq. ft.)			
	At free of cost, as a part of Rehab component	With Cost		
		But not as part of incentive sale area		
		With 10% Reduction	With 20% Reduction	With 30% Reduction
225 to 250	225	Nil	Nil	Nil
251 to 1000	225	251 to 1000	Nil	Nil
1001 to 1500	225	251 to 1000	1001 to 1500	Nil
1501 and above	225	251 to 1000	1001 to 1500	1501 and above

However, only non-polluting and non-hazardous industry can be allowed to be re-accommodated under this scheme. The rehab area in excess of 20.90 sq. m. (225 sq. ft.) will be at construction cost to be determined by OSD, DRP (SRA) and the said cost to be paid by the hutment dweller to the developer.

**(b) Structures of Potters' Business Activity:**

BUA Structures of Potters' Business Activity up to 20.90 sq. m (225 sq. ft.) carpet area or actual area whichever is less, shall be provided to the eligible person free of cost as part of the rehabilitation project. Any area in excess of 20.90 sq. m may, if required, be sold to the extent of area in the following manner.

Existing Carpet Area in the range of ... (in sq. ft.)	Carpet Area to be provided (in sq. ft.)			
	At free of cost, as a part of Rehab component	With Cost		
		But not as part of incentive sale area		
		With 10% Reduction	With 20% Reduction	With 30% reduction
225 to 250	225	Nil	Nil	Nil
251 to 1000	225	251 to 1000	Nil	Nil
1001 to 1500	225	251 to 1000	1001 to 1500	Nil
1501 and above	225	251 to 1000	1001 to 1500	1501 and above

The rehab area in excess of 20.90 sq. m (225 sq. ft.) will be at construction cost to be determined by OSD, DRP/SRA and the said cost to be paid by the hutment dweller to the developer.

5.4 Such area may be allowed on any side of the plot abutting atleast 6.0 m wide pathway and deriving access from atleast 6.0 m wide pathway/open space. Back-to-back shopping on ground floor shall also be allowed for the purpose of rehabilitation. After exhausting these provisions, it may be allowed on the first floor to the extent necessary.

5.5 **Non-Conforming Activities:** All activities which previously existed shall be allowed to be relocated regardless of the non-conforming nature of the activities, except those which are hazardous and highly polluting and except in cases where the alternative accommodation has already been allotted elsewhere by the MCGM.

5.6 **Non-Residential User in Free Sale Component:**

Non-Residential User as permissible in R and C zones as per DCR 34 shall be allowed in Free Sale Components.

## **6. RELAXATION IN BUILDING AND OTHER REQUIREMENTS:**

6.1 A Residential rehab/renewal tenement shall essentially have a separate living room, kitchen, bedroom, water closet unit, bathroom along with enclosed balcony merged in carpet area of the tenement

6.2 There shall be no restriction on zone and balcony shall not reduce marginal open space to less than 2.0 m for calculating of area of 27.88 sq. m and 37.16 sq. m size of rehab tenements, the area of the balcony shall be included.

6.3 Notwithstanding anything contained in these Regulations, common passages to be provided in the Rehab Component to give accesses to Residential tenements and Commercial/Industrial units shall not be less than 2.0 m in width. If podium is proposed, the corridors formed under the podium upto 12.00 m in width to be used as passage for Rehab & Renewal Commercial/Industrial units & Amenities, shall not be counted towards FSI even while computing 4.00 FSI on site. The areas under such common passages not exceeding 2.00 m in width and upto 12.00 m width shall form part of Rehab Component and it is on this basis the free sale component will be calculated.

6.4 Corridors formed under the podium up to 12.00 m in width giving access to the sale commercial component shall also be considered free of FSI.

6.5 Front and marginal open spaces for building having height upto 32m in the rehab component or composite building for the ground + 1 podium to be proposed to accommodate rehab commercial/industrial units as well as sale commercial areas in composite structures, the front and marginal open space shall be at least 3.0 m for these buildings.

6.6 Notwithstanding the provisions of Regulation No. 41 Table No 18 where the location of the plot abuts DP Road, having width of 18.3 m and above, the front marginal open space shall be at least 3.00 m provided it is not an express highway or road wider than 52 m

6.7 Where the location of the plot abuts a nallah, the marginal open space along the nallah shall not be insisted upon beyond 36 m from the edge of the trained nallah.

6.8 The distance between any two rehab/composite buildings shall not be less than 6 m for the height up to 32 m and for the building with height more than 32 m the open spaces shall be as per Regulation No 41(5).

6.9 A composite building shall contain at least 40 percent of the built-up area as rehabilitation components.

6.10 Wherever more than the minimum front and marginal spaces have been provided, such additional area provided may be considered as part of the AOS in the project comprising both rehabilitation and free sale components, and without charging any premium in relaxation of the stipulations in DCR No.27, wherever necessary.

6.11 The pathway shall act as access wherever necessary. The building shall be permitted to touch pathways.

6.12 The means of access shall be normally governed by the provisions of Regulation No. 23. However, in the project, wherever the design of the buildings in the same land requires relaxation, it may be given. Access through existing pathways including the roads maintained under Section 63K of the MMC Act, 1888 but not less than 3.6 m in width, shall be considered adequate for any slum rehabilitation project, containing buildings having height up to 32 m including stilts.

6.13 Even if the AOS is reduced to make the planning of the rehab sub-plot viable, a minimum of 15 percent of amenity open space shall be maintained.

6.14 Premium shall not be charged for exclusion of staircase and lift-well etc. as covered under the provisions of DCR 31(1).

6.15 All relaxations outlined hereinabove shall be given to the rehabilitation component, and also to the composite buildings in the project. Premium shall not be charged for all or any of the relaxations given hereinabove, or for any other mentioned in DCR 31(1). Provided that further relaxation in open spaces if any is considered, then the same shall be subject to compliance of CFO requirement and recovery of premium at the rate 2.5% of Annual Schedule of Rate.

6.16 Relaxations for the free sale component – Relaxation contained in sub-regulation No.6.6, 6.7, 6.11, 6.12, 6.13 above, other necessary relaxation shall be given to the free sale components for deficient area on payment of premium at the 2.5% rate of ASR for open land (for FSI 1) or 10% of normal premium whichever is more.

6.17 In order to make the Slum Rehabilitation Scheme viable, the OSD, DRP shall be competent to make any relaxation wherever necessary for reasons to be recorded in writing by charging 2.5% rate of ASR of open land (for FSI 1.) or 10% of normal premium whichever is more.

## 7. SLUMS AND DEVELOPMENT PLAN RESERVATIONS:

7.1 Reservations in the DP shall be developed to the fullest extent. Additional amenities and facilities shall be provided as per the quantum shown in Annexure – 'A' to this Regulation. Relocation of reservations within sector if so required to overcome the sector planning constraint shall be permitted with the special permission of CEO/OSD(DRP) of SRA.

Area of amenities and facilities to be provided as per Annexure-A shall be inclusive of reservations in sanctioned DP. Types of reservations and area of reservations shall in no case be reduced

7.2 Slums/Structures under renewal situated in lands falling under residential(R), commercial(C), industrial (I) zones which are not affected by any other allocations/designations/reservations in the final DP& may be developed subject to the following:

(i) (a) Lands in residential (R) and commercial (C) zones occupied by existing slums/structures under renewal be allowed to be developed in accordance with the provisions contained in this Regulation.

(b) Lands in industrial zones (I)/Industrial estate may be allowed to be converted into residential users in accordance with Regulation No 14(B). Such lands occupied by existing slums/structures under renewal may further be allowed to be developed in accordance with the provisions contained in this Regulation.

(ii) Lands in industrial zone (I) occupied by existing slums/structures under renewal shall be allowed to be developed in accordance with the provisions contained in this sub-regulation 33(10) (A) and 33 (9) (A).

(iii) As a special case for DRP nonresidential activities to be developed as described under clause no.5.3 and 5.6 of this Regulation& clause no. 4 & 7 Regulation No 33 (9) (A) shall be allowed to be developed without going through the process of the change of zone.

7.3 Slums/structures under renewal situated on lands reserved/designated/allotted for existing or proposed non-buildable reservations such as playground, garden, park and any other open users in the Final DP occupied by existing slums/structures under renewal shall be shifted within the same planning sector in which such plots belongs/vests and sites occupied by them shall be cleared for the implementation of DRP in which such quantum of designated/allotted for existing or proposed non-buildable reservation shall be fully subsumed in the additional amenities & facilities to be provided under DRP as in clause no. 7.1 above as per the specifications of DRP (SRA) or the concerned Govt. authority and shall be handed over free of cost and charge to the DRP (SRA) or the concerned Govt. authority. The land area under such reservation shall be allowed to be included in the project plot area to be considered for FSI purpose.

7.4.(a) Slums/structures under renewal situated on lands reserved/designated/allotted for existing or proposed buildable Public reservations in the Final DP such as Municipal/Private primary or secondary schools, Municipal dispensary, Municipal hospitals, Maternity home, Municipal chowky, Fire brigade, Sewage treatment plant, Pump house, Municipal retail market shall be shifted within the same planning sector in which such plots belong/vest and sites occupied by them shall be cleared for the implementation of DRP in which such quantum of designated/allotted for existing or proposed buildable reservation shall be fully subsumed in the additional amenities & facilities to be provided under DRP as in clause no. 7.1 above as per the specifications of DRP/SRA or the concerned Govt. authority to whom this developed amenity is to be handed over. This developed buildable amenity shall be handed over free of cost & charge to the DRP/SRA or the concerned Govt. authority. The BUA of such amenity shall be excluded for the purpose of FSI. Thereafter the full permissible FSI of the plot according to this Regulation shall be allowed to be included in the project plot area to be considered for FSI purpose.

7.4 (b) For other buildable reservations on lands under slum which are not covered under clause no. 7.4(a) above, BUA equal to 25 percent of the area under that reservation in that plot shall be demanded free of cost by the SRA for MCGM or any other appropriate Authority. The BUA of such amenity shall be excluded for the purpose of FSI computation. Thereafter the development for DRA be allowed as per the full permissible FSI of the entire plot according to regulation 33(10) (A) read with this Regulation and subject to provisions in clause No. 7.1

7.5 Where DP road/Proposed road passes through DRP area, the entire 100 percent FSI of the road may be given in the same site, on the remainder of the plot.

7.6 Development of Slum Plots under DCR 33(10) (A) and Urban Renewal plots under DCR 33(9) (A) in a planning sector may be allowed to be developed together in order to promote flexibility of design as well as to raise more resources. The power under Regulation 13(6) for shifting and/or interchanging the purpose of



designations/reservations shall be exercised by the OSD, DRP (SRA) in respect of DNA as a SPA in consultation of MCGM.

7.7 In case of DRP adjoining railway tracks, a boundary wall of minimum, 2.4 m in height shall be constructed.

7.8 Slums/structures under renewal on lands designated or reserved for purpose of Rehabilitation and Resettlement shall be treated as sites for slum redevelopment and redevelopment to be allowed according to this Regulation.

7.9 Existing slums occupying lands/structures under renewal in dangerous locations such as marshy lands, near water bodies, lands abutting railway tracks/in railway lands, NDZ and sites immediately required for the public and semi-public projects may be relocated at other suitable locations within the planning sectors and may be allowed to be developed in accordance with this Regulation.

8. ~~WELFARE HALL, BALWADI, SOCIETY OFFICE AND RELIGIOUS STRUCTURE~~ **Aaganwadi, Health Centre / Outpost, Community Hall /Gymnasium / Fitness Centre, Skill Development Centre, Women Entrepreneurship Centre, Yuva Kendra / Library, Society Office, and Religious Structures:**

~~8.1 There shall be a welfare hall in each project as part of the rehabilitation component. It shall be at the rate of 25.00 sq. m for every multiple or part of 100 hutment dwellers' families, but located so as to serve all the floors and buildings equitably. Further, they may be clubbed together suitably for its better utility. In case of misuse, it shall be taken over by the DRP (SRA) which will be competent to allot the same to some other organization/institution for public use. Balwadi shall also be provided for on a similar scale. An office for the Co-operative Housing Society shall also be constructed in accordance with Regulation No. 37(11). However, if the number of Rehab Tenements exceeds 100 then for every 100 Rehab Tenements such additional society office shall be constructed. Religious structures existing prior to redevelopment, if allowed in accordance with the guidelines issued by Govt from time to time as part of redevelopment shall not exceed the area that existed prior to redevelopment. Social infrastructure/s like School/s, Dispensary/s, Gymnasium/s certified by the Competent Authority as existing prior to the redevelopment shall be allowed without increase in existing area.~~

**There shall be health Centre/ outpost, Aaganwadi, skill development centre, women entrepreneurship centre, yuvakendra / library of size 2520.90sq. m for every multiple or part of 250/100 hutment dwellers. In case of misuse, it shall be taken over by the DRP(SRA) which will be competent to allot the same to some other organization /institution for public use. Balwadi shall also be provided for on a similar scale. An office for the Co-operative housing society shall be also constructed for every 100 rehab tenements in accordance will D.C. Regulations No. 37(9). However, if the number of rehab tenements exceeds 100 then for every 100 rehab tenements such**

*additional society office shall be constructed. There shall be a community hall for rehab bldg. of the Project as a part of the rehabilitation component. The area of such hall shall be 2% of rehab built up area of all the buildings or 200 sq. m whichever is less.*

*Religious structures existing prior to redevelopment, if allowed in accordance with the guidelines issued by Govt. from time to time as part of redevelopment shall not exceed the area that existed prior to redevelopment. Other social infrastructure like School, Dispensary and Gymnasium run by Public Authority or Charitable Trust that existed prior to the redevelopment shall be allowed without increase in existing area.*

*However, it is provided that in the slum rehabilitation project of less than 250 hutments, there shall be Balwadi, Welfare hall and any of two amenities mentioned above, as decided by co-operative housing society of slum dwellers, of size of 25 sq.mt and office for the Co-operative housing society in accordance with D.C. Regulations No. 37(9). OSD, DRP(SRA) may permit accumulation of the amenities mentioned above but ensure that it shall serve equitably to the rehab area.*

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~~8.2 All the areas underlying social infrastructure/s like School/s, Dispensary/s, Gymnasium/s certified by the Competent Authority as existing prior to the redevelopment shall be free of cost & shall form part of rehabilitation component and it is on this basis the free sale component will be computed.~~

All the areas underlying Aaganwadi, health centre / outpost, community hall/gymnasium / fitness centre, skill development centre, women entrepreneurship centre, yuvakendra / library community hall/s, society office, balwadi/s, religious structure/s, social infrastructure like School, Dispensary, Gymnasium run by Public Authority or Charitable Trust, the commercial areas given by way of incentives to the co-operative society and the nongovernmental organisation shall be free of cost and shall form part of rehabilitation component and it is on this basis the free-sale component will be computed.

These provisions shall apply to construction of transit camps under DC Regulations 33(11) also.

~~8.3 Welfare halls, society office, balwadis and religious structure/s, "Social infrastructure/s like school/s, Dispensary/s and Gymnasium/s certified by the Competent Authority as existing prior to the redevelopment in the Rehab Component shall not be counted towards the FSI even while computing 4.00 FSI on site.~~

~~However, social infrastructure like school, dispensary and gymnasium run by other than Public Authority or Charitable Trust shall be counted towards F.S.I.~~

Aaganwadi, health centre / outpost, community hall /gymnasium / fitness centre, skill development centre, women entrepreneurship centre, yuvakendra / library, society office, Balwadi/s, and religious structures, social infrastructure like School, Dispensary and Gymnasium run by Public Authority or Charitable Trust in the rehab component shall not be counted towards the FSI even while computing permissible FSI on site.

**9. PAYMENTS TO BE MADE TO SRA AND INSTALMENTS:**

9.1 An amount of ofRs ~~20,000~~40000/- or such an amount as may be decided by the Govt from time to time per tenement/unit will have to be deposited by the developer with DRP as a corpus fund for utilization by the co-operative housing society of the rehab residents for the purpose of maintenance, in accordance with the time-schedule for such payment as may be laid down by OSD, DRP (SRA). However, by the time of completion of construction for occupation of tenements by the hutment dwellers, the total amount at the rate of Rs 40000 per tenement completed should have been deposited in full. The building permission for the last 25 percent of the free sale component would be given only after the entire required amount is deposited in full with DRP (SRA). ~~Amatching amount of Rs 20000/- per rehab tenement/unit shall also be deposited by DRP and added to the said corpus fund.~~

9.2 An amount at the rate of 2% of ASR for BUA ~~orsuch an amount~~ as may be decided by Govt from time to time shall be paid by the Developer for the BUA over and above the normally permissible FSI, for the rehabilitation and free sale components. This amount shall be paid to the SRA in accordance with the time schedule for such payment as may be laid down by the OSD, DRP of SRA, provided the installments shall not exceed beyond the completion of construction. These infrastructural charges shall be in addition to development charges levied as per section 124 of MR&TP Act 1966.

Provided that out of amount so recovered as Infrastructural Charges, 90% amount shall be go to MCGM and 10% amount will go to DRP (SRA).

9.3 The part of land premium to be made available to the land-owning authority as per rates to be decided by GoM shall be exclusively used for schemes to be prepared for the improvement of infrastructural developments in the benefit of DRP.

**ANNEXTURE –“A”**

10. ~~Additional~~ amenities and facilities to be provided under DRP to be read with clause 7.1 of Regulation no. 33 (10) (A):

Sr. No.	Description of the Amenity	Legends	Units	Additional amenities & facilities to be provided under DRP					
				Sector I	Sector II	Sector III	Sector IV	Sector V	Total I to V

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Sr. No.	Description of the Amenity	Legends	Units	Additional amenities & facilities to be provided under DRP					
				Sector I	Sector II	Sector III	Sector IV	Sector V	Total I to V
<b>Buildable Amenities for which Sale Incentive is available.</b>									
1	Primary and Secondary School	<b>RE1.2</b>	sq. m	9066.97	16433.89	13600.46	12467.09	5100.17	<b>56668.58</b>
2	Higher Education Secondary School	<b>RE2.1</b>	sq. m	6066.97	16433.89	12650.55	11517.18	10000.00 (with 2 colleges)	<b>56668.58</b>
3	Municipal Dispensary / Health Post & Municipal Maternity Homes / Polyclinics	<b>RH1.1 &amp; RH1.3</b>	sq. m	6272.00	11368.00	9408.00	8624.00	3528.00	<b>39200.00</b>
4	Welfare Centres + Gym + Community Hall	--	sq. m	200.00	200.00	200.00	200.00	200.00	<b>1000.00</b>
5	Library	--	sq. m	200.00	200.00	200.00	200.00	200.00	<b>1000.00</b>
6	Fire Station	<b>RPU1.1</b>	sq. m	0.00	0.00	0.00	3990.00	0.00	<b>3990.00</b>
7	Post Office	--	sq. m	665.00	0.00	0.00	665.00	0.00	<b>1330.00</b>
8	Police Station	<b>RPU3.1</b>	sq. m	1995.00	1995.00	0.00	0.00	0.00	<b>3990.00</b>
9	Retail Market	<b>RSA1.2</b>	sq. m	2511.04	4551.26	3766.56	3452.68	1412.46	<b>15694.00</b>
10	Police Chowky	<b>RPU3.2</b>	sq. m	140.00	140.00	140.00	140.00	140.00	<b>700.00</b>
11	Potters Institute (common work space)	-	sq. m	0.00	2230.00	0.00	0.00	0.00	<b>2230.00</b>
	<b>Total</b>			<b>27116.99</b>	<b>53552.04</b>	<b>39965.57</b>	<b>41255.95</b>	<b>20580.64</b>	<b>182471.17</b>
<b>Total Land Area of Buildable Amenities not to be constructed by the developers.</b>									
12	Best Bus Facility Station	<b>RT1.4</b>	Ha	0.00	0.00	0.06	0.00	0.00	<b>0.06</b>

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Sr. No.	Description of the Amenity	Legends	Units	Additional amenities & facilities to be provided under DRP					
				Sector I	Sector II	Sector III	Sector IV	Sector V	Total I to V
13	Best receiving station /Tata Receiving Station		ha	0.00	1.30	0.00	0.00	0.00	<b>1.30</b>
14	Pumping station		Ha	0.00	0.00	0.37	0.00	0.00	<b>0.37</b>
15	NID & ITI (Other Education)	<b>RE3.1</b>	Ha	0.00	0.30	0.00	0.30	0.00	<b>0.30</b>
	<b>Total</b>			<b>0.00</b>	<b>1.60</b>	<b>1.30</b>	<b>0.43</b>	<b>0.73</b>	<b>2.03</b>
<b>Total Land Area of Un-Buildable Amenities</b>									
16	Parking Lot	<b>RT1.6</b>	ha	0.00	0.00	0.00	0.00	1.84	<b>1.84</b>
17	Public Open Spaces (can be mixed user / part of layout)		ha	1.58	0.00	1.58	1.58	1.58	<b>6.32</b>
18	Layout RG that would be provided in sale and rehab areas to be multi used		ha	0.77	1.39	1.15	1.06	0.43	<b>4.81</b>
19	Play Ground attached to schools (mixed use / part of layout)		Ha	0.40	0.73	0.60	0.55	0.23	<b>2.50</b>
20	Mahim Recreational Ground (Rajiv Gandhi Nagar) Mahim Nature Park Extension (1.33 ha), Afforestation (0.83 ha) and RG below HTL (1.04 ha)		Ha	0.00	0.00	0.00	0.00	3.20	<b>3.2</b>
21	Potters Institute (common open	-	Ha	0.00	0.22	0.00	0.00	0.00	<b>0.22</b>

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Sr. No.	Description of the Amenity	Legends	Units	Additional amenities & facilities to be provided under DRP					
				Sector I	Sector II	Sector III	Sector IV	Sector V	Total I to V
	space)								
22	Land to be given to TATA Power Electric Co.		Ha	0.00	0.40	0.00	0.00	0.00	<b>0.40</b>
	<b>Total</b>			<b>2.75</b>	<b>2.74</b>	<b>3.33</b>	<b>3.19</b>	<del>7.28</del> <b>6.72</b>	<del>19.29</del> <b>18.73</b>
<b>Note</b>	All the additional amenities and facilities to be provided within DRA are deemed to be treated as DP Proposals. All proposed roads having width of 12 m & above are deemed to be treated as DP Proposals. The SRA may add, alter or amend category and quantum of additional amenities and facilities to be provided within DNA with the approval of GoM.								

**Note:**

The provisions of the DC Rules for Greater Mumbai, and all other applicable sections of the MA & TP Act, 1966, shall apply *mutatis mutandis* to the development of land with the modification that the expressions "MCGM" and "Municipal Commissioner" shall be substituted by the expressions "SRA" and "OSD, DRP (SRA)" respectively.

**33(11) Provisions relating to Permanent Transit Camp tenements for Slum Rehabilitation Scheme/Rental housing:**

Total FSI on **gross** plot area may be allowed to be exceeded upto 4 for construction of Transit Camp tenements for SRA/**Rental Housing**.

(A) The FSI & distribution of additional FSI for the construction of Transit Camp Tenements/Rental Housing shall be as shown below:

Location	<b>Plot area excluding area to be handed over in lieu of Reservation /Designation in the DP except affected by proposed DP roads/Sanctioned RL under MMC Act</b>	<b>Minimum Road Width</b>	Total permissible FSI	Zonal FSI	Additional FSI	%FSI for Transit tenements for SRA/ <b>Rental Housing</b> of total additional FSI	%FSI for sale component of <b>total additional FSI</b>
	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>

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Island City	<i>Up to 2000 sq. m</i>	<i>12m</i>	<i>Up to 3.0</i>	<i>1.33</i>	<i>Up to 1.67</i>	<i>1.67</i>	<i>1.0</i> <i>37%</i>
	<i>Above 2000 sq. m</i>	<i>18m</i>	<i>Up to 4.0</i>	<i>1.33</i>	<i>Up to 2.67</i>	<i>63%</i>	
Suburbs & Extended Suburbs	<i>Up to 2000 sq. m</i>	<i>12m</i>	<i>Up to 3.0</i>	<i>1.00</i>	<i>Up to 2.0</i>	<i>1.50</i> <i>50%</i>	<i>1.50</i> <i>50%</i>
	<i>Above 2000 sq. m</i>	<i>18m</i>	<i>Up to 4.0</i>	<i>1.00</i>	<i>Up to 3.00</i>		

(B) Such Schemes shall not be permissible on lands reserved/designated **existing amenity** in the DP & in **NDZ/SDZ/GZ**.

(C) Transit tenements for SRA out of additional FSI could be used for construction of Transit Camp of tenements having carpet area of 25 sq. m (269 sq. ft.). Ground floor shall be used for commercial tenements having carpet area of 20.90 sq. m (225 sq. ft.) for project affected commercial tenements & same shall be handed over free of cost to SRA. Alternatively, residential tenements can be used for Govt Staff Quarters etc.

**(D) Provision of Aaganwadi, Health Centre / Outpost, Community Hall / Gymnasium / Fitness Centre, Skill Development Centre, Women Entrepreneurship Centre, Yuva Kendra / Library, Society Office, Balwadi, shall be as per sub-regulation 8 of regulation 33(10) to these transit camps. 25% of Zonal (basic) FSI shall be exclusively used for the purpose of shops along layout road for use of residential occupants of layout.**

(E) Additional FSI over & above Zonal (basic) FSI may be released in co-relation to the BUA of the tenements that are required to be handed over free of cost to SRA/MCGM as the case may be. Alternatively, TDR in lieu of unconsumed sale component of additional FSI, as per this Regulation, may be permitted for Permanent Transit Camp (PTC) and Rental Housing for which SRA will be the Planning Authority.

(F) Only after the Transit Camps are handed over free of cost to the SRA, the Occupation Certificate, water connection, power connection etc. for the other portion shall be given by the Appropriate Authority.

~~(G) Clubbing: In case of two or more nos. of PTC/schemes taken up for development by same owner or collaborating owners/developers/Co-Operative Societies of slum dwellers under any legal arrangement approved by CEO (SRA), both rehab and sale components of the said slums can be combined and located in any proportion in these plots provided that the FSI as stipulated in Table above is not~~

~~exceeded. However, clubbing shall be allowed only if it leads to an independent plot/Building/Wing as the case may be with SRA component being handed over to SRA.~~

~~Whenever such clubbing of PTC schemes on plots/lands having different ASR is approved & PTCs are shifted on land having lesser ASR, the Developer shall have to pay premium equal to 51% of unearned income on extra sale component being available than which would have been otherwise available on such plot as standalone scheme. Such unearned income shall be equal to difference of rate of open land in sq. mas per as per ASR (on the date of clubbing of the scheme) of BUA of land where such extra sale component to be allowed & from the land from which such sale component is shifted. Such premium shall be paid to SRA in two stages viz 50% at the time of IOA of such extra sale component to be allowed & balance at the time of issuing CC for the same. However, such clubbing shall not be permissible for development under the provision of SRA scheme under clause 3.11~~

~~Note.— This provision shall not apply to the plots wherein permissible Zonal F.S.I. is less than 1.00.~~

~~The entire rehabilitation components including Base FSI may be categorized as rental housing and permanent transit component as applicable and the corresponding sale components from the additional FSI amongst two or more schemes under this regulation can be permitted to be interchanged. A developer / developers making an application under this regulation may club more than one plot belonging to single or multiple owners and offer permanent transit component on a single plot while shifting sale component as well as base FSI of the plot to other plots provided all right holders of these plots agree and make a joint application. However, clubbing shall be allowed only if it leads to an independent plot / building / wing as the case may be with permanent transit component being handed over to Planning Authority.~~

~~The developer shall have to pay premium equal to 40% of unearned income calculated with the rates of construction as well as sale given in ASR of the year of payment. The unearned income shall be computed by calculating valuation of sale component awarded in lieu of component for Planning Authority after deducting cost of construction of sale as well as Planning Authority's component and the cost incurred to various authorities towards statutory payments relating to Planning Authority as well as sale component. In case there is shifting of base FSI within plots in clubbing scheme, difference of land valued in ASR shall be taken into account while finalizing unearned income, and this difference shall be calculated as 100% towards premium.~~

~~Such clubbing can be allowed for the schemes falling within the distance of 5 km.~~



*The premium shall be paid to the Planning Authority in two stages 50% at the time IOA and 50% at the time of issuing C.C. for the incentive FSI. or the developer has to surrender equivalent sale FSI in form of constructed BUA to the extent of premium in the scheme to be valued at ASR rate of sale in the year of such surrender of built up area.*

*Note: Out of the ~~total~~ premium amount ~~so~~ collected ~~under rehabilitation scheme~~ under ~~this~~ ~~these~~ Regulation, ~~2/3~~ shall be kept in a separate account to be utilized as shelter fund for the State of Maharashtra and 1/3 shall be deposited at the Office of the Deputy Director of Town Planning, Greater Mumbai.*

(EP-102)

**33(12). Redevelopment of contravening structures included in the Final Plot of a Town Planning (TP) Scheme and Removal and re-accommodation of tolerated structures falling in the alignment of road:**

**(A) Redevelopment of contravening structures included in the Final Plot of a TP Scheme.**

For the redevelopment/reconstruction of contravening structures situated in TP Schemes, additional FSI over and above permissible FSI prescribed under these Regulations shall be admissible as under:

a. In the redevelopment scheme the number of tenants as recorded in the TP Scheme Book and residing in the contravening structures shall be accommodated by giving alternative accommodation in the redevelopment schemes **in the same scheme or in the same administrative ward** having carpet area of 25sq. m (269 Sq. ft.) each, irrespective of their original holding provided the overall FSI consumption of the Final Plot shall not exceed 4.0.

b. The Commercial users may be permitted in the redevelopment scheme to accommodate the existing commercial tenants, provided the commercial area in the redevelopment scheme shall not exceed the original commercial area.

c. The tenants not listed in the records of TP Scheme but residing in contravening structure or such structures which have come up after TP Scheme is finalized, but are existing ~~before 01.01.1995~~ **on date as notified by the GoM from time to time** and where structures and inhabitants names are appeared in the Legislative Assembly Voter's List of ~~1995~~ **year as notified by the GoM from time to time** shall also be eligible for being included in the Redevelopment Scheme. Such tenants shall also be granted accommodation at the rate of ~~25sq. m of carpet area per tenant~~ **25 sq. m. in case of residential/residential cum commercial occupants and in case of commercial occupants, existing area or 20.90 sq. m, whichever is less** provided the total FSI of the plot does not exceed 4.0.

d. BUA equivalent to the area held by the tenant or 25sq. m whichever is less shall be handed over free of cost to the respective tenant by the Developer/Owner, while for

the balance BUA, an amount as may be mutually agreed to between tenant and Owner/Developer shall be paid by the tenant. Condition to this effect shall be prescribed by the MCGM while approving redevelopment proposal.

e. For the purpose of this redevelopment scheme, the owner/ developer shall get further additional FSI to the extent of 50% of the area of the structures covered under Sr. No. (a),(b),(c)&(d) above provided further that the overall FSI of the Final Plot shall not exceed 4.0.

***f. The Fungible compensatory area shall be permissible for rehab component without charging premium and to the incentive BUA by charging premium for the tenants as recorded in the TP Scheme Book and residing in the contravening structures.***

**(EP-103)**

Notes: For the purpose of this Regulations the contravening structures shall mean:

- i. Structure situated outside the original plot but included fully or partly within the final plot allotted to a person in the TP Scheme.
- ii. Structures which are partly included in the final plot allotted to a person and partly included in the roads sites reserved for public purpose/adjoining final plot.
- iii. Structures which are included in the TP Scheme area but situated outside the final plot allotted to a person and are affected by sites reserved for public purpose, provided the Planning Authority has no objection for rehabilitation of such structures.
- iv. However, structures included in the common area comprising of original plots and final plots shall not be treated as contravening structures.

***(B) Removal and re-accommodation of tolerated /protected structures falling in the alignment of road: -***

In a scheme where removal of tolerated/protected structures falling in the alignment of existing road or widening of existing road for which road line has been prescribed or DP Road and re-accommodation of these tolerated/protected structures in the same administrative ward has been proposed for the expeditious removal of bottlenecks, the FSI may be allowed to be exceeded above the permissible FSI as mentioned below subject to following condition:

- a) The tolerated residential structures shall be existing since prior to 17.04.1964 and non-residential structure shall be existing since prior to 01.04.1962 falling in the alignment of existing road or widening of existing road for which road line has been prescribed or DP Road.

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- b) The structures shall be reflected in the true extract of Revenue Record prior to 1961-62 or in the assessment records prior to datum line as mentioned (a) above.
- c) The scheme plot and the tolerated structures as mentioned above falling in the alignment of the road shall be relocated in the same administrative ward.
- d) The provisions of this Regulation shall not be applicable to the structures where development of plot, where such tolerated/protected structures are situated, is proposed to be undertaken or in progress.
- e) It shall be responsibility of the scheme owner/developer who wishes to seek benefit under this Regulation to execute tri party registered agreement with the owner of the plot where such tolerated/protected structures are situated and with the occupiers of such structures in respect of removal of structures falling on road and the copy of the same shall be submitted to MCGM.
- f) The owner/developer will have to submit the advance possession receipt to MCGM for handing over of such plot affected by road line/DP road having built up structures as detailed above to MCGM.
- g) The owner of the plot shall be eligible for TDR as per Zonal (basic) FSI of the plot in lieu of handing over of the land affected by road. TDR for such land shall be issued only when ownership of land has been transferred in PR card in the name of MCGM.
- h) The existence of the structure on site, carpet area of the structures and occupancy of the eligible occupants in case of non-cess structures shall be certified as detailed above by the Assistant Commissioner of respective ward and by MHADA in case of cessed structures.
- i) In case of such area is occupied by cessed structures and affected by road widening/DP Road, NOC from MHADA shall be insisted.
- j) The eligible residential/residential cum commercial tenant/occupants of tolerated structures shall be entitled for the minimum carpet area of 27.88 sq. m or the area equivalent to existing carpet area and in case of non-residential tenant/occupants, area equal to existing carpet area shall be allotted.
- k) The owner of scheme shall be eligible for the BUA required for rehabilitation of existing tenants/occupants plus incentive BUA to the extent of 50% of BUA required for rehabilitation. However, the FSI on plot/layout shall not be allowed to be exceeded up to 4.0.
- l) If the part of the structures is falling in alignment of roads, then such occupants shall, be eligible for the benefit as above. However, TDR equivalent to Zonal (basic) FSI of the land so handed over will be eligible.

- m) The owner shall be eligible for the commencement certificate for the incentive BUA only after rehabilitation of occupants of affected tolerated structure /removal of structures falling in the alignment of road line/DP Road.
- n) The fungible ~~BUA~~ **compensatory area** shall be permissible for rehab without charging premium and to the incentive BUA by charging premium.
- o) The protected structures falling in the alignment of Road/DP road as notified by government from time to time and as certified by competent authority shall also be eligible for the rehabilitation as per this regulation subject to condition that rehabilitation area shall be 25 sq. m in case of residential/residential cum commercial occupants and in case of commercial occupants, existing area or 20.90 sq. m, whichever is less.

### 33(13) – Buildings of Information Technology Establishments

**With the Special permission, the Commissioner may permit the floor space indices to be exceeded beyond Zonal (basic) FSI specified in this Regulation No.30 Table No. 12 up to 5.0 as given in the following table, to all registered Public & Private IT/ITES Parks/ AVGC Parks/IT SEZs or IT Parks in SEZs/Stand-alone IT/ITES units in public IT Park (including IT/ITES units located in Residential/Industrial/Special Development Zone/ Green Zone or any other land-use zone in which such users are permissible), which have been approved by the Directorate of Industries, proposed to be set up or already set up under present/ previous IT/ITES policies by charging premium as per the conditions specified as detailed below this table.**

Sr No	<del>Plot area excluding area to be handed over in lieu of Reservation /Designation in the DP except affected by proposed DP roads/Sanctioned RL under MMC Act</del>	Minimum Road Width	Maximum Permissible FSI
1	<del>Up to 2000 sq. m</del>	12m	Up to 3
2	<del>Above 2000 and up to 3000 sq. m</del>	18m	Up to 4
3	<del>Above 3000 Sq. m</del>	30m	Up to 5

**The grant of additional FSI as stated above shall be subject to following conditions, in respect of**

**a) All IT and ITES units in Public IT Parks**

**b) All registered IT and ITES Units located in Private IT Parks, approved by Director of Industries in the State.**

**Provided that maximum of 80% of the total FSI may be used for IT/ITES/IT supported Financial Services with the prior approval of the State Govt. and remaining 20% may be used for commercial services.**

~~c) The IT supported financial services shall be restricted to the users specified by the Industries Department, in its Government Resolution IMC/2008/CR-46/IND-2 dated 13/8/08 and as may be amended from time to time by the High Power Committee and Industries Department.~~

a) ~~e) The additional FSI shall be granted beyond permissible FSI as per regulation 30(A)(1) upon the payment of premium. Such premium shall be recovered for the BUA at the rate of 80% of ASR for open develop land (for FSI 1) 25% for IT/ITES users, 40% for the IT supported financial services and 100% for commercial users of the present market value of the land under reference as indicated in the Ready Reckoner~~

~~Provided that 40% of the present market value of land under reference as indicated in the Ready Reckoner will be liable to be paid even if only a part of 80% of the total area is used for IT supported Financial Services.~~

b) ~~e) 25% the total premium so charged shall be paid to the Govt. and remaining 75% shall be paid to the said Authority. The premium so collected shall be shared between the Planning Authority and the Government in the proportion of 50:50. The share of the Government shall be paid to the Deputy Director of Town Planning, Greater Mumbai.~~

(Explanation: - Premium charges shall be calculated on the value of lands under such zones, determined by considering the land rates of the said land as prescribed in Annual Statement of Rates (ASR). These charges shall be paid at the time of permitting additional F.S.I. by considering the ASR for the relevant year without applying the guidelines)

~~f) The premium so collected by the Planning Authorities shall be primarily used for development/up gradation of off-site infrastructure.~~

~~g) Additional FSI for IT supported Financial Services & 20% commercial users will be applicable in those zones where the DCR permit such use.~~

~~h) Users as permissible as per IT policy of Govt. amended from time to time shall be allowed.~~

c) Maximum 20% of total proposed Built-up area (excluding parking area) inclusive of such additional F.S.I. may be permitted for support services as defined in IT/ITES Policy 2015, in IT Parks and remaining built-up area shall be utilized for IT/ITES.

d) Maximum 40% of total proposed Built-up area (excluding parking area) inclusive of such additional F.S.I. may be permitted for support services in IT Parks in Municipal Corporations which are not covered under Serial No. c) above and remaining built-up area shall be utilized for IT/ITES.

- e) *New said unit shall allocate at least 2% of the total proposed built-up area, for providing incubation facilities for new units. This area would be treated as a part of the Park to be used for IT activities and eligible for additional FSI benefits accordingly.*
- f) *Premium to be received by the Planning Authority as per provisions in this regulation shall be deposited in a separate fund viz. "Critical Infrastructure Fund for IT/ITES Industries" and this fund shall be utilized only for creation of Critical Infrastructure for IT/ITES Industries:*

*Provided that in the event, the developer come forward for providing such off site infrastructure at his own cost, instead of paying premium as prescribed above, then the Planning Authority may determine the estimated cost of the work by using rates prescribed in District Schedule of Rates (DSR) of the relevant year, in which order for commencement of such work is issued. The Planning Authority shall also prescribe the standards for the work. After completion of the works, the Planning Authority shall verify and satisfy itself that the same is developed as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered from such developer before issuing Occupancy Certificate.*

*Provided that, in case the cost of work is more than the premium to be recovered, such additional cost to be borne by such developer.*

- g) *Permission for erecting towers and antenna upto height permitted by the Civil Aviation Department shall be granted by the Commissioner as per the procedure followed for development permission or otherwise as may he decided by the Government.*
- h) *While developing site for IT/ITES with additional FSI, support services as defined in the IT Policy 2015, shall be allowed.*
- i) *Notwithstanding anything contained in these regulations, no amenity space is required to be left for development of plot/land upto 2.00 Hect. for IT/ITES.*

*j) The Directorate of industries will develop a web portal on which the developer of every IT park will be bound to provide/update detailed information about names of the units in the park, utilization of built-up area and activities being carried out, manpower employed in the It Park for IT/ITES and support services on yearly basis.*

*If a private IT park has availed additional FSI as per the provisions of IT/ITES policy and subsequently it is found that the built-up space in the park is being used for non IT/ITES / commercial activities/ any other activity not permitted as per the IT/ITES policy under which the said park was approved, a penal action as below will be taken, the payment shall be shared between the concerned Planning Authority and the Government in the ratio of 3: 1.*

- a) The misuse shall be ascertained by physical site verification of the said private IT park by a team of officers from the Directorate of industries and the Planning Authority which has approved the building plans of the said private IT park.*
- b) A per day penalty equal to 0.3% of the prevailing ready reckoner value of the built-up area that has been found to be used for non- IT/ITES activities.*
- c) The penalty will be recovered from the date of commencement of unauthorized use till the day non IT use continues.*

*After payment of the penalty to the concerned Planning Authority which has sanctioned the building plans of the concerned private IT park, the said private IT Park will restore the use of premises to the original purpose for which LOI/Registration was granted. If the private IT Park fails to pay penalty and / or restore the use to its original intended use, the concerned Planning Authority will take suitable action under the Maharashtra Regional and Town Planning Act 1966, against the erring private IT Park under intimation to the Directorate of Industries. This provision will also be applicable to existing IT Parks.*

*These provisions will be over and above the penal provisions of the MRTTP Act. 1965*

*(EP-104)*

*33(13)(A) Buildings of Smart Fin Tech Centre*

- 1) *The Commissioner may permit additional FSI up to 200 % over and above the basic permissible F.S.I. to Smart Fin Tech Centre located in Residential / Industrial/Commercial Zone, which have been approved by the Directorate of Information Technology, proposed to be set up ( hereinafter referred to as the "said unit") by charging premium of 30% of the land rate for the said land as prescribed in Annual Statement of Rates for the relevant year of granting such additional F.S.I.*

*Provided that additional FSI shall be permissible only on plots having an access road of minimum 18 meters width and subject to approval by committee chaired by the Principal Secretary, Information Technology and comprising representatives of Industries, Finance and Urban Development Department (UD-1).*

*Provided further that, the premium so collected shall be shared between the Planning Authority and the Government in the proportion of 50 : 50. The share of the Government shall be deposited in the Fin Tech Corpus fund which is being set up by Director of Information Technology.*

*(Explanation :- Premium charges shall be calculated on the value of lands under such zones, determined by considering the land rates of the said land as prescribed in Annual Statement of Rates (ASR). These charges shall be paid at the time of permitting additional F.S.I. by considering the ASR for the relevant year without applying the guidelines)*

- 2) *The total maximum permissible F.S.I. shall not exceed limit of 3.00. in suburbs and extended suburbs and Mumbai City. In case of plot having area of 2,00,000 sq. mtr. or above, which front on roads having width of 24.00m or more, the F.S.I. may be permitted to be exceeded upto 4.00.*
- 3) *Notwithstanding anything contained in these Regulations, no amenity space is required to be left for development of plot/land up to 2.00 Hectare for Smart Fin Tech Centre.*
- 4) *At least 85% of total proposed Built-up area (excluding parking area) shall be permitted for business of Fin Tech (start-ups, incubators, and accelerators), banking, financial service including NBFC and insurance, and IT/ITES with focus on Fin Tech.*



- 5) *The Directorate of Information Technology will develop a web portal on which the developer of every Smart Fin Tech Centre will be bound to provide / update detailed information about names of the units in the park, utilization of built-up area and activities being carried out, manpower employed in the Smart Fin Tech Centre on yearly basis.*
- 6) *If a Smart Fin Tech Centre has availed additional FSI as per the provisions of Smart Fin Tech Centre policy and subsequently it is found that the built-up space in the Smart Fin Tech Centre is being used for non-Fin Tech / commercial activities / any other activity, not permitted as per the Smart Fin Tech Centre policy under which the said Centre was approved, a penal action as below will be taken, the payment shall be shared between the MCGM and the Government in the ratio of 3:1.*
- a) *The misuse shall be ascertained by physical site verification of the said Smart Fin Tech Centre policy by a team of officers from the Directorate of Information Technology and the MCGM, which has approved the building plans of the said Smart Fin Tech Centre.*
- b) *A per day penalty equal to 0.3% of the prevailing ready reckoner value of the built-up area that has been found to be used for non-Fin Tech activities, shall be imposed*
- c) *The penalty will be recovered from the date of commencement of unauthorized use till the day non-Fin Tech activities.*

*After payment of the penalty to the MCGM, which has sanctioned the building plans of the concerned Smart Fin Tech Centre, the said Smart Fin Tech Centre will restore the use of premises to the original purpose for which LOI/ Registration was granted. If the Smart Fin Tech Centre fails to pay penalty and / or restore the use to its original intended use, the MCGM will take suitable action under the Maharashtra Regional and Town Planning Act 1966, against the erring Smart Fin Tech Centre under intimation to the Directorate of Information Technology.*

*These provisions will be over and above the penal provisions of the MRTPA Act, 1966.*

- 7) *In this regulation the terms and expression shall have the meaning specified in Fin Tech Policy declared by Directorate of Information Technology vide Govt. Resolution No.DIT-2018/CR-17/D-1/39 dated 16<sup>th</sup> February 2018. Notwithstanding anything contained in the existing regulation, the above provisions shall be applicable for Smart Fin Tech Centre. Other provisions of existing regulations, which are not specifically mentioned in this regulation shall be applicable.*
- (EP-105)

**33(14) Shifting of cattle sheds outside Greater Mumbai:**

For Development of lands becoming vacant consequent upon shifting of cattle sheds existing thereon, to places outside Greater Mumbai, additional FSI to the extent of 33% over and above Zonal (basic) permissible FSI, shall be allowed on land occupied by cattle sheds and subject to the following conditions:

- (i) Such additional FSI shall be available for authorized /tolerated (existing prior to 01/04/1962) cattle sheds existing in Suburbs & extended Suburbs only;
- (ii) The development of such lands that have become vacant consequent upon shifting of cattle shall be regulated by the zoning Regulations of the zone in which such lands are situated.
- (iii) The additional FSI shall be worked out case by case by a Committee comprising of following members as constituted by Govt in Urban Development Department.

1.	The Chief Engineer (D.P), Municipal Corporation of Greater Mumbai, Mumbai	Chairman
2.	Cattle Controller, ADF Department, Mumbai	Member
3.	The Deputy Director of Town Planning Greater Mumbai, Mumbai	Member
4.	The Superintendent of Land Records, Mumbai Suburban District, Mumbai	Member

The proposed development shall further be subject to such conditions as may be prescribed by the Committee and payment of such amount of premium as may be fixed by Govt. in Urban Development Department.

**33(15) - Development of land earmarked for the MHADA/Mill Workers Housing under Regulation No 35.**

For development of land for transit camp/mill workers housing undertaken by MHADA,FSI up to 4.0 including Zonal (basic) FSI shall be allowed on land earmarked for MHADA/Mill Workers Housing under Regulation No 35 subject to following conditions -

- (i) The development of land earmarked for mill workers shall be exclusively used for mill workers housing,
- (ii) The development of land earmarked for MHADA for public housing, at least 100% FSI shall be exclusively used for mill workers housing and balance FSI for transit camp only.

Relaxation in buildings and other requirements:

- 1) The permissible FSI shall be calculated on gross plot area.
  - 2) Recreational Open Spaces up to 8% shall be allowed.
  - 3) Requirement of open spaces shall be as per the Regulation No 41(5)
  - 4) ~~No premium shall be charged for the fungible FSI compensatory area & BUA excluded as per the provision of regulation no 31(1) to be utilized for Mill workers housing/transit tenements & component to be handed over to MHADA.~~
- (EP-106)

**33(16) Reconstruction/Redevelopment in Gaothan/ Koliwada/Adiwasipadaarea –**

FSI for reconstruction/redevelopment of any property in gaothan/koliwada/adiwasipada i.e. on land with tenure 'A' shall be as follows:

(a) For plots fronting on roads below 9 m width **but more than 6.0 m**, permissible FSI will be 1.5

(b) for plot fronting on road width of 9 m and above (existing or proposed), additional 0.5 FSI shall be allowed for commercial use subject to condition that margin and parking space as required under these Regulations are provided.

Provided that for (a) & (b) above, consumed FSI of existing buildings, utilized authorizedly shall be permitted.

**(c) The boundaries of Gaothan/ Koliwada/Adiwasipada as finalized by Revenu Department shall be deemed to be reflected as boundaries of Gaothan/ Koliwada/Adiwasipada on the Development Plan.**

**(d) Independent provision for development of Gaothan/ Koliwada/Adiwasipada areas may be made by Government.  
(EP-107)**

**33(17) Buildings of Biotechnology Establishments: -**

With the Special permission, the Commissioner may permit the floor space indices to be exceeded beyond Zonal (basic) FSI specified in this Regulation No. 30 Table No. 12 up to 5.0 as specified in the following table, in respect of buildings in independent plots for exclusively developing Biotechnology units set up by Public Bodies like MHADA, SEEPZ, MIDC, SICOM, CIDCO or their joint venture companies having more than 11% stake of these bodies or their lessees.

Sr No	<del>Plot area excluding area to be handed over in liou of Resorvation /Designation in the DP except affected by proposed DP roads/Sanctioned RL under MMC Act</del>	Minimum Road Width	Maximum Permissible FSI
1	<b>Up to 2000 sq. m</b>	12m	Up to 3
2	<b>Above 2000 and up to 3000 sq. m</b>	18m	Up to 4
3	<b>Above 3000 Sq. m</b>	30m	Up to 5

The Commissioner may specify terms and conditions.

Provided that in the above cited cases of grant of additional FSI for Biotechnology units, premium recovered **for the BUA at the rate of 80% of ASR for open develop land (for FSI 1) or** as may be determined by Govt shall be paid to MCGM out of which 50% shall be payable to the Govt.

**(EP-108)**

**33(18) Development of Multi Storey Public Parking Lots (PPL):**

~~With the previous approval of the Govt for~~ development of Multi-storeyed PPL on any plot abutting a road of minimum width of 18m, and/or a stretch of road, additional FSI (hereinafter referred to as "Incentive FSI") as specified below on built up parking area, created and handed over to the MCGM free of cost, shall be allowed, on the land belonging to a private owner/Lease hold plots of Govt. and MCGM with prior consent, which is not reserved for any public purpose, subject to the conditions contained herein below:

**(EP-109)**

I. The minimum area of plot shall be 1000 sq. m. ~~in Island City & 2000 sq. m in suburb and extended suburbs of Greater Mumbai.~~ The minimum number of Motor Vehicle public parking spaces provided shall not be less than 50 subject to minimum parking space of 700 sq. m. The location of parking spaces can be in basement, ground floor or upper floors, with access through ramp/lift or combination of both subject to clearance from CFO with special emphasis on fire hazard.

II. ~~A~~ Till the formation of Parking Authority, a Committee under the Chairmanship of Municipal Commissioner, MCGM shall earmark/select the plots for public parking, on the basis of their suitability and seek Government's approval for it. The Committee shall comprise the following or their representatives (i) Metropolitan Commissioner, MMRDA. (ii) Joint Commissioner of Police (Traffic), (iii) Dy. Director of Town Planning, Greater Mumbai (iv) Chief Engineer (Road), MCGM (Member Secretary).

III. The incentive FSI given on this account will be over and above the Zonal (basic) FSI permissible under any other provisions of DCPR. This incentive FSI shall be allowed to be used on the same plot in conformity with DCPR/DP, within the overall cap/limit of total maximum permissible FSI as given at (vii) below.

IV. The proposed development shall be subject to any other conditions prescribed by the Municipal Commissioner.

V. Concerned land owner/development/society/company shall not be allowed to operate the public parking.

VI. Area covered under parking shall not be counted towards FSI consumption.

VII. The incentive FSI permissible under this Regulation against BUA of the PPL, shall be 50% of the BUA of the PPL, such that the total permissible FSI including the incentive FSI under this Regulation does not exceed ~~4.0 in the Island City and 3.0 in the Suburbs and extended Suburbs~~ as detailed below: -

<b>Plot Area</b>	<b>Maximum permissible FSI</b>
<b>Up to 2000 sq. m</b>	<b>3.00</b>
<b>Above 2000 sq. m</b>	<b>4.00</b>

**(EP-110)**

VIII. Public Parking shall be limited to G + 4 and three basements.

IX. The maximum cap on BUA per parking shall be 50 sq. m for LMVs, 65 sq. m for LCVs and 120 sq. m for HMVs/Buses. Incentive FSI shall be calculated as per BUA of the PPL, based on these norms or the actual BUA of the PPL, whichever is less.

X. The developer of the PPL shall pay 'premium', worked out as per the following formula:

Premium = 60% of [Value of the additional BUA corresponding to the incentive FSI admissible under this Regulation, as per A.S.R. – (Cost of construction of PPL + cost of any extra amenities/facilities provided + cost of construction of BUA corresponding to the incentive F.S.I. admissible under this Regulation)]

For the purpose of calculating premium as above, the cost of construction of PPL including amenities/facilities and the cost of construction of BUA corresponding to the Incentive FSI admissible under this Regulation shall be 75% and 125% respectively of the rate of RCC construction as per ASR.

(XI) The Premium shall be paid in two stages – 50% before the issuance of I.O.D. for the PPL and 50% before the issuance of C.C. for the incentive FSI admissible under this Regulation.

Upon Payment of 100% premium as foresaid, C.C. shall be issued in respect of 50% of incentive FSI. In no case, shall the remaining 50% Incentive FSI be released without the handing over of the PPL, complete in all respects, to MCGM.

The year in which 50% premium is paid before the issuance of I.O.D. for the PPL shall be taken as the year for determination of construction cost as well as ASR for calculation of the premium. Out of the total premium payable, 50% shall be paid to the GoM and the remaining 50% to MCGM.

Provision of this Regulation may also be applicable to lease hold plots of Govt and MCGM with prior approval from Gov. /Municipal Corporation.

~~(XII) Plot for which development permission has already been granted by GoM. for Public Parking Lot, as per the Regulation No 33(24) of DCR 1991 and if the plot is reserved/designated for public purpose of Public Parking Lot in DP 2034, then the plot has to be developed under this Regulation only and not under AR.~~

(EP-111)

**33(19) Additional FSI for Commercial user development in Central Business District (CBD) or plot situated in Residential or Commercial Zone or Independent plot converted in Residential or Commercial Zone from Industrial zone:**

The Commissioner may allow FSI up to 5.0 including permissible FSI as per provision of Regulation 30(A)1 Table No 12 for commercial user/development on plots **marked as CBD or independent plot converted in Residential or Commercial zone from Industrial zone after compliance of Regulation 14(B) of these Regulations** on payment of premium subject to following conditions: -

(EP-112)

- 1) Additional FSI shall be allowed ~~only~~ for plots situated in CBD which are not reserved/designated in the DP except affected by proposed DP roads/Sanctioned RL under MMC Act.
- 2) The development of reserved/designated plots in CBD shall be governed by provisions of these Regulations.
- 3) Development for residential purpose to the extent of maximum 30% of the permissible FSI as per provisions of Regulation No.30 (A) 1, Table No 12 may be allowed. Additional FSI as per this regulation shall not be permissible for residential user/development.
- 4) Premium for granting such additional BUA beyond permissible FSI as per Table No 12 shall be charged at the rate of 80 % of ASR for open developed land of FSI 1 and shall be equally shared between the GoM. and MCGM.
- 5) Provision of IH shall not be applicable for development in CBD.

Provided further that in case the entire commercial development is on a plot situated in Commercial Zone/Independent plot in Residential Zone, and satisfies other related provisions of these Regulations, the Commissioner may allow FSI as detailed below including permissible FSI as per provision of Regulation 30(A)1 Table No 12 for commercial uses/development on area of plots excluding area covered under Reservation/Designation in the DP except affected by proposed DP roads/Sanctioned RL under MMC Act, on payment of premium for BUA @ 80 % of ASR for open developed land for FSI 1 and shall be equally shared between the GoM and MCGM. In this case, no residential development will be allowed on such plot.

Sr. No	<del>Plot area excluding area covered under to be handed over in lieu of Reservation/Designation in the DP except affected by proposed DP roads/Sanctioned RL under MMC Act</del>	<b>Minimum Road Width</b>	Maximum Permissible FSI
1	<del>Up to 2000 sq. m</del>	<b>12m</b>	3
2	<del>Above 2000 and up to 3000 sq. m</del>	<b>18m</b>	4
3	<del>Above 3000</del>	<b>30m</b>	5

(EP-113)

**33(20) Affordable Housing (AH)/Rehabilitation & Resettlement (R & R):**

- (A) Development or redevelopment of plots earmarked/reserved for AH/R&R on the lands of MCGM/Govt./Appropriate Authority as notified by Govt. or **unreserved plot of these authorities** and in possession, may undertake development for AH and/or R&R for the purpose of the housing those who are displaced by projects undertaken by the Corporation/Appropriate Authority for implementation of proposals such as DP/MUTP/MUIP and other vital public projects with permissible FSI 4.0 subject to the following conditions as detailed below:

<b>Plot Area</b>	<b>Minimum Road</b>	<b>Maximum</b>
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	Width	permissible FSI
Up to 2000 sq. m	12m	3.00
Above 2000 sq. m	18m	4.00

**The following conditions shall be observed:**

(EP-114)

- 1) The carpet areas of the tenements to be constructed under the concept of "AH" shall be for EWS, LIG and MIG, **Rental Housing** or as decided by Govt. from time to time subject to a minimum 25 sq. m. Development of other types of tenements shall not be permissible under this Regulation.
  - 2) No premium shall be charged for fungible FSI **compensatory area** and for features covered under the provision of Regulation No 31(1) for the development for AH/R&R tenements.
  - 3) The MCGM/Public Authority shall make provision for offsite infrastructure charges at the rate of 7% of land rate as per ASR for FSI 1 for BUA beyond Zonal (basic) FSI. Out of 7% charges, 5/7 of such charges shall be transferred to the fund allocated for infrastructural development for developing necessary offsite infrastructure.
  - 4) The requirement of open spaces shall be as per Regulation No 41(5) subject to clearance from CFO.
  - 5) Once the development of AH/R&R tenements is completed and Occupation Certificate is granted, it shall be the responsibility of the MCGM/Public Authority of allotment of AH/R&R tenements within 12 months from the date of grant of occupation or earlier. Once development proposal is approved for AH/R&R, the MCGM/Public Authority may start process of sale proceeds.
  - 6) The fund so received on account of sale proceeds of such tenements **i.e. EWS, LIG, MIG**, after deduction of cost of development including off site infrastructure charges for development of AH/R&R, 50% amount shall be utilized towards implementation of D.P. and rest amount shall be used for the development of AH/R&R tenements at other locations.
  - 7) The MCGM/Public Authority may develop AH/R&R in the plot of land reserved for Rehabilitation & Resettlement, but the same shall not be applicable when private owner undertakes development.
  - 8) The land with approved BUA shall be leased out to such society of occupants of building.
  - 9) **In case of layout 25% of Zonal (basic) FSI shall be exclusively used for the purpose of convenience shopping along layout road for use of residential occupants of layout.**
- (EP-115)
- (B) Development of AH/R&R on private plot or plot of authority other than Govt./MCGM/Appropriate Authority.**

The permissible FSI may be allowed to be exceeded up to 4.0 when the private owner **other authority** proposes to develop non-reserved/non-designated private land for

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AH/R&R tenements and hand over the area of AH/R&R tenements free of cost to MCGM.

(a) The FSI & distribution of additional FSI for the construction AH/R&R shall be as shown below:

Location	Plot area excluding area to be handed over in lieu of Reservation / Designation in the DP except affected by proposed DP roads/ Sanctioned RL under MMC Act	Minimum Road Width	Total permissible FSI	Zonal FSI	Additional FSI	% FSI for Transit tenements for SRA/ Rental Housing of total additional FSI	% FSI for sale components of total additional FSI
	1	2	3	4	5	6	7
Island City	Up to 2000 sq. m	12m	Up to 3.0	1.33	Up to 1.67	1.67	1.0
	Above 2000 sq. m	18m	Up to 4.0	1.33	Up to 2.67	63%	37%
Suburbs & Extended Suburbs	Up to 2000 sq. m	12m	Up to 3.0	1.00	Up to 2.0	1.50	1.50
	Above 2000 sq. m	18m	Up to 4.0	1.00	Up to 3.00	50%	50%

(EP-116)

(b) Such Scheme shall not be permissible in NDZSDZ/GZ.

(c) The carpet areas for AH/R&R tenements to be constructed shall be as required for EWS, LIG and MIG as decided by Govt. from time to time subject to a minimum 25 sq. m

(d) The ratio of BU to carpet area shall be 1.2, including all the amenities & facilities. The area of features permissible free of FSI as per Regulation No 31 shall not be considered for the calculation of carpet areas.

(e) The owner shall have to declare the intension for developing the plot for AH/R&R initially. The AH/R&R shall be marked on the plan clearly with note, "to be handed over to MCGM".



(f) The additional FSI over & above Zonal (basic) FSI may be released in co-relation as per BUA of tenements that are required to be handed over free of cost to MCGM, in proportion 0.50 sale: 1 AH/R&R area and 100% sale area can be released only after handing over of entire AH/R&R tenements.

Alternatively, TDR in lieu of unconsumed sale component of additional FSI, as per provision of this Regulation in proportion as stated above can be released. However, 20 % of such admissible TDR shall be released only after handing over the entire area of AH to MCGM.

(g) After AH/R&R tenements are handed over free of cost to MCGM, Occupation Certificate for sale portion shall be given.

(h) No premium shall be charged for fungible FSI compensatory area and features permitted free of FSI as per Regulation No 31 for the development for AH/R&R tenements. However, payments of the premium shall be applicable on the owners share wherever required.

(i) The offsite infrastructure charges at the rate of 7% of land rate as per ASR for FSI 1.0 for BUA beyond Zonal (basic) FSI shall be payable.

(j) The owner shall be allowed to utilize the Zonal (basic) FSI and BUA as per column no (67) of above table for the uses permissible in the zone.

**(k) In case of layout, 25% of Zonal (basic) FSI shall be exclusively used for the purpose of convenience shopping along layout road for use of residential occupants of layout.**

(EP-117)

### (C) Shramamsafaly/Ashrayojana

The tenements required for Shramamsafaly/Ashrayojana may be allowed to be constructed as per the provisions of Regulation (A) & (B) above with the special permission of Municipal Commissioner subject to condition that the sizes of tenements constructed shall be governed by the requirements of such schemes.

#### **33(21) Development and Redevelopment of Municipal Market/Public Amenities by MCGM/Government**

##### **(A) Development and Redevelopment of Municipal Market**

If development/redevelopment of existing Municipal Market of MCGM or land Reserved/~~Designated~~ for Municipal Market/**Existing Municipal market** on land belonging to MCGM is proposed by MCGM itself, then development/redevelopment of such existing **Municipal market**/ ~~designated~~/reserved land of Municipal Market shall be as follows:

i. The permissible FSI shall be **5.0 on gross plot area as specified below:**

<b>Sr No</b>	<b><del>Plot area excluding area affected by proposed DP roads/Sanctioned RL under MMC Act</del></b>	<b>Minimum Road Width</b>	<b>Maximum Permissible FSI</b>
<b>1</b>	<b>Up to 2000 sq. m</b>	<b>12m</b>	<b>3</b>

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2	<del>Above 2000 and up to 3000 sq. m</del>	18m	4
3	<del>Above 3000 Sq. m</del>	30m	5

(EP-118)

- ii. The existing licensed vendors on such lands, if any, as certified by Market Department of MCGM, shall be allotted spaces in the proposed redevelopment. While reallocating, they shall be reallocated with 20% more carpet area over and above their existing carpet area (excluding fungible ~~BUA~~ **compensatory area**). The status of the licensed vendor shall remain as it was prior to redevelopment.
- iii. BUA as per Zonal (basic) FSI or BUA required for accommodation/rehabilitation of existing licensed vendors certified by the Market Department of MCGM, whichever is more, shall be exclusively developed for Market purpose and balance potential may be utilised for the users permissible in the respective zone and conforming with these regulations or the user as stated below in this Regulation.
- iv. The commercial galas so constructed and available with MCGM, will be first allocated to existing licensed vendors certified by Market Department, second to PAPs of vital public purpose projects, third to new licensees as per policy decided by the MCGM.
- v. Balance BUA may be used for (a) Municipal Office, ~~(b) Municipal Housing~~ (c) PAPs displaced due to Municipal Projects, (d) Municipal ~~essential~~ Staff Quarters, (e) Municipal Maternity Home/Dispensary, (f) Drama Theatre (g) hawker's plaza or any other uses permissible under these Regulations and as decided by Municipal Commissioner **maximum upto 50%**.
- vi. The MCGM may undertake such development on its own ~~or through public private partnership~~.
- vii. Minimum 6 m open space or open spaces as required under Regulation no 41(5) shall be deemed to be sufficient subject to fulfilment of requirement from fire safety point of view.
- viii. Separate access for the market area and other development shall be provided.
- ix. Notwithstanding anything contained in this Regulation, where the existing Market/designated land is having combination of user/reservation, the existing BUA of such user shall be necessarily put to such use.
- x. No premium shall be charged for Fungible ~~FSI~~ **compensatory area** as per Regulation No 31(3).

**(B) Public Amenities by MCGM/Government:**

For the construction of building for public purpose/ public amenities by the Corporation/Govt. on their own, on the plot of land belonging to them, the FSI shall be ~~5.0~~ **as specified below:-**

Sr No	<del>Plot area excluding area affected by proposed DP roads/Sanctioned RL under MMC Act</del>	Minimum Road Width	Maximum Permissible FSI
1	<del>Up to 2000 sq. m</del>	12m	3
2	<del>Above 2000 and up to 3000 sq. m</del>	18m	4

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3	<del>Above 3000 Sq. m</del>	30m	5
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Such additional FSI will not be available when private owner undertakes development as per Regulation No. 17.

No premium shall be charged for Fungible ~~FSI~~ **compensatory area** as per Regulation No 31(3).

**(EP-119)**

**33 (22) Regulation for Exhibition-cum-Convention Centers in MCGM Area**

**1) Definition: An Exhibition-cum-Convention Centre is a complex comprising buildings, halls and open spaces which are designed to host and/or organize --**

**(a) business-to-business and business-to-customer exhibitions where products, machinery, art, skills, services, activities etc. are displayed on temporary or permanent basis; and**

**(b) large congregations for the purpose of conventions, meetings, conferences, assemblies, rallies, concerts, cultural activities and performances.**

**2) Admissibility: - Development of Exhibition-cum-Convention Centre shall be permissible in Mumbai, on a plot in Residential (R2) / Industrial (I1, I2, I3)/Commercial (C1, C2)/ No Development Zone subject to following conditions:-**

**i) For the purpose of calculating the FSI, the remaining area after excluding the land under the Development Plan Roads / Reservation of public amenities shall be considered.**

**ii) In case of plots in Residential (R2)/Industrial (I1, I2, I3)/ Commercial (C1, C2) Zone, the Floor Space Indices specified in Table 14 above may be permitted to be exceeded up to 4.00 F.S.I by charging premium at the rate of 10% of the land rate as prescribed in Annual Statement of Rates published by Revenue Authority for the relevant year of granting such F.S.I. without applying the guidelines mentioned therein.**

**iii) In case of plots in No Development Zone, if infra-structure facilities are sufficient or land owner/ developer is ready to provide it, then the Maximum permissible F.S.I. may be permitted to be exceeded upto 2.00 by charging premium above 0.20 F.S.I. , at the rate of 10% of the land rate as prescribed in Annual Statement of Rates published by Revenue**

*Authority for the relevant year of granting such F.S.I. without applying the guidelines mentioned therein.*

*3) Conditions for Development of Exhibition-cum-Convention Centre:-*

*a. Such Plot should have a minimum area of 5 hectares excluding Development Plan proposals of reservation and/or roads, if any.*

*b. Entry Gates of the Exhibition-cum-Convention Centre must abut a main road/ highway having a minimum width of 18.30 mtr. with minimum 2 each of ingress and egress of proper width.*

*c. The ground coverage of the Exhibition-cum-Convention Centre on such plot shall not exceed 2/ 3<sup>rd</sup> of the gross plot area excluding Development Plan proposals of reservation and/ or roads, if any.*

*d. Recreation Ground and Amenity Area shall be provided on such plot as prescribed for Industrial layouts in Regulation 23(2).*

*Provided that the limit of maximum area of 2500 sq.mtrs. shall not apply for the development under this Regulation.*

*The Recreation Ground area shall be counted in 1/3 open space required as per regulation 3(c).*

*e. Out of the total permissible built up area on such plot, at least 2/3<sup>rd</sup> shall be allocated for Exhibition-cum-Convention Centre buildings/ halls, toilet blocks, Organiser's office; protocol lounge; VIP lounge; Press lounge; registration areas; pre-function areas; refreshment & snack centres; meeting rooms; business centre; creche; meditation rooms; wellness centre; bank & forex service counters; surveillance & security rooms; service contractor's office; audio-visual/ sound room; green room; maintenance workshop; maintenance staff office; strong rooms, first aid and emergency room.*

*f. Remaining permissible built up area, not exceeding 1/ 3<sup>rd</sup> of the total built up area, on such plot may be allocated for Support Services as described below in Table-1.*

**TABLE-1**

Sr. No.	Support Services
1.	<i>Hotels not less than 3-star category Hotels</i>
2.	<i>Dining Areas: Food Courts, Cafeteria, Fine Dining Restaurants, Restaurants &amp; Bar, Convenience Store</i>
3.	<i>Recreation Areas: Indoor children's play area, Indoor games area, Fitness center</i>
4.	<i>Fire Services</i>
5.	<i>Health post for emergency services with ambulance facility shall be provided.</i>
6.	<i>Staff quarters for minimum 25 tenements per 5 Ha. Each having not less than 25 Sq.mtr. BUA</i>
7.	<i>Space for Police Chowky of minimum 100 sq. mtr. shall be provided as per requirement of Police Department.</i>
8.	<i>Sewerage treatment system as per design and drawings approved by MCGM.</i>
9.	<i>Rain water harvesting plant shall be provided.</i>
10.	<i>Special provisions for Drinking water &amp; PSC blocks for gents &amp; ladies shall be provided.</i>
11.	<i>Dedicated Electric Sub-station as per requirement of Power Supply Company, shall be provided</i>

*Note: Regulation 33(4) pertaining to hotels shall not be applicable to the hotels in any Exhibition-cum-Convention Centre.*

*g. Occupation Certificate (OC) in respect of a minimum of 1/6<sup>th</sup> built-up area of the Exhibition-cum-Convention Centre shall be obtained prior to obtaining Commencement Certificate in respect of Support Services.*

**4). FSI Computation for Exhibition-cum-Convention Centre:-**

*FSI computation for areas shall be as per Regulation 35(2) and 35(3).*

*Provided that height of any Exhibition Hall or Convention Hall greater than 3.90 meters shall not be deemed to have consumed an additional FSI of 50% of the relevant floor area.*

**5) Marginal Open Spaces:**

*i) The marginal open space shall be minimum 12.00 mt. from all sides of the plot.*

- ii) Canopies may be permitted in front open space, provided the marginal open space does not become less than 6.00 mt.*

*6) General Requirements for Exhibition / Convention Halls shall be as under:*

- i) The size of each hall shall not be less than 4,000 sq. m.*
- ii) Minimum width of the hall shall not be less than 50m.*
- iii) The minimum floor to floor height of the Exhibition Hall / Convention Hall shall be 8.00 mt.*
- iv) It shall be permissible to construct the Exhibition-cum-Convention Centre buildings / halls in multiple levels.*
- v) For the planning of all the other habitable / non habitable areas for amenities areas and Support services, Regulation 38 shall be applicable.*
- vi) Minimum width of the internal road shall be 13.40 mtr.*
- vii) Requirement of fire shall be as per Regulation 43 of these Regulations.*

*7). Parking requirements for Exhibition-cum-Convention Centre shall be follows:-*

- i) Allotted parking space for one (1) Fire Engine and one (1) Ambulance shall be compulsorily provided.*
- ii) (a) Convention Center- For every 10 seats, parking space for 2 cars shall be provided.*
- (b) Exhibition Area-- For every 1000 Sq. mtrs of exhibition area, including open exhibition area, parking space for 25 cars shall be provided.*

*(c) In addition to the parking spaces provided for 4-wheeler vehicles.*

*The following shall be provided.*

- 1. For 2-wheeler vehicles, minimum 25% of the total number of required parking for 4-wheelers, shall be provided.*
- 2. Taxi Stand for minimum 25 taxis and 50 Auto Rikshaws.*
- 3. Bus Terminal for minimum 10 buses shall be provided.*

iii) *For the area of Support Services, parking shall be provided as per Regulation 36.*

iv) *The additional parking space may be granted without counting the such area of parking into F.S.I.*

8) *In CRZ areas, the FSI for such proposals, shall be governed by the MoEF Notification issued for time to time.*

9) *No relaxation under these Regulations shall be granted.  
(EP-120)*

~~33(22) Additional FSI for Redevelopment of existing residential housing societies, residential tenanted buildings excluding cessed buildings:~~

~~In case of redevelopment of existing residential housing societies, residential tenanted buildings excluding cessed buildings proposed by Housing societies/land lords or through their proponents where existing members, tenants are proposed to be re-accommodated on the same plot, additional FSI for redevelopment of such existing residential buildings shall be as follows:~~

~~1. Additional BUA in lieu of cost of construction of authorized existing BUA = 1.50 (Rate of construction per sq. m as per ASR rate /Rate of developed land per sq. m as per ASR (for FSI 1)) \*(authorized existing built up area+ area of the balcony if claimed free of FSI as per then prevailing regulation)~~

~~Provided that this incentive shall not exceed 40% of existing authorized BUA.~~

~~Provided further that if the existing authorized BUA and incentive thereon as per above is less than the permissible FSI 2.0 then society may avail the 'Additional FSI on payment of premium/TDR' up to limit of permissible FSI up to 2.~~

~~2. If staircase, lift & lift lobby areas are claimed free of FSI by charging premium as per then prevailing Regulation, then such areas to that extent only will be granted free of FSI without charging premium. If staircase, lift & lift lobby areas are counted in FSI in earlier development, then additional FSI as stated in Sr. No 1 shall also be given on such area & such areas may be availed free of FSI by charging premium as per these Regulations.~~

~~3. This Regulation shall be applicable only when existing members of the societies/tenants are proposed to be re-accommodated & where authorized existing BUA is more than Zonal (basic) FSI as per then prevailing Regulations.~~

~~4. This regulation will be applicable for redevelopment of existing authorized buildings which are of thirty years of age or more.~~

~~5. This regulation shall not be applicable in respect of redevelopment proposal to be/being processed under Regulation No 33(5), 33(7), 33(8), 33(9), 33(9)(A), 33(10), 33(10)(A), 33(20)(A), 33(21).~~

~~**Explanation:—Age of a building shall be as on the 1st of January of the year in which a complete redevelopment proposal is submitted to the Commissioner and shall be calculated from the date of Occupation Certificate or alternately, from the first date of assessment as per the property tax record in respect of such building available with the MCGM.**~~

~~**6. This additional BUA shall be independent of additional BUA as permissible under Regulation No 14(A), 15, 16 and 17, if any.**~~

~~**7. Fungible FSI admissible under Regulation No. 31(3) shall also be allowed over the additional BUA in lieu of cost of construction of authorized existing BUA & existing authorised BUA on payment of premium.**~~

**(EP-121)**

**33(23) The regulations for Transit Oriented Development (TOD) FSI with the other conditionality to promote densification along Mass Transport Corridor will be formulated separately.**

**(EP-122)**



## PART VII LAND USE CLASSIFICATION AND USES PERMITTED

### 34. Land use Zoning & Uses Permitted

The Proposed Land-use plan depicts the **five** land use zones.

~~Explanation: For ascertaining Land-use Zone for a given plot of land please refer to relevant proposed Land-use Map of DP. Eventually web-enabled map will be available on the MCGM website, where by providing the name of Ward, Division/Village/Town Planning Scheme and Survey Number (either C.S.No., C.T.S.No. or F.P.No.) of the concerned plot, the land use zone could be ascertained.~~

(EP-123)

#### 1 General:

In case of development of any land, the intended use shall conform to the permissible uses of the zone in which the land is situated.

#### 2 Zoning definitions:

Following **five** land use zones are demarcated on the Proposed Land-use Plan.

Table No. A

#### Zoning Definitions

Zone	Representation	Broad Description
Residential Zone(R – Zone)	R	The Residential Zone is a mixed use zone with residential use as the predominant one and where other uses as specified are permitted.
Commercial Zone (C – Zone)	C	The Commercial Zone is a mixed use zone with commercial use as the predominant one and where other uses as specified are permitted.
Industrial Zone (I – Zone)	I	Industrial zone is a zone with manufacturing as the primary activity. In addition, warehousing and logistics are also permissible. New industrial

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Zone	Representation	Broad Description
		activity shall be non-polluting, non-hazardous and subject to clearance from MPCB. Existing Industrial users are protected subject to certification by MPCB. Conversion of land use can be permitted as specified in these Regulations.
<del>No</del> <b>Special Development Zone</b>	<del>NSDZ</del>	<del>No</del> <b>Special Development Zone (NSDZ) is a zone which is to be developed predominantly for the society at large with emphasis on Social Affordable Housing, POS and necessary Social infrastructures. comprising potentially developable land kept in reserve for future development.</b>
<b>Port's Operational Zone</b>	<b>POZ</b>	<b>Port's Operational Zone (POZ) is a zone for development of Port and Port related activities</b>
<b>Port's Water Front Development Zone</b>	<b>PWFDZ</b>	<b>Port's Water Front Development Zone (PWFDZ) is a zone with a focus on the water front development with mixed land use.</b>
Natural Areas /Zone	NA	Natural Area Zone (NA) is an environmentally sensitive zone not amenable to buildable development <b>with the approval of the Competent Authority.</b>
<b>Green Zone</b>	<b>GZ</b>	<b>Green Zone (GZ) is a large area predominantly with green cover.</b>

Note: In conformity with the intent and spirit of these Regulations, **with the special permission of** the Commissioner may modify the boundary limit of a zone where the boundary line of the zone divides a plot.

### 3 Uses and ancillary uses permitted in the zones:

The purpose of this Regulation is to allow environmentally compatible uses in a

zone on a given plot of land and specifically prevent non-compatible uses. Where an activity not specifically listed in these Regulations is proposed, its approval or rejection will be decided with the special permission of the Commissioner

### 3.1 Conditions/*parameters* under which land-uses are permissible

The conditions under which land-uses are permissible in the zones and which are required to be complied with as detailed in Table No. C are described in this Regulation listed in Table No. B below.

**Table No. B.**

Conditions/*parameters* under which land-uses and occupancies are permissible.

Sr No	Conditions under which Land-use and Occupancies are permissible
1	Independent plot
2	Independent building
3	Separate wing with separate access
4	Separate floor with separate access
5	On ground floor
6	On ground floor with separate access.
7	On stilt
8	On the top of podium
9	On ground/stilt, 1 <sup>st</sup> &2 <sup>nd</sup> floors with separate access
10	On Terrace
11	Minimum area of plot-1,000 sq. m
12	Minimum area of plot-2,500 sq. m
13	Minimum width of street on which the plot abuts-9.00 m
14	Minimum width of street on which the plot abuts-12.00 m
15	Minimum width of street on which the plot abuts-13.40 m
16	Minimum width of street on which the plot abuts-18.30 m
17	Permissible on street on which the plot abuts road having width more than 18.3 m excepting roads as stated <i>below(a)in regulation below this table</i>
18	All ancillary uses limited to 50% floor space of principal use
19	Minimum width of side & rear marginal open Space-6.0 m.
20	In a single-storeyed detached or semi-detached structure each

Sr No	Conditions under which Land-use and Occupancies are permissible
	unit having an area not more than 100 sq. m
21	With the Special permission of Commissioner
22	Subject to permission of Commissioner of Police
23	Subject to approval from Traffic Police.
24	Subject to permission from Executive Health Officer of MCGM.
25	Subject to permission from Director of Industries
26	Subject to permission from Controller of Explosives
27	Minimum width of side & rear marginal Open Space - 9.0 m.
28	By maintaining segregating distances as per Regulation No 41

### Roads listed as per serial no. 17 of above Table

(a) (1) All Express Highways/Freeways

(2) East West Corridor i.e. JogeshwariVikroli link Roads, GoregaonMulund Link Road, General Arun Kumar Vaidya Marg, SantacruzChembur Link Road, GhatkoparMankhurd Link Road, Andheri Ghatkopar Link Roads, MathurdasVisanji Marg (Andheri Kurla Road), Jai Prakash Road

(3) Western Corridor:- From Regal Cinema junction to Vithabhai Patel Road, Khar covering Madam Cama Road, Netaji Subhash Road, Dr. N.A. Purandare Marg, Babulnath Road, Justice Patkar Marg, Bhulabhai Desai Road, LalaLajpatrai Road, Dr. Annie Besant Road, Veer Savarkar Marg, Mahim Causeway, Vithalabhai Road upto its junction with ChitrakarDhurandhar Marg, Khar and Juhu Tara Road.

(4) Central Corridor.- From Regal Cinema junction to V.N.Purav Marg, Trombay, covering Mahatma Gandhi Road, DadabhaiNavroji Road, LokmanyaTilak Road, Dr.B. Ambedkar Marg, Sion Road, Tatyia Tope Road, V.N. Purav Marg upto Anushakti Nagar.

(5)a) Other Roads viz. ShahidBhagatsingh Road, LokmanyaTilak Road, L.Jagmohandas Road (Napean Sea Road), Bhulabhai Desai Road (Warden Road), August Kranti Marg, Walkeshwar Road, S.K. Barodawala Marg (Altamount Road), Dahanukar Marg (Carmichael Road), ManavMandir Road,

b) Proposed Roads having width 45.70 m and above.

### 3.2 Conditions applicable for permitting various land-uses and occupancies

The conditions applicable for permitting various land-uses and occupancies in Residential, Commercial & Industrial Zones as described in Table No. B, are given in Table No. C with following for their permissibility.

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P	"P" Denotes Permissible Use without conditions in a Zone. When conditions are reflected without indication of "P", such uses shall be permissible in that zone subject to compliance of those conditions.
NP	Denotes Non-Permissible Uses in a Zone.

**Table No. C.**

Conditions under which uses and occupancies will be permitted in Residential, Commercial & Industrial Zones

Sr. No.	Uses and Occupancies	Conditions/Parameters under which land uses and occupancies will be permitted in zones				Additional Conditions/Parameters
		R	C	I		
1	Residential	P	1 or 2 or 3 <b>or 4</b>	NP	In case of CBD, FSI will be regulated as per Regulation No 33(19) subject to compliance of condition 1 or 2 or 3	
2	Customary home occupations including professional works from home in all such as detached, semi-detached and multi-family houses	P	1 or 2 or 3 <b>or 4</b>	NP		
3	Residential care activities for the elderly and disabled, orphanages, boarding homes/institutions for children and women	1 or 2 or 3 or 4	1 or 2 or 3 or 4	NP		
4	Short term accommodation					
	(i) 4 or 5 Star category hotels	1 or 2 <b>or 3</b> & 11,16,21	1 or 2 <b>or 3</b> & 11,16,21	1 or 2 <b>or 3</b> & 11,16,21,28		
	(ii) 3 Star category hotels	1 or 2 <b>or 3</b> & 15,21	1 or 2 <b>or 3</b> & 15,21	1 or 2 <b>or 3</b> & 15,21,28		
	(iii) Other categories of Hotels	1 or 2 or 3, & 14,21	1 or 2 or 3 & 14,21	1 or 2 <b>or 3</b> & 21,28		
	iv) Motels, resorts,	1 or 2 & 14,21	1 or 2 or 3 & 21	1 or 2 <b>or 3</b> & 21,28	In case of 3 in residential premises, it shall be subject to condition no 18	
	v) Guest houses, circuit houses,	1 or 2 or 3	1 or 2 or 3	1 or 2	In case of 3 or 4 and in	

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Sr. No.	Uses and Occupancies	Conditions/ <b>Parameters</b> under which land uses and occupancies will be permitted in zones			
		R	C	I	Additional Conditions/ <b>Parameters</b>
	hostels and boarding / lodging houses, Dharmashala	or 4 & 13	or 4	&28	residential premises, it shall be subject to condition no 18
	vi)Club Houses or Gymkhanas with extension counter or branch of Bank	1 or 2 <b>or 3 or 8</b>	<del>1 or 2</del> <b>P</b>	<b>NPP</b>	
	General agriculture, horticulture and poultry farming (but not dairy farming)	1 or 2	1 or 2	<b>NP1 or 2</b>	Poultry farming permitted at the rate of 0.25 sq. m. BUA per bird in plot measuring not less than 1 ha.; provided that no offensive odors, dirt and/or dust are created, that there is no sale of products not produced on the premises, and the accessory buildings are not located within 9 m of the boundaries or 6 m. from the main buildings or the plot:  Provided further that the above restriction on space shall not apply to any poultry kept for domestic consumption only.
5	A)Health Care facilities without indoor bedding facilities for patients like, dental, medical practitioners, pathological laboratory, diagnostic clinic, eye clinic ,veterinary clinic & clinics of other medical allied facilities	1 or 2 or 3 or 6 or 9	<b>1 or 2 or 3 or 6 or 9P</b>	NP <del>1 or 2</del> <b>2</b>	In case of 3,6,9 and in residential premises it shall be subject to condition no 18
	B)Health Care facilities with indoor bedding facilities for patient like maternity homes, polyclinics, nursing homes, eye hospitals & other medical allied Facilities	1 or 2 or 3 or 6 or 9	<b>1 or 2 or 3 or 6 or 9P</b>	NP <del>1 or 2</del> <b>2</b>	In case of use already existing prior to coming in force of these Regulations, without fulfillment of condition no 3,6 and 9, the said use may be allowed to continue subject to compliance of condition no 21 & 24
6	All other hospitals correctional and mental institutions,	1 or 2 or 3	<b>1 or 2 or 3</b>	NP <del>1 or 2</del> <b>2</b>	Hospital principally for contagious diseases shall

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Sr. No.	Uses and Occupancies	Conditions/ <b>Parameters</b> under which land uses and occupancies will be permitted in zones			
		R	C	I	Additional Conditions/ <b>Parameters</b>
	institutions for children, the aged or widows sanatoria and hospitals (except veterinary hospitals)	&16	<b>&amp;16P</b>	<b>2</b>	be located not less than 36 m. from any boundaries. In case of 3 in residential premises, it shall be subject to condition no 18
7	(i)Preprimary school, montessori school ,kinder garten schools, balwadis& coaching classes	1or 2 or 3 or 6 or 9	1or 2 or 3 or 6 or 9	NP	Permissible with minimum area 40 sq. m in residential building & in case of 3, 6, 9 subject to no nuisance being caused to the occupants of the building. In case of 3,6,9 in residential premises, it shall be subject to condition no 18
	(ii)Primary schools/Primary cum secondary school	1 or 2 or 3 & 13	1 or 2 or <b>3 or 6 or 9</b> & 13	NP	In case user is proposed in residential building as per 3, the same shall be permissible subject to no nuisance being caused to the occupants& as per condition no 21. In case of 3 in residential premises it shall be subject to condition no 18
	(iii)Composite Schools and colleges with other activities such as sports, recreational, cultural and educational support services. Educational Universities, Hostels	<b>1 or 2 or 3</b> & 14	1 & 14	NP	
8	Institutional uses other than specified in this table	1 or 2 or 3 or 4 & 15	1 or 2 or 3 or 4 & 15	NP	In case of 3 & 4 in residential premises it shall be subject to condition no 18
9	Police Station, Govt. or Municipal sub-offices, branches of Banks with safe deposit vaults, telephone exchange, sub-office of consulate offices, sub offices of electric supply company, Post office, Civil Defense warden post and First Aid post, Home Guard	1 or 2 or 3 or 6 & 14	1 or 2 or 3 or <b>6 or 9</b>	1 or 2 or 3 or <b>4 or 6</b>	In case of 3,6 in residential premises it shall be subject to condition no 18

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Sr. No.	Uses and Occupancies	Conditions/ <b>Parameters</b> under which land uses and occupancies will be permitted in zones			
		R	C	I	Additional Conditions/ <b>Parameters</b>
	&Civil Defense center.				
10	Electricity consumer/distribution sub stations	1 or 2 or 3 or 6 or 7 or 8	1 or 2 or 3 or 6 or 7 or 8	1 or 2 or 3 or 6 or 7 or 8	
11	Fire station,	1 or 2 or 3 & 13	1 or 2 or 3 & 13	1 or 2	In case of 3 in residential premises it shall be subject to condition no 18
12	Electricity distribution/receiving stations, public utilities & services such as pumping station, sewage disposal work, water supply installation & ancillary structures thereof	1 or 2 & 14	1 or <del>2</del> <sup>or 5</sup> & 12	1 or 2	
13	Convenience Shops	5 , 14 & 18	P	NP	In Gaonthan&Koliwad areas shall be permissible on road width of 9.0m & above.
14	Photographic studios with laboratories, Photo-copying, video-taping establishments etc, local sub-offices of any public utility, pawnshops, undertaker's premises, private lockers, data processing unit including desk top publishing, with use of computers, travel agencies, ticket booking and selling agencies for air, surface or water travel or transport of any other modes of travel or transport, shoe repair and sports shops, fish or meat or frozen food store	5,14 &18	P	P	Each employing not more than 9 persons & Power not more than 3.75 KW for Photographic studios with laboratories, Photo-copying, video-taping establishments.
15	Shops for the collection and distribution of clothes and other materials for cleaning, pressing and dyeing establishments.	5 or 6 & 16,17	<del>5 or 6</del> <sup>P</sup>	P	In case of 5, 6 in residential premises shall be subject to condition no 18. Cleaning, pressing and dyeing establishments may be permitted in service industrial estate
16	Tailoring, embroidery and button-hole making shops,	5 or 6 & <del>16</del> <sup>14</sup> ,17	<del>5 or 6</del> <sup>P</sup>	P	In case of 5,6 in residential premises shall be subject to condition no



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Sr. No.	Uses and Occupancies	Conditions/ <b>Parameters</b> under which land uses and occupancies will be permitted in zones			
		R	C	I	Additional Conditions/ <b>Parameters</b>
					18 Each employing not more than 9 persons. Tailoring, embroidery and button-hole making shops may be permitted in service industrial estate
17	Cleaning and pressing establishments for clothes,	5 or 6 & 16,17	<b>5 or 6P</b>	P	Each occupying a floor area not more than 200 sq. m. and not employing solvents with a flash point lower than 59 <sup>0</sup> C, machine with dry-load capacity not exceeding 30 Kg. and employing not more than 9 persons: Provided that the total power requirement does not exceed 4 KW. In case of 5, 6 in residential premises it shall be subject to condition no 18. Cleaning and pressing establishments for clothes may be permitted in service industrial estate.
18	Coffee grinding establishments	1 or 2 or 3 or 5 or 6 & 16,17	<b>1 or 2 or 3 or 5 or 6P</b>	P	With electric motive power not exceeding 0.75 KW. (0.025 KW individual motor each). In case of 3, 5, 6 in residential premises it shall be subject to condition no 18.
19	Establishments using power only for heating refrigeration or air-conditioning purposes.	1 or 2 or 3 or 5 or 6 & 16,17	<b>1 or 2 or 3 or 5 or 6P</b>	P	In case of 3, 5, 6 in residential premises it shall be subject to condition no 18.
20	Bulk storage of kerosene and bottled gas for domestic consumption	1 or 2 or 3 or 5 or 6 & 16,17,21, <b>26</b>	1 or 2 or 3 or 5 or 6 & 21, <b>26</b>	<b>P&amp;21,26</b>	In case of 3, 5, 6 in residential premises it shall be subject to condition no 18.

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Sr. No.	Uses and Occupancies	Conditions/ <b>Parameters</b> under which land uses and occupancies will be permitted in zones			
		R	C	I	Additional Conditions/ <b>Parameters</b>
21	Fish or meat, Vegetable, fruit, flower, frozen fish, frozen meat or frozen food shops, <del>Coal or fire-wood shops</del>	5,14 & 17 & 18	5, <b>14</b>	NP	In Gaonthan&Koliwad areas shall be permissible on road width of 9.0m & above.
22	Shops for goldsmiths, lock-smiths, watches and clocks, electronic goods and their repairs, bicycles and their rental and repairs, optical glass grinding and repairs, musical instruments and their repairs, picture-framing, radio, television and household appliances and their repairs, umbrellas and their repairs and upholstery work,	5,14 & 17 & 18	<del>1 or 2 or 9P</del>	<del>1 or 2P</del>	In Gaonthan&Koliwad areas shall be permissible on road width of 9.0m & above. Each employing not more than 9 persons.  In the vicinity of obnoxious industries subject to 28.
23	a) Art galleries i.e. display shops b) Personal services establishments c) Motor driving schools d) Hair dressing saloons and beauty parlours.	1 or 2 or 3 <b>or 5</b> or 6 or 20 & 16,17	P	NP	In case of 3,6 & 20 in residential premises it shall be subject to condition no 18
24	Professional offices and studies of a resident of the premises and incidental to such residential use, or medical and dental practitioners' dispensaries or clinics of a resident of the building with only outpatient treatment facilities without any indoor work,	18	P	NP	In residential premises each not occupying a floor area exceeding 50 sq. m on any floor
25	Business Offices and services establishments	1 or 2 or 3 & 16	1 or 2 or 3 <b>&amp; 16</b>	NP	In case of 3 in residential premises it shall be subject to condition no 18  <b>There shall be no restriction of width of street in case of business office in commercial zone.</b>

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Sr. No.	Uses and Occupancies	Conditions/ <b>Parameters</b> under which land uses and occupancies will be permitted in zones			
		R	C	I	Additional Conditions/ <b>Parameters</b>
26	Restaurants, eating houses, cafeteria, ice-cream and milk parlours	1 or 2 or 3 or 6 or 9 & 16 & 17 & 18	1 or 2 or 3 <b>or 6 or 9</b>	NP	In case of 3,6,9 in residential premises it shall be subject to condition no 18
27	Retail trade and shops/stores or shops for conduct of retail business,	6 or 20 & <del>16</del> 15,17, 18	<b>6 or 20 or 9 &amp; 17</b>	NP	Storage or sale of combustible materials shall be permissible subject to condition no 21.In case of residential premises shall be subject to condition no 18.
28	Malls/shopping centers /Multiplex/Departmental Stores and Independent Market building along with their ancillary storage	1 or 2 <b>or 3</b> & 16	1 or 2 <b>or 3</b> & 16	NP	Additional 3.0 m front open space for the traffic management / holding bay shall be provided.
29	Sale of used or second hand goods for merchandise, excepting for junk, cotton and other waste rags or other materials of an offensive nature.	1 or 2 & 16,17	<del>1 or 2</del> <b>P</b>	P	
30	Storage of furniture and household goods	1 or 2 <b>or 3</b> <b>or 6</b> & 16,17	<del>1 or 2</del> <b>P</b> <b>14</b>	P	
31	Retailing of building materials, open or enclosed,	1 or 2 & 16,17	<del>1 or 2</del> <b>P</b> <b>14</b>	P	With not more than 500 sq. m of area per establishment.
32	Pasteurizing and milk processing plants each employing not more than 9 persons and 7.5 KW motive power within an area not more than 100 sq. m.	1 or 6 or 20 & 16,17	1 or 6 or 20 & <b>14</b>	P	
33	Repair, cleaning shops and analytical experimental or testing laboratories	1 or 2 or <b>3</b> <b>or 6</b> or 20 & 16,17	<del>1 or 2 or 6 or 20</del> <b>P</b> <b>14</b>	P	Each employing not more than 15 persons (but not including cleaning and dyeing establishments, using a cleaning or dyeing fluid having a flash point lower than 50 degree C and machines with dry-load capacity not exceeding 30 kg. or any

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Sr. No.	Uses and Occupancies	Conditions/ <b>Parameters</b> under which land uses and occupancies will be permitted in zones			
		R	C	I	Additional Conditions/ <b>Parameters</b>
					establishment carrying on activities that are offensive because of emission of odour, dust, smoke, gas, noise or vibration or otherwise dangerous to public health and safety), provided that the motive power requirement of each such establishment does not exceed 7.5 KW.
34	Paper-box manufacturing, including paper-cutting,	NP	1 or 2 or 5 or 6, <b>14</b>	P	<del>Each employing not more than 9 persons with motive power not exceeding 3.75 KW and area not more than 100 sq. m.</del>
35	Establishments requiring power for sealing tins, package, etc.	NP	1 or 2 or 5 or 6, <b>14</b>	P	<del>Each employing not more than 9 persons with motive power not exceeding 2.25 KW</del>
36	Ice factories in independent buildings.	1 or 2 & 16,17	1 or 2, <b>14</b>	P	<b>In case of R &amp; C Zone</b> each with an area of not more than 250 sq. m and power not more than 34 KW
37	Aquariums.	1 & 16,17	<b>1, 16</b>	P	
38	Cemeteries and graveyards	1	1	1	subject to approval of the Corporation
39	Private parks, gardens and playfields on non-reserved plots	1	1	1	
40	Stadiums, golf courses and amusement parks	1	<b>1, 16</b>	NP	
41	Libraries, reading halls, study halls, creative arts, archives, museums and other cultural activities	1 or 2 or 3 or 6 or 9 & 14	<del>1 or 2 or 3 or 6 or 9</del> <b>14</b>	NP	In case of 3,6,9 in residential premises it shall be subject to condition no 18
42	Places of worship, Religious buildings.	1 or 2 & 14,21 & 22	1 or 2 & 14,21	1 or 2 & 14,21	

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Sr. No.	Uses and Occupancies	Conditions/ <b>Parameters</b> under which land uses and occupancies will be permitted in zones			
		R	C	I	Additional Conditions/ <b>Parameters</b>
			&22	&22	
43	<b>Multipurpose</b> Community halls, welfare centers,	1 or 2 or 3 & 14	<b>1 or 2 or 3 &amp; 14 P</b>	NP	In case of 3 in residential premises it shall be subject to condition no 18
44	Commercial halls, exhibition halls ,Marriage halls, Auditorium, clubs, assembly or concert halls, dance and music studios	1 or 2 or 3 & <del>17</del> 16	<b>1 or 2 or 3 or 4 or 5 or 6 &amp; 1416P</b>	NP	In case of 3 in residential premises it shall be subject to condition no 18. Additional 3.0 mt front open space for the traffic management / holding bay shall be provided.
45	Drama theatre, Cinema theatre, Drive-in-theatre	1 or 2 <b>or 3</b> & 16	1 or 2 or 3 & 16	NP	Minimum front open space of 12 m shall be provided.
46	Gymnasiums,	1 or 2 or 3 or 9	P	NP	In case of 3 or 9 in residential premises it shall be subject to condition no 18,if proposed other than permissible as per regulation no37
47	Radio broadcasting and television studios,	1 or 2 or 3	<del>1 or 2 or 3</del> P	NP	In case of 3 in residential premises it shall be subject to condition no 18
48	Sound recording and dubbing studios/ Preview Theater	1 or 2 or 3 or 6 or 9	P	NP	In case of 3 in residential premises it shall be subject to condition no 18
49	Flour Mill	1 or 2 or 3 or 20 & 18	1 or 2 or 3 or 20 & 17	NP	Power requirement shall not exceed 7.5 KW each
50	Storage and Retail sale of household fuel Storage of liquified petroleum gas cylinders (bottled gas) for domestic consumption not exceeding 300 kg. in a residential building and not exceeding 8000 kg. in an independent ground floor structure (except a garage) at any one time, with the special permission of the Commissioner and subject to compliance with	1, <del>or 6 or</del> 14 & 21, <b>26</b>	1, <del>or 6 &amp;</del> 21, <b>26</b>	1, <del>or 6 &amp;</del> 21, <b>26</b>	In case of 6 in residential premises it shall be subject to condition no 18

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Sr. No.	Uses and Occupancies	Conditions/ <b>Parameters</b> under which land uses and occupancies will be permitted in zones			
		R	C	I	Additional Conditions/ <b>Parameters</b>
	statutory safety requirements.				
51	Vehicles repair/ servicing garages, driving school, repairing garages, without activities of body-building and spray painting,	1 or 6 or 20 & 16,17	1 or 6 or 20, <b>15</b>	<del>1 or 6 or 20</del> <b>P</b>	In case of 6, 20 in residential premises it shall be subject to condition no 18. Employing not more than 9 persons or using 1.5 KW motive power
52	Sale of motor vehicles, parts and accessories, Showrooms for motor vehicles	1or 2 or 6 & 16,17	<del>1 or 2 or 6</del> <b>P16</b>	<del>P16</del>	
53	Bus stations, taxi stands, auto-rickshaw stands, Bus Shelters, Bus Depots and Railway stations.	1 & 14 & 23	1 & 14 & 23	1 & 14 & 23	
54	Heliports				Heliports shall be allowed subject to compliance of Regulation No 37(35)
55	Public parking areas, including multistoried parking	14	14	<del>NP</del>	
56	Cottage Industries,	1 or 2 or 3 or 4 or 6	<del>1 or 2 or 3 or 4 or 6</del> <b>P</b>	P	In case of 3,4,6 in residential premises it shall be subject to condition no 18
57	Service industrial uses as per table (D) below	1 or 2 or 3 or 6 or 20 & 16	1 or 2 or 3 & <b>16</b>	P	In case of 3,6 in residential premises it shall be subject to condition no 18
58	Service Industrial estates	1 or 2 & 16,17	1 or 2 or <b>3,16 &amp; 17</b>	P	In case of 3in residential premises it shall be subject to condition no 18
59	Collection and disposal of nonhazardous waste	NP	1 or 2 & 19	P	
60	Warehousing,	NP	N P	P	
61	Ware housing activities of hazardous material	NP	NP	25,26,27	
62	Logistics activities and truck terminals	NP	1 & 15, <b>16</b>	1 & 15	

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Sr. No.	Uses and Occupancies	Conditions/ <b>Parameters</b> under which land uses and occupancies will be permitted in zones			
		R	C	I	Additional Conditions/ <b>Parameters</b>
63	I.T.&I.T.E.S unit/s (pertaining to software only <b>as per IT policy of GoM or Central Govt.</b> )	1 or 2 or 3 or 4 or 9 & 14	14	14	In case of 3,4,9 in residential premises it shall be subject to condition no 18
64	Offices, Information Technology Establishment	1 or 2 & 14	1 or 2 or 3 & 14	14	
65	Biotechnology units	NP	NP	14	
66	Wholesale trade and storage	1 or 2 or 3 or 20 & 16,17	1 or 2 or 3 or 6 or 20 & <b>1416</b>	1 or 2 or 6 or 20	In case of 3 or 20 in residential premises it shall be subject to condition no 18
67	Prisons	NP	1 or 2 & 22	1 or 2 & 22	
68	a) Trade and other similar schools, not involving any danger of fire or explosion, or offensive noise, vibration, smoke, dust, odour, glare, heat or other objectionable features.	1 or 2 & 16, 17	<del>1 or 2 or 3 or 4</del> <b>P</b> <b>15</b>	P	
	b) Bakeries, with no floor above, each not occupying for production an area more than 75 sq. m.	1 or 2 & 16, 17,	1 or 2 or 3 or 20	P	Not employing more than 9 persons, if the power requirement does not exceed 4 KW where only electrical ovens are used, an additional heating load upto 12 KVA being permitted.
	c) Confectioneries and establishments for the preparation and sale of eatable each not occupying for production an area more than of 100 sq. m per establishment. .	1 or 2 or 3 or 6 20 & 16, 17	<del>1 or 2 or 3 or 20</del> <b>P</b> <b>15</b>	P	Employing not more than 9 persons, motive power not exceeding 1.12 KW in residential zone. In case of Commercial zone area not in excess of 250 sq. m per establishment, employing not more than 25 persons, motive power not exceeding 10 KW with no floors above over the

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		R	C	I	Additional Conditions/ <b>Parameters</b>
					furnace portion. If only electrical ovens are used an additional load upto 24 KVA may be permitted.
	d) Sugarcane and fruit juice crusher	5 or 20 & 14, 17,18	5	5	Employing not more than 6 persons with motive power not exceeding 1.12 KW
	e) Printing presses	5 or 20 or 16,17,18	<del>5</del> <b>or</b> <del>20</del> <b>P14</b>	P	Aggregate motive power each not exceeding 3.75 KW and not employing more than 9 persons and individual electric motors of not more than 1.5 KW.
	f) Battery charging and repairing establishments with an area not more than 50sq.m	5 or 20 or 16,17,18	<del>5 or 20</del> <b>P</b> <b>16</b>	P	Each not employing more than 6 persons and not more than 2 charges with power not exceeding 5 KW
	g) Electronic industry of assembly, but not of manufacturing type,	5 or 20 or 16,17,18	<del>5 or 20</del> <b>P</b> <b>14</b>	P	Area not exceeding 100.00 sq. m. total electric power inclusive of motive power and heating load not to exceed 3.75 KW and employing not more than 9 persons each
69	Research & experimental & testing laboratories	1or 2 <b>or 3</b>	<del>1 or 2</del> <b>or</b> <del>3</del> <b>or 4</b> <b>P</b>	P	Not involving any danger of fire or explosion or of any obnoxious nature and located on a plot not less than 4 ha. in area, provided that the laboratory is at least 30 m. from any of the boundaries of the site and the accessory residential building is at least 30 m. from the laboratory.
70	Industrial manufacturing, fabrication, assembly and processing activities other than Service Industries	NP	N P	P	



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Sr. No.	Uses and Occupancies	Conditions/ <b>Parameters</b> under which land uses and occupancies will be permitted in zones			
		R	C	I	Additional Conditions/ <b>Parameters</b>
71	Filling stations of petrol, diesel, compressed natural gas stations and/or any other motor vehicle fuel	<b>1 or 2 or 3,26,16</b>	<b>1 or 2 or 3, 26,16</b>	26, 16	<b>In case of existing petrol pump, criteria of road width may not be insisted</b>
72	Manufacturing not classified elsewhere	NP	N P	25	
73	Manufacturing, processing & usage of				
	(a)Chemicals, fertilizers, gases, metal compounds, soap, soda, acids, starch, automobiles, boiler works, metals, ceramics, asphalt, ammonia, alcohol, leather processing, metal processing, paints, varnish, turpentine, dyestuff, tar products, paraffin, gypsum, plaster or plaster of paris manufacture; photographic films manufacture, lime manufacture, match manufacture pesticides, organic industry, match-sticks, fat rendering, fat tallow, grease or lard refining or manufacturing, gelatin or glue manufacture, or processes, involving recovery from fish or animal offal. pyroxylin manufacture;	NP	N P	25,26,27	
	(b)Cellulose manufacture, explosives, fireworks and petroleum & its products ( inflammable)	NP	N P	25,26,27	
<b>73</b>	<b>Ready Mix Plant</b>	<b>NP</b>	<b>N P</b>	<b>P</b>	<b>Subject to NOC from the Environment Department of MCGM</b>

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TABLE No. D

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Service Industrial users and conditions governing such uses:

Serial No.	Category of Industry (2)	Service Industry permitted subject to			Special conditions, if any (6)
		Maximum permissible power (in KW) (3)	Maximum permissible employment. (4)	Maximum permissible floor area (sq. m) (5)	
(1)					
I	Food Products-				
	i. Ground nut decorticators, ii. Grain mill for production of flour, iii. Manufacture of supari and masala grinding, iv. Rice-hullers, v. Manufacture of milk and dairy products, vi. Manufacture of ice- cream and ice candy.	7.5	9	<b>50250</b>	
	vii. Manufacture of bakery products	10	25	250	(i) Fuel used shall be electricity, gas or Smokeless fuel. (ii) No floor above the furnace portion (iii) Where only electric oven is used, an additional heating load of 24 KVA permitted per establishment.
	viii. Coffee curing, roasting and grinding.	1.5	9	<b>50 250</b>	
	ix. Manufacture of ice	45.0	20	250	
	x. Sugarcane and fruit juice crushers	1.5	9	<b>25 250</b>	
II	Textile and Textile Products-	3.75	9		

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	xi. Embroidery and making of crepe laces and fringes.			<b>50250</b>	
	xii. Manufacture of textile goods, such as wearing apparel, curtains, mosquito net, mattresses, bedding material, pillow cases, and textile bags. xiii. Mattress making and cotton cleaning.	2.25	9	<b>50250</b>	
III	Wood Products and Furniture-				Not permitted under or adjoining a dwelling unit.
	xiv. Manufacture of wooden furniture and fixtures.	2.75	9	<b>50250</b>	
	xv. Manufacture of bamboo and cane furniture and fixtures.	2.25	9	<b>50250</b>	
IV	Paper products and Printing Publishing-				(i) Manufacture with paper pulp not permitted. (ii) No restrictions on power, number of employees, area of hours of operation shall apply if located in a building on a separate plot not less than 500 sq. m in area and if special permission of the Commissioner is obtained.
	xvi. Manufacturing of containers and boxes from paper board.	3.75	9	<b>50250</b>	
	xvii. Printing and publishing periodicals, books, journals, atlases, maps, envelopes, picture post-cards and embossing.				
	xviii. Engraving, etching, block-making etc.	7.5	9	<b>120250</b>	
	xix. Book binding.				
V	Leather products excluding tanning-				Manufacture of leather or leather processing not permitted.
	xx. Manufacture of leather footwear.	3.75	9	<b>50250</b>	

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	xxi Manufacture of wearing apparel like coats, gloves.				
	xxii. Manufacture of leather consumer goods such as upholstery, suitcases, pocket books, cigarette and key cases, purses.				
	xxiii. Repair of footwear and other leather products.				
VI	Rubber and Plastic Products-				
	xxiv. Retreading, recapping and vulcanizing works.	1.5	9	<b>50250</b>	
	xxv Manufacture of rubber balloons, hand-gloves and allied products.				
VII	Metal products-				
	xxvi. Tool sharpening and razor sharpening works.	0.75	9	<b>25250</b>	
	xxvii Umbrella assembly works	0.75	9	<b>50250</b>	
VII I	Electrical Goods-				
	xxviii. Repairs of household electrical appliances, such as radio and television sets, tape recorders, video sets, heaters, irons, shavers, vacuum cleaner, refrigerators, air-conditioners, washing machines, electric cooking ranges, meter rewinding works.	2.25	9	<b>50250</b>	No spray painting permitted.
	xix. Electronic industry of assembly type.	3.75	9	<b>50250</b>	Only permitted on ground floor.
IX	Transport Equipment				
	xxx. (a)Servicing of motor vehicles and motor cycles.	3.75	9	<b>100250</b>	No floor above. No spray painting permitted.
	(b) Repair of motor vehicles and motor cycles.				

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	(c) Battery charging and repairs.	5.0	6	<b>25250</b>	
	(d) Repair of bicycles and cycle rickshaws.	3.75	6	<b>50250</b>	
X	Other Manufacturing and Repairs, Industries and Services-	2.25	9	<b>50250</b>	
	xxxii. Manufacture of jewellery and related articles.				
	xxxiii. Repairs of watches, clocks and jewellery.				
	xxxiv. (a) Repairs of locks, stoves, umbrellas, sewing machines gas-burners, buckets and other sundry household equipments.				
	(b) Optical glass grinding and repairs.	2.25	3	<b>50250</b>	
XI	xxxv. Petrol filling stations in plot size of 30.5 m. x 16.75 m. and petrol filling and service stations in plot size of 36.5 m. x30.5 m.	7.5	9	No limit	

## PART - VIILAND USE CLASSIFICATION AND USES PERMITTED

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	<p><i>xxxvi Filling stations of Petrol, Diesel, Compressed Natural Gas stations and/or any other motor vehicle fuel in plot size of 30.5 Mt x 16.75 Mt. And filling and service stations. Petrol, Diesel, Compressed Natural Gas Stations and/or any other motor vehicle fuel in plot size of 36.5 mt x 30.5 Mt. and</i></p> <p><i>(B) Filling stations of only Compressed Natural Gas Minimum area of plot 300 sq.mt</i></p>	<p><i>(a) 15</i></p> <p><i>(b) 30 per compressor or (not more than 3 compressor)</i></p> <p><i>(c) 150 per compressor (not more than 3 compressor)</i></p>	<p>9</p> <p>6</p> <p>6</p>	<p>No limit</p> <p>No limit</p> <p>No limit</p>	<p><i>(i) quantities in (b) or (c) will be permitted for daughter booster pumping station and on pumping station respectively over (a)</i></p> <p><i>(ii) permissible power mentioned in (b) &amp; (c) will be used exclusively for compressing and filling gas in vehicle</i></p> <p><i>(iii) Special permission of commissioner is necessary after clearance by Maharashtra Pollution Control Board from noise pollution point of view and controller of Explosive and chief fire officer and observance of conditions as they may prescribe.</i></p>
	<p><i>Xxxvii Audio, taping recording, manufacture of equipment for the same and recording studio.</i></p>	4.0	9	50	
	<p><i>xxxviii Laundries, laundry services and cleaning, dyeing, bleaching and dry cleaning.</i></p>	4.0	9	50	<p><i>i) Cleaning and dyeing fluid used should not have a flash point lower than a 59 0 C.</i></p> <p><i>(ii) Machinery having dry load capacity of 20 kg. and above.</i></p>
	<p><i>xxxix Data Procession units with use of computer.</i></p>	4.0	9	50	
	<p><i>xl Photo-processing, laboratories, Xeroxing, photocopying, video taping and their laboratories.</i></p>	3.75	9		
	<p><i>xli Repacking and mixing of liquids, powders, pastes etc. not involving any chemical reaction which is non-hazardous in nature.</i></p>	2.25	9	50	

**PART - VIII LAND USE CLASSIFICATION AND USES PERMITTED**

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XII	<i>Xlii Business /Administrative office</i>				
	<i>Xliii Business /Administrative offices of the Service Industry/Small Scale Industry within the same premises</i>			<i>50% of the area under the Service Industry/ Small Scale Industry</i>	

**(EP-124)**

Note 1 i) Service industrial uses amended from time to time by government shall be allowed.

ii) With the **approval of Corporation special permission**, Commissioner may from time to time add to, alter or amend the above Tables.

Note 2 :( a) Conditions governing other uses permitted in Residential Zone: The uses permissible in the Residential zone shall be restricted and subject to the conditions below:

- (i) A depth of 12 m. measured from the building line along the front portion abutting the street shall be provided.
- (ii) Shops, except convenience shopping, may be permitted up to second floor with separate access unless otherwise specified, subject to road having width of 18 m or more, except as stated in condition no 17 of Table B.
- (iii) Motive power, no of persons working in shops shall be such that it shall not attract provisions of Factory Act
- (iv) Power may be discontinued if the Commissioner is satisfied that the particular use is a nuisance to the residents.

(b)Other uses in the Industries Zone (I-Zone): If a plot in the Industrial Zone (I-Zone) becomes un-buildable for industrial use because of restrictions in the Industrial Location Policy of GoM or restrictions regarding segregating distances under these Regulations, the following uses may be permitted on such plot without maintaining the required segregation distances:

- i. Fuel-stations and service stations/motor garage;
- ii. Parking lots/Parking garages;
- iii. Electric sub-stations, **Distribution Sub Station;**
- iv. Offices for public utility concerns or organizations
- v. Police stations, Government and Semi-Government offices, municipal sub-offices, fire stations and posts and telegraph offices.
- vi. Warehouses.
- vii. Community Facilities

- viii Convenience shops
- ix. Hotels with rooms not exceeding 75 nos.
- x. Branches of banks with safe deposit vaults

The Commissioner may alter, amend or add to the list of the above uses.

### 3.3 Exceptions

In case of Residential/Commercial/Industrial Zone following exceptions shall apply to the permissible uses:

1) Existing non-conforming uses to continue in certain circumstances:

a) The existing authorized uses in the zone that are not listed in the permissible uses will be allowed to continue and will not be considered as non-conforming ~~in redevelopment/reconstruction.~~

b) Any lawful use of land/building premises existing before the coming into force of these Regulations may continue ~~even after redevelopment/reconstruction of land/building~~ even if it does not conform to the use provisions of these Regulations provided such non-conforming use is not extended or enlarged except as provided in these Regulations.

c) In case a building accommodating any nonconforming use collapses, is pulled down or is destroyed, any new building on the site shall conform to these Regulations and to the land use prescribed for the plot in DP.

d) In rehabilitation scheme undertaken by Mumbai Repair and Reconstruction Board (A MHADA unit) or Slum Rehabilitation Authority (SRA) or in Dharavi Redevelopment Project (DRP) where a new building is constructed in place of an old building, containing authorized non-conforming uses, the Commissioner may allow the same non-conforming use in new building provided such user is not industrial, hazardous or likely to cause pollution. In case of such rehabilitation scheme in Industrial Zone, authorized residential use may be permitted only in independent building subject to 2 below

e) In case of redevelopment, existing authorized non-residential uses in a residential building will be allowed to be continued on the ground floor, first or second floor or floor above stilts/parking floors or in a separate wing of a building with the special permission of the Commissioner.

f) Any permitted non-conforming uses or those existing prior to 01.04.1962 including industries which are nonhazardous or nonpolluting may be allowed to continue without addition to such non-conforming use

g) *Non-conforming industries.*- Non-conforming industries which are neither hazardous nor polluting and which have been permitted to operate, without any requirement that they may shift to a conforming zone after a specific period, may,



with the Commissioner's special permission, be allowed to make additions to start a new process or to manufacture new products, provided the degree of nuisance from the existing unit will in no way be affected by such additions and subject to requirements of these Regulations for such additions.

h) In C and I Zone, if entire building is constructed for non-residential use, the requirement of separate access shall not be insisted upon.

2) Prohibition of Factories in Residential Building in Conforming Zones:

Notwithstanding anything contained in these Regulations, no permission shall be granted for establishing any factory, workshop or work place (for the establishment of which previous permission is required under Section 390 of the MMC Act, 1888) wholly or partly on lands used for residential purposes even if such use is in conformity with these Regulations and the aforesaid Act;

Provided that the uses in a residential building permissible under this Regulation which are compatible with the residential use unless & otherwise specified may be permitted on the ground floor.

3) *All Municipal land of the Municipal Octroi Check Nakas, shown for existing 'Truck Terminus' or otherwise, shall be developed as 'Comprehensive Transport Hub', which will inter alia include a bus/truck terminus and such land shall be considered as falling not utilized to full potential, shall be considered as land in Commercial Zone and be treated as Central Business District (CBD)/Parking Transport Hub including intercity bus station for development apart from primary function of octroi naka and may and shall be developed as per the relevant provisions of these Regulations.*

*Provided that, if development is proposed by MCGM on its own, then the payment of premium for BUA beyond zonal (basic) FSI, shall not be applicable. However, payment of premium shall be applicable if the project is developed through PPP model/ allowed to be developed through any other agency.*

*Provided further that in case of combined development of comprehensive transport hub inter alia bus/truck terminus along with the Commercial development, then area of the parking of vehicles including areas required for maneuverability of vehicles of bus or truck terminus shall be allowed free of FSI.*

(EP-125)

**3.4 No-Development Zone (NDZ):-**

**(A) Development of land in No-Development Zone (NDZ):-**

**1. General**

~~The provision of this Regulation shall apply to any contiguous, unbroken and uninterrupted piece of land, excluding the land under reservation for the public purpose, not less than 4.0 ha, and not disqualified from development on account of other laws or regulations that are binding. Such plot shall have means of access of width not less than 18m. Owners of land parcels having plot area lesser than 4 ha may come together to create contiguous land parcels of 4 ha or more & submit proposal for development under this Regulation.~~

## ~~2. Submission of Proposal~~

~~The proposal shall be submitted by the Owner containing the demand assessment for infrastructure such as roads, water supply, sewerage and storm water drains.~~

## ~~3. Planning Considerations~~

~~(a) The proposed development, as far as possible, shall be planned in such a way that the Public Open Space (POS) falls contrally and Affordable Housing (AH) and Owner's development fall on either side of the Public Open Space (POS).~~

~~(b) A Road shall be proposed on both sides of the POS to be made public, as per the provision of these Regulations subject to each having minimum width of 12 m. They shall also serve as connecting roads for the area proposed to be developed beyond the area for which proposal under this Regulation is submitted. These roads shall be handed over to MCGM.~~

~~(c) The area of the land after deduction of the area covered under above referred roads shall be apportioned among Owner's Share, AH, POS, Institutional Amenities (IA), and Other Amenities as detailed below:~~

Sr. No.	<del>Public Open Spaces &amp; Institutional Area</del> 33%		<del>Affordable Housing, Education, Health &amp; Social Amenities</del> 33%				<del>Area for Other Development</del>
	<del>Public Open Space</del>	<del>Institutional Area</del>	<del>Affordable Housing</del>	<del>Educational</del>	<del>Medical</del>	<del>Social</del>	
1	<del>25%</del>	<del>8%</del>	<del>25%</del>	<del>4%</del>	<del>3%</del>	<del>1%</del>	<del>34%</del>

## ~~4. Procedure of Approval~~

~~The Owner shall submit his proposal in accordance with Sr. No. 1, 2 and 3 above to the Commissioner MCGM. While making such submission he will take care of the following:~~

~~(a) He shall distinctly mark lands for AH, POS, 2 numbers of roads and Owner's share in the layout. Further earmarking of lands for Institutions, education, health and social~~

- ~~amenities cited above shall be done by the Commissioner taking the amenity standards prescribed as minimum.~~
- ~~(b) Advance possession of all lands other than the Owner's Share as detailed in Sr. No 3(b) & (c) above shall be handed over to MCGM at the time of approval of layout. The ownership shall be transferred in the name of MCGM within one year from the date of advance possession or seeking commencement certificate beyond plinth of the development of Owner's share, whichever is earlier.~~
- ~~(c) The Land Owner shall have the option of developing all AH, POS, Institution, education, health and social amenities (hereafter referred to as AH & Amenities) and handing them over to the MCGM.~~
- ~~(d) The development of AH & Amenities shall be as per specifications laid down by the Commissioner, within three years from date of approval to the individual building plans of AH, POS and amenities, unless extended by the Municipal Commissioner for valid, recorded reasons.~~
- ~~(e) Provision of amenities as per Regulation No. 14(A) and 15 shall not be applicable for development under this Regulation.~~
- ~~(f) The carpet area of affordable housing tenements shall be EWS (30 m<sup>2</sup>), LIG (45 m<sup>2</sup>) and MIG (60 m<sup>2</sup>) in the ratio of 0.35, 0.35 & 0.30 respectively. Any minor variation in tenement percentages must be recorded in writing and be reflective of actual demand. Over a period of time, with approval of GoM, the carpet area of tenements may be upwardly revised to reflect a rising economy, higher incomes and the aspirations of citizens.~~
- ~~(g) The proposal under this Regulation shall be considered with the approval of the Municipal Commissioner.~~
- ~~(h) Notwithstanding anything contained in these Regulations, residential/commercial uses otherwise permissible, independent of road width to which it abuts shall be permissible on the Owner's share of land.~~

#### ~~5. Infrastructure Development~~

~~The owner shall develop the infrastructure network within the layout (AH & Amenities) to be handed over to MCGM (road + water supply mains + sewer line + storm water drain + street lights pertaining to that specific scheme) as per the requirements of the concerned departments.~~

#### ~~6. Permissible FSI:~~

- ~~(a) If the Owner opts out of the responsibility of developing AH & Amenities, he will get FSI 0.8 of the gross plot (AH + POS + all public amenity land + area covered under 2 numbers of roads to be handed over to MCGM + land forming Owner's share of that specific scheme) on the Owner's share of land.~~
- ~~(b) If the Owner opts to develop the cited AH & Amenities, the Owner shall be entitled for FSI 1 of the gross plot (AH + POS + all public amenity land + area covered under 2 numbers of roads to be handed over to MCGM + land forming Owner's share of that specific scheme) on the Owner's share of land.~~

- ~~(c) The Owner would also be compensated for all infrastructure developed by him that is not attributable to infrastructure pertaining to Owner's share of land and construction of the AH tenements & other amenities as described in serial no. 7(a) below.~~
- ~~(d) In addition, the Owner would be eligible to receive the sale proceeds of 15 % of AH units from MCGM after deduction of administrative charges.~~
- ~~(e) The Development of the plot handed over for AH shall be with FSI 3.0 on the plot of the AH area. AH Tenements & constructed amenities shall have to be handed over to MCGM. The cost of construction of AH tenements & built up amenities shall be paid in the form of BUA.~~
- ~~(f) The development of Amenities as per the requirements of MCGM shall be permissible as per these Regulations. Provided further that Municipal Commissioner's decision regarding development of Amenities/Institutional Amenities shall be final and binding on the concerned.~~
- ~~(g) 'TDR' or 'Additional FSI on payment of premium' as per Regulation No 30 (1) (A) [except Fungible FSI as per Regulation No. 31(3)], shall not be permissible on Owner's share of land.~~
- ~~(h) The land handed over to MCGM for public amenities as stated above shall not be allowed to be developed under AR as stipulated in Regulation No 17 and shall have to be used entirely for the intended purpose as per these Regulations.~~
- ~~(i) Notwithstanding anything contained in these Regulations, residential/commercial uses otherwise permissible, independent of road width to which it abuts shall be permissible on the Owner's share of land~~
- ~~(j) Development charges and premium shall not be recovered for any relaxations in open spaces, exclusion of staircase, lift and lobby areas from FSI computation & for Fungible FSI as per Regulation No. 31(3) for BUA to be handed over to MCGM.~~
- ~~(k) Off site infrastructure charges at 7% of the Land Rate (for FSI 1) for the BUA (including fungible FSI) to be constructed on owner's share of land as per ASR of the year of approval shall be paid to MCGM. These off-site infrastructural charges shall be in addition to development charges levied as per section 124 of MR&TP Act 1966.~~
- ~~7. Compensation for development of infrastructure in lands handed over to MCGM and constructed BUA.~~

~~a) The owner shall be entitled for the following:~~

<del>BUA in lieu of cost of construction of AH/Built up Amenities including entire infrastructure development for MCGM share of Land</del>	<del>=</del>	<del>2.0[Rate of construction per sq. m as per ASR rate/rate of developed land per sq. m as per ASR(for FSI 1)]x BUA of all amenities &amp; all AH</del>
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~~This shall be subject to maximum 50% of the BUA of AH/Amenity to be handed over to MCGM.~~

~~b) The ratio of BUA to carpet area shall be considered as 1.2 (including provisions of various requirements as per these Regulations).~~

- ~~c) Area covered under staircase/lift/staircase and lift lobby for AH tenements/Amenities shall not be counted in FSI/BUA and shall be without charging premium.~~
- ~~d) No premium shall be charged for Fungible FSI and features permitted free of FSI as per Regulation No 31 for the development of AH tenements/Amenities/IA.~~
- ~~e) Commencement Certificate beyond 75 % of the BUA as per serial No 6(a) shall not be issued unless the infrastructure development in the entire layout and construction of AH tenements/Amenities/IA is completed & occupation granted.~~
- ~~f) The Commencement Certificate beyond 75 % of BUA as per serial No 6(a) may be released once the Occupation Certificate for AH tenements/Amenities/IA is granted.~~
- ~~g) BUA in lieu of development of infrastructure and construction of AH tenements/Amenities/IA, as detailed in 7(a) above may be released in proportion of 0.50 sale (incentive) area: 1 AH/Amenity/IA area and the construction shall progress simultaneously in the said proportion, and 100% of incentive area in lieu of AH tenements/Amenities/IA & infrastructure development can be released only after handing over of entire AH tenements/Amenities/IA as per (f) above.~~
- ~~h) TDR in lieu of unconsumed incentive BUA, as per provision (a) above in proportion to handing over of such completed AH tenements/Amenities/IA may be allowed at the option of owner/developer. However, 20 % of such admissible TDR for unconsumed BUA shall be released only after handing over the entire area of AH tenements/Amenities/IA to MCGM.~~
- ~~i) Requirement of ROS as per Regulation No 27 may be kept at 8% on Owners share of land & in respect of plot of AH.~~

~~(B) Land of Govt. /Semi. Govt. /Appropriate Authority appointed by Govt falling in NDZ~~

### ~~1. General~~

~~Notwithstanding anything contained in these Regulations the land of Govt./Semi-Govt./Appropriate Authority falling in NDZ, the provision of this Regulation shall apply to any contiguous, unbroken and uninterrupted piece of land having area not less than 4.0 ha, excluding the land under reservation for the public purpose and not disqualified from development on account of other laws or regulations that are binding.~~

### ~~2. Planning Considerations~~

~~(a) The proposed development, as far as possible, shall be planned in such a way that the POS falls centrally and AH and area for other development fall on either side of POS. These areas shall have proper access as per provisions of these Regulations.~~

~~(b) The area of the land after deduction of the area covered under above referred roads shall be apportioned among Appropriate Authorities' Share, AH, POS + Roads, IA, and Other Amenities as detailed below:~~

<del>Sr. No.</del>	<del>Public Open Spaces &amp; Institutional Area</del>	<del>Affordable Housing, Education, Health &amp; Social Amenities</del>	<del>Area for Other</del>
	<del>33%</del>	<del>33%</del>	

	<i>Public Open Space</i>	<i>Institutional Area</i>	<i>Affordable Housing</i>	<i>Educational</i>	<i>Medical</i>	<i>Social</i>	<i>Development</i>
<b>1</b>	<b>25%</b>	<b>8%</b>	<b>25%</b>	<b>4%</b>	<b>3%</b>	<b>1%</b>	<b>34%</b>

### **3. Procedure of Approval**

~~The Appropriate Authority shall submit the proposal to the Commissioner, MCGM, distinctly showing lands for AH, POS, 2 numbers of roads and share of other development in the layout. Further earmarking of lands for education, health and other amenities cited above shall be done by the Commissioner taking the amenity standards prescribed as minimum.~~

~~(a) Provision of amenities as per Regulation No. 14(A) and 15 shall not be applicable for development under this Regulation.~~

~~(b) The proposal under this Regulation shall be considered with the approval of the Municipal Commissioner.~~

~~(c) The area of social amenities, POS and roads shall be handed over to MCGM. Advance possession receipt shall be submitted at the time of approval of proposal and the ownership shall be transferred in the name of MCGM in revenue records before seeking Occupation to any of the development in layout.~~

### **4. Permissible FSI:**

~~a) Govt./Semi-Govt./Appropriate Authority appointed by Govt. shall be eligible for FSI 1 of the gross plot (AH + POS + all public amenity land + area covered under 2 numbers of roads to be handed over to MCGM) on area of other Development.~~

~~b) The Development of the plot earmarked for AH with FSI 3.0 on the plot of AH area shall be done by Government/semi government/ Appropriate Authority appointed by Govt. These tenement shall be made available for general public for the affordable Housing as per policy of Government.~~

~~c) The carpet area of affordable housing tenements shall be EWS (30 m<sup>2</sup>), LIG (45 m<sup>2</sup>) and MIG (60 m<sup>2</sup>) in the ratio of 0.35, 0.35 & 0.30 respectively. Any minor variation in tenement percentages must be recorded in writing and be reflective of actual demand. Over a period of time, with approval of GoM, the carpet area of tenements may be upwardly revised to reflect a rising economy, higher incomes and the aspirations of citizens.~~

~~d) The development of Amenities as per the requirements of MCGM shall be permissible as per these Regulations. Provided further that Municipal Commissioner's decision regarding development of Amenities shall be final & binding.~~

~~e) Institutional Amenities may be developed by Govt./Semi-Govt./Appropriate Authority appointed by Govt, as decided by the Govt./Appropriate Authority.~~

~~f) 'TDR' or 'Additional FSI on payment of premium' shall not be permissible except fungible FSI.~~

- ~~g) The land handed over to MCGM for public amenities as stated above shall not be allowed to be developed under AR as stipulated in Regulation No 17 and shall have to be used entirely for the intended purpose as per these Regulations.~~
- ~~h) Notwithstanding anything contained in these Regulations, residential/commercial uses otherwise permissible, independent of road width to which it abuts shall be permissible on the Owner's share of land~~
- ~~i) Off-site infrastructure charges at 7% of the Land Rate (for FSI 1) for the BUA (including fungible FSI) to be constructed on owner's share of land as per ASR of the year of approval shall be paid to MCGM.~~
- ~~j) Requirement of ROS as per Regulation No 27 may be kept at 8% on area of other development & in respect of plot of AH~~

**5. Interchanging the location:**

~~The Appropriate Authority may interchange the location of land earmarked as Affordable Housing (AH) + Public Open Space (POS) + Institutional Area (IA) in DP with equivalent developable land area under their ownership either in contiguity or in parcels of land not less than 2 ha.~~

**Special Development Zone (SDZ):** - Special Development Zone (SDZ) is a zone which is to be developed predominantly for society at large with emphasis on Social Affordable Housing, POS and necessary Social infrastructures. The said zone is further subdivided into Special Development Zone I (SDZ I) and Special Development Zone II (SDZ II). The development of SDZ shall be under the provision of regulation 33(8)

Provided that the structures attracting the provisions of Maharashtra Slums Areas (Improvement, Clearance and Redevelopment) Act, 1971 shall be developed under the provision of Regulation 33(10)

~~1. Special Development Zone I (SDZ I): SDZ I is a zone occupied by protected occupants as defined in Chapter IB of Maharashtra Slums Areas (Improvement, Clearance and Redevelopment) Act, 1971. Development of SDZ I is governed by the Regulation No 33(10) and 17(3) (C) (c). The structures even if are situated within the physical boundary of SDZ I, but not attracting the provisions of Maharashtra Slums Areas (Improvement, Clearance and Redevelopment) Act, 1971, will be deemed to be situated in SDZ II.~~

~~2. Special Development Zone II (SDZ II): SDZ II is a zone not covered in SDZ I but wherein development is predominantly for society at large with emphasis on Social Housing, POS and necessary Social infrastructures plots of which may be vacant, occupied by authorized structures and structures occupied by occupants not covered under Chapter IB of Maharashtra Slums Areas (Improvement, Clearance and Redevelopment) Act, 1971. Development in SDZ II for the Social Housing shall be governed by Regulation No 33(8) and other development will be governed by following:-~~

(EP-126)

~~(C)~~(A) Other Development in **NDZSDZ H:**

The following uses are also permissible provided, however, no services of any kind or Limited/available services will be provided by the Corporation. No subdivision of the land creating size of plot less than ~~4~~**12.0** ha or less shall be permissible.

(EP-127)

**(I) Institutional Development**

Institutional Development such as Higher & Other educational Institutions, Medical Institutions, Urban Planning Institutions, Financial Institutions & Other Institutions such as Research & Development Institutions shall be permitted subject to the following conditions:

- Maximum FSI limit shall be 0.20 (excluding area of DP road). As far as possible, the development shall be at one place of the total land.
- Ground coverage shall not exceed 10% of the area of plot.
- Indigenous** tree plantation shall be done at the rate of 500 trees/ha on the remaining land excluding the BUA and the surrounding open space/utility space.
- Essential residential development for the staff/officer's accommodation shall be permitted up to the extent of 33% of the permissible BUA.

**(II) Development of Cinema and TV Film production,**

Development of Cinema and film production, shooting, editing and recording studios with its ancillary and supporting uses, including Film School with their shooting stages and screening rooms, Performing Art Academy, Students Hostels and faculty residences, Auditoria, Art Gallery, Museums, Preview Theatres, construction of staff quarters, rest rooms, canteens etc. shall be allowed subject to the following conditions:

- The total permissible FSI shall not exceed 0.2 (excluding area of DP road).
- Out of the permissible BUA equivalent to 0.2 FSI; BUA of supporting uses shall not exceed 1/3 of permissible FSI 0.2.
- The construction shall be confined to 10% of the plot and the remaining plot (excluding areas required for parking, roads etc.) shall be planted with **indigenous** trees at the rate of at least 500 trees per ha.

**(III) Information Technology & Information Technology Enabled Services (IT/ITES) & Biotech units**



**PART - VIILAND USE CLASSIFICATION AND USES PERMITTED**

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IT/ITES Parks/Units or, set up by public or private sector; shall be permissible with the special permission of Commissioner, subject to following conditions:

A) Total FSI shall not exceed 0.20 (excluding area of DP road).

B) Construction of buildings for IT/ITES shall be permitted to the extent of 20% on 10% of the total plot area and shall be located such that, as much of remaining open space is available in a contiguous manner and on remaining 90% of plot area, **indigenous** trees shall be planted at the rate of at least 500 trees per ha.

C) The permission from the Director of Industries to set up IT/ITES Parks/Units shall be necessary.

**(IV) Tourism Development Area (TDA)**

Sites or plots identified by the Tourism Department of GoM. in consultation with the MTDC, and as specified by GoM from time to time as suitable for promotion of tourism to serve as holiday or beach resorts, hotels or motels may be included in a Tourism Development Area (TDA), and allowed to be developed for activities like beach resorts, hotels, motels, restaurants, health farms, water sports facilities, arts and crafts complexes, golf courses, gliding, powered gliding, grass skiing facilities, marinas, jetties and pontoons for docking of boats and swimming pools.

If such specified sites are situated in the **NDZSDZ-II**, they shall be permitted to be developed for the aforesaid purposes with a FSI **0.200.50**(excluding area of DP road) notwithstanding anything contained in these Regulations, additional FSI in such Zone shall not be admissible.

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Note- If such sites are situated in zone other than **NDZSDZ-II** and Natural Area, the FSI permissible shall be that corresponding to the FSI permissible in the respective zones as stipulated in Table 12 of Regulation No.30(1)(A).

Guidelines for identification of TDA and for development to be permitted therein

**(1)General Conditions:**

i) TDA can be developed by individual or Company or Partnership firm or Govt/Semi-Govt. organization/ corporations.

ii) These guidelines shall be applicable for TDA, as set out herein below.

iii) Proposals for lands to be specified as TDA shall be approved by UD department, GOM and shall not be permissible on plot Reserved/Designated for Play Ground/Park/Garden/Any other POS reservation

**TOURISM DEVELOPMENT AREA COMMITTEE**

*Proposals for lands to be specified as Tourism Development Area shall be recommended for consideration of Government in Urban Development Department by a Committee consisting of:*

1	Secretary, Tourism Development Department Mantralaya	Chairman
2	Metropolitan Commissioner MMRDA	Member
3	Municipal Commissioner, Municipal Corporation of Greater Mumbai	Member
4	Dy. Director of Town Planning, Greater Mumbai	Member
5	Representative of Hotel Industries, Mumbai	Member
6	Environmentalist	Member
7	Architect, having 20 years experience in architectural practice.	Member.

*This Committee may be called "Tourism Development Area Committee" (TDAC). The persons at 5, 6 & 7 of the Committee may be nominated by Secretary, Tourism Department and the tenure of these members shall change after every 3 years, provided that the same person shall be eligible for reappointment as a Member.*

**(2) SIZE OF PLOT AND FSI**

*Maximum area permissible as TDA out of a holding in SDZ-II shall be as follows:-*

<b>Special Development Zone- II</b>		
<b>Total SDZ-II Holding</b>	<b>Maximum TDA area permissible (fixed) (in ha.)</b>	<b>Maximum FSI Permissible</b>
<b>More than 2 but less than 5 Ha</b>	<b>40%</b>	<b>0.5 FSI over the TDA area subject to premium of 10% of A.S.R. over and above the Zonal (basic) F.S.I. i.e. 0.025 for SDZ-II, out of the amount of premium 50% is</b>
<b>Equal to or more than 5 Ha but less than 6 Ha</b>	<b>50%</b>	
<b>6 - 7 Ha</b>	<b>60%</b>	
<b>7 - 8 Ha</b>	<b>70%</b>	

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<b>8 - 9 Ha</b>	<b>80%</b>	<b>payable to State Government and 50% payable to MCGM</b>
<b>9 10 Ha</b>	<b>90%</b>	
<b>Equal to or more than 10 Ha</b>	<b>100%</b>	

**Explanation:**

**1. After deducting the area of TDA, FSI will be available for the rest of the land in SDZ-II, as provided for the area in SDZ-IIs per clause (VI) (xii).**

**2. In case of plots having area more than 2 ha in SDZ-II, no subdivision of plots shall be permitted.**

**(EP-129)**

**(a) Smaller Plots:**

For existing landholders having smaller plots in **NDZSDZ II**, the provisions of promotion of Tourism through bed-and-breakfast type arrangements for tourists shall be permissible, approved by the Govt. in Urban Development Department. These shall have the same FSI as per **B(A)(VI)** of this regulation.

**(b) Prohibition for Inclusion in Tourism Development Land falling in categories specified below shall not be permissible for TDA:**

i Lands affected beyond permissible levels by pollution in land, water and air, as may be decided and certified by the MPCB.

ii Lands covered by mangroves.

iii Areas from **NDZSDZ II** directly abutting the Residential Zone without being separated by road having width not less than 18.30 m.

**(c) Infrastructural Facilities:**

All the infrastructural facilities required on site and as specified by the MCGM shall be provided by the developer at his own cost on the site. Proper arrangement for treatment and disposal of sewage and sullage and solid wastes shall be made to the satisfaction of the MCGM and MPCB. No untreated effluent shall be allowed to pass into the sea or any water body.

**(d) Reserved Sites for Tourism Development:**

Where the lands are located in a unique/unusual area, particularly suitable for development of tourism in view of an existing water body, scenic beauty, tree plantations or geological formation can be specified as TDA. The minimum area of such site however shall not be less than 1.00 ha. The floor space index available for development in such a site will be 0.20.

**(e) Environment:**

Places where rare species of migratory birds are known to visit and where there is a heritage of flora and fauna shall be given preference for development as TDA. **Efforts**

~~should be made for creating environmental awareness among the local population and especially among the school-going children in nearby area.~~

*(f) The projects identified as Mega Tourism Projects by Tourism and Cultural Affairs Department of the State Govt. under the Tourism Policy of Maharashtra- 2006" shall be governed by the following special provisions :-*

*Mega Tourism Projects:-*

- 1) The ground coverage shall be 1/2 of the gross plot area.*
- 2) The uses which are not covered under this Regulation like studio and Film School with their shooting stages and screening rooms, performing Arts Academy, Students Hostels and faculty residences, Auditoria, Art Gallery, Museums, Multiplex, Food & Beverage areas and also a combination of compatible uses may be allowed, with the approval of the Urban Development Department of GOM.*
- 3) The height up to 70m may be allowed for Building of Film Studio, subject to the provisions of Regulation 43.*
- 4) The height of a room in occupancy mentioned at Sr. No.1(e) (ii) of Table 15 of Regulation 37, may be permitted for Studio, Museum, Screening Rooms, Multiplex and Auditoria.*
- 5) The 20% fungible Compensatory Floor Space Index may be allowed, subject to the provisions of Regulation 31(3).*

*Note: - The development in the Eco Sensitive Zone and Coastal Regulation Zone shall be governed and regulated as per MoEF's Notification in this regard and Circulars issued from time to time.*

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#### **(V) Amusement park:**

Amusement park in a plot of not less than 4 ha. in area, with recreational and amusement devices like a giant wheel, roller coaster, merry-go-round or similar rides, ocean -park, swimming pool, magic mountain and lake, ethnic village, shops for souvenirs, toys, goods, refreshments and beverages shall be permissible with the special permission of commissioner. The Permissible FSI shall not Exceed 0.025 (excluding area of DP road)

- a) The entire land for the amusement park shall vest in a single ownership and the land shall not be sub-divided at any time.
- b) The required infrastructure, like proper and adequate access to the park, water supply, sanitation, conservancy services, sewage disposal and adequate off-street parking will have to be provided and maintained by the promoters of the project at their cost and to the satisfaction of the Commissioner.

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- c) The promoters of the project shall provide adequate facilities for collection and disposal of garbage at their cost, and to the satisfaction of the Commissioner and will keep, at all times, the entire environment clean, neat and hygienic.
- d) Structures for ancillary activities, such as administrative offices, exhibition hall or auditorium, restaurant, open air theatre, essential staff quarters, store buildings, fast food shops, museum, souvenir and small shops, ancillary structures to swimming pool, may be permitted
- e) Structures permitted in the amusement park (except those intended for park apparatus, entertainment such as magic mountain etc. and other equipment) should be ground floor structures, with the construction blending with the surrounding environment and landscape.
- f) Except for minor dressing, hills and natural features, if any, shall be maintained in their natural condition and beautified with planting of trees etc.
- g) All trees already growing on the land shall be preserved to the extent possible, except that if it becomes necessary to cut any tree, the required permission of the Competent Authority should be obtained under the law. At least 5 indigenous trees per 100 sq. m shall be planted and grown within the area of the park.
- h) Structures, buildings or monuments of historical, aesthetical, architectural, or heritage importance, if any, shall be preserved and maintained properly.
- i) Sufficient parking facilities and ancillary facilities for cars, buses, transport vehicles etc. shall be provided on site as prescribed by and to the satisfaction of the Commissioner and Commissioner of Police.
- j) The promoters of the project will prepare a suitable layout with appropriate land-scaping of the recreational and other facilities and obtain approval of the Commissioner.
- k) No objection certificate of the Tourism Department shall be obtained.
- l) The development shall be regulated according to other requirements of these Regulations and subject to all other clearances as may be required.
- m) Proper arrangements for safety, regulations of traffic approaches to the park etc. shall be made to the satisfaction of the Commissioner of Police from the law and order and traffic aspects.

**(VI) Miscellaneous Uses:**

The following uses shall be permissible where the permissible ~~where~~ FSI shall not exceed 0.025(excluding area of DP road)

- (i) Agriculture, horticulture and animal husbandry (except for keeping animals on a commercial scale), subject to a limit of 10 head of cattle per acre and providing necessary buildings, garages, pig sties, stables and storage buildings
- (ii) Gardens and poultry farms;
- (iii.) Forestry;
- (iv.) Golf clubs and links;
- (v.) Public parks, private parks, play fields, stadia, gymkhanas, swimming pools, gliding facilities, temporary camps for recreation of all types.
- (vi.) Race tracks and shooting ranges.
- (vii.) Fish curing on open land/fish farming.
- (viii.) Salt manufacture from sea water.
- (ix.) Public utility establishments such as electric sub-stations, receiving stations, switch yards, over-head line corridors, radio and television stations, receiving stations, main stations for public gas distribution, sewage treatment and disposal works, Storm Water Drain Pumping Station, facilities for the disposal of Solid Waste, water works along with residential quarters for essential staff for such works, with the special permission of the Commissioner.
- (x.) Cemeteries and crematoria and structures incidental thereto.
- (xi.) Structure for watchmen's quarters each not exceeding 20 sq. m numbers of such structures in each plot to be decided by the Commissioner
- (xii.) A residential building, not more than ground and one story with a height not exceeding 9.75 m including the height of stilted portion.

**(VII) Periphery of Vihar and Pawailake:**

In order to prevent erosion of soil and silting in lakes, an exclusive green belt of 100 m shall be provided around the periphery of Vihar and Pawailake, in which no construction whatsoever shall be allowed. ***If within 100 m from the periphery of Vihar and Pawailake there exists Municipal/Public Road, then buffer of green belt beyond Municipal/Public Road may not be insisted.***

(EP-131)

**3.5 Port's Operational Zone (POZ)(To be kept in abeyance)**

**1. General**

The provisions shall apply to the development of port and port related activities proposed in the land belonging to Mumbai Port Trust (MbPT) specifically earmarked on the DP by a verge as **Port's Operational Zone**. Approval to any development/redevelopment in this Zone shall be granted only after Master Layout Plan incorporating all reservations/designations listed in note below is approved from MCGM.

**Permissible Activities**

**The following activities are permissible in this zone**

- a) Development of port and port related activities with prior approval of the MoEF, GOI.
- b) Storage related activities such as Godowns, Cargo Yards, Container Yards, Logistic Parks etc. those are necessary for import/export of goods.
- c) Transport related activities such as Railway Goods Yard, Truck Terminus, Surface and Multi-level Parking lots, Public Transport Terminals etc.
- d) Water Transport and related activities, Operational Offices, Restaurants and Hotels, Rest Houses and other related amenities and utilities.
- e) Land Uses permissible in Industrial Zone as per Table C of Regulation No. 34 (3).
- f) Any other related activity with the approval of the Ministry of Shipping and Transport, GOI.
- g) Retention of Activities existing in the zone.

**2. Manner of Development**

- a) Any development undertaken by the Mumbai Port Trust shall be governed by these Regulations.
- b) Any slum notified and eligible under Slum Rehabilitation Scheme for redevelopment shall be undertaken by the MbPT for its redevelopment, either in this zone or in Port's Water Front Development Zone.
- c) Redevelopment/Retention of any existing use undertaken by Government/Semi-Government organization, MHADA, MCGM shall be permitted as per these Regulations.
- d) Designations listed below in table shall be maintained as per these Regulations during redevelopment.
- e) Reservations or roads if any shall be implemented as per these Regulations.
- f) Relocation of designations/Reservations as per these Regulations shall be permitted either in this zone or in Port's Water Front Development Zone.
- g) Regulation Nos 14 and 15 shall not be applicable to the development or Redevelopment in the Port's Operational Zone.
- h) The Mumbai Port Trust shall have an option to continue with the existing 'Industrial Activities' in 'Port's Operational Zone' and shall have liberty to relocate the same within the Zone or to convert into activities conforming to the zone.

**3. Floor Space Index**

The FSI permissible shall be 1.33 subject to other restrictions as per these Regulations.

**3.6 Port's Water Front Development Zone (PWFDZ)(kept in abeyance)**

**1. General**

The provisions shall apply to the Port's Water Front Development Zone and its related activities proposed in the land belonging to Mumbai Port Trust (MbPT) specifically earmarked on the DP by verge as **Port's Water Front Development Zone**. Approval to any development/redevelopment in this Zone shall be granted only after Master Layout Plan incorporating all reservations/designations listed in note below is approved from MCGM.

**2. Approval**

The Mumbai port trust shall prepare detail Master Plan of its area showing different land use sectors with basic infrastructure and social amenities in accordance with these Regulations and get approval of the Commissioner. The Mumbai port Trust shall however be entitled to modify such layout subject to his approval.

**Permissible Activities****The following activities are permissible in this zone**

- a) Any Water Front Development and related activities subject to approval of the MoEF, GOI wherever necessary.
- b) Water Transport and related activities, Marina along with commercial activities.
- c) Operational Offices, Restaurants and Hotels, Rest Houses and other related amenities and utilities.
- d) Aquariums, Seaquariums, Maritime Museums, Naval Museums.
- e) Water Sports, Scuba diving facilities, Marine Parks and related Recreational activities.
- f) International Tourists facilities and amenities.
- g) Cruise and Boating facilities
- h) Land Uses permissible in Industrial Zone as per Table C of Regulation No. 34 (3).
- i) Any other related activity with the approval of the Ministry of Shipping and Transport, GOI.
- j) Retention of Activities existing in the zone.
- k) Any other activity related to water front development.
- l) Public Transport facilities, surface and multilevel Parking facilities.
- m) Any slum notified and eligible under Slum Rehabilitation Scheme for redevelopment shall be permitted by the MbPT for its redevelopment.
- n) Redevelopment/Retention of any existing use undertaken by Government/Semi-Government organization, MHADA, MCGM shall be permitted as per these Regulations.
- o) Any designation listed below shall be maintained as per these Regulations during redevelopment.
- p) Reservations or roads listed below shall be implemented as per these Regulations.
- q) Relocation of Designations/Reservations as per these Regulations shall be permitted only with the prior consent of the Appropriate Authority.
- r) Regulation Nos 14 and 15 shall not be applicable to the development or Redevelopment in the Port land.



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- s) The Mumbai Port Trust shall have an option to continue with the existing Industrial Activities in the Port's Water Front Development Zone and shall have liberty to relocate the same within the Zone or to convert into activities conforming to the zone.
- t) The MbPT shall provide separate area to the extent as per directives of the State Govt. for Social Housing subject to these Regulations.

**3. The permissible FSI**

The FSI shall be permissible in accordance with provisions laid down in relevant sections of Development Control & Promotion Regulations-2034.

Note: - The reservations/designations listed below in Port's Operational Zone (POZ) and in Port's Water Front Development Zone (PWFZ) shall be developed as per the provisions of these Regulations.

**Port's Operational Zone (POZ)**

**Port Operational Zone 1**

**Designation**

Ward	Sheet no	Designation Code	Designation Name	Plot Area (sq. m)	Plot Area (Ha)
A	IC 11	DR1.3	Government staff Quarters	2273.13	0.23
A	IC 11	DO2.1	Government office	5217.92	0.52
B	IC 14	DPU1.1	Fire Station/ Command Centre	1582.82	0.16
<b>Port Operational Zone 1 Total Area(Designation)</b>				<b>9073.87</b>	<b>0.91</b>

**Port Operational Zone 2**

**Designation**

Ward	Sheet no	Designation Code	Designation Name	Plot Area (sq. m)	Plot Area (Ha)
F/S	IC 24	DPU2.1	Fuel station	1920.11	0.19
<b>Port Operational Zone 2 Total Area (Designation)</b>				<b>1920.11</b>	<b>0.19</b>

**Mazagaon Port Operational Zone**

**Designation**

Ward	Sheet no	Designation Code	Designation Name	Plot Area (sq. m)	Plot Area (Ha)
E	IC 14	DE1.1	Municipal School	605.13	0.06
E	IC 17	DPU5.2	Electric Transmission & Distribution Facilities	2005.68	0.20
E	IC 17	DPU3.2	Police Chawky	36.75	0.0037
E	IC 14	DPU4.1	Post & Telegraph	103.58	0.01
E	IC 17	DSA1.1+DE1.1+DR1.1	Municipal Retail Market + Municipal School + Municipal Staff Quarters	3320.14	0.33
<b>Mazagaon Port Operational Zone Total Area</b>				<b>6071.28</b>	<b>0.61</b>

**Port's Water Front Development Zone (PWFZ)**

**Port's Waterfront Development Zone**

**Designation**

Ward	Sheet no	Designation Code	Designation Name	Plot Area
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				(Ha)
B	IC 14	DMS3.1	Solid waste Management Facilities	0.02
B	IC 14	DPU2.1	Fuel station	0.12
E	IC 14	DH1.1	Municipal Dispensary/ Health Post (2nos)	0.06
E	IC 17	DH1.2	Municipal Hospital	0.12
E	IC 14,17	DMS4.3	sewage Pumping station (2nos)	0.19
E	IC 14	DO2.1	Government Office (5nos.)	0.83
E	IC 19	DPU2.1	Fuel station (5nos.)	0.36
E	IC 17	DPU3.1	Police station	0.14
E	IC 17	DPU3.2	Police chowky (2nos)	0.15
E	IC 17	DPU4.1	Post & Telegraph	0.04
E	IC 14,17	DR1.3	Government staff Quarters (2nos.)	1.85
E	IC 17	DR1.4	BEST Staff Quarters	0.04
E	IC 17	DR1.5	Municipal Housing	0.64
E	IC 17	DSA3.2	Cinema Theatre	0.11
E	IC 17	DT4.1	Railway station	0.65
E	IC 17, 19	DT4.3	Railway Yard/ Track (3nos.)	5.86
F/S	IC 19	DMS5.1	Reservoir	0.19
F/S	IC 19	DO2.1	Government Office (2nos.)	0.63
F/S	IC 19	DOS2.6	Recreation Ground	1.22
F/S	IC 19	DPU1.1	Fire Station/ Command centre	0.36
F/S	IC 19	DPU2.1	Fuel station (3nos.)	0.31
F/S	IC 19	DPU3.1+DR1.2	Police station + Police staff Quarters	0.52
F/S	IC 21	DPU3.2	Police chowky	0.06
F/S	IC 19	DR1.2	Police staff Quarters	0.26
F/S	IC 19	DR1.3	Government staff Quarters (3nos.)	1.76
F/S	IC 19	DT4.1	Railway station	0.38
F/S	IC 19	DT4.3	Railway Yard/ Track (2nos.)	5.78
<b>Port's Waterfront Development Zone Total Area (Designation)</b>				<b>22.65</b>

**Port's Waterfront Development Zone**

**Reservation**

Ward	Sheet no	Reservation Code	Reservation Name	Area (HA)
E	IC 17	RE1.1	Municipal School	0.15
E	IC 17	RH1.2	Hospital	2.95
E	IC 19	RMS3.1	Solid Waste Management Facilities (3nos)	5.02
E	IC 17	RMS6.1	Storm Water Pumping station	0.26
E	IC 17	ROS1.4	Play Ground (2nos.)	0.96
E	IC 17,19	ROS1.5	Garden/ Park (12 nos)	9.80
E	IC 17	RPU2.1	Fuel Station	0.09
E	IC 17	RPU3.4	Police Facilities	1.14
E	IC 17	RPU6.1	Service Industrial Estate (2nos.)	0.53
E	IC 17	RR2.2	Social Housing (4nos.)	8.80
E	IC 17	RSA2.1	Multipurpose community centre	0.52

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E	IC 17	RSA6.2	Adhar Kendra with Skill Development Centre	0.50
E	IC 17	RT1.4	BEST Bus Facilities	1.91
F/S	IC 19	RE1.1	Municipal School	1.05
F/S	IC 19	RE4.4	Other Institute	3.87
F/S	IC 19	RMS1.3	Municipal Facilities	0.24
F/S	IC 19	RMS3.1	Solid waste Management Facilities (3 nos.)	2.42
F/S	IC 19	ROS1.4	Play Ground	0.92
F/S	IC 19	ROS1.5	Garden/ Park (15 nos)	16.85
F/S	IC 19	RPU1.1	Fire Station	0.31
F/S	IC 19	RPU5.2	Electricity Transmission & Distribution facilities	0.11
F/S	IC 19	RR2.2	Social Housing	51.55
F/S	IC 19	RSA1.1	Municipal market with Vending zone	0.34
F/S	IC 19	RSA2.9	Homeless Shelter	0.13
F/S	IC 19	RSA3.3	Cultural center/ Drama Theater/ Theatre	0.45
F/S	IC 19	RSA3.5	Museum	0.67
F/S	IC 19	RSA7.1	Film/ TV studio	1.05
F/S	IC 21	RT1.6	Panking lot	0.25
<b>Port's Waterfront Development Zone Total Area (Reservation)</b>				<b>112.85</b>

**3.57 Natural Areas (N A)**

*It is an environmentally sensitive zone amenable to buildable development with the approval of the Competent Authority where following facilities may be permissible*

- Board walks in mangroves, trekking facilities, Public Sanitary Conveniences for visitors, Sewerage Pumping Station.*
- Uses permissible as per the notifications issued by the Ministry of Environment and Forest, if any, as amended from time to time.*

*Note: - 1. Structures constructed in NA, with due sanction of Competent Authority, before coming into force of these regulations stand protected.*

*2. Reservation proposed in Natural Area shall be allowed to be developed at par with other zones subject to approval of the Competent Authority and subject to compliance of conditions as mentioned in the notifications issued by the Ministry of Environment and Forest, if any, as amended from time to time.*

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**3.8 Green Zone (GZ)**

*It is a large areapredominantly with green coverwherefollowing facilities may be permissible*

- Construction of Zoo with FSI of 0.025;*

**b) Uses approved by GoM. with permission from the Ministry of Environment and Forest;**

**c) Rehabilitation and Resettlement of the original inhabitants of the forest (adiwasis,tribals of Sanjay Gandhi National Park) as per the provisions of Regulation No.30 with Zonal (basic) FSI.**

**Note: - 1. Structures constructed in GZ, with due sanction of Competent Authority, before coming into force of these regulations stand protected.**

**2. Reservation proposed in Green Zone if any shall be allowed to be developed at par with other zones subject to approval of the Competent Authority and subject to compliance of conditions as mentioned in the notifications issued by the Ministry of Environment and Forest, if any, as amended from time to time.**

**(EP-133)**

### **35. Development or redevelopment of lands of cotton textile mills (mills).-**

~~1) The development or redevelopment of land of cotton textile mills, (hereafter referred to as "mills") shall be permissible with the special permission of the Commissioner. The proposal for the development of land of mills shall be considered under any of the following three categories:~~

~~(i) Development of Lands of sick and / or closed mills- With the previous approval of the Commissioner to a layout prepared for development or redevelopment of the entire land of a sick and/or closed mill and on such conditions specified by him and as a part of a package of measures recommended by the Board of Industrial and Financial Reconstruction (BIFR) for the revival/rehabilitation of a potentially viable sick and/or closed mill, the Commissioner may allow development.~~

~~(ii) Lands of mills for purpose of modernization- With previous approval of the Commissioner to a layout prepared for development or redevelopment of the entire land of a mill which is not sick or closed, but requiring modernization on the same land as approved by the competent authorities, such development or redevelopment shall be permitted by the Commissioner, subject to the condition that it shall also be in accordance with scheme approved by Government.~~

~~(iii) Lands of mills after shifting- If a cotton textile mill is to be shifted outside Greater Mumbai but within the State, with due permission of the competent authorities, and in accordance with a scheme approved by Government, this Regulation shall also apply in regard to the development or redevelopment of its land after shifting.~~

~~2. The proposal of the above mentioned three categories shall be formulated according to the provisions mentioned below;~~

~~(a) Areas earmarked for development by the owner/developer as per Column No 5 of the table below to be utilized-~~

~~(i) For the same mill or related user subject to observance of all other Regulations;~~

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~~(ii) For diversified industrial user in accordance with the industrial location policy, with office space only ancillary to and required for such uses, subject to and observance of all other Regulations;~~

~~(iii) For the residential and commercial user as permitted under these Regulations;~~

~~(b) The entire lands of the mills shall be apportioned in the manner as described in Table below:~~

Sr. No (1)	Extent (2)	Percentage to be earmarked for POS as specified by the Commissioner (3)	Percentage to be earmarked and handed over for development by MHADA for Public Housing / for mill worker's housing as per guidelines approved by Government (4)	Percentage to be earmarked and to be developed for residential or commercial use (including uses permissible in residential or commercial zone as per these Regulations) or diversified Industrial uses as per Industrial Location Policy, to be developed by the owner (5)
1	Up to and inclusive of	16.5	16.5	67
2	5 ha. Above 5 ha.	18	18	64

**Notes-**

~~(i) In addition to the land to be earmarked for public open space, as in column (3) of the above Table, open spaces, public amenities and utilities for the lands shown in columns (4) and (5) of the above Table as otherwise required under the provision of Regulation No 27 shall also be provided.~~

~~(ii) Segregating distance as required under these Regulations shall be provided within the lands intended to be used for residential/commercial uses.~~

~~(iii) Notwithstanding anything contained in these Regulations, Development Rights/FSI in respect of the lands earmarked and handed over as per column (3) and (4) shall be available to the owner of the land for utilization in the land as per Column (5) or as TDR as aforesaid as per Regulation No. 32.~~

~~(iv) Where open land is not available, for the purposes of column (3) and (4) of the above Table, land will be made open by demolishing the existing structures to the extent necessary and made available accordingly.~~

~~(v) Where lands accruing as per Columns (3) & (4) are, in the opinion of the Commissioner, of such small sizes that they do not admit of separate specific uses provided for in the said columns, he may earmark the said lands for use as provided in Column (3); allow POS for any~~

~~mills received as MCGM's share of mill land as per column no. (3), to be earmarked for MHADA in exchange of such plots, for using as per column no. (4),~~

~~(vi) It shall be permissible for the owners of the land to submit a composite scheme for the development or redevelopment of lands of different mills, under common ownership, upon which lands comprised in the scheme shall be considered by the Commissioner in an integrated manner. The land to be handed over as per column no (3) and (4) shall be preferably handed over in the respective land of mills. Provided further that where owner intends to hand over the share of land as per column no (3) and (4) at other mill within the integrated scheme having different stamp duty ready reckoner rate then area to be handed over shall be in proportion to the stamp duty ready reckoner rate of these lands of mills.~~

~~(vii) Notwithstanding anything above, the lands earmarked for MHADA & POS as per the approved layout shall be handed over to the concerned Authority immediately after the approval of layout and such period of handing over shall not be more than six months.~~

~~(viii) Land of the mill to be considered for the apportionment as stipulated in above Table shall be exclusive of notional plot area as per the Zonal (basic) FSI of the existing residential buildings/chawls to be developed as per sub Regulation no 3 below.~~

~~(ix) If the developer proposes to utilize 20% of the total floor area on owner's share of land as per column no 5 of the above table for residential development, with each tenement having BUA up to 50 sq. m the provision of Regulation No 15 shall not be applicable.~~

~~(3) For reconstruction/redevelopment to be undertaken by landlord/or Co-op. Housing society of occupiers in respect of residential buildings/chawls located on the lands of mills, the following shall apply:~~

~~i) if and when the BUA of a mill occupied for residential purposes as on the 1st of January, 2000 is developed or redeveloped, it shall be obligatory on the part of the land owner to provide to the occupants in lieu of each tenement covered by the development or redevelopment scheme, free of cost, an alternative tenement of the size of carpet area. Provided that no such occupants shall be evicted till such time, he/she is provided with alternative accommodation of 27.88 sq. m carpet area in such development or redevelopment scheme.~~

~~ii) In case of redevelopment of buildings occupying part of larger holding, the notional area of plot on the basis of Zonal (basic) FSI and the total BUA of the building shall be computed and thereafter considering such notional area of the plot, FSI of 4.0 shall be allowed.~~

~~— The FSI computation of 4.0 shall be as follows:~~

~~Rehab area shall be the total BUA required for rehabilitation of all the occupants of residential buildings/chawls with the carpet area of 27.88 sq. m. each. In case of authorized non-residential occupier existing on 1<sup>st</sup> January, 2000 the area to be given in the reconstructed building will be equivalent to the area occupied in the old building.~~

~~Difference between FSI 4.0 and FSI used for rehabilitation of existing occupants shall be shared as follows:~~

~~a) Available difference shall be divided into two parts in a ratio of 1: 0.40~~

~~b) Out of these two parts, 1.00 shall be constructed by the mill owners in the form of additional tenements having 27.88 sq. m carpet area each and shall be handed over to MHADA/Government and to be used for rehabilitation of mill workers.~~

~~c) The mill owners shall be entitled for FSI of above 0.4 part as stated in (a) in lieu of construction done and handed over to MHADA/Government.~~

~~d) Construction for rehabilitation of all the occupants of residential buildings/chawls shall be done by mill owner. No incentive FSI against such construction shall be given to landlord/or Co-op. Housing society of occupiers~~

~~iii) All the occupants of the old building shall be re-accommodated in the redeveloped building.~~

~~iv) In case of cessed building, the list of occupants and area occupied by each of them shall be certified by Mumbai Repairs and Reconstruction Board. For non cessed buildings, it shall be certified by MCGM.~~

~~v) In case of dispute, the matter shall be referred to the Monitoring Committee whose decision shall be binding on all parties.~~

~~vi) An amount of Rs 50,000 per tenement has to be deposited by developer as a corpus fund with the society of the occupants at the time of completion of construction, for maintenance of the buildings.~~

~~vii) Notwithstanding anything contained in these Regulations, the relaxations incorporated in Regulation No. 33(7) of these regulations and amended from time to time, shall apply.~~

~~(a) if and when a mill is shifted or the mill owner establishes a diversified industry, he shall offer on priority in the relocated mill or the diversified industry, as the case may be, employment to the worker or at least one member of the family of the worker in the employ of the mill on the 1st January 2000 who possesses the requisite qualifications or skills for the job;~~

~~(b) for purposes of clause (a) above, the mill owner shall undertake and complete training of candidates for employment before recruitment of personnel/starting of the relocated mill/diversified industry takes place.~~

~~(c) Notwithstanding anything contained above, if and when a mill is taken up for development /redevelopment for any industrial/commercial purpose, the mill owner/developer/occupier of the premises shall on priority provide employment to the workers or at least one member of the family of the worker in the employ of the mill on the 1st January, 2000 who possesses the requisite qualifications or skills for the job.~~

~~4 (a) Funds accruing to a sick and/or closed mill or such mill requiring modernization or is to be shifted, from the utilisation of BUA as per clause (a) of Sub-Regulations (2) and from the sale of TDR in respect of the land as per columns (3) & (4) of the Table contained in clause (a) of Sub-Regulations (2) or from the development by the owner of the land as per column (5), together with FSI on account of the land as per column (3) & (4), shall be credited to an escrow account to be operated as hereinafter provided.~~

~~(b) The funds credited to the escrow account shall be utilised only for the revival / rehabilitation or modernisation or shifting of the mill, as the case may be, provided that the said funds may also be utilised for payment of workers' dues, payments under Voluntary Retirement Schemes (VRS), repayment of loans of banks and financial institutions taken for the revival/rehabilitation or modernisation of the mill or for its shifting outside Greater Mumbai but within the State.~~

~~5.(a) In order to oversee the due implementation of the package of measures recommended by BIFR for the revival/rehabilitation of a potentially sick and/or closed textile mill, or schemes approved by Government for the modernisation or shifting of mills, and the permissions for development or redevelopment of lands of mills granted by the Commissioner under this Regulation, the Government shall appoint a Monitoring Committee under the chairmanship of a retired High Court Judge with one representative each of the mill owners, recognised trade union of mill workers, the Commissioner and the Government as members.~~

~~(b) The Commissioner shall provide to the Monitoring Committee the services of a Secretary and other required staff and also necessary facilities for its functioning.~~

~~(c) Without prejudice to the generality of the functions provided for in clause (a) of this Sub-Regulation, the Monitoring Committee shall:--~~

~~(i) lay down guidelines for the transparent disposal by sale or otherwise of built up space, open lands and balance FSI by the mills;~~

~~(ii) lay down guidelines for the opening, operation and closure of escrow accounts;~~

~~(iii) approve proposals for the withdrawal and application of funds from the escrow accounts;~~

~~(iv) monitor the implementation of the provisions of this regulation as regards housing, alternative employment and related training of mill workers.~~

~~(d) The Monitoring Committee shall have the powers of issuing and enforcing notices and attendance in the manner of a Civil Court.~~

~~(e) Every direction or decision of the Monitoring Committee shall be final and conclusive and binding on all concerned.~~

~~(f) The Monitoring Committee shall determine for itself the procedures and modalities of its functioning~~



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~~6. Notwithstanding anything stated or omitted to be stated in these Regulations, the development or redevelopment of all lands in Greater Mumbai owned or held by all mills, irrespective of the operational or other status of the said mills or of the land use zoning relating to the said lands or of the actual use for the time being of the said lands or of any other factor, circumstance or consideration whatsoever shall be regulated by the provisions of this Regulation and not under any other Regulation.~~

~~—However, the lands reserved for public purposes which is owned or held by Mills, shall not be regulated by the provisions of these Regulations and reserved lands shall be handed over to MCGM or the Appropriate Authority in lieu of FSI/TDR or shall be developed as per the provisions laid down under Regulation No 17.~~

~~7 The provisions of sub Regulation no 2(b) of this Regulation shall not be applicable where the share of MHADA and MCGM land has already been handed over as per then prevailing Regulations.~~

**(1) Lands of sick and/or closed cotton textile mills:-** With the previous approval of the Commissioner to a layout prepared for development or redevelopment of the entire open land and built-up area of a sick and/or closed cotton textile mill and on such conditions deemed appropriate and specified by him and as a part of a package of measures recommended by the Board of Industrial and Financial Reconstruction (BIFR) for the revival/rehabilitation of a potentially viable sick and/or closed mill, the Commissioner may allow:-

**(a) The existing built-up areas to be utilised-**

**(i) For the same cotton textile or related uses subject to observance of all other Regulations;**

**(ii) For diversified industrial uses in accordance with the industrial location policy, with office space only ancillary to and required for such uses, subject to and observance of all other Regulations;**

**(iii) For commercial purposes, as permitted under these Regulations;**

**(b) Open lands and balance FSI shall be used as in the Table below:-**

<b>Serial No.</b>	<b>Extent</b>	<b>Percentage to be earmarked for Garden/ Playground or any other POS as specified by the Commissioner</b>	<b>Percentage to be earmarked and handed over for development by MHADA for Public Housing/for mill worker's housing as per guidelines approved by Government, to be shared equally</b>	<b>Percentage to be earmarked and to be developed for residential or commercial use (including uses permissible in residential or commercial zone as per these Regulations) or diversified Industrial uses as per Industrial Location Policy, to be developed by the owner</b>
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<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
<b>1</b>	<del>Up to and inclusive of 5 Ha.</del>	<b>33</b>	<b>27</b>	<b>40</b>
<b>2</b>	<del>Between 5Ha and up to 10 Ha.</del>	<b>33</b>	<b>34</b>	<b>33</b>
<b>3</b>	<del>Over 10 Ha.</del>	<b>33</b>	<b>37</b>	<b>30</b>

Serial No.	Extent	Percentage to be earmarked for Garden/ Playground or any other POS as specified by the Commissioner	Percentage to be earmarked and handed over for development by MHADA for Public Housing/for mill worker's housing as per guidelines approved by Government, to be shared equally	Percentage to be earmarked and to be developed for residential or commercial use (including uses permissible in residential or commercial zone as per these Regulations) or diversified Industrial uses as per Industrial Location Policy, to be developed by the owner
1	2	3	4	5
1	No limit	33	33	34

(kept in abeyance)

**Notes-**

**(i) In addition to the land to be earmarked for garden/playground or any other open use as in column (3) of the above Table, open spaces, public amenities and utilities for the lands shown in columns (4) and (5) of the above Table as otherwise required under these Regulations shall also be provided.**

**(ii) Segregating distance as required under these Regulations shall be provided within the lands intended to be used for residential/commercial uses.**

**(iii) The owner of the land will be entitled for the FSI as per the Regulation No 30(A) (1) and (4), excluding area of notional plot of residential buildings/chawls located on the lands of Cotton Textile Mills if any.**

*(iv) Where FSI is in balance but open land is not available, for the purposes of column (3) and (4) of the above Table, land will be made open by demolishing the existing structures to the extent necessary and made available accordingly.*

*(v) Where the lands accruing as per Columns (3) & (4) are, in the opinion of the Commissioner, of such small sizes that they do not admit of separate specific uses provided for in the said columns, he may, earmark the said lands for use as provided in Column (3); the commissioner may allow any other POS Lands for any Mills received as Municipal Corporation of Greater Mumbai's share of Mill land as per column no.(3), to be earmarked for MHADA in exchange of such plots, for using as per column no. (4), special permission of Commissioner.*

*(v) It shall be permissible for the owners of the land to submit a composite scheme for the development or redevelopment of lands of different cotton textile mills, whether under different/common ownership or otherwise, upon which the lands comprised in the integrated scheme shall be considered by the Commissioner in an integrated manner. The land to be handed over as per column no (3) and (4) shall be preferably handed over in the respective land of mills. Provided further that where owner intends to hand over the share of land as per column no (3) and (4) at other mill within the integrated scheme having different stamp duty ready reckoner rate then area to be handed over shall be in proportion to the stamp duty ready reckoner rate of these lands of mills.*

*(vii) Notwithstanding anything above, the layout of mill land shall be submitted by the mill owner within six months of closure of the mill or within six months from sanction of these Regulations whichever is later and the lands earmarked for MHADA & POS shall be handed over to the concerned Authority within six months after the approval of layout and such period of handing over shall not be more than six months.*

*(2) Lands of cotton textile mills for purpose of modernization.- With previous approval of the Commissioner to a layout prepared for development or redevelopment of the entire open land and/or built-up area of the premises of a cotton textile mill which is not sick or closed, but requiring modernization on the same land as approved by the competent authorities, such development or redevelopment shall be permitted by the Commissioner, subject to the condition that it shall also be in accordance with scheme approved by Government, provided that, with regards to the utilization of built up area, the provisions of clause (a) of sub-Regulation (1) of this Regulation shall apply.*

*(3) Lands of cotton textile mills after shifting--If a cotton textile mill is to be shifted outside Greater Mumbai but within the State, with due permission of the competent authorities, and in accordance with a scheme approved by Government, the provisions of sub-clauses (a) and (b) of Sub-Regulation (1) of this Regulation shall also apply in regard to the development or redevelopment of its land after shifting.*

*(4) The condition of recommendation by the Board of Industrial and Financial Reconstruction (BIFR) shall not be mandatory in the case of the type referred to in sub-Regulations (2) and (3) above.*

**(5) Notwithstanding anything contained above, the Commissioner may allow additional development to the extent of the balance FSI on open lands or otherwise by the cotton textile mill itself for the same cotton textile or related use.**

**(6) With the previous approval of the Commissioner to a layout prepared for development or redevelopment of the entire open land and/or built up area of the premises of a cotton textile mill which is either sick and/or closed or requiring modernization on the same land, the Commissioner may allow:--**

**(a) Reconstruction after demolition of existing structures limited to the extent of the built up area of the demolished structures, including by aggregating in one or more structures the built up areas of the demolished structures;**

**~~(b) Multi-mills aggregation of the built up areas of existing structures where an integrated scheme for demolition and reconstruction of the existing structures of more than one mill, whether under common ownership or otherwise, is duly submitted, provided that FSI is in balance in the receiving mill land.~~**

**Multi-mills aggregation of the built-up areas of existing structures where an integrated scheme for demolition and reconstruction of the existing structures of more than one mill, whether under common ownership or otherwise, is duly submitted, provided that FSI is in balance in the receiving mill land.**

Provided further that FSI on each individual plot of integrated scheme of mill land as per column no 5 of table of sub-regulation 1(b) above (excluding the area of notional plot of residential buildings/chawls located on the lands of Cotton Textile Mills if any) shall not exceed 4.

**(7) Notwithstanding anything contained above---**

**(a) if and when the built up areas of a cotton textile mill occupied for residential purposes as on the 1st of January, 2000 developed or redeveloped, it shall be obligatory on the part of the land owner to provide to the occupants in lieu of each tenement covered by the development or redevelopment scheme, free of cost, an alternative tenement of the size of 27.88 sq. m (300 sq. ft) carpet area; Provided that no such occupants shall be evicted till such time, he/she is provided with alternative accommodation of the size 27.88 sq. m (300 sq. ft) carpet area in such development or redevelopment scheme.**

**For reconstruction/redevelopment to be undertaken by landlord/or Co-op. Housing society of occupiers in respect of residential buildings/chawls located on the lands of Cotton Textile Mills, the following conditions shall apply.**

**i) In case of redevelopment of buildings occupying part of larger holding, the notional area of plot on the basis of Zonal (basic) FSI and the total built up area of the building shall be computed and thereafter considering such notional area of the plot, FSI of 4.0 shall be allowed.**

**ii) The FSI computation of 4.00 shall be as follows:**

*Rehab area shall be the total built up area required for rehabilitation of all the occupants of residential buildings/chawls with the carpet area of ~~27.88 sq. m~~ (300 405sq. ft)each or existing carpet area whichever is more. In case of authorized non-residential occupier existing on 1st January, 2000 the area to be given in the reconstructed building will be equivalent to the area occupied in the old building. Provided further that each eligible residential cum commercial occupant shall be entitled to a tenement of minimum carpet area of 27.88 sq. m ((300 405sq. ft.). ~~Over and above BUA mentioned above, However, fungible compensatory area as permissible as per Regulation No 31(3) on the rehab component shall not be allowed without charging premium.~~*

*Difference between FSI 4.00 and FSI used for rehabilitation of existing occupants shall be used and shared as follow:*

- a) Available difference shall be divided into two parts in a ratio of 1:60.*
- b) Out of these two parts, 1.00 shall be constructed by the mill owners in the form of additional tenements having 27.88 sq. m(300 sq. ft) carpet area each and shall be handed over to MHADA/Government and to be used for rehabilitation of mill workers.*
- c) The mill owners shall be entitled for FSI of above 0.6parts as stated in (a) in lieu of construction done and handed over to MHADA/Government.*
- d) Construction for rehabilitation of all the occupants of residential buildings/chawls shall be done by mill owner. No incentive FSI against such construction shall be shall be given to landlord/or Co-op. Housing society of occupiers.*
- iii) All the occupant of the old building shall be re-accommodated in the redeveloped building.*
- iv) In case of the case building, the list of occupants and area occupied by each of them in the old building shall be certified by MHADA and for other building it shall also be certified by MHADA.*
- v) In case of dispute the matter shall be referred to the Monitoring Committee and the decision of the committee shall be binding on all parties.*
- vi) An amount of Rs. 50.000/- per tenement have to be deposited by developer as a corpus fund with the society of the occupants at the time of completion of construction, for maintenance of the buildings.*
- vii) Notwithstanding anything contained in these Regulation, the relaxations incorporated in clause 8 of regulation No. 33(7) of these regulations and amended from time to time, shall apply.*

*(b) If and when a cotton textile mill is shifted or the mill owner establishes a diversified industry, he shall offer on priority in the relocated mill or the diversified industry, as the case may be, employment to the worker or at least one member of the family of the worker in the employ of the mill on the 1st January 2000 who possesses the requisite qualifications or skills for the job;*

*(c) For purposes of clause (b) above, the cotton textile mill owner shall undertake and complete training of candidates for employment before the recruitment of personnel and starting of the relocated mill or diversified industry takes place.*

*(d) Notwithstanding anything contained above, if and when a cotton textile mill is taken up for development / redevelopment for any industrial/commercial purposes, the mill owner or*

*the developer or the occupier of the premises shall on priority provide employment to the worker or at least one member of the family of the worker in the employ of the mill on the 1st January, 2000 who possesses the requisite qualifications or skills for the job.*

*(8)(a) Funds accruing to a sick and/or closed cotton textile mill or a cotton textile mill requiring modernization or a cotton textile mill to be shifted, from the utilization of built up areas as per this Regulation shall be credited to an escrow account to be operated as hereinafter provided.*

*(b) The funds credited to the escrow account shall be utilised only for the revival/rehabilitation or modernization or shifting of the cotton textile mill, as the case may be, provided that the said funds may also be utilised for payment of workers dues, payments under Voluntary Retirement Schemes (VRS), repayment of loans of banks and financial institutions taken for the revival/rehabilitation or modernization of the cotton textile mill or for its shifting outside Greater Mumbai but within the State. The escrow account may be closed after compliance of all the terms and conditions.*

*(9)(a) In order to oversee the due implementation of the package of measures recommended by the Board of Industrial and Financial Reconstruction (BIFR) for the revival/rehabilitation of a potentially sick and/or closed textile mill, or schemes approved by Government for the modernization or shifting of cotton textile mills, and the permissions for development or redevelopment of lands of cotton textile mills granted by the Commissioner under this Regulation, the Government shall appoint a Monitoring Committee under the chairmanship of a retired High Court Judge with one representative each of the cotton textile mill owners, recognised trade union of cotton textile mill workers, the Commissioner and the Government as members.*

*(b) The Commissioner shall provide to the Monitoring Committee the services of a Secretary and other required staff and also the necessary facilities for its functioning.*

*(c) Without prejudice to the generality of the functions provided for in clause (a) of this Sub-Regulation, the Monitoring Committee shall:-*

*(i) lay down guidelines for the transparent disposal by sale or otherwise of built up space, open lands and balance FSI by the cotton textile mills;*

*(ii) lay down guidelines for the opening, operation and closure of escrow accounts;*

*(iii) approve proposals for the withdrawal and application of funds from the escrow accounts;*

*(iv) monitor the implementation of the provisions of this regulation as regards housing, alternative employment and related training of cotton textile mill workers.*

*(d) The Monitoring Committee shall have the powers of issuing and enforcing notices and attendance in the manner of a Civil Court.*

*(e) Every direction or decision of the Monitoring Committee shall be final and conclusive and binding on all concerned.*

*(f) The Monitoring Committee shall determine for itself the procedures and modalities of its functioning.*

*(10) Notwithstanding anything stated or omitted to be stated in these Regulations, the development or redevelopment of all lands in Gr. Mumbai owned or held by all cotton textile*

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*mills, irrespective of the operational or other status of the said mills or of the land use zoning relating to the said lands or of the actual use for the time being of the said lands or of any other factor, circumstance or consideration whatsoever shall be regulated by the provisions of this regulation and not under any other Regulation except TDR and Fungible Compensatory FSI.*

*However the lands reserved for public purposes which is owned or held by Cotton Textile Mills, shall not be regulated by the provisions of this regulations and reserved lands shall be handed over to MCGM or the Appropriate Authority in lieu of TDR or shall be developed as per the provisions laid down under Regulation No 17*

*If the residential buildings/chawls are situated on a reserved parcel of land, then land component of the chawl shall be developed as per the provisions of clause (7) of this Regulation without considering the reservation & remaining reserved land shall be developed as per the provisions laid down under Regulation No 17.*

*11) The provisions of sub Regulation no 1(b) of this Regulation shall not be applicable where the share of MHADA and MCGM land has already been handed over as per then prevailing Regulations.*

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## PART VIII GENERAL BUILDING REQUIREMENTS

### 36. Occupancy Load

Space requirements of various parts of Buildings, etc.-This Part sets out the standard space requirements of various parts of a building and those of light and ventilation, the building services, fire safety, etc. Some of these items depend on the number of persons who would normally occupy the building, for which the occupant load should be worked out from Table No 13 hereunder:

Table No: 13

#### Occupant Load

Serial No. (1)	Type of Occupancy (2)	Occupant load per 100 sq. m. of plinth or covered area (3)
1	Residential	8
2	Educational	25
3	Institutional	6.6*
4	Assembly : (a)With fixed or loose seats and dance floor (b)without seating facilities including dining rooms	166.6** 66.6**
5	Mercantile : (a)Street floor and sales basement (b)Upper sales floors	33.3 16.6
6	Business and Industrial	10
7	Storage, Wholesale establishment	3.3
8	Hazardous	10

\*The occupant load in dormitory portions of homes for the aged, orphanages or mental hospitals, etc. where sleeping accommodation is provided shall be calculated at not less than 13.3 persons per 100 sq.m.

\*\* The plinth or covered area shall include, in addition to the main assembly room or space, any occupied connecting room or space in the same storey or in the storeys above or below, where entrance is common to such rooms and spaces and they are available for use by the occupants of the assembly place. No deductions shall be made in the plinth/covered area for corridors, closets and



other sub-divisions; that area shall include all space serving the particular assembly occupancy.

### 37. Requirements of parts of buildings

(1) **Plinth:** The plinth or any part of a building or outhouse shall be so located with respect to the surrounding ground level that adequate drainage of the site is assured.

(i) **Main Building:** The height of the plinth shall not be less than 30 cm with respect to the surrounding ground level or plinth shall not be less than 15 cm with respect to the surrounding ground level in case of stilt/covered parking spaces. In areas subject to flooding, the height of the plinth shall be at least 60 cm above the high flood level or shall be at least 45 cm above the high flood level in case of stilt/covered parking spaces. Architect on record shall certify that the plinth has been proposed after taking due cognizance of High Flood Level (HFL) with reference to available Contour map.

(ii) **Interior court-yards, covered parking spaces and garages:** These shall be raised at least 15cm above the surrounding ground level and shall be satisfactorily drained.

(2) **Habitable Rooms/Rooms:**

(i) **Size and Width:** The minimum size and width shall be as given in the Table No 14 hereunder.

Table No: 14

#### Minimum size and width of Habitable Rooms/Rooms

Serial No. (1)	Occupancy (2)	Minimum size in sq.m (3)	Minimum width in m (4)
1	Any habitable room.	9.5 ----	2.4
2	Rooms in a two-room Kitchen tenement & above one of the rooms. other room/rooms Kitchen	9.5 ---- 7.5 ---- 5.5 ---	2.4 2.4 1.8
3	One room Kitchen tenements one room	9.5 ----	2.4

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Serial No. (1)	Occupancy (2)	Minimum size in sq.m (3)	Minimum width in m (4)
	Kitchen	7.5 ----	2.1
4	Multipurpose Room (with provision of alcove)	12.5	2.4
5	Single-bedded room in a hostel.	7.5	2.4
6	Shop	6.0	1.2
7	Vending stalls & kiosks	3.0	1.2
8	Class room in an Educational building	38.0 or area at the rate of 0.8 sq.m. per student or as decided by Govt. from time to time.	5.5
9	Institutional building (a) special room .. .. (b) general ward .. ..	9.5 40.0	3.0 5.5
10	Bathroom	1.50	1.10
11	Water Closet (W.C.)	1.10	0.90
12	Combined Bathroom and Water Closet (W.C.)	2.20	1.10
13	Cinema hall, theatre, auditorium, assembly hall, etc.	In conformity with the Maharashtra Cinema Rules.	
14	Multiplex/Multiplex theatre complex	In conformity with the Bombay Entertainment Duty Act 1923, Revenue and Forest Dept. Govt. of Maharashtra.	

(ii) **Height-**(i) The minimum and maximum height of a habitable room shall be as given in Table No 15 hereunder: -

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- (ii) Notwithstanding the above restriction as stated in TableNo. 15, any telematics equipment storage or erection facility can have a height as required for effective functioning of that system.
- (iii) Notwithstanding the above restrictions as stated in TableNo.15, for cinema/TV films production, shooting, editing, recording studios, more height as required for their effective functioning shall be permitted.

**TableNo: 15**

**Height of Habitable Room/s**

Sr. No.	Occupancy	Minimum height in meters (m)	Maximum height in meters (m)
(1)	(2)	(3)	(4)
1.	<b>Flat roof.</b>		
	(a) Any habitable room	2.75	<del>3.9</del> 4.2
	(b) Bathrooms, Water Closets, combined Bath & WC (Measured from the surface of the floor to the lowest point of the ceiling)	2.2	<del>3.9</del> 4.2
	(c) Air-conditioned habitable room.	2.4	<del>3.9</del> 4.2
	(d) i) Assembly halls, residential hotels of all types, institutional, educational, industrial, hazardous or storage occupancies, departmental stores, malls, entrance halls and lobbies to departmental stores and assembly, Data Centre, Data ware house, Large/ Big Box Retailors	3.6	<del>4.2</del> 6.0*
		2.75	4.2*
		4.2	8.8*
	ii) IT buildings, office buildings	4.2	12*
	(e)i) Exhibition cum Convention	2.75	<del>3.9</del> 4.2

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	Centre, Sport facility requiring more height ii) Sound Recording/Film Studio, Warehouse  (f) Shops.		
2.	Pitched roof – (a) Any habitable room	2.75 (average with 2.4 m at the lowest point)	<del>3.9</del> 4.2 (Average with 2.8 m at the lowest point).

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\* Subject to the special permission of the Commissioner greater height may be permitted.

Provided that- (i) the minimum clear head-way under any beam/tie beam of pitched roof shall be 2.4 m.

(ii) In all occupancies except those included in Sr. No. 1(d) & (e) in the table above, any height in excess of ~~3.9~~ 4.2 m shall be deemed to have consumed an additional F.S.I. of 50% of the relevant floor area.

(iii) Other requirements- One full side of a habitable room must abut an exterior open space same as provided in sub-regulation(2) of Regulation 41.

(iv) Other Requirements of Kitchen- Every room to be used as a kitchen shall have-

- unless separately provided in a pantry, means for the washing of kitchen utensils which shall lead directly or through a sink to a grated and trapped connection to the waste pipe;
- on an upper floor, an impermeable floor;
- at least a window not less than 1 sq.m in area, opening directly on to an interior or exterior open space.

(3) **Bathroom and water closets:**

(i) A sanitary block consisting of a bathroom and water closet for each wing of each floor at each mid-landing staircase level/~~stilt/podium/parking floor~~ of the building for the use of domestic servants engaged on the premises may be permitted by the Commissioner

(ii) *Other Requirements Bathroom or Water Closet*

(a) Every bathroom or water closet shall be so situated that at least one of its walls shall abut on to an exterior open space or an interior/exterior chowkor ventilation shaft of the size specified in clause (a) of sub-regulation (8) of Regulation 41 or a ventilation shaft of the size specified in sub-regulation (2) of Regulation 40 with

- the openings (windows, ventilators, louvers) not less than 0.3 sq.m in area or 0.3 m in width.
- (b) No bathrooms or water closet shall be situated directly over any room other than another water closet, washing place, bathroom or terrace unless the said floor is made impervious with adequate water-proofing treatment. However, in no case shall a water closet or bathroom be provided over a kitchen.
- (c) Every bathroom or water closet shall have the platform or seat or flooring made of water-tight non-absorbent material.
- (d) It shall be enclosed by walls or partitions and the surface of every such wall or partition shall be finished with a smooth impervious material to a height of not less than 1m above the floor of such a room.
- (e) It shall be provided with an impervious floor covering sloping towards the drain with a suitable grade and not towards a verandah or any other room.
- (f) Every water closet and/or a set of urinals shall have a flushing cistern of adequate capacity attached to it.
- (g) All the sewerage outlets shall be connected to the municipal sewerage system. Where no such system exists, a septic tank shall be provided within the plot conforming to the requirements of sub-regulation 29~~27~~ of Regulation 37.

(4) **Loft:**

- (i) Location: Lofts may be provided over kitchens, habitable rooms, bathrooms, water closets and corridors within a tenement in residential buildings, in shops and in industrial buildings.
- (ii) Height: The height of the loft shall not be more than 1.5 m. If it exceeds 1.5 m, it shall be counted towards FSI.
- (iii) The lofts in non-residential buildings shall be located at least 2 M away from the entrance.

(5) **Mezzanine Floor:**

- (i) The aggregate area of mezzanine floor in any room shall not exceed 50% of the BUA of that room. The size of mezzanine floor shall not be less than 9.5 sq.m if it is used as a living room. The area of the mezzanine floor shall be counted towards FSI.

Provided, however, that in existing authorized buildings having no balance FSI, area of the mezzanine floors constructed prior to 15th August, 1997 without approval, may be exempted from FSI with special permission of the Commissioner subject to the terms and conditions and payment of premium as may be specified by the Commissioner.

Note- Lofts having head room more than 1.5 m above shall be treated as mezzanine floor.

- (ii) **Height**-The minimum height/head-room above a mezzanine floor shall be 2.2m. The head-room under a mezzanine floor shall not be less than 2.2m.

(iii) *Other Requirements*-A mezzanine floor may be permitted over a room or a compartment, if

- (a) it conforms to the standards of living rooms in regard to lighting and ventilation in case its size is 9.5 sq.m or more;
- (b) it is so constructed as not to interfere under any circumstances with the ventilation of the space over and under it;
- (c) no part of it is put to use as a kitchen/sanitary block;
- (d) it is not closed, so that it could be converted into an unventilated compartment;
- (e) it is at least 1.8 m away from the front wall deriving access of such room;
- (f) access to the mezzanine floor is from within the respective room below only;
- (g) where it is in an industrial building, NOC from the relevant authorities of the Industries Department is obtained for the additional floor area.

~~(6) Store Room:~~

- ~~(i) Size. The area of a store room where provided in residential buildings shall not be more than 4sq.m.~~
- ~~(ii) Height The height of store room shall not be less than 2.2 m.~~
- ~~(iii) Store Room shall be treated as non-habitable room~~

~~(7) Prayer Room:~~

- ~~(i) Size. The area of a prayer room where provided in residential buildings shall not be more than 3 sq.m.~~
- ~~(ii) Height The height of prayer room shall not be less than 2.2 m.~~

~~(8)~~ **(6) Garage:**

- (i) *Size*-The size of a private garage shall not be less than 2.5 m x 5.5 m or 2.3 mx 4.5m as provided in clause (ii) and the note under it in sub-regulation (1) of Regulation 44.
- (ii) *Location*-If not within the building the garage may be located at its side or rear, but at least 7.5 m away from any access road.
- (iii) Area of garage shall be counted in FSI & it shall be at least 1.5m meter away from compound wall.

*Explanation:* For purposes of this Regulation, the term "garage" means a detached ground floor structure in the open space of the plot or on the ground floor of a building and intended for parking or shelter of mechanically controlled vehicles but not for their repairs.

~~(9)~~ **(7) Basement:**

- (i) The basement may be allowed to be constructed beyond building line in the required front open space under the provision of these regulations provided clear distance of 3.0 m between plot boundary/edge of road and basement line is maintained. The open spaces from the other boundaries of the plot except front open space shall not be less than 1.5 m. Basement may be at one level or more.

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- (ii) Height- The height of the basement from the floor to the underside of the roof-slab or ceiling or under side of a beam when the basement has a beam shall not be less than 2.4 m. The height of basement below soffit of the slab shall not be more than 3.9 m. In case of mechanical parking more height as per the requirement may be allowed.
- (iii) Ventilation- The extent of ventilation shall be the same as required by the particular occupancy for which the basement is used. Any deficiency must be made good by resort to a mechanical system, viz. blowers, exhaust fans, air-conditioning system, according to the standards in Part VIII Building Services Section I-Lighting and Ventilation, NBC.
- (iv) Uses permitted – A basement may be put to the following uses only:
- (a)(i) Storage of household or other non-hazardous goods;  
(ii) Store rooms, bank lockers or safe deposit vaults;  
(b) Air conditioning equipment/AHU and other machines used for services and utilities of the building;  
(c) Parking spaces;  
(d) DG set, meter room and Electric substation (which will conform to specified safety requirements);  
(e) Effluent Treatment Plant, suction tank, pump room, **Water Treatment Plant, Sewerage Treatment Plant, Laundry Room, Boiler Room;**  
(f) MRI, **Cancer Radiation Area,** & X-Ray rooms **and other uses allowed by GoM. from time to time;**  
(g) Shops and offices, recording studio;  
(h) Commercial user **except kitchen with flame. (kitchen without flame may be permitted)**  
(i) Sanitary facility  
(j) Play area for school **if other ancillary uses have not been proposed at that level of basement.**

Provided that the uses mentioned at (a), ~~(f)~~, (g), (h) & (j) above shall be permitted in the 1<sup>st</sup> basement **and the uses as mentioned in (f) above shall be permitted in lower basement** only by counting in FSI subject to compliance of requirements of habitable rooms the following conditions:

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- i) All requirements regarding access, safety (including fire safety), ventilation, etc. shall be complied with.  
ii) All the planning standards (particularly as regarding parking) should be strictly adhered to.
- (v) Other Requirements-Every basement shall meet the following specifications:
- (a) The ceiling of an upper basement shall be at least 0.6 m and not more than 1.2 m above the average surrounding ground level within the building line & may be

- flush with the average surrounding ground level beyond building line, Provided further that the height of basement above average surrounding ground level within building line may be reduced up to 0.15 m in case of stilt and 0.30 m in case ground floor, when basement beyond building line is flush with average surrounding ground level, subject to provision of artificial light and ventilation.
- (b) Adequate arrangements shall be made to ensure that surface drainage does not enter the basement.
- (c) The walls and floors of the basement shall be water-tight and the effect of the surrounding soil and moisture, if any, should be taken into account in design and adequate damp-proofing treatment shall be given.
- (d) Any access to the basement through a staircase or pedestrian ramp shall meet requirements of clause (1816) of this Regulation. Open ramps may be permitted in the open spaces except in the front open space within plot boundary, subject to (b) above and the fire protection requirements.
- (e) Any access to the basement through vehicular ramps shall meet the requirements of item, (ii) of clause (1816) of this Regulation.
- (10) **(8) Cabin:** Where cabins are provided, a clear passage not less than 0.9 m wide will be maintained. The size of a cabin shall not be less than 3 sq. m and the distance from the farthest space of cabin to the nearest exit shall not be more than 18.5 m. If the cabin does not derive direct light and ventilation from any open spaces/mechanical means, its maximum height shall be 2.2 m.
- (11) **(9) Office Room:** In every residential/non-residential building, constructed or proposed to be constructed for the use of a co-operative society or an apartment owners'/lessee's association, an office room ~~for one for each society limited to one per building~~ will be permitted on ~~the ground floor or 1<sup>st</sup>~~ any floor or parking floors or stilt floor. In an already developed property, it may be on an upper floor. The area of the room inclusive of toilet shall be limited to 20 sq. m.
- (12) **(10)(a) Letter Box Room:** A separate letter box room of appropriate dimensions shall be provided on the ground floor /stilt floor/over podium or any other convenient location in residential, commercial and industrial occupancy in each wing.
- (b) **Letter Boxes-** Letter boxes of appropriate dimensions shall be provided at a convenient location on the ground floor/stilt floor/over podium or any other convenient location for every unit of residential, commercial and industrial occupancy in each wing.
- (13) **(11) Electric Meter/Service Utility Room:** An independent and ventilated Electric meter/Service utility room directly accessible from the outside common areas shall be provided on ground floor and/or on upper floors/Podium/Parking floor and in the first basement floor with proper ventilation, according to the requirements of



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the electric supply undertaking. The door to the room shall have fire resistance of not less than two hours.

**(14)(12) Refuse Chute/Garbage Chute:** In all residential buildings, refuse chutes/garbage chute may be provided with openings on each floor or on mid-landing. Design and specifications of refuse chutes shall be in accordance with provisions of IS 6924.

**(15)(13) Corridor:** The minimum width of a common corridor shall be as shown in Table No 16 hereunder. Provided that any corridor identified as an exit (vide Regulations 47) shall also conform the requirements therein.

**(16)(14) Door:** Doors shall conform to the under mentioned provisions. In addition, in order to satisfy fire-fighting requirements, any doorway identified as an exit shall conform to the requirements stipulated in Regulation 47,

(i) **Width-** A door shall be at least 0.9 m wide, except that doors to bathrooms, water-closets or stores may at least be 0.7 m wide.

(ii) **Height-** The minimum height of a doorway shall be 2 m.

**(17)(15) Stairway:** Stairways shall conform to the following provisions in addition to items (i) to (ix) below. In addition, in order to satisfy fire-fighting requirements, any stairway identified as an exit stairway shall conform to the requirements stipulated in Regulation 47

(i) **Width-** The minimum width of a staircase other than a fire escape shall be as given in Table No 16 hereunder.

**Table No: 16**

**Minimum width of common Stairways/Corridors for various occupancies.**

Sr. No.	Type of Occupancy	Minimum width of stairway/corridor (in meters) for buildings upto 70.00 m height	Minimum width of stairway/corridor (in meters) for buildings more than 70.00 m height
1	Residential buildings-		
	(a) General	1.20 <b>1.50</b>	1.50 <b>2.00</b>
	(b) Row housing (2 storeyed) or internal staircase in duplex flat	0.75 <b>0.90</b>	-
	(c) Hotels	1.50	2.0
2	Educational buildings		
	(a) Upto 32 m high	1.50	-

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	(b) Over 32 m high	2.0	-
3	Institutional buildings	1.50	2.0
4	Assembly buildings	2.0	2.0
5	Mercantile storage, hazardous buildings	1.50	2.0
6	<b>Industrial Building</b>	<b>2.00</b>	

Note:

Width of stairways or corridor in case of 1(b) above shall be limited to 1.20 m.

(ii) *Flight*- No flight shall contain more than 12 risers, but in residential buildings, in narrow plots a single flight staircase may be permitted.

(iii) *Risers*- The maximum height of a riser shall be 17.50 cm in any occupancy. However, on an internal stairway within a dwelling unit a riser may be 25 cm high.

(iv) *Treads*- The minimum width of the tread without nosing shall be 25cm for staircases of a residential building, other than fire escapes. In other occupancies, the minimum width of the tread shall be 30cm it shall have a non-slippery finish.

(v) *Head-room*- The minimum head-room in a passage under the landing of a staircase and under the staircase shall be 2.2m.

(vi) *Floor Indicator*- The number of each floor shall be conspicuously painted in figures at least 15cm large on the wall facing the flights of a stairway or at such suitable place as is distinctly visible from the flights.

(vii) *Hand rail*- Handrails with a minimum height of 0.9m from the center of the treads shall be provided.

(viii) Except for the row houses or for the internal staircase of a duplex tenement, no staircase shall be made of wooden or other combustible material.

(ix) Corridors and Stairway side identified as fire exits shall conform to other relevant provisions of National Building Code.

~~(18)~~ **(16) Ramps:**

(i) **Ramps for pedestrians-**

(a) *General*: The provision applicable to stairways shall generally apply to ramps. A ramp in a hospital shall not be less than 2.25 m wide. In addition, to satisfy the fire-fighting requirements, a ramp shall conform to sub-regulation (7) of Regulation 48

(b) *Slope*: A ramp shall have a slope of not ~~more~~ less than 1 in 12 ~~for vehicular traffic~~ & 1 in 12 for pedestrian. It shall be of non-slippery material.

a) *Handrail*- A handrail shall be provided on both the sides of the ramp with minimum height of 0.90 m above the surface of the ramp.

b) For every 9 m of ramp length, a landing of 1.5 m shall be provided

c) Landing of minimum 1.5 m length shall be provided at every entry & exit of ramp.

(ii) **Ramps for basement or podium, multi-storeyed parking**- For parking spaces in a basement and upper floors, ramps of adequate width as tabulated below and

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adequate slope shall be provided preferably at the opposite ends. Such ramps may be permitted in the side and rear marginal open spaces after leaving sufficient space for movement of fire-fighting vehicles subject to the provision of sub-regulation (7) of Regulation 48. Provided that, when a building abuts 3 or more roads, then ramps shall be allowed in front marginal open space facing the road having least width. Alternatively, for ingress & egress of vehicles minimum two numbers of car lifts for vehicles up to 200 parking and one additional car lift for every 100 parking beyond 200 parking or part thereof shall be provided.

Sr. No	Type of Vehicle	Clear width of Ramp in meters(m)	
		One Way Ramp	Two Way Ramp without central divider
I	Light Motor Vehicle (LMV)	3.00	6.00
ii	Medium Commercial Vehicle (MCV)	3.50	7.00
iii	Heavy Motor Vehicle (HMV)	4.50	9.00

Note- a) In case of two-way ramp with dividers, each carriageway will be considered as one way ramp.

b) At turnings, width of ramp mentioned above shall be enhanced/increased for smooth maneuvering as per the sketch of Annexure 23 appended herewith.

c) The gradient of the ramp shall not be more than 1 in 10.8.

d) Separate provision for ingress & egress shall be made.

~~(19)~~ **(17) Lifts:** Lifts shall conform to the provisions given below and to the provisions of sub-regulation (2) of Regulation 50.

(i) At least one lift shall be provided in every building more than 16m in height. In case of buildings more than 24m high at least two lifts shall be provided in order to serve each dwelling unit. One of these lifts shall be fire lift & shall be in conformity with the fire safety regulations. It shall be ensured that atleast one lift must serve access to the lowest level of basement & may also extend up to terrace floor except in areas where civil aviation and other restrictions operate.

(ii) *Other requirements.* -

a. The number, type and capacity of lift shall satisfy the requirements of part 8, Sec.5, and those of Installation of Lifts and Escalators National Building Code of India and modified provision thereof from time to time.

b. At ground floor level, a grounding switch shall be provided to enable grounding the lift cars in an emergency.

c. The lift machine room shall be separate and no machinery other than required for the lift shall be installed therein.

d. The number of each floor shall be conspicuously painted in figures at least 15cm. large on the wall opposite the lift/lifts opening or on other suitable surface so as to be distinctly visible from the lift cage.

e. In high rise residential buildings having height more than 70m, one of the lifts installed shall be a freight lift. The freight lift will be designed in such a way that it shall serve as stretcher lift also.

f. A new lift with passage thereto in an existing building with height up to 16m may be permitted with the permission of the Commissioner.

~~(20)~~**(18) Porch:** A porch, if any, shall be at least 1.5 m clear of the plot boundary, shall have a level difference of 0.3 m in relation to the level of the floor; the area of a porch upto 5.5 m in length (parallel to the main building) shall not be counted towards FSI. A parapet wall 0.23 m in height is permissible over a porch. The Commissioner may permit larger porches for mercantile, **institutional, IT, Mall, Commercial**, hotel and public buildings.

~~(21)~~**(19) Canopy:** A cantilevered and un-enclosed canopy with level difference of 0.3 m in relation to the floor level may be permitted over each entrance and staircase, if a clear distance of at least 1.5 m is maintained between the plot boundary and the outer edge of the canopy. The minimum clear height of the canopy shall be 2.2 m. The Commissioner may permit larger canopies for mercantile, **institutional, IT, Mall, Commercial** hotel and public buildings.

~~(22)~~**(20) Balcony:** Balconies may be permitted at each floor.

(i) No balcony shall reduce the minimum marginal open space to less than 3 m at the rear and sides and 1.5m in the front. The width of the balcony will be measured perpendicular to the building line and reckoned from that line to the balcony's outermost edge. ~~The enclosed balcony will be considered as part of room Balcony shall not be enclosed. Balcony shall not be permissible on ground floor.~~

~~(ii) The balconies in existing residential buildings claimed free of FSI as per then prevailing Regulation may be enclosed on payment of Balcony enclosure fee as decided by the Commissioner from time to time.~~

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~~(23)~~**(21) Roof:**

(i) Effective drainage of rain water- The roof of a building shall be so constructed or framed as to permit effective drainage of the rain water therefrom by means of rain water pipes at the scale of at least one pipe of 10cm diameter for every 40-sq.m of roof area. Such pipes shall be so arranged, jointed and fixed as to ensure that the rain water is carried away efficiently.

(ii) Rain water pipes shall be connected to Rain Water Harvesting system, if required to be provided under these Regulations or to a drain through a covered channel formed beneath the public footpath to connect the rain water pipes to the road side storm water drain or in any other approved manner.

(iii) Manner of fixing rain water pipes- Rain water pipes shall be affixed to the outside of the walls of the building or in recesses or chases cut or formed in such walls or in such any other manner as may be approved by the Commissioner.

~~(24)~~ **(22) Common Terraces:** Common Terraces shall not be sub-divided and shall be accessible by a common staircases/lift. The terraces may be used for additional recreational green area over and above the mandatory ~~ROSLOS~~ requirement under these Regulations, provided that the terrace shall be designed and made impervious considering recreational green area. The terraces will also serve as community open spaces for the occupants of the building. *The terraces may allowed for roof top farming/ gardening* Overhang of terrace to the extent of 1.20 m beyond building line subject to requirement of open spaces as per Regulation no 42(e) & 42(f) may be allowed from elevation point of view.

Provided further that completely commercial buildings including buildings of residential hotels, terraces may be permitted to be used as restaurant; *subject to condition that no inflammable material shall be used and safety and security shall be ensured.* No construction whatsoever, temporary or permanent, except service platform & toilet block, shall be permissible.

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~~(25)~~ **(23) Parapet:** Parapet walls and hand-rails provided on the edges of the roof terrace, balcony, etc. shall not be less than ~~1.15~~ **1.50** m from the finished floor level and shall not more than ~~1.30~~ m in height above the finished floor level. Parapet wall having height more than ~~1.30~~ **1.50** m may be allowed on top most common terrace level with the approval of commissioner. For the height of building beyond 32 m & up to 70 m parapet wall of height 2 m, for the building height beyond 70 m parapet wall with height up to 5 m with 60% voids in surface area beyond height of 1.30 m only on two sides of common terrace may be allowed.

~~(26)~~ **(24) Boundary wall and main entrance:**

(i) *Boundary wall-*

(a) Except with the permission of the Commissioner, the maximum height of a boundary wall shall be ~~2.0~~ **2.4** m above the surrounding ground level of plot. A boundary wall ~~upto~~ **more than** 2.4 m height may be permitted if the top 0.9m is of open type construction, to facilitate through vision.

(b) At a corner plot, the height of the boundary wall shall be restricted to 0.75m for a length of 10m on the front and side of the inter-section and the balance height of 0.75m if required in accordance with (i) above may be made up of open type construction (through railings).

(c) The provisions of (a) and (b) above will not apply to the boundary walls of correction facilities (jails/prison/remand home).

(d) In case of ~~electric sub-stations~~, transformer stations, institutional buildings like sanatoria, hospitals, educational buildings like schools, colleges, including hostels, industrial buildings and other uses of public utility undertakings, a height upto 2.4m may be permitted ~~by the Commissioner.~~ **However, in case of electric sub-stations a height up to 3.6 m may be permitted.**

(e) In case a boundary wall around a POS such as Play Ground, is contemplated, the height of Boundary shall not be preferably higher than 0.45 m & shall have width of 0.45 m or wider (in any case the height of boundary wall shall not exceed 1.50 m or as per the requirements of Commissioner) with smooth top finish which can be comfortable for sitting purpose. However, for Gardens & Parks boundary wall up to 1.5 m height may be permitted if the top 0.9 m is of open type construction, to facilitate through vision.

(ii) *Main Entrance*-The main entrance to a plot accommodating a high rise or a special building shall be at least 4.5m wide and shall be so designed as not to obstruct easy movement of a fire-engine or truck. The entrance gate to it shall open inside and fold back against the compound wall.

Provided further that ornamental entrance gate with the height not less than 4.5m or as required for movement of fire Engine shall be permissible.

**~~(27)~~(25) Bore well/Tube well/Open well:**

(a) May be constructed with the locational approval from the Hydraulic Engineering Department of MCGM.

(b) The construction shall be as per the provision of State Ground Water Survey Department.

**~~(28)~~(26) Overhead Tanks:** Every overhead water storage tank shall be maintained in proper hygienic condition. The distance between terrace & soffit of the overhead water tank shall not exceed 1.5 m. The construction of the water storage tanks shall be as per the guidelines issued by Hydraulic Engineering Department of MCGM.

**~~(29)~~(27) Septic Tanks-Location and sub-soil dispersion:** A sub-soil dispersion system shall not be closer than 12m to any source of drinking water such as a well, to mitigate the possibility of bacterial pollution of water supply. It shall not be closer than 3 m from Tube well/Bore well. It shall also be as far removed from the nearest habitable building as economically feasible but not closer than 2 m to avoid damage to the structure.

The construction of septic tank shall be carried out as per the relevant provisions of IS Code 2470-1985 Part I & II.

**~~(30)~~(28) Yogalaya or Fitness Centre:** In every residential building, either existing or constructed or proposed to be constructed for the use of existing or proposed Co-Operative Housing Society or an Apartment Owners Association, a Yogalaya or Fitness Centre including toilet facilities will be permitted subject to following conditions:

i. The application for the proposed Yogalaya or Fitness Centre shall be made by the Registered Co-Operative Housing Society/Apartment Owners Association of the buildings that has been issued the occupation certificate/BCC. The owner/developer may make an application for proposed Yogalaya or Fitness Centre with registered undertaking stating that constructed Yogalaya or Fitness Centre shall be handed over

to proposed Co-Operative Housing Society/Apartment Owners Association; and in turn shall ensure the handing over on completion.

ii. The area of such center shall be allowed free of FSI equivalent to 2(two) percent of the total BUA for every building ~~subject to a condition that, it shall not be less than 20 sq. m and not more than 200 sq. m per building distributed as desired.~~

Any additional BUA, in excess of this limit would be counted towards FSI.

iii. The center shall not be used for any purpose other than for fitness centre activities and **Reading Room.**

iv. The Yogalaya or Fitness Centre activities shall be exclusively confined for to the members of the concerned housing society or an Apartment Owners Association.

v. The ownership of the premises of the Yogalaya or Fitness Centre shall vest only with the concerned society or the apartment owner's association as the case may be.

vi. In case of larger layout where there is existing/proposed Club House in layout RG under Regulation 27 of these regulations, then the Yogalaya or Fitness Centre in the individual building shall not be permissible free of FSI.

**~~(31)~~(29) Special Provisions for Institutional, Assembly, Business or Mercantile and Industrial Buildings:** A Crèche of minimum 40 sq. m BUA shall be provided for Institutional, Assembly, Business or Mercantile Building where total number of employees is 1000 or more.

**~~(32)~~(30) Parking floor:** The parking floors above ground/stilt floor within building line, for the provision of parking, accessible either by ramp or by minimum two car lifts up to 200 parking and one additional car lift for every 100 parking beyond 200 parking or part thereof. The height of the parking floor shall not be more than 2.4m below soffit of the beam & maximum height of the floor permitted in this regulation below soffit of slab. In case of mechanical parking more height as per the requirement may be allowed.

**~~(33)~~(31) Podium:** A podium may be permitted in plot area measuring 1000 sq.m or more.

The podium provided with ramp may be permitted in one or more level, total height not exceeding 32 m above ground level.

Podium not provided with ramp but provided with car lifts may be allowed subject to minimum two numbers, for vehicles up to 200 parking and one additional car lift for every 100 parking beyond 200 parking or part thereof.

The podium shall be used for the parking of vehicles, provision of DG set, and substation as per requirement of electric supply company. Further, drivers' room, toilet block, society office, Air Handling Unit (AHU) and Yogalaya or Fitness Centre, **swimming pool on top most podium open to sky** may also be permitted without affecting recreational area if provided and if other requirements of these Regulations are fulfilled.

The **ROSLOS** as laid down under Regulation No 27, may be provided as per note therein. The additional **ROSLOS**, if any, may be provided on the podium. Podium may be allowed to be constructed beyond building line in the required front open space under the provisions of these Regulations provided clear distance of 3.0 m between plot boundary/edge of road and podium line is maintained. Such podium may be extended beyond the building line in consonance with provisions of DC Regulation 47(1) on one side whereas on other side and rear side it shall not be less than 1.5 m from the plot boundary. Ramps may be provided in accordance with DC Regulation 37(1816).

~~(34)~~**(32) Service Floor:** A service floor of height not exceeding 1.8 m may be provided in a building exclusively for provision/diversion of services. Provided further that a service floor with height exceeding 1.8 m may be allowed in a building of medical use or in building having height more than 70 m with the special permission of Commissioner with reasons recorded in writing.

~~(35)~~**(33) Helipad:** A helipad may be allowed on the rooftop of the building having height more than 200 m or at a suitable location subject to;

- (i) prior permission from Director General of Civil Aviation (DGCA) as per the guide lines issued by Ministry of Civil Aviation,
- (ii) prior permission from Ministry of Defence and Government of Maharashtra,
- (iii) structural stability certificate from the registered Structural Engineer,
- (iv) provision for firefighting as prescribed by DGCA/CFO,
- (v) unrestricted access as required by MCGM/any Government agencies in case of emergency and submission of registered undertaking to that effect.

### **(38) Special Design Requirement For**

#### **(1) Educational Building:**

(1) In addition to the class-rooms and other areas, every educational building shall be provided with-

- (a) a tiffin room with a minimum area of 18 sq. m for every 800 students or part thereof;
- (b) a separate tiffin room for teachers where strength of students exceeds 1000;
- (c) a room/space with drinking water facilities for every 300 students or part thereof on each of the floors.

These requirements may be amended by the Commissioner in consultation with the Education Department of the State Government.

#### **(2) Play Ground-**



(a) In case of educational development by Educational Institution on their vacant land, at least 40% of the plot area at one place (inclusive of recreational area as required under Regulation No 27) shall be provided mandatorily for Play Ground. However as per these Regulations, for the educational purpose if additional FSI is due, then while allowing said due FSI, it is not necessary to increase the area of Play Ground.

(b) In case of educational development by Educational Institution on their land, if additional FSI is due and if the existing open area is less than 40% of the plot area, additional FSI can be sanctioned as per these regulations without reducing the open area further and without increasing the plinth coverage area, by ensuring structural stability of the existing building. Further where existing open area is more than 40%, then minimum 40% of plot area shall be maintained as open area (inclusive of recreational area as required under Regulation No 27) while allowing additional FSI as per these Regulations.

Note- 1) The permissible FSI shall be on the entire plot.

2) If existing Municipal Play Ground/POS is abutting to the plot of Educational Institute **or may be across the road**, then the provision of 40% of play area within plot of Educational Institution may not be insisted upon if the combined play area available is at least 40% of plot area. Provided further, if ownership of Play Ground/POShaving area at least 40% of area abutting to the plot of Educational Institute is vesting with the Educational Institution, then the provision of 40% of play area within plot of Educational Institution may not be insisted upon.

3. 50% of the required Play Ground area may be allowed in stilt subject to condition that said carved out area will not be used for the parking or any other utility purpose by taking proper safety measures.

## (II) **Building for Medical use-**

For Hospital, Maternity Homes and Health Centre, Sanatorium, Multi-Specialty Hospitals:

- minimum area of general wards shall be 40sq.m with no side less than 5.5 m;
- the basic requirements for building put to medical use shall conform to IS 12433:2001

## (III) **Public Building-**

A Crèche shall be provided as per the Regulation no 37(~~34~~29)

## 39. **Special Regulations for Differently abled persons**

### **Differently Abled People**

As per the provisions of the Persons with Disabilities Act, 1995, seven categories of disabilities have been identified viz., blindness, low vision, leprosy cured, hearing impairment, locomotor disability, mental retardation and mental illness. Persons falling under the above categories with a minimum of 40% disability are covered

under Differently Aabled People. The provisions made under Differently Aabled People are also applicable to elderly, pregnant women and mothers with small children on prams.

### 1 **Scope:**

These bye laws are applicable to all existing and proposed public buildings & facilities having BUA more than 2000 sq. m.

In case of proposed residential buildings and public buildings/facilities having BUA less than 2000sq. m the access path and walkways up to lift/staircase on ground level/stilt/podium from drop off zone shall be provided for differently abled persons.

### 2. **Site Development:**

Level of the roads, access paths and parking areas shall be described in the plan along with specification of the materials.

#### 2.1 Access path/walk way-

Access path from plot entry and surface parking to building entrance shall be of minimum 1.5 m width having even surface without any slope. Slope if any shall not have gradient greater than 1 in 20. Finishes shall have a nonskid surface with a texture traversable by a wheel chair. Where transfer has to be made from a vehicular surface to a pedestrian surface, the driveway and the pavement or footway surfaces shall be blended to a common level or ramp. Kerb Ramps shall be preferably provided.

#### (A) Kerb Ramps

Provision and Location	Kerb Ramps are to be provided where the vertical rise is less than 0.15m, located or protected to prevent obstruction by parked vehicles and should be free from any obstruction such as signposts, traffic lights, etc.
Dimensions and slopes	The gradient of a kerb ramp should not be steeper than 1:12, the flared sides should not be more than 1:10 and width should not be less than 0.9 m.
Design and Finish	A slip-resistant surface, should be designed not to allow water accumulating on the walking surface, should not project onto the road surface

#### B) Drop-off Zone

Provision & Location	Drop-off zones if provided should be at the same grade as the driveway
Dimensions	<ul style="list-style-type: none"> <li>• Min width of drop-off zone 1.5 m, and min length 4.5 m.</li> <li>• Change in level between the drop-off and the plinth</li> </ul>

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	should be through a ramp of maximum gradient 1:12
Design & Finish	The surface of the drop-off zone should be finished with a non-skid material

C) Access Path:

Provision and Location	<ul style="list-style-type: none"> <li>At least one continuous unobstructed accessible route or accessible path of travel shall be provided which connects all accessible elements and spaces in a building or facility for Differently Abled individuals.</li> <li>An accessible route shall be provided from public transportation stops, accessible parking, passenger loading zones and public streets or sidewalks to the accessible building entrances and lifts served.</li> <li>Directional signs bearing the symbol shall be displayed at all other non-accessible entrances to direct to the accessible entrance.</li> <li>The access path should have an even surface without any slope.</li> </ul>
Dimensions	Access path from plot entry and surface parking to building entrance shall be of minimum 1.5 m width and for a two-way traffic, it should be 1.8 m wide.
Slope	<ul style="list-style-type: none"> <li>Slope if any shall not have gradient greater than 1 in 20.</li> <li>Such access shall be free from protrusion, hazards, steps, kerbs other than dropper kerbs, doors or doorways which will impede the passage of a wheelchair, or other form of barrier which will prevent access by Differently Abled persons.</li> </ul>
Design and Finish	<ul style="list-style-type: none"> <li>The surface of an access route shall be firm and non-slippery.</li> <li>Tactile guiding path is requirement to ensure visually impaired person familiarize with the road and path. It shall be avoided with the vehicular movement.</li> </ul>

D) Ramps:

Provision and Location	<ul style="list-style-type: none"> <li>When the horizontal run of the approach ramp exceeds 9 m length, an alternative stepped approach (Refer Staircases section) is to be provided in addition to the ramp approach.</li> </ul>
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	<ul style="list-style-type: none"> <li>Where there is a large change in elevation that requires multiple ramps and landing combinations, other solutions such as elevators should be considered.</li> </ul>
Design and Finish	<ul style="list-style-type: none"> <li>Single row of tactile warning blocks should be placed at beginning and end of each ramp at also at beginning and end of each run.</li> <li>Ramps and landing surfaces should be slip resistant.</li> </ul>

**Dimensions**

Level Difference	Minimum gradient	Ramp Width	Comments
≥ 0.15 m < 0.30 m	1:12	1.2 m	
≥ 0.30 m < 0.75 m	1:12	1.5 m	Landing every 5 m of ramp run
≥ 0.75 m < 3.0 m	1:15	1.8 m	Landing every 9 m of ramp run
≥ 3.0 m	1:20	1.8 m	Landing every 9 m of ramp run

2.2 Parking- For parking of vehicles by Differently abled individuals, the following provisions shall be made:

- Minimum two surface parking spaces for the first 100 parking spaces and one parking space for next 200 parking spaces or part thereof shall be provided near entrance for the Differently abled persons with maximum travel distance of 30 m from building entrance.
- The width of parking bay shall be minimum 3.6 m.
- The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.
- Indication/directional signage along driveway showing the way leading to the parking spaces reserved for Differently abled persons should be provided

**3. Building Requirements:**

The specified facilities for the buildings for Differently abled persons shall be as follows:

- Approach to plinth level.
- Corridor connecting the entrance/exit for the Differently abled persons.

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3. Stairways.
4. Lift.
5. Toilet.
6. Drinking Water.

3.1 Approach to Plinth Level- Every building shall have at least one entrance accessible to the Differently abled persons and shall be indicated by proper signage. This entrance shall be approached through a ramp together with the stepped entry.

3.1.1 Ramped Approach- Ramp to enter the building shall be finished with non-skid material. Minimum width of ramp shall be 1.5 m with maximum gradient 1:12. Length of ramp shall not exceed 9.0 m having 0.9 m high hand rail on both sides extending 0.3 m beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 0.050 m.

3.1.2 Stepped Approach- For stepped approach size of tread shall not be less than 0.3 m and maximum riser shall be 0.15 m with provision of 0.9 m high hand rail on both sides of the stepped approach similar to the ramped approach.

3.1.3 Exit/Entrance Door: -The details shall be as under: -

Provision & Location	Publicly accessible buildings should preferably have automatic/self-closing doors, instead of manual doors. Manual doors should be easy and light in operation. Revolving doors should be avoided, but, in cases where a revolving door is the single means of entry, adequate space to accommodate wheelchair users should be provided.
Dimensions	<ol style="list-style-type: none"> <li>a. The minimum clear opening of doorways shall be 0.9 m measured between the face of the door and the face of the doorstop with the door open at 90° as illustrated in Sketch No 1 in Annexure 23</li> <li>b. Thresholds of doorways should not exceed 12 mm. Raised threshold and floor level changes at doorways should be leveled off with a slope on each side of threshold.</li> <li>c. Manual doors should incorporate kick plates 0.3 m-0.4 m high to withstand impact of wheelchair footrest (this is especially important where doors are glazed).</li> <li>d. All doors opening outwards (into a circulation space) should be fitted with vision panels between 0.9 m and 1.5 m from finished floor level.</li> <li>e. The doorway of a one-way swing door shall have maneuvering spaces on both sides for wheelchairs and the following clear spaces shall be provided adjacent to the leading edge of the door as illustrated in Sketch No 2 in Annexure 23             <ul style="list-style-type: none"> <li>▶ On Pull Side—Minimum space of 0.6 m</li> <li>▶ On Push Side—Minimum Space of 0.3 m</li> </ul> </li> </ol>

	<p>Where two-way swing doors or sliding doors are used, a minimum space of 0.3 m adjacent to the leading edge of the door shall be provided on each side of the door.</p> <p>f. If frameless doors are used, it shall be prominently marked so as to make it visible.</p> <p>g. Double action self-closing door shall have a check mechanism to prevent the door swinging beyond closed position</p>
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3.1.4 Entrance Landing- Entrance landing shall be provided adjacent to ramp with the minimum dimension 1.8 m x 2.0 m. It shall have a non-skid surface with a texture traversable by a wheel chair. Kerbs wherever provided should blend to a common level.

3.2 Corridor Connecting the Entrance/Exit for the Differently abled persons - The corridor connecting the outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows:

- a) The minimum width shall be 1.5 m
- b) In case there is a difference of level, slope ways shall be provided with a slope of 1:12.
- c) Hand rails shall be provided for ramps/slope ways.
- d) No appliances, fixtures and fittings shall project beyond 90 mm from the surface of any wall in corridors, paths and lobbies below a level of 2000mm above the finished floor level unless they are unavoidable, in which case they shall also be extended downwards to the finished floor level or guided by tactile flowing materials.
- e) To facilitate the way-finding for persons with visual impairment, surfaces and finishes with luminous contrast between the wall and the ceiling, and between the wall and the floor should be adopted. Appropriate lighting design with adequate illumination should be considered.
- f) All corridors should have non-slippery-resistant surfaces.
- g) A minimum luminous contrast of 30% should clearly define between wall, floor and door surfaces.

3.3 Stair Ways- One of the stair-ways near the entrance/exit for the Differently abled persons shall have the following provisions:

- a) The minimum width shall be 1.5 m.
- b) Height of the riser shall not be more than 0.15 m and width of the tread 0.3 m. The steps shall not have abrupt (square) nosing.
- c) Maximum number of risers on a flight shall be limited to 12.
- d) Hand rails shall be provided on both sides and shall extend 0.3 m on both sides and shall extend 0.3 m on the top and bottom of each flight of steps.
- e) The minimum clear headroom in pedestrian area such as walkways, halls, corridors, passageways or aisles shall be 2.2 m.

f) A detectable guardrail or other barrier having its leading edge at or below 0.580 m from the floor level shall be provided where the head room of an area adjoining an accessible route is reduced to less than 2.2 m as shown in the Sketch No 3 in Annexure 23

g) The provision of Braille and high luminous contrast signs is recommended along with tactile guiding path

3.4 Lifts- Wherever lift is required as per bye-laws, provision of at least one lift shall be made for the wheel chair user with the following cage dimensions:

Clear internal depth: 1.2 m

Clear internal width: 1.4 m

Entrance door width: 0.9 m

a) A hand rail not less than 0.6 m long at 1.0 m above floor level shall be fixed adjacent to the control panel. Also, switch control /call button shall be at an operating height of 0.9 m to 1.2 m.

b) The lift lobby shall be of an inside measurement of 1.8 m x 1.8 m or more.

c) The time of an automatically closing door should be minimum 5 second and the closing speed should not exceed 0.25 m/sec.

d) The interior of the cage shall be provided with a device that audibly indicates the floor the cage has reached and indicates that the door of the cage for entrance/exit is either open or closed.

e) The gap between the lift floor and floor landing shall not be more than 12 mm.

f) Grab bars shall be placed on all three internal sides of the lift car at a height of 0.9 m from the finished floor level. Grab bars shall not have a gap of wider than 0.15 m at the corners as shown in the Sketch No 4 in Annexure 23.

g) Audio announcement system in lift shall be provided.

3.5 Toilets- One special W.C. in a set of toilet with non-skid surface shall be provided for the use by the Differently abled persons with essential provision of wash basin near the entrance: -

a) The minimum size shall be 1.5 m x 1.75 m

b) Minimum clear opening of the door shall be 0.9 m and the door shall swing out.

c) Suitable arrangement of vertical/horizontal handrails with 50 mm clearance from wall shall be made in the toilet.

d) The WC seat shall be 0.5 m from the floor. The flushing control shall be mounted on the wide side of the cubicle at a height from 0.6 m to 1.05 m above the finished floor level.

e) The wash basin shall be mounted with the rim not higher than 0.75 m above the finished floor level. A clearance of 0.55 m shall be maintained from the finished floor level to the bottom of the apron.

f) Two horizontal grab rails not less than 0.35 m to 0.50 m shall be provided on the rear side and on other side (different side from the one with wash basin). Drop down vertical grab bars shall be provided on both sides of WC. Grab bars shall have 50 mm clearance from the wall. The grip space shall be 0.30 m clear of mounting

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wall. One folding grab rail on the wide side of the cubicle adjacent to the WC at a height from 0.725 m to 0.75 m above the finished floor level when lowered from the wall.

g) If more than one urinal is provided, at least one urinal shall have a clear leveled space of not less than 0.80 m wide x 1.5 m deep in front. A vertical grab rail near urinal.

h) An emergency call bell shall be provided in an accessible WC cubicle.

3.6 Drinking Water- Suitable provision of drinking water shall be made for the Differently abled persons near the special toilet provided for them.

3.7 Designing for Children- In the buildings, including toilet, meant for the predominant use by children, it will be mandatory to adjust the height of the handrail and other fittings and fixtures, etc. suitably.

3.8 Protruded objects in the common areas or common ways

1. Objects or obstructions, with their leading edges at any height above 0.580 m from the floor level shall not protrude more than 0.1 m in to pedestrian areas as illustrated in Sketch No 5 in Annexure 23.

2. Objects or obstructions, with their leading edges upto a maximum height of 580 mm from the floor level, may protrude more than 0.1 m into pedestrian are as illustrated in Sketch No 5 in Annexure 23.

3. Free standing objects placed between the height of 0.58 m and 2.0 m from the floor level shall have an overhang of not more than 0.3 m as illustrated in Sketch No 6 in Annexure 23.

4. The maximum height of the bottom edge of free standing objects with a space of more than 0.3 m between supports shall be 0.58 m from the floor level as illustrated in Sketch No 6 in Annexure 23.

3.9 Special requirements at public spaces like auditorium and theatre

Provision & Location	<p>a. In cinemas, theaters, concert halls, stadia or other places of public recreation where permanent fixed seating arrangement is provided, a minimum of two wheelchair spaces shall be provided for every 200 seats or less. Additional one wheel chair space shall be provided for every subsequent addition of 200 seats or part thereof accessible seating should be distributed and integrated throughout seating areas of assembly rooms with different vantage points accessible to all persons with disabilities.</p> <p>b. Guideline: All entertainment and assembly areas should be able to cater for and accommodate Differently abled persons using various mobility aids.</p> <p>c. Wheelchair spaces should be an integral part of any seating</p>
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	plan. Efforts must be made to distribute such seating spaces throughout the seating area and in each pricing tier, arranged so as not to obstruct the view of persons who may be seated behind
Dimensions	The wheelchair spaces, each measuring 0.9 m x 1.2 m shall be located alongside the fixed seats to enable wheelchair users to sit together with their able bodied or ambulant companion.

**3.10 Proper signage**

- a) Appropriate identification of specific facilities within a building for the differently abled persons should be done with proper signals.
- b) Visually impaired persons make use of other senses such as hearing and touch to compensate for the lack of vision, whereas visual signals benefit those with hearing disabilities. Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm high).
- c) For visually impaired persons, information board in brail should be installed on the wall at a suitable height and it should be possible to approach them closely.
- d) Directional signs and tactile guiding path should readily identify and provide a logical sequence from a starting point to a point of destination and a clear indication of return routes to the named exits. Clear indication of the existence of steps or ramps on a route should be provided at both ends of the route
- d) To ensure safe walking, there should not be any protruding sign which creates obstruction in walking.
- e) Public Address System may also be provided in busy public areas.
- f) The symbols/information should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours.
- g) International Symbol Mark for wheel chair be installed in a lift, toilet, staircase, parking areas, etc., that have been provided for the differently abled

**4.0 Design Guidelines – Streetscapes for Public Street**

Road Intersections, Median Refuge, Traffic Signals, Subways & Foot over Bridges

- a. Guide strips should be constructed to indicate the position of pedestrian crossings for the benefit of people with visual impairments and have kerb ramps
- b. Raised Median Refuges are to be cut through and levelled with the street and should have kerb ramps.
- c. A coloured tactile marking strip at least 0.6 m wide should mark the beginning and the end of a traffic island, to guide pedestrian with visual impairments to its location.
- d. Pedestrian traffic lights should be provided with clear audible signals and these acoustic devices should be installed on a pole at the point at the origin of crossing and not at the point of destination
- e. Signages for Foot over bridges and Subways are to be provided.

- f. There should be a provision of slope ramps/lifts at both ends to enable wheelchair accessibility.
- g. Provisions of a sidewalk are to be followed

**5.0 Guidelines and Provisions:**

For details & additional information/guidelines reference may be made to following

1. The Handbook on Barrier Free and Accessibility", (2014), Central Public Works Department, Gol
2. Model Building Bye-Laws, (2016), Town and Country Planning organisation, Ministry of urban Development, Gol.
3. "National Building Code", amended up to date (2005), Bureau of Indian Standards,
4. "National Policy for Persons with Disabilities", (2006), Ministry of Social Justice and Empowerment, Gol.

**40. Lighting and Ventilation**

(1) *Adequacy and manner of provision-* All parts of any **habitable** room shall be adequately lighted and ventilated. For this purpose, every room shall have -

(a) one or more apertures, excluding doors, with area not less than one-sixth of the floor area of the **habitable** room, with no part of any habitable room being more than 7.50 m away from the source of light and ventilation. However, a staircase shall be deemed to be adequately lighted and ventilated, if it has one or more openings, their area taken together measuring not less than 1 sq. m per landing on the external wall;

(b) an opening with a minimum area of 1 sq. m in any habitable room including a kitchen, and 0.3 sq. m with one dimension of 0.3 m for any bathroom, water closet or store/**prayer Room**;

(c) all the walls, containing the openings for light and ventilation fully exposed to an exterior open space either directly or through a balcony not exceeding 2m. in width provided that a room meant for non-residential user shall be considered as adequately lighted and ventilated if its depth from the side abutting the required open space does not exceed 12 m and in case centrally air-conditioned building may be allowed to be exceeded up to 20 m.

**(2) Artificial ventilation shaft- A bathroom, water closet, staircase or store/prayer room may abut on the ventilation shaft, the size of which shall not be less than the values given below:**

Height of buildings in metres.(m)	Cross-section of ventilation shaft in sq. m	Minimum dimension of one side of shaft in metres (m).
<b>Upto 12</b>	<b>2.8</b>	<b>1.2</b>

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<b><i>Upto18</i></b>	<b><i>4.0</i></b>	<b><i>1.5</i></b>
<b><i>Upto24</i></b>	<b><i>5.4</i></b>	<b><i>1.8</i></b>
<b><i>Upto30</i></b>	<b><i>8.0</i></b>	<b><i>2.4</i></b>
<b><i>Above 30</i></b>	<b><i>9.0</i></b>	<b><i>3.0</i></b>

***Mechanical ventilation system shall invariably be installed in such ventilation shafts. Further, such ventilation shaft shall be adequately accessible for maintenance.***

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- (3)(2) Artificial Lighting & Mechanical Ventilation- Where lighting and ventilation requirements are not met through day-lighting and natural ventilation, they shall be ensured through artificial lighting and ventilation in accordance with the provisions of Part VIII, Building Service Section I, Lightning and Ventilation, National Building Code.
- (4) (3) In any residential hotel where toilets are provided with a mechanical ventilation system, the size of the ventilation shaft prescribed in this Regulation may be suitably relaxed by the Commissioner

**41. Open Spaces within Building Plots/ Layout**

- (1) (a) ***Open spaces separate for each building or wing.*** -The open spaces required under these Regulations shall be separate or distinct for each building and where a building has two or more wings, each wing shall have separate or distinct open spaces as required under these Regulations;

Provided that if one of the wings does not depend for light and ventilation on the open space between the two wings, the said open space shall be the one required for the higher wing or one required for deriving the light and ventilation whichever is higher.

***Open spaces to be provided for the full consumption of FSI-***The open spaces to be left at the sides and rear shall relate to the height necessary to consume the full FSI permissible, for the occupancy in the zone.

***(b) Manner of computing front open space/setback where the street is to be widened-***If the building plot abuts any road which is proposed to be widened under the Development Plan or because of the prescription of regular lines of streets under the Mumbai Municipal Corporation Act, 1888, the front open space /road-side set back shall be measured from the resulting road widening line.

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(c) The front open space shall be measured perpendicular to the road line. The open spaces for light and ventilation shall be measured perpendicular to the building line. The open spaces for dead wall shall be measured perpendicular to compound wall.

**(2) Side and rear open space in relation to the height of the building for light and ventilation-**

**(i) Residential and Commercial Zones-**

(a) The open spaces on all sides except the front side of a building shall be as follows:

**Table A**

Sr. No.	Ht. of Building (H)	Side & rear marginal open space		Side & rear marginal open space	
		Plot up to 1000 sq. m or where average width/depth of plot is less than 20 m	Plot size more than 1000 sq. m or more and average width/depth of plot more 20 m	Light ventilation & Dead wall	Light ventilation & Dead wall
1	Up to 32 m	Min - 3.6m in case of Residential building & 4.5 m in case of commercial building subject to H/5	3.6 m	Min - 3.6m in case of Residential building & 4.5 m in case of commercial building subject to H/4	3.6 m
2	More than 32 m & up to 70 m	H/5 subject to maximum 12 m	6 m	H/4 subject to maximum 12 m	6m
3	More than 70m & up to 120 m	-----		H/4 or 16 m Max.	9 m
4	More than 120 m	-----		20 m	9 m

~~Provided further that due to site constraint and where demonstrable hardship is caused the open spaces as specified in table A above may be allowed to be relaxed as per table B below, by commissioner by charging premium at 10% of ASR Rate of the developed land (for FSI 1). The premium so collected shall be used for the development of infrastructure to mitigate the strain on infrastructure caused due to such relaxation. The deficient area for the payment of premium shall not exceed the total BUA of building/s:-~~

~~Table B~~

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Sr. No.	Ht. of Building (H)	Side & rear marginal open space		Side & rear marginal open space	
		Plot up to 1000 sq. m or where average width/depth of plot is less than 20 m		Plot size more than 1000 sq. m and average width/depth of plot more 20 m	
		Light & ventilation	Dead wall	Light & ventilation	Dead wall
1	Up to 32 m	Min 3.6 in case of Residential building & 4.5 m in case of commercial building subject to H/6	3.6 m	Min 3.6 in case of Residential building & 4.5 m in case of commercial building subject to H/5	3.6m
2	More than 32 m & up to 70 m	10 m or H/6 whichever is less	6 m	12 m or H/5 whichever is less	6m
3	More than 70m & up to 120 m			14 m or H/5 or whichever is less.	9m
4	More than 120 m			18 m	9m

~~Provided further that due to site constraint and where demonstrable hardship is caused the open spaces as specified in table A above may be allowed to be relaxed as per table C below, by commissioner by charging premium at 25% of ASR Rate of the developed land (for FSI 1). The premium so collected shall be used for the development of infrastructure to mitigate the strain on infrastructure caused due to such relaxation. The deficient area for the payment of premium shall not exceed the total BUA of building/s:~~

~~Table C~~

Sr. No.	Ht. of Building (H)	Side & rear marginal open space		Side & rear marginal open space	
		Plot up to 1000 sq. m or where average width/depth of plot is less than 20 m		Plot size more than 1000 sq. m and average width/depth of plot more 20 m	
		Light & ventilation	Dead wall	Light & ventilation	Dead wall
1	Up to 32 m	Min 3.6 in case	3.6 m	Min 3.6 in case	3.6m

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		<del>of Residential building &amp; 4.5 m in case of commercial building subject to H/7</del>		<del>of Residential building &amp; 4.5 m in case of commercial building subject to H/6</del>	
<del>2</del>	<del>More than 32 m &amp; up to 70 m</del>	<del>9 m or H/7 whichever is less</del>	<del>6 m</del>	<del>12 m or H/6 whichever is less</del>	<del>6m</del>
<del>3</del>	<del>More than 70m &amp; up to 120 m</del>	<del>_____</del>		<del>14 m or H/6 or whichever is less.</del>	<del>9m</del>
<del>4</del>	<del>More than 120 m</del>	<del>_____</del>		<del>16 m</del>	<del>9m</del>

~~Provided further that due to site constraint and where demonstrable hardship is caused, the open spaces as specified in table A above may be allowed to be relaxed further with the special permission of Commissioner by charging premium. The premium so collected shall be used for the development of infrastructure to mitigate the strain on infrastructure caused due to such relaxation. The deficient area for the payment of premium shall not exceed the total BUA of building/s.~~

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- Note i) Provision of glass facade without construction of dead wall inside the facade shall be treated as side deriving Light & Ventilation.
- ii) In case of residential building Glass facade shall be permissible in the portion, which does not derive light and ventilation.
- iii) In case of High Rise building with height more than 32 m the requirements of Fire Safety as specified in these Regulations/Fire Brigade Authorities shall be fulfilled.

Provided further that;

1. the open space for separation between any building and a single storeyed accessory building need not exceed 1.5 m.
2. the marginal open space (distance) between building and ROSLOS in the same layout shall not be less than 3 m.

In respect of tolerated Buildings/Approved buildings, additional BUA in lieu of the subsequent set back created due to prescription of Regular Line under MMC Act 1888/due to proposed widening of road by Appropriate Authority, after issuance of development permission/Commencement Certificate, may be permitted at upper floors with step-back to make up for deficiencies in the open space in case of new development as required under these Regulations subject to fulfillment of structural requirements or else TDR in lieu of subsequent set back area as provided under these regulations may be allowed.

(b) *Step-back at upper level*- The Commissioner may permit smaller step-backs at upper levels and also permit additional floor area upto a limit of 10sq. m over the permissible FSI to avoid structural difficulties or hardship but so as not to affect adversely the light and ventilation of an adjoining building or part thereof.

(c) *Tower-like structures*- Notwithstanding any provision to the contrary, a tower-like structure may be permitted only with 6 m open space at the ground level and one step-back at the upper levels provided that the total height does not exceed 32m. If it exceeds 32m but does not exceed 70m, the minimum open space at ground level shall be 6 m on rear and one side and 9m on another side accessible from road. In case of building exceeding the height of 70 m minimum open space at ground level shall be 9 m and two step-back at upper level up to the height of 70 m and for the height more than 70 m and up to 120 m three step-backs and for the height beyond 120 m four step-backs may be allowed. The step-backs shall be provided in such a way that the required open spaces as per the provisions of Regulation No. 41(1)(a), 41(2)(i)(a) & 43(1) are maintained at upper level. The terrace created by the step-back shall be accessible through a common passage and /or common staircase only.

Provided further that such step backs as stated above may also be allowed on one or more sides, and however on other sides than the step back, shall have to maintain the regular open spaces as per these regulations.

**(ii) Industrial Zone-**

- (a) Buildings upto 4 storeys or 16 m in height - The minimum width of the open space around each building shall be 6m.
- (b) Building more than 4 storeys or 16 m in height- The open space dimension prescribed in (a) above shall be increased by at least 0.25m for every 1 m of height or part thereof, above 4 storeys or 16 m.

Provided that no such increase in open spaces is necessary if (i) it is a front margin or (ii) when only store rooms and stairways derive light and ventilation from the open space.

**(3) Provisions in marginal open spaces if the height of the building is restricted-**

- (a) Notwithstanding the provisions of sub-regulations (2) of this Regulation, the minimum open spaces in plots in residential and commercial zones may be relaxed to the values quoted in Table No 17 below, if the number of storeys are restricted to Ground and one upper floor or Stilt and two upper floors

**Table No 17**

**Provisions in Open Spaces for Plots in Residential and Commercial Zones**

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Serial No.	Plot Area (Sq. m.)	Type of Development	Minimum open spaces (in meters)		
			(4)		
(1)	(2)	(3)	Front	Rear	Side
1	21 and above but less than 30	Row	0.75 (ii)	1.5	.....
2.	30 and above but less than 40	Row	0.75 (ii)	2.25	....
3.	40 and above but less than 60	Row/Semi-detached	1.00 (ii)	2.25	1.0 (i)
4.	60 and above but less than 125	Row/Semi-detached	1.5	3.0	1.0 (i)
5.	125 and above but less than 250	Row/Semi-detached/De tached	3.0	3.0	1.5 (i)

*Explanation to Table No 17:*

(i) Such side open space will not be required for row housing, but will be required for semi-detached structure which will have open spaces around the entire structure. Such side open space shall not be reckoned as the main source of light and ventilation for habitable rooms of the structure.

(ii) In plots, less than 60sq. m in area, no front open space need be provided if the means of access serving such plots is at least 3 m in width.

(iii) A row housing scheme developed as a block shall not be more than 45 m in length and the distance separating two such blocks shall not be less than 1.5 m.

(iv) Where the amenity open space is accessible from all the lay-out plots and has no exclusive means of access, the rear marginal open space in plots abutting such amenity open space shall not be less than 3 m

(b) In case of redevelopment in Gaothan/Koliada/Adivasi Pada with the height restricted to 4 storeys or maximum 14 m, the ground coverage of the structure shall not be more than 75% of the plot area and open spaces left at side and rear shall be as to consume the FSI as permissible and not to affect adversely the light and ventilation of adjoining buildings and to provide proper drainage facilities.

**(4) Front Set-backs from the Street Line/Plot Boundary and set-backs from the zonal boundary in the different zones shall be as in Table No 18 hereunder.**

**Table No 18**

**A. Front set-back from Street Line/Plot Boundary (in meters)**



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Serial No. (1)	Location of plot (2)	Residential Zone (3)	Commercial Zone (4)	Industrial Zone (5)
1	On express highways or roads wider than 52 m	6.0	6.0	22.5
2	Areas located in -island city -elsewhere	3.0 4.5	4.5 4.5	** **
3	Away from road- -island city -elsewhere	4.5 4.5	4.5 4.5	4.5 6.0
4	For plots in gaothans/Koliwadadas/Adiwasipada, in suburbs extended suburbs smaller than 250 sq. m. i) streets less than 6 m ii) streets 6m and more and less than 9m iii) streets 9m and more	NIL 1 1.5	N.A. N.A. N.A.	N.A. N.A. N.A.
5	On island city roads listed below*	4.5	4.5	Not applicable

\*\* Refer to sub-Regulations (2)41(ii) of this Regulations.

\*GopalraoDeshmukh Marg (Pedder Road), Bhulabhai Desai Road, BabasahebDahanukar Marg (Carmichael Road), Salebhoy Karim Barodawalla Marg (Altamount Road), Gamadia Road (Walkeshwar Road), Bal GangadharKher Marg (Ridge Road), LaxmibaiJagmohandas Marg (Nepean Sea Road), NyayamurtiSitaramPatkar Marg (Hughes Road), Chowpatty Sea-Face Road, LalaLajpatrai Marg (Hornby Vellard), Dr. Annie Besant Road, Maulana Abdul Kalam Azad Road, Swatantrya Veer Sawarkar Marg (Cadell Road), SenapatiBapat Marg, Dr. Ambedkar Road from Byculla Bridge to Sion Causeway, Rafi Ahmed Kidwai Road.

NOTE: With the approval of the Corporation, the Commissioner may add, alter or amend this list of roads. For high rise buildings front marginal distance shall be as per Regulation No.43.

**B. Segregating distance from Zonal/plot Boundary in Industrial Zones (in meters)**

Serial No. (1)	Location of plots (2)	Type of building (3)	Set-back in zones(m) (4)
1	Island City	Industrial building	6 m

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Serial No. (1)	Location of plots (2)	Type of building (3)	Set-back in zones(m) (4)
2	Island City	Residential building, if permitted, due to conversion of zone.	9 m
3	Island City	Other permissible non-industrial user if permitted in industrial zone.	(i) 6.00 m upto 32 m in height (ii) For heights, more than 32 m, 6.00 plus 0.25m for every meter or part thereof
4	Suburbs, extended suburbs and new reclamation areas at Wadala Salt Pans	(a) If zone boundary coincides with the boundary of permanent public open space such as P.G. Garden, Park etc.	6m and 22.50 m in case of hazardous building
		(b) Otherwise	9 m and 52.50 m in case of hazardous building
5	Do.	Residential building if permitted due to conversion of zone.	9 m & 52.50m (For obnoxious or hazardous industries adjacent to residential development.)
6	Do.	Other non-industrial users permitted.	(i) 6m upto 32m in height. (ii) For height, more than 32 m, 6m plus 0.25m for every meter or part thereof.

*Explanation to Table B-*

(i) The minimum segregating distance between different zones shall be the distance as measured from the opposite edge of the road/Nalla/Watercourse (existing or proposed) in which the zone happens to abut.

(ii) These segregating distances from the adjoining plot as stated above shall not be insisted upon where non-industrial development has already been permitted by conversion of zone in the said adjoining plot situated in Industrial zone.

(iii) In the case of residential development and other non-industrial development permitted in the industrial zone, the area within the segregating distance as provided in the Table 18-B shall be planted with trees at the rate of not less than 5 per 100 sq.m of such area.

**(5) Provisions in open spaces for plots in Reconstruction/Redevelopment Schemes under the Maharashtra Housing and Area Development Authority Act, 1976, Slum Rehabilitation Authority and Redevelopment Scheme of municipal tenanted properties; in case of DCR 33(5),33(6),33(7), 33(7)(A), 33(7)(B), 33(9),33(9)(A), 33(9)(B), 33(10),33(10)(A),33(11), 33(15) and 33(20)(A).**

The following provisions shall only be applicable in case of rehab and composite building. Composite building in Rehab scheme is the building where the rehab component is equal to or more than 50%.

(a) Notwithstanding the provisions contained in sub-Regulations (2) of this Regulation,

(i) For a building up to height 32m the front open space shall be 3.0 m.

(ii) For a building, up to height 32 m, side and rear marginal open spaces may be reduced to 3.0 m.

(iii) for a building with height more than 32 m but upto 70 m the side and rear marginal open spaces shall not be less than 6 m and for a building with height more than 70 m the side and rear marginal open spaces shall not be less than 9 m and 12 m beyond 120 m subject to fulfillment of fire safety requirement as specified in these Regulations.

**(6). Open spaces for various types of buildings-**

(a) Educational buildings, hospitals, mental hospitals, maternity homes, house of correction, assembly buildings, mangalkaryalaya, markets, stadia, petrol filling and service stations:

A minimum space 6 m wide shall be left open on all sides from the boundaries of the plot.

(b) Cinemas/theatres:

(i) Front open space- A minimum open space 12 m wide from edge of the road or 37 m from the centre of National Highway/State Highway/Major District road, whichever is more is required. **Provided that if adequate parking is provided, and then with the special permission of the commissioner, minimum front open space may be reduced to 6 m wide from edge of the road without charging premium.**

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Provided further that in case the cinema theater is proposed along with other permissible uses in building then open spaces as per requirement of special building will be considered deemed to be sufficient where waiting area for patron is provided within the building

(ii) Side and rear open space- The side and rear marginal distances to be left open shall not be less than 6 m wide.

(c) For high rise and special buildings, the provisions as stipulated in Regulation No. 47(1) shall apply.

**(7). Provisions regarding relaxation in open spaces in narrow plots-**

(a) Narrow plots in residential and commercial zones, viz those less than 15 m wide or deep will be permitted the relaxation shown in column 3 of Table No 19 hereunder subject to the restrictions in column 4 thereof.

**Table No: 19****Open Space Relaxation in Narrow plots in Residential and Commercial Zones.**

Serial No. (1)	Plot size/dimension (2)	Relaxation (3)	Restrictions on building (4)
1	Depth less than 15 m	Rear open space may be reduced to 3 m	No room except store-room and staircase derives light and ventilation from reduced open space.
2	Width less than 15 m but more than 11.5 m	Side open space may be reduced to 3 m	No room except store-room and staircase derives light and ventilation from reduced open space.
3	Depth less than 11.5 m but more than 9 m	Front open space may be reduced to 3 m and rear open space reduced to 1.8 m	(i) Depth of the building not to exceed 5.5 m (ii) Height not to exceed, 5 storeys or 15 m.
4	Width less than 11.5 m but more than 9 m	One side open space may be reduced to 3 m and the other side open space may be reduced to 1.8 m	(i) Width of the building not to exceed 5.5m (ii) Height not to exceed 5 storeys or 15 m

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5	Depth or width less than 11.5 m	Semi-detached structure on adjoining plots with open spaces as at Sr. Nos. 3 or 4 above.	(i) Depth of the building not to exceed 5.5 m (ii) Height not to exceed 5 storeys or 15 m
6	Depth or width less than 9 m	Open space may be reduced to 1.5 m all around	Only ground floor or stilt + one structure.

*Explanation to Table No 19*

1. No dimension of any building in a narrow plot shall exceed 30 m. The relaxation in Table No 19 shall not apply to any narrow plot where in reconstruction/redevelopment scheme under the Maharashtra Housing and Area Development Authority Act, 1976 and Slum Act is undertaken
2. In areas when the majority of the plots is less than 11.5 m in width or depth, the Commissioner may prescribe building lines in which row houses would be permissible.
3. For the purpose of this regulation plot area shall be reckoned after deduction of 'area of the plot to be handed over to MCGM/Appropriate Authority' under these Regulations.

(b) Narrow plots in industrial zones, viz. those having one dimension smaller than 16 m will be allowed the relaxation subject to the restrictions in Table No 20 hereunder.

**Table No: 20**

**Open Space Relaxation in Narrow Plots in Industrial Zones**

Sr.No	Relaxation granted in or condition imposed on	Width less than 10.5 m	Depth less than 10.5 m	Width between 10.5 m. upto 12 m	Depth between 10.5 m. upto 12 m	Width between 12m upto 18 m	Depth between 12m upto 18 m
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1	Open space ...	Side open space may be reduced to 1.8 m	Rear open space may be reduced to 1.8 m	(i) May be reduced on one side to 4.5 m. (ii) The other side may be reduced to 1.8m	May be reduced at the rear to not less than 1.8 m	One side open space may be reduced to 1.8 m	Rear open space may be reduced to 1.8 m

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2.	<b>Building dimension s, etc.-</b>						
	<b>(i) Maximum width</b>	6 m	30 m	6 m	30 m	6 m	30 m
	<b>(ii) Maximum depth</b>	30 m	6 m	30 m	6 m	30m	6 m
	<b>(iii) Maxim -um height</b>	4.5 m	4.5 m	8 m	8 m	8 m	8 m
	<b>(iv) No. of storeys</b>	One	One	Two	Two	Two	Two
<b>(v) Walls</b>	Dead walls 40 cm thick on both sides.	Dead wall 40 cm thick on the rear side.	Dead wall 40 cm thick facing the reduced open space, as in Serial No.(i), (ii)above of this column.	Dead wall 40 cm thick facing the rear side.	Dead wall 40 cm thick facing the reduced open space.	Dead wall 40 cm thick facing the rear side.	

Note: -i) The restriction in Table No 20 shall not apply to any narrow plot where in reconstruction/redevelopment scheme under the Maharashtra Housing and Area Development Authority Act, 1976 and Slum Act is undertaken.

ii) For the purpose of this regulation plot area shall be reckoned after deduction of 'area of the plot to be handed over to MCGM/Appropriate Authority' under these Regulations.

**(8) Interior open spaces (chowks)-**

(a) Inner chowk-Unless it abuts on a front, rear, or side open space, the whole/part of one side of every room other than a habitable room shall abut on an interior open space, courtyard or chowk, whose minimum width shall be 3 m. Such interior space, courtyard or chowk shall be accessible at least on one side at ground floor level through a common passage or space. Further, the inner chowk shall have an area at all its levels of not less than the square of one fifth of the height of the highest wall abutting the chowk:

Provided further that the maximum dimension of an inner chowk may not be insisted more than the required open spaces as stipulated in this regulation.

Provided further that when any room (excluding the stairway bay, the bathrooms and water closet) depends for its light and ventilation on an inner chowk, the dimension shall be such as is required for each wing of the building.

(b) *Outer chowk*. - The minimum width of an outer chowk (as distinguished from its depth) shall be 2.4 m, but if the depth exceeds the width, the open space between the wings shall be regulated by Regulation 41(2)(i)(a), when any habitable room depends on light and ventilation on such outer chowk. A recess less than 2.4 m wide shall be treated as a notch and not as a chowk.

**(9). Open spaces to be unencumbered-** Every open space whether interior or exterior shall be kept free from any erection thereon and shall remain open to the sky except the feature covered by the next Regulation 42.

#### 42. Features permitted in open spaces

Certain features may be permitted in the prescribed open spaces (*except in case of high rise buildings where minimum 6m clear marginal open space shall be observed from two side*) as enumerated below:

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##### (i) Permitted in the side or rear marginal open spaces:

(a) Where the facilities in an existing building are inadequate, a sanitary block (i) not exceeding 3 m in height and 4 sq. m in carpet area. (ii) at least 7.5 m from the road line or the front boundary and 1.5 m from other boundaries and (iii) at least 1.5 m away from the main building.

(b) Covered parking spaces at least 7.5 m away from any access road, subject to Regulation No. 44 (6)(d)

(c) Suction tank, pump room, electric meter room or sub-station, garbage shaft/refuse chute, facility for treatment of wet waste in situ, space required for fire hydrants, electrical and water fittings, water tank, dust-bin, etc.

##### (ii) Other features permitted in open space:

(a) A rockery, well and well structures, plant nursery, water pool, or fountain swimming pool (if uncovered and only beyond the required open space as required under these Regulations), platform around a tree, tank, bench, gate, slide, swing, ramp, compound wall without affecting maneuverability of vehicles;

(b) A cantilevered and unenclosed canopy over each entrance and staircase not more than 5.5 m long may be permitted as specified in Regulation No. 37(2119)

(c) An unenclosed porch open on three sides, not more than 5.5 m in length parallel to the main building in front of common entrance only and except rear open space with level difference of 0.3 m in relation to the floor level as specified in Regulation No. 37 (2018). No part of such porch shall be less than 1.5 m from the plot boundary.

(d) A balcony may be permitted as specified in Regulation No. 37(2220).

(e) (i) A chajja, cornice, weather shade, sun-breaker; at lintel level, only and Vertical fins (excluding columns) projecting not more than 1.2 m from the face of the building. No chajja, cornice, weather shade, sun-breaker etc. shall reduce the width of the required open space to less than 2.5 m. Further chajja, cornice, weather shade, sun breaker or other ornamental projections etc. shall be permissible upto 0.60m in Gaothan area for the plots admeasuring upto 250 sq.m. However, in case of redevelopment scheme under Regulation No.33(7) where marginal distances are less, chajja projection maximum up to 0.45 m may be allowed.

(ii) The ornamental projection, flower beds, etc. projecting not more than 1.2 m from the face of the building. No ornamental projection, flower beds, etc. shall be permissible, which will reduce the width of the required open space to less than 2.5 m

(iii) Platform of width not more than 0.45 m and length 2.0 m at the height not less than 0.60 m above floor level for installation of Air-conditioning split unit not reducing the open spaces as per above

(f)(i) A chajja, cornice, weather shade, sun-breaker over a balcony or gallery, its projection not exceeding 0.75 m from the balcony or gallery face with a level difference of 0.6 m in relation to the floor level. However, in case of redevelopment scheme under Regulation No.33(7) where marginal distances are less, chajja projection maximum up to 0.45 m may be allowed.

(ii) The Ornamental projection, flower bed etc. over a balcony or gallery, its projection not exceeding 0.75 m. from the balcony or gallery.

(iii) Platform of width not more than 0.45 m and length 2.0 m at the height not less than 0.60 m above floor level for installation of Air-conditioning split unit not reducing the open spaces as per above.

(g) Watchman's booth not over 3 sq. m in area.

~~Note: At least 1% of the cost of construction of the building, shall be utilized for enhancing the aesthetical look and aesthetical features in case of Public buildings.~~

### 43. *Height*s of Buildings



(1) Height vis-à-vis the road width- The height of a building shall not exceed ~~two~~ **three** times the total of the existing or prescribed width of the street on which it abuts and the required front open space. The restrictions of height of the building spelt out in this Regulation shall however, cease to apply in case where the plot fronts on road having width as specified in Regulation No.19 and where front marginal open space of minimum 9m in case of abutting road having width up to 9m & 12 m in case of abutting road having width more than 12 m or more is available, provided that open spaces as on other sides are made available as required from the fire safety point of view.

Explanation- (i) "Prescribed width" here means the width prescribed in the DP or the width resulting from the prescription of a sanctioned regular line of the street under the MMC Act, whichever is larger.

(ii) If a building abuts two or more streets of different widths, it shall be deemed for the purpose of this Regulation to abut the wider street

Provided however, that restrictions on height spelt out in this Regulations shall not be applicable for reconstruction and redevelopment undertaken under Regulations 33(5), 33(6), 33(7), ~~33(7)(A), 33(8), 33(9), 33(9)(B), 33(10), 33(10)(A), 33(11), 33(15) and 33(20) (A)~~ of these Regulations.

(2) Buildings intended for hazardous godowns, storage of inflammable materials or storage of explosives shall be single-storeyed structures only.

(3) The height and character of an industrial chimney in the area for which clearance of the Civil Aviation Authorities is required under these Regulations shall be prescribed by the Civil Aviation Authorities.

#### 44. **Parking Spaces**

Wherever a property is developed or redeveloped, parking spaces at the scale laid down in these Regulations shall be provided. When additions are made to an existing building, the new parking requirement will be reckoned with reference to the additional space only and not to the whole of the building and to the area where the use is changed.

(1) General Space Requirement-

(i) Types-The parking spaces mentioned below include parking spaces in basements, parking floor, and podium or on a floor supported by stilts, or on upper floors, covered or uncovered spaces in the plot.

(ii) Size of Parking Space-The minimum sizes of parking spaces to be provided shall be as shown below-

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Type of Vehicle	Minimum size/Area of parking space
(a) Motor vehicle	2.5 m x 5.5 m
(b) Scooter, Motor-cycle	3 sq.m (Least dimension shall be minimum 1.2 m)
(c) Bicycle	1.4 sq.m
(d) Transport Vehicle	3.75 m x 7.5 m

Note- In the case of parking spaces for motor vehicles, upto 50 per cent of the prescribed space may be of the size of 2.3 m x 4.5 m.

(iii) Marking of Parking Spaces- Parking spaces shall be paved and clearly marked for different types of vehicles.

(iv) Maneuvering and other ancillary spaces- Off-street parking space must have adequate vehicular access to a street, and the area shall be exclusive of drives, aisles and such other provisions required for adequate maneuvering of vehicles.

(v) Ramps for Basement Parking- Ramps for parking in basements shall conform to the requirements of sub-regulations (1816) of Regulation 37.

(2) Quantitative Requirements- Four wheeled auto-vehicles- Parking spaces for four wheeled auto vehicles shall be provided as in Table No 21 below, any fractional space of more than half resulting from the ratios in column (3) thereof being rounded off upward to the nearest integer.

Provided that the Government may change parking requirements, as per the recommendations of the committee constituted by the Government in this regard.

**Table No: 21**

**Off Street Parking Spaces**

Sr. No. (1)	Occupancy (2)	Parking Space required (3)
1	(i) Residential	<b>In the Island City areas, Suburbs and Extended Suburbs;</b>
		One parking space for every. a) 4 tenements having carpet area upto 45 sq.m each. b) 2 tenements with carpet area exceeding 45sq.m but not exceeding 60sq.m each. Provided further that in case of (a) & (b), at the option of owner/developer, may provide one parking for each tenement.

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Sr. No. (1)	Occupancy (2)	Parking Space required (3)
		<p>c) 1 tenement with carpet area exceeding 60sq.m but not exceeding 90sq.m                      d) 1/2 tenement with carpet area exceeding 90 sq.m                      In addition to the parking spaces specified in (a), (b), (c) &amp; (d) above, parking for visitors shall be provided to the extent of 25 per cent of the number stipulated above, subject to minimum of one.                      Provided that for the redevelopment under Regulation 33(5), 33(6), 33(7), 33(7)(A), 33(9), 33(9)(B), 33(10) 33(10)(A), 33(11) (A), 33(15) &amp; 33(20) (A) the parking shall be as follows.                      One parking space for every.                      a) 8 tenements having carpet area upto 45sq.m each                      b) 4 tenements with carpet area exceeding 45sq.m but not exceeding 60 sq.m each                      c) 2 tenements with carpet area exceeding 60 sq.m but not exceeding 90sq.m each.                      d) 1 tenement with carpet area exceeding 90sq.m</p>
		<p><b>In addition to the parking spaces specified in (a), (b), (c) &amp; (d) above, parking spaces for visitors shall be provided to the extent of 25 per cent of the number stipulated above, subject to minimum of one</b></p>
	<p><b>(ii) For five, four and three star hotels. For all starred category hotels</b></p>	<p><b>One parking space, for every 75- 100sq.m of total floor area.</b></p>
	<p><b>(iii) For lodging establishments.</b></p>	<p>One parking space, for every 120-sq.m of total floor area of a lodging establishment.</p>
	<p><b>iv) For Hotels</b></p>	<p>One parking space for every 75-100sq. m of total floor area of a lodging establishment                      b) For hotels and eating houses, one parking space for every 30-25sq.m of restaurant including hall, dining room, pantry &amp; bar</p>
<p><b>2</b></p>	<p><b>Educational</b></p>	<p><b>One Parking space for 35 sq.m carpet area of</b></p>

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Sr. No. (1)	Occupancy (2)	Parking Space required (3)
		the administrative office area and public service area.
3	<b>Assembly and assembly halls or auditorium (including those for educational uses and hostels)</b>	a) One parking space for 12 seats / persons. b) Without fixed seats, one parking space for every 15-sq.m of floor area. <b>c) For canteen, bar and restaurant additional parking required under these Regulations for other permissible users as per provisions made herein for such purposes shall be provided.</b>
4	<b>Government or semi-public or private office business buildings</b>	<b>One parking space for every 37.5 sq.m of office space upto 1500 sq.m and for every 75-sq.m of additional space for areas exceeding 1500 sq.m in other areas.</b>
5	<b>Mercantile (Markets, Departmental stores, Shops and other commercial uses). (I.T.Parks)</b>	One parking space for every 40-sq.m of floor area upto 800 sq.m and one parking space for every 80-sq.m of space for areas exceeding 800 sq.m provided that no parking space need to be provided for floor area upto 50 sq.m
6	<b>Industrial</b>	<b>One Parking space for every 150-sq.m thereof subject to a minimum of two spaces</b>
7	<b>Storage</b>	<b>One Parking space for every 150-sq.m thereof subject to a minimum of two spaces</b>
8	<b>Hospitals and Medical Institutions</b>	<b>One parking space for every 150-sq.m of total floor area, except that it would be one parking space for every 600-sq.m of the total floor area in the case of Govt. and Municipal hospitals and Medical institutions. In addition, one parking space for ambulance parking measuring 10 m x 4 m for hospitals or medical institutions with bed strength of 100 or more.</b>
9.	<b>Cinemas and theatres</b>	<b>Parking spaces equivalent to eight per cent of the total number of seats with additional parking as otherwise also required for other permissible users in conjunction with that of cinema/theatre.</b>

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Sr. No. (1)	Occupancy (2)	Parking Space required (3)
10.	Shopping/Convenience Shopping (not included under Mercantile Occupancy)	One parking space for every 150-sq.m of total floor area in the case of shopping user with each shop upto 20 sq.m in area and one parking space for every 50-sq.m of total floor area for shops each over 20 sq.m area.
11	Stadia and Clubs (included under Assembly Occupancy)	One parking space for every 100 seats plus additional parking as in these Regulations for occupancies like those of restaurants, etc. within such stadia or clubs

Note:

(i) Ingaathan/koliwada/Adivasi padaareas and on narrow plots up to 9m in width, the requirement of parking spaces may not be insisted upon. Further in case of addition/alteration/reconstruction/redevelopment of Heritage Grade I & II structures where plinth/façade of building is required to be retained, requirement of additional parking spaces as per this Regulation, over and above the existing parking shall not be insisted.

(ii) The provision of parking spaces in case of redevelopment schemes under DCPR 33(5), 33(6), 33(7), 33(7)(A), 33(9), 33(9)(B), 33(10), 33(10)(A), 33(11), 33(15) & 33(20) (A) where sale component is proposed in separate building or in case of non-composite building, may be allowed as per the regular development.

*(iii) In case of uses of Data Centre, Data ware houses the requirements of the parking to the extent of 50% as stated in this regulation shall be permissible. Provided that in future if change of user/activity is sought in such case then provision of parking requirement as per this regulation will have to be provided.*

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(3) Other vehicles-For all non-residential, assembly and non-assembly occupancies, 10 per cent additional parking spaces, subject to a minimum of two spaces shall be provided in addition to what is prescribed in these Regulations.

(4) Two wheeled motor cycle - Two wheeled motor cycle parking space one for every two residential tenements may be provided. For other occupancies, two wheeled motor cycle parking space equal to the required number of four wheeled parking spaces may be provided. If such parking for two wheeled motor cycle is proposed, the same may be distinctly shown in the plan.

(5) Transport Vehicles- In addition to the parking spaces provided for mercantile (commercial) buildings like offices, markets, departmental stores and for industrial and storage buildings, parking spaces for transport vehicles shall be provided at the rate of one space for each 2000 sq.m of floor area or part thereof exceeding the first 400 sq.m of floor area. The space shall not be less than 3.75m x 7.5 m in size and more than 6 spaces need not be insisted upon.

(6) Parking Spaces: Where to be accommodated-The parking spaces including mechanical/automated may be provided-

(a) Underneath the building, in basements, podiums, within its stilted portion, or on upper parking floors or in separate structures if exclusively used for parking.

Note:

(i) The deck parking inclusive of car lifts & passages thereto shall be counted in FSI. **Moreover, in Mall, the provision of parking can be made at the floor level wherein shopping has been proposed, separated by the construction of shear wall with a gap of 1.5 m. between Mall building and parking floor.**

(ii) Additional parking spaces beyond the parking spaces as stipulated in this regulation at the option of developer is proposed then the construction area for the additional parking to the extent of 25% shall be allowed on payment of premium at the rate of 25% of ASR of open land (for FSI 1), beyond 25% and upto 50% on payment of premium at the rate of 50% of ASR of open land (for FSI 1) and beyond 50% on payment of premium at the rate of 100% of ASR of open land (for FSI 1). For this purpose, maximum area of construction per car parking space shall be considered at ~~25 sq. m excluding the area required for effective maneuvering, passages, slopes/ramps columns, car lifts etc. and~~ 40 sq. m including the area required for effective maneuvering, passages, slopes/ramps columns, car lifts etc.

(iii) Where entire parking is proposed by mechanical/automatic means, additional parking to the extent of 10% of the required parking shall be permitted free of FSI as vehicle holding area.

(b) In the side and rear open spaces, but not in the amenity open spaces, if-

(i.) they are unenclosed but uncovered except as provided in (d) below;

(ii.) they do not consume more than 50 percent of the open space;

(iii) a minimum distance of 3 m around the building is kept free of parking for proper maneuverability of vehicles;

(iv) they are atleast 7.5 m from the road boundary in case of detached covered garages;

(v) the parking layouts meet the requirements of the Chief Fire Officer in the case of multistoried, high rise and special buildings.

(c) in a residential zone, beyond the compulsory side and rear open spaces stipulated in Sr. No g of Regulation 28 of, if other conditions under sub-rule (b) above are satisfied. Here the parking space may be an unenclosed covered space.

(d) in a residential zone, with covered parking garages with open type enclosures of a size of 2.5 m x 5.5 m with a height of 2.75 m above ground level, at the rate of one covered garage for every 400-sq.m or part thereof of plot area, in side or rear open spaces, at a distance of not less than 7.5 m from any street line or the front boundary of the plot:

Provided that the same is 1.5 m from the building and the condition in (b) (v) above is complied with.

(7) Cinemas, Theatres and Assembly Halls-Subject to the provisions of sub regulation (6) above, in sites of cinemas, theatres, auditoria and assembly halls, one row of uncovered parking may be allowed in the front margin space of 12 m or more, if the clear vehicular access way is not reduced to less than 6 m

(8) Common Parking Space if the total parking space required by these Regulations is provided by a group of adjoining property owners for their mutual benefit, such use of this space may be construed as meeting the off-street parking requirements under these Regulations subject to the approval of the Commissioner. If such common parking space is proposed for a group of buildings, the owners of such buildings shall submit a parking layout thereof and also a registered undertaking stating that the area earmarked for the parking space will not be built upon.

#### 45. ***Restrictions on Development in certain areas***

*Height and other restrictions in certain areas*

##### ***(A) Funnel of Vision***

***(a) In areas around the Nehru Centre.-***

***Notwithstanding anything contained in these Regulations, the height of any building proposed for erection, re-erection or development in the area surrounding the Nehru Centre Complex bounded on the South and East by Keshavrao Khadye Marg (Clerk Road), from the east side of Haji Ali Junction, on the north-east by Dr. E. Moses Road (extended to the north-east of the Race Course) (up to the east side of Dr. Annie Besant Road meeting its junction up to Haji Ali); shall not exceed a height of 18.3 m. above the average surrounding ground level.***

***Provided however that, restrictions on height spelt out in this Regulation in areas around the Nehru Centre building shall not be applicable for the buildings to be constructed for implementation of slum Rehabilitation Scheme under Regulations No. 33 (10) & 33 (11) of these Regulations, as well as for***

*reconstruction and redevelopment of old buildings undertaken under Regulations 33(7), 33(9), and for development under Regulation 33(3) of the said Regulation for proposed buildings of Government, Semi-government and public sector undertaking.*

*However the height of buildings so constructed shall always be less by 6.0 m than the height of existing Nehru Centre Building.*

(EP-144)

***(a)(b) Preserving the view from the Phirozshah Mehta Garden-***

Notwithstanding anything contained in these Regulations, to preserve the western view from the Phirozshah Mehta Garden on Malabar Hill, two funnels of visions have been marked on the land use(Development)plan of "D" Ward.

(i) No development will be permitted in the inner funnel of vision, and

(ii) a building within the outer funnel of vision shall not be erected or raised above Reduced Level 75.44; with reference to Town Hall Datum.

***(b)(c) Preserving the eastern and southern view of the Backbay Area, Marine Drive-***

Notwithstanding anything contained in these Regulations, to preserve the eastern and southern view of the Backbay and the Marine Drive area from Kamla Nehru Park on Malabar Hill, a funnel of vision has been marked on the land use(development) plan of "D" Ward.

No building shall in this funnel of vision shall be raised or erected to the height of more than 21.35 m or such lesser height as the Commissioner may prescribe which would include the terrace, staircase or lift room, elevated water storage tank or any other building feature.

Provided that the Commissioner may, with the prior approval of the Government, permit a building more than 21.35 m high after due consideration of the contours of the area, surrounding developments and plot location, the objective being not to obstruct the view within the funnel of vision

***(c)(d)*** The Commissioner may, for reasons to be recorded in writing, prescribe for any building or structure a maximum height, which may be less than that permissible otherwise under these Regulations.

***(d)(e)*** The height restriction as in clauses (a) and ~~(b)(c)~~ above will apply only to **the portion of** plot falling ~~entirely~~ within the lines of the funnel of vision as marked on the DP

***(B) Height restrictions in the vicinity of aerodromes***

(I) For structure, installations or buildings including installations in the vicinity of aerodromes,



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- a) The height shall be restricted to permissible top elevation as mentioned on Colour Coded Zoning Maps (CCZM) prepared by the Airport Authority of India (AAI) published on its web site.
- b) For ~~the~~ any additional height beyond that mentioned in a) above, prior NOC from AAI shall be submitted.
- c) For the areas depicted in red colour on CCZM ~~the~~ prior NOC from AAI shall be submitted.

**Note-**

The height permitted by CCZM is indicated Above Mean Sea Level i.e. AMSL  
Building height permitted i.e. Above Ground level (AGL) shall be calculated as  
CCZM height minus the site elevation of the plot.  
Height of building (AGL) = CCZM height – site elevation.

Explanation (I) Irrespective of their distance from the aerodrome, even beyond the 20-km limit from the aerodrome reference point, no building, radio masts or similar installation exceeding 150 m in height shall be erected without the permission of the Civil Aviation Authorities.

(II) The location of a slaughter house/abattoir/butcher house or other areas for activities like depositing of garbage which may encourage the collection of high flying birds, like eagles and hawks, shall not be permitted within 10 km from the aerodrome reference point.

**(C) Building sites abutting railway track boundary-** Subject to the requirements of set-backs from roads and side and rear marginal open spaces under the relevant Regulations, no new construction of a building or reconstruction of an existing building shall be allowed within a distance of half the height of the said building from the railway track boundary, and in any case not within a distance of 3 m from such boundary.

Building sites situated within 30 m from Railway **Track** Boundary:

No Objection Certificate from the concerned railway shall be insisted upon before granting Commencement Certificate for the proposed building between the railway **track** boundary and the distance of 30 m from it. The development of such plot shall be carried out as per terms and conditions stipulated by the Railway Authority.

No NOC from Railway Authority will be required wherever any construction is undertaken beyond 30 m from the Railway **land track** boundary subject to the condition that no part of building shall project within 30 m from the Railway **land track** boundary.

**(D). Distance from electricity lines-** No verandah, balcony or the like shall be constructed/reconstructed or any additions or alterations shall be made to a

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building on a site within the distance stated below from any overhead electric supply line:

		Vertically	Horizontally
(a)	Low and medium voltage lines and service lines	2.5 m	1.2 m
(b)	High voltage lines upto and including 33,000 V.	3.7 m	2.0 m
(c)	Extra High voltage beyond 33,000 V.	3.7 m (Plus 0.3 m for every additional 33,000 V or part thereof)	2.0 m (Plus 0.3 m for every additional 33,000 V or part thereof)

Explanation- (i) the minimum clearance as above shall be measured from the maximum sag for vertical clearance and maximum deflection due to wind pressure for horizontal clearance.

**(ii) In the development of plot affected by overhead transmission electric lines the portion of plot under overhead electric supply lines may be used as LOS as required under Regulation No 27 by observing all safety measures without allowing any habitable construction in the said LOS under said Regulation and shall be free of encumbrances.**

**(iii) ~~The Electric Company shall phase out removal of these overhead electric supply lines in time bound manner.~~ The electric company shall phase out removal of these overhead electric supply lines in time bound manner as per prevailing section of Central Electricity Authority Regulations, 2010.**

**(EP-145)**

**(E) Other restrictions in height-** For the purpose of operational requirement of buildings, structures or installations or for the purpose of telecommunications or other forms of communications of the Departments of the Government of India or the State Government or public sector undertakings, the Commissioner may for reasons to be recorded in writing, restrict the height of any building in the vicinity of such buildings, structures or installation, and may also permit the prescribed heights to be exceeded for such buildings, structures or installations themselves or for any other statutory communication requirement.

**(F) Restriction on Development of sites of existing Fuel Station-**

**~~Notwithstanding anything contained in these regulation, in~~ In the redevelopment sites of existing filling and service station of Petrol, Diesel, Compressed Natural Gas or any other Motor Vehicle Fuel, change of use ~~shall not~~ may be permitted **by****

*retaining minimum area required as per these Regulations for existing filling and service station of Petrol, Diesel, Compressed Natural Gas or any other Motor Vehicle Fuel, for the uses as permissible under these Regulations with separate plot & access subject to NOC from Controller of Explosive and CFO.*

(EP-146)

**(G) Structures not included in reckoning height-**

The following appurtenant structures shall not be included in reckoning the height of a building except while considering the requirement of Civil Aviation Authorities and other statutory communications requirements:

Roof tanks and their supports, ventilation/air-conditioning shafts, lift-rooms and similar service equipment, stair covers, chimneys and parapet walls, architectural features not exceeding 1.5 m in height, television antenna, booster antenna, IT Equipment and wireless transmitting and receiving towers.

Note: Provided that if due to the aforesaid restrictions, the Zonal (Basic) FSI/Protected BUA as per Regulation No. 30 (C) cannot be consumed fully, then the unconsumed Zonal (Basic) FSI/Protected BUA can be availed in the form of TDR.

Govt. will prepare a separate policy. (Kept in Abeyance)

#### 46. Signs and Outdoor Display Structures

(1) National Building Code to apply- The display of advertising signs and outdoor display structures on buildings and land shall be in accordance with Part X-Signs and Outdoor Display Structures, National Building Code of India as amended from time to time.

(2) Residential/Commercial/Industrial Building-The following non-flashing and neon signs with illumination not exceeding 40 Watt light-

(a) One name plate with an area not exceeding 0.1 sq.m for each dwelling unit/unit.

(b) For other uses, permissible in the zone, one identification sign or bulletin board with an area not exceeding 10 sq. m provided the height of the sign does not exceed 1.5 m.

(c) "For sale" or "For rent" signs for real estate, not exceeding 2 sq. m in area provided they are located on the premises offered for sale or rent.

(3) No advertising sign or outdoor display structures shall be permitted on buildings of architectural, aesthetical, historical or heritage importance as may be decided by the Commissioner, or on Government buildings, save that in the case of Government buildings only such advertising signs or outdoor display structures may be permitted that relate to the activities of the said buildings and related programs.

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(4) In no case, the sign/display structure erected on buildings shall exceed the height of topmost part of the Building/height prescribed by the Civil Aviation Authority

(5) No signs /display structure shall obstruct the light and ventilation of the building.

## PART IX URBAN SAFETY REQUIREMENTS

### 47. Fire Protection Requirements

(1) **General:** The planning, design and construction of any building shall be such as to ensure safety from fire. For this purpose, unless otherwise specified in these Regulations, Fire Protection Chapter, National Building Code as amended time to time shall apply.

For high rise and special buildings, additional provisions relating to fire protection contained in Appendix I shall also apply,

(A) For proposal under regulations 33(5), 33(6), 33(7), ~~33(7)(A), 33(7)(B)~~, 33(9), 33(9)(A), ~~33(9)(B)~~, 33(10), 33(10)(A), 33(11), 33(15), ~~and 33(20)(A), 33(20)(B)~~

In case of rehabilitation/composite buildings having height more than 32 m, at least one side other than road side, shall have clear open space of 6 m at ground level, accessible from road side.

Provided, if the building abuts another road of 6 m or more, this condition shall not be insisted upon. Provided, however, if podium is proposed it shall not extend 6 m beyond building line so as to have clear open space of 6 m beyond podium for height up to 70 m & 9 m beyond 70 m.

~~Provided further, where podium is accessible to firefighting appliances (fire engines and other equipment) by a ramp, the above restriction shall not apply~~

(B) For the proposals, other than (A) above

(a) Buildings having height more than 32 m upto 70 m, at least one side, accessible from road side, shall have clear open space of 9 m at ground level.

Provided, if the building abuts another road of 6 m or more, this condition shall not be insisted upon.

Provided, however, if podium is proposed it shall not extend 6m ~~from 2 sides~~ beyond building line so as to have clear open space of 6m beyond podium.

~~Provided that, if the building abuts 9 m. or more wide road then 6 m. open space from one side will be adequate.~~

~~Provided, further, where podium is accessible to firefighting appliances (fire engines and other equipment) by a ramp, the above restriction shall not apply.~~

(EP-147)

- (b) Buildings having height more than 70 m, at least two sides, accessible from road side, shall have clear open space of 9 m at ground level.

Provided however, if podium is proposed it shall not extend 6 m beyond building line so as to have clear open space of 9 m beyond podium. No ramps for the podium shall be provided in these side open spaces.

~~Provided further, where podium is accessible to firefighting appliances (fire engines and other equipment) by a ramp, the above restriction shall not apply.~~

- (c) Courtyard/ramp/podium accessible to firefighting appliances (fire engines and other equipment) shall be capable of taking the load up to 10 Kg/cm<sup>2</sup>.
- (d) These open spaces shall be free from any obstruction & shall be motorable.

**Note-**The additional fire safety requirements shall be as per fire manual approved by Municipal Commissioner based on the Fire Act and Fire Protection Chapter of NBC amended time to time.

(2) **Construction Materials:**

- a) All construction material used in stairways, corridors and façades shall be non-combustible/**fire resistance**.
- b) Materials used for interior finishes shall not have a flame spread ability rating exceeding Class I, section 3.4.15.2 and 3.4.15.3 of Part 4 of National Building Code & amended from time to time.

(3) **Exits:** Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of its occupants in case of fire or other emergency for which the exits shall conform to the following:

(i) **Types:** Exits should be horizontal or vertical. A horizontal exit may be a doorway, a corridor, a passage-way to an internal or external stairway or to an adjoining building, a ramp, a verandah or a terrace which has access to the street or to the roof of a building. A vertical exit may be a staircase or a ramp, but not a lift.

(ii) **General requirements:** Exits from all the parts of the building, except those not accessible for general public use, shall-

(a) provide continuous egress to the exterior of the building or to an exterior open space leading to the street;

(b) be so arranged that, except in a residential building, they can be reached without having to cross another occupied unit;

(c) be free of obstruction;

- (d) be adequately illuminated;
- (e) be clearly visible, with the routes reaching them clearly marked and signs posted to guide any person to the floor concerned;
- (f) be fitted, if necessary, with firefighting equipment suitably located but not as to obstruct the passage, clearly marked and with its location clearly indicated on both sides of the exit way;
- (g) be fitted with a fire alarm device, if it is either a high-rise, high-use or a special building so as to ensure its prompt evacuation;
- (h) remain unaffected by any alteration of any part of the building so far as their number, width, capacity and protection thereof is concerned;
- (i) be so located that the travel distance on the floor does not exceed the following limits: -
- (i) Residential, educational and institutional: 22.5 and 30 m with sprinklers in passages and Corridors.
- (ii) Assembly, starred category hotels business, mercantile, industrial, hazardous occupancies and storage buildings: 30m

Note- The travel distance to an exit from the dead end of a corridor shall not exceed half the distance specified above. When more than one exit is required on a floor, the exits shall be as remote from each other as possible:

Provided that, in case of high rise and special buildings, a minimum of two enclosed type staircases shall be provided, at least one of them opening directly to the exterior, to an interior open space or to any open place of safety.

(iii) *Number and width of exits*

The width of an exit, stairway/corridor and exit door to be provided at each floor in occupancies of various types shall be as shown in columns 3 and 5 of Table No 22 here under. Their number shall be calculated by applying to every 100-sq.m of the plinth or covered area of the occupancy, the relevant multiplier in columns 4 and 6 of the said Table, fractions being rounded off upward to the nearest whole number.

Table No: 22

Width and Number of Exits for various Occupancies

Serial No.	Type of Occupancy	Stairway/Corridor Minimum Multiplier width in m		Door Minimum width in m	Exit Multiplier
(1)	(2)	(3)	(4)	(5)	(6)
1	Residential Dwellings	1.2	0.145	....	} 0.053
	row-housing/ <b>Duplex Flats</b> (2 storeys)	<del>0.75</del> <b>0.90</b>	0.213		
	hotels	1.5	0.107		
2	Educational- -upto 32m high	1.5	0.333	....	} 0.667
	-over 32 m high	2.0	0.250	....	
3	Institutional i.e.Hospitals- -upto 10 beds	1.5	.089*	....	0.044
	-over 10 beds	2.0	.067*	....	0.044
4	Assembly** -fixed seats or loose seats and dance floor.	....	....	1.0	....
	-no seating facilities and dining rooms	2.0	0.694	....	0.926
		2.0	0.278	....	0.370
5	Mercantile- -street floor and basement	1.5	0.222	.....	0.222
	-upper sales floors	1.5	0.111		0.111
6	Business, Industrial	1.5	.067	....	0.067
7	Storage	1.5	.022	....	0.022
8	Hazardous	1.5	.133	....	0.125



\*For the dormitory portions of homes for the aged, orphanages, mental hospitals, etc., these multipliers shall be doubled.

\*\*The plinth or covered area shall include, in addition to the main assembly rooms or space, any occupied connecting room or space in the same storey or in the storey above or below where entrance is common to such rooms and space and they are available for use by the occupants of the assembly place.

No deductions shall be made in the gross area of the corridors, closets or other sub-divisions. All space serving the particular assembly occupancy shall be reckoned.

#### 48. **Requirements of Exits**

The detailed requirements of individual exits at each floor are given below:

##### (1) **Corridors:**

- (a) Exit corridors shall be of a width not less than the total required width of exit doorways leading from them in the direction of travel to the exterior/stairway.
- (b) Where stairways discharge through corridors, the height of the corridors shall not be less than 2.4 m.
- (c) Where there is more than one staircase serving a building, there shall be at least one smoke-stop door in the space between the staircases.

##### (2) **Doorways:**

- (a) Every exit doorway shall open into an enclosed stairway, a horizontal exit or a corridor or passageway providing continuous and protected means of egress;
- (b) An exit doorway shall open outwards i.e. away from the room, but shall not obstruct the travel along any exit. No door, when opened, shall reduce the required width of a stairway or landing to less than 90 cm.
- (c) An exit door shall not open immediately upon a flight of stairs; a landing equal to at least the width of the door shall be provided in the stairway at each doorway; the level of the landing shall be the same as that of the floor which it serves.
- (d) Exit doorways shall be open able from the side which they serve, without the use of a key.

##### (3) **Revolving doors:**

- (a) Revolving doors shall not be used as required exits except in residential, business and mercantile occupancies; they shall not constitute more than half the total required door width.

- (b) When revolving doors are considered as required exit ways-
- (i) the multiplier in Table 22 shall be increased by 33 1/3 per cent, and;
  - (ii) revolving doors shall not be located at the foot of a stairway. Any stairway served by a revolving door shall discharge through a lobby or foyer.
- (4) **Internal stairways-**
- (a) Stairways shall be constructed of non-combustible materials throughout.
  - (b) Any interior staircase shall be constructed as a self-contained unit with at least one side adjacent to an external wall and shall be completely closed.
  - (c) A staircase shall not be arranged around a lift shaft unless the latter is entirely enclosed by a material of fire resistance rating as that for type of construction itself. For high rise and special buildings, the staircase location shall be to the satisfaction of the Chief Fire Officer.
  - (d) In high rise and special buildings, access to main staircases shall be gained through at least half-an-hour fire-resisting automatic closing doors, placed in the enclosing walls of the staircases. They shall be swing type doors opening in the direction of the escape.
  - (e) No living space, store or other space, involving fire risk, shall open directly into a staircase.
  - (f) The external exit door of a staircase enclosure at ground level shall open directly to the open space or should be accessible without passing through any door other than a door provided to form a draught lobby.
  - (g) In high rise and special buildings, exit signs with arrows indicating the escape route shall be provided at a height of 1.5 m from the floor level on the wall and shall be painted with fluorescent paint. All exit way signs should be flush with the wall and so designed that no mechanical damage to them can result from the moving of furniture or other heavy equipment.
  - (h) Where a building has a single staircase, it shall terminate at the ground floor level, and the access to the basement shall be by a separate staircase. Where the building is served by more than one staircase, one of the staircases may lead to the basement level, by either a ventilated lobby or a cut-off screen wall without opening, having a fire resistance of not less than 2 hours with discharge point at two different ends or through enclosures. It shall also be cut-off from the basement area at various basement levels by protected and ventilated lobby/lobbies. Staircase leading from basement shall be staggered at ground floor and then diverted to upper floors

(5) **(A) Additional Staircase:**

- (a) In case of high-rise Residential buildings of 70 m or less, additional staircase shall be necessary.

Provided, however, it will not be necessary, if,

- (i) Travel distance does not exceed that mentioned in sub regulation (3)(ii)(i)(i&ii) of regulation 47 and;
- (ii) If floor area on any floor does not exceeds 500 sq. m

Note: These staircases shall be of enclosed type having minimum width of 1.52.0m.

- (b) Buildings having height 70 m or more, shall be provided with two enclosed type staircases, each having width not less than 1.52.0 m.
- (c) Whenever two staircases are necessary, both the staircases shall open & terminate at ground floor or to any other place of safety. The staircases shall be as remote as possible from each other
- (d) Staircase leading from basement shall be staggered at ground floor and then diverted to upper floor
- (e) The fire escape staircase other than one required per building/wing shall be free of FSI without charging premium.

**(B)**In case of Institutional/Special Buildings, non-residential high-rise buildings minimum two staircases shall be necessary.

(6) **Fire Escape Balcony:**

- (a) For industrial buildings, a fire escape balcony not exceeding 1.5 m in width shall be provided at the periphery of every floor level and shall be connected to staircase and shall have a railing / parapet of 1.1 m height on external sides.

(b) Requirement of Fire Escape Balcony

- (i) It shall always be kept free from obstructions & no partitions shall be erected.
- (ii) It shall be provided with wall type sprinklers at every floor level.

Note: Fire Escape balcony shall be counted in FSI.

(7) **Ramp:**

- (a) All the requirements of sub regulation (4) of this Regulation shall apply to any ramp as they apply to a staircase.
- (b) Ramps shall lead directly to outside open spaces at ground level or courtyards or other safe places.
- (c) In a high rise and special building, access to ramps from any floor shall be through a smoke-stop door.

(8) **Refuge area**

- (a) (i) The refuge area shall be preferably provided within building line at floor level.
  - (ii) In case of high rise buildings having height more than 32 m, first refuge area shall be provided at 24 m or at 1st habitable floor, whichever is higher. Thereafter, the refuge area shall be provided at every 7th habitable floor. The refuge area shall be 4% of the habitable floor area it serves, and will be free of FSI. With the permission of Commissioner due to planning constraints it may be allowed to be exceeded up to maximum limit of 4.25%. If it exceeds 4.25%, the excess area shall be counted in FSI.
- (b) For buildings having height upto 70 m, as an alternate, Refuge areas can be provided as RCC cantilever projections at the alternate mid-landing levels of staircase, free of FSI. Each refuge area at mid-landing shall have a minimum width of 3.0 m, and minimum area of 10.0 sq.m for residential and 15 sq. m for non-residential buildings.
- (c) In case of buildings upto 32 m height, the terrace floor of the building shall be treated as the refuge area.

(9) **Fire Escape Chutes/ Controlled Lowering Device for evacuation-**

- (A) (i) High rise building having height more than 70 m shall necessarily be provided with fire escape chute shaft/s for every wing adjacent to staircase.
  - (ii) Walls of the shaft shall have 4 hours' fire resistance.
  - (iii) One side of the shaft shall be at external face of the building with proper ventilation.
  - (iv) The dimension of the shaft shall not be less than 2.5 m x 1.5m.
  - (v) The access to the fire escape chute's shaft shall be made at every floor level from lobby area or from staircase mid-landing with self-closing door having fire resistance of at least one hour.
  - (vi) The fire chute shall be of staggered type with landing of each section at the vertical height of not more than 21 m.

Alternatively,

- (B) For High rise building having height more than 70 m, "Controlled Lowering Device for Evacuation" or "External Evacuation System" as approved by CFO shall be provided.

**(C) Fire Check Floor**

*A high rise building having height more than 70 m, shall be provided with fire check floor (entire floor) at every 70 m level.*

*Height of the fire check floor shall not be more than 1.8 mts.*

*The fire check floor shall not be used for any purpose and it shall be the responsibility of the owner/occupier to maintain the same clean and free of encumbrances and encroachments at all times.*

*Periphery of the Fire Check floor shall not be enclosed.*

*Fire Drenchers shall be provided at the periphery of the each fire check floor externally.*

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**49. Structural Safety and Services**

**(1) Structural Design:**

(a) The structural design of foundations, elements made of masonry, timber, plain concrete, reinforced concrete, pre-stressed concrete and structural steel shall conform to the provisions of Part VI Structural Design Section 1- Loads, Section 2- Foundation, Section 3-Wood, Section 4-Masonry, Section 5-Concrete, Section 6- Steel, National Building Code of India and as per relevant I S code.

(b) The structural design shall comply with Indian Standard Codes of structural design for structural safety, seismic safety and against cyclone/wind storms as listed below and as amended upto date:

- a. Indian Standard Code of Practice for Earthquake Resistant Design IS1893, IS4326
- b. Indian Standard Seismic Code of Practice for Seismic Design IS1893(Part1):2002
- c. Indian Standard Code of Practice for Wind Pressure (IS:1875Part3-1987)
- d. *IS Code as would be made applicable by Bureau of Indian Standard from time to time*

**(2) Structural Safety for Protection of Buildings against Natural Hazard:**

In Natural Hazard, prone areas viz, Earth quake Prone areas as per IS: 1893, the cyclone prone areas as per IS: 875 Part-3 and flood prone areas as per the Flood Atlas prepared by the Central Water Commission and/or the Disaster Management Department of MCGM, development shall be regulated to ensure special protection from hazards for any type of development irrespective of use of zones.

The supervision certificate and the completion certificate of every such building shall contain a certificate recorded by the Structural Engineer ~~and Architect/Licensed Surveyor~~ that the norms of IS: 1893-2002 have been followed in the design and construction of buildings for making the buildings resistant to earthquake and compliance with other structural safety and fire safety requirements

(3) **Quality of materials and workmanship:**

- i. The quality of all materials and workmanship shall conform to accepted standards and Indian Standard Specifications and Codes as included in Part V Building Materials and Part-VII Constructional Practices and Safety, National Building Code of India.
- ii. All burrow pits dug in the course of construction and repair of buildings, roads, embankments, etc., shall be deep and connected with each other in the formation of a drain directed towards the lowest level and properly stepped for discharge into a river, stream, channel or drain, and no person shall create any isolated burrow pit which is likely to cause accumulation of water that may breed mosquitoes.
- iii. *Alternative materials, method of design and construction and tests:*

~~The provisions of these Regulations are not intended to prevent the use of any material or method of design of construction not specifically prescribed in them provided that any such alternative has been approved. Nothing in the provisions of these Regulations is intended to prevent the adoption of architectural planning and layout conceived as an integrated development scheme. The Commissioner may approve any such alternative if it conforms to the provisions of the relevant parts of the National Building Code regarding material, design and construction, and the material, method, or work offered is, for the purpose intended, at least equivalent to that prescribed in these Regulations in terms of quality, strength, compatibility, effectiveness, fire and water resistance, durability and safety. Site supervisor and Architect/Licensed Surveyor shall submit the Completion Certificate in the format as stated in Annexure 16 and 18~~

(4) **Tests:**

Whenever there is insufficient evidence of compliance with the provisions of these Regulations or evidence that any material or method of design or

construction does not conform to the requirements of these Regulations, in order to substantiate claims for alternative materials, designs or methods of construction, the Commissioner may require tests, sufficiently in advance, as proof of compliance. These tests shall be made by an approved agency at the expense of the owner as follows:

(1) **Test Methods:** Test method shall be as specified by these Regulations for the material or design or construction in question. If there are no appropriate test methods specified in these Regulations, the Commissioner shall determine the test procedure. For methods of tests for building materials, reference shall be made to the relevant Indian standards as given in the National Building Code of India published by the Bureau of Indian Standards.

(2) **Test Results:** Copies of the results of all such tests shall be submitted to the Commissioner.

## 50. Building services

(1) **Electrical installation:** The planning, design and installation of electrical air-conditioning and heating work shall conform to the provisions of Part VIII Building Service Section 2- Electrical Installations. Section 3- Air-conditioning and Heating National Building Code of India.

(2) **Lifts:**

(a) **Planning and design:** The planning and design of lifts including their number, type and capacity depending on the occupancy of the building, the population on each floor based on occupant load and the building height shall be in accordance with section 5- Installation of lifts and Escalators, National Building Code of India.

(b) **Maintenance:**

(i) The lift installation should receive regular cleaning, lubrication, adjustment and adequate servicing by authorized competent persons at such intervals as the type of equipment and frequency of service demand. In order that the lift installation is maintained at all times in a safe condition, a proper maintenance schedule shall be drawn up in consultation with the lift manufacturer and rigidly followed. A log book to record all items relating to general servicing and inspection shall be maintained. The electrical circuit diagram of the lift with the sequence of operation of different components and parts shall be kept readily available for reference by persons responsible for the maintenance and replacement, where necessary, to the satisfaction of the competent authority i.e., Lift Inspector of the Government of Maharashtra.

(ii) Any accident arising out of operation or maintenance of the lifts shall be duly reported to the competent authority i.e., Lift Inspector of the Government of Maharashtra.

## PART X SPECIAL PROVISIONS

### 51. *Parking Authority*

MCGM, with approval of ~~General Body of the~~ Corporation *in consultation with GoM*, shall constitute a Parking Authority at MCGM level to plan, regulate and manage all on/~~off~~ street parking and public parking places under the physical jurisdiction of Greater Mumbai. *The constituted Parking Authority, inter alia, will fix and promulgate parking fees as well as penalties for various areas/zones in MCGM.*

~~Parking Authority shall be under the chairmanship of Municipal Commissioner, MCGM, with members as Transport Commissioner, General Manager (BEST), Joint Commissioner of Police (Traffic), three members of Improvement Committee preferably one Corporator each from City, Western Suburbs and Eastern Suburbs and two experts in this field other than from MCGM and Ch.E.(Roads) as member secretary.~~

#### ~~The General Functions of the Parking Authority:~~

- ~~1) The Parking Authority shall have the responsibility of providing adequate, safe, convenient, and affordable parking spaces within physical jurisdiction of Mumbai.~~
- ~~2) The Parking Authority shall make guidelines for governing, managing and regulating all on-street parking, off-street parking & public parking lot under the physical jurisdiction of Greater Mumbai.~~
- ~~3) The Parking Authority shall identify the area for on-street parking & time slot for such identified areas. The space for on-street parking shall be selected in such a way that traffic movement is least affected.~~
- ~~4) Parking Authority shall identify the location for the parking of buses, school buses, taxis, radio taxi including ola/uber etc. and transport vehicles such as HCV/trucks, MCV/tempe, LCV etc.~~
- ~~5) The Parking Authority shall identify on-street & off-street parking places including public parking lot and where the Night parking can be made available.~~
- ~~6) The Parking Authority shall have dedicated staff with quasi-judicial authority/traffic police for implementing parking guidelines prepared by Parking Authority.~~
- ~~7) The Parking authority shall proscribe;~~
  - ~~a) Restriction on the location for parking,~~
  - ~~b) Procedure for establishing parking zone & restricted areas,~~
  - ~~c) Guidelines for short term, long term, night parking privileges & fees associated with it,~~
  - ~~d) Parking violations & schedules of penalties,~~
  - ~~e) Differential parking rates for different locations based on traffic congestions, locality, size & category of vehicles etc.~~



- ~~8) The Parking Authority shall have access to the database of ownership of vehicles within jurisdiction of Mumbai/MMR & shall have the information available on digital platform for effective implementation.~~
- ~~9) Support system backed by IT shall be developed for all on road pay and park lots/public parking lots, monitoring performance of the service providers, parking hrs for vehicles, revenue collection by credit cards, special transport cards, the equipment to road with provisions for audit and accounting and disbursements to service providers etc.~~
- ~~10) All the parking places shall be digitized with real time information of available parking spaces for information of the consumers/persons for efficient management.~~
- ~~11) The Parking Authority shall identify new location, areas where parking facility can be constructed by MCGM/Appropriate authority, based on the parking requirement of areas & availability of space for such public parking lot including construction of such places.~~
- ~~12) Locational clearance for Public Parking Lot shall be given by the Parking Authority.~~
- ~~13) The board and marking should be prominent, large and distinct, with a powerful logo. There cannot be any parking lot without such a board.~~
- ~~14) To ensure that parking spaces are marked with either yellow lines or small yellow squares of 3 inch by 3 inch.~~
- ~~15) All such pay & park spaces should be serially numbered.~~
- ~~16) There should be wide publicity campaign to accompany this "parking pilot" explaining about the new on-road parking regulations.~~
- ~~17) Provision of dedicated lane for ambulance, public transport, fire brigade on the roads having width more than 27.45 m shall be made.~~

(EP-149)

## 52. Conservation of Heritage

### 1. Definition:

(i) "Conservation" means all the processes of looking after a place so as to retain its historical and/or architectural and/or aesthetic and/or cultural significance and includes maintenance, preservation, restoration, reconstruction and adoption or a combination of more than one of these.

(ii) "Preservation" means and includes maintaining the fabric of a place in its existing state and retarding deterioration.

(iii) "Restoration" means and includes returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components.

~~(iv) "Heritage Site" means the area within the boundary / extent of the heritage building / Precinct / natural area included in the heritage list and as shown on the map.~~

~~(v) "Natural heritage site" shall include, natural sites or precisely delineated natural areas which are of outstanding value from the point of view of science, heritage conservation or~~

*natural beauty; geological and physiographical formations and precisely delineated areas which constitute the habitat of threatened species of animals and plants and are of outstanding value from the point of view of ecology or conservation; natural features consisting of physical and biological formations or groups of such formations, which are of outstanding (special) value from the aesthetic or scientific point of view.*

(EP-150)

## 2. Applicability:

This Regulation shall apply to ~~those buildings, artefacts, structures and/or precincts of historical and/or aesthetical and/or architectural and/or cultural value~~ **the heritage list** as shall be notified by GoM from time to time (hereinafter referred to as Listed Heritage Buildings/Structures/Precincts **/Sites**) **and to any draft Heritage List (s) as published by the GoM. /Municipal Commissioner.**

## 3. Restriction on Development/Redevelopment/Repairs, etc.:

~~(i) No development or redevelopment or engineering operations or additions, alterations, repairs, renovation including the painting of buildings, replacement of special features or demolition of the whole or any part thereof or plastering of said listed/heritage buildings or listed/Heritage precincts shall be allowed except with the prior written permission of the Commissioner. The Commissioner shall act on the advice of/in consultation with the Mumbai Heritage Conservation Committee to be appointed by Government (hereinafter called MHCC).~~ **Development, additions / alterations, repairs, restoration, in respect of graded heritage buildings or buildings in heritage precincts or heritage sites shall be in accordance with the provisions mentioned at 9 (C & D) of this regulation.**

~~(ii) Provided that in~~ exceptional cases, for reasons to be recorded in writing, **using his powers of special permission**, the Commissioner, may overrule the recommendation of the MHCC. The decision of the Municipal Commissioner ~~shall not be subject to challenge by the MHCC~~ **thereon shall be final.**

~~Provided that the power to overrule the recommendations of the MHCC shall not be delegated by the Municipal Commissioner.~~

(EP-151)

(iii) In relation to religious buildings in the said List, the changes, repairs, additions, alterations and renovations required on religious grounds mentioned in sacred texts or as a part of holy practices laid down in religious codes shall be treated as permissible, subject to their being in accordance and consonance with the original structure and architecture designs, aesthetics and other special features thereof. Provided that before arriving at his decision, the Commissioner shall take into consideration the recommendations of the Mumbai Heritage Conservation Committee.

~~(iv) (a) Provisions of this Regulation shall be applicable only in Grade I & II category of heritage Buildings for reconstruction and redevelopment undertaken under these Regulations.~~

~~(b) In case of reconstruction and redevelopment of heritage building/sites from Grade III and precincts, special permission from the Commissioner, Municipal Corporation of Greater Mumbai may be obtained, if the height of the building to be reconstructed/redeveloped exceeds 32.0 m.~~

~~(c) Repairs to existing structures in vistas/surroundings of Grade I structure and in precincts shall be permissible with the special permission from the Commissioner.~~

(EP-152)

#### 4. Preparation of list of Heritage Buildings and Heritage Precincts:

The said **heritage** list ~~of Heritage Buildings/Structures/Precincts~~ to which this Regulation applies shall not form part of this Regulation for the purpose of Sections 37 & 46 of the MR&TP Act, 1966. This List may be supplemented, altered, deleted or modified from time to time by Government on receipt of proposals from the Commissioner or by the Government suo-motu, provided that objections and suggestions from the public be invited and duly considered by the Commissioner and/or by GoM before notification.

**Provided that any draft list which is published and pending for the approval of GoM shall, in the interim period, be deemed to be part of the heritage list and provisions of this regulation shall be applicable to the said draft list.**

~~Provided that this Regulation shall not be applicable to any published draft Heritage List till notified by GoM.~~

#### 5. Grant of Transferable Development Rights in case of loss of Development Rights

~~If any application for development of Heritage Building/sis refused under this Regulation and conditions are imposed while permitting such development which deprive the owner/lessee of any unconsumed Development Rights, the said owner/lessee shall be compensated by grant of Development Right Certificate in terms of TDR as provided in these Regulations.~~

**Owners of heritage buildings, structures, sites will, on application for preservation /conservation/restoration of the heritage buildings/structures/sites or if any application**

**for development of Heritage Building/s is refused under this Regulation and conditions are imposed while permitting such development which deprive the owner/lessee of any unconsumed DRs will be entitled for grant of DRC in terms of TDR as provided in these Regulations.** The extent of TDR permissible will be the difference between Zonal (basic) FSI plus area of plot and the consumed BUA of the Heritage structure. The grant of TDR shall be subject to a contract between the owner/lessee and MCGM binding the owner/lessee to conserve the heritage building in the prescribed manner as recommended by MHCC and approved by Municipal Commissioner. In such cases the potential of the plot shall be perpetually reduced to the extent of existing BUA of the Structure.

**The TDR may be given in two stages**

- i. An appropriate % of the available DRC ~~at the time of submission/~~ after approval of plans for the conservation of the heritage structure will be granted by the Municipal Commissioner on the recommendations of the MHCC.**
- ii. After getting completion certificate for the conservation of the heritage structure from the appropriate authority and on recommendation of the MHCC, whatever is considered appropriate of the residual or entire residual DRC will be granted by the Municipal Commissioner.**

**(EP-153)**

**6. Maintaining Sky-Line:**

Buildings included in listed/~~published draft~~ Heritage Precincts shall, ~~as far as possible,~~ maintain the sky-line in the precincts as may be existing ~~in the surrounding area~~ **within the Precinct boundary excluding any high-rise new development.** ~~or as may be decided by the Commissioner in consultation with the MHCC so~~ as not to diminish or destroy the value and beauty of the said listed Heritage buildings/Heritage Precincts. The development within the precincts shall be in accordance with ~~respective Precinct guidelines as formulated by the MHCC and approved by the Municipal Commissioner in consultation with MHCC or as may be decided by the Municipal Commissioner,~~ shall require sanction by Government. ~~the guidelines framed by the Commissioner in consultation with MHCC.~~ **Guidelines for display of hoarding, signage, advertisement boards, street furniture, pavement shall be formulated by the MHCC.**

**7. Restrictive Covenants:**

~~Restriction existing as on date of this notification imposed under covenants, terms and conditions on the leasehold plots either by the State Government or by Mumbai Port Trust or by Municipal Corporation of Greater Mumbai shall continue to be imposed in addition~~

to these Regulations. However in case of any conflicts with heritage preservation interest, this Regulation shall prevail.

**8. 7. Repair Fund:Heritage Conservation Fund:**

Non-cessed buildings included in the said list shall be repaired/restored by the owners/lessees of the said buildings themselves or if they are cessed buildings, those can be repaired/restored by MHADA or by the owner or by the Co-operative Society of the owners and/or occupiers of the building. With a view to give monetary help for such repairs/restoration, a separate fund may be created, which would be kept at the disposal of the Commissioner, who may consult Heritage Conservation Committee while disbursement of such funds. Provisions for such a fund may be made through District Planning and Development Council Budget or any other budget.

**9. 8. Development Plan Reservation:**

If there are any DP Reservations on listed heritage structure and due to development of such site if adversely affects its character, then Municipal Commissioner on recommendation of MHCC shall initiate the process of modification/deletion of such reservation following due procedure.

**10. 9. Grading of the Listed Buildings/Sites & Listed Precincts:**

In the last column of the said list of Heritage Building, Heritage precincts, "Grades" such as I, II, or III have been indicated. The chart showing definition meaning of these Grades and basic guidelines for development permissions and Precincts, objectives, scope for changes and procedure for obtaining development permission are as follows

Grade – I	Grade – II	Grade – III/PRECINCT
<p>A. Definition – Heritage Grade – I comprises buildings, and <b>precincts/sites</b> of national or historical importance, embodying excellence in architectural style, design, technology and material usage; they may be associated with a great historical event, personality, movement or institution. <b>It may also comprise natural sites of heritage value eg. Waterfronts, creeks, mangroves, Hillocks,</b></p>	<p>A. Definition – Heritage Grade - II comprises building/precincts, of regional or local importance, possessing special architectural or aesthetical merit or cultural or historical value, though of a lower order than that of Heritage Grade - I. They are local landmarks contributing to the image and identity of the city. They may be the work of master craftsmen or may be models of proportion</p>	<p>A. Definition – <b>Grade – III</b> Heritage Grade -III Comprises buildings and precincts of importance for townscape, they evoke architectural aesthetic or sociological interest though not as much as in Heritage Grade – II. These contribute to determine the character of the locality, and can be representative of a life style or a particular community or region and may also be distinguished by setting on</p>

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Grade – I	Grade – II	Grade – III/ <b>PRECINCT</b>
<p><i>forestlands, open spaces, etc.</i> They have been and are the prime landmarks of the City.</p> <p><b>Vista of Grade I :</b></p> <p><i>An area within 100 m. Periphery or as may be delineated on plan by the Municipal Commissioner in consultation with MHCC shall be considered as the vista of a Grade - I structure/entry.</i></p>	<p>and ornamentation, or designed to suit particular climate.</p> <p>Heritage Grade - II buildings within the premises (open space/compound) of which independent/separate additional building(s) /structure(s) may be permitted to be constructed, owing to the availability of adequate surrounding open space and unconsumed FSI, have been assigned Grade- IIB. The remaining Grade- II buildings have been assigned Grade –IIA.</p>	<p>a street line or special character of the façade and uniformity of height, width and scale.</p> <p><b>PRECINCT</b></p> <p><b>A. Definition –</b></p> <p><i>A heritage precinct is an area of heritage value and cultural significance. Such area within a specified boundary may possess a setting reminiscent of significant urbanscape / townscape attributes and comprising a number of buildings and spaces, within a structure of streets / roads and other landscapes and qualifies to have cultural or heritage significance worthy of recognition and conservation.</i></p> <p><i>Such area espouses special quality of cohesiveness (mass, scale, style, architecture etc.) between its various elements, lending a unique sense of place and cultural setting.</i></p>
<p>B. Objective— Heritage Grade – I richly deserves careful preservation.</p>	<p>B. Objective— Heritage Grade – II deserves intelligent conservation.</p>	<p>B. Objective— <b>Grade – III</b> Heritage Grade -III Deserves protection of unique features and attributes.</p> <p><b>PRECINCT</b></p> <p><i>Precincts deserve sensitive development in terms of mass, scale, setting and require conservation of its heritage and cultural significance.</i></p>
<p>C. Scope for Changes – <b>i)</b> No interventions would be permitted either on the exterior or interior unless</p>	<p>Scope for development --- Grade - II A: In addition to the scope for development permissible for Grade –I,</p>	<p><b>Grade – III</b> <b>External and internal changes and adaptive reuse would generally be</b></p>

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Grade – I	Grade – II	Grade – III/ <del>PRECINCT</del>
<p>it is necessary in the interest of strengthening and prolonging the life of the buildings or precincts or any part or features thereof. For this purpose, absolutely essential and minimum changes would be allowed and they must be in accordance with the original.</p> <p><b>Repairs shall follow conservation norms based on proven standards with use of like to like or similar material.</b></p> <p><b>ii) Additional buildings /new interventions in a Grade-I complex shall be permitted only if the development does not mar the grandeur, scale, setting and view of the main Grade-I structure and the new development is in harmony with the main heritage structure.</b></p> <p><b>iii) Development in surrounding area/vista :</b></p> <p><b>All the development (excluding repairs) in the vista of a Grade - I heritage, within 100 m. Periphery or as may be delineated on plan, shall be regulated and controlled ensuring that it does not mar the grandeur of or views from Heritage</b></p>	<p>internal changes, and adaptive reuse may be generally allowed. In certain circumstances, extension of a Grade - IIA heritage building may also be allowed; provided that such extension shall be in harmony with (and shall not detract from) the Grade - II A heritage building concerned or precinct, especially in terms of height and/or façade. External changes too may be permitted, subject to strict scrutiny. Care should be taken to ensure the conservation of all special aspects/features of Grade – II A building concerned.</p> <p>Grade –II(B):</p> <p>In addition to above, additional building(s) in the same plot or compound may, in certain circumstances, be allowed; provided that, such additional building(s) shall be in harmony with (and shall not detract from) the Grade-IIB heritage building(s) or precinct, especially in terms of height and/or façade and such building shall be termed as Grade-II (B).</p>	<p><del>allowed. Changes can include extensions / additional buildings in the same plot or compound provided that extension / additional building is in harmony with and does not detract from the existing heritage building / precincts especially in terms of height and/or facade. Reconstruction may be allowed when the building is structurally weak or unsafe or when it has been affected by accidental fire or any other calamity or if reconstruction is required to consume the permissible FSI and no option other than reconstruction is available.</del></p> <p><del>Reconstruction/ Redevelopment may also be allowed with the special permission from the Commissioner, Municipal Corporation of Greater Mumbai, if the height of the building to be reconstructed/redeveloped exceeds 32.0 m.</del></p> <p><del>Reconstruction may be allowed in those buildings being repaired / reconstructed by MHADA.</del></p> <p><del>However, unless absolutely essential, nothing should spoil or destroy any special features or attributes for which it is placed in the Heritage List.</del></p>

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Grade – I	Grade – II	Grade – III/ <b>PRECINCT</b>
<p><b>Grade – I.</b></p> <p><b>Development permission may be granted within this regulated area provided that the proposed development does not mar the grandeur, scale and setting of, or view of or from Heritage Grade-I.</b></p> <p><b>In case of world Heritage sites, the directives given by the Govt. from time to time will be applicable.</b></p>		<p><b>ii) Reconstruction / redevelopment shall be allowed with the permission of Commissioner as detailed below.</b></p> <p><b>PRECINCT</b></p> <p><b>i) Sensitive additions, alterations, extensions, interior renovations shall be permissible but these should not alter the character of the precinct. The new interventions could be contemporary but subtle or inspired by the original character but should not be a pastiche/ tasteless imitation of it.</b></p> <p><b>ii) Essential structural and non-structural repairs shall be allowed for structural stability while retaining the original architectural features.</b></p> <p><b>iii) Reconstruction / redevelopment shall be allowed with the permission of Commissioner as detailed below.</b></p>
<p>D. Procedure</p> <p>Development permission for the changes <del>would</del><b>shall</b> be given by <del>the —planning authority—</del><b>Commissioner in consultation with/taking into consideration the recommendation of the MHCC</b></p> <p><b>Repairs to existing structures in delineated vista of a Grade-I structure shall be permissible as per these Regulations/policy without insisting NOC of MHCC.</b></p>	<p>Development permission <del>would</del><b>shall</b> be given by the Commissioner in consultation with/<del>taking into consideration the recommendation of</del> the MHCC.</p>	<p><b>Grade – III</b></p> <p><del>Development permission would be given by the Commissioner but in consonance with guidelines which are to be laid down by Government in Consultation with MHCC or as per this Regulation.</del></p> <p><b>a) In respect of minor/structural repairs, periodic maintenance (e.g. Waterproofing, repairs to flat/ sloping roof, existing plumbing, re-plastering), interior renovation / furniture work etc. in respect of a</b></p>



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Grade – I	Grade – II	Grade – III/ <b>PRECINCT</b>
		<p><i>Grade-III heritage structure; approval may be granted by Commissioner as per these Regulations/ policy without insisting NOC of MHCC by ensuring that the intended minor works do not affect the original façade, fenestration pattern/bands/cornices, ornamental features, railings , window grid &amp; pattern etc. as the case may be.</i></p> <p><i>b) In case of reconstruction or redevelopment of Grade – III heritage buildings, height up to 32 m. shall be permitted by Commissioner. If the height of the building to be reconstructed/redeveloped exceeds 32 m. special permission from the Commissioner shall be obtained.</i></p> <p><i>However, before allowing demolition of a Grade-III listed heritage building/structure, complete documentation of facade elevations/material specifications, detailing etc. should be prepared by the owner through an architect and shall be submitted to Commissioner along with any reconstruction/redevelopment proposal so that cognizance of any special features etc. can be taken while finalising the design/elevations of the new building.</i></p> <p><b>PRECINCT</b></p> <p><i>a)In respect of minor/structural repairs, periodic maintenance (e.g. Waterproofing, repairs to flat / mangalore tiled roof, existing plumbing, re-plastering), interior renovation / furniture</i></p>

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Grade – I	Grade – II	Grade – III/ <i>PRECINCT</i>
		<p><i>work etc. in respect of buildings in Precincts; approval may be granted by Commissioner as per these Regulations/ policy without insisting NOC of MHCC by ensuring that the intended minor works do not affect the original façade, fenestration pattern/bands/cornices, ornamental features , railings , window grid &amp; pattern etc. as the case may be.</i></p> <p><i>b) In case of reconstruction or redevelopment of buildings in heritage Precincts, height up to 32 m. shall be permitted by Commissioner. If the height of the building to be reconstructed/redeveloped exceeds 32 m., special permission from the Commissioner may be obtained, who may take into consideration guidelines if any in respect of listed Precincts.</i></p> <p><i>c)However, before allowingdemolition of a Precinct building / structure , complete documentation of faced elevations / material specifications , detailing etc. should be prepared by the owner through an architect and shall be submitted to approving authorities along with any reconstruction / redevelopment proposal so that cognizance of any special features etc. Can be taken while finalising the design / elevations of the new building. It shall be ensured that external appearance, elevation shall be in harmony / consonance with the characteristics of listed Precinct.</i></p>

Grade – I	Grade – II	Grade – III/ <i>PRECINCT</i>
<del><i>E. Vistas/Surrounding Development – All the development in the areas surrounding Heritage Grade I within 100 m periphery or as may be delineated on plan shall be regulated and controlled, ensuring that it does not mar the grandeur of or views from Heritage Grade I.</i></del>		

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### 53. ***Under Ground Public Utility/Conveniences/Amenity Provision***

Subject to the conditions as may be prescribed by the Commissioner, MCGM, Sewage Treatment Plant, storage and allied facilities as per design and specification and at location as may be considered necessary by the Commissioner for treatment of sewage/effluent, water pumping station and storage facility, Electric Substation/Distribution/Receiving Station, underground parking and shopping shall be allowed below existing or proposed DP Roads and below lands reserved for Playground/Gardens/Parks and Public Open Spaces both existing and proposed and to be used at one or two levels below the ground. Provided no such uses will be allowed below the following.

Oval Maidan, Cross Maidan, Azad Maidan, Shivaji Park, all parade grounds, Nare Park, JambhoriMaidan, Five Gardens ~~and the POS reflected in list of Heritage sites~~ and Recreational Ground opposite Scottish School, Dadar, Cadell Road (Veer Sawarkar Marg) situated to the north of Hinduja Hospital.

And provided further that the area to the extent of 10 m along the road side below the surface within the boundary of the aforesaid Maidans/Parks/Gardens/Public Open Spaces may be used for the purpose of ingress and egress to the underground area.

### 54. ***Uses Permissible below Flyovers:***

Following uses may be permitted below the flyovers:

- (1) Garden, park, Promenades
- (2) Electricity Distribution Stations;
- (3) Municipal chowkies, road depot, municipal store, public toilet;
- (4) Police chowky, RTO vehicle chowky, pay and park facility/bus stands/taxi stands/auto-rickshaw stand;

(5) Homeless shelters, welfare centres for street children/activities centres for destitute

(6) BEST street light chowky, BEST electricity bill & cash collection centre, BEST relief shelter with toilet block for bus operation staff.

Provided further that the plantation/green space of width not less than 1.0 m shall be developed all along the edge of carriageway below the flyover or central median with width not more than width of pillar, except the accesses wherever necessary or as may be required by the Commissioner.

## 55. **Alignment of Metro/Mono/Coastal Road /Elevated Corridors/Corridors of Mass and Rapid Transport System**

Any alignment modifications introduced in Metro/Mono/Coastal Road /Elevated Corridors/Corridors of Mass Rapid Transport System, including BRTS, by the Appropriate Authority and sanctioned by Government shall stand automatically amended on the Development Plan as modified.

Furthermore, any new "Transport Corridor" such as Metro/Mono/Coastal Road /Elevated Corridors/Corridors of Mass Rapid Transit System, including BRTS, proposed by Appropriate Authority and sanctioned by Government, shall stand automatically added on to Development Plan.

**After finalization of site for Metro Car shed by the Competent Authority, the portion of land reserved/earmarked for the Metro Car Shed in DP, if not required by the Competent Authority subsequently, will fall automatically in the Zone prevailing on land adjoining to land under reservation of Metro Car Shed.**

(EP-155)

## **56. Lands allotted to Forest Department**

~~Land allotted to Forest Department may be used for the designated purpose and related forest activity, including resettlement of the original inhabitants of the forest (adiwasis) to satisfy a larger environmental purpose.~~

### **Forest Land**

**Development in the forest land which has been designated as Natural Area in DP will be governed by the notifications issued by the Ministry of Environment and Forest as amended from time to time.**

**In case of the land owned by Forest Department and reserved for public purpose shall have to be developed with the special permission of the Commissioner as per the provisions of Forest Act.**

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## PART XIMISCELLANEOUS PROVISIONS

### 57. *Temporary Constructions*

The Commissioner may grant permission for temporary construction of a period not exceeding six month at a time and in the aggregate, not exceeding a period of three years. Such permission may be given by him for the construction of the following, namely:

- (i) Structures for protection from the rain or covering of the terraces during the monsoon only;
- (ii) Pandals for fairs, ceremonies, religious functions, circus, jatra, folk dance etc;
- (iii) Structures for godowns/storage of construction materials within the site;
- (iv) Temporary site offices and watchmen chowkies and labourer hutments with crèche, sales office/sample or show flat within the site only during the phase of construction of the main building;
- (v) Structure for exhibitions/circuses, etc.;
- (vi) For factories in industrial lands, structures within the site for storage of machinery before installation;
- (vii) Structures for ancillary works for quarrying operations in conforming zones;
- (viii) Milk booths and telephone booths;
- (ix) Transit accommodation for persons to be rehabilitated in a new construction;
- (x) Structures for educational and medical facilities within the site of the proposed building during the phase of planning and constructing the said permanent buildings;
- (xi) On site, Ready Mix Concrete (RMC) plant for the use at site under development/construction.

Provided that temporary construction for structures, etc. mentioned at (iii), (iv), (vi), (ix), (x) and (xi) maybe permitted to be continued temporarily by the Commissioner but in any case, not beyond completion of construction of the main structure or building, and that structure in (viii) may be continued on annual renewable basis by the Commissioner beyond a period of three years.

58.

***Common Antenna for Television Transmission Reception/Telecommunication/Digital Communication/Service: -***

In every Building the provision for

(1) Installation of common Television Transmission Reception/Antenna and Ducting for telecommunication lines and optical fiber cable for Digital Data communication/transmission shall be made.

(2) Ducting for laying of piped gas connection **service** in the surrounding of building.

59. ***Special Purpose NOCs***

Wherever necessary, special purpose NOCs shall be required to be submitted for the development of plot/s depending upon the location & type of work as specified in these Regulations. Observance of requirements of these and all other NOCs shall be the responsibility of Owner/Developer/Project Proponent. The Commissioner may grant permissions/approvals for development based on an undertaking by the Owner/Developer/Project Proponent that he shall comply with all the requirements of special NOCs, Laws, and Regulations that are applicable from time to time. The illustrative list of special purpose NOC's is mentioned in Appendix III

60. ***Repairs to Existing Building***

The structural/extensive repairs to the existing buildings, which have been constructed with the approval from the competent authority or were in existence prior to 17.04.1964 in respect of residential structures and 01.04.1962 in respect of non-residential structures and which are in need of structural/extensive repairs, may be allowed without change in footprint/planning. Under the guise of repairs, addition/alterations/vertical & horizontal extension to the existing structures shall not be permissible. The structural /extensive repairs to the existing buildings may be allowed as described in Appendix IV.

60(A). **Approvals of Building Permission on Fast Track based on Risk Based categorization**

Notwithstanding anything contained in DCR/DCPR of the respective said Authority, the Regulations regarding approval of Building Permission by the **Architect/L.S./Engineer** at the stage of Commencement, Plinth checking and

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Completion cum Occupancy shall be as per **Risk Based Classification** of Building given in Table below:-

Sr. No.	Parameters to be consider for Risk Base.	Risk Category	
		Low Risk Category	Moderate Risk Category
1	<b>Plot Area considered for Risk Based Assessment.</b>	Buildings on a plot area upto <b>150 sq.m.</b>	Buildings on a plot area between 151 sq m and upto <b>200sq.m.</b>
2	<b>Permissibility In Development Plan Zone</b>	Residential Zone, Commercial zone and Public-Semi-public Zone	Residential Zone, Commercial zone and Public-Semi-public Zone
3	<b>Plot status</b>	The plot should be vacant. The Plot Status, Plot criteria and permissibility in above land use zone shall be as per respective DCR/DCPR.	The plot should be vacant. The Plot Status, Plot criteria and permissibility in above land use zone shall be as per respective DCR/DCPR.
4	<b>Type of building</b>	Residential and other buildings as per DCR/DCPR	Residential and other buildings as per DCR/DCPR
5	<b>Proposed Structure of Building/Storey</b>	<b>G.F. / P+1</b> RCC./Load Bearing	<b>G.F.+1/P+2</b> RCC./Load Bearing
6	<b>Front and side open spaces, Provision of Basement, Parking</b>	As per the provisions of Development Control Regulations.	As per the provisions of Development Control Regulations.

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	<b>requirement and other requirements.</b>		
7	<b>Tree cutting/ Tree replantation.</b>	Not permitted.	Not permitted
8	<b>Experience Criteria for Architect /L.S./Engineer for self-certification and all approval mentioned in this regulation.</b>	As per Appendix-C of the respective DCR / DCPR regarding licensing and qualifications of the technical person.	As per Appendix-C of the respective DCR / DCPR regarding licensing and qualifications of the technical person.
9	<b>NOCs and Documents</b>	Wherever required as per the respective DCR / DCPR	Wherever required as per the respective DCR / DCPR
10	<b>Site inspection and Computer based allocation of inspector for site inspection.</b>	No site inspection is necessary by the Planning Authority at any stage. Approval Procedure is to be followed as mentioned in Point No.11 <b>excluding</b> point no 11 (c).	Site inspection at Plinth level is necessary by the Planning Authority. Approval Procedure is to be followed as mentioned in Point No.11 <b>including</b> point no 11 (c).

**11 Procedure for Building Permission**

Architect/ License Surveyor (L.S.)/Engineer (Architect registered with Council of Architecture & License Surveyor & Engineer registered with Planning Authority) are empowered to grant provisional approval **with self-certification** to the building proposal plans categorized as **Low Risk & Moderate Risk** in



Table given above, subject to the following:-

**Building Permission/Commencement Certificate:-**

**a) Submission of Proposal:-**The proposal shall comprise of application u/s 44/69 of MR&TP Act, 1966, in format prescribed by Municipal Commissioner/Chief Officer/Chief Executive Officer, along with documents and undertakings required for the proposal as per regulation & required by the Municipal Commissioner/Chief Officer/Chief Executive Officer from time to time. All the required documents shall be **certified and signed** by the Architect /L.S./Engineer confirming with the original documents. The documents required shall be as per the DCPR of the said Authority.

**b )Commencement Certificate (CC) :-**After receipt of the application, the Demand Note regarding payment of Scrutiny Fee, Development Charges and other Chargesbased on the proposed Plans/Drawing submitted shall be given by the concern Engineer of the authority within 10 days. The owner / Architect /L.S./Engineer shall deposit the Charges as demanded. Upon deposit of such Charges with the Planning Authority, the concerned Architect/ License Surveyor (L.S.)/Engineer are empowered to grant provisional approval in the form of **self-certification** certifying that the plan / entire building proposal is strictly in conformity with the DCR/DCPR. This **self-certification** shall be treated **as Commencement for the** construction work.

The owner/concern Architect/License Surveyor (L.S.)/Engineer shall submit the said **self-certified plan** to the Authority**within 10 days**.Upon such submission, The Junior most Officer/Junior Engineer at ward level, authorized by Municipal Commissioner/Municipal Chief Officer shall **countersign the planswithout any scrutiny**and issue Commencement Certificate Under Section-45 of Maharashtra Regional and Town Planning Act, 1966 **within 10 days** from the receipt of such plan. The Scrutiny at Authority level need notbe necessary. Concern Architect/L.S./Engineer is **empowered/Authorized**to issue the copies of such *approved* plans &Certificates with his signature.

**c)Plinth Checking For Moderate Risk building proposal:-**The concern Architect /L.S./Engineershall apply for certificate of plinth checking in prescribed

application for Moderate Riskbuilding proposal only. The inspection shall be done by the concern Junior Engineers. The inspection report shall be prepared and uploaded within 48 hours. The Plinth checking certificate shall be grant within the period of 7 days from the receipt of the application, if found as per the sanctioned plan.

**d)Building completion certificate** :-On completion of work, the concern Architect/L.S./Engineer shall issue the Building completion certificate and Occupation certificate, as required as per the provision of DCR / DCPR to the completed building/structure and submit two set of completion plan along with the required certificate and all site inspection report to the authority. The concerned Junior Engineer / Ward Officer authorized by Municipal Commissioner / Chief Officer shall countersign the said Completion Plan along with Occupancy Certificate within 10 days**without any scrutiny and site inspection**.

## 12 Responsibility of the Architect/L.S./Engineer

a)The work shall be supervised by the concerned Architect/L.S./Engineer who will ensure that the same is carried out strictly as per the approval. Confirmation of ownership of land / plot area and land boundaries in the name of applicant shall bejointly responsibility of concerned Architect/L.S./Engineer and the owner.

b)It will be the responsibility of the concern Architect /L.S/Engineer, Site Supervisor & Structural Engineer appointed for the proposed development, jointly or severally to ensure thatall plans shall be in consonance with provisions of Development Control Regulations. All the requirements of the DCR / DCPR shall have to be complied with due care and the work is carried out as per the approval only. Any deviation required during the construction shall be approved by Architect/L.S./Engineer before execution. The concerned Architect /L.S./Engineer shall be empowered for any amendments in the plan in process of construction within the purview of DCR.

**c) Frequency of Inspection By the Architect/L.S./Engineer:-**

The Architect/L.S./Engineer shall inspect and submit the site inspection report along with photographs/video clips, at stages while submitting the building proposal, after completion of plinth work, and finally at the time of Building completion certificate to the authority. Such inspection reports shall be submitted and uploaded within 48 hours from the date of inspection.

**d)** After submitting the application or during the construction of building if the Architect/L.S./Engineer are changed, he shall intimate the competent authority immediately that he is no longer responsible for the project from the date of intimation. The construction work shall have to be suspended until the new Architect/L.S./Engineer as the case may be appointed by the owner. Owner's intimation regarding change of licensee shall be considered to be final. After intimation of the new appointed licensee shall then undertakes and start the project.

**13 Authorisation to Authority:-**

a) In case of any deviations/irregularities noticed in the process or after completion, the Planning Authority may immediately issue notice to the owner and or to the concerned licensee to suspend the further work and rectify the deviations/irregularities. Only after satisfaction of rectification made by the owner or concerned licensee, the Planning Authority issue intimation to start the work. In major violations, the Planning Authority shall authorise to take appropriate action against Architect/L.S./Engineer as the case may be, as per the DCR or as per respective Acts and Laws.

b) Municipal Commissioner/Chief Officer, as the case may be, of the respective Authority are authorised to prepare common application forms, proformas, affidavit etc. wherever required for the smooth implementation of this regulation.

c) The above procedure shall be integrated with the Online Building Permission Management System (BPMS) by the concerned Authority.

**14 Exceptions from this Procedure:-** The above Procedure for Building Permission shall not bar the owner/ Architect/L.S./Engineer to obtain development permission as per Regular provisions of the DCR/DCPR. Also this Directives shall not be applicable to the proposals who desired to obtain Development

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Permission as per **Type Design Pattern** which was issued by Government vide TPS-1813/3200/CR 520/13/UD 13, Dated 03/01/2015.

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### 61. **Public Sanitary Convenience (PSC) Blocks/Toilets**

With the approval of the Commissioner, PSC blocks may be constructed, maintained and made available for general public use on Municipal/Govt. plots, which are reserved/~~designated~~ existing amenity for public purpose in the following manner:

i) The location of PSC blocks shall be such that the same are accessible for general public use.

ii) The toilets shall be maintained by the user of the plot or as decided by the Commissioner.

iii) On plots having non-buildable/POS reservation/~~designation~~ existing amenity and having area more than 4,000 sq. m, 2 toilets and 2 urinals each for ladies and gents ~~may be constructed~~ and preferably one toilet for differently abled persons and one urinal for children shall be constructed.

iv) On plots having non-buildable/POS reservation/~~designation~~ existing amenity and having area less than 4,000 sq. m, 1 toilet and 2 urinals each for ladies and gents may be constructed.

v) On plots having buildable reservation/~~designation~~ existing amenity and having area more than ~~4,000~~ 2000 sq. m and abutting to Public Street, 1 toilet and 2 urinals each for ladies and gents ~~may be constructed~~ and preferably one toilet for differently abled persons and one urinal for children shall be constructed while developing the plot. On plots having buildable ~~designation~~ existing amenity and having area more than 2000 sq. m, 1 toilet and 2 urinals each for ladies and gents and preferably one toilet for differently abled persons and one urinal for children may be constructed. The PSC so proposed preferably shall have access directly from the public street and shall be located in such a way that, it shall not cause nuisance to the occupants of the plot and same shall have to be maintained as decided by the Commissioner in hygienic condition. ~~The BUA of toilet block shall be counted in BUA of the reservation to be handed over to Appropriate Authority. Efforts shall be made to construct PSC blocks at a distance of every 3 km. especially near the bus stop along highway/major roads taking in to consideration other requirements for provision of PSC block.~~

(EP-157)

vi) Construction of such PSC may be allowed touching the plot boundary and accessible from Public Street. The joint open space between the structure of primary user and the structure for PSC shall not be less than required front open space for structure of primary user or 3 m whichever is higher.

vii) The PSC to the extent specified shall be permissible free of FSI.

viii) Availability of PSC shall be displayed in such a way that it is clearly seen from Public Street.

ix) Substation can be provided above PSC as per the requirement of Electric Supply Company subject to NOC from CFO.

## 62. ***Rain Water Harvesting(RWH)***

**General:**The Rain Water Harvesting (RWH) arrangement shall be provided in case of Development/Redevelopment of plots having area of 500sq. m and more. It shall have one or more RWH structures having a minimum total capacity as detailed in schedule below;

Provided that the professional on record shall certify that the RWH System / Structures have been constructed as per the specification or of specifications different from those in Schedule, subject to the minimum capacity of RWH System being ensured in each case.

The owner/society of every building shall ensure that the RWH structure/system is maintained in good condition for storage of water for non-potable purposes or recharge of ground water at all times.

***The Authority may impose a levy of not exceeding Rs.1000/- per annum for every 100 Sq.Mt. of built-up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.***

(EP-158)

### **SCHEDULE**

RWH in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.

1. The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.
  - (i) Open well of a minimum diameter of 1m and minimum depth of 6m ***OR open well of a minimum diameter of 0.3 m and minimum depth of 2 m at every 6 m in the StormWater Drain***, into which rain water may be channeled, after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden.
  - (ii) RWH for recharge of ground water may be done through a bore well around which a pit of one meter width may be excavated upto a depth of at least 3 m and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the borewell.
  - (iii) An impervious surface/underground storage tank of required capacity may be constructed in the open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have drawn-off taps suitably placed so that the rain water may be drawn off for domestic

washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.

(iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 m width x 1.20 m length x 2.00 m to 2.50 m depth. The trenches can be of 0.60 m width x 2.00 to 6.00 m length x 1.50 to 2.00 m depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.

- a) 40 mm stone aggregate as bottom layer up to 50% of the depth;
- b) 20 mm stone aggregate as lower middle layer up to 20% of the depth;
- c) Coarse sand as upper middle layer up to 20% of the depth;
- d) A thin layer of fine sand as top layer;
- e) Top 10% of the pits/ trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
- f) Brick masonry wall is to be constructed on the exposed surface of pits/ trenches and the cement mortar plastered.

The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/trenches. The projection of the wall above ground shall be at least 15 cm.

- g) Perforated concrete slabs shall be provided on the pits/trenches.
- (v) If the open space surrounding the building is not paved, the top layer upto a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.
- (vi) ***For effective drainage of rain water, the roof of building shall be so constructed or framed as to permit effective drainage of the rain water therefrom by means of rain water pipes. Such pipes shall be so arranged, joined and fixed so as to ensure that the rain water is carried away from the building without causing dampness in any part of the walls or foundation of the building or those of adjacent buildings.***

2. The terrace shall be connected to the open well/borewell/storage tank/recharge pit/ trench by means of HDPE/PVC pipes through filter media. A valve system shall be provided to enable drain away the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and openings shall be

covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm dia. for a roof area of 100 sq. m.

3. RWH structures shall be so sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.

**4. The water so collected/ recharged shall as far as possible be used for non-drinking and non-cooking purpose.**

*Provided that when the rain water in exceptional circumstances will be utilised for drinking and/ or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by passing the first rain-water has been provided.*

*Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangement have been made.*

(EP-159)

**63. Special Provisions; for installation of Solar Water Heating (SWH) Systems.**

Solar Water Heating (SWH) Systems shall be installed in the buildings for Hospitals, Hotels, Guest Houses, Police/Army Barracks, Canteens, Laboratories and Research Institutions, Hostels of Schools and Colleges and other Institutions.

1. The SWH systems shall be mandatory in hospitals and hotels, where the hot water requirement is of continuous nature. In these buildings, the system shall be provided with auxiliary electrical back-up.
2. The use of SWH system is recommended in the following type of buildings in Govt/Semi-Govt and Institutional buildings where the hot water requirement may not be continuous/permanent:
  - 1) Guest House
  - 2) Police/Army barracks
  - 3) Canteens
  - 4) Laboratory and Research Institutions where hot water is needed
  - 5) Hostels of Schools and Colleges and other Institutes.
3. The use of SWH system may be allowed in any other building.

The installation of the electrical backup in all such water heating systems shall be optional depending on the nature of requirement of hot water.



It is suggested that SWH systems of the capacity of about 100 liters per day on thermosyphon with necessary electrical back-up be installed at residential buildings like hostels.

In order to facilitate the installation of the SWH systems, the new buildings of aforesaid types shall have the following provisions.

- 1) All such buildings where SWH systems are to be installed will have open sunny roof area available for installation of SWH system.
- 2) The roof loading adopted in the design of such building should be at least 50 kg/sq. m for the installation of SWH system.
- 3) SWH systems can also be integrated with the building design. These can either be put on the parapet or could be integrated with the south facing, vertical wall of the building. The best inclination of the solar energy collector for regular use throughout the year is equal to the local Latitude of the place. The solar energy collector should be facing south. However, for only winter use, the optimum inclination of the solar energy collector would be Latitude+15 degrees of the south.
- 4) All the new buildings of aforesaid types to be constructed shall have an installed hot water line from the roof top and also insulated distribution pipelines to each of the points where hot water is required in the building.
- 5) The capacity of the SWH system to be installed on the building shall be decided on the basis of the average occupancy of the buildings. The norms for hospitals, hotels and other buildings are given below:

Sr. No.	Type of Building	Per capita capacity recommended (litres per day).
1	Hospitals	100
2	Hotels	150
3	Hostels & other such buildings	25
4	Canteen	As required
5	Laboratory & Research Institutions	As required.
6	Other buildings	As required.

- 6) An open area of 3 sq. m would be required for installation of a solar energy collector which supplies about 100 liters of water per day. At least 60 per cent of the roof area may be utilised for installation of the system.

7) The specification for the SWH system laid down by the Ministry of Non-Conventional Energy Sources can be followed. Flat plate Collector conforming to IS 12933 shall be used in all such solar water heating systems.

- Note:
1. The Commissioner may add to the list of buildings mentioned above on which installation of SWH systems can be made mandatory.
  2. The Commissioner may insist on installation of solar energy collectors on the terraces of the buildings for harnessing solar energy for purposes other than water heating as well.
  3. The construction of SWH system shall be in conformity with IS12976.

#### 64. Waste (Grey)Water Recycling and Reuse

(1) Development/redevelopment of the plots which attract requirements/provisions of Notifications of Ministry of Environment and Forest (MoEF), Government of India, issued from time to time shall have the provision for recycling and reuse of waste water.

Provision of recycling and reuse of waste water system may also be permissible in any development other than mentioned above. The professional on record shall certify the detailed scheme for the recycle and reuse of waste water.

The Waste Water Recycling System shall include the following:

- i) Waste water other than from water closet, **laundries, and hospitals** shall be recycled.
- ii) The system shall not constitute a nuisance of foul gases and/or cause public hazard due to its installation and operation.
- iii) The waste water recycling system shall be designed considering the anticipated occupancy load and seasonal fluctuations in discharge.
- iv) Separating of Waste Water:
  - (a) The waste water shall be recycled by installing recycling plant.
  - (b) Separate plumbing network shall be installed to collect waste water from kitchens, bath rooms, washing machines and dish washers leading to recycling plant with separate underground and overhead tanks provided for this purpose.
  - (c) The entire connecting network shall be painted in purple blue color.
  - (d) Recycled Waste Water system shall be maintained in good condition and shall comply with the requirements of Maharashtra Pollution Control Board (MPCB), if any.

(2) Reuse of Waste Water:

- i) The treated waste water shall be used only for gardening, toilet flushing, landscape, irrigation, cooling towers, car washing, etc. and in no case for drinking, bathing, or washing clothes and utensils.
- ii) The output water quality shall conform to the standards of non-potable water as may be prescribed by the MPCB.
- iii) A clause must be included by the owner/developer in the purchase agreement with the purchaser, owner of the premises/organization or society of the occupiers or the society of purchasers stating that recycled waste water system has been provided in the development and shall have to be maintained in good condition as per the requirements of MPCB, if any.

### 65. Sewage Treatment Plant (STP) & Disposal

Development/redevelopment of the plots which attract requirements/provisions of relevant Notification of Ministry of Environment and Forest (MoEF), Government of India issued from time to time shall be provided with Sewage Treatment Plant (STP) and disposal system.

Provision of STP and disposal system may also be permissible in any development other than mentioned above. The professional on record shall certify the detailed scheme for the STP and disposal system.

STP shall comply with the following:

- a) STP structure shall be of compact design **& completely covered, above ground, open to sky and shall not be constructed in the basement for residential building. Aeration tank/secondary treatment units shall not be closed from the top and it shall be treated with tertiary treatment including disinfection.**  
**In case of buildings other than residential buildings where space is a constraint and STP need to be planned in first basement and can be permitted only if advanced technologies such as membrane technologies with full automation are used. In no case the STP with aeration tanks/Moving Bed Bio Reactor (MBBR)/Sequencing Batch Reactor (SBR) or other attached growth process shall be allowed in basement.**

(EP-160)

- b) There shall not be any foul odour around the STP area or in the ambient environment.
- c) STP shall not require continuous monitoring and operation and shall work well with inconsistent inflow.
- d) Treated water quality shall be of non-potable standards and can be reused for gardening, toilet flushing, landscape, irrigation, cooling towers, car washing, etc. but in no case for drinking, bathing, or washing clothes and utensils.
- e) Treated water shall be environmentally safe to dispose of in Land or Water.

f) A clause must be included by the owner/developer in the purchase agreement with the purchaser, owner of the premises/organization or society of the occupiers or the society of purchasers stating that, STPhas been provided in the development and shall have to be maintained in good condition as per the requirement of the Maharashtra Pollution Control Board (MPCB).

## 66. ***Solid Waste Segregation***

All buildings shall be provided with separate coloured bins to collect dry waste (paper, plastic, metal, glass, etc.) and wet waste (organic waste). Dedicated space shall be allocated for collecting waste before transferring waste for recycling/disposal separately.

Separate bins shall be provided for safe disposal of hazardous waste (batteries, e-waste, lamps, medical waste, etc.) as provided in hazardous waste management guidelines prescribed by the Ministry of Environment and Forest (MoEF), Government of India.

Provision for treating the wet waste in situ will have to be made and a clause must be included by the owner/developer in the purchase agreement with the purchaser, owner of the premises/organization or society of the occupiers or the society of purchasers stating that, wet waste will be treated in situ and shall have to be maintained in operational condition as per the requirement of MCGM if any.

The planning design, construction and installation of Solid Waste Management System shall be as per the National Building Code of India, Part 9 Plumbing Services, Section 1-Water Supply, Drainage and Sanitation (Including Solid Waste Management) Paragraph 6.

*On the plots having total construction area 20,000 Sq.mt & above Bio-degradable Waste Treatment Plant of required capacity shall be provided and maintained.*

*The area under construction of Solid Waste Management System /Bio-degradable waste treatment plant shall be free of FSI.*

*The Completion Certificate for the Solid Waste Management System /Bio-degradable Waste Treatment Plant issued by Environmental Consultant shall be submitted before asking for Occupation Certificate/Building Completion Certificate."*

(EP-161)

## 67. ***Tree Plantation Provisions for Landscaping Enhancing/Conserving/Preserving Biodiversity***

i) The development in any plot of land shall be such as to preserve, as far as practicable, the existing trees. Where trees are required to be felled, twice the number of ~~indigenous~~ trees shall be planted for every tree to be felled.

ii) Every plot of land shall have at least

(a) at the rate of 5 **indigenous** trees per 100 sq.m or part thereof of the said recreational space, to be grown within the entire plot.

(b) at the rate of 1 **indigenous** tree per 80 sq. m or part thereof to be grown in a plot for which a sub-division or layout is not necessary.

iii) Trees shall be planted taking care that they shall not obstruct the maneuvering of firefighting vehicles during an emergency.

***iv) In between the indigenous trees planted along the boundary of plot, shrubs with grass shall be planted.***

~~***v) The native species which have the capacity to attract birds for nesting shall be preferably selected.***~~

***Note:—Indigenous trees are naturally growing trees available locally like mango, neem, jackfruit, banyan, pipal etc.***

## 68. **Coastal Regulation Zone (CRZ)**

Notwithstanding anything contained in these Regulations, any development within CRZ areas shall be governed by the amended Coastal Regulation Zone Notification No.S.O.19(E), dated 6th Jan, 2011 Ministry of Environment and Forest (MoEF), Government of India as amended from time to time, wherever applicable. ***Land shown as Natural Area in DP and situated on the seaward side of High Tide Line, if after modification to High Tide Line, falls on the landward side of modified High Tide Line, then in such case the said land will be deemed to have been situated in the zone of adjoining land unless, said land is forest/salt pan land/occupied by mangroves/mud flats.***

(EP-162)

## 69. **Environment Impact Assessment (EIA)**

This Regulation shall be applicable to developments as specified in provisions of amended Environmental Impact Assessment Notification No.S.O.1533 dated 14.09.2006 as amended from time to time. The compliance of conditions of NOC/Remarks shall be the responsibility of the owner/developer/project proponent. ~~***At the same time MCGM shall carry out detailed risk analysis within a time bound manner.***~~

~~***MCGM shall also prepare comprehensive Environment Impact Assessment plans for the Jurisdiction of MCGM.***~~

## 70. **Energy Efficient Buildings**

Owner/Developer/Project proponent at his option may opt for the certification of Indian Green Building code (IGBC)/Energy Conservation Building Conservation Code (ECBC). The

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provisions of appliances/fitting as per IGBC/ECBC shall be as per direction of GOI/GOM if any from time to time. ~~Owner/Developer/Project proponent will be eligible for the additional fungiblecompensatory area over and above than that permissible as per the Regulation No 31(3) to the extent of 5%, if he submits certification from Competent Authority.~~

## APPENDIX- I

### (Regulation 47)

#### ***Additional Fire Protection Requirements for High Rise and special Building: -***

##### **1. General**

In addition to the provisions of fire Protection, National Building code of India, the Chief Fire Officer may insist on suitable provisions in, high rise and special buildings or premises from the fire safety and fire-fighting point of view depending on their occupancy and height.

##### **2. Construction: -**

###### **(1) Building materials: -**

(i) Load bearing elements of construction and elements of construction for which the required fire resistance is one hour or more shall be of non-combustible material. Interior finish materials (wall paneling, floor coverings etc.) may be permitted of materials having their rating for flame spread and smoke developed not exceeding a very low flame spread limit in accordance with IS:1642,1960 (Class I) Ceiling linings shall be non-combustible or of plasterboard.

(ii) Stairways and corridors shall not contain combustible materials.

(2) Structural members such as supports and load bearing walls shall have fire resistance rating of 3 hour, transoms and ceilings at least 2 hours.

(3) Internal walls and partitions separating corridors from areas on floors that are used for any purpose other than circulation shall have a fire resistance of not less than one hour. There shall be no openings in such walls other than for doors or delivery hatches with fire resistance not less than half an hour. Fire sections (fire walls) subdividing the building to prevent fire spread, shall have a fire resistance, rating not less than two hours.

(4) Facades excluding windows and doors shall consist of non-combustible building materials. The minimum distance between the top of the opening on a lower floor and the sill of that on the floor above it shall be 0.9 m., so that the fire would have to travel at least 0.9 m. between storeys.

##### **3. Staircase enclosures: -**

(1) The internal enclosing walls of staircase shall be of brick or R.C.C. construction with a fire resistance of not less than two hours. All enclosed staircases shall be reached via a ventilated lobby and shall have access through self-closing doors of at least half an hour fire resistance. These shall be single swing doors opening in

the direction of the escape. The door shall be fitted with check section door closers. The floor landing of staircases shall not form part of common corridor.

- (2) The staircase enclosures on the external wall of a building shall be ventilated to the atmosphere at each landing or mid-landing.
- (3) A permanent vent at the top equal to 5 per cent of the cross-sectional area of the enclosure and open able sashes at each landing level with area not less than 0.5 sq. m. on the external wall shall be provided. The roof of the shaft shall be at least 1 m. above the surrounding roof. There shall be no glazing or glass bricks in any internal enclosing wall of a staircase. If the staircase is in the core of the building and cannot be ventilated at each landing, a positive pressure of 5 mm. water gauge by an electrically operated blower shall be maintained.
- (4) The mechanism for pressuring the staircase shaft shall be so installed that it operates automatically and also manually when the automatic fire alarm operates.

#### 4. ***Lift enclosures:*** -

- (1) The walls enclosing the lift shafts shall have a fire resistance of not less than two hours. Shafts shall have permanent vents at the top not less than 1800 m. m. (0.2 sq. m.) in clear area. Lifts motor rooms should preferably be sited at the top of the shaft and shall be separated from lift shafts by the enclosing wall of the shaft or by the floor of the motor rooms.
- (2) Landing doors in lift enclosures shall open into the ventilated or pressurised corridor/lobby and shall have fire resistance of not less than one hour.
- (3) The number of lifts in one lift bank shall not exceed four. The shaft for the fire lift in a lift bank shall be separated from each other by a brick masonry or R.C.C. wall of fire resistance of not less than two hours. Lift car doors shall have fire resistance of not less than one hour.
- (4) If the lift shaft and lift lobby are in the core of the building, a positive pressure of not less than 2.5 mm. and not more than 3 mm. water gauge by an electrically operated bower shall be maintained in the lift lobby and positive pressure of not less than 5 mm. water gauge shall be maintained in the lift shaft. The mechanism for pressuring the lift shaft and lift lobby shall be so installed that they shall operate automatically and also manually when the detector & automatic fire alarm operates. The mechanism shall have facilities to operate manually.
- (5) Exit from the lift lobby, if located in the core of the building, shall be through a self-closing smoke stop door of a half-hour fire resistance.
- (6) The lift machine room shall be separate and no other machinery shall be installed therein.



- (7) Lifts shall not normally communicate with the basement. However, one of the lifts may be permitted to reach the basement level provided the lift lobby at each basement level ~~is~~ shall be pressurized and separated from the rest of the basement areas, by a smoke-actuated fire resisting door of two hours' fire resistance. These doors can also be kept in hold-open position by an electro-magnetic device to be linked with a smoke detector.

#### 5. *External windows.*

The area of the open able external windows on a floor shall be not less than 2 1/2 per cent of the floor area. The locks for these windows shall be fitted with budget lock of the carriage key type (which can be opened with the point of a fireman's' axe).

#### 6. *Fire lifts*

The following provisions shall be made for a fire lift. -

- (a) To enable fire services personnel to reach the upper floors with minimum delay, one or more of the lifts shall be so designed as to be available for the exclusive use of such personnel in an emergency and be directly accessible to every dwelling/lettable floor space of each floor.
- (b) The lift shall have a floor area of not less than 1.4 sq. m. with a minimum dimension of 1.12 m. It shall have a loading capacity of not less than 545 kg. (8 persons lift) with automatic closing doors.
- (c) There shall be an alternate electric supply from a generator of an adequate capacity apart from the electric supply in the building and the cables shall run in a route safe from fire, i.e. within the lift shaft. In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment buildings, this change over of supply could be done through a manually operated change-over switch.
- (d) The operation of a fire lift shall be by a simple toggle or two button switch situated in a glass fronted box adjacent to the lift at the entrance level. When the switch is on, landing call-points will become inoperative and the lift will be on care control only or on priority control device. When the switch is off, the lift will return to normal working. This lift can be used by the occupants in normal times.
- (e) The words 'FIRE LIFT' shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.
- (f) Collapsible gates shall not be permitted for lifts; the lifts shall have solid doors with fire resistance of at least one hour.
- (g) The speed of the fire lift shall be such that it can reach the top floor from ground level within one minute.

## 7. Basements: -

- (1) Each basement shall be separately ventilated. Vents with cross, sectional area (aggregate) not less than 2.5 percent of the floor area spread evenly around the perimeter of the basement shall be provided in the form of grills or breakable stall boards lights or pavement lights or by way of shafts. Alternatively, a system of air inlets shall be provided at basement floor level and smoke outlets at basement ceiling level. Inlets and outlets may be terminated at ground level with stall boards or pavement lights as before but ducts to convey fresh air to the basement floor level shall have to be laid. Stall boards and pavement lights should be in position easily accessible to the Fire Brigade personal and rescue teams and clearly marked 'SMOKE OUTLET' or AIR INLET' with an indication of area served at or near the opening.
- (2) The staircase of basements shall (a) be of enclosed type having fire resistance of not less than two hours; (b) be situated at periphery of the basement to be entered at ground level only from the open air and in such a position that smoke from any fire in the basement shall not enter and exit serving the ground and upper storeys of the building; and (c) communicate with basement through a lobby provided with fire-resisting self-closing doors of one hour fire resistance. If the travel distance exceeds ~~18.50m~~ **the values mentioned in Regulation No 47(3)(i) (I & ii)**, additional staircases at proper places shall be provided.
- (3) Intake ducts may serve all basement levels but each basement and basement compartment shall have separate smoke outlet duct or ducts.
- (4) Mechanical extractors for smoke-venting system from lower basement levels shall also be provided. The system shall be of such design as to operate on actuation of heat sensitive detectors or sprinklers if installed and shall have a considerably higher performance than the standard units. The system should also have an arrangement to start it manually and shall be designed to function at a temperature not less than 550°C.
- (5) Kitchens working or gas fuel shall not be permitted in basements.

## 8. Floor space division (fire sections)

The floor space division on floors and in basements shall be as per provisions of N.B.C.

## 9. Service ducts.

- (1) Service ducts shall be enclosed by walls having a fire resistance of not less than two hours. Doors for inspection or access shall also have a fire resistance of not less than two hours.
- (2) If the cross-sectional area of a duct exceeds 1 sq. m it shall be sealed where it passes a floor with non-combustible light material. The seal within the duct

maybe pierced for any service pipe or ventilated trunk and shall fit as closely as possible around any such pipe or trunk.

- (3) A permanent vent shall be provided at the top of the service shaft of cross-sectional area not less than 460 sq. cm or 6.25 cm. for each 900-sq. cm of the area of the shaft, whichever is more.

#### **10. Refuse chutes and refuse chambers.**

(1) Hoppers under refuse chutes shall be situated in a well-ventilated position and the chutes shall be continued upwards with an outlet above roof level and with an enclosure wall of non-combustible material with fire resistance of not less than two hours. The hoppers shall not be located within the staircase enclosure.

(2) Inspection panels and hopper (charging station) opening shall be fitted with light fitting, metal doors, covers, having a fire resistance of not less than one hour. Flap doors/covers i.e. push-in or lift-up type shall not be permitted.

(3) Refuse chutes shall not be provided in staircase walls and air conditioning shafts, etc.

(4) Refuse chambers shall have walls and floors or roofs constructed of non-combustible and impervious material and shall have a fire resistance of not less than two hours. They shall be located at a safe distance from exit routes.

#### **11. Building services**

##### **(1) Electrical Services**

(a) The electric distribution cables wiring shall be laid in a separate duct. The duct shall be sealed at every floor with non-combustible materials having the same fire resistance as that of the duct.

(b) Water mains, telephone lines, inter-com lines, gas pipes or any other service line shall not be laid in the duct for electric cables.

(c) Separate circuits for water pumps, lifts, staircase and corridor lighting and blowers for the pressurizing system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes so that a fire in one circuit will not affect the others. Master switches controlling essential services circuits shall be clearly labelled.

(d) The inspection panel doors and any other opening in the shaft shall be provided with air-tight fire doors having a fire resistance of not less than two hours.

- (e) High, Medium and low voltage wiring running in shafts, and within a false ceiling, shall run in metal conduits.
- (f) An independent and well ventilated service room shall be provided on the ground floor with direct access from outside or from the corridor for the purpose of termination of electric supply from the licensees' service and alternative supply cables. The doors provided for the service room shall have fire resistance of not less than two hours.
- (g) If the licensees agree to provide meters on upper floors, the licensees' cables shall be segregated from consumers' cables by a partition in the duct. Meter rooms on upper floors shall not open into staircase enclosures and shall be ventilated directly to open air outside.
- (h) PVC cables should have an additional sheathing or protection provided by compounds sprayed on after installation.

**(2) Town gas/L.P. Gas supply pipes**

These pipes shall be run in shafts exclusively for this purpose and shall be on external walls, away from the staircases. There shall be no inter-connection between these shafts and the rest of the floors, Gas meters shall be housed in a suitable constructed metal cupboard located in a well-ventilated space at ground level.

**(3) Staircase and Corridor Lightings**

- (a) The staircase and corridor lighting shall be on separate circuits and shall be independently connected so that they could be operated by one switch installation on the ground floor easily accessible to fire-fighting staff at any time irrespective of the position of individual control of light points, if any.
- (b) Staircase and corridor lighting shall also be connected to alternate supply as defined in sub-Regulations (4). However, for assembly and institutional buildings less than 32 m. when the alternate source of supply may be provided by battery continuously trickle-charged from the electric mains.
- (c) Double throw switches should be installed to ensure that the lighting in the staircase and the corridor do not get connected to two sources of supply simultaneously. A double throw switch shall be installed in the service room to terminate the stand-by-supply.
- (d) Emergency lights shall be provided in the staircase/corridors for multistoried high rise and special buildings.

**(4) Alternate source of electric supply**

A stand-by electric generator shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the stand-by fire pump, pressurization fans and blowers, smoke extraction and damper systems in case of failure of normal electric supply. The generator shall be capable of taking starting current of all the machine and circuits stated above simultaneously. If the stand-by pumps are driven by diesel engine, the generator supply need not be connected to the stand by pump.

**(5) Transformer**

- (a) If transformers are housed in basement, they shall be necessarily in the first basement in a separate fire resisting room of four house rating, at the periphery of the basement. The rooms shall be protected by carbon dioxide or BCF fixed installation system to protect transformers. The entrance to the room shall be provided with a steel doors of two hours' fire rating. A curb (sili) of a suitable height shall be provided with at the entrance in order to prevent the flow of oil from a ruptured transformer into other parts of the basement. Direct access to the transformer room shall be provided preferably from outside. The switch gears shall be housed in a separate room separated from the transformer bays by a fire resisting wall with fire resistance of not less than four hours.
- (b) If housed in basement, the transformer shall be protected by an automatic high pressure water spray system (emulsifying).
- (c) Transformers housed at ground floor level shall be cut-off from the other portion of the premises by fire resisting walls of four hours' fire resistance.
- (d) They shall not be housed on upper floors except stilt at upper level & podium if dry type.
- (e) A tank of RCC construction of capacity capable of accommodating the entire oil of the transformers shall be provided at lower level, to collect the oil from the catch-pit in an emergency. The pipe connecting the catch-pit to the tank shall be of non-combustible construction and shall be provided with a flame-arrester.

**(6) Air-conditioning**

- (a) Escape routes like staircases, common corridors, lift lobbies etc. shall not be used as return air passages.
- (b) The ducting shall be constructed of substantial gauge metal in accordance with IS-655-1963 Metal Air Ducts (Revised).

- (c) Wherever the ducts pass through fire-walls or floors, the opening around the ducts shall be sealed with fire-resisting materials such as asbestos rope or vermiculite concrete glass wool.
- (d) As far as possible, metallic ducts shall be used even for the return air instead of space above the false ceiling.
- (e) The materials used for insulating the duct system (inside or outside) shall be of non-combustible materials such as glass wool, spun glass with neoprene facing.
- (f) Area more than 750 sq. m on the individual floor shall be segregated by a fire-wall and automatic fire dampers for isolation shall be provided where the ducts pass through fire walls. The fire dampers shall be capable of operating manually.
- (g) Air ducts serving floor areas, corridor etc. shall not pass through the staircase enclosure.
- (h) The air handling units shall as far as possible be separate for each floor and air ducts for every floor shall be separate and in no way interconnected with the ducting of any other floors.
- (i) Automatic fire dampers shall be provided at the inlet of the fresh air duct and the re-turn air duct of each compartment on every floor. They shall be so arranged as to close by gravity in the direction of the air movement and to remain tightly closed upon operation of a smoke detector.
- (j) If the air handling unit serves more than one floor, the requirements given above shall be complied with an addition to the conditions given below: -
  - (i) Proper arrangements by way of automatic fire dampers working on smoke detectors for isolating all ducting at every floor from the main riser shall be made.
  - (ii) When the automatic fire alarm operates, the respective air handling units of the air-conditioning system shall automatically be switched off.
- (k) The air filters of the air-handling units shall be of non-combustible materials.
- (l) The air handling unit room shall not be used for storage of any combustible materials.
- (m) Inspection panels should be provided in main trunking to facilitate the cleaning of the duct of accumulated dust and to obtain access for maintenance of fire dampers.

- (n) No combustible material shall be fixed nearer than 15 cm. to any duct unless such duct is properly enclosed and protected with non-combustible material (glass wool) or spun glass with neoprene facing enclosed and wrapped with aluminum sheeting) at least 3.2 mm. thick and which does not readily conduct heat.
- (o) Materials used for false ceilings, runners and suspenders shall be of non-combustible type.

### **(7) Boiler room**

Boiler and boiler rooms shall conform to the Indian Boilers Act. The following additional aspects should be taken into account in the location of boiler/boiler room:

- (a) Boilers shall not be allowed in a lower basement but may be allowed in basements at first level and away from the escape routes.
- (b) The boilers shall be installed in a fire-resisting room of 4 hours' fire resistance rating situated on the periphery of the basement. Catch-pitch shall be provided at the low level.
- (c) Entry to this room shall be provided with a composite door of two hours' fire resistance.
- (d) The boiler room shall be provided with fresh air inlets and smoke exhausts directly to the atmosphere.
- (e) The furnace oil tank for the boiler, if located in the adjoining room, shall be separated by fire resisting walls 4 hours rating. The entrance to this room shall be provided with double composite doors. A kerb of suitable height shall be provided at the entrance in order to prevent the flow of oil into the boiler room in case of tank rupture.
- (f) Foam inlets shall be provided on the external walls of the building near the ground level to enable the fire services to use foam in case of fire.

## **12. Provision of First Aid and Fire-fighting Appliances**

- (1) First-aid firefighting equipment shall be provided on all floors including basements lift rooms, etc. in accordance with IS: 2217-1963 Recommendations for providing First-Aid Fire Fighting Arrangements in Public Buildings.
- (2) The firefighting appliances shall be distributed over the building in accordance with IS: 2190-1971 Code of Practice for Selection, Installation and Maintenance of Portable First-Aid Fire Appliances.

### 13. Fixed Fire-Fighting Installations

- (1) Buildings shall be protected by wet riser, wet riser-cum-down corner, automatic sprinkler, installation, high pressure water spray or foam generating system as prescribed in sub-Regulations (2) to (6) below: -
- (2) The wet riser/riser-cum-down comers' installation with capacity of water storage tanks and fire pumps shall conform to the requirements specified in Table hereunder.

Table

#### Firefighting installation requirements: -

Sr. No.	Type of the building occupancy	Requirements				
		Water Supply			Pump Capacity	
		Type of Installation	Undergro und Static Tank	Terrace Tank	Near the underground Static Tank	Terrace Level
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	Residential buildings below 32 m. in height	Nil	Nil	Nil	Nil	Nil
2	Residential buildings- (a) Above 32 m. and not exceeding 70 m. (if plot area is less than 600 sq. m) with shopping/commercial up to two upper floor	Wet riser-cum-down comer.	50,000 litres	30000li tres	2400 litres per minute giving a pressure not less than 3.2 kg/cm2 at the topmost hydrant.	900 litres per minute giving a pressure not less than 3.2 kg/cm2 at the topmost hydrant.
	(b) Above 32 m. and not exceeding 70 m. (if plot area is more than 600 sq. m) withshopping/co mmercial up to two upper floor	Wet riser cum-down comer.	1,50,000 litres	30,000 litres	2,400 litres per minute giving a pressure not less than 3.2 kg/cm2 at the topmost hydrant.	900 litres per minute giving a pressure not less than 3.2 kg/cm2 at the topmost hydrant.



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	(c) Exceeding 70 m.	Wet riser cum down corner	3,00,000 litres	50,000 litres	2800 litres per minute giving pressure not less than 3.2 kg/cm <sup>2</sup> at the top most hydrant.	900 litres per minute giving pressure not less than 3.2 kg/cm <sup>2</sup> at the top most hydrant.
(3)	Non-residential /Special type buildings- (a) Upto 15 m. in height.	Nil	50,000 litres	Nil	Nil	Nil
	(b) Above 15 m. but not exceeding 32 m. in height except educational buildings.	Wet riser-cum-down corner.	1,00,000 litres	20,000 litres	1400 litres per minute giving a pressure not less than 3.2 kg/cm <sup>2</sup> at the topmost hydrant	900 litres per minute giving a pressure not less than 3.2 kg/cm <sup>2</sup> at the top hydrant.
	(c) Above 32 m. but not exceeding 70 m. in height except educational buildings. (If area of plot is less than 600 sq. m)	Wet riser-cum-down corner	1,00,000 litres	30,000 litres	2400 litres per minute giving a pressure not less than 3.2 kg/cm <sup>2</sup> at the topmost hydrant.	900 litres per minute giving a pressure not less than 3.2 kg/cm <sup>2</sup> at the top hydrant.
	(d) Above 32 m. but not exceeding 70 m. (If area of plot is more than 600 sq. m)	Wet riser-cum-down corner.	1,50,000 litres	30,000 litres	2400 litres per minute giving a pressure not less than 3.2 kg/cm <sup>2</sup> at the topmost hydrant.	900 litres per minute giving a pressure not less than 3.2 kg/cm <sup>2</sup> at the top hydrant.
	(e) Above 70 m. in height buildings. (If area of plot is more than 600 sq. m)	Wet riser-cum-down corner.	3,00,000 litres.	50,000 litres	2800 litres per minute giving a pressure not less than 3.2 kg/cm <sup>2</sup> at the topmost hydrant.	900 litres per minute giving a pressure not less than 3.2 kg/cm <sup>2</sup> at the top hydrant.

Note:

1. Any of the above categories may incorporate an automatic sprinkle/a drencher system, if the risk is such that it requires such protective methods.
2. A minimum of two hydrants shall be provided within a courtyard.
3. Wet riser-cum-down corner is an arrangement for firefighting within the building by means of vertical rising mains of not less than 10 cm. Internal dia, with hydrant and hose reel on each floor landing connected to an overhead water/storage tank for firefighting purpose through a booster pump, check valve and a non-return valve near the tank end and a fire pump, gate and non-return valve over the underground static tank. A fire service inlet at ground level filled with a non-return valve shall also be provided to the rising main for charging it by a fire service pump in case of failure of static fire pumps over the underground static tanks.
4. The performance of pumps specified above shall be at R.P.M. not exceeding 2,000.
5. The above quantities of water shall be exclusively for firefighting and shall not be utilised for domestic/or other use. The layout of underground static water tank shall be as per the requirement of CFO/CFO manual.
6. The size of the riser in the non-residential buildings over 32 m. high shall be 15 cm. (internal dia.) with twin hydrant outlets and hose reel on each floor.
7. A facility to boost water pressure in the riser directly from the mobile pump shall also be provided to the wet riser system with suitable fire service inlets (collecting head with two 63 mm inlets for 10 cm rising main and four 63 mm inlets with check valves for 15 cm. Dia rising main) and a non-return valve and a gate valve.
8. Hose Reel-The Internal diameter of rubber hose for the hose reel shall be a minimum of 19 mm. A shut-off branch with a nozzle of 4.8 mm. size shall be provided.

### **(3) Wet Riser Installation**

They shall conform to IS: 3644-1966 Code of Practice for Installations of Internal Fire Hydrants in high-rise buildings. In addition, the wet-riser shall be designed for zonal distribution ensuring that unduly high pressure does not develop in risers and hose pipes.

In addition to wet-riser, wet riser-cum-down corner, first aid hose reels shall be installed on the floors of buildings above 32 m. and shall conform to IS :884-1969 Specifications for First Aid Hose Reel for Fire Fighting (Fixed Installation). The first

aid hose reel shall be connected to one of the female couplings of twin couplings of landing valves directly to the wet riser in the case of single outlet of the wet riser installations by means of adapter: -

- (i) Static Water Storage Tank: - A satisfactory supply of water for the purpose of firefighting shall always be available in the form of an underground static storage tank with capacity specified for each building with arrangements of replenishment by main or alternative source of supply at 1,000 liters per minute. The static storage water supply should easily be accessible to fire engines. Provision of suitable number of manholes shall be made available for immersion, repairs and inspection of suction hose etc. The covering slab shall be able to withstand a vehicular load of 18 tonnes. The domestic suction tank connected to the static water storage tank shall have an overflow capable of discharging 2250 litres per minute to a visible drain point from which by a separate conduit the overflow shall be conveyed to a storm water drain.
- (ii) To prevent stagnation of water in the static water storage tank, the suction tank of the domestic water supply shall be fed only through an overflow arrangement to maintain the level therein at the minimum specified capacity.
- (iii) The static water storage tank shall be provided with a fire brigade collecting breaching with four 63 mm. Dia. (two of 63 mm. dia. for pump with capacity 1,400 liters/minute) instantaneous male inlets arranged in a valve box at a suitable point at street level and connected to the static tank by a suitable fixed pipe of not less than 15 cm dia. to discharge water into the tank when required at a rate of 2250 litres per minute.
- (iv) Automatic Sprinklers: - Auto-sprinklers shall be installed **in accordance with provisions of NBC, amended up to date:**
- ~~(a) in basements used as car parks except in apartment buildings and residential hotels if the area exceeds 500 sq. m.~~
- ~~(b) in basements of high rise buildings used as car parks and for permissible essential services ancillary to a particular occupancy.~~
- ~~(c) In any rooms or other compartment of a building exceeding 500 sq. m.~~
- ~~(d) In department stores or shops in an area exceeding total of 750 sq. m.~~
- ~~(e) In all non-domestic floors of mixed occupancy considered to constitute a hazard and not provided with staircase independent of the remainder of a building;~~
- ~~(f) In godowns and warehouses as considered necessary;~~
- ~~(g) In dressing rooms, scenery decks, stages, and stage basements of theatres.~~

**(4) Automatic High Pressure Water Spray (emulsifying):** - This system shall be provided for protection of indoor transformers of a substation in a basement area.

**(5) Foam Generating System:** - This system shall be provided for protection of boiler rooms with ancillary, storage of furnace oils in a basement.

**(6) Carbon-dioxide (Co2) Fire Extinguishing System:** - Fixed Co2 fire extinguishing installation shall be provided as per IS: 6382-1971 Code of Practice for Design and Installation of Fixed Co2 Fire Extinguishing System on premises where water or foam cannot be used for extinguishing fire because of the special nature of the contents of the buildings/areas to be protected. Where possible, BCF installation may be provided instead of Co2 installation.

#### 14. Fire Alarm System: -

All buildings mentioned below shall be equipped with fire alarm systems as given below: -

**(i) *Special buildings above 15 m. in height and Business and Industrial buildings above 32 m in height-***

- (a) Such buildings shall be equipped with a manually-operated electrical fire alarm system with one or more call boxes located at each floor. The call boxes shall be so located that one or other of them shall be accessible to all occupants of the floor without having to travel more than 30 m.
- (b) The call boxes shall be of the 'break-glass' type without any moving parts where the call is transmitted automatically to the control room without any other action on the part of the person operating the call box.
- (c) All call boxes shall be wired in a closed circuit to a control panel in the control room located as given in this rule so that the floor number where the call box is actuated is clearly indicated on the control panel. The circuit shall also include one or more batteries with a capacity of 48 hours normal working at full load. The battery shall be arranged to be continuously trickle-charged from the electric mains. The circuit may be connected to an alternate source of electric supply.
- (d) The call boxes shall be arranged to sound one or more sounders so as to ensure that all the occupants of the building are warned whenever any call box is actuated.
- (e) The call boxes shall be so installed that they do not obstruct the exit-ways and yet their location can easily be noticed from either direction. The base of the call box be at a height of 1 m. from the floor level.

**(ii) *All other buildings exceeding 32 m. height excluding those mentioned in clause (i) above: -***

These buildings shall, in addition to the manually operated electrical fire alarm system, be equipped with an automatic fire alarm system. The latter shall be in addition to any automatic fire-extinguishing system installed in any particular occupancy in accordance with these rules. The detectors for the automatic fire alarm shall conform to the relevant IS Specification Heat Smoke Sensitive Type Fire Detector and the system shall be installed in accordance with IS: 2189-1976 Code of Practice for Automatic Fire Alarm System of any other relevant Indian Standard, prescribed from time to time.

Provided that, no automatic detector shall be required in any room or portion of a building which is equipped with an approved installation of automatic sprinklers.

### **15. Lightning Protection of Buildings**

The lightning protection systems for buildings shall be in accordance with the provisions of Part III, National Building Code of India amended up to date.

### **16. Control Room**

For all buildings mentioned in clause no 14 above except residential buildings, there shall be a control room on the entrance floor of the building with communication system (suitable public address system) to all floor planers along with the details of firefighting equipment and installations shall be maintained in the control room. The control room shall also have facilities to detect a fire on any floor through indicator boards connecting fire detecting and alarm systems on all floors. The staff in-charge of the control room shall be responsible for the maintenance of the various services and firefighting equipment and installations. Control room shall be manned around the clock.

### **17. Fire drills and fire orders**

Fire notices/orders shall be prepared indicating the requirements of firefighting and evacuation of the building in the event of fire or another emergency. Occupants shall be thoroughly familiarised with their contents and action needed in the event of an emergency. Such notices should be displayed prominently.

### **18. Location of Refuge Area: -**

#### **i) Manner of providing refuge area: -**

- a) The refuge area shall be so located that it shall preferably face the access road/s or otherwise face the wider open space on the side of the building perpendicular to the main access road.
- b) The cantilevered Refuge area on cantilever will be permissible at the mid-landing of the staircase only. All other refuge areas shall be within the building line only.

- c) The cantilevered refuge area shall necessarily be of RCC type.
- d) The refuge area shall be provided with railing / parapet of 1.20 m.
- e) R.C.C. covering shall be provided above the topmost cantilever refuge area.
- f) The refuge area shall have a door which shall be painted or fixed with a sign in luminous paint mentioning "REFUGE AREA"
- g) The lift/s shall not be permitted to open into the refuge areas.
- h) The refuge area provided within building line shall be accessible from common passage/ staircase.

**ii) Use of refuge area: -**

- a) The refuge area shall be earmarked exclusively for the use of occupants as temporary shelter and for the use of Fire Brigade Department or any other organization dealing with fire or other emergencies when occur in the building and also for exercises/drills if conducted by the Fire Brigade Department.
- b) The refuge areas shall not be allowed to be used for any other purpose and it shall be the responsibility of the owner/occupier to maintain the same clean and free of encumbrances and encroachments at all times.

**iii) Facilities to be provided at refuge area: -**

- a) Adequate emergency lighting facility shall be provided.
- b) Toilet may be provided within refuge area.
- c) Drinking water shall be provided.

**iv) Terrace floor as a refuge floor: -**

- a) The necessary facilities such as emergency lighting, drinking water etc. shall be provided.
- b) The access door/s from the enclosed staircase/s to the terrace floor shall have louvers at top half portion of the door. The entrance doors to the terrace shall be painted or fixed with sign painted in luminous paint mentioning "REFUGE AREA"

**19. Glass Façade**

All the buildings having glass façade shall comply with fire safety requirements as per Model Building Bye Laws/NBC

APPENDIX- II

[Regulations 10.1, 10(3) (iii), (iv)]

Form of Notice and first Application for development Under Sections 44,45,58,69 of the Maharashtra Regional and Town Planning Act 1966 and to erect a building under section 337/342 of the Mumbai Municipal Corporation Act, 1888.

To,

The .....

Municipal Corporation of Greater Mumbai,

Mumbai.

Sir,

I intend to carry out development in the site/to erect, to re-erect/to make material alteration in the building.....on/in plot No. C.S.No./C.T.S. No.....of.....Division/village/Town Planning Scheme No.....situated at Road/Street.....

ward.....and in accordance with section 44,45, 58,69 of the Maharashtra Regional and Town Planning Act, 1966/section 337, 342 of the Mumbai Municipal Corporation Act, 1888, and the Maharashtra Development Plan Rules, 1970.

2. I enclose the following plans and statements (Items 1 to 6) wherever applicable, in quadruplicate

, signed by (Name in block letter).....

Licensed surveyor/engineer/structural engineer/supervisor, License No.....

or architect, who has prepared the plans and designs on my behalf and copies of other statements/documents as applicable (Items 7 to 14): -

- 1) Key Plan (Location Plan)
- 2) Site Plan
- 3) Sub-division/layout plan
- 4) Building Plan
- 5) Particulars of development in the form in Annexure-4
- 6) Ownership Title documents and ownership title submitted by Solicitor/Advocate
- 7) Attested copy of receipt for payment of building permit fee
- 8) ~~Clearance certificate of municipal tax arrears~~ **Self certification from owner/developer regarding municipal tax clearance.**

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- 9) No objection certificate/s, where required.
  - 10) Appointment letter in favour of licensed technical personnel or architect.
  - 11) Supervision memorandum of licensed technical personnel or architect.
  - 12) Property register card, and city survey plan for plot in original signed by the Competent City Survey Authority not issued prior to 12 months,
  - 13) Owners' affidavit regarding area of the plot.
  - 14) Architect's certificate for plot area along with area calculations by triangulation method.
- Please approve the proposed development/construction and permit me to execute the work.

Yours faithfully,

Date: .....

Signature of Owner .....

Name of Owner ..... (in block letters)

Address of Owner .....



**Appendix III**  
**Regulation NO 59**

*Table. List of special purpose NOCs.*

Sr.No.	Authority	Location
1	Airport	For height of buildings as per the provisions of Regulation No 45(f)
2	Police	For Construction of Religious Structures
3	Jail Authority	Required by the Competent Authority and as notified by Urban Development Department, GoM
4	Railway	If situated within 30 m from Railway LandTrackBoundary.
5	Defence	Required by the Defence Authority around defence installation and as notified by Urban Development Department, GoM
6	MHCC	For development related to Heritage Structures and in Heritage Precincts as specified in the Regulation No 52.
7	ASI (Archeological Survey of India)	As notified by the Competent Authority
8	MHADA /MBRR Board	In case of development of lands belonging to MHADA /development in MHADA layout, Cessed Buildings
9	MCZMA	For development in areas affected by CoastalRegulation Zone
10	MoEF	For development attracting the EIA Notification
11	Highway	Plot <del>abutting</del> falling within highway buffer as shown on DP
12	MMRDA	In influence zone of Metro/Monorail as may be notified by the Competent Authority.
13	Estate Department of MCGM	Land of Improvement Trust
14	Collector	Government land/ NA/ ULC wherever applicable
15	Director of Industries	As specified in these Regulations

- The above cited list shall stand amended through additions/deletions mandated by GoM from time to time.

**Appendix IV**

(Regulation 60)

**Repairs to existing Building**

(1) ***Repairs to be carried out can be categorized as detailed below:***

Partial repairs- The repairs to the extent of 75% of BUA will be termed as partial repairs. The partial repairs shall be allowed with the permission of the Commissioner.

Extensive repairs- The repairs beyond 75% of BUA will be termed as extensive repairs which shall be allowed with the special permission of the Commissioner.

(2) ***Type of Repairs:***

Category- I-The building neither affected by the road widening nor by DP Reservations.

Category-II-The buildings affected by the road widening or by reservations or by both

(3) ***Pre-requisites while submitting the proposal:***

- (i) Notice under section 342 of MMC Act and notice under section 44/69 of MR & TP Act 1966 duly signed by owner/NOC Holder.
- (ii) NOC from M.B.R & R Board (if cessed building)
- (iii) Structural audit report/Statutory Notice issued by MCGM/MHADA
- (iv) Photographs showing condition of building as under:
  - a) Front roadside view from ground to top floor in one or more photographs as possible.
  - b) Side view elevation photographs wherever possible.
  - c) Dangerous portions proposed for repairs
  - d) Type of existing material in mode of construction
  - e) Roof photographs.
- (v) Plan showing block plan, location plan and all the details existing on site
- (vi) List of all the existing tenants/occupants signed by NOC Holder and countersigned by Architect, in case of non cessed building and list of all the existing tenants/occupants signed by Ex. Engineer M.B. R. & R Board in case of cessed building.
- (vii) Owner's consent for the proposed repairs/authority under section 499 of MMC Act where Owner's consent for proposed repairs is not possible.
- (viii) The onus of submitting authenticity of the structure for which repairs have been proposed shall entirely vest with owner/NOC holder

(4) ***Guidelines***

- (1) The buildings which are in need of Extensive Repairs shall be preferably developed or redeveloped under the provisions of these Regulations. However, if development/redevelopment is not possible due to various reasons such as size/shape of plot, disputes and other reasons, then Extensive Repair may be allowed.
- (2) Except those buildings affected by setback of important roads from the point of view of their widening, in all other cases repairs will be allowed inclusive of setbacks, with

registered undertaking for not claiming any compensation on account of repairs for the structure and shall handover the portion of road setback as per prevailing policy/provision, when required by MCGM. The provision of Twin column arrangement shall be insisted at the sanctioned R.L / D.P. Road so as to detach the part of the building falling within the setback as and when required by MCGM for widening of roads.

- (3) When repairs are allowed in the setback/widening of the road portion only then, Standing Committee shall be intimated as per the section 297(3) of MMC Act.

If a road is already widened on either side of the building which is to be taken up for repairs, such building can be taken up for repairs in conformity with (2) and (3) above, if it requires extensive repairs.

- (4) Repairs may be allowed on sites under reservation, if the same is not under acquisition.

In case of reserved sites which are under acquisition, the repairs may be allowed with special permission of the Commissioner. In both the cases, registered undertaking shall be insisted upon from the NOC holder/owner stating that no compensation will be claimed on account of repairs for the structure as and when the property is acquired, and grant of permission for repairs will not in any way affect the process of acquisition and shall not be used as a tool to impede the process of acquisition.

- (5) It shall be the responsibility of the owner/NOC holder to ensure that the existing tenements/existing authorised uses are maintained.

- (6) No repairs to the unauthorised structure/unauthorised part of structure shall be allowed.

- (7) In case of cessed properties MHADA/MBRRB may carry out repairs of buildings after obtaining remarks from MCGM as per provisions of the MHADA Act. Remarks and observations if any as stated in these guidelines shall be complied with during the course of repairs.

Notes:

1. The repairs to the non-tallying portion which forms part of common amenities such as toilet block, washing places, common passage, and staircase can be considered at Dy. Ch. E (BP)'s level.
2. In case applicant submits documentary evidence from Government Authority to prove the existence of non-tallying portion prior to 01/04/1962 for non-residential and 17/4/1964 for residential buildings, repairs can be allowed
3. In case of partial/extensive structural repairs of buildings owned by Government/Semi Government organizations/Municipal Corporation/B.E.S.T. Undertaking/Government-Semi Government Undertakings, approval of the Head of department/Competent Authority of Concerned organization shall be sufficient. Structural Audit as per the requirement of MCGM and compliance thereof shall have to be observed by the concerned organization/Authority.

## APPENDIX- V

### MUNICIPAL CORPORATION OF GREATER MUMBAI

No. Dy.Ch.E./BP/

of

Office of the:

Dy. Chief Engineer (B.P.)

**ADVANCE POSSESSION RECEIPT**

Sub: -Handing over and taking over the advance possession of plot/Area of D.P. Road/Reservation/amenity area etc. as per provisions of DCR 2034 out of Survey No./H.No. ...., CTS No. /C.S. No./ F.P. No. .... of village /Division/ T.P. Scheme No. .... in ..... Ward.

\_\_\_\_\_ working as Assistant Engineer in the Office of Dy. Ch.E. (B.P.)..... and ....., the owner of the said plot of land have respectively taken over on behalf of MCGM as per provisions of DCR and handed over the representative possession of the above said land respectively. The possession of the land mentioned below has been taken as required by the Deputy Superintendent Land Records as per Indian Registration Act, 1908, for the rectification in the Land Record. This possession Receipt does not mean that MCGM have taken final possession of the said land.

The final possession receipt shall be issued only after ascertaining the actual area as per provisions of DCR & joint measurement plan and physically taken over the possession of plot by MCGM and handed over by the owner. The cost of any transaction involved shall be borne by the owner or lessee.

The particulars of land considered for initial stage of representative advance possession receipt is as mentioned below-

Survey No.	H.No.	CTS No./C.S.No./F.P.No.	Village/Division/TPS	Area in Sq. M.

Conditions to be complied with before handing over final possession of the subject land.

- The construction of compound wall with gate wherever necessary.
- The necessary provision of storm water drain.
- Joint Measurement Survey with C.T.S.O
- The Title Clearance has been certified by ~~Legal Department of MCGM~~ **Advocate/Solicitor who has experience in this field of a minimum 10 years.**
- The owner/developer agreeing to rectify the defects in the works, if any, in terms of Undertaking separately given by the owner.
- Any other conditions as may deem fit and proper in the interest of general public.

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On..... Day of the month of .....

Handed over by	Taken over by
OWNER Address :	Sub Engineer/Assistant Engineer Bldg. Proposal ( Ward)

Disclaimer: This advance possession receipt is issued on the request of applicant and as per Provisions of Regulation No.....of DCR 2034. This advance possession receipt will not entail land owner/lessee to serve Purchase Notice under Section 49/127 of M.R. & T.P. Act, 1966 amended up to date.

APPENDIX- VI

(Final Possession Receipt from Owner to DP Department & DP Department to Estate Department)

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. Ch.E./DP/ of

OFFICE OF THE:  
Chief Engineer (Development Plan)  
BrihanmumbaiMahanagarPalika,  
Municipal Head Office,  
5<sup>th</sup> floor, Annexe Building,  
Mahapalika Marg,  
Fort, Mumbai-400 001.

FINAL POSSESSION RECEIPT

Sub:- Handing over and taking over of D.P. Road /Reservation/Amenity area out of Survey No. /H .No. ...., CTS No. /C.S. No. / F.P. No. .... of village /Division/ T.P. Scheme No. .... in..... Ward.

Ref:-1) Advance possession Receipt No. Dy.Ch. E. /BP/..... dtd.....

\_\_\_\_\_ working as Assistant Engineer in the Office of Ch.E. (D.P.) and \_\_\_\_\_, the owner for the said plot of the land have respectively taken over and handed over the possession of the above mentioned vacant land.

The particulars of land are as mentioned below-

Survey No.	H. No.	CTS No./ C.S. No./F.P. No.	Village/Division	Area in Sq. m.

- The compound wall with gate wherever necessary is provided.
- The necessary provision of storm water drain is made.
- The area of the D P Road/Reserved land/Amenity area has been ascertained on the basis of Joint Measurement Survey with SLR/C.S. Office under M.R. Plan No. .... dated ..... with communication No. .... dated ..... and as per the provisions of these Regulations.
- The Title Clearance has been certified by ~~Legal Department of MCGM~~ **Advocate/Solicitor who has experience in this field of a minimum 10 years** under no. .... dated .....

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- Any other conditions as may deem fit and proper in the interest of general public.
- The possession of above land is taken over subject to the owner/developer agreeing to rectify the defects in the works and in terms of Undertaking separately given by the owner.
- Ownership of land so handed over shall be transferred in the name of MCGM in land revenue records. The cost of any transaction involved shall be borne by the owner or lessee

NOTE:-In case of constructed built up amenity to be handed over along with plot as per the provisions of these Regulations, then the details such as built up area of amenity, number of tenements/non-residential galas, along with requirements like number of parking with their earmarking on the occupation plans and details Occupation/Completion Certificate shall be clearly mentioned in the possession receipt.

On ..... Day of the month of .....

Handed over by

Taken over by

OWNER

Sub/Asstt. Engineer Development Plan ( Ward)

Address:

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

**No. Ch.E. /DP/**

**of**

**FINAL POSSESSION RECEIPT**

Sub:- Handing over and taking over possession of D.P.Road/Reservation/Amenity out of Survey No./H.No. ...., CTS No. /C.S. No./ F.P. No. .... of village /Division/ T.P.Scheme No. .... in ..... Ward.

\_\_\_\_\_ working as Assistant Engineer in the Office of Ch.E.(D.P.) and \_\_\_\_\_, working as Assistant Engineer in the Office of Assistant Commissioner (Estates) / Ward for the said plot of the land have respectively handed over and taken over the possession of the above mentioned vacant land.

The particulars of land is as mentioned below-

Survey No.	H. No.	CTS No./ C.S. No./F.P. No.	Village/Division	Area in Sq. m.

- The compound wall with gate wherever applicable is provided.

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- The necessary provision of storm water drain is made.
- The area of the D P Road/Reserved land/Amenity area has been ascertained on the basis of Joint Measurement Survey with SLR/C.S. Office under M.R. Plan No. .... dated ..... with communication No. .... dated ..... and as per the provisions of these Regulations.
- The Title Clearance has been certified by ~~Legal Department of MCGM~~ **Advocate/Solicitor who has experience in this field of a minimum 10 years** under no. .... dated .....
- Any other conditions as may deem fit and proper in the interest of general public.
- The possession of above land is taken over subject to the owner/developer agreeing to rectify the defects in the works and in terms of Undertaking separately given by the owner.
- Ownership of land so handed over shall be transferred in the name of MCGM in land revenue records. The cost of any transaction involved shall be borne by the owner or lessee

NOTE:-In case of constructed built up amenity to be handed over along with plot as per the provisions of these Regulations, then the details such as built up area of amenity, number of tenements/non-residential galas, along with requirements like number of parking with their earmarking on the occupation plans and details Occupation/Completion Certificate shall be clearly mentioned in the possession receipt.

On ..... Day of the month of .....

Handed over by

Taken over by

Sub/Assistant. Engineer

Sub/Assistant Engineer

Development Plan ( Ward)

Assistant Commissioner (Estates) / Ward



**ANNEXURE - 1**

(Part of Appendix II Item 105)

Particulars of Development

- 1) (a) (i) Applicant's Full Name .....  
(in block letters) .....
- (ii) Applicant's address .....
- (a) Name and address of Licensed Surveyor/Engineer/Structural Engineer or Supervisor/Architect employed/Professionals on Records .....
- .....
- (c) No. and date of issue of license ..... Valid up to .....
- 2) Is the plot affected by any reservation or road lines? If so, are these correctly and clearly marked on the block plan?
- 3)\* (a) What is the total area of the plot according to the document?  
\* (b) Does it tally with the Collector's record?  
\* (c) What is the actual area available on site measured by the licensed surveyor/architect/engineer/supervisor or architect?  
(d) If there is any deduction in the original area of the plot on account of road lines or reservation? Please state the total area of such deductions.  
(e) If so, what is the net area?  
(f) Is the clearance under Urban Land (Ceiling and Regulations) Act, 1976 obtained? If so, what is the area allowed for development? Clearance under Urban Land (Ceiling and Regulations) Act, 1976 else an undertaking.

\*Permission will be based on the minimum of areas in (a), (c) or (f) above.

Note. -INDICATE DETAILS ON THE SITE/BUILDING PLAN AS IN FORM 1.

- 4) Are all plans as required under Regulations 10(3) enclosed?
- 5) (a) Is the plot part of a city triangulation survey number, revenue survey number or hissa number or a final plot number (city survey number) of a Town Planning Schemes or a part of an approved layout?  
(b) Please state sanction number and date of sub-division/layout.
- 6) (a) In what zone does the plot fall?  
(b) What is the permissible Floor Space Index of the Zone?  
(c) What is the number of tenements per net hectare permissible in the zone?
- 7) (a) Is the use of every room in the proposed work marked on the plans?  
(b) Is it in accordance with the Regulations?

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- (c) Does the building fall in the category of-
- (i) Special building as defined in Regulations 2(iv)(17)(n)
  - (ii) High rise building as defined in Regulations 2(iv)(17)(i) **76**
- 8 If the work is in connection with an industry-
- a) Please briefly describe the main and accessory processes.
  - b) Please state the maximum number of workmen and the total KW likely to be employed per shift in the factory.
  - c) Under what industrial classification does it fall? (Reference to relevant Regulation should be given).
  - d) Is the proposal for relocation of an existing industry? If so, give the name and address of the existing industry.

Note. - The permission will be based on the area which is minimum.

- e) If the proposal is for the establishment of a new industry or for the expansion of an existing industry, is a copy of the "No Objection Certificate" from the Department of Industries enclosed [see Regulations No. 18(k) wherever applicable?]
  - f) Will the building be away from the boundary of a residential or commercial zone or as per Table 18(B) in Regulations 41(4)?
  - g) Is the proposal for a service industrial estate on a plot reserved for service industries or in industrial zone?
  - h) Nature and quantum of industrial waste/effluents and methods of disposal be stated.
- 9) (a) What is the average-
- (i) Prescribed width and
  - (ii) Existing width of the street?
- (If the plot abuts two or more streets, information for all streets should be given).
- (b) What is the height of the building-?
- (i) above the average ground level of the plot?

Does it comply with Regulations 43?

- 10) (a) If there are existing structures on the plot-
- (i) Are they correctly marked and numbered on the site plan?
  - (ii) Are those proposed to be demolished immediately coloured yellow?
  - (iii) What is the plinth area and total floor area of all existing structures to be retained?  
(Please indicate in the appended Statement 'A' with details)
  - (iv) What is the number of existing tenements in the structure(s) to be retained?
- (b) What is the plinth area and total floor area of the proposed work or building?

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(Please indicate in appended statement 'B' with details

(c) What is the number of tenements proposed?

Note. - INDICATE DETAILS OF THE BUILDING PLAN AS IN FORM 1.

11) (a) Please state the plinth area and total floor area, existing and proposed (i.e. totals of items 10) a) (iii) and 10(b).

b) Please state the Development Rights, if any, proposed to be used and the floor space index credit available there under.

c) Please state the overall floor space index [Item 11(a) divided by Item 3(e)] plus the floor space index available due to Development Rights.

d) Does the work consume the full floor space index of the plot, as given in item 6(b)?  
If not, why not?

e) Is the building proposed with setbacks on upper floors?

f) What is the total number of tenements [Item 10(a) (iv) plus Item 10(c)]?

Note. -INDICATE DETAILS ON THE BUILDING PLAN AS IN FORM 1.

12) (a) What is the width of the front open space? If the building abuts two or more streets, does the front open space comply with Regulations 41(1)

(b) Please state which of the sub-Regulations of Regulations 41 and/or any other Regulations is applicable for the open space?

13) Does the front open space comply with the Regulations?

14) (a) What is-

(i) the width of side open space (s)?

(ii) the width of rear open space (s)?

(iii) the distance between buildings?

(b) Do they comply with Regulations 41(2)(i)(a)?

Regulations 41(6)?

(c) Are there two or more wings to the buildings?

If so, are the open spaces separate or distinct for each wing as required by Regulations 41(1)(a)

15) If the plot is narrow, which clause under Regulations 41(7)(a) or Regulations 41(7)(b), do you propose to take advantage of (whatever applicable)?

16) (a) What are the dimensions of the inner or outer chowk?

(b)(i) Does any room depend for its light and ventilation on the chowk? If so, are the dimensions as required for each wing of the buildings?

(ii) If not, is the area at least equal to square of one-fifth of the height as per Regulations 41(8)

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(17) If the height of the building is greater than 16 m. above the average ground level, is provision for lift (s) made?

If so, give the following details of the lift(s): -

(a) Details of lift

Type | Passenger Capacity | No. of lifts | Types of doors

(b) Details of fire lift.

Type | Passenger Capacity | No. of lifts | Types of doors

18) (a) Does the building fall under the purview of clause (i) 2(iv) 76 or (n) of sub-Regulations (17), Regulations 2?

(b) If so, do the proposed fire protection requirements conform to those in Appendix I?

(c) If not, give reasons.

19) (a) (i) What is the requirement of parking spaces under Regulation 44(2) and (3)?

(ii) How many are proposed?

(iii) How many lock-up garages are proposed?

(b) (i) Are parking spaces for transport vehicles provided (Regulations 36 44(5))?

(ii) If so, what is the requirement?

(iii) How many are proposed?

NOTE: -INDICATE DETAILS ON BUILDING PLAN AS IN FORM 1.

20) (a) (i) What are the maximum widths of balconies?

(ii) Will they reduce the required open space to less than the provisions of the Regulation?

(iii) Do they serve as a passage to any part of the building?

(iv) What is their total area?

(v) What is the maximum width of weather-frames, sun-shades (chajja), sun-breakers, cornices, caves, or other projections?

(c) (i) Are any porches/canopies proposed?

(ii) Do they comply with requirements of Regulations 42?

21) (a) What is the width of the means of access?

(b) What is its clear height?

(c) Will it be paved, drained and kept free of encroachment?

22) Is the recreational or amenity open space provided as required under Regulations 27(I), 27(2)?

23) (a) Are any accessory buildings proposed? If so, for what purpose?

(b) What are their heights?

- (c) Are the 7.5 meters away from the street or front plot boundary and if located within the open spaces, 1.5 meters from any other boundary?
- (d) Is their area calculated in floor space Index?
- 24) (a) what is the proposed height of the compound wall?  
Is it at a junction?
- (b) Does it comply with Regulations 37(2624)?
- 25) (a) (i) Is the proposal in the airport zone?
- (b) (ii) Is a "No Objection Certificate" for height and character of smoke from chimneys obtained from Civil Aviation Authorities (Attach copy).
- (c) Does the proposal fall in the category of tower-like structure vide Regulation 2(iv)(113)124 and 41(2)(i)(c)? If so, does it comply with the requirement thereof?
- 26) Indicate provision for common conventional antenna for receipt of television transmission in residential building with more than ten tenements (Regulations 42)
- 27) Does the proposal fall in any of the areas/zones such as those of the Mumbai Metropolitan Region Development Authority/ Maharashtra Housing and Area Development Authority/Railway/Highway/Slum Authorities/Power Transmission line/Coastal Area/No Development Zone/Tourism Development Zone/Communication Authorities etc.?
- 28) (a) Does any natural water course pass through the land under development?
- (b) Is the necessary set back provided according to Regulations 18(b)?
- 29) (a) Is the plinth level proposed to be above the level of the surrounding ground level?
- (b) Will the proposed plinth level be above 27.55 m Town Hall Datum?
- (c) Is the plot proposed to be filled upto the level of the abutting road or Reduced Level (R.L.) 27.55 m Town Hall Datum, whichever is more?
- 30) The details of the materials to be used in construction with specifications are as follows:
- Roofs-----
- Floors-----
- Walls-----
- Columns-----
- Beams-----
- Any other Material-----
- "Note:- Building material to be used in construction such as brick etc. shall contain the fly ash. Fly ash shall also be used for construction and road/ maintenance as permissible as per I.S. specification"***

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31 The number of water closets, urinals, kitchens, and baths to be provided are as follows:

Water closets | Baths | Urinals | Kitchen

Existing-----

Proposed-----

32) Details of the source of water to be used in the construction.

33) Distance from the sewer.

34) How much municipal land, if any, will be used for stacking building material?

35) Please explain, in detail, in what respect the proposal does not comply with these Regulations and the reasons therefore, attaching separate sheets for this information, if necessary.

I am the owner-lessee/mortgagee in possession/----- of the plot on which the work is proposed and that the statements made in this Form are true and correct.

Date:

Address:

Signature of the applicant.

Form of certificate be signed by the Licensed Surveyor/Engineer/Structural

Engineer/Supervisor or Architect/ Professionals on Records employed by the Applicant

I (Name) ----- have been employed by the applicant as his Licensed Surveyor/Engineer/Structural Engineer/Supervisor or Architect. I have carefully pursued his covenant or conveyance in respect of this plot and have examined the boundaries and the area of the plot and I certify that I have personally verified all the statements made by the applicant who is the owner/lessee/mortgagee in possession of the plot & possess ownership/absolute development rights as in the above Form and the attached Statements A and B and found them to be correct.

Date:

Address

Signature of Licensed Surveyor/Architect

Engineer/Structural Engineer/Supervisor

Note: - INDICATE IN BUILDING PLAN AS IN FORM II.

**STATEMENT 'A'**

(Serial No. 10(a)(iii) in ANNEXURE 1)

Existing Building to be retained

Existing Building No.	Floor No.	Plinth Area	Total floor area of the Existing	Use or Occupancy
-----------------------	-----------	-------------	----------------------------------	------------------

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(1)	(2)	(3)	Building (4)	of floors (5)
-----	-----	-----	-----------------	------------------

**STATEMENT 'B'**

[Sr. No. 10(b) in ANNEXURE "1"]

Proposed Work/Buildings

Building No.	Floor No.	Area	Total Floor Area of proposed work	Use or Occupancy of Floors

**FORM I**

(Sr. No. 2, 9,10,11,19 in ANNEXURE "1")

(At right top corner of site/building plan at Ground Floor Level)

I. Area Statement

Square meter

1. Gross Area of plot

- a) Area of Reservation in plot
- b) Area of Road Set back
- c) Area of D P Road

2. Deductions for.

(A) For Reservation/Road Area

- (a) Road set-back area to be handed over (100%) (Regulation No 16)
- (b) Proposed D P road to be handed over (100%) (Regulation No 16)
- (c) Reservation area (plot) to be handed over (Regulation No 17)

(B) For Amenity area

- (a) Area of amenity plot/plots to be handed over as per DCR 14(A)
- (b) Area of amenity plot/plots to be handed over as per DCR 14(B)
- (c) Area of amenity plot/plots to be handed over as per DCR 15

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- (d) Area of amenity plot/plots to be handed over as per DCR 35
- (C) Deductions for Existing Built up area to be retained if any
- (a) Land component of Existing BUA as per regulation under which the development was allowed.
3. Total deductions: [ 2(A) +2(B) +2(C)]
4. Balance area of plot (1 minus 3)
5. **Gross** Plot area under Development ~~{4 + 2(A) + 2(B)}~~ **{4 - (2(A) + 2(B))}**
6. Zonal (basic) FSI (1 or 1.33)
7. Permissible Built up Area as per Zonal(basic) FSI (5 \* 6)
- (In case of Mill land Permissible Built up Area shall be as per 4 of Regulation 30(A))**
8. **Additional** Built up area equal to area of land handed over as per **3(a) of Regulation 30(A)** ~~2(A) + 2(B) except (d)~~
9. Built up Area In lieu of Cost of construction of built up amenity to be handed over
10. Built up area due to "Additional FSI on Payment of Premium" as per Table No 12 of Regulation No 30(A) subject to Regulation No 30(A)3
11. Built up area due to admissible "TDR" as per Table No 12 of Regulation No 30(A) subject to Regulation No 30(A)3
12. Permissible Built up Area (7+8+9+10 +11)
13. Proposed Built Up Area
14. TDR generated if any as per regulation 30 (A)
15. Fungible ~~Built up~~ **Compensatory** Area as per Regulation No 31(3)
- a) i) Permissible Fungible ~~Built up~~ **Compensatory** area for Rehab component without charging premium
- ii) Fungible ~~Built up~~ **Compensatory** area availed for Rehab component without charging premium
- b) i) Permissible Fungible ~~Built up~~ **Compensatory** area by charging premium.
- ii) Fungible ~~Built up~~ **Compensatory** area availed on payment of premium
16. Total Built up Area proposed including Fungible ~~Built up~~ **Compensatory** Area [13 +15(a)(ii) +15(b)(ii)]
17. FSI consumed on Net Plot [13/ 4]

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(II) Other Requirements

(A) Reservation/Designation

a) Name of Reservation



- b) Area of Reservation affecting the plot
- c) Area of Reservation land to be handed/handed over as per Regulation No.17
- d) Built up area of Amenity to be handed over as per Regulation No.17
- e) Area/Built up Area of Designation
- (B) Plot area/Built up Amenity to be Handed Over as per Regulation No
  - (i) 14(A)
  - (ii) 14(B)
  - (iii) 15
- (C) Requirement of Recreational Open Space in Layout/Plot as per Regulation No.27
- (D) Tenement Statement
  - (i) Proposed built up area (13 above)
  - (ii) Less deduction of Non-residential area (Shop etc.)
  - (iii) Area available for tenements [(i) minus (ii).]
  - (iv) Tenements permissible (Density of tenements/hectare)
  - (v) Total number of Tenements proposed on the plot
- (E) Parking Statement
  - (i) Parking required by Regulations for. -
    - Car
    - Scooter/Motor cycle
    - Outsiders (visitors)
  - (ii) Covered garage permissible
  - (iii) Covered garages proposed
    - Car
    - Scooter/Motor cycle
    - Outsider (Visitors)
  - (iv) Total parking provided
- (D) Transport Vehicles Parking
  - (i) Spaces for transport vehicles parking required by Regulations
  - (ii) Total No. of transport vehicles parking spaces provided

Note – The Proforma is for an illustrative guideline only. The proforma may be modified to suit the provisions of DCR under which the development is proposed.

FORM II

**APPENDICES AND ANNEXURES**

**DCPR-2034**

(At right bottom corner of plans/below Form I)

Contents of sheet

Stamp of date of receipt of plans

Stamp of approval of plans

Revision

Date

Description

Signature

Certificate of Area

Certified that I have surveyed the plot under reference on..... and that the dimensions of the sides, etc. of the plot stated on the plan are as measured on site and the area so worked out is\* ..... squaremeters and tallies with the area stated in the document of ownership/Town Planning Scheme records.

Signature of Licensed Surveyor/Architect/Engineer/Structural Engineer/Supervisor or Architect

Description of proposal and property

Name of owner

Job No.

Drg no. Scale Checked by

Drawn by

North Line

Signature, Name (in block letters) and  
Address of Licensed  
Surveyor/Engineer/Structural  
Engineer/Supervisor or Architect.

\*Area to be stated in figures and also in words

ANNEXURE 2

FORM OF SUPERVISION ACCEPTANCE

(By Architect/Licensed Surveyor for Building Permission)

To

The.....

Municipal Corporation of Greater  
Mumbai, Mumbai

Subject: Acceptance of supervision of proposed development

Sir,

The development work of the

Full Particular of the work	
On plot bearing C.S.No./C.T.S.No./F.P.No.	
Of Division/village/T.P. Scheme No.	
Type of Development	
Road Name:	
Ward	
Name of Architect/Licensed Surveyor	

will be carried out under my supervision. All the materials (type and grade) and the workmanship of the work will generally tally with the general specifications submitted along with the plans and the work will be carried out according to the sanctioned plans. I shall be responsible for the execution of the work in all respects.

Yours faithfully,

Name of the Architect/Licensed Surveyor  
License No.

APPENDICES AND ANNEXURES

DCPR-2034

Address:
Tel. No.:
Signature:
Date:

**ANNEXURE 3**

PLOT AREA CERTIFICATE

(On the letter head of Architect/Licensed Surveyor)

Date: \_\_\_\_\_

To,  
Executive Engineer,  
Building Proposal \_\_\_\_\_ ward, M.C.G.M.

Subject: Proposed development on plot

Full Particular of the work	
On plot bearing C.S.No./C.T.S.No./F.P.No./	
Of Division/village/T.P. Scheme No.	
Ward	
Name of Owner	

Reference: Building Proposal File  
No. \_\_\_\_\_

Sir,

I have submitted a proposal on behalf of my/our client Shri/M/s. \_\_\_\_\_  
\_\_\_\_\_ for the proposed development on the above  
referred plot. The area of the plot is \_\_\_\_\_ sq. m as per the P.R. Cards  
obtained from city Survey office dated \_\_\_\_\_. In order to verify the plot  
area, I/We have carried out the survey of the said plot through our staff to  
ascertain correctness of the area mentioned in the Property Register Card. The  
said survey has been carried out on the basis of the boundaries of the plot shown  
by the Owner/client.

The said area as per the survey no works out to \_\_\_\_\_ sq. m and FSI is claimed for the  
plot area \_\_\_\_\_ sq. m

Thanking you,

Yours faithfully

Name of the Architect/Licensed Surveyor
Registration No.:
Address:
Tel.No.:
Signature:
Date:

ANNEXURE 4

OWNER'S PLOT AREA AFFIDAVIT

(To be typed on stamp Paper of Requisite value)

To  
The Executive Engineer,  
B.P.\_\_\_\_\_wardMumbai.

Subject: Proposed development on property bearing C.S./C.T.S.No./ F.P.  
No.\_\_\_\_\_,OfDivision/village/T.P. Scheme  
No.\_\_\_\_\_at\_\_\_\_\_ Road in\_\_\_\_\_ward.

Reference:Building Proposal File No./Proposal No.  
\_\_\_\_\_

I\_\_\_\_\_, possessing the right of development by virtue  
ofconveyance/Lease/DevelopmentAgreement/PowerofAttorneydated\_\_\_\_\_f  
or the property bearing C.S./C.T.S.No./F.P.No.\_\_\_\_\_,ofDivision/village/T.P.Scheme  
No\_\_\_\_\_at

\_\_\_\_\_Road in\_\_\_\_\_ward and having my residence/office at \_\_\_\_\_  
\_\_\_\_\_solemnly affirm and say as under:

I have submitted the plans through my Architect/Licensed  
surveyor\_\_\_\_\_havingLicenseNo.\_\_\_\_\_fordevelopment of the aforesaid  
property.

In order to verify the area, I have also carried out survey of the said plot through my Architect/  
Licensed surveyor to ascertain the correctness of the area.

I say that my Architect/Licensed Surveyor has certified the said area on the basis of the  
property register card duly certified by the Superintendent of Land Records and/or on the basis  
survey carried out as per the boundaries of the property shown by me/us.

The said area works out to \_\_\_\_\_ sq. m (in words\_\_\_\_\_sq. m.  
Oand F.S.I is claimed for the plot area\_\_\_\_\_sq.m.

It may also be stated here that I/we do not hold /own any contiguous land with the subject  
land.

SOLEMNLY AFFIRMED AT MUMBAI

DATED THIS\_\_\_\_\_ DAYOF

(Name &Signature of Owner/C.A. to Owner)

BEFORE ME.

Note: To be submitted in original duly notarized.

ANNEXURE-5

SUPERVISION MEMO OF STRUCTURAL ENGINEER

(On the Letter Head of STRUCTURAL ENGINEER)

Name of Structural Engineer

LicenseNo.

Date:\_\_\_\_\_

To,  
Executive Engineer,  
Building Proposal\_\_\_\_\_ward, M.C.G.M.

Subject: Proposed development work of .....

Building proposal No	
Full Particular of the work	
On plot bearing C.S.No./C.T.S.No./F.P.No./Of Division/village/T.P. Scheme No	
Type of development	
Road Name	
Ward	
Name of Architect / Licensed Surveyor	
Name of Owner	

With reference to the letter of our appointment dated\_\_\_\_\_addressed to you, by the Owner, I hereby confirm that I have agreed to act as the Consulting Structural Engineer for the above proposal.

I further confirm that the structural design and calculations shall be in conformity with the provisions of IS Code nos. 1875,1893 &4326 taking into consideration the Seismic forces etc.as required by the planning authority.

Thanking you,

Yours Faithfully

Name of the Consulting Structural Engineer
Registration No
Address:
Tel. No.:
Signature:
Date:

C.C.to: 1. Owner.

2.. Architect /Licensed Surveyor

ANNEXURE 6

SUPERVISION MEMO OF LICENSED PLUMBER

(On the Letter Head of Licensed Plumber)

Name of Plumber

License No.

Date \_\_\_\_\_

To,  
Executive Engineer,  
Building Proposal \_\_\_\_\_ ward,  
M.C.G.M.

Subject: Drainage & Sanitation work of proposed development

Building proposal No	
Full Particular of the work	
Building comprising of (no of wings and floors)	
On plot bearing C.S.No./C.T.S.No./F.P.No./ Of Division/village/T.P. Scheme No	
Type of development	
Road Name:	
Ward	
Name of Architect / Licensed Surveyor	
Name of Owner	

This is in reference to the letter of appointment issued by the Owner/Developer, I hereby confirm having agreed to act as Licensed Plumber for the above proposal.

Thanking you,

Yours faithfully,

Name of the Licensed Plumber
License No.
Address:
Tel.No.:
Signature:
Date:

Copies submitted to:

- i) Architect/Licensed Surveyor
- ii) Structural Engineer
- iii) Owner/Developer



ANNEXURE 7

**SUPERVISION MEMO OF LICENSED PLUMBER Site Supervisor**

(On the Letter Head of Site Supervisor)

Name of Site Supervisor

License No.

Date

To,  
Executive Engineer, Building Proposal  
\_\_\_\_\_ward, M.C.G.M.

Dear Sir,

Subject: Proposed development work of

Building proposal No	
Full Particular of the work	
On plot bearing C.S.No./C.T.S.No./F.P.No./ Of Division/village/T.P. Scheme No	
Type of development	
Road Name	
Ward	
Name of Architect/ Licensed Surveyor	
Name of Owner	

With reference to the letter of my appointment datedaddressed to you, by the Owner, I hereby confirm that I have agreed to act as the Site Supervisor for the above proposal.

I further confirm that the workmanship and material quality and material testing shall be in conformity with the provisions of IS standards and the development work shall be as per approved plans and the structural design etc.

Thanking you,

Yours Faithfully

Name of the Site Supervisor	
Registration No	
Address:	
Tel.No.:	
Signature:	
Date:	

C.C.to:1.Owner.

2.Architect /Licensed Surveyor

**ANNEXURE 8**  
**SUPERVISION MEMO OF OTHER PROFESSIONAL ON RECORD**

(On the Letter Head of Professional)

To,  
Executive Engineer,  
Building Proposal  
\_\_\_\_\_ward, M.C.G.M.  
Dear Sir,

Name of Professional  
License No.  
Date: \_\_\_\_\_

Subject: Proposed development work of

Building proposal No	
Full Particular of the work	
On plot bearing C.S. No./C.T.S .No./F.P. No./ Of Division/village/T.P. Scheme No	
Type of development	
Road Name	
Ward	
Name of Architect /Licensed Surveyor	
Name of Owner	

With reference to the letter of my appointment dated addressed to you, by the Owner, I hereby confirm that I have agreed to act as the for the above proposal.

I further reconfirm that the work will be carried out in conformity with the provisions of IS standards and as per requirements of Regulations, Annexure for Duties and Responsibilities of Professional on Record and the development work shall be as per approved plans and the structural design etc.

Thanking you,

Yours Faithfully

Name of the Professional	
Registration No	
Address:	
Tel.No.:	
Signature:	
Date:	

C.C.to:

- 1.Owner.
- 2.Architect/Licensed-Surveyor

**ANNEXURE 9**

[Regulations 10 (3) (ix)]

Form for Supervision

To  
The .....  
Municipal Corporation of Greater Mumbai,  
Mumbai.  
Sir,

The development/erection/re-erection/demolition or material alteration of the building ..... on Plot No./C.S. No./C.T.S. No. .... of Division/village/Town Planning Scheme No. .... situated at Road/Street.....ward.....will be carried out under my supervision. All the materials (type and grade) and the workmanship of the work will generally tally with the general specifications submitted along with the plans and the work will be carried out according to the sanctioned plans. I shall be responsible for the execution of the work in all respects.

Yours faithfully,

Signature of Licensed/ Surveyor/Engineer/  
Structural Engineer/supervisor of Architect.

Name: ..... (in block letters)

License No: .....

Address: .....

Date: .....

Note: EP shown in ***Bold and Italic***

**ANNEXURE-10**  
**DETAILS OF THE QUALIFICATION, DUTIES, RESPONSIBILITIES AND REGISTRATION PROCESS**

Sr. No	Profession als	Qualification	Registration	Duties	Responsibilities
1	Architect	The Architect must have degree in architecture from recognized college/ university and minimum of two years of experience in a practice of architecture.	Registration with the Council of Architecture, India, issued as per the provisions of the Architects Act, 1972	To design and carry out work related to development permission as given below and to submit a) all plans/ documents/ information/ area certification & other details as specified in DCR connected with development permission; b) Work Start Notice Certificate of plinth completion. Certificate of supervision completion certificate for building with plans.	The Architect/ Licensed Surveyor shall be responsible for designing the building in conformity with these Regulations, for authentication of documents submitted <b>except legal document</b> and for ensuring that the development is carried out as per approved plans, else get amended plans approved and intimating the Authority.
2	<b><i>Town Planner</i></b>	<b><i>The minimum qualification for a town planner shall be the Associate Membership of the Institute of Town Planners or graduate or post graduate degree in town and country planning.</i></b>	<b><i>town planner shall be the Associate Membership of the Institute of Town Planners or graduate or post graduate degree in town and country planning.</i></b>	<b><i>The registered town planner shall be competent to carry out the work related to the development permit as given below :</i></b> <b><i>a) Preparation of plans for land sub division / layout and related information connected with development permit for all areas.</i></b>	<b><i>Town Planner shall be responsible for designing the building in conformity with these Regulations, for authentication of documents submitted except legal document and for ensuring that the development is carried out as per approved plans, else get amended plans approved and intimating the Authority.</i></b>

Note: EP shown in ***Bold and Italic***

APPENDICES AND ANNEXURES

Sr. No	Profession als	Qualification	Registration	Duties	Responsibilities
				<b><i>b) Issuing of certificate of supervision for development of land of all areas.</i></b>	
3	Licensed Surveyor	The "Licensed Surveyor" shall have diploma/ degree in Civil/Construction Engineering from recognized college/ board/University or Corporate memberships (civil) of the Institution of Engineers (India) and minimum of 2 years of experience in a practice of <del>architecture</del> <b><i>architectural field.</i></b>	Registration with Municipal Corporation with the valid license issued as per the procedure adopted by MCGM	To design and carry outwork related to development permission as given below and to submit a) all plans/ documents/ information/ area certification & other details as specified in DCR connected with development permission; b) Work Start Notice Certificate of plinth completion. Certificate of supervision completion certificate for building with plans.	The Architect/ Licensed Surveyor shall be responsible for designing the building in conformity with these Regulations, for authentication of documents submitted <b><i>except legal document</i></b> and for ensuring that the development is carried out as per approved plans, else get amended plans approved and intimating the Authority.
4	Structural Engineer	The minimum qualifications for a Structural Engineer shall be Graduate in Civil Engineering of recognized Indian or foreign university or Associate Membership in Civil Engineering Division of Institution of Engineers (India) and with minimum 3 years of experience in Structural Engineering Practice with designing and field work.  The 3 years of experience shall be relaxed to 2 years in the case of post graduate degree of recognized Indian or foreign	Registration with Municipal Corporation with the valid license issued as per the procedure adopted by MCGM	To carry out work related to development permission as given below and to submit – a) All structural plans and related information connected with development permission b) structural details and calculation of all	The structural engineer shall be responsible for the structural safety and stability of development carried out on site. He shall ensure that the development is as per the structural requirements given by him. Further, the structural design given shall match

Note: EP shown in ***Bold and Italic***

APPENDICES AND ANNEXURES

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Sr. No	Profession als	Qualification	Registration	Duties	Responsibilities
		university in the branch of Structural Engineering. In case of Doctorate in Structural Engineering, the experience required would be 1 year		parts of buildings c) certificate of plinth completion d) Certificate of supervision and completion certificate for building with completion plans.	with approved plans. If he notices any difference he shall be responsible for intimating the Authority.
5	Advocate or Solicitor on Record	The Advocate or Solicitor on Record must hold a valid registration with the Bar Council of India.  The Advocate or Solicitor on Record must have a minimum of <del>three</del> <b>ten</b> years of experience in a practice of Land related matters.	Registration with the Bar Council of India.	To render services related to development permission and to submit-  a) Title Clearance Certificate for the Land under development after exercising the procedure of search etc. at the time of submission of proposal, ownership for each CTS No. along with all rights on proposed development at the time of Submission of proposal.  b) Details of any earlier court matters related to land at the time of submission of proposal.	Advocate or Solicitor shall be responsible for certification of title of the land  Certifying the authentication of rights of the owner/ developer to carry out development on the land concerned.
6	Site Supervisor	The "Site Supervisor" must hold a diploma in Civil/ Construction Engineering or any other qualification in the field of Civil Engineering recognized by the board / universities	Registered with the Municipal Corporation with the valid license issued as per the procedure	To carry out work in accordance with the development permission and approved plans and to submit-	The Site Supervisor shall be responsible for the workmanship and material quality and tests of material required

Note: EP shown in ***Bold and Italic***

APPENDICES AND ANNEXURES

Sr. No	Profession als	Qualification	Registration	Duties	Responsibilities
		inMaharashtra The“SiteSupervisor”must have a minimum of two yearsofexperience inSupervision of building works.  Note – Earlier registered site supervisor Grade II and Grade III with MCGM may be continued.	adopted byMCGM.	Certificateofsupe rvisionof buildings and to carry out material testing on site and ensuring the quality of work as perthespecificati ons,NBC&relevan tCodeofPractice.	in development carried out on site.Thefailureof test results shall be intimatedtoMCGM .Heshallensuretha t the development is as per the structural design and approved plansand lfhe notices any deviation he shall be responsible for intimating the Authority.
7	Licensed Plumber	The“LicensedPlumber”mustholdadiploma inCivilEngineeringoranyother qualification in the field of CivilEngineeringrecognized by the board / universities inMaharashtra LicensedPlumber must have a minimum of two yearsofexperience inPlumbing works.	Registeredwith MunicipalCorp oration with the valid license issued as per the procedure adopted by MCGM.	To carry out plumbing work related to development permission and approved plans and to submit- a) Certificateofsupe rvisionof buildings forPlumbing& water supply and to carry out details and calculations of all parts of buildingw.r.t.Plu mbing&bye law 4(c) according to approved development permission and b)Drainage CompletionCertif icatealongwith plans.	TheLicensedPlumb er shall be responsible for the workmanship and material quality and tests of material required for plumbing and water supply.Thefailuro f test results shall be intimatedtoMCGM .Heshallensuretha t the plumbing layout proposed is as per approved plans and lfhenotices any deviation he shall be responsible for intimating the Authority.
8	Consultant for Rain Water Harvesting	TheConsultantfor Rain WaterHarvesting(RWH)mustholda Diploma/DegreeinCivilEnginee ring-		To carry out work relatedto RainWaterHarv estingandto submit-	TheConsultantsfor RainWaterHarvesti ng shall be responsible for the work of

Note: EP shown in ***Bold and Italic***

APPENDICES AND ANNEXURES

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Sr. No	Profession als	Qualification	Registration	Duties	Responsibilities
		TheConsultantfor Rain WaterHarvestingonrecord must have a minimum of two years of experience in thefieldpracticeinRWH.		a)Certificate&all relatedinformatio n connected with development permission forRainWaterHarv esting; b) DetailsforRainWat er Harvesting systemwith proposal/ plans. c)Completion Certificatewithre spect toRainWaterHarv esting for Building stating that RWH system has been installed and tested.	RainWaterHarvesti ng carried out on site as per approval. Heshallensurethat the work is carried out as per approval andlf henotices any deviation he shall be responsible for intimatingthe Authority.
9	Consultant for Grey Water Recycle	TheConsultantforGrey WaterRecycle must holdadegreeinEnvironmental/ PublicHealth /Civil Engineering.  TheConsultantforGrey WaterRecycleonrecord must have a minimum of two years of experience in a field practice in gray water recycling.		To carry out work relatedto GreyWaterRecycl eandto submit- a) certificate &all related information connected with development permissionforG rey WaterRecycling ; b) Detailsfor Grey WaterRecycling Plantwith proposal / plans. c)Completion Certificatewith respect to completionpla n respectto Grey water	TheConsultantsfor GreyWaterRecycle shall be responsible for the work of GreyWaterRecycle carried out on site asperapproval.Hes hall ensure that the work is carried out as per approval Andlf henotices any deviation he shall be responsible for intimatingthe Authority.

Note: EP shown in ***Bold and Italic***



APPENDICES AND ANNEXURES

Sr. No	Profession als	Qualification	Registration	Duties	Responsibilities
10	Consultant for conservation of Energy	The Consultant for Conservation of Energy must hold any valid degree in Electrical/Mechanical Engineering and must have a minimum of two years of experience in a field practice in energy conservation.		<p>a. To submit certificate &amp; all related information connected with Conservation of Energy;</p> <p>b. To submit details for Conservation of Energy Plant with proposal for implement in.</p> <p>c. To submit Completion Certificate with completion plan with respect to Conservation of Energy for building</p>	The Consultants for Conservation of Energy shall be responsible for the work of Conservation of Energy carried out on site as per approval and the ECBC codes. He shall ensure that the work is carried out as per approval and If he notices any deviation he shall be responsible for intimating the Authority
11	Consultant for Fire Safety Measures	Fire Protection Consultant shall be a licensed agency under the Fire Prevention & Fire Safety Measures Act, 2006.	Must be registered with Director, Maharashtra Fire Services	<p>To carry out work related to development permission with respect to Fire Safety measures and to submit-</p> <p>a) Certificate &amp; all related information concerned with development permission in accordance with requirement of Fire Act 2008;</p> <p>b) details for fire safety measures for all parts of building</p> <p>Completion Certificate along with plans for building stating all fire</p>	The consultant for fire protection shall be responsible for design and implementation of firefighting system and shall also responsible for its implementation on site in consultation with fire department of MCGM.

Note: EP shown in ***Bold and Italic***

**APPENDICES AND ANNEXURES**

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Sr. No	Profession als	Qualification	Registration	Duties	Responsibilities
				safety measures as per CFO NOC has been installed and tested with completion plans.	
12	Consultant for Heating/Ventilation and Air Condition (HVAC)	HVAC Consultant shall be a graduate in Electrical Engineering and must possess minimum two years of experience in installation of HVAC		To carry out work related to HVAC system and to submit a) Certificate & all related information concerned with HVAC; b) details for HVAC for implementation. Completion Certificate along with plans with respect to HVAC installation, their testing and proper functioning.	The consultant for HVAC can be responsible for planning, designing and implementation of HVAC system as per the NBC and relevant code of practices.
13	Consultant for Solid Waste Management (SWM)	SWM Consultant shall be a graduate in Civil/Environmental Engineering or Environmental Planning and must possess minimum two years of experience in field of SWM.		To carry out work related to SWM system and to submit- a) Certificate & all related information concerned with SWM; b) Details for SWM for implementation regarding waste segregation, onsite treatment and disposal. c) Completion Certificate along with plans with respect to SWM system	The consultant for SWM shall be responsible for planning, designing and implementation of SWM system as per the NBC and relevant code of practices.

Note: EP shown in ***Bold and Italic***

**APPENDICES AND ANNEXURES**

**DCPR-2034**

Sr. No	Profession als	Qualification	Registration	Duties	Responsibilities
				installation, their testing and proper functioning.	

**(EP-164)**

**Note:- Latent Defect Liability :—**

(a) Any or all of the following shall be held liable for any structural flaws or defects in the building with BUA 750 sq.mt. and above for period of Ten (10) years after the date of grant of occupation cum building completion certificate, except in case of natural calamities, damages, due to war, riots,

- i. Architect/License Surveyor
- ii. Structural Engineer
- iii. Site Supervision/Site Engineer :
- iv. Construction Company including contractor, sub-contractor
- v. Consultants appointed for various activities involved in the construction work.

(b) The above mentioned professional and the Construction Company including contractor and sub-contractor may take decennial professional liability insurance to cover such liability.

Note: EP shown in ***Bold and Italic***

भाग एक (को.वि.पु.)---७२अ

ANNEXURE 11

Regulation (10) (5)(i)

Form of sanction of development permission, building permission and Commencement certificate.

To

.....  
.....  
.....

Sir,

With reference to your application No. ....dated.....for Development Permission and grant of Commencement Certificate under sections 44 and 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under section 346 of the Mumbai Municipal Corporation Act 1888, to erect/additions /alterations to building .....

On plot No./CS/C.T.S./F P No.....Div./village/Town Planning Scheme no.....situated at Road/street.....ward.....the Commencement certificate/building permit is granted on the following conditions :-

1. The land vacated in consequence of the enforcement of the set-back line/road widening line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The commencement certificate/development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
- 5.....
- 6.....

Yours faithfully,  
Executive Engineer (Building Proposal)(.....Ward)

Municipal Corporation of Greater Mumbai.  
Office No. ....  
Office Stamp .....

Date .....

ANNEXURE 12

[Regulation 10(5) (i)]

Form of refusal of Development Permission, Building Permission and Commencement Certificate

To

.....  
.....  
.....

Sir,

With reference to your application

No.....dated.....for the grant of sanction of the development works;  
the erection of a building/execution of work for Building on .....plot  
No./C.S.No./C.T.S.No/F.P No .of.....Divn./Village/Town Planning Scheme  
No.....Situated at..... Road/Street  
.....Ward....., I regret to inform you that the sanction is  
refused on the following grounds under Section 346 of the Mumbai Municipal Corporation Act,  
1888, and under Section 45/69 of the Maharashtra Regional and Town Planning Act, 1966.

1. ....
2. ....
3. ....
4. ....
5. ....
6. ....

Yours faithfully,

Executive Engineer, (Building Proposal)(.....Ward)

Municipal Corporation of Greater Mumbai.

Office No. ....

Office Stamp .....

Date .....

ANNEXURE 13

[Regulations No.11(2) and Section 347(i)(a) of the Mumbai

Municipal Corporation Act, 1888]

Form of Notice for Start of Work

To

The Executive Engineer

(Building Proposal),.....Ward,

Municipal Corporation of Greater Mumbai,

Mumbai.

Sir,

The development work/erection/re-erection/demolition or material alteration in/of Building  
No. ....on/in Plot No./C.S. No./C.T.S.No/F.P No.  
.....Division/Village/Town Planning Scheme No.

.....situated at .....Street/Road .....Ward

.....will start on .....in accordance with your permission  
No.

.....date.....

Under the supervision of .....

Licensed Surveyor/ Engineer /Structural Engineer/ Supervisor, or Architect License No

.....and in accordance with the plans sanctioned.

Yours faithfully,

Signature of Owner .....

Name of the Owner .....

In Block Letters .....

Address of Owner .....

Date: .....

**ANNEXURE 14**

**[Regulations No.11(4)]**

Form of intimation of Completion of Work upto Plinth Level

To

The Executive Engineer

(Building Proposal) .....Ward,

Municipal Corporation of Greater Mumbai.

Sir,

The construction upto plinth/column upto plinth level has been completed in Building No.....on/in Plot No./C.S. No./ C.T.S.No/F.P No. ....  
Division/Village/Town Planning Scheme No. ....  
Road/Street.....Ward.....in accordance with your permission No. ....dated .....under my supervision and in accordance with the sanctioned plan.

Please check the completed work and permit me to proceed with the rest of the work.

Yours faithfully,

Signature of Licensed Surveyor/

Engineer/Structural Engineer/Supervisor or Architect

Name.....(in block letters)

Address.....

Date : .....

ANNEXURE 15

[Regulations No.11(4)]

Form of Approval/Disapproval of Development Work upto Plinth Level

To

.....  
.....

Sir,

Please refer to your intimation No. ....dated .....regarding the completion of construction work up to plinth/columns up to plinth level in Building No.....on/in Plot No/C.S. No./C.T.S. No./F.P No. ....Division/Village/Town Planning Scheme No. ....situated at .....Road/Street .....Ward .....You may/may not proceed with the further work as per sanctioned plans/as the construction up to plinth level does/does not conform to the sanctioned plans.

Yours faithfully,

Executive Engineer (Building Proposal (.....Ward)

Municipal Corporation of Greater Mumbai.

Office No. ....

Office Stamp .....

Date : .....



ANNEXURE 16

(Regulations No.11(6)& (7))

Form for Development completion certificate

To

The executive Engineer  
(Building Proposal),.....Ward,  
Municipal Corporation of Greater Mumbai,

Sir,

I certify that the erection/re-erection or part/full development work in/on building/part building  
No. ....on/in Plot No., C.S.No./C,T,S, No/F.P No. ....

Division/Village/Town Planning Scheme No. .... Situated at.....

Road/Street.....Ward.....

has been supervised by me and has been completed on.....according

to the plans sanctioned (office communication No. ....

dated.....). The work has been completed to my best satisfaction the workmanship  
and all the materials (type and grade) have been used strictly in accordance with general and  
detailed specifications. No provisions of the Act or Development Control Regulations or no  
requisitions made, conditions prescribed or orders issued thereunder have been transgressed in  
the course of the work. I am enclosing three copies of the completion plans, one of which is cloth  
mounted. The building is fit for occupancy for which it has been erected/re-erected or altered,  
constructed and enlarged.

I have to request you to arrange for the inspection and give permission for the occupation of  
the building.

Yours faithfully,

Signature of Licensed surveyor/Engineer/Architect/

Structural Engineer/Site Supervisor/  
Architect.

Name ..... (In Block letters)

Address .....

License No.....

Date : .....

**ANNEXURE 17**

**(Regulations No. 11(6))**

(See sub-section (3) of section 259-A of the Mumbai Municipal Corporation Act, 1888)

Drainage Completion Certificate

To

Assistant Engineer.....

.....

Sir,

The following work .....

.....(insert full particulars of the work) has been completed to my satisfaction; the workmanship and the whole of the materials used are good; and no provision of the Act or the Development control Regulations or building Bye-laws and no requisition made, condition prescribed or order issued there under, has been transgressed in the course of the work,

Yours faithfully,

Signature of Licensed Plumber.....

Name (in Block letters) .....

Address .....

Licence No. ....

Date : .....

**ANNEXURE 18**

**(Regulations No. 11(6))**

(See sub-section (I) of section 353-A of the MumbaiMunicipal Corporation Act, 1888)

Building completion Certificate

To

Executive Engineer.....

Sir,

The following building work (insert full particulars of the work) has been supervised by me and has been completed to my satisfaction; the workmanship's and the whole of the materials used are good; and no provision of the Act or the Regulations, Bye-laws and no requisitions made, condition prescribed or order issued there under, has been transgressed in the course of the work.

Yours faithfully,

Signature of Licensed Surveyor/

Engineer/Structural

Engineers/Supervisor or Architect,

Name (in block letters)\_\_\_\_\_

Address .....

Date : .....

License No. ....

ANNEXURE 19

(Regulations 11(6) and 11 (7))

Form of Acceptance of Drainage Completion Certificate

Municipal Corporation of Greater Mumbai

No.....of

To,

.....

Subject :

Reference :

Sir,

The Completion certificate submitted by you on .....for the above work is hereby accepted

Yours faithfully)

Executive Engineer/Asst. Engineer.....Dn.

Municipal Corporation of Greater Mumbai

Zone .....

Date :

Office Stamp :

No. ....of

Copy forwarded to

.....Dn.

The Assistant Engineer/

Executive Engineer,

Development Plan/

Chief Engineer,

Vigilance,

.....For information

Executive Engineer Zone.....

**ANNEXURE 20**

**(Regulation 11(7))**

Form for Occupancy certificate

To

.....  
.....  
.....

Sir,

The part/full development work/erection/re-erection or alteration in/of building/part building No. ....on/in Plot No. ....

Block No. ....situated at .....Road/

Street .....C.S No/C.T.S. No/F.P no. S. No. Division/Village/Town  
Planning scheme No. ....Situating at.....

Road/Street.....Ward.....

..... completed under the supervision of .....

Licensed surveyor/Engineer/Structural Engineer/Supervisor, Architect/License No.....

.....may be occupied on the following conditions:-

- 1)
- 2)
- 3)
- 4).....
- .....

A set of certified completion plans is returned herewith.

Yours faithfully,

Executive Engineer(Building Proposal) (.....Ward)

Municipal Corporation of Gr. Mumbai.

Office No. ....

Office Stamp.....

Date .....

ANNEXURE 21

(Regulation 11(8))

Form of Indemnity for Part Occupancy Certificate

To

.....

Municipal Corporation of Greater Mumbai

Mumbai.

Subject:

Sir,

While thanking you for letting me occupy a portion of the above building before acceptance of the Completion Certificate of the whole building for the plans approved in communication No. .... dated ..... I, \*indemnify the Municipal Corporation of Greater Mumbai against any risk, damage and danger which may occur to occupants and users of the said portion of the building and also undertake to take necessary security measures for their safety. This undertaking will be binding on me/us, our heirs, administrators and our assignees.

Yours faithfully,

Signature of Owner .....

Name of the Owner .....

(in block letters)

Witness

(Signature and name in block letters) .....

Address : .....

.....

Date : .....

\*of such value as decided by the Commissioner.

ANNEXURE 22

(Regulations 11(6))

Form of Acceptance of Completion Certificate  
Municipal Corporation of Greater Mumbai

No.....of

To

.....

Subject:

Reference:

Sir,

The Completion certificate submitted by you on .....for the above work is hereby accepted and the premises may be occupied.

Yours faithfully,

Executive Engineer/Asst. Engineer.....Dn.

Municipal Corporation of Greater Mumbai

Zone .....

Date :

Office Stamp:

No. ....of

Copy forwarded to

.....Dn.

The Assistant Engineer/  
Executive Engineer,

Development Plan/  
Chief Engineer,

Vigilance,

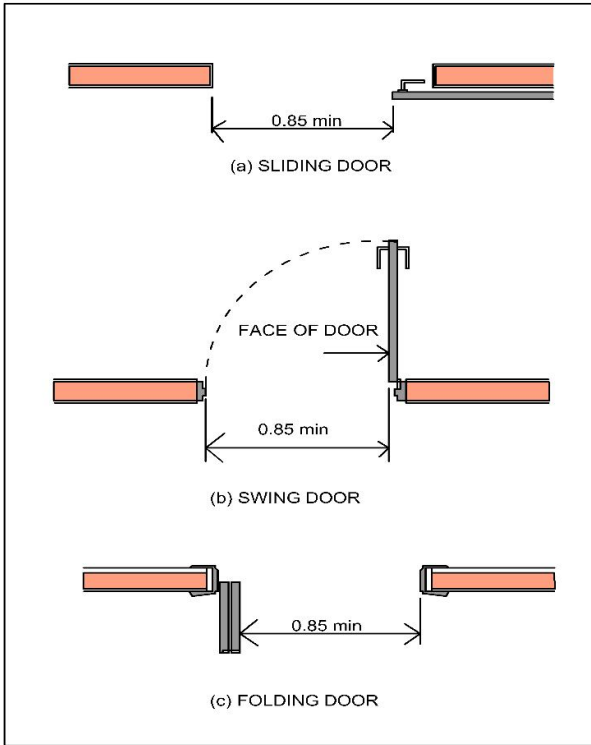
.....For information

Executive Engineer Zone.....

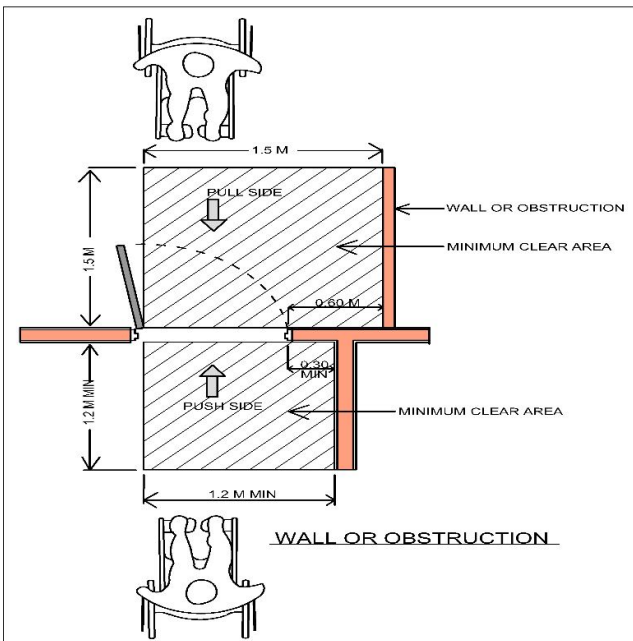
ANNEXURE 23

Sketches

Sketch No 1



Sketch No.2



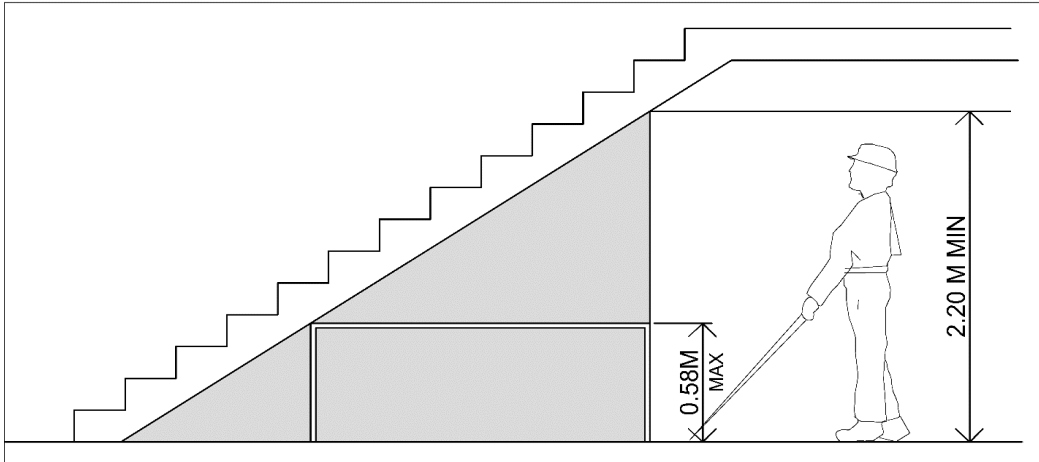
Note: FP shown in ***Bold and Italic***



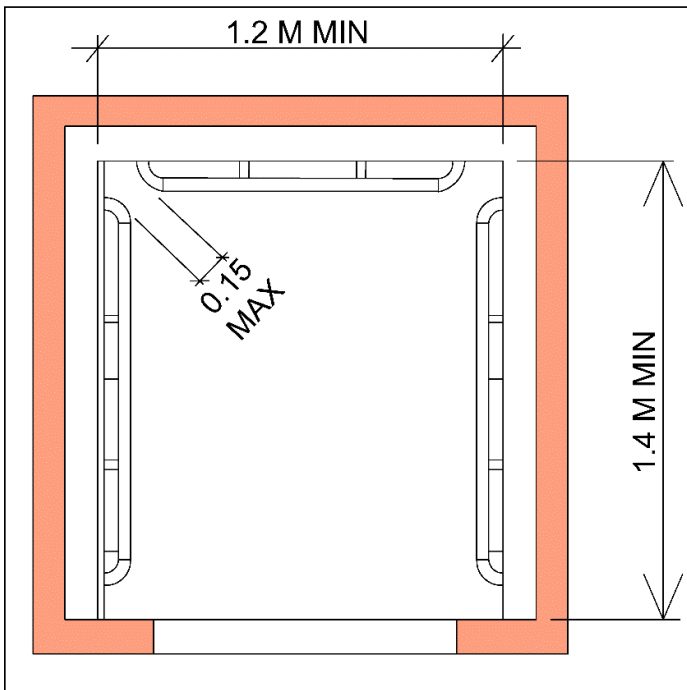
**APPENDICES AND ANNEXURES**

**DCPR-2034**

Sketch No. 3



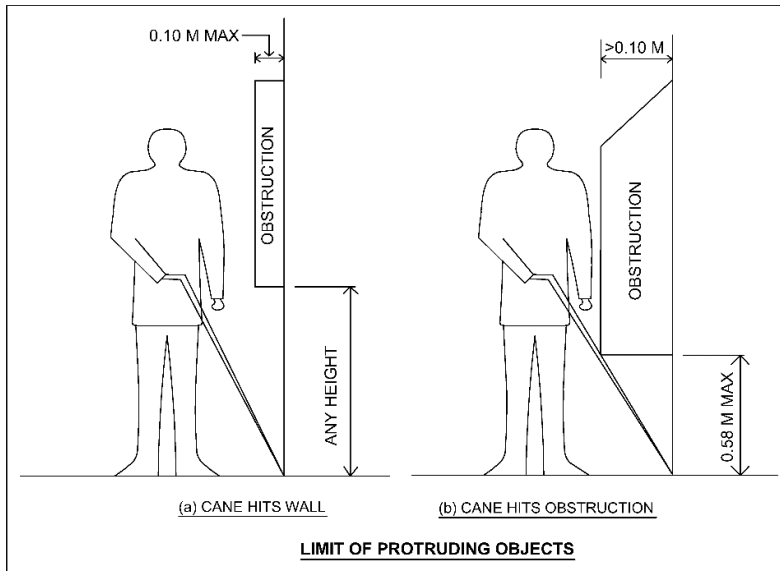
Sketch No. 4



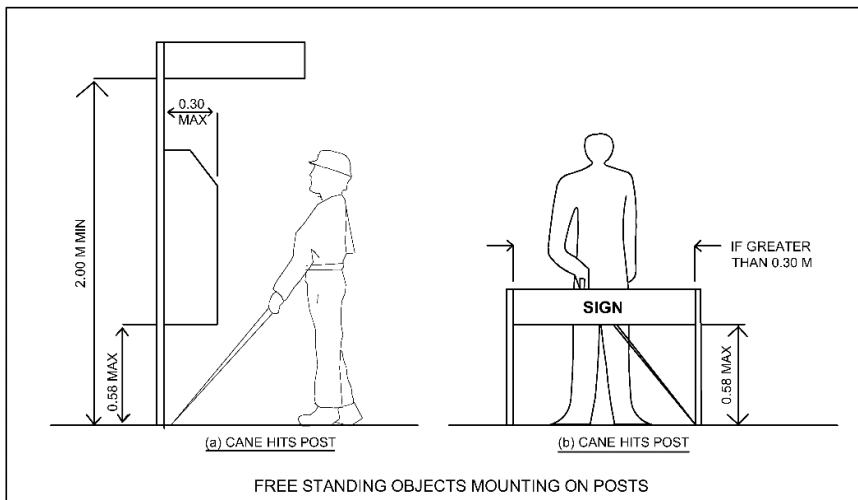
Note: FP shown in ***Bold and Italic***

**APPENDICES AND ANNEXURES**

Sketch No 5



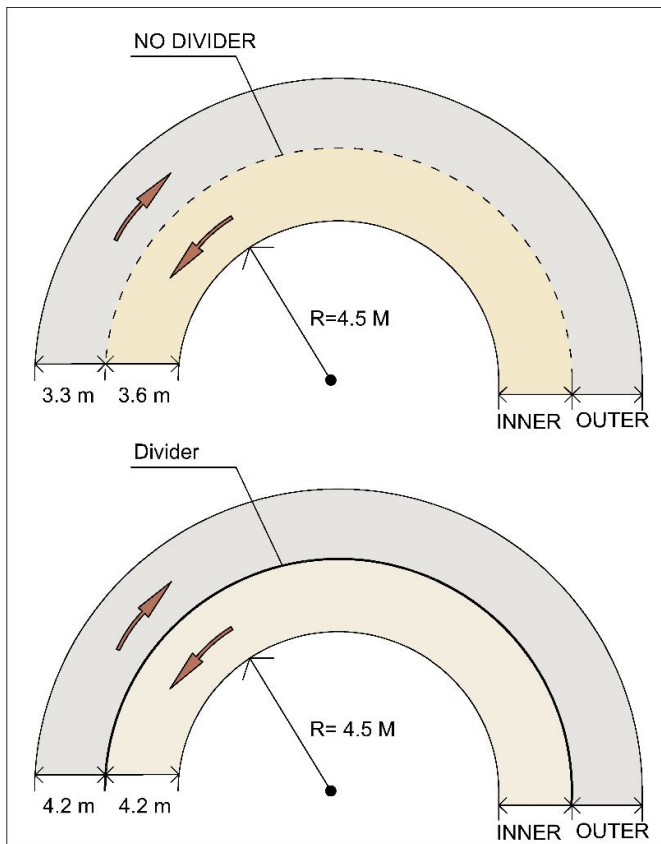
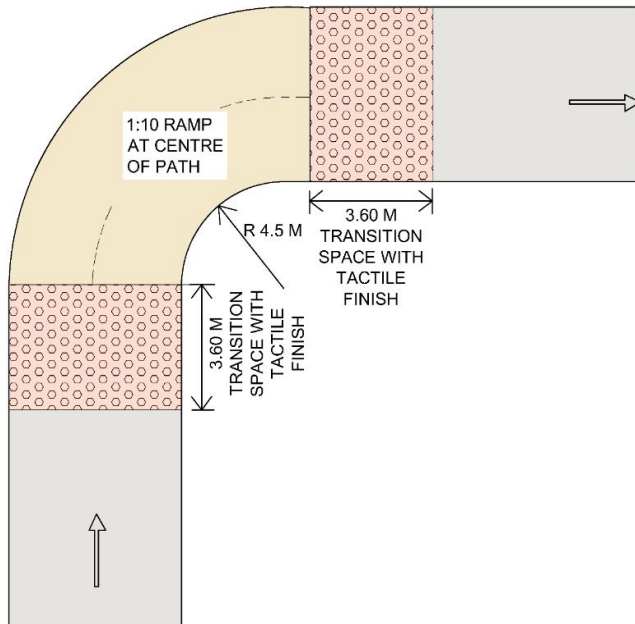
Sketch No. 6



Note: FP shown in ***Bold and Italic***

APPENDICES AND ANNEXURES

Fig 7- Illustrative example:



Note – Sketches not to scale

Note: FP shown in ***Bold and Italic***

APPENDICES AND ANNEXURES

DCPR-2034

**Annexure 24**  
**Appropriate Authority**

Sr. No	Reservation main Category	Reservation Sub Category		Appropriate Authority
		Code	Name	
1	Education	RE1.1	Municipal School	MCGM
2		RE1.2	Primary and Secondary School	MCGM / School Education & Sports Department, GOM
3		RE1.3	Special School	Social Justice & Special Assistance Department, GOM
4		RE2.1	Higher Education	Higher & Technical Education Department, GOM
5		RE3.1	Other Education	Higher & Technical Education Department, GOM (In case of Medical College - Medical Education & Drug Department, GOM)
6		RE 4.1	Urban Planning Institute	Higher & Technical Education Department, GOM
7		RE 4.2	Medical Institute	MCGM/Medical Education & Drug Department, GOM
8		RE 4.3	Financial Institute	Higher & Technical Education Department, GOM
9		RE 4.4	Other Institutes	Higher & Technical Education Department, GOM
10		Health	RH1.1	Municipal Dispensary/ Health Post
11	RH1.2		Hospital	MCGM/ Medical Education & Drug Department, GOM / Public Health Department, GOM
12	RH1.3		Municipal Maternity Home	MCGM
13	RH3.1		Rehabilitation Centre	MCGM/ Social Justice and Special Assistance Department, GOM
14	RH3.4		Veterinary Hospital	MCGM / Agriculture, Animal Husbandry Department, GOM

Note: EP shown in ***Bold and Italic***

**APPENDICES AND ANNEXURES**

**DCPR-2034**

Sr. No	Reservation main Category	Reservation Sub Category		Appropriate Authority
		Code	Name	
15	Municipal Services	RMS1.1	Road Depot	MCGM
16		RMS1.2	Municipal Chowky	MCGM
17		RMS1.3	Municipal Facilities	MCGM
18		RMS2.1	Transport Garage	MCGM
19		RMS3.1	Solid Waste Management Facilities and Allied Activity	MCGM
20		RMS3.2	Land Fill Site	MCGM
21		RMS3.3	Scrap Yard	MCGM
22		RMS4.1	Sewage Treatment Plant/Facilities	MCGM
23		RMS4.3	Sewage Pumping Station	MCGM
24		RMS5.1	Reservoir	MCGM
25		RMS5.2	Water Pumping Stations	MCGM
26		RMS5.3	Water Treatment Plant	MCGM
27		RMS5.5	Hydraulic Engineering Store/Office	MCGM
28		RMS6.1	Storm Water Pumping Station	MCGM
29		Public Offices	RO1.3	Municipal Office
30	RO2.1		Government Office	Concerned Department of State/Central Govt.
31	RO3.1		Disaster Management Facility	MCGM
32	Public Open Spaces	ROS1.2	Promenades	MCGM
33		ROS1.4	Play Ground	MCGM
34		ROS 1.5	Garden/ Park	MCGM
35		ROS2.1	Club/ Gymkhana	MCGM
36		ROS2.3	Zoo	MCGM

Note: EP shown in ***Bold and Italic***

APPENDICES AND ANNEXURES

DCPR-2034

Sr. No	Reservation main Category	Reservation Sub Category		Appropriate Authority
		Code	Name	
37		ROS2.4	Municipal Sports Complex	MCGM
38		ROS2.5	Sports Complex/ Stadium	MCGM / School Education & Sports Department GOM
39		ROS2.8	Botanical Garden	MCGM
40	Primary Activity	RP1.1	Fish & Net Drying yards	Fisheries Department, GOM
41		RP2.1	Dhobi Ghat	MCGM
42	Public Utilities & Facilities.	RPU 1.1	Fire Station	MCGM
43		RPU2.1	Fuel Station	Ministry of Petroleum, GOI /Fuel Supply Companiesrecognized by Ministry of petroleum
44		RPU 3.1	Police Station	Home Department, GOM
45		RPU 3.2	Police Chowky	Home Department, GOM
46		RPU3.3	Correction Facilities	Home Department, GOM
47		RPU3.4	Police Facilities	Home Department, GOM
48		RPU 3.5	Courts	Law & Judiciary Department, GOM
49		RPU4.1	Post &Telegraphic Office	Post & Telegraph Department of GOI.
50		RPU5.2	Electricity Transmission &Distribution Facility	Energy Department, GOM/ Authorized Electric Supply Provider like MSEB / BEST/ Reliance Energy / Tata etc.
51		RPU 6.1	Service Industrial Estate	MCGM
52		RR1.1	Municipal Staff Quarters	MCGM
53		RR1.2	Police Staff Quarters	Home Department, GOM

Note: EP shown in ***Bold and Italic***

**APPENDICES AND ANNEXURES**

**DCPR-2034**

Sr. No	Reservation main Category	Reservation Sub Category		Appropriate Authority
		Code	Name	
54	Housing	RR1.3	Government Staff Quarters	Concerned Department of State/Central Govt
55		RR 1.5	Municipal Housing	MCGM
56		RR1.6	Police Housing	Home Department, GOM.
57		RR1.7	Government Housing	Concerned Department of State/Central Govt
58		RR2.1	Rehabilitation & Resettlement	MCGM
59		RR2.2	Social Housing	MCGM
60		RR3.1	Koli Housing	MCGM
61		Social Amenities	RSA1.1	Municipal Market with Vending Zone
62	RSA1.2		Retail Market with Vending Zone	MCGM
63	RSA2.1		Multi-Purpose Community Centre	MCGM.
64	RSA2.7		Students Hostel	MCGM / Social Justice and Special Assistance Department, GOM/Women & Child Welfare Department, GOM
65	RSA2.9		Homeless Shelter	MCGM
66	RSA3.3		CulturalCentre/ DramaTheatre/Theater	MCGM /Tourism &Cultural Affairs, GOM
67	RSA3.5		Museum	MCGM /Tourism &Cultural Affairs, GOM
68	RSA3.6		Art Gallery	MCGM /Tourism &Cultural Affairs, GOM
69	RSA3.7		Leisure Park	MCGM

Note: EP shown in ***Bold and Italic***

**APPENDICES AND ANNEXURES**

**DCPR-2034**

Sr. No	Reservation main Category	Reservation Sub Category		Appropriate Authority
		Code	Name	
70		RSA4.8	Cemetery	MCGM
71		RSA4.9	Old Age Home	MCGM
72		RSA5.2	Multi-Purpose housing for working Women	Women & Child Welfare Department, GOM
73		RSA6.1	Care Centre	MCGM
74		RSA6.2	Adhar Kendra with skill development centre	MCGM / Skill Development Department, GOM
75		RSA6.3	Public Convenience	MCGM
76		RSA 7.1	Film Studio/ TV Studio	Tourism & cultural Affair Department, GOM
77		RSA 8.1	Animal shelter	Agriculture, Animal Husbandry Department, GOM
78		Transport	RT1.1	Truck Terminus
79	RT1.2		StateTransport Depot	Transport Department GOM
80	RT1.4		BEST Bus Facilities	BEST
81	RT1.6		Parking Lot	MCGM
82	RT2.1		Water Transport Terminal	Port and Transport Department, GOM
83	RT2.2		Jetty	Port and Transport Department, GOM
84	RT3.1		Metro/Mono Rail Car shed	Urban Development Department, GOM
85			RAM	Reservation Amenity

Note: EP shown in ***Bold and Italic***



**ANNEXURE 25**

**Abbreviation of criteria (classification) for heritage listing**

(a) Value for architectural historical or cultural reasons	.. A
-- architectural .. A(arc)	
-- historical	.. A(his)
-- cultural	.. A(cul)
(b) The date and / or design and / or unique use of the building or artefact	.. B
-- period	.. B(per)
-- design	..B(des)
-- use	..B(uu)
(c) Relevance to social or economic history	..C(seh)
(d) Association with well-known persons or events	..D(bio)
(e) A building or groups of buildings and / or areas of a distinct architectural design and / or style historic period or way of life having sociological interest and / or community value.	E
-- style	
-- historical	
(f) The unique value of a building or architectural features or artefact and / or being part of a chain of architectural development that would be broken if it were lost.	F
(g) Its value as a part of a group of buildings	..G(grp)
(h) Representing forms of technological development	..H(tec)
(i) Vistas of natural / scenic beauty or interest, including water-front areas, Distinctive and / or planned lines of sight, street line, skyline or topographical.	.. I(sce)
(j) Open spaces sometimes integrally planned with their associated areas having a distinctive way of life and for which are and have the potential to be areas of recreation.	J

Note: EP shown in ***Bold and Italic***

## SCHEDULE - B

Development Plan - 2034 of Municipal Corporation of Greater Mumbai -  
Substantial Modifications published by Government under Section 31(1) of MR&TP Act 1966

## 'A' Ward

1	2	3	4	5	6	7
Sr. No.	EP No.	Modifi- cation No.	Sheet No.	Proposal as per published plan under Section 26 of the MR&TP Act 1966	Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&TP Act 1966	Substantial Modifications published by the Government under Section 31(1) of the MR&TP Act 1966
1	EP-A01	MA4	IC 05	ROS1.5 (Garden/Park)	Reservation of ROS 1.5(Garden/Park) is continue as per SRDP 91	Modification u/s 30 is proposed to be sanction.
2	EP-A02	MA5	IC 10	DPU2.1 (Fuel Station)	Designation of Fuel Station (DPU 2.1) is shown on C S No 2/729 & 6/729 and Designation of DOS 2.6 is retained on C S No 6/729	Modification u/s 30 is proposed to be sanction.
3	EP-A03	MA6	IC 05	DPU2.1 (Fuel Station)	Designation of Fuel station (DPU 2.1) shown on entire CS No 1/324	Modification u/s 30 is proposed to be sanction.
4	EP-A04	MA9	IC 05	DPU3.4 (Post Office)	Designation of Post & telegraph (DPU 4.1) is retained on C S 38 and Designation of DPU4.1 (Post & telegraph) is deleted from C S No 39	Modification u/s 30 is proposed to be sanction.
5	EP-A05	MA11	IC 05	ROS1.5 (Garden/Park) & RE1.1 (Municipal Primary School)	Reservation of ROS1.4(PG) is deleted from C S No 326 & 327 and reservation RE1.1(MAP) is deleted from C S No 346	Modification u/s 30 is proposed to be sanction.
6	EP-A06	MA12	IC 05	ROS1.5 (Garden/Park)	Reservation of Garden/Park (ROS 1.5) is deleted	Modification u/s 30 is proposed to be sanction.
7	EP-A07	MA13	IC 05	ROS1.5 (Garden/Park)	Reservation of Garden/Park (ROS 1.5) is deleted	Modification u/s 30 is proposed to be sanction.
8	EP-A08	MA24	IC 07	Existing Road	proposed Hazarimal somani road to be widened from 60 feet to 80 feet	Modification u/s 30 is proposed to be sanction.

1	2	3	4	5	6	7
9	EP-A09	MA27	IC 07	DPU3.1 (Police Station)	Along with designation of police station (DPU3.1) reservation of government staff quarters (RR1.3) is shown	Modification u/s 30 is proposed to be sanction.
10	EP-A10	MA29	IC 11	RT1.6+ (Parking Lot)	Reservation of RT 1.6 (Parking Lot) is changed to RMS 2.1+(Transport garage +)	Modification u/s 30 is proposed to be sanction.
11	EP-A11	MA30	IC 07	C-Zone	Designation of fuel station (DPU2.1) is shown as per existing site conditions.	Modification u/s 30 is proposed to be sanction.
12	EP-A12	MA31	IC 05	R zone	Designation of Primary and secondary school (DE1.2) shown as per existing site condition.	Modification u/s 30 is proposed to be sanction.
13	EP-A13	MA35	IC 03	DOS2.6 (Recreational Ground)	Designation of RG (ODS 2.6) is deleted. The spill over of Designation of RG (DOS2.6) is also removed from C S No 659.	Modification u/s 30 is proposed to be sanction.
14	EP-A14	MA57	IC 05	DP road	The part portion of 12.20 mtr. DP Road is deleted.	Modification u/s 30 is proposed to be sanction.
15	EP-A15		IC 05	RR2.1 (Resettlement & Rehabilitation)	RR2.1 (Resettlement & Rehabilitation)	New Reservation of RE1.1 (Municipal school) is to be proposed as shown on plan.
16	EP-A16		IC02, IC04	R zone	R zone	New Reservation of ROS1.4 (Playground) on CS No. 4 of Colaba is to be proposed as shown on plan,
17	EP-A17		IC05	R zone	R zone	New Reservation of RMS 1.3 (Municipal Facilities) on CS No. 135, 1A/134 of Colaba division is to be proposed as shown on plan.
18	EP-A18		IC04	R zone	R zone	New Reservation of RT1.4 BEST Bus Facilities ) on CS no. 1/600, 596, 602 of Colaba is to be proposed as shown on plan.
19	EP-A19		IC08	R zone	R zone	New Reservation of RSA1.1 (Municipal Retail Market) on CS no. 1/278, 278, 279, 280, 281 of Fort is to be proposed as shown on plan.
20	EP-A20		IC08	R zone	R zone	New Reservation of RR1.5 (Municipal Housing ) on CS no. 1095, 1096 of Fort is to be proposed as shown on plan.

## 'B' Ward

1	2	3	4	5	6	7
Sr. No.	EP No.	Modification No.	Sheet No.	Proposal as per published plan under Section 26 of the MR&TP Act 1966	Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&TP Act 1966	Substantial Modifications published by the Government under Section 31(1) of the MR&TP Act 1966
1	EP-B01	MB 13	IC 14	ROS1.5 (Garden/Park)	Spill over of ROS1.5 (Garden/Park) reservation is removed and the reservation is shown as per SRDP1991.	Modification u/s 30 is proposed to be sanction.
2	EP-B02	MB 14	IC 11	Railway Buffer	The modified railway buffer of 30 meters is shown from the railway track boundary.	Modification u/s 30 is proposed to be sanction.
3	EP-B03	MB 15	IC 14	Railway Buffer	The modified railway buffer of 30 meters is shown from the railway track boundary.	Modification u/s 30 is proposed to be sanction.
4	EP-B04	MB 21	IC14	R zone	Reservation of ROS1.5 (Garden/Park) shown as per SRDP1991.	Modification u/s 30 is proposed to be sanction.
5	EP-B05	MB 22	IC14	R zone	Reservation of ROS1.5 (Garden/Park) shown as per SRDP1991.	Modification u/s 30 is proposed to be sanction.
6	EP-B06	MB 23	IC 13, IC14	Existing Road, DR1.5 (Municipal Housing)	Existing Road is removed from C.S no. 1521 and DR1.5 is retained as per SRDP 1991.	Modification u/s 30 is proposed to be sanction.
7	EP-B07	MB 25	IC14	R zone	Designation of DE1.2 (Primary & Secondary School) is shown	Modification u/s 30 is proposed to be sanction.
8	EP-B08	MB 26	IC14	R zone	Designation of DE1.2 (Primary & Secondary School) is shown	Modification u/s 30 is proposed to be sanction.
9	EP-B09	MB 27	IC13	C zone	Designation of DE1.2 (Primary & Secondary School) is shown	Modification u/s 30 is proposed to be sanction.
10	EP-B10	114	IC 14	DSA 3.8 (Public Hall)	Designation of DSA 3.8 (Public Hall) is deleted and is reserved for RE1.2 (Primary / Secondary School)	Modification u/s 30 is proposed to be sanction.
11	EP-B11	136	IC 13	RH1.3 (Municipal Maternity Home)	Reservation of RH 1.3 (Maternity Hospital) is deleted and is now reserved for RH 1.2 (Hospital)	Modification u/s 30 is proposed to be sanction.

1	2	3	4	5	6	7
12	EP-B12		IC14	DO2.1 ( Government Office)	DO2.1 ( Government Office)	Designation of DSA3.8 (Public Hall) on CTS no. 2018 of Mandvi is to be proposed as shown on plan.
13	EP-B13		IC14	R zone	R zone	New reservation of RR1.5 (Municipal Housing) on land bearing CTS no. 47/1721 of Mandvi is to be proposed as shown on plan.
14	EP-B14		IC13	R zone	R zone	New reservation of RE1.2 (Primary/ Secondary School) on land bearing CTS no. 1190,1191,1192,1193 of Mandvi is to be proposed as shown on plan.
15	EP-B15		IC14	C zone	C zone	New reservation of ROS1.5 (Garden / Park) on land bearing CTS no. 1060, 1061, 1062, 1063, 1064 of Mandvi is to be proposed as shown on plan.
16	EP-B16		IC14	C zone	C zone	New reservation of RSA6.3 (Public Convenience) on land bearing CTS no. 1/154 of Mandvi is to be proposed as shown on plan.
17	EP-B17		IC14	C zone	C zone	New reservation of ROS1.5 (Garden / Park) on land bearing CTS no. 180, 181, 182 of Mandvi is to be proposed as shown on plan.
18	EP-B18		IC14	C zone	C zone	New reservation of RH1.3 (Municipal Maternity Home) on land bearing CTS no. 103, 107, 109, FP No.22, FP No.25 of Mandvi is to be proposed as shown on plan.
19	EP-B19		IC11	C zone	C zone	New reservation of ROS1.5 (Garden / Park) on land bearing CTS no. 56, 90 of Mandvi is to be proposed as shown on plan.
20	EP-B20		IC11	C zone	C zone	New reservation of RT1.6 (Parking Lot) is to be on land bearing CTS no. 56, 90 of Mandvi is to be proposed as shown on plan.

1	2	3	4	5	6	7
21	EP-B21		IC11	C zone	C zone	New reservation of ROS1.5 (Garden / Park) is to be on land bearing CTS no. 56, 57, 58, 59, 60, 61, 62, 63 of Mandvi is to be proposed as shown on plan.
22	EP-B22		IC11	C zone	C zone	New reservation of RT1.4 (BEST Bus Facilities) is to be on land bearing CTS no. 1/111 of Mandvi is to be proposed as shown on plan.
23	EP-B23		IC11	C zone	C zone	New reservation of RR2.1 (Rehabilitation & Resettlement) is to be on land bearing CTS no. 72, 73, 74, 77, 83, 84, 85, 86, 87, 88, 89 of Mandvi is to be proposed as shown on plan.
24	EP-B24		IC11	C zone	C zone	New reservation of RE1.1 (Municipal School) is to be on land bearing CTS no. 57, 58, 59, 60, 61, 62, 65, 68, 69, 70 of Mandvi is to be proposed as shown on plan.
25	EP-B25		IC14	C zone	C zone	New reservation of RT1.6 (Parking Lot) is to be on land bearing CTS no. 100 of Mandvi is to be proposed as shown on plan.
26	EP-B26		IC13	R Zone	R Zone	New reservation of ROS1.4 (Play Ground) is to be on land bearing CTS no. 1343, 1344 of Mandvi is to be proposed as shown on plan.
27	EP-B27		IC11	C Zone	C Zone	New reservation of ROS1.4 (Play Ground) is to be on land bearing CTS no. 487 of Mandvi is to be proposed as shown on plan.

'C' Ward

1	2	3	4	5	6	7
Sr. No.	EP No.	Modification No.	Sheet No.	Proposal as per published plan under Section 26 of the MR&TP Act 1966	Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&TP Act 1966	Substantial Modifications published by the Government under Section 31(1) of the MR&TP Act 1966
1	EP-C01	MC11	IC10	DR1.5 (Municipal Housing) + RR1.1 (Municipal Staff Quarters) + RH1.1 (Municipal dispensary/ Health post) + RO3.1 (Disaster Management Facilities) + RMS1.2 (Municipal Chowky)	Designation now shown is DR1.5 (Municipal Housing) + RR1.1 (Municipal Staff Quarters) + RH1.1 (Municipal Dispensary/Health Post). The designation shape on CS no. 2/430 is corrected as per site condition and revenue records.	Modification u/s 30 is proposed to be sanction.
2	EP-C02	MC12	IC10	12.2 m wide DP road and ROS1.4 (Play Ground)	Reservation of Playground is shown as per SRDP 1991 and 12.20m wide road shown in RDDP 2034 is deleted	Modification u/s 30 is proposed to be sanction.
3	EP-C03	MC13	IC10	R-Zone	Road widening shown from 25Ft to 30 Ft.	Modification u/s 30 is proposed to be sanction.
4	EP-C04	MC14	IC10	9.15 m wide DP Road, ROS1.4	Reservation of ROS1.4 (Play Ground), is changed to DOS1.4 (Play Ground).	Modification u/s 30 is proposed to be sanction.
5	EP-C05	MC16	IC10	RSA 1.2 + RR2.1, ROS 1.4 , RE1.1, RR2.1, ROS1.5, RT1.6, DP road	DP road passing through the market is deleted designation is shown as DSA1.2+DSA1.3+RSA2.9+RT1.6+ROS1.5+ RSA6.3	Modification u/s 30 is proposed to be sanction.
6	EP-C06	MC17	IC10	RSA 1.2 + RR2.1, RSA1.1, ROS 1.4 , RH1.1, ROS1.5, RT1.6, RPU5.2, DP road	DP road passing through the market is deleted & designation is shown as DSA1.2+DSA1.3+RSA2.9+RT1.6+ROS1.5+ RSA6.3	Modification u/s 30 is proposed to be sanction.
7	EP-C07	MC18	IC10	R Zone	The designation of DE1.2 (Primary/Secondary School) is shown .	Modification u/s 30 is proposed to be sanction.
8	EP-C08	MC19	IC10	R Zone	The designation of DE1.2 (Primary/Secondary School) is shown on DP sheet,	Modification u/s 30 is proposed to be sanction.

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9	EP-C09	MC20	IC13	R Zone	The designation of DE1.2 (Primary/Secondary School) is shown on DP sheet,	Modification u/s 30 is proposed to be sanction.	
10	EP-C10	MC21	IC10	ROS1.5 (Garden/Park)	Code changed from ROS 1.5 ( Garden/park) to DOS 1.5 ( Garden/park)	Modification u/s 30 is proposed to be sanction.	
11	EP-C11		IC10	R zone	R zone	New designation of DE1.1 (PT) (Municipal school) is to be proposed on CS no. 2241 of Bhuleshwar as shown on plan.	
12	EP-C12		IC10	DE1.1+ (Municipal school)	DE1.1+ (Municipal school)	New designation of DE1.1+ (Municipal School) is proposed to be changed to DT1.6 (Parking lot) on CS no. 4/1640(PT), 5/1640(PT), 6/1640(PT) of Bhuleshwar as shown on plan.	
13	EP-C13		IC10	R Zone	R Zone	New reservation of ROS1.5 (Garden/Park) is to be proposed on CS no. 536 of Bhuleshwar as shown on plan.	
14	EP-C14		IC10	R Zone	R Zone	New reservation of RSA4.8 (Cemetery) is to be proposed on CS no. 1/427 of Bhuleshwar as shown on plan.	
15	EP-C15		IC13	R Zone	R Zone	New reservation of ROS1.5 (Garden/Park) is to be proposed on CS no. 2980 of Bhuleshwar as shown on plan.	
16	EP-C16		IC10	R Zone	R Zone	New reservation of RSA2.1 (Multipurpose Community Centre) is to be proposed on CS no. 1/526, 526 of Bhuleshwar as shown on plan.	
17	EP-C17		IC10	R Zone	R Zone	New reservation of ROS1.5 (Garden/Park) is to be proposed on CS no. 553 of Bhuleshwar as shown on plan.	



'D' Ward

1	2	3	4	5	6	7
Sr. No.	EP No.	Modification No.	Sheet No.	Proposal as per published plan under Section 26 of the MR&TP Act 1966	Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&TP Act 1966	Substantial Modifications published by the Government under Section 31(1) of the MR&TP Act 1966
1	EP-D01	MD1	IC 12 IC 15	R zone, Water body	The said land is marked as ROS 1.5 (Garden /Park) & Natural water course.	Modification u/s 30 is proposed to be sanction.
2	EP-D02	MD2	IC 16	DT 1.6 + RPU 6.1 Parking Lot + Service Industrial Estate	The said plots are shown as reservation of RT 1.6 Parking Lot.+ RPU6.1 Service Industrial Estate	Refused to accord sanction , Reservation of RT1.6 u/s 30 is proposed to be deleted and included in adjoining predominant zone and RPU6.1 Service Industrial Estate is proposed to be reinstated
3	EP-D03	MD4	IC 13	DPU 4.1 ( Post & Telegraph ) & Railway Buffer	On the said plot Railway Buffer has been marked from the track boundary as per direction of Railway Authority and is designated as DPU 4.1(Pt.) (Post & Telegraph )	Modification u/s 30 is proposed to be sanction.
4	EP-D04	MD7	IC 13	DT 1.6 (Pt.) Public Parking Lot	The said plot is reserved as RT 1.6 Parking Lot	Refused to accord sanction , Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone
5	EP-D05	MD8	IC 13	R zone & Railway Buffer	Railway Buffer has been marked from the track boundary as per direction of Railway Authority.	Modification u/s 30 is proposed to be sanction.
6	EP-D06	MD9	IC 13	R zone & Railway Buffer	Railway Buffer has been marked from the track boundary as per direction of Railway Authority.	Modification u/s 30 is proposed to be sanction.
7	EP-D07	MD13	IC 13	R Zone	The plot is reserved as RE 1.2 (Primary/Secondary School).	Modification u/s 30 is proposed to be sanction.
8	EP-D08	MD14	IC 16	RR 2.1 (Rehabilitation & Resettlement)	Designation of DOS 2.7 Green belt is shown as per steep slope and existing buildings shown in approved lay out is included in R zone and remaining portion of land is retained as RR 2.1 (Rehabilitation & Resettlement)	Modification u/s 30 is proposed to be sanction.

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9	EP-D09	MD15	IC 13	ROS 1.5 (Garden / Park)	Out of the land, 50 % area is changed to Residential Zone and the remaining 50 % area is placed in ROS 1.5 (Garden/Park)	Modification u/s 30 is proposed to be sanction.
10	EP-D10	MD16	IC 13	R Zone	Designated as DE 1.1 Municipal School.	Modification u/s 30 is proposed to be sanction.
11	EP-D11	MD17	IC 13	Central Island Express Way	The alignment of the Central Island Express Way is proposed as per the proposed modification of State Government.	Modification u/s 30 is proposed to be sanction. with following changes: width of road from Girgaon Chowpati to Tulashiwadi Road Junction is to be shown as 27.45 M.
12	EP-D12	MD18	IC 12, IC 10	Coastal road alignment	Coastal road alignment from Priyadarshani park to A ward boundary through Sea is deleted.	Modification u/s 30 is proposed to be sanction.
13	EP-D13	MD19	IC 13, IC 16	Central Island Express Way	The alignment of the Central Island Express Way is proposed as per the proposed modification of State Government.	Modification u/s 30 is proposed to be sanction. with following changes: width of road from Girgaon Chowpati to Tulashiwadi Road Junction is to be shown as 27.45 M.
14	EP-D14	MD20	IC 16	Proposed 12.20 mtr DP Road	The alignment of 12.20 mt wide DP road passing from CS no. 781 & 782 is now realigned from CS No. 781 and 782 through cessed structures of CS no 737, so as to have proper connectivity.	Modification u/s 30 is proposed to be sanction.
15	EP-D15	MD21	IC 09	R Zone & DP 2.1 (Dhobi Ghat)	9.00 mtr wide DP Road is proposed up to the slum colony through CS no. 51 & 52 of Malabar hill.	Modification u/s 30 is proposed to be sanction.
16	EP-D16	MD22	IC 13	DE 1.2 (Primary & Secondary School)	The designation of DSA 2.5 Welfare Centre shown on the said plot.	Refused to accord sanction , Designation/ Reservation u/s 26 & u/s 30 is proposed to be deleted..
17	EP-D17	MD 23 MD 29(6) MD 30 MD 33 227	IC 12	RPU 1.1, RO 2.1 & DOS 1.5 (Fire Brigade, Government Office & Garden / Park)	The reservation of RPU 1.1 Fire Station is retained as shown in SRDP 1991. Further the adjacent reservation of RO 2.1 Government Office is deleted and added to the reservation of RPU 1.1 Fire Station. P.C.- MSRDC office is shown as DO2.1 (Government Office) as per site condition P.A.- MSRDC Office is placed in 'C' Zone	Refused to accord sanction , Reservation RPU 1.1 Fire Station.is proposed to be deleted and proposed to be relocated on CS NO. 1/441 near North-South and East-West Proposed Road

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18	EP-D18	MD24	IC 16	DT 1.6(PT) & DAM (public Parking Lot & Amenity)	The said plot is reserved as RT 1.6 (Parking Lot).	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
19	EP-D19	MD25	IC 12	DOS 2.7 (Green Hill Slope)	The portion where the land is having steep slope, the same is shown as DOS 2.7 Green Belt and the remaining portion is reserved as ROS 1.5 Garden / Park.	Proposed to be Sanctioned with following changes :- ROS 1.5 Garden / Park proposed u/s 30 is proposed to change to RR1.3 Government Staff Quarters.
20	EP-D20	MD26	IC 13	ROS 1.5 & RT 1.6 (Garden / Park & Parking Lot)	The reservation area of ROS 1.5 Park / Garden and RT 1.6 Parking lot is deleted and is reserved as RR 2.2 Affordable/Social Housing.	Modification u/s 30 is proposed to be sanction.
21	EP-D21	MD27	IC 13	DOS 1.4 (Play Ground)	The plot is reserved as ROS 1.4 (Play Ground) instead of designation of DOS 1.4 (Play Ground).	Modification u/s 30 is proposed to be sanction.
22	EP-D22	MD 29 (1) MD 39	IC 12	1) ROS 1.4 (Play Ground) & R Zone	1) The said plots are shown as designation DE 1.2 (Primary & secondary School) + DOS 1.4 (Play Ground) + DOS 1.5 (Garden/Park) and the remaining portion in R Zone.	Modification u/s 30 is proposed to be sanction.
23	EP-D23	MD 29 (2) MD 34	IC 12	2) DR 1.3 (Government Staff Quarter)	2) Designation of DR 1.3 Government staff quarters is deleted from the said plot and included in surrounding zone .	Modification u/s 30 is proposed to be sanction.
24	EP-D24	MD 29 (3) MD 31	IC 12	3) DOS 2.7 (Green Belt)	3) The portion where structures exists on site is deleted from DOS 2.7 Green Belt and remaining portion is maintained in DOS 2.7 Green Belt.	Modification u/s 30 is proposed to be sanction.
25	EP-D25	MD 29 (4)	IC 12	4) DOS 2.7 (Green Belt)	4) The portion where structures exists on site is deleted from DOS 2.7 Green Belt and remaining portion is maintained in DOS 2.7 Green Belt.	Modification u/s 30 is proposed to be sanction.
26	EP-D26	MD 29 (6) MD40, 227	IC 12	DMS 4.3 (Sewage Pumping Station)for CS no. 947 & 1/858 & DOS 1.5 (Garden / Park) for PDP plot.	(6) Designation shown in RDDP 2034 retained on the said plot. P.C.- MSRDC office is shown as DO2.1 (Government Office) as per site condition P.A.- MSRDC Office is placed in 'C' Zone	Modification u/s 30 is proposed to be sanction.

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27	EP-D27	MD32	IC 16	DOS 2.7 (Green Belt)	The said portion of structures are deleted from DOS 2.7 Green Belt and remaining portion is maintained in DOS 2.7 Green Belt.	Modification u/s 30 is proposed to be sanction.
28	EP-D28	MD35	IC 12	DOS 2.7 (Green Belt)	The part designation of DOS 2.7 Green Belt portion is modified as 'Layout RG'. Remaining Portion is Reserved as ROS1.5(Garden/Park)	Modification u/s 30 is proposed to be sanction.
29	EP-D29	MD36	IC 13	DOS 2.6 (Recreational Ground)	Said plot is designated as DOS2.7 Green Belt.	Modification u/s 30 is proposed to be sanction.
30	EP-D30	MD37	IC 13	DSA 3.2 (Cinema Hal)	The designation of DSA 3.2 Cinema Theatre is deleted.	Modification u/s 30 is proposed to be sanction.
31	EP-D31	MD38	IC 16	DOS 1.5 & DMS 1.2 (Garden / Park & Municipal Chowky)	The designation of DMS 1.2 (Municipal Chowky) is deleted.	Modification u/s 30 is proposed to be sanction.
32	EP-D32	MD41	IC 13	R Zone	The plot is designated as DSA 2.7 Student Hostel.	Modification u/s 30 is proposed to be sanction.
33	EP-D33	MD42	IC 16	DOS 1.5 (Garden / Park)	The said plot is reserved as Government Office RO 2.1 (Extension RTO) and a Ear Marked on D.P. Sheet as an Extension to RTO for Vehicle Testing Track.	Modification u/s 30 is proposed to be sanction.
34	EP-D34	MD43	IC 09	R Zone	Designation of DE1.2 (Primary & Secondary School) shown on CS No. 1/231 - Malabar Hill.	Modification u/s 30 is proposed to be sanction.
35	EP-D35	MD44	IC 13	R Zone	The designation of DR1.1 (Municipal Staff Quarter) is shown on the said plot.	Modification u/s 30 is proposed to be sanction.
36	EP-D36	MD45	IC 13	R Zone	CS no. 1/1120 designated as DPU2.1 Fuel Station.	Modification u/s 30 is proposed to be sanction.
37	EP-D37	MD46	IC 16	R Zone	The said plot is designated as DPU 2.1 Fuel Station.	Modification u/s 30 is proposed to be sanction.
38	EP-D38	MD47	IC 16	R Zone	The said plot is designated as DPU 2.1 Fuel Station.	Modification u/s 30 is proposed to be sanction.

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39	EP-D39	MD48	IC 13	RMS 1.3 + RMS 3.1 + RMS 1.2 ( Municipal Facility + Solid Waste Management Facility + Municipal Chowky)	The said plot is designated as DPU 2.1 Fuel Station and part portion of said plot is reserved as RMS 1.3 + RMS 3.1 + RMS 1.2 ( Municipal Facility + Solid Waste Management Facility + Municipal Chowky).	Modification u/s 30 is proposed to be sanction.
40	EP-D40	MD49	IC 12	Part plot DE 1.2 (Primary & Secondary School) Part plot R Zone	The said plot is designated as DE 1.2 Primary & Secondary School	Modification u/s 30 is proposed to be sanction.
41	EP-D41	MD50	IC 13	R Zone	The said plot is designated as DE 1.2 Primary & Secondary School	Modification u/s 30 is proposed to be sanction.
42	EP-D42	MD51	IC 13	R Zone	The said plot is designated as DE 1.2 Primary & Secondary School	Modification u/s 30 is proposed to be sanction.
43	EP-D43	MD52	IC 13	R Zone	The said plot is designated as DE 1.2 Primary & Secondary School	Modification u/s 30 is proposed to be sanction.
44	EP-D44	MD53	IC 15	R Zone	The said plot is designated as DE 1.2 Primary & Secondary School	Modification u/s 30 is proposed to be sanction.
45	EP-D45	MD54	IC 16	DE 1.1 + DE1.2, RE 1.2, DOS 2.6 (Municipal School + Primary & Secondary School, Recreational Ground)	The said plot is designated as DE 1.2 Primary & Secondary School and part plot as DE 1.1, RE 1.2 and DOS 2.6 (Municipal School + Primary & Secondary School, Recreational Ground)	Modification u/s 30 is proposed to be sanction.
46	EP-D46	MD55	IC 16	R Zone	The said plot is designated as DE 1.2 Primary & Secondary School	Modification u/s 30 is proposed to be sanction.
47	EP-D47	25	IC 16	DPU 2.1 (Fuel Station)	Designation of DPU 2.1 (Fuel Station) is deleted from the said plot.	Modification u/s 30 is proposed to be sanction with following changes: Change of User (Fuel Station) shall not be permissible.
48	EP-D48	109	IC 13	DE 1.1 (Municipal School)	Designation of DE1.1 (Municipal School) is deleted from the said plot.	Modification u/s 30 is proposed to be sanction.
49	EP-D49	148	IC 16	RR 2.1 (Rehabilitation and Resettlement)	Incorporated alignment of the road from Kranti nagar to Bhausaheb Hire Udyan through the said plot.	Modification u/s 30 is proposed to be sanction.

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50	EP-D50	158	IC 16	R Zone & DOS 2.7 (Green Belt)	Reservation of ROS 1.5 (Garden / Park) is incorporated on the said part portion of plot & Remaining portion is shown as DOS 2.7 (Green Belt)	Modification u/s 30 is proposed to be sanction.
51	EP-D51	206	IC 10	DE 1.1 + RSA 4.9 (Municipal School + Old Age Home)	The said plot is reserved as RSA 6.1 (Care Centre)	Modification u/s 30 is proposed to be sanction. with following changes: Reservation is proposed as RE1.1 Municipal School + RSA 6.1 Care Centre
52	EP-D52	228	IC 13	RPU 6.1 + RSA 3.3 ( Service Industrial Estate + Cultural Centre / Drama Theatre / Theatre)	Since the galas are handed over to MCGM, The said reservation becomes designation, Hence as per general recommendations of Planning Committee The Designation of DPU 6.1 (Service industrial estate) has been deleted from the said plot and RSA 3.3 (Cultural Centre / Drama Theatre / Theatre) is retained on remaining portion of said plot.	Modification u/s 30 is proposed to be sanction.
53	EP-D53		IC 09	No Reservation, Existing Pathway is shown	No Reservation, Existing Pathway is shown	Pathway shown on CS 217, 1/217 of Malabar Hill Division is proposed to be widen to 9.0 m as shown on plan.
54	EP-D54		IC 16	RR2.1 (Rehabilitation and Resettlement)	RR2.1 (Rehabilitation and Resettlement)	Reservation of RR2.1 shown on CS no, 2/404 of Tardeo is proposed to be deleted and land is proposed to be included in Service Industrial Estate as shown on plan..
55	EP-D55		1. IC13 2. IC15 3. IC09 4. IC09	1.45.mt proposed road 2.R-zone 3.existing road and R-zone 4.Kamala Nehru park DOS2.6	1.45.mt proposed road 2.R-zone 3.existing road and R-zone 4.Kamala Nehru park DOS2.6	1. Width of road from Girgaon Chowpati to Tulashiwadi Road Junction is Proposed to be shown as 27.45 M.(as per MD17) 2. Existing Road at Rocky Hill, Narayan Dabholkar Road, Malabar Hill is proposed to be shown as existing road as shown on plan. 3. Existing Road (R.R. Thakkar Marg) is proposed to be widened to 9.15M and proposed to be connected to A.G. Bell Road as shown on plan. 4. Existing Road in front of W.I.A. Club upto Tambe Chowk at Malabar Hill is proposed to be shown as existing road as shown on plan.

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56	EP-D56		IC13	R-Zone	R-Zone	CS no. 4276 of Bhuleshwar is proposed to be reserved for Police Chowky RPU3.2 as shown on plan.
57	EP-D57		IC15	DOS2.6 + DOS2.2 (Recreation Ground + Swimming Pool)	DOS2.6 + DOS2.2 (Recreation Ground + Swimming Pool)	Designation of DOS2.6 + DOS2.2 (Recreation Ground + Swimming Pool) shown on CS no 881(pt.), 883, 882, 2/881 is proposed to be deleted and land is proposed to be reserved for Parking Lot (RT1.6) as shown on plan.
58	EP-D58		IC13	R Zone	R Zone	New Reservation of RMS1.1 ( Road Depot) is to be proposed on CS no. 27 of Tardeo as shown on plan.
59	EP-D59		IC13	R Zone	R Zone	New Reservation of ROS 1.5 (Garden / park) is to be proposed on CS no. 3/1473 of Girgaon as shown on plan.
60	EP-D60		IC 13	R Zone	R Zone	New Reservation of ROS 1.4 (Play Ground) is to be proposed on CS no. 4/231, 8/231 of Tardeo as shown on plan.
61	EP-D61		IC12, IC13, IC15, IC16	Funnel of Vision	Funnel of Vision	The following note is proposed to be added : The Funnel of Vision shown in 'D' Ward is provisional and shall be subject to finalisation as per the report to be received from IIT, Bombay.

**'E' Ward**

1	2	3	4	5	6	7
Sr. No.	EP No.	Modifi- cation No.	Sheet No.	Proposal as per published plan under Section 26 of the MR&TP Act 1966	Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&TP Act 1966	Substantial Modifications published by the Government under Section 31(1) of the MR&TP Act 1966
1	EP-E01	ME 01	IC 19	RR.2.2 (Affordable housing)	Reservation of RR 2.2 (affordable Housing) is corrected as Resettlement & rehabilitation (RR 2.1).	Modification u/s 30 is proposed to be sanction.

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2	EP-E02	ME 03	IC 19	DE1.2 (Primary Secondary School) & DSA3.8 (Public Hall)	Designation of DSA 3.8 is corrected as DE1.2+ (Primary & secondary school)+DAS 3.8 (Public Hall)	Modification u/s 30 is proposed to be sanction.
3	EP-E03	ME 04	IC 16	RR2.2 (Affordable Housing)	Reservation of RR 2.2 (Affordable Housing) is corrected as RR2.1 (Resettlement & rehabilitation).	Modification u/s 30 is proposed to be sanction.
4	EP-E04	ME 05	IC16	RR2.2 (Affordable Housing)	Reservation of RR 2.2 (Affordable Housing) is corrected as RR 2.1 ( Resettlement & rehabilitation)	Modification u/s 30 is proposed to be sanction.
5	EP-E05	ME 06	IC 14	DPU2.1 (Fuel Station)	Designation of Fuel Station (DPU 2.1) shown in part (PT)	Modification u/s 30 is proposed to be sanction.
6	EP-E06	ME 08	IC 13	R zone	Reservations of M.T.N.L. Housing changed to RR2.1 (Resettlement & Rehabilitation) and shown along with reservation of RSA2.9 (Night Shelter)	Modification u/s 30 is proposed to be sanction.
7	EP-E07	ME 09	IC 16	R zone	Reservation of playground (ROS1.4) is now shown on CS No. 1928	Modification u/s 30 is proposed to be sanction.
8	EP-E08	ME 10	IC17	I zone	Industrial zone is now shown on said plot	Modification u/s 30 is proposed to be sanction.
9	EP-E09	ME 11	IC 17	R zone	Reservation of play ground (ROS1.4) and resettlement rehabilitation (RR2.1)is now shown	Modification u/s 30 is proposed to be sanction.
10	EP-E10	ME 12	IC 16	R zone	Reservation of playground (ROS1.4) is now shown	Modification u/s 30 is proposed to be sanction.
11	EP-E11	ME 13	IC 17	DPU2.1 (Fuel Station)	Designation of DPU 2.1 changed to Reservation of VJB udyan (ROS1.5) + (ROS 2.8) + (ROS2.3) is now shown	Modification u/s 30 is proposed to be sanction.
12	EP-E12	ME 14	IC 17	R zone	Shape of Designation of Botanical Garden + Garden + Zoo (DOS2.8 + DOS1.5+DOS 2.3) is changed as per SRDP 1991.	Modification u/s 30 is proposed to be sanction.



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13	EP-E13	ME 15	IC 16	R zone	Reservation of RG is shown as ROS 1.4 (PLAYGROUND) ON CS NO. 2/229, 1/229, 229	Modification u/s 30 is proposed to be sanction.
14	EP-E14	ME 16	IC 13	R zone	Reservation of RSA 1.1 (MUNICIPAL RETAIL MARKET WITH VENDING ZONE) is shown on said plot.	Modification u/s 30 is proposed to be sanction.
15	EP-E15	ME 17	IC 17	R zone	The reservation of RG has lapsed , hence reservation of ROS 1.5 (Garden/Park)is deleted.	Modification u/s 30 is proposed to be sanction.
16	EP-E16	ME 18	IC 17	ROS1.4 (Play Ground)	Reservation of ROS1.4 (PLAYGROUND)is deleted as per Supreme Court's order	Modification u/s 30 is proposed to be sanction.
17	EP-E17	ME 19	IC 16	ROS1.5 (Playground)	Reservation of ROS1.5 (GARDEN/Park) is deleted as per Hon'ble supreme court's order	Modification u/s 30 is proposed to be sanction.
18	EP-E18	ME 20	IC 19	I zone & DAM (designated Amenity Plot)	DAM is shown as per approved layout	Modification u/s 30 is proposed to be sanction.
19	EP-E19	ME 21	IC 14	DAM (designated amenity Plot)	DAM changed to RAM	Modification u/s 30 is proposed to be sanction.
20	EP-E20	ME 22	IC 17	I zone & DAM (designated Amenity Plot)	DAM changed to RAM	Modification u/s 30 is proposed to be sanction.
21	EP-E21	ME 23	IC 19	I zone & DAM (designated Amenity Plot)	DAM is deleted and plot is placed in I -zone.	Modification u/s 30 is proposed to be sanction.
22	EP-E22	ME 24	IC 18	DOS1.4 (Playground)	Shape of designation DOS1.4 (PLAY GROUND) is corrected as per site condition.	Modification u/s 30 is proposed to be sanction.
23	EP-E23	ME 25	IC 18, IC19	R zone	RG reservation is now shown as ROS 1.5 (garden/park)	Modification u/s 30 is proposed to be sanction.
24	EP-E24	ME 26	IC 14	Existing Road (Cs no. 1479, 1C/1479)	Existing Road deleted from IC/1479 to 1479.	Modification u/s 30 is proposed to be sanction.
25	EP-E25	ME 27	IC 16	12.2 metres DP road	DP road is deleted from 1570, 1571 to C.S. 229 and reservation of ROS1.4 and I zone shown on the deleted part of the road	Modification u/s 30 is proposed to be sanction.

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26	EP-E26	ME 28	IC 16	9.1 DP road (CS no. 1509)	D.P. Road on C.S. No. 1509 is deleted but the existing road is retained.	Modification u/s 30 is proposed to be sanction.
27	EP-E27	ME 29	IC 17	Existing Road	The road lines on CS 643 is deleted and RE1.2 (primary & Secondary School) and ROS 1.5 (Garden/Park) is extended	Modification u/s 30 is proposed to be sanction.
28	EP-E28	ME 31	IC 14	R zone	Industrial zone is shown on CS NO. 100, 4/100.	Modification u/s 30 is proposed to be sanction.
29	EP-E29	ME 32	IC 19	R zone	Industrial zone is shown on CS NO. 774, 773 & 1/773	Modification u/s 30 is proposed to be sanction.
30	EP-E30	ME 33	IC 17	R zone	Industrial zone is shown on CS NO. 400.	Modification u/s 30 is proposed to be sanction.
31	EP-E31	ME 34	IC 17	DMS4.3 (Sewage Pumping Station) & I zone	Designation of sewerage pumping station (DMS4.3) is deleted	Modification u/s 30 is proposed to be sanction.
32	EP-E32	ME 35	IC 16	DO2.1 (Government Office)	Designation of government office (DO 2.1) changed to Best bus facilities (DT1.4)	Modification u/s 30 is proposed to be sanction.
33	EP-E33	ME 36	IC 16	RSA2.9 (Night Shelter)	Reservation of night shelter (RSA2.9) changed to other education (DE3.1)	Modification u/s 30 is proposed to be sanction.
34	EP-E34	ME 38	IC 16	DT1.6 (Public Parking Lot)	Designation of parking lot (DT1.6) (pt) changed to reservation of parking lot (RT1.6)	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
35	EP-E35	ME 39	IC 19	DT1.6 (Public Parking Lot)	Designation of parking lot (DT1.6) (pt) changed to reservation of parking lot (RT1.6)	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
36	EP-E36	ME 40	IC 17	DT1.6 (Public Parking Lot)	Designation of parking lot (DT1.6) (pt) changed to reservation of parking lot (RT1.6)	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
37	EP-E37	ME 41	IC 13	DT1.6 (Public Parking Lot)	Designation of parking lot (DT1.6) (pt) changed to reservation of parking lot (RT1.6)	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
38	EP-E38	ME 42	IC 16	DE1.2 (Primary Secondary School)	Designation of Children's home is shown with primary secondary school as (DSA2.2 +DE1.2)	Modification u/s 30 is proposed to be sanction.

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39	EP-E39	ME 43	IC 17	R zone	Designation of fuel station is shown as DPU2.1 (PT)	Modification u/s 30 is proposed to be sanction.
40	EP-E40	ME 44	IC 16	R zone	Designation of Primary and secondary school (DE1.2) is shown	Modification u/s 30 is proposed to be sanction.
41	EP-E41	ME 45	IC 16	R zone	Designation of Primary and secondary school (DE1.2) is shown	Modification u/s 30 is proposed to be sanction.
42	EP-E42	ME 46	IC 17	DOS1.5 (Garden Par) + DOS 2.3 (Zoo)	Legend of DOS 2.8 (Botanical Garden) is shown with "+" sign after DOS 1.5 (Garden/Park) + DOS2.3 (ZOO) i.e. DOS 1.5(Garden/Park) + DOS2.3 (ZOO) + DOS2.8 (Botanical Garden).	Modification u/s 30 is proposed to be sanction.
43	EP-E43	ME 47	IC 17	DH1.3 (Municipal Maternity Home) + DMS 1.1 (Road depot)	Designation of DH 1.3 ( Municipal Maternity Home) and road depot (DMS 1.1) is deleted and reserved for municipal hospital (RH1.2)	Modification u/s 30 is proposed to be sanction.
44	EP-E44	27	IC 17	DPU2.1 (Fuel Station) + DR1.4 (Best Staff Quarters)	Designation of DPU 2.1 (fuel station) + DR1.4 (Best staff quarters) is deleted and shown as reservation of RH1.2 (hospital)	Modification u/s 30 is proposed to be sanction.
45	EP-E45		IC 19	R-ZONE	R-ZONE	CS No. 720, 1/720, 2/720 of Mazgaon are proposed to be reserved for RR1.1 (Municipal Staff Quarters) as shown on plan.
46	EP-E46		IC 17	ROS1.5 (Garden/Park) + ROS2.3 (Zoo)	ROS1.5 (Garden/Park) + ROS2.3 (Zoo)	Reservation of ROS1.5 (Garden/Park) + ROS2.3 (Zoo) shown on CS no 565, 1/565, 1A/565, 1B/565 of Mazgaon is proposed to be deleted as shown on plan.
47	EP-E47		IC16	DSA2.9 (Night Shelter)	DSA2.9 (Night Shelter)	Designation of DSA2.9 (Night Shelter) shown on CS No. 1966 of Byculla Division is proposed to be deleted and land proposed to be reserved for ROS1.5 (Garden) as shown on plan.

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48	EP-E48		IC16	DH1.2 (Municipal Hospital)	DH1.2 (Municipal Hospital)	Area of 240 sq.m. out of CS no. 1590, 1591 of Byculla division is proposed to be deleted from Designation of DH1.2 Hospital and proposed to be earmarked as 'Metro Allied Activities' as shown on plan.
49	EP-E49		IC17	RE1.1 (Municipal Primary School)	RE1.1 (Municipal Primary School)	Reservation of RE1.1 (Municipal Primary School) shown on CS No. 635 of Mazgaon Division is proposed to be deleted and land proposed to be reserved for ROS1.4 (Play Ground) as shown on plan.
50	EP-E50		IC18	R zone	R zone	New Reservation of ROS1.4 (Playground) on CS no. 1955 of Byculla Division is to be proposed as shown on plan.
51	EP-E51		IC16	R zone	R zone	CS No. 1913, 1914, 1915 of Byculla Division are proposed to be deleted from R-Zone and proposed to be included in I Zone as shown on plan.
52	EP-E52		IC16	R zone	R zone	New Reservation of RE1.1 (Municipal school ) on CS no 1509, 1510, 1511, 1524 of Byculla Division is to be proposed as shown on plan.
53	EP-E53		IC16	R zone	R zone	New Reservation of RT1.6 (Parking lot) on CS No. 207, 208, 209, 210 of Byculla is to be proposed as shown on plan.
54	EP-E54		IC14	R Zone	R Zone	New Reservation of ROS1.4 (Playground) on CS no. 67, 68, 69, 71, 844 of Mazgaon Division is to be proposed as shown on plan.
55	EP-E55		IC15	R Zone	R Zone	New Reservation of ROS1.4 (Playground) on CS No. 69 & 71 of Mazgaon Division is to be proposed as shown on plan.

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56	EP-E56		IC17	R zone	R zone	New Reservation of RMS5.2 (water pumping Station) on CS No. 138 & 5/138 of Mazgaon division is to be proposed as shown on plan.
57	EP-E57		IC 16, IC 18	R zone	R zone	New Reservation of ROS1.4 (Playground) on CS no. 1950, 1949, 1951, 1951/1 of Byculla is to be proposed as shown on plan.
58	EP-E58		IC19	R zone	R zone	New Reservation of ROS1.4( Playground) on CS No. 10/671 & 16/671 of Mazgaon Division is to be proposed as shown on plan.
59	EP-E59		IC 16	R zone	R zone	New Reservation of RE1.2 (Primary & Secondary Scholl) on CS No. 1928/1 of Byculla Division is to be proposed as shown on plan.

**'FN' Ward**

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Sr. No.	EP No.	Modifi- cation No.	Sheet No.	Proposal as per published plan under Section 26 of the MR&TP Act 1966	Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&TP Act 1966	Substantial Modifications published by the Government under Section 31(1) of the MR&TP Act 1966
1	EP-FN01	FN 24	IC 32	DSA3.8 + DSA2.7 + DSA4.9 (Public Hall + Student Hostel + Other Social Amenity)	CS no 24 is shown as per revenue records. Designation DSA3.8 + DSA2.7 + DSA4.9 (Public Hall + Student Hostel + Other Social Amenity) is shown as per SRDP91 by deleting existing road and ROS1.5 (Garden / Park)	Modification u/s 30 is proposed to be sanctioned

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2	EP-FN02	FN 24	IC 32	Existing Road	CS no 24 is shown as per revenue records. Designation DSA3.8 + DSA2.7 + DSA4.9 (Public Hall + Student Hostel + Other Social Amenity) is shown as per SRDP91 by deleting existing road and ROS1.5 (Garden / Park)	Modification u/s 30 is proposed to be sanctioned
3	EP-FN03	FN 24	IC 32	ROS 1.5 (Garden / Park)	CS no 24 is shown as per revenue records. Designation DSA3.8 + DSA2.7 + DSA4.9 (Public Hall + Student Hostel + Other Social Amenity) is shown as per SRDP91 by deleting existing road and ROS1.5 (Garden / Park)	Modification u/s 30 is proposed to be sanctioned
4	EP-FN04	FN 25, FN41	IC28	ROS 1.5 (Garden / Park)	Part of ROS 1.5 (Garden / Park) on CS No. 3/147 is deleted and included in 'R' zone as per SRDP 1991. Part of ROS 1.5 (Garden / Park) is deleted and shown as RMS 1.3 (Municipal Facilities) for the portion reserved as Chemical Godown in SRDP 1991. Remaining portion is shown as ROS 1.5(Garden/Park)	Modification u/s 30 is proposed to be sanctioned
5	EP-FN05	FN 26	IC 28	ROS 2.7 (Green Belt)	ROS 2.7 (Green Belt) is retained only below HTL. Remaining area is shown as R Zone	Modification u/s 30 is proposed to be sanctioned
6	EP-FN06	FN 27	IC 32	ROS 1.5 (Garden / Park)	Part ROS1.5 (Garden / Park) is deleted and shown as RPU 5.2 (Electric Transmission & Distribution Facilities).	Modification u/s 30 is proposed to be sanctioned
7	EP-FN07	FN 27	IC 32	RSA 2.9 (Homeless Shelter)	Part RSA2.9 (Homeless Shelter) is deleted and shown as RPU 5.2 (Electric Transmission & Distribution Facilities).	Modification u/s 30 is proposed to be sanctioned
8	EP-FN08	FN 29	IC 24	Existing Road	The existing roads / internal roads are deleted and land is now reserved as DR1.5 (Municipal Housing) as per SRDP1991	Modification u/s 30 is proposed to be sanctioned

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9	EP-FN09	FN 30	IC28 & IC30	ROS 1.5 (Garden/ Park)	ROS1.5 (Garden / Park) deleted.	Modification u/s 30 is proposed to be sanctioned
10	EP-FN10	FN 30	IC28 & IC30	ROS 1.5 (Garden/ Park)	ROS1.5 (Garden / Park) deleted.	Modification u/s 30 is proposed to be sanctioned
11	EP-FN11	FN 30	IC28 & IC30	Internal Roads	Internal roads deleted	Modification u/s 30 is proposed to be sanctioned
12	EP-FN12	FN 30	IC28 & IC30	12.20 M wide D.P. Road	DP road deleted	Modification u/s 30 is proposed to be sanctioned
13	EP-FN13	FN 31	IC 30	DOS 1.5 (Garden/ Park)	The designations of DOS 1.5 (Garden/ park) is deleted and shown as Layout RG.	Modification u/s 30 is proposed to be sanctioned
14	EP-FN14	FN 31	IC 30	DOS 2.6 (Recreation Ground)	The designations of DOS 2.6 ( Recreational Ground) is deleted and shown as Layout RG.	Modification u/s 30 is proposed to be sanctioned
15	EP-FN15	FN 31	IC 30	Internal Roads	Existing internal roads are deleted.	Modification u/s 30 is proposed to be sanctioned
16	EP-FN16	FN 31	IC 30	DMS1.2 (Municipal Chowky)	Designation of DMS 1.2 (Municipal Chowky) changed to RMS 1.2 (Municipal Chowky).	Modification u/s 30 is proposed to be sanctioned
17	EP-FN17	FN 33	IC-28	9.15 m wide DP Road	Realignment of DP road as per SRDP 1991.	Modification u/s 30 is proposed to be sanctioned
18	EP-FN18	FN 34	IC-28	DP Road widening 24.50 M	Road width is changed to 18.30 m.	Modification u/s 30 is proposed to be sanctioned
19	EP-FN19	FN 35	IC- 28	DP Road 9.15 M wide	The width of the DP road is made 9.00 mt,	Modification u/s 30 is proposed to be sanctioned
20	EP-FN20	FN 36	IC-24		The alignment of the East Island Express Way is reflected in DP	Modification u/s 30 is proposed to be sanctioned
21	EP-FN21	FN 37	IC-24		The alignment of the Central Island Express Way is reflected in DP	Modification u/s 30 is proposed to be sanctioned

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22	EP-FN22	FN 38	IC25,I C28	27.45 M wide DP Road.	Realign 27.45 m. road as per SRDP1991.	Modification u/s 30 is proposed to be sanctioned
23	EP-FN23	FN 38	IC25,I C28	18.30 M wide DP Road.	Delete 18.30 m DP road	Modification u/s 30 is proposed to be sanctioned
24	EP-FN24	FN 38	IC25,I C28		Proposed new 13.40 m D.P. Road	Modification u/s 30 is proposed to be sanctioned
25	EP-FN25	FN 38	IC25,I C28		Proposed new 13.40 m D.P. Road	Modification u/s 30 is proposed to be sanctioned
26	EP-FN26	FN 39	IC- 25	27.41 M DP Road	Delete the 27.45 m DP road and to widen the existing road to 27.41 m.	Modification u/s 30 is proposed to be sanctioned with following changes Proposed Road Widening from CS no 3/207, 4/207 to be deleted and road to be realign on south side of existing road as shown on plan
27	EP-FN27	FN 40	IC 28	27.45 M wide DP Road	Realigned the road up to CS 94 (Pt).	Modification u/s 30 is proposed to be sanctioned
28	EP-FN28	FN 41	IC28	ROS 2.7 (Green Belt)	Part ROS 2.7 (Green Belt) near HTL is deleted as road is realigned over this reservation	Modification u/s 30 is proposed to be sanctioned
29	EP-FN29	FN 41	IC28	27.45 M wide DP Road	Alignment of 27.45 M DP Road is shown as per SRDP 1991	Modification u/s 30 is proposed to be sanctioned
30	EP-FN30	FN 41	IC28	R- Zone	'R' zone shown as 'I' Zone	Modification u/s 30 is proposed to be sanctioned
31	EP-FN31	FN 42	IC 30	Existing Road	Widen existing 9 M road to 18.30 m.	Modification u/s 30 is proposed to be sanctioned
32	EP-FN32	FN 43	IC 29		Existing Road Shown	Modification u/s 30 is proposed to be sanctioned
33	EP-FN33	FN 44	IC 30	DOS 1.1 (Tank / Pond / Lake)	The designation is deleted and included in RR2.1 (Rehabilitation & Resettlement)	Modification u/s 30 is proposed to be sanctioned
34	EP-FN34	FN 44	IC 30	DOS 1.1 (Tank / Pond / Lake)	The designation is deleted and included in RR2.1 (Rehabilitation & Resettlement)	Modification u/s 30 is proposed to be sanctioned



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35	EP-FN35	FN 45	IC 32	ROS 1.5 (Garden/ Park)	ROS 1.5 deleted and RH 1.2 (Hospital) is shown.	Modification u/s 30 is proposed to be sanctioned
36	EP-FN36	FN 48	IC 28	ROS 2.7 (Green Belt)	ROS2.7 (Green Belt) deleted and shown as RMS 1.3 (Municipal Facilities)	Modification u/s 30 is proposed to be sanctioned
37	EP-FN37	FN 49	IC 28	RMS3.1 (Solid Waste Management Facility) + RMS 1.2 (Municipal Chowky) + RSA 6.2 (Adhar Kendra with Skill Development Centre) + RSA 6.1 (Care Centre) + RSA 2.9 (Homeless Shelter)	RSA3.3 (Cultural Centre / Drama Theatre / Theatre) is shown instead of RMS3.1 (Solid Waste Management Facility)in multiple reservation	Modification u/s 30 is proposed to be sanctioned
38	EP-FN38	FN 49	IC 25		RMS 3.1 ( Solid Waste Management facility) is shown on CS No. 210 of Salt Pan Division	Modification u/s 30 is proposed to be sanctioned
39	EP-FN39	FN 52	IC 28	RMS 6.1 (Storm Water Pumping Station)	The shape of reservation is modified.	Modification u/s 30 is proposed to be sanctioned
40	EP-FN40	FN 54	IC 28	DSA 2.4 (Old Age Home)	DSA 2.4 ( Old age Home) deleted and shown as designation of DH 3.5 (Other Medical Facilities).	Modification u/s 30 is proposed to be sanctioned
41	EP-FN41	FN 62	IC28	ROS 1.5 (Garden/ Park)	Reservation of ROS1.5 (Garden / Park) is deleted & shown as DOS1.5 (Garden / Park).	Modification u/s 30 is proposed to be sanctioned
42	EP-FN42	FN 62	IC28	ROS 1.5 (Garden/ Park)	Reservation of ROS1.5 (Garden / Park) is deleted & shown as DOS1.5 (Garden / Park).	Modification u/s 30 is proposed to be sanctioned
43	EP-FN43	FN 66	IC30 & IC32	ROS 1.5 (Garden/ Park)	ROS 1.5 (Garden / Park) deleted and shown as RE 2.1 (Higher Education)	Modification u/s 30 is proposed to be sanctioned
44	EP-FN44	FN 66	IC30 & IC32	RH 1.2 (Hospital)	RH 1.2(Hospital )deleted and shown as DH 3.2 (Private Hospital)	Modification u/s 30 is proposed to be sanctioned
45	EP-FN45	FN 66	IC30 & IC32	RH 1.2 (Hospital)	RH 1.2(Hospital )deleted and shown as DH 3.2 (Private Hospital)	Modification u/s 30 is proposed to be sanctioned

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46	EP-FN46	FN 66, FN 45	IC30 & IC32	ROS 1.5 (Garden/ Park)	ROS 1.5 (Garden/Park) deleted and shown as RH 1.2 (Hospital)	Modification u/s 30 is proposed to be sanctioned
47	EP-FN47	FN 66	IC30 & IC32	RSA 1.1 (Municipal Market with Vending Zone)	RSA 1.1 (Municipal Market with Vending Zone) deleted and shown as RSA 5.1 (Exhibition Centre)	Modification u/s 30 is proposed to be sanctioned
48	EP-FN48	FN 66	IC30 & IC32		Additional reservation of RSA 1.1 (Municipal Market with Vending Zone) shown.	Modification u/s 30 is proposed to be sanctioned
49	EP-FN49	FN 66	IC30 & IC32	ROS1.4 (Play Ground)	ROS1.4 (Play Ground) deleted and shown as DOS 1.4 (Play Ground)	Modification u/s 30 is proposed to be sanctioned
50	EP-FN50	FN67	IC28	ROS1.5(Garden/Park)	ROS1.5 (Garden/Park) is deleted & shown as ROS 2.8 (Botanical Garden)	Modification u/s 30 is proposed to be sanctioned
51	EP-FN51	FN 68	IC 27	DOS1.4 (Play Ground)	Shown as DOS 1.4+ (Play Ground +)	Modification u/s 30 is proposed to be sanctioned
52	EP-FN52	FN 69	IC27	DE1.2 (Primary & Secondary School)	Shown as DE 1.2+ (Primary & Secondary School +)	Modification u/s 30 is proposed to be sanctioned
53	EP-FN53	FN 70, FN 73	IC27	Nil	Shown as DE 1.2 (Primary & Secondary School)	Modification u/s 30 is proposed to be sanctioned
54	EP-FN54	FN 72	IC30	Nil	The existing Schools shown as DE1.2 (Primary & Secondary School)	Modification u/s 30 is proposed to be sanctioned
55	EP-FN55	FN 75	IC27	Nil	Shown as DE1.2 (Primary & Secondary School)	Modification u/s 30 is proposed to be sanctioned
56	EP-FN56	FN 76	IC30	Nil	The Designation of DSA1.1 (Municipal Retail Market) is shown on the portion of fish market as it is in possession of MCGM.	Modification u/s 30 is proposed to be sanctioned
57	EP-FN57	160	IC29	Nil	Existing road shown	Modification u/s 30 is proposed to be sanctioned

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58	EP-FN58	161	IC29	9.15 m DP Road	D.P. road deleted	Modification u/s 30 is proposed to be sanctioned with following changes road area released from Proposed DP road is to be included in adjoining DE1.2
59	EP-FN59	163	IC30	DAM (Amenity Plot)	Designation of DAM relocated as shown as per approval	Modification u/s 30 is proposed to be sanctioned
60	EP-FN60	164	IC32	DE3.1 (Other Education)	Part Designation DE3.1 (Other Education) change to reservation RPU3.1 (Police Station)	Modification u/s 30 is proposed to be sanctioned
61	EP-FN61	165	IC32	RT1.2 (State Transport Depot)	Reservation of RT1.2 (State Transport Depot) deleted and included in Designation of DE3.1 (Other Education)	Modification u/s 30 is proposed to be sanctioned
62	EP-FN62		IC32	17.20 m wide DP Road	17.20 m wide DP Road	BKC Connector road Width is on the alignment of 17.20 m wide DP Road hence in order to match the 18 m width of BKC connector, width of DP road is need to be changed to 18 m instead of 17.20m MC Approval obtained u/no MCP/1227dtid18-10-2017 is to be proposed as shown on plan
63	EP-FN63		IC 30	DR1.3 (Govt. Staff Quarter)	DR1.3 (Govt. Staff Quarter)	New reservation of ROS 2.6 (Recreation Ground) as per SRDP1991 is to be proposed as shown on plan
64	EP-FN64		IC 30	DR2.1 (Rehabilitation & Resettlement)	DR2.1 (Rehabilitation & Resettlement)	New reservation of ROS 2.6 (Recreation Ground) as per SRDP1991 is to be proposed as shown on plan
65	EP-FN65		IC 30	DR2.1 (Rehabilitation & Resettlement)	DR2.1 (Rehabilitation & Resettlement)	New reservation of ROS 2.2 (Swimming Pool) as per SRDP1991 is to be proposed as shown on plan
66	EP-FN66		IC 30	DR2.1 (Rehabilitation & Resettlement)	DR2.1 (Rehabilitation & Resettlement)	New reservation of ROS 1.4 (Play Ground) as per SRDP1991 is to be proposed as shown on plan

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67	EP-FN67		IC28	Nil	Nil	New reservation of RH 1.3 (Municipal Maternity Home) as per SRDP1991 is to be proposed as shown on plan
68	EP-FN68		IC25, IC28	Nil	Nil	New reservation of ROS 1.5 (Garden /Park) as per SRDP1991 is to be proposed as shown on plan
69	EP-FN69		IC29	ROS1.5 (Garden / Park) (2no.s)	ROS1.5 (Garden / Park) (2no.s)	The reservation of ROS1.5 Garden/Park shown on CS no. 6(pt) & 7 of Sion (adjoining to railway track boundary) is proposed to be deleted and reserved for RR1.5 Municipal Housing as shown on plan.

**'FS' Ward**

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<b>Sr. No.</b>	<b>EP No.</b>	<b>Modifi- cation No.</b>	<b>Sheet No.</b>	<b>Proposal as per published plan under Section 26 of the MR&amp;TP Act 1966</b>	<b>Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&amp;TP Act 1966</b>	<b>Substantial Modifications published by the Government under Section 31(1) of the MR&amp;TP Act 1966</b>
1	EP-FS01	FS08, FS 23	IC 21	DOS 2.6 (Recreation Ground Designation)	Designation of DOS 2.6 (Recreation Ground) is changed to ROS 1.5 (Garden/Park).	Modification u/s 30 is proposed to be sanctioned
2	EP-FS02	FS09, FS02	IC 19	1) RMS 3.1 (solid waste management facilities) Reservation 2) 9.10 m & 18.30 m wide DP Road, 3) Existing road	RMS 3.1 (Solid Waste Management Facilities) is deleted	Modification u/s 30 is proposed to be sanctioned

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3	EP-FS03	FS09, FS02	IC 19	1) RMS 3.1 (solid waste management facilities ) Reservation 2) 9.10 m & 18.30 m wide DP Road, 3) Existing road	RR2.1 (2Nos.) Rehabilitation & Resettlement and ROS 1.4 (Play Ground) is shown as per SRDP 1991	Modification u/s 30 is proposed to be sanctioned
4	EP-FS04	FS10, FS 19	IC 19	DOS 2.6 (Recreation Ground designation ), ROS 1.5(Garden/Park ), DH1.1( Municipal Dispensary / Health Post) Partly	DOS 2.6 (Recreation Ground) is changed to ROS 1.5 (Garden/Park)	Modification u/s 30 is proposed to be sanctioned
5	EP-FS05	FS11, FS20	IC 24	CS no 89: DOS 2.6 (Recreation Ground) Designation Part of larger Designation , CS no 90: DOS 2.6 (Recreation Ground)	DOS2.6 (Recreation Ground) is changed to ROS 1.5 (Garden/Park)	Modification u/s 30 is proposed to be sanctioned
6	EP-FS06	FS12, FS16, FS21, FS66, 2	IC 24	RR 2.1 ( Rehabilitation & Resettlement Reservation)	P.C.:in SRDP 1991 the plot is reserved for Recreation Ground. Hence, this plot should be reserved as ROS 1.5 (Garden/ Park)  P.A.: Planning Committee recommendations is rejected and shown as Reservation RR 2.1 (Rehabilitation & Resettlement)	Modification u/s 30 is proposed to be sanctioned with following changes RR2.1 (Rehabilitation & Resettlement) is changed to ROS 1.5 (Garden/ Park)
7	EP-FS07	FS13	IC 24	DE1.2 (Primary and Secondary School) and DOS 1.4 (Play Ground Designation)	The Plot is Designated as DE 1.2 ( Primary & Secondary School) and DE 3.1 (Other Education)	Modification u/s 30 is proposed to be sanctioned
8	EP-FS08	FS14	IC 24	DE1.2(Primary and Secondary School Designation) and DOS 1.4 (Play Ground Designation)	The Plot is shown partly RE 1.2 (Primary & Secondary School) and partly DE 1.2( PRIMARY & Secondary School) and DE 3.1 (Other Education)	Modification u/s 30 is proposed to be sanctioned

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9	EP-FS09	FS15	IC 21	Nil	Reserved as ROS 1.4 (Play Ground) as per SRDP 1991.	Modification u/s 30 is proposed to be sanctioned
10	EP-FS10	FS17	IC 21	DR2.1(PT)-Rehabilitation and Resettlement Designation and DH 3.4 (Veterinary Hospital Designation (Part of larger Designation) and Existing road	DP road is shown Instead of Existing road	Modification u/s 30 is proposed to be sanctioned
11	EP-FS11	FS17	IC 21	DR2.1(PT)-Rehabilitation and Resettlement Designation and DH 3.4 (Veterinary Hospital Designation (Part of larger Designation) and Existing road	Reservation is to be shown as RH 3.4 (Veterinary Hospital Reservation) as per SRDP 1991	Modification u/s 30 is proposed to be sanctioned
12	EP-FS12	FS17	IC 21	DR2.1(PT)-Rehabilitation and Resettlement Designation and DH 3.4 (Veterinary Hospital Designation (Part of larger Designation) and Existing road	Reservation is to be shown as RR 2.1 (Rehabilitation & Resettlement) as per SRDP 1991	Modification u/s 30 is proposed to be sanctioned
13	EP-FS13	FS18	IC 24	DE1.1 (Municipal School) Designation	shape of designations shown as per SRDP 1991.	Modification u/s 30 is proposed to be sanctioned
14	EP-FS14	FS24	IC 24	Nil	RE 1.2 (Primary/Secondary School) reservation is shown	Modification u/s 30 is proposed to be sanctioned
15	EP-FS15	FS24	IC 24	Nil	RR 2.1 (Rehabilitation & Resettlement) reservation is shown	Modification u/s 30 is proposed to be sanctioned
16	EP-FS16	FS25	IC-21	ROS 1.4 (Play Ground),RE1.2( Primary/ Secondary School), RE 1.1 (Municipal School) reservations ,RR2.1(Rehabilitation &Resettlement) reservation	Reservation of ROS 1.4 (Play Ground) and RE 1.2(Primary & Secondary School) is interchanged as per approved layout ,the remaining reservation are retained.	Modification u/s 30 is proposed to be sanctioned

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17	EP-FS17	FS26	IC 19 & IC 21	DAM and R zone	Reservation is shown RAM (Amenity plot) instead of DAM (Amenity plot).	Modification u/s 30 is proposed to be sanctioned
18	EP-FS18	FS27	IC 19	Central Island Expressway of width 42.6	The alignment of the Central Island Express Way is reflected in DP as per modification proposed by the State Government under section 37(1)(AA).	Modification u/s 30 is proposed to be sanctioned
19	EP-FS19	FS29, FS4, FS28, FS33	IC 21	18.30 m wide DP road	The proposed 18.30 M DP road is diverted along the existing road having CS no. 2/169, 168, 1A/167, 1F/167, 1D/167, 178 with proposed widening of 24.40 m. And The North-South road proposed in SRDP 1991 should be retained and extended to meet the existing road widened as mentioned above.	Modification u/s 30 is proposed to be sanctioned
20	EP-FS20	FS30	IC 19	13.40 M wide Proposed RL	The widening lines of the proposed D. P. Road of the SRDP 1991, to be shifted towards the Digvijay Mills Compound	Modification u/s 30 is proposed to be sanctioned
21	EP-FS21	FS34	IC 24	Existing road	Existing road is Deleted and area of deleted road is included in DR 1.1 (Municipal Staff Quarters)	Modification u/s 30 is proposed to be sanctioned
22	EP-FS22	FS36, FS32, FS35, FS37, FS38, FS39, FS40	IC 21	13.40 m & 30.40 m wide DP road	Cul de Sac is shown on southern end of 13.40m DP road Proposed DP road width is reduced to 13.40m from 30.40 m	Modification u/s 30 is proposed to be sanctioned
23	EP-FS23	FS41	IC 19 & IC 21	1) Existing road 2) I Zone	Existing Private layout road is deleted.	Modification u/s 30 is proposed to be sanctioned

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24	EP-FS24	FS42, FS31	IC 21	1) 13.40 m wide DP road 3) 18.30 m wide DP road	13.40 m DP road is change to 12.20 mtrs. wide D. P. Road	Modification u/s 30 is proposed to be sanctioned
25	EP-FS25	FS42, FS31	IC 21	1) 13.40 m wide DP road 3) 18.30 m wide DP road	18.30 mtrs. wide D.P. Road alignment is to be shifted on the South side overlapping the existing road.	Modification u/s 30 is proposed to be sanctioned
26	EP-FS26	FS43, FS69	IC 24	ROS1.5 (Garden /Park)reservation(2nos.), ROS1.4 (Play Ground) Reservation (2Nos.), RE1.1 (Municipal Primary school) reservation, RE1.2 (Secondary school) reservation, and 12.20 m & 18.30 M wide DP roads.	For CS no. 3/8: 12.20 m wide DP road running parallel to railway line should be deleted.	Modification u/s 30 is proposed to be sanctioned
27	EP-FS27	FS43, FS69	IC 24	ROS1.5 (Garden /Park)reservation(2nos.), ROS1.4 (Play Ground) Reservation (2Nos.), RE1.1 (Municipal Primary school) reservation, RE1.2 (Secondary school) reservation, and 12.20 m & 18.30 M wide DP roads.	The reservation fronting on the deleted road such as, ROS 1.5 (Garden/Park) , ROS 1.4 (Play Ground), RE 1.1 (Municipal School), RE 1.2 (Primary/Secondary School) on plot u/r maintained . And all the reservations are shifted towards the road running parallel to Railway Line. The working women hostel (RSA 5.2) is shifted adjacent to ROS 1.5 (Garden/Park).	Modification u/s 30 is proposed to be sanctioned
28	EP-FS28	FS44	IC-24	Partly 12.20 m wide DP road & partly existing road	Part of Existing road is shown as 12.20 m wide DP Road and remaining Part is shown as per the approved Realignment.	Modification u/s 30 is proposed to be sanctioned
29	EP-FS29	FS45	IC-21	NIL	12.20 m wide DP road is shown.	Modification u/s 30 is proposed to be sanctioned
30	EP-FS30	FS46	IC 21	Existing road	12.20 m wide DP road is shown .	Modification u/s 30 is proposed to be sanctioned



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31	EP-FS31	FS47	IC-21	RR2.1 (Rehabilitation and Resettlement) Reservation (part of larger Reservation and DT 1.6 (PT) parking lot Designation and 12.20 m wide DP road	The road is shown as 18.30 m wide Existing road instead of 12.20 m wide DP road as per sanction RL	Modification u/s 30 is proposed to be sanctioned
32	EP-FS32	FS55	IC-24	DPU3.4 ( Police Facilities) Designation	Designation of DPU 3.4 (Police Facilities ) is deleted and the remaining area & designation is continued.	Modification u/s 30 is proposed to be sanctioned
33	EP-FS33	FS57	IC-24	DR1.2 (Police staff quarters) Designation , DSA1.2 (Retail Market)Designation ,DPU4.1 (Post and Telegraph) Designation	DR 1.2 (Police Staff Quarters) is deleted from said CS no and including in surrounding zone	Modification u/s 30 is proposed to be sanctioned
34	EP-FS34	FS58	IC-21	DE 1.1 (Municipal School) Designation	Shivadi Koliwada school is relocated,hence Designation of DE 1.1 (Municipal School) is Deleted	Modification u/s 30 is proposed to be sanctioned
35	EP-FS35	FS64	IC-21	DOS 1.4 (PlayGround) & DOS 2.6 (Recreation Ground ) Designation & existing roads	DOS 1.4 (Play Ground) and DOS 2.6(Recreation Ground) is Deleted and Shown as Layout RG	Modification u/s 30 is proposed to be sanctioned
36	EP-FS36	FS64	IC-21	DOS 1.4 (PlayGround) & DOS 2.6 (Recreation Ground ) Designation & existing roads	Internal Existing road is deleted.	Modification u/s 30 is proposed to be sanctioned
37	EP-FS37	FS65	IC-21	partly ROS 1.4 (play Ground)	Reservation of ROS 1.4 proposed on plot bearing CS no. 233 & 1/233 of Parel Sewee Division is deleted.	Modification u/s 30 is proposed to be sanctioned
38	EP-FS38	FS70	IC-21	12.20 m wide DP Road	Handed over 18.30 m DP road is Marked as Existing road and remaining stretch is marked as 18.30 m wide DP road	Modification u/s 30 is proposed to be sanctioned

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39	EP-FS39	FS73	IC-24	NIL	As per approved subdivision and true extract the said sub-division is incorporated along with Designation of DSA 3.8 (Public hall) on entire CS no 3/160	Modification u/s 30 is proposed to be sanctioned
40	EP-FS40	FS75	IC-19	DT 1.6 (PT) ( Public parking Lot) Designation	DT 1.6 (pt) (Public parking Lot) is changed to Reserved as RT 1.6 (parking Lot)	Refused to accord sanction , Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
41	EP-FS41	FS76	IC-21	NIL	The Plot is shown reserved as RT 1.6 (parking Lot)	Refused to accord sanction , Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
42	EP-FS42	FS77	IC-21	Partly DT1.6(Pt) (Public parking lot) & RR2.1 (Rehabilitation & resettlement) part of larger reservation	DT 1.6 (pt) (Public parking Lot) is changed to reserved as RT 1.6 (parking Lot)	Refused to accord sanction , Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
43	EP-FS43	FS79	IC-24	DR1.2 ( Police staff quarters) Designation	Designation of Police staff quarters is deleted and reserved for RSA 6.2 (Adhar Kendra with skill development centre), RSA 6.1 (Care Centre), And RH 1.1 (Municipal Dispensary/Health Post).	Modification u/s 30 is proposed to be sanctioned
44	EP-FS44	FS80	IC-24	NIL	RH 1.1 (Municipal Dispensary) reservation is shown on said plots	Modification u/s 30 is proposed to be sanctioned
45	EP-FS45	FS81	IC-24	NIL	The Designation of DE 1.2 (Primary/Secondary school) is Shown.	Modification u/s 30 is proposed to be sanctioned
46	EP-FS46	FS82	IC-21	ROS1.4 (Play Ground)	The Designation of DE 1.2 (Primary/Secondary school) is Shown.	Modification u/s 30 is proposed to be sanctioned
47	EP-FS47	FS83	IC-21	NIL	The Designation of DE 1.2 (Primary/Secondary school) is Shown.	Modification u/s 30 is proposed to be sanctioned
48	EP-FS48	FS84	IC-21	NIL	The Designation of DE 1.2 (Primary/Secondary school) is Shown.	Modification u/s 30 is proposed to be sanctioned

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49	EP-FS49	FS86	IC-21 & IC 19	NIL	The plot is reserved for RSA1.2 (Retail Market), Shape of the reservation is modified due to the realignment of High Tension Line passing through the reservation	Modification u/s 30 is proposed to be sanctioned
50	EP-FS50	FS87	IC-21 & IC 19	NIL	The plot is reserved for RSA1.2 (Retail Market), Shape of the reservation is modified due to the realignment of High Tension Line passing through the reservation	Modification u/s 30 is proposed to be sanctioned
51	EP-FS51	FS88	IC 19	NIL	Reservation of RSA1.2 (Retail Market with vending zone) is shown.	Modification u/s 30 is proposed to be sanctioned
52	EP-FS52	FS89	IC-21	NIL	The plot is Reserved for Retail market RSA1.2	Modification u/s 30 is proposed to be sanctioned
53	EP-FS53	19	IC-24	Partly DR 1.3(Government staff quarters)	Designation of DR 1.3 (Government staff Quarters) to be deleted	Modification u/s 30 is proposed to be sanctioned
54	EP-FS54	141, 124	IC-21	RMS 1.3(Municipal Facilities)	Municipal Facilities(RMS1.3) & Fish cold storage/ Godown/ fishing related Industries (DP1.2) are Deleted and reserved as Rehabilitation & Resettlement (RR 2.1)	Modification u/s 30 is proposed to be sanctioned with following changes 20 % area of the reservation abutting road is proposed to be retained for RMS 1.3 (Municipal Facilities) as shown on plan
55	EP-FS55	243	IC-21,19	NIL	120Ha land is reserve as ROS1.4(Garden/Park)	Modification u/s 30 is proposed to be sanctioned
56	EP-FS56		IC21	ROS 1.5 (Garden/Park) (part of larger reservation), RMS 3.1 (Solid waste management facilities) and Designated DPU 3.2 (Police chowky).	ROS 1.5 (Garden/Park) (part of larger reservation), RMS 3.1 (Solid waste management facilities) and Designated DPU 3.2 (Police chowky).	Delete the designation of DPU 3.2 (Police chowky) and revised shape of the ROS 1.5 (Garden/Park), RMS 3.1 (Solid waste management facilities) as per sanctioned RL is to be proposed on CS no 211 of Parel Seweri Division
57	EP-FS57		IC19	R zone	R zone	New reservation of 'ROS1.5 Garden / Park' is to be proposed on plot bearing CTS no 40 of Parel-seweri Division as shown on plan as per SRDP 1991

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58	EP-FS58		IC21	R zone	R zone	New reservation of 'RR2.1 Rehabilitation & Resettlement' is to be proposed as shown on plan on CS no 108, 2/108 of Parel Seweri Division as per SRDP 1991
59	EP-FS59		IC21	R zone	R zone	New reservation of 'RSA2.1 Multipurpose Community Center' is to be proposed as shown on plan on CS no 2/108 of Parel Seweri Division as per SRDP 1991
60	EP-FS60		IC19	R zone	R zone	New reservation of 'ROS1.5 Garden / Park' is to be proposed as shown on plan on CS no 1/159, 1/160, 159, 161, 1C/160, 2/159, 161 of Parel Seweri Division as per SRDP 1991
61	EP-FS61		IC19, IC21	R zone	R zone	New reservation of 'RHI.3 MUNICIPAL MATERNITY HOME' is to be proposed as shown on plan on Cs no 1/159, 1/259, 1A/159, 1D/159 of Parel Seweri Division as per SRDP 1991
62	EP-FS62		IC21	R zone	R zone	New reservation of 'ROS1.5 Garden / Park' is to be proposed as shown on plan on CS no. 205, 3/159 of Parel Seweri Division as per SRDP 1991
63	EP-FS63		IC21	R zone	R zone	New reservation of 'ROS1.4 PLAY GROUND' is to be proposed as shown on plan on CS no 91/74, 93/74, 94/94 of Parel Seweri Division as per SRDP 1991
64	EP-FS64		IC24	R zone	R zone	New reservation of 'RSA1.2 RETAIL MARKET' is to be proposed as shown on plan on CS no 152 of Dadar Naigaon Division as per SRDP 1991

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65	EP-FS65		IC24	R zone	R zone	New reservation of 'ROSI.5 Garden / Park' is to be proposed as shown on plan on CS no1/49, 10/49, 11/49, 12/49, 2/49 of Dadar Naigaon Division as per SRDP 1991
66	EP-FS66		IC18, IC19, IC20, IC21	R zone	R zone	New reservation of 'ROSI.5 Garden / Park' is to be proposed as shown on plan on Cs no 1/59, 1/62, 1/63, 28, 53, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65-67, 66, 68, 69 of Parel Sewri Division as per SRDP 1991
67	EP-FS67		IC21, IC24	R zone	R zone	New reservation of 'ROSI.4 PLAY GROUND' is to be proposed as shown on plan on CS no 1/44, 709, 720 on Dadar Naigaon division as per SRDP 1991
68	EP-FS68		IC 24	RSA 6.3 (Public convenience) +	RSA 6.3 (Public convenience) +	50% area towards southern side of the reservation is to be deleted and included in adjoining zone on CS no 20/76 of Dadar-Naigaon Division

**'GN' Ward**

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<b>Sr. No.</b>	<b>EP No.</b>	<b>Modifi- cation No.</b>	<b>Sheet No.</b>	<b>Proposal as per published plan under Section 26 of the MR&amp;TP Act 1966</b>	<b>Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&amp;TP Act 1966</b>	<b>Substantial Modifications published by the Government under Section 31(1) of the MR&amp;TP Act 1966</b>
1	EP-GN01	MGN4	IC-29	R zone	The portion in front of FP 428 & FP 429 TPS-III is shown as DT4.3 (Railway Yards/Tracks	Modification u/s 30 is proposed to be sanctioned
2	EP-GN02	MGN9	IC 24	RR2.1 ( Rehabilitation & Resettlement) Part Portion R Zone	Merged Part portion of FP No.569 TPS-IV is shown as Existing Road.	Modification u/s 30 is proposed to be sanctioned

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3	EP-GN03	MGN15	IC-27	DSA1.1( Municipal retail Market). + RSA2.9 ( Homeless Shelter)	Designation shape is corrected and shown as DSA1.2 (Retail Market) instead of DSA1.1 ( Municipal retail Market). +	Modification u/s 30 is proposed to be sanctioned
4	EP-GN04	MGN16	IC-27	DE1.2 ( Primary & Secondary School)	Designation DE1.2 ( Primary & Secondary School) and existing Road shape is Corrected	Modification u/s 30 is proposed to be sanctioned
5	EP-GN05	MGN19	IC-29	DPU2.1 (Fuel Station)	Designation DPU2.1 (Fuel Station) shape is corrected as per SRDP1991	Modification u/s 30 is proposed to be sanctioned
6	EP-GN06	MGN20	IC-29	ROS1.5 (Garden/Park)	Location of Designation DOS2.1 ( Club / Gymkhana) is changed as per SRDP1991	Modification u/s 30 is proposed to be sanctioned
7	EP-GN07	MGN21	IC-27	R	Portion between FP No 269 & 268 is shown as existing road	Modification u/s 30 is proposed to be sanctioned
8	EP-GN08	MGN22	IC 29	R	SRDP1991 reservation Homes for Destitute is shown as RSA2.9 ( Homeless Shelter) in RDDP2034	Modification u/s 30 is proposed to be sanctioned
9	EP-GN09	MGN23	IC 27	ROS1.5 ( Garden / Park)	As per Govt. modification boundaries of plot and road is shown	Modification u/s 30 is proposed to be sanctioned
10	EP-GN10	MGN25	IC 29	DP Road	Plot shape of C.S. No. 1/682 is changed as per True Extract and Proposed 12.20 mt. Wide road is modified and shown upto the C.S. No. 1/682	Modification u/s 30 is proposed to be sanctioned
11	EP-GN11	MGN28	IC 27	Existing road	DP Road is shown as per TP layout Road as it is.	Modification u/s 30 is proposed to be sanctioned
12	EP-GN12	MGN33	IC 27	DT1.6 ( Pt) - Public Parking Lot	Designation DT1.6 (PT) (Public Parking Lot) is changed to Reservation and shown as RT1.6 ( Parking Lot)	Refused to accord sanction , Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
13	EP-GN13	MGN36 MGN39	IC 24	R Zone	I zone is shown instead of R Zone	Modification u/s 30 is proposed to be sanctioned
14	EP-GN14	MGN37	IC 24	DH3.2+ ( Private Hospital )	Designation of DH3.2 ( Private Hospital) is deleted	Modification u/s 30 is proposed to be sanctioned

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15	EP-GN15	MGN38	IC 24	R Zone	I zone is shown instead of R Zone	Modification u/s 30 is proposed to be sanctioned
16	EP-GN16	MGN40	IC-27	DE1.2 (Primary & Secondary School)	Designation DE1.2 (Primary & Secondary School) is changed into reservation and shown as RSA2.1( Multipurpose Community Centre)	Modification u/s 30 is proposed to be sanctioned
17	EP-GN17	MGN41	IC 27	DE1.2 (Primary & Secondary School)	Designation DE1.2 (Primary & Secondary School) is changed to Designation DE1.2(Primary & Secondary School)+ Reservation RE2.1(Higher Education)	Modification u/s 30 is proposed to be sanctioned
18	EP-GN18	MGN42	IC 27	DE1.2 (Primary & Secondary School)	Designation DE1.2 (Primary & Secondary School) is changed to Designation DE1.2(Primary & Secondary School)+ Reservation RE2.1(Higher Education)	Modification u/s 30 is proposed to be sanctioned
19	EP-GN19	MGN43	IC 27	DSA1.1 (Municipal Retail Market) + RSA2.9 ( Homeless Shelter)	Reservation RSA2.9 (Homeless Shelter) is deleted and Designation DSA1.1 (Municipal Retail Market) is shown	Modification u/s 30 is proposed to be sanctioned
20	EP-GN20	MGN44	IC 24	DE1.2 (Primary & Secondary School)	Shape of Designation DE1.2 ( Primary and Secondary School) is corrected as per approved layout	Modification u/s 30 is proposed to be sanctioned
21	EP-GN21	MGN46(6/1)	IC 27	DOS2.6 (Recreational Ground)	6) (1) Part portion of Designation DOS2.6 (Recreational Ground) is changed to reservation and Shown as ROS1.5 ( Garden/Park)	Modification u/s 30 is proposed to be sanctioned
22	EP-GN22	MGN47	IC 24	R Existing Road Zone	I zone is shown instead of R Zone	Modification u/s 30 is proposed to be sanctioned
23	EP-GN23	MGN48	IC 24	DMS4.1 (Sewage Treatment Plant/Facilities)	Part portion FP. No. 617 is shown as RSA1.1 (Municipal Market with Vending Zone) + RT1.6 (Parking Lot)	Modification u/s 30 is proposed to be sanctioned

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24	EP-GN24	MGN49	IC27	RE1.2 ( Primary &Secondary School ) + RSA5.2 ( Multipurpose Housing for working women ) +RSA6.1 (Care Centre) +RSA2.1 ( Multipurpose Community Centre ) +RMS3.1 ( Solid Waste Management Facility )	70% of FP No. 286 is shown as reservation ROS1.4 (Play Ground) and remaining portion is shown as RSA 6.1 (Care Centre) + RMS 3.1(Solid Waste Management Facilities)	Modification u/s 30 is proposed to be sanctioned with following changes land is proposed to be reserved only for RMS 3.1(Solid Waste Management Facilities)
25	EP-GN25	MGN50	IC 24	DT1.6 ( PT) (Public Parking Lot)	Designation DT1.6 (PT) is changed to Reservation and shown as RT1.6 ( Parking Lot)	Refused to accord sanction , Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
26	EP-GN26	MGN52	IC 23	898	Designation DE1.2 ( Primary & Secondary School) is shown	Modification u/s 30 is proposed to be sanctioned
27	EP-GN27	MGN53	IC 27	110	Designation DE1.2 ( Primary & Secondary School) is shown	Modification u/s 30 is proposed to be sanctioned
28	EP-GN28	MGN54	IC 27	1752	Designation DE1.2 ( Primary & Secondary School) is shown	Modification u/s 30 is proposed to be sanctioned
29	EP-GN29	MGN55	IC 31	1506( pt)	Designation DE1.1 ( Municipal School) is shown	Modification u/s 30 is proposed to be sanctioned
30	EP-GN30	20	IC 31 IC 29 Yard	DP1.1 (Fish and Net Drying Yard)	The said plot is partly reserved as RSA 2.1 (Multipurpose Community Centre).	Modification u/s 30 is proposed to be sanctioned
31	EP-GN31		IC 29, 31		The designation of DOS2.4 in RDDP 2034	New reservation of RR1.5 (Municipal Housing) is to be proposed as shown on plan bearing CS 497, 1/497, 1/374 of Mahim division



'GS' Ward

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Sr. No.	EP No.	Modification No.	Sheet No.	Proposal as per published plan under Section 26 of the MR&TP Act 1966	Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&TP Act 1966	Substantial Modifications published by the Government under Section 31(1) of the MR&TP Act 1966
1	EP-GS01	MGS13	IC 20 & IC 23	DMS 4.3 (Designation of Sewage Pumping Station)	Boundary of DMS 4.3 (Sewage Pumping Station) is corrected.	Modification u/s 30 is proposed to be sanctioned
2	EP-GS02	MGS14	IC 20	ROS 1.4(Play Ground)	Spill over of ROS 1.4(Play Ground) on CS 481 is Rectified.	Modification u/s 30 is proposed to be sanctioned
3	EP-GS03	MGS15	IC 23	I Zone	Spill over colour of I zone removed	Modification u/s 30 is proposed to be sanctioned
4	EP-GS04	MGS16	IC 26	I Zone	Spill over colour of I zone removed	Modification u/s 30 is proposed to be sanctioned
5	EP-GS05	MGS17	IC 18	Railway Buffer	Modified Railway buffer of 30 m is shown from the railway track boundary	Modification u/s 30 is proposed to be sanctioned
6	EP-GS06	MGS22	IC 23	R R 2.1 (Rehabilitation & Resettlement) not shown	The reservation of Rehabilitation & Resettlement (RR2.1) is shown as per SRDP 1991.	Modification u/s 30 is proposed to be sanctioned
7	EP-GS07	MGS23	IC 23	DAM (Designated Amenity)	DAM (Amenity Plot) is deleted	Modification u/s 30 is proposed to be sanctioned
8	EP-GS08	MGS24	IC 23	ROS 1.5(Garden / Park)	The ROS 1.5(Garden/Park) is deleted.	Modification u/s 30 is proposed to be sanctioned
9	EP-GS09	MGS25	IC 20	DR 1.3(Govt Staff Qtrs.)	Designated boundary of Govt Staff Qtrs.(DRI.3)near Milk Dairy is corrected as per site condition.	Modification u/s 30 is proposed to be sanctioned
10	EP-GS10	MGS26 & PA11	IC 20	DOS 1.5 (Garden /Park) & RPU 5.2(Electricity Transmission & Distribution Facility)& RT 1.4 (BEST Bus Facility)	PC: The Shape of Designation (DOS 1.5) is continued as per site condition & excess part which is shown as designation is changed as reservation of ROS 1.5 (Garden/park). PA 11: SRA amenity as RPU 5.2 ((Electric transmission & Distribution Facility) is rectified as Reservation of ROS 1.5 (Garden & Park) of area 87.94 Sq.m	Modification u/s 30 is proposed to be sanctioned

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11	EP-GS11	MG27	IC 23		The alignment of 12.20 m widening to existing road is rectified as per Modification.	Modification u/s 30 is proposed to be sanctioned
12	EP-GS12	MG28	IC 20	Existing Road	Private road is deleted	Modification u/s 30 is proposed to be sanctioned
13	EP-GS13	MG29	IC 20	9.15 m wide D P Road	The 9.15m wide D P Road is realigned adjacent to railway boundary at eastern side of lower Parel	Modification u/s 30 is proposed to be sanctioned
14	EP-GS14	MG31	IC 23	Existing Road	Private road passing through C.S. no. 794 is deleted	Modification u/s 30 is proposed to be sanctioned
15	EP-GS15	MG33 &	IC 18		Boundary of substation corrected as per site condition	Modification u/s 30 is proposed to be sanctioned
16	EP-GS16	MG30	IC 18		The reservation of the Homeless Shelter (RSA 2.9) is continue i.e. abutting new road alignment.	Modification u/s 30 is proposed to be sanctioned
17	EP-GS17		IC 18	DPU 5.2 (Electric Transmission & Distribution Facility, RSA 2.9/Home less Shelter & 13.40 m wide D P road	13.40 MT wide DP Road is realigned.	Modification u/s 30 is proposed to be sanctioned
18	EP-GS18	MG34	IC 18	R zone	Existing road shown on DP.	Modification u/s 30 is proposed to be sanctioned
19	EP-GS19	MG35	IC 23	RMS 3.1+ (Solid Waste Management Facility)	DAM retain , other reservations deleted .	Modification u/s 30 is proposed to be sanctioned
20	EP-GS20	MG36	IC 20	R zone	I zone is retained for the B plot of C S No 868.	Modification u/s 30 is proposed to be sanctioned
21	EP-GS21	MG37	IC 23	DSA 4.1(Hindu traditional / Electric Cemetery	The designation of Cemetery on F P No 1291 is changed as designation for playground (DOS 1.4)	Modification u/s 30 is proposed to be sanctioned
22	EP-GS22	MG39	IC 24	DT 1.6(Parking Lot) (PT)	Designation of Public Parking Lot(DT 1.6) is changed as Reservation of Public Parking Lot (RT1.6)	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
23	EP-GS23	MG40	IC 24	DT 1.6(Parking Lot) (PT)	Designation of Public Parking Lot(DT 1.6) is changed as Reservation of Public Parking Lot (RT1.6)	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.

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24	EP-GS24	MGS41	IC 23	DT 1.6(Parking Lot) (PT)	Designation of Public Parking Lot(DT 1.6) is changed as Reservation of Public Parking Lot (RT1.6)	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
25	EP-GS25	MGS42	IC 23 & IC 26	DOS 2.6 (Recreation Ground) & I Zone	I zone to be changed to R Zone on CS no. 1211.	Modification u/s 30 is proposed to be sanctioned
26	EP-GS26	MGS43	IC 20	DT 1.6(Parking Lot) (PT)	Designation of Public Parking Lot(DT 1.6) is changed as Reservation of Public Parking Lot (RT1.6)	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
27	EP-GS27	MGS44	IC 20	DT 1.6(Parking Lot) (PT)	Designation of Public Parking Lot(DT 1.6) is changed as Reservation of Public Parking Lot (RT1.6)	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
28	EP-GS28	MGS45	IC 20 & IC 23	DT 1.6(Parking Lot) (PT)	Designation of Public Parking Lot(DT 1.6) is changed as Reservation of Public Parking Lot (RT1.6)	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
29	EP-GS29	MGS46	IC 20	DEI.1(Municipal School) & Existing Road	Designated Municipal School (DE 1.1) changed to Reservation of Municipal School(RE 1.2)	Modification u/s 30 is proposed to be sanctioned
30	EP-GS30	MGS47	IC 23	DT 1.6(Parking Lot) (PT)	Designation of Public Parking Lot(DT 1.6) is changed as Reservation of Public Parking Lot (RT1.6)	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
31	EP-GS31	MGS48	IC 20	DO (2.1) Govt Office	Designation of DO2.1 (Govt. Office ) removed and shown as R zone	Modification u/s 30 is proposed to be sanctioned
32	EP-GS32	MGS51	IC 23	R zone	I (Industrial) Zone is shown in place of R Zone on CS no. 951 .	Modification u/s 30 is proposed to be sanctioned
33	EP-GS33	MGS52	IC 23	R zone	I (Industrial) Zone is shown in place of R Zone on CS no. 951A .	Modification u/s 30 is proposed to be sanctioned
34	EP-GS34	MGS53	IC 18	DT 1.6(Parking Lot) (PT) & railway Buffer	Designation of Public Parking Lot(DT 1.6) is changed as Reservation of Public Parking Lot (RT1.6)	Refused to accord sanction , Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
35	EP-GS35	MGS54	IC 23	R zone	I (Industrial) Zone is shown in place of R Zone on CS no. 794(Pt.)	Modification u/s 30 is proposed to be sanctioned
36	EP-GS36	MGS56	IC 20	RSA 3.3 9Cultural Centre/Drama Theatre/Theatre)	Hospital (RH 1.2) is shown in place of reservation of Cultural Centre / Drama Theatre / Theatre (RSA 3.3).	Modification u/s 30 is proposed to be sanctioned

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37	EP-GS37	MGS57	IC 23, IC 24, IC 27, IC 29	DOS 1.4 (Paly Ground) + DOS 2.5 (Sport Complex / Stadium) + DT 1.6 (parking Lot)	DOS 2.5 (Sport Complex/Stadium) changed to ROS2.5(Sport Complex/Stadium)	Modification u/s 30 is proposed to be sanctioned
38	EP-GS38		IC 23, IC 24, IC 27, IC 29		DT1.6 (Parking Lot ) changed to RT1.6	Refused to accord sanction , Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
39	EP-GS39	MGS58	IC 23	DT 1.6(Parking Lot) (PT)	Designation of Public Parking Lot(DT 1.6) is changed as Reservation of Public Parking Lot (RT1.6)	Refused to accord sanction , Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
40	EP-GS40	MGS61	IC 18	DOS 1.4 (Paly Ground)	ROS 2.1(Club / Gymkhana) is carved out within the part of Play Ground (DOS1.4)	Modification u/s 30 is proposed to be sanctioned with following changes: Reservation of ROS 2.1(Club / Gymkhana) is proposed to be deleted and to be reserved for RR1.5 Municipal Housing as shown on plan.
41	EP-GS41		IC 18		Access for the ROS 2.1 is shown by changing the part portion of Designation of Student Hostel (DSA 2.7) as a ROS 2.1 (Club /Gymkhana).	Modification u/s 30 is proposed to be sanctioned
42	EP-GS42	MGS62	IC 20	RSA 1.1 (Municipal Market with vending Zone)	Reservation of Market & Housing (RSA 1.1+) is changed to designated Municipal Retail Market (DSA 1.1)+ Municipal Staff Quarters(DR1.1)	Modification u/s 30 is proposed to be sanctioned
43	EP-GS43	MGS63	IC 23	DT 1.6(Parking Lot) (PT)	Part portion of Designation of DT1.6(Parking Lot ) is deleted as per BP Layout and balance Designation of Public Parking Lot(DT 1.6) is changed to Reservation of Public Parking Lot (RT1.6)	Refused to accord sanction , Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
44	EP-GS44		IC 23		As per SRDP 199, reservation of Housing for Dishoused (HD) on CS no. 310 (part) is shown as Rehabilitation & Resettlement (RR2.1)	Modification u/s 30 is proposed to be sanctioned
45	EP-GS45	MGS64	IC 23	R Zone	Designation of primary and secondary school (DE1.2) is shown as school existing on site.	Modification u/s 30 is proposed to be sanctioned

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46	EP-GS46	MGS65	IC 20	DPU 2.1 (Fuel Station)	Designation of Fuel Station (DPU 2.1) is deleted	Modification u/s 30 is proposed to be sanctioned
47	EP-GS47	MGS67	IC 18	R Zone	The part portion of plot bearing C.S.No. 1(pt) Lower Parel Division is reserved for Play Ground ROS1.4.	Modification u/s 30 is proposed to be sanctioned
48	EP-GS48	MGS68	IC 20	R zone	Fuel stations which are operational shown as designation of DPU 2.1	Modification u/s 30 is proposed to be sanctioned
49	EP-GS49	10		Existing Road	PC : Existing Road PA 10: 18.30 m wide Proposed R L	Modification u/s 30 is proposed to be sanctioned
50	EP-GS50	132		DPU 3.2 (Police Chowky) & DMS 4.3 (Sewage Pumping Station)	PC: DPU 3.2 (Police Chowky) PA 132:Designation of DPU 3.2 (Police Chowky) is changed as Designation of DMS 4.3 (Sewage Pumping Station)	Modification u/s 30 is proposed to be sanctioned
51	EP-GS51		IC20	DOS 1.5 (Designated as Garden/Park)	DOS 1.5 (Designated as Garden/Park)	New reservation of Garden /park (DOS 1.5) + Swimming pool (ROS 2.2) is to be proposed as shown on plan bearing CS no 52(pt), 53, 41, 42, 43, 44, 1/4, 5(pt),7(pt),43(pt), 40, 911, 912, 913,914, 915,20, 389,982/B, 930(pt) & 32 of Worli Division
52	EP-GS52		IC20	R Zone	R Zone	New reservation of (RSA6.3) PUBLIC CONVENIENCE' is to be proposed as shown on plan bearing C S No 155 (Pt) as per SRDP 1991
53	EP-GS53		IC20	R Zone	R Zone	New reservation of 'RSA2.1 Multipurpose Community Centre' is to be proposed as shown on plan bearing C S No 1/22, 2/122 of Lower Parel Division as per SRDP 1991
54	EP-GS54		IC20	R Zone	R Zone	New reservation of 'RH1.1 MUNICIPAL DISPENSARY/ HEALTH POST' is to be proposed as shown on plan bearing C S No 1540 of lower Parel Division as per SRDP 1991
55	EP-GS55		IC 20	R Zone	R Zone	New reservation of Garden /park (ROS 1.4) is to be proposed as shown on plan bearing C S No 5 of Worli Division

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56	EP-GS56		IC 23	R Zone	R Zone	New reservation of RMS 1.2(Municipal Chowky) is to be proposed as shown on plan bearing C S No 1209 of Mahim TPS IV
57	EP-GS57		IC 20	ROS 1.5	ROS 1.5	Reservation is proposed to be deleted on CS no 196 A of Lower Parel Division and included in Adjoining Zone
58	EP-GS58		IC 23	22.80 m wide DP Road	22.80 m wide DP Road	1)The Road is proposed to be deleted as shown on plan & area is to be included in adjoining zone 2) ROS 1.5 is to be deleted and to be shown as nallah
59	EP-GS59		IC 18	DSA4.2 Muslim Cemetery	DSA4.2 Muslim Cemetery	Part Designation of DSA4.2 Muslim Cemetery is proposed to be deleted and reserved for DPU5.2 Electricity Transmission & Distribution Facilities as per SRDP 1991 as shown on plan.
60	EP-GS60		IC23	DOS2.6	DOS2.6	Designation of DOS2.6 Recreation Ground shown on FP no. 1097 of Mahim IV TPS is proposed to be deleted and reserved for RR 2.2 (Affordable Housing) as shown on plan.

**'HE' Ward**

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<b>Sr. No.</b>	<b>EP No.</b>	<b>Modifi- cation No.</b>	<b>Sheet No.</b>	<b>Proposal as per published plan under Section 26 of the MR&amp;TP Act 1966</b>	<b>Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&amp;TP Act 1966</b>	<b>Substantial Modifications published by the Government under Section 31(1) of the MR&amp;TP Act 1966</b>
1	EP-HE01	MHE1	WS06	(DSA 5.2) Abattoir	1) Designation of (DSA 5.2) Abattoir is changed to (DSA 2.6) Women Hostel. 2) Reservation of (ROS 1.4) Play Ground from CTS No. 629/1242 is changed to designation of (DSA 2.6) Women Hostel.	Modification u/s 30 is proposed to be sanction.

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2	EP-HE02	MHE3	WS 06	Designation of (DE 1.2) is shown on CTS No. 622 & text of Church shown on CTS No. 621.	1) & 2) Designation of (DE 1.2) Primary/ Secondary School is shown on CTS No. 621 & 622 & text of Church shown on CTS No. 621. 2) Alignment of D.P. Road is shifted towards the north on CTS No. 619.	Modification u/s 30 is proposed to be sanction.
3	EP-HE03	MHE4	WS 06	R Zone	R Zone is changed to C Zone as per modification u/no. TPB/4303/318/CR-171/2003/UD -11 dtd 11.02.2004.	Modification u/s 30 is proposed to be sanction.
4	EP-HE04	MHE6	WS 07	Designation of (DSA 2.8) Library	Designation of (DSA 2.8) Library is deleted from access road on north & south side & included in C Zone.	Modification u/s 30 is proposed to be sanction.
5	EP-HE05	MHE11	WS09	(RSA 1.2) Retail Market with vending Zone	Reservation RSA 1.2(Retail Market with vending Zone) is deleted on CTS NO 463 & 465 & included in R Zone.	Modification u/s 30 is proposed to be sanction.
6	EP-HE06	MHE12	WS09	(DSA 1.1 ) Municipal Retail Market & 13.40 mt. wide D.P. Road	1) DP road on CTS No. 455 is retained & Existing road is shown. 2) Designation of (DSA 1.1 ) Municipal Retail Market is change to reservation of (RSA1.1 ) Municipal Retail Market with vending zone.	Modification u/s 30 is proposed to be sanction.
7	EP-HE07	MHE14	WS 09	( DE 1.2) Primary and Secondary School	The Designation of ( DE 1.2) Primary and Secondary School is changed to reservation of (RE 1.2) Primary/secondary School.	Modification u/s 30 is proposed to be sanction.
8	EP-HE08	MHE15	WS06	(DOS 1.4) Play Ground (DMS 5.2) Water Pumping Station+	The existing land use is shown as designation DSA 3.8 (Public Hall), DMS 5.2+ (Water Pumping Station+) and DOS 1.4 (Play Ground) and remaining plot is shown as reservation of ROS 1.4(Play Ground).	Modification u/s 30 is proposed to be sanction.
9	EP-HE09	MHE16	WS10	Existing road	Existing road from CTS No. 5803 to 4834 is deleted upto the existing road.	Modification u/s 30 is proposed to be sanction.

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10	EP-HE10	MHE17	WS09	9.15 mt. wide D.P. Road	9.15 mt. wide D.P. road on CTS No. 3182 A village Kolekalyan is deleted. Existing layout road is retained.	Modification u/s 30 is proposed to be sanction.
11	EP-HE11	MHE18	WS03	(DPU 3.4) Police Facility (DOS 1.5)GARDEN/ PARK	Designation of (DPU 3.4) Police Facility is deleted & designation of (DOS 1.5)GARDEN/ PARK is shown as layout RG.	Modification u/s 30 is proposed to be sanction.
12	EP-HE12	MHE19	WS12	(ROS 1.5) Garden/Park	Reservation of (ROS 1.5) Garden/Park is deleted on F.P. No. 144 of TPS Santacruz V & shown as layout RG.	Modification u/s 30 is proposed to be sanction.
13	EP-HE13	MHE21	WS06	18.30 mt. wide D.P. Road	18.30 mt. wide D.P. Road is shown as existing road.	Modification u/s 30 is proposed to be sanction.
14	EP-HE14	MHE23	WS09	Existing road	Existing road from CTS No. 3263 upto CTS No. 4110/115 of village Kolekalyan connecting Hansbhugra road is deleted.	Modification u/s 30 is proposed to be sanction.
15	EP-HE15	MHE24	WS 07 & 10	13.40 mt. wide D.P. road	13.40 mt. wide D.P. road is deleted from CTS No. 5521 to 5575 of village Kolekalyan (i.e. from CST road to BKC boundary) & Right of Way to 5% amenity plot on CTS No. 5530 is shown on D.P. Sheet.	Modification u/s 30 is proposed to be sanction.
16	EP-HE16	MHE22 & 52	WS-06	18.30 mt. wide D.P. Road	PC: Proposed 18.30 mtr Teachers Colony Road is realigned and the width of the road is reduced to 13.40 mtr shown. PA: 18.30 mtr width and existing alignment of D.P. Road is retained	Modification u/s 30 is proposed to be sanction with following changes : 18.30m DP Road is proposed to be realigned as per site condition as shown on plan.
17	EP-HE17	MHE26	WS10	12.20 mtr. existing road	Alignment of 12.20 mtr. wide existing road is changed as per site condition.	Modification u/s 30 is proposed to be sanction.
18	EP-HE18	MHE27	WS 06	9.15 mtr. existing road	9.15 mtr. existing road in Vijay Nagar MHADA layout is deleted & included in R Zone.	Modification u/s 30 is proposed to be sanction.



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19	EP-HIE19	MHE29	WS 09	C 18.30 mtr. D.P. Road Zone	1) Commercial Zone on CTS No. 7727, 4085, 4087A, 4087B, 4087C & 4087D is changed to Zone. 2) 18.30 mtr. wide D.P. road connecting SCLR & J.N. road is deleted & included in surrounding zone except connectivity of 12.20 mtr. wide D.P. road to the reservation of (RSA 2.1) Multipurpose Community Centre. Widening of 18.30 mtr. is shown to the existing Chhatrapati Shivaji Road parallel to pipe line road. Alignment of 13.40 mtr. road is corrected as per revenue records. Widening of 18.30 mtr. is shown to the existing road passing through CTS No. 4084A & 4085 village Kolekalyan. Widening of 27.45 mtr. is shown to the existing road towards north side. Existing 9.15 mtr. wide road is shown as 9.15 mtr. D.P. Road. Alignment of 13.40 mtr. to be widened road is changed as per SRDP 1991. Reservation of (ROS 1.5) Garden/Park on CTS No. 7738 village Kolekalyan is deleted & included in R Zone. Designation of University on plot bearing CTS No. 4094 village Kolekalyan having area 5000 sq.mt. abutting Hansbhugra road is changed to reservation of (ROS 2.5) Sports Complex, Stadium.	Modification u/s 30 is proposed to be sanction.
20	EP-HIE20	MHE30	WS10	13.40 mtr. wide D.P. Road		Modification u/s 30 is proposed to be sanction.
21	EP-HIE21	MHE32	WS09	Existing road		Modification u/s 30 is proposed to be sanction.
22	EP-HIE22	MHE34	WS 06	Existing road		Modification u/s 30 is proposed to be sanction.
23	EP-HIE23	MHE35	WS09	Existing road		Modification u/s 30 is proposed to be sanction.
24	EP-HIE24	MHE36	WS10	13.40 mtr. to be widened road		Modification u/s 30 is proposed to be sanction.
25	EP-HIE25	MHE 41 & 239	WS 09	(ROS 1.5) Garden/Park		Reservation of RR2.2 (Affordable Housing) is proposed to be deleted and proposed to be reserved for Govt. Offices (RO 2.1). Remaining Modifications are proposed to be reinstated as per Section 26.

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26	EP-HIE26	MHE42	WS06	(RSA 2.1+) Multipurpose Community Centre	Reservation of (RSA 2.1+) Multipurpose Community Centre is changed to (RE 1.2) Primary/Secondary School.	Modification u/s 30 is proposed to be sanction.
27	EP-HIE27	MHE43	WS 07	(RMS 3.3 +) Scrap Yard + 27.45 mtr. wide D.P. Road	1) Reservation RMS 3.3 + ( Scrap Yard +) is changed to RMS 1.3 (Municipal Facility.) 2) The D.P. Road alignment is shown touching the CTS boundaries along CTS 5144.	Modification u/s 30 is proposed to be sanction.
28	EP-HIE28	MHE47	WS07	RMS 3.1 (Solid Waste Management Facility)	1) The proposed reservation of RMS 3.1 (Solid Waste Management Facility) is deleted and the said land is included in I zone. 2) & 3) Alignment of existing Nallah and buffer line of the same on southern side of CTS 5408 E is shown as per site condition.	Modification u/s 30 is proposed to be sanction.
29	EP-HIE29	MHE48	WS 07 & WS 10	C Zone & RMS 3.3 +(Scrap yard +)	1) C Zone shown on CTS No. 5530A is changed to R zone. 2) Reservation of RMS 3.3 +(Scrap yard +) changed to RMS 1.3 (Municipal Facilities) on CTS No. 5530A.	Modification u/s 30 is proposed to be sanction.

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30	EP-HIE30	MHE 51 & 09	WS09	(RE 1.1) Municipal School, (ROS 1.4) Play Ground	<p>1) The reservation of RE 1.1(Municipal School) and adjoining ROS 1.4 is changed to RH 1.2(Hospital). So as to adjust the reservation of Hospital, area which was deleted from plot CTS No. 5438 of village Kolekalyan.</p> <p>2) 9.15 mtrs. Wide DP Road along the reservation of ROS 1.4(Play ground) &amp; RE1.1(Municipal School ) is deleted.</p> <p>3) 13.40 mtrs. wide Road from CS No. 2/2 to DSA 1.1(Municipal Retail Market) is deleted.</p> <p>4.The two reservation of ROS 1.4 (Play Ground) on C.T.S. No. 25(pt),26(pt) &amp; 27(pt) is shifted to the location abutting to the new location of RH 1.2(Hospital)on CTS 25(pt) &amp; 76(pt).</p> <p>PA-Sr. No.9 -FOR SR NO 1) &amp; 4) Reservation of Hospital (RH1.2) &amp; Play Ground (ROS 1.4) is changed to Rehabilitation &amp; Resettlement (RR 2.1).</p>	<p>1. &amp; 4. Refused to accord sanction , Proposal of RE 1.1 and ROS 1.4 u/s 26 is reinstated</p> <p>2. Modification of deletion of 9.15 mtr roads u/s 30 is proposed to be sanction.</p> <p>3. Refused to accord sanction , Proposal of 13.40 mtr road u/s 26 is reinstated</p>
31	EP-HIE31	MHE53	WS10	(DE 1.2) Primary/Secondary School	<p>Part designation of DE 1.2 (Primary/Secondary School) is changed to DSA 4.3 ( Christian Cemetery).</p>	<p>Modification u/s 30 is proposed to be sanction.</p>
32	EP-HIE32	1	WS09	Hydraulic Engineer & department Facilities (RMS 5.5)	<p>Reservation of Hydraulic Engineer &amp; department Facilities (RMS 5.5) is deleted on F.P. No. 107 &amp; 108 TPS Santacruz V &amp; R Zone is shown.</p>	<p>Modification u/s 30 is proposed to be sanction.</p>

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33	EP-HIE33		WS10	(DOS 1.4) Play Ground & (DE 1.2) Primary/Secondary School	(DOS 1.4) Play Ground & (DE 1.2) Primary/Secondary School	Designations of (DOS 1.4) Play Ground & (DE 1.2) Primary/Secondary School shown on CTS No. 6455 & 6456 village Kolekalyan is proposed to be deleted and proposed to be reserved for ROS 1.4 (Play Ground) as shown on plan.
34	EP-HIE34		WS09	12.20 mt. existing road	12.20 mt. existing road	12.20 mt. D.P. road is proposed to be realigned on CTS No. 3182A of village Kolekalyan as shown on plan.
35	EP-HIE35		WS09	45.70 mtr. to be widened	45.70 mtr. to be widened	45.70 mt. to be widened road is proposed to be realigned on CTS No. 4094 village Kolekalyan shown on plan.
36	EP-HIE36		WS09	(DOS 2.6) Recreation Ground	(DOS 2.6) Recreation Ground	Designation of (DOS 2.6) Recreation Ground shown on CTS No. 3460, 3461, 3473 of Kolekalyan is proposed to be deleted and land proposed to be reserved for RAM as shown on plan.
37	EP-HIE37		WS09	(DSA 2.8) Library + (DH 1.1) Municipal Dispensary/Health post	(DSA 2.8) Library + (DH 1.1) Municipal Dispensary/Health post	Designation of (DSA 2.8) Library + (DH 1.1) Municipal Dispensary/Health post shown on CTS No. 2270, 2779, 2780, 2781, 2782, 2784 of Kolekalyan is proposed to be deleted and land proposed to be reserved for (RSA 2.8) Library + (RH 1.1) Municipal Dispensary/Health as shown on plan.
38	EP-HIE38		WS12	(DH 1.1) Municipal Dispensary/Health post + (DE 1.2) Primary/Secondary School	(DH 1.1) Municipal Dispensary/Health post + (DE 1.2) Primary/Secondary School	Designation of (DH 1.1) Municipal Dispensary/Health post + (DE 1.2) Primary/Secondary School shown on F.P. No. 133 of TPS Santacruz V.is proposed to be deleted and land proposed to be reserved for (RH 1.1) Municipal Dispensary/Health as shown on plan.

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39	EP-HE39		WS12	(RR 2.1) Rehabilitation & Resettlement	(RR 2.1) Rehabilitation & Resettlement	Reservation of (RR 2.1) Rehabilitation & Resettlement shown on F.P. No. 138,139,140 TPS Santacruz V is proposed to be deleted and land proposed to be reserved for (ROS1.4) Play Ground as shown on plan.
40	EP-HE40		WS09	13.40 M DP ROAD	13.40 M DP ROAD	Existing Road shown as per approved re-alignment under MHE12 is proposed to widen to 13.40 M and remaining area on east side under 13.40m DP Road is proposed to be included in reservation of RSA 1.1 Municipal Retail Market as shown on plan.
41	EP-HE41		WS-06	RMS1.3	RMS1.3	Reservation of RMS1.3 shown on CTS 629/1259(pt)(near Western Express Highway) is proposed to be deleted as shown on plan.

**'HW' Ward**

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<b>Sr. No.</b>	<b>EP No.</b>	<b>Modifi- cation No.</b>	<b>Sheet No.</b>	<b>Proposal as per published plan under Section 26 of the MR&amp;TP Act 1966</b>	<b>Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&amp;TP Act 1966</b>	<b>Substantial Modifications published by the Government under Section 31(1) of the MR&amp;TP Act 1966</b>
1	EP-HW01	MHW03	WS 02	R - Zone, Access, DOS 1.4 (Play Ground)	Internal Access road merged into DE1.2 designation and Green spaces retained as per approved Relocation.	Modification u/s 30 is proposed to be sanction.
2	EP-HW02	MHW06	WS 02	DE1.2 (Primary & Secondary School) DSA4.3 (Christian Cemetery)	Designation DSA4.3 extended till the boundary of DE1.2 on northern edge except CTS 1145, 1146 which is church. Part portion of the DE1.2 on South site having church on it also deleted and added to the	Modification u/s 30 is proposed to be sanction.

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3	EP-HW03	MHW07	WS 05	R Zone	carved out church part on CTS 1145, 1146. The road widening is shown as per the Legend	Modification u/s 30 is proposed to be sanction.
4	EP-HW04	MHW09	WS 08	R zone	Nalla alignment corrected as per site conditions.	Modification u/s 30 is proposed to be sanction.
5	EP-HW05	MHW16	WS 02	R 22(pt) DH3.2 Hospital	CTS No.18, 19,20, 21, 22 included in the hospital designation DH3.2 (Private Hospital).	Modification u/s 30 is proposed to be sanction.
6	EP-HW06	MHW17	WS 05	ROS2.4 (Municipal Sports Complex) ROS1.5 (Garden/Park)	Reservation of Park/Garden (ROS1.5) is deleted on CTS No. 1133(pt), 1142, 1143(pt), 1144(pt).	Modification u/s 30 is proposed to be sanction.
7	EP-HW07	MHW18 & MHW37 & MHW68	WS 02	R Zone	DP road is retained on CTS No. 461(pt), 463(pt), 464(pt), 465, 466, 467 of village Bandra A and DP Road is shown on plan.	Modification u/s 30 is proposed to be sanction.
8	EP-HW08	MHW19	WS 03	DPU3.1+ (Police Station)	The existing road is shown connecting Hill Road and FP No. 31 B of TPS Bandra II	Modification u/s 30 is proposed to be sanction.
9	EP-HW09	MHW21	WS 08 WS 05 WS 02	DP Road	1) 36.60 mt. Wide DP Road from Hill Road Junction to Turner Road Junction is deleted and the land is included in reservation of Promenade ROS 1.2 2) 36.60 mt. wide DP Road from Govind Patil Road Junction upto Boundary of P & T Colony deleted and included in RP 1.1 reservation of Fish & Net Drying Yard 1.1 designation of Fish & Net Drying Yard and the deleted road stretch from NDZ to P & T Colony is included in Natural Area and further area of the road included in RPU 4.5 in the land belongs to P & T	1. Refused to accord sanction , Proposal u/s 26 is reinstated 2. Modification u/s 30 is proposed to be sanction.
10	EP-HW10	MHW22 & MHW25	WS 08	DP Road	Road from CTS No 922A TO 926 A& 921 width of 18.3 mt restructured & reduced to the width of 13.4 mt wide existing road.	Modification u/s 30 is proposed to be sanction.
11	EP-HW11	MHW23	WS 02	9.15 mt. DP EXISTING Road	9.15 mt. wide D.P. road deleted and included in R zone.	Modification u/s 30 is proposed to be sanction.

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12	EP-HW12	MHW24	WS 08	Road Widening	Width of existing road is changed from 18.30mt. to 13.40 mt.	Modification u/s 30 is proposed to be sanction.
13	EP-HW13	MHW25	WS 08	DP Road	Road width kept and corrected from 18.30 mt. wide to 13.40 mt.	Modification u/s 30 is proposed to be sanction.
14	EP-HW14	MHW26	WS 09	DMS 1.2+, 9.15 mt. new DP Road	Designation of DMS1.2 (Municipal Chowky) is shown on CTS No. 370(pt) of Village Bandra H and deleted from CTS No. 371 and included in R Zone. 9.15 mt. DP road is deleted <b>and included in R zone.</b>	Modification u/s 30 is proposed to be sanction.
15	EP-HW15	MHW28 & MHW67	WS 02	ROS1.5 (Garden/Park)	Reservation of ROS1.5 (Garden/Park) is deleted <b>and included in R Zone.</b>	Modification u/s 30 is proposed to be sanction.
16	EP-HW16	MHW30	WS 03	DT1.6 (Parking Lot)	Designation of DT 1.6 (Parking Lot) is deleted and reservation of RT 1.6 (Parking Lot) is shown.	Refused to accord sanction , Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
17	EP-HW17	MHW33	WS 08	DP 1.1 (Fish & Net drying Yard)	Designation of DP1.1 (Fish & net drying yard) is deleted <b>and included in R Zone.</b>	Modification u/s 30 is proposed to be sanction.
18	EP-HW18	MHW34	2 & 3	DT 1.6 (Pt) (Parking Lot)	Designation of DT 1.6 (Parking Lot) is deleted and reservation of RT 1.6 (Parking Lot) is shown.	Refused to accord sanction , Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
19	EP-HW19	MHW35	WS01	DOS 1.4 (Play Ground) DE 1.2+ (Primary & Secondary School) DOS 1.2 (Promenade)	The shape of designation corrected on east and west side as per CTS plan, college DE2.1 shown with plus sign 3) Cemetery existing on site, hence DOS 1.2 deleted & DSA 4.8 Shown on RDDP 2034 5) 36.60 mt. wide DP Road from Govind Patil Road Junction upto Boundary of P & T Colony deleted and included in RP 1.1 reservation of Fish & Net Drying Yard, DP 1.1 designation of Fish & Net Drying Yard and further area of the road is included in RPU 4.5 in the land belongs to P & T 11) The 18.30 mt. wide DP Road is deleted on CTS No.907 (part), 908 (part) , 903 , 902 (part), 906 (part) & reservation of retail	Modification u/s 30 is proposed to be sanction.
20	EP-HW20	MHW36	WS-08			3) Modification u/s 30 is proposed to be sanction. 5) Modification u/s 30 is proposed to be sanction. 11) Refused to accord sanction , Proposal u/s 26 is reinstated

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21	EP-HW21	MHW37	WS 02	1)8- SAS (Designation ) 1b) 609 II 2) 1, 2, 3, 4- No reservation 3) 5- pt PG , Pt SAS (DESIGNATION) 4)783- PAP(DESIGNATION) 5)781, 782- PAP(DESIGNATION) 6) 9- Designated PG 64A- Reserved PG 7)454, 455, 458, 459, 460 & Other- NEW DP Road 8)968- designated Cemetery	market as per SRDP 1991 relocated to the triangular part of the land derived by deleting 18.3 mt wide road on CTS No 906 Pt., 902, 903 pt. 1) Church portion carved out from Designation DE1.2& Marked as per heritage list Sr. No. 609 as " Church" on CTS 8-b 2)DOS 1.4 removed from CTS 1,2,3,4 and included in R Zone as per SRDP 1991 3) The Pt .portion of CTS 5 having DOS1.4 and Pt. portion of DE 1.2, are carved out and designated as Christian cemetery DSA4.3 4) DOS 1.4 extended on south side of the plot till the building line. 5)DOS 1.4 On CTS no 64A, removed and relocated on Part portion of CS 5 having DE1.2 While maintaining the Area, equivalent amount of area of DE 1.2 on CTS 5 Pt carved out and designated on CTS No.64A to enable future expansion of the school 6) DP road pulled back as per SRDP 1991 affecting CTS no.454, 455, 458 & 459 7)DSA 4.3 removed from the portion where the church /Chapel exists as per site conditions and the drawings submitted by St Assisis church	Modification u/s 30 is proposed to be sanction.
22	EP-HW22	MHW38	WS 02	1)plot mentioned not found 2)DOS 2.6 3) ROS 1.4 & DOS 1.4	1) CTS NO Corrected. 2)DOS1.4 (Play Ground) on 837 E changed to DOS1.5 (Garden/Park). 3) Part CTS No 837D shown as designated as electricity distribution & facility centre DPU 5.2.	Modification u/s 30 is proposed to be sanction with following changes: DOS1.5 (Garden/Park) shown on CTS 837 E and DPU5.2 shown on CTS 837 D of Bandra-B is proposed to be deleted as shown on plan.
23	EP-HW23	MHW39	WS	RR 2.2 (Affordable Housing)	1) CTS corrected.	Modification u/s 30 is proposed to be sanction.



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24	EP-HW24	MHW40	WS 02	DE 1.2 (Primary & Secondary School)	2) RR2.2 (Affordable Housing) deleted and included in R zone. 1) Designation of DE1.2 is deleted on CTS No.1016 (part) and included in R zone and labelled as "Church". 2) Designation of DE 1.2 is deleted and replaced by designation of DSA 4.3 on CTS no.1016 (part) along Hill Road. 3) Designation of DE 1.2 is deleted on plot No.1, CTS No.1016 (part) and is included in Residential Zone.	Modification u/s 30 is proposed to be sanction.
25	EP-HW25	MHW41	WS 05	2) RE 1.2 ROS 1.4 3) RSA 1.1+ 4) ROS 1.5 5) DE 1.2+	1) RSA 1.1+ shown on (1588 pt, 1587 pt,1607 pt, 1592,1593,1595 pt, 1576pt,1575 pt,1478 pt) 2) ROS 1.5 shown on (1604pt, 1600pt, 1601 pt, 1602 pt, 1696 pt, 1595 pt, 1603pt) 3) ROS 1.4 is shown on CTS Nos (1597 pt, 1600pt, 1576pt, 1598, 1599, 1477pt, 1478pt, 1476, 1474, 1473pt, 1472pt, 1453pt, 1452pt, 1442 pt, 4) RE 1.2 is shown on 1442 pt, 1452 pt 5) ROS 1.5 is shown on 1438, 1439 6) 9.15 MT DP Road is shown on CTS No. 1442,1441,1622.	Modification u/s 30 is proposed to be sanction with following changes: RSA 1.1+ shown on 1588 pt, 1587 pt,1607 pt, 1592,1593,1595 pt, 1576pt,1575 pt,1478 pt is proposed to be deleted and ROS 1.5(Garden/Park) shown on 1438, 1439 of Bandra-C is proposed to be change as ROS1.4(Play Ground) as shown on plan.
26	EP-HW26	MHW42	WS 08	DP 1.1	Designation of DP1.1 is deleted and included in R Zone	Modification u/s 30 is proposed to be sanction.
27	EP-HW27	MHW43	WS 08	DP 1.1	The designation of DP 1.1 Deleted and shown as Reservation of RP1.1	Modification u/s 30 is proposed to be sanction.
28	EP-HW28	MHW45	WS 08	DE 1.2 (Primary & Secondary school)	D-1144(14-17) shown as church and D 1144 (10-13) as school DE1.2.	Modification u/s 30 is proposed to be sanction.
29	EP-HW29	MHW46	WS05	C/1131 ROS 1.4 C/1131- ROS 1.4 C/1133- ROS 1.4	Reservation of ROS1.4 (Play Ground) is deleted on CTS No. 1130(pt) and 1133(pt) of village Bandra C.	Modification u/s 30 is proposed to be sanction.
30	EP-HW30	MHW47	WS 05	RE 1.1 (Municipal School)	RE 1.1 is deleted and the plot is reserved as RR 2.1.	Modification u/s 30 is proposed to be sanction.
31	EP-HW31	MHW48	WS	592 - ROS 1.5 (Garden/Park)	DOS 1.5 (Garden/Park) & ROS 1.5	Modification u/s 30 is proposed to be sanction.

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			02	623 - DOS 1.5 (Garden/Park)	(Garden/Park) deleted and "Layout RG" is shown on CTS No. B/592, B/623.	
32	EP-HW32	MHW49	WS-01	R Zone	Reservation of ROS 1.5 (Garden/Park) is shown.	Modification u/s 30 is proposed to be sanction.
33	EP-HW33	MHW50	WS-02	DE 1.1 (Municipal School)	RE 3.1(Other education) added along with DE1.1 (Municipal School).	Modification u/s 30 is proposed to be sanction.
34	EP-HW34	MHW52	WS-05	R Zone	Reservation of ROS1.2 is shown.	Modification u/s 30 is proposed to be sanction.
35	EP-HW35	MHW53	WS-05	DE 1.1 (Municipal School)	Reservation of RE 1.2 (Primary/Secondary School) + RE 2.1 (Higher Education) + RE 3.1 (Other Education) is shown.	Modification u/s 30 is proposed to be sanction also the remaining land of this plot is proposed to be reserved for ROS 1.4 (Playground).
36	EP-HW36	MHW54	WS-06	R Zone	Designation of DE 1.2 (Primary & Secondary School) is shown.	Modification u/s 30 is proposed to be sanction.
37	EP-HW37	MHW55	WS-08	R Zone	Designation of DE 1.2 (Primary & Secondary School) is shown.	Modification u/s 30 is proposed to be sanction.
38	EP-HW38	MHW56	WS-08	R Zone	Designation of Other education DE 3.1 is shown on plan.	Modification u/s 30 is proposed to be sanction.
39	EP-HW39	MHW59	WS-05	DE1.2 (Primary & Secondary School)	Designation of DE1.2 (Primary & Secondary School) is deleted <b>and included in R Zone.</b>	Modification u/s 30 is proposed to be sanction.
40	EP-HW40	MHW61	WS-09	DE 1.2 (Primary & Secondary School)	Part designation of DE1.2 (Primary & Secondary School) deleted <b>and included in R Zone.</b>	Modification u/s 30 is proposed to be sanction.
41	EP-HW41	MHW62	WS-09	DPU 3.1+ (Police Station)	1) The designation of Police Station (DPU 3.1 from CTS No.872/A/1 is deleted and included in the designation of Dispensary DH 1.1 with + sign) on plot CTS No.879 of village Bandra E 2) Designation of Veterinary Hospital DH 3.4 is shown on CTS 878	Modification u/s 30 is proposed to be sanction.
42	EP-HW42	MHW63	WS-05	DE 1.2+ (Primary & Secondary School)	Designation of DE1.2 (Primary & Secondary School) is deleted and replaced by DSA 2.5 (Welfare centre).	Modification u/s 30 is proposed to be sanction.
43	EP-HW43	MHW64	WS-02	RPU5.2 (Electricity Transition and Distribution Facilities)	13.4 mt wide DP Road is deleted and reservation of RPU 4.1 is retained.	Modification u/s 30 is proposed to be sanction. With following changes - 13.40 mt. wide Road is proposed on CTS no. 99 of Bandra-C by

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						deleting reservation of RPU4.1 as shown on plan.
44	EP-HW44	MHW65	WS 02	DSA 4.3 (Christian Cemetery)	Part Designation of DSA4.3 (Christian Cemetery) deleted from the portion where Church / Chapel exists as per site condition and included in R Zone.	Modification u/s 30 is proposed to be sanction.
45	EP-HW45	MHW66	WS 12	DP Road	All DP Road shown in TPS Santacruz-VI are shown as Existing Road as per TP Scheme.	Modification u/s 30 is proposed to be sanction.
46	EP-HW46	MHW68	WS 02		<p>1) DSA 4.3 removed from the portion where the church /Chapel exists as per site conditions and the drawings submitted by St Assisis church</p> <p>4) Marked with respect to heritage list as "Our Lady of Mount Carmel's Church" hence shown as 'Church'</p> <p>5) B-543 Near Mehboob studio is shown as DSA 2.8 (Library) as MCGM library for deaf &amp; dumb exist.</p> <p>6) 13.4 MT Wide DP Road deleted since proposed, over steps leading to Mt Mary road and further stretch of 13.4 mt wide DP Road on CTS No 1065 deleted</p> <p>7) DP Road shown as per SRDP 1991.</p> <p>10) 36.5 mt. wide DP Road deleted and same shown as ROS 1.2.</p> <p>11) 18.3 mt. wide DP Road passing within DMS 4.1 along the Northern edge of DMS 4.1 extended till SPA Boundary.</p> <p>12) Shown as per the Heritage List.</p> <p>13) Shown as per the Heritage List.</p>	<p>1), 4), 5), 7), 12) &amp; 13) Modification u/s 30 is proposed to be sanction.</p> <p>6), 10), 11) Refused to accord sanction , Proposal u/s 26 is reinstated</p>
47	EP-HW47	MHW69	WS 02	ROS 1.5 (Garden/Park)	The reservation of ROS1.5 is changed to RE1.1(Municipal School) + ROS1.4(Play Ground).	Modification u/s 30 is proposed to be sanction.
48	EP-HW48	MHW70	WS 08	NDZ	The land in NDZ on west boundary of village Bandra G is now shown in SDZ I and marked H/W	Modification u/s 30 is proposed to be sanction with following changes: nomenclature of SDZ I is changed to SDZ.

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					North/South proposed 13.40 mt. DP Road shown on this SDZ-I connecting two no. of existing road is deleted The part portion of NDZ located on Seaward side of HTL is now shown as NA. 13.40 mt. wide (2 nos.) proposed DP Road running North/South which falls in newly formed NA Zone are deleted. Part portion of cancelled 13.40 mt DP road to merge in RP 1.1	
49	EP-HW49	MHW71	WS 8	NDZ	The portion of land located at Northern Boundary of Bandra D village which was in NDZ and is towards the Seaward side of HTL is now shown as NA. The remaining land i.e. Part portion of land which is on landward side of HTL is now shown in SDZ-II Zone and kept reserved for RR 2.2 (Affordable Housing).	Modification u/s 30 is proposed to be sanction with following changes: nomenclature of SDZ II is changed to SDZ.
50	EP-HW50	MHW72	WS-02	R Zone	CTS No. 515 of village Bandra B shown as designated Film/TV studio DSA7.1	Modification u/s 30 is proposed to be sanction with following changes: - DSA 7.1 is proposed to be deleted and land is proposed to be included in R-Zone with the label of Mehboob Studio as shown on plan.
51	EP-HW51	97	WS 02	DH3.2 (Private Hospital)	Designation of DH 3.2 (Private Hospital) is deleted from CTS No 23 & 24	Modification u/s 30 is proposed to be sanction.
52	EP-HW52	157	WS 05	RR2.1 (Rehabilitation and Resettlement)	Reservation of Rehabilitation and Resettlement (RR 2.1) is deleted and plot is shown in R zone on CTS No 1222, Bandra C	Modification u/s 30 is proposed to be sanction.
53	EP-HW53	233	WS 01	DOS2.6 (Recreation Ground), DMS4.1 (Sewage Treatment Plant / Facilities)	Proposed 13.40M DP Road is shown from Kadeshwari road till access road of Worli Sea Link Road.	Modification u/s 30 is proposed to be sanction with following changes - 1. 18.3 mt. wide DP Road passing through the designation of DMS4.1 and connecting to Kadeshwari Marg is proposed to be deleted as shown on plan. 2. Part portion of 13.4 mt. wide DP Road passing through designation of DMS4.1 and

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						connecting to Kadeshwari Slum is proposed to be deleted as shown on plan. 3. 13.4 mt. wide DP Road is to be proposed below Worli Sea Link and connecting to B. J. Road as shown on plan. 4. Existing Kadeshwari Road is proposed to be widened to 13.4 mt. wide as shown on plan. 5. 13.4 mt. wide Road is to be proposed on CTS No. 899A and 906B/1 of Village Bandra B, by deleting equivalent designation of DOS1.5 (Garden/Park) on CTS No. 906B/1 connecting B. J. Road and Kadeshwari Marg as shown on plan. 6. Part portion of reservation of RMS4.1 is deleted and changed to ROS1.5 as shown on plan.
54	EP-HW54	235	WS 09	DR1.3 (Government Staff Quarters)	Designation of Government staff Quarters (DR 1.3) is deleted from CTS No 65A Bandra G.	Modification u/s 30 is proposed to be sanction.
55	EP-HW55		ws 02	RMS3.1 (SWM Facility)	RMS3.1 (SWM Facility)	Area of 200 sq.m. out of reservation of RMS3.1 (SWM Facility) is proposed to be deleted and reserved for RSA2.1 (Multipurpose Community Centre)
56	EP-HW56		WS09	DH 3.4 (veterinary hospital)	DH 3.4 (veterinary hospital)	Designation of DH 3.4 (veterinary hospital) is proposed to be deleted and included in DE1.2 Primary and Secondary School as shown on plan.
57	EP-HW57		WS02 , WS05	DOS2.6 (recreation ground)	DOS2.6 (recreation ground)	Designation of DOS2.6 (recreation ground) shown on FP no 53 of TPS Bandra IV is proposed to be deleted and included in Reservation of ROS1.5 (Garden/Park) as shown on plan.
58	EP-HW58		WS03	DO1.3 RSA5.2+ DSA2.3+	DO1.3 RSA5.2+ DSA2.3+	1. Designation of DO1.3 shown on F.P. No. 89 TPS Bandra IV is proposed to be deleted and included in DH1.2 Municipal Hospital as shown on plan.

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						<p>2. Reservation of RSA5.2 shown on FP No. 35 pt TPS Bandra II is proposed to be deleted and included in RH1.2 Municipal Hospital as shown on plan.</p> <p>3. Designation of DSA2.3 shown on FP No 37-38 pt TPS Bandra IV is proposed to be deleted and included in RH1.2 Municipal Hospital as shown on plan.</p> <p>4. Designation of DMS1.2 on FP No. 35 pt TPS Bandra II is proposed to be deleted and included in RMS1.3 + RH1.2 Municipal Facilities + Municipal Hospital as shown on plan.</p>
59	EP-HW59		WS08	DP 1.1 (Fish & Net drying Yard)	DP 1.1 (Fish & Net drying Yard)	Designation of DP 1.1 (Fish & Net drying Yard) shown on CTS no. 1101A(pt), 1102(pt.) & 1105(pt.) is proposed to be deleted and included in Reservation of RR3.1 (Koli Housing) as shown on plan.
60	EP-HW60		WS 12	Rehabilitation & Resettlement (RR 2.1)	Rehabilitation & Resettlement (RR 2.1)	Reservation of Rehabilitation & Resettlement (RR 2.1) shown on F.P. No. 106 of TPS Santacruz VI is proposed to be deleted and included in Reservation of ROS1.5 as shown on plan.
61	EP-HW61		WS 02	R-zone	No change	New Reservation RE1.1 MUNICIPAL PRIMARY SCHOOL on CTS no. 64A, 66, 71, 72, 73, 74, 76, 77, 78, 79, 80 of Bandra-B is to proposed as shown on plan.
62	EP-HW62		WS 05	R-zone	No change	New Reservation ROS1.5 Garden / Park on CTS no. 1265A/1, 1265A/3 of Bandra-C is to proposed as shown on plan.
63	EP-HW63		WS02	DOS2.6 (RECREATIONAL GROUND)	DOS2.6 (RECREATIONAL GROUND)	New 9.0 m Road is proposed to be shown along west boundary of DOS2.6 as per Right-of-way as shown on plan.

'KE' Ward

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Sr. No.	EP No.	Modification No.	Sheet No.	Proposal as per published plan under Section 26 of the MR&TP Act 1966	Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&TP Act 1966	Substantial Modifications published by the Government under Section 31(1) of the MR&TP Act 1966
1	EP-KE01	MKE12 MKE107	WS 24	RR2.1 (Rehabilitation and Resettlement)	MKE12 Reservation of ROS1.5 (Garden/Park) is shown by deleting RR2.1 (Rehabilitation and Resettlement). MKE107 Land bearing CTS No. 85 of village Majas is reserved for ROS1.5 (Garden/Park).	Modification u/s 30 is proposed to be sanctioned
2	EP-KE02	MKE13	WS 24	RR2.1 (Rehabilitation and Resettlement)	ROS1.4 (Play Ground) is shown by deleting the reservation of RR2.1 (Rehabilitation and Resettlement).	Modification u/s 30 is proposed to be sanctioned
3	EP-KE03	MKE14	WS 24	-	CTS Nos. 366(Pt) and 367(Pt) are reserved for RR2.1 (Rehabilitation & Resettlement)	New reservation of RR2.1 (Rehabilitation & Resettlement) is proposed to be shown on CTS Nos. 366(Pt) and 367(Pt) of village Mogra as shown on plan.
4	EP-KE04	MKE15	WS 13 WS 15 WS 16	-	All reservations in SPA area which are part of CSIA notified area are deleted and designations are shown in verge colour.	Modification u/s 30 is proposed to be sanctioned
5	EP-KE05	MKE16	WS 19 WS 24 WS 29	No Development Zone	Aarey is shown as Green Zone.	Modification u/s 30 is proposed to be sanctioned with following changes - Land approximately admeasuring 200' x 200' out of Survey No. 129 of village Prajapur to be shown as RPU2.1.

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6	EP-KE06	MKE18 45	WS 24	-	MKE18 Reservation of RR2.2 (Affordable Housing) is shown for the entire layout. except for vacant lands. 45 ROS1.5 (Garden/Park) is shown on vacant lands of CTS Nos. 4 to 7 of village Mulgaon.	Modification u/s 30 is proposed to be sanctioned with following changes - Reservation of RR2.2 (Affordable Housing) is shown on CTS Nos. 4 to 7 of village Mulgaon for the entire layout.
7	EP-KE07	MKE19	WS 24	-	Reservation of RR2.2 (Affordable Housing) is shown on M.H.B. Colony.	New reservation of RR2.2 (Affordable Housing) is proposed to be shown on CTS Nos. 160 A-1(Pt), 162, 163, 165, 172, 173, 174, 175, 170/C, 170/D, 170/G of village Majas as shown on plan.
8	EP-KE08	MKE20	WS 24	RE1.2 (Primary and Secondary School)	Reservation on CTS No. 166(Pt) is shown as RR2.1 by deleting RE1.2 (Primary and Secondary School) and remaining portion of RE1.2 is merged with adjoining RSA2.1 (Multipurpose Community Centre).	Modification u/s 30 is proposed to be sanctioned with following changes - CTS No. 166(Pt) is reserved as RR2.1 (Rehabilitation & Resettlement) by deleting RE1.2 (Primary and Secondary School) and remaining triangular portion of RE1.2 towards north-west side is included in the adjoining reservation of RSA2.1 (Multipurpose Community Centre) as shown on plan.
9	EP-KE09	MKE22	WS 15, WS 16	ROS1.5 (Garden/Park)	Reservation (ROS1.5) is deleted from CTS No. 386(Pt) and relocated to CTS Nos. 379(Pt) & 379/2 of village Chakala.	Modification u/s 30 is proposed to be sanctioned
10	EP-KE10	MKE23	WS 16	ROS1.5 (Garden/Park)	ROS1.5 (Garden/Park) is deleted as the same is relocated from CTS No. 437(Pt), 432(Pt) to CTS Nos. 459(Pt) & 453(Pt) of village Chakala.	Modification u/s 30 is proposed to be sanctioned
11	EP-KE11	MKE24	WS 16	-	Layout RG is shown as per approved layout with label text as 'Layout RG'.	Modification u/s 30 is proposed to be sanctioned



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12	EP-KE12	MKE25 50	WS 24	DOS2.6 (Recreation Ground)	MKE25 DOS2.6 (RG) shown on CTS No. 368/5A is deleted being Layout RG, labelling it as 'Layout RG'. 50 DOS2.6 (Recreation Ground) and ROS1.5 (Garden/Park) are shown on Layout RG plots within Sher-E-Punjab Layout.	Modification u/s 30 is proposed to be sanctioned with following changes: DOS2.6 (RG) shown on CTS No. 368/5A is to be deleted being Layout RG, labelling it as 'Layout RG'.	
13	EP-KE13	MKE26	WS 19	ROS1.5 (Garden/Park)	ROS1.5 (Garden/Park) is retained on CTS No. 138/1 to 33 as per SRDP 1991 and remaining ROS1.5 is deleted by labelling Text of 'Layout RG'.	Modification u/s 30 is proposed to be sanctioned.	
14	EP-KE14	MKE27 46	WS 24	DOS1.5 (Garden/Park)	MKE27 i. DOS1.5 (Garden/Park) and Existing road is corrected as per approved layout, IOD & CC. 46 ii. Reservation of RSA3.7 (Leisure Park) is shown instead of DOS1.5 on CTS. Nos. 175A, 175A/2 of village Majas.	Modification u/s 30 is proposed to be sanctioned with following changes - i. Poonam Nagar layout road which was shown as existing road is deleted from CTS Nos. 175A, 176A/7, 190A/5 of village Majas and included in Residential Zone. ii. Reservation of RSA3.7 (Leisure Park) is shown on CTS Nos. 175A, 175A/2 of village Majas as shown on plan.	

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15	EP-KE15	MKE28 MKE43 MKE113	WS 29	DE1.2 (Primary & Secondary School)	MKE28 13.40 mt DP Road is realigned abutting the school designation of DE1.2 (Primary & Secondary School) and designation is shown as per SRDP 1991.  MKE43 The North-South 13.40 mt. DP road is realigned touching the plot designated for School by deleting earlier proposed 13.40 mt. DP road alignment.  MKE113 24) CTS no. 375/981 of Village Majas - The road passing through school designation is realigned towards west side and shape of school designation is maintained.	Modification u/s 30 is proposed to be sanctioned
16	EP-KE16	MKE29	WS 19	ROS 1.5 (Garden/Park)	1) The Industrial zone as per SRDP1991 is continued. ROS1.5 (Garden/Park) is shown as reservation of RAM. 2) Portion of existing road beyond amenity is deleted.	Modification u/s 30 is proposed to be sanctioned
17	EP-KE17	MKE30	WS 15, WS 16	18.30 mt. DP Road	Road alignment as per SRDP 1991 is retained by deleting the proposed DP Road alignment shown in RDDP 2034.	Modification u/s 30 is proposed to be sanctioned

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18	EP-KE18	MKE31	WS 23	13.40 mt. DP Road	The alignment of proposed DP Road is shown as per approved SRA Layout.	Modification u/s 30 is proposed to be sanctioned with following changes - i. The north-south 13.40 mt. DP Road is shifted towards east side affecting CTS Nos. 360(Pt), 361(Pt) of village Mogra abutting to ROS1.4 (Play Ground) by reducing RE1.1 (Municipal School). The shifted road portion is merged in ROS1.4 (Play Ground) and RR2.1 (Rehabilitation and Resettlement). ii. The east-west 13.40 mt. DP Road passing through CTS Nos. 359(Pt), 361(Pt) of village Mogra is shifted slightly towards north and the deleted road portion is merged into RR2.1 (Rehabilitation and Resettlement) as shown on plan.
19	EP-KE19	MKE32	WS 23	13.40 mt. Proposed Road Widening	Road alignment is corrected as per SRA Layout	Modification u/s 30 is proposed to be sanctioned
20	EP-KE20	MKE33	WS 19	-	Existing Road passing through CTS 109/23 is extended as per site condition.	Modification u/s 30 is proposed to be sanctioned
21	EP-KE21	MKE34 MKE51	WS 12	-	MKE34 9.15 mtr. existing road is shown as per the alignment of SRDP 1991. MKE51 9.15 mt. existing road passing through Vile Parle East Gaathan is shown as per the alignment of SRDP 1991.	Modification u/s 30 is proposed to be sanctioned
22	EP-KE22	MKE35	WS 24	Existing Road	The existing road is shown as per site condition.	Modification u/s 30 is proposed to be sanctioned
23	EP-KE23	MKE36	WS 18	13.40 mt. Proposed Road Widening	The alignment of road is shown as per SRDP 1991.	Modification u/s 30 is proposed to be sanctioned

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24	EP-KE24	MKE37	WS 18	13.40 mt. DP Road	The alignment of 13.40 mt DP road is shown as per SRDP 1991.	Modification u/s 30 is proposed to be sanctioned
25	EP-KE25	MKE38	WS 15, WS 18	13.40 mt. DP Road	13.40 mt DP road is deleted and the existing internal road from CTS No. 525 of Chakala is retained as per SRDP 1991.	Modification u/s 30 is proposed to be sanctioned with following changes - i. 13.40 mt. DP Road is deleted. ii. The deleted road portion adjoining the designation of DOS1.5 (Garden/Park) is merged into DOS1.5.
26	EP-KE26	MKE39	WS 23	13.40 mt. DP Road	Existing road is shown as per SRDP 1991 with road widening of 13.40 mt.	Modification u/s 30 is proposed to be sanctioned
27	EP-KE27	MKE40	WS 16	18.30 mt. Proposed Road Widening	Proposed widening of existing road shown is removed.	Modification u/s 30 is proposed to be sanctioned
28	EP-KE28	MKE41	WS 18	Existing Road	Existing road shown affecting the plot is deleted.	Modification u/s 30 is proposed to be sanctioned
29	EP-KE29	MKE44	WS 18	Existing Road	Road is corrected as per Demarcation Plan.	Modification u/s 30 is proposed to be sanctioned
30	EP-KE30	MKE45 MKE75	WS 19	12.20 mt. DP Road	MKE45 2) The 12.20 mt. wide D.P. road is shown as per approved realignment and existing road is in MCGM possession. MKE75 2.Alignment of road is corrected as per approved realignment	Modification u/s 30 is proposed to be sanctioned with following changes - 12.20 mt. wide D.P. Road is shown as existing road by slightly realigning it towards west side. Reservations of ROS1.5 (Garden/Park) and RT1.6 (Parking Lot) are extended upto the realigned road.
31	EP-KE31	MKE46	WS 16	13.40 mt. DP Road	The alignment of 13.40 mt. DP road is shown as per SRDP 1991.	Modification u/s 30 is proposed to be sanctioned
32	EP-KE32	MKE47	WS 23	9.15 mt. Proposed Road Widening	DP Road is shown as per SRDP 1991.	Modification u/s 30 is proposed to be sanctioned
33	EP-KE33	MKE48	WS 15	12.20 mt. DP Road	As the layout is approved by SRA, the road passing through CTS No. 538, 539 C-1 pt of village Chakala is deleted.	Modification u/s 30 is proposed to be sanctioned

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34	EP-KE34	MKE50	WS 19	DT1.4 (BEST Bus Facilities) + DR1.4 (BEST Staff Quarters)	9.15 mt. proposed DP Road shown at north boundary of Marol Bus Depot.	Modification u/s 30 is proposed to be sanctioned
35	EP-KE35	MKE54	WS 18	Existing Road	Existing Road is shown as per width and alignment reflected in SRDP 1991.	Modification u/s 30 is proposed to be sanctioned
36	EP-KE36	MKE55	WS 23	-	Access to CTS No. 173 is shown.	Modification u/s 30 is proposed to be sanctioned
37	EP-KE37	MKE57	WS 16	Part Existing Road	9.15 mt. Proposed DP Road is shown as per EDDP alignment.	Modification u/s 30 is proposed to be sanctioned
38	EP-KE38	MKE58 MKE101	WS 18	1. ROS1.5 (Garden/Park) 2. 9.15 mt. DP Roads	MKE58 1. Equivalent area of reservation of ROS1.5 (Garden/Park) of CTS No. 329 is reserved on CTS No. 330 in SRDP 1991 and remaining part of the reservation on CTS No. 330 is deleted. ROS1.5 (Garden/Park) on CTS No. 329 which is continued from SRDP 1991 is changed to RSA5.2 (Multipurpose Housing for Working Women). 2. The roads are shown as per the approved realignment. MKE101 CTS No. 329 is reserved for RSA5.2 (Multipurpose Housing for Working Women). The equivalent area of ROS1.5 of CTS No 329 is reserved as ROS1.5 on CTS No. 330 and rest reservation is deleted.	Modification u/s 30 is proposed to be sanctioned with following changes - i. ROS1.5 is changed to RSA5.2. North-south 9.15 mt. DP Road is deleted and included in RSA5.2. ii. Part area of ROS1.5 (Garden/Park) on CTS No. 330 is deleted as shown on plan.
39	EP-KE39	MKE59	WS 16	ROS1.5 (Garden/Park)	ROS1.5 (Garden/Park) shown newly in RDDP on CTS No. 145B/8 of village Sahar is deleted.	Modification u/s 30 is proposed to be sanctioned

1	2	3	4	5	6	7
40	EP-KE40	MKE61	WS 23	ROS1.4 (Play Ground)	The reservation ROS1.4 (Play Ground) on CTS No. 338 of village Mogra is changed to DSA2.3 (Orphanage).	Modification u/s 30 is proposed to be sanctioned
41	EP-KE41	MKE63	WS 16	DT1.6(Pt) (Public Parking Lot)	DT1.6(Pt) (Public Parking Lot) is deleted and reserved for RT1.6 (Parking Lot).	Refused to accord sanction, reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
42	EP-KE42	MKE64	WS 19	RH1.3 (Municipal Maternity Home), RMS3.1 (Solid Waste Management Facilities)	Reservation of RMS3.1 (Solid Waste Management Facilities) is changed to RH1.3 (Municipal Maternity Home) and reservation of RH1.3 on CTS 24E is deleted.	Modification u/s 30 is proposed to be sanctioned with following changes - Reservation of RMS3.1 is changed to RH1.3 and reservation of RH1.3 is changed to RMS3.1 as shown on plan.
43	EP-KE43	MKE65 MKE72 MKE73	WS 18, WS 19	ROS1.4 (Play Ground)	MKE65 2) Industrial Zone is changed to Residential zone. MKE72 Industrial zone is shown as Residential Zone MKE73 The plot is shown in Residential Zone.	2. Modification u/s 30 is proposed to be sanctioned
44	EP-KE44	MKE67	WS 23, WS 24	13.40 mt. DP Road, RE1.2 (Secondary School)	1) Reservation RE1.2 (Secondary School) is modified to RSA3.3 (Cultural Centre/ Drama Theatre). 2) Road width is modified to 9.15 mt.	Modification u/s 30 is proposed to be sanctioned with following changes - i. RE1.2 (Secondary School) is modified to RSA3.3 (Cultural Centre/ Drama Theatre). ii. 13.40 mt. wide DP Road is proposed as shown on the plan.
45	EP-KE45	MKE68	WS 19	RT1.4 (Best Bus Facilities)	The shape and area of RT1.4 (Best Bus Facilities) is retained as per SRDP 1991.	Modification u/s 30 is proposed to be sanctioned
46	EP-KE46	MKE69	WS 19	Existing Road, 9.15 mt. DP Road	Widening of existing road to 18.30 mt. between Marol Maroshi Road and Seven Hills Hospital is shown.	Modification u/s 30 is proposed to be sanctioned

1	2	3	4	5	6	7
47	EP-KE47	MKE70	WS 16	RH1.2 (Hospital)	Reservation of RH1.2 (Hospital) on CTS Nos. 180A, 180B and 152B is deleted.	Modification u/s 30 is proposed to be sanctioned
48	EP-KE48	MKE71	WS 16	RH1.1 (Municipal Dispensary/Health Post)	Reservation of RH1.1 (Municipal Dispensary/Health Post) is shown as RH1.2 (Hospital).	Modification u/s 30 is proposed to be sanctioned
49	EP-KE49	MKE75	WS 19	DT1.6(PT) (Public Parking Lot)	1. Designation of DT1.6(PT) (Public Parking Lot) is deleted and the plot is reserved as RT1.6 (Parking Lot).	Refused to accord sanction, reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
50	EP-KE50	MKE77	WS 19	Residential Zone	Zone is shown as 'I' (Industrial) Zone, since RAM / DAM is not handed over.	Modification u/s 30 is proposed to be sanctioned
51	EP-KE51	MKE78	WS 18, WS 19	Residential Zone	Zone is shown as 'I' (Industrial) Zone, since RAM / DAM is not handed over.	Modification u/s 30 is proposed to be sanctioned
52	EP-KE52	MKE80	WS 18	RMS1.2 (Municipal Chowky), RE1.1 (Municipal School)	Reservation of RMS1.2 (Municipal Chowky) on CTS Nos. 409/B & 410 of village Gundavali is deleted and placed on CTS No. 7 of village Vile Parle by reducing an equivalent area of RE1.1 (Municipal School).	Modification u/s 30 is proposed to be sanctioned
53	EP-KE53	MKE81 MKE100	WS 15, WS 18	Part Industrial Zone & part Commercial Zone	MKE81 Commercial Zone is changed to Residential Zone. MKE100 Industrial zone is deleted and land is shown in Residential Zone.	Modification u/s 30 is proposed to be sanctioned
54	EP-KE54	MKE82	WS 16	DOS1.4 (Play Ground)	The portion of DOS1.4 (Play Ground) on CTS. No. 9 of Sahar is reserved as ROS1.4 (Play Ground).	Modification u/s 30 is proposed to be sanctioned

1	2	3	4	5	6	7
55	EP-KE55	MKE83	WS 19	DE1.2 (Primary and Secondary School) + DE3.1 (Other Education)	1. Part of the land is designated for DH3.3 (Rehabilitation Centre) which is being used for Rehabilitation of Women. Part of the land is designated for DSA2.6 (Women Hostel) which is being used for Women Hostel, and remaining land is reserved for designation of DE1.2 (Primary and Secondary School) & reservation of ROS1.5 (Garden/Park).	Modification u/s 30 is proposed to be sanctioned
56	EP-KE56	MKE83	WS 19	ROS1.5 (Garden/Park)	2. ROS1.5 (Garden/Park) is deleted and shown as Text of 'Layout RG/ Pvt. RG'.	Modification u/s 30 is proposed to be sanctioned
57	EP-KE57	MKE84	WS 16 WS 19	RT1.4 (Best Bus Facilities)	Part portion of RT1.4 (Best Bus Facilities) affecting the existing road of Marol Nandham Industries Premises is deleted and equivalent area is relocated on CTS No 589, 594/2 and 586 (PT) of village Marol.	Modification u/s 30 is proposed to be sanctioned
58	EP-KE58	MKE86	WS 19	DO1.3 (Municipal Office), Industrial Zone	The location of DO1.3 (Municipal Office) is marked on north-west corner of the plot as per the approved plan. The zone is changed to 'C' Zone as per approved plan.	Modification u/s 30 is proposed to be sanctioned
59	EP-KE59	MKE87	WS 24 WS 29	DT1.6(Pt) (Public Parking Lot), ROS1.5 (Garden/Park)	Designation of DT1.6(Pt) (Public Parking Lot) & ROS1.5 (Garden/Park) changed to Reservation of RT1.6 (Parking Lot).	Refused to accord sanction, reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
60	EP-KE60	MKE88	WS 28	RPU5.2 (Electricity Transmission and Distribution Facilities)	1. Half of reservation for RPU5.2 (Electricity Transmission and Distribution Facilities) adjoining to Western Express Highway is reserved as Parking Lot (RT1.6) and remaining reservation kept as it is as RPU5.2.	Modification u/s 30 is proposed to be sanctioned



1	2	3	4	5	6	7
61	EP-KE61	MKE88 MKE99 MKE113	WS 23, WS 28	RH1.3 (Municipal Maternity Home)	MKE88 2. Reservation of RH1.3 (Municipal Maternity Home) is changed to ROS1.4 (Play Ground). MKE99 50) CTS No. 177 of village Majas - Plot is reserved for ROS1.4 (Play Ground) instead of RH1.3 (Municipal Maternity Home). MKE113 26) CTS No. 177 of village Majas - The plot is reserved as ROS1.4 (Play Ground).	Modification u/s 30 is proposed to be sanctioned
62	EP-KE62	MKE88	WS 28	Existing Road	3. 12.20 mt DP road is proposed along CTS Nos. 288, 289, 290.	Modification u/s 30 is proposed to be sanctioned
63	EP-KE63	MKE91	WS 29	DT1.6(Pt) (Public Parking Lot), RE1.1 (Municipal School)	1. Designation of DT1.6(Pt) (Public Parking Lot) is deleted and the plot is reserved as RT1.6 (Parking Lot) . 2. Nallah realignment is corrected. 3. CTS No.1/C is shown as RE1.2 (Primary Secondary School).	Modification u/s 30 is proposed to be sanctioned with following changes - i. Refused to accord sanction, reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone. ii. Modification regarding Nallah realignment and CTS No. 1/C as shown on plan u/s 30 is proposed to be sanctioned.
64	EP-KE64	MKE94 18	WS 19, WS 24	ROS1.5 (Garden/Park)	MKE94 1) Layout RG is marked with 'Layout RG' as per the approved layout by deleting ROS1.5 (Garden/Park).	Modification u/s 30 is proposed to be sanctioned

1	2	3	4	5	6	7
65	EP-KE65	MKE95 MKE113	WS 29	No Development Zone	MKE95 No Development Zone (NDZ) is deleted and shown as Residential (R) Zone as per modification. MKE113 6) CTS 180 & 181 of village Majas - No Development Zone (NDZ) is deleted and shown as Residential (R) Zone.	Modification u/s 30 is proposed to be sanctioned
66	EP-KE66	MKE96	WS 13	RE1.1 (Municipal School)	Reservation of RE1.1 (Municipal School) is changed to RSA6.2 (Aadhar Kendra with Skill Development Centre) with 9.15 mt. wide proposed access.	Modification u/s 30 is proposed to be sanctioned
67	EP-KE67	MKE98	WS 24	DOS2.6 (Recreation Ground)	14) DOS2.6 (Recreation Ground) on CTS No. 368/2A of village Mogra is deleted and reserved for ROS1.4 (Play Ground) . 27) All schools shown as designation in EDDP are pulled back.	Modification u/s 30 is proposed to be sanctioned
68	EP-KE68	MKE99	WS 24	RE1.1 (Municipal School)	MKE99 36) CTS No. 166A/1 of village Majas - Plot is reserved for RE1.3 (Special School) instead of RE1.1 (Municipal School). 37) CTS No. 167A/11 of village Majas - Plot is reserved for RSA4.9 (Old Age Home) instead of RE1.1 (Municipal School).	Modification u/s 30 is proposed to be sanctioned
69	EP-KE69	MKE102	WS 18	Part Existing Road, RE1.1 (Municipal School)	9.15 mt wide D.P road is Proposed along DOS2.6 (Recreation Ground) by removing cul-de-sac. Reservation of RE1.1 (Municipal School) is deleted and reserved for ROS1.5 (Garden/Park) as per SRDP 1991.	Modification u/s 30 is proposed to be sanctioned

1	2	3	4	5	6	7
70	EP-KE70	MKE103	WS 24	DOS1.5 (Garden/Park)	DOS1.5 (Garden/Park) is shown as ROS1.5 (Garden/Park).	Modification u/s 30 is proposed to be sanctioned
71	EP-KE71	MKE104	WS 19	DE1.2 (Primary & Secondary School)	Designation of DE1.2 (Primary & Secondary School) from CTS No. 280 of village Marol is deleted and designation on CTS No. 281 is retained.	Modification u/s 30 is proposed to be sanctioned
72	EP-KE72	MKE105	WS 19	9.15 mt. DP Road, ROS1.5 (Garden/Park), RSA2.9 (Homeless Shelter)	Reservation of RSA2.9 (Homeless Shelter) is deleted. Portion of ROS1.5 (Garden/Park) is partly reserved as RSA2.9 (Homeless Shelter) abutting the road and remaining portion on rear side is reserved as ROS1.5 (Garden/Park). The 9.15 mt. wide D. P. Road is shown as an access up to ROS1.5 (Garden/Park).	Modification u/s 30 is proposed to be sanctioned
73	EP-KE73	MKE106	WS 24	DOS2.6 (Recreation Ground), ROS1.5 (Garden/Park)	MKE106 1. Size of designation DOS2.6 (Recreation Ground) is shown as per Acquisition. 2. Reservation of ROS1.5 (Garden/Park) is deleted from CTS Nos. 535 & 536. 3. Reservation of ROS1.5 (Garden/Park) is shown on CTS No. 528, with an access of 9.15 mt. DP road passing through CTS Nos. 527, 529.	Modification u/s 30 is proposed to be sanctioned
74	EP-KE74	MKE108 MKE113	WS 28	DE1.1 (Municipal School), RE1.1 (Municipal School)	MKE108 Plot is reserved as RO1.3 for additional ward office in K East. MKE113 25) CTS Nos. 50 & 51 of village Majas - The plot is reserved for RO1.3 (Municipal Office).	Modification u/s 30 is proposed to be sanctioned

1	2	3	4	5	6	7
75	EP-KE75	MKE109 MKE113	WS 23	-	MKE109 Existing school is designated as DE1.2 (Primary & Secondary School) on CTS. No. 270(B), 268(Pt) & 231(Pt) of village Mogra.  MKE113 23) CTS 270(B), 286 (Pt), 239 (Pt) of village Mogra - As the School facility exists on site designation of School is shown.	Modification u/s 30 is proposed to be sanctioned
76	EP-KE76	MKE110	WS 29	-	Existing school is shown on CTS No. 375 of village Majas, Shiv Tekadi as DE1.2 (Primary & Secondary School)	Modification u/s 30 is proposed to be sanctioned
77	EP-KE77	MKE111	WS 12	39.60 mt. DP Road	1. 39.60 mt. wide Proposed DP Road within railway boundary & upto Western Express Highway is deleted. 2. 12.20 mt. wide DP road is proposed on South side of this deleted DP road for access to F.P. No. 484, 485, 486. 3. Portion to the north of F.P. No. 507 is reserved for RMS1.2 (Municipal Chowky) & to the north of F.P. No. 483 is reserved for ROS1.5 (Garden/Park). 4. Portion between proposed reservations of RMS1.2 and ROS1.5 is reserved for RR2.1 (Rehabilitation and Resettlement) 5. Portion of the road deleted to the north of F.P. No. 509 is reserved for RR2.2 (Affordable Housing).	Modification u/s 30 is proposed to be sanctioned

1	2	3	4	5	6	7
78	EP-KE78	MKE112	WS 18	-	School existing on site bearing and reflected correctly in EDDP is shown with DE1.2 (Primary and Secondary School and DE3.1 (Other Education) as per the existing area.	Modification u/s 30 is proposed to be sanctioned with following changes - i. School existing on site bearing CTS Nos. 65, 66 and 199 of village Gundavali is shown as DE1.2 (Primary and Secondary School). ii. School existing on site bearing CTS No. 25 of village Gundavali is shown as DE3.1 (Other Education).
79	EP-KE79	MKE114	WS 19	ROS1.4 (Play Ground), DH1.2 (Municipal Hospital)	18.30 mt wide DP Road is shown connecting to existing road i.e. in between Saifee Foundation Layout.	Modification u/s 30 is proposed to be sanctioned
80	EP-KE80	MKE115	WS 24	RR2.1 (Rehabilitation and Resettlement)	Shown as designated DPU5.2 (Electricity Transmission and Distribution Facilities).	Modification u/s 30 is proposed to be sanctioned
81	EP-KE81	MKE116	WS 19	-	Two plots bearing CTS Nos. 879 and 1024 of village Marol (Marol Hindi Municipal School) are shown as designated DE1.1 (Municipal School) as the same are reflected in SRDP 1991.	Modification u/s 30 is proposed to be sanctioned
82	EP-KE82	MKE117	WS 16	DSA4.5 (Composite Cemetery) & ROS2.7 (Green Belt)	Designated Cemetery in SRDP 1991 being part of SPA - Mumbai International Airport is exchanged on the adjoining plot. Hence, it is now shown as Reservation of RSA4.8 (Cemetery).	Modification u/s 30 is proposed to be sanctioned
83	EP-KE83	MKE118	WS 15	DR2.1 (Rehabilitation and Resettlement)	Reservation of RR2.2 (Affordable Housing) is shown on F.P. No. 152A, 152B.	Modification u/s 30 is proposed to be sanctioned

1	2	3	4	5	6	7
84	EP-KE84	MKE119	WS 24	RH1.2 (Hospital), SPA - MIDC	1. Land bearing CTS No. 11(Pt) of village Prajapur is reserved for RSA4.8 (Cemetery), shown by reducing the Reservation of RH1.2 (Hospital). 2. Land bearing CTS No. 11(Pt) of village Prajapur is reserved for RSA4.8 (Cemetery), shown within the SPA - MIDC boundary as per site conditions.	Modification u/s 30 is proposed to be sanctioned
85	EP-KE85	MKE120	WS 24	-	Land bearing CTS No.11 (Pt) of village Prajapur is reserved for RSA4.8 (Cemetery).	Modification u/s 30 is proposed to be sanctioned
86	EP-KE86	MKE121	WS 16, WS 19	ROS1.5 (Garden/Park)	ROS1.5 (Garden/Park) as shown in RDDP 2034 is deleted. And, reservation of ROS1.5 is shown as per approved relocation.	Modification u/s 30 is proposed to be sanctioned
87	EP-KE87	MKE122	WS 24	RH1.3 (Municipal Maternity Home) + RH1.1 (Municipal Dispensary/ Health Post)	Bal Vikas Mandir School - Designation of DE1.2 (Primary and Secondary School) is shown .	Modification u/s 30 is proposed to be sanctioned
88	EP-KE88	MKE123	WS 24	RR2.1 (Rehabilitation and Resettlement)	Swami Vivekananda High School - Designation of DE1.2 (Primary and Secondary School) is shown.	Modification u/s 30 is proposed to be sanctioned
89	EP-KE89	MKE124	WS 19	-	Matoshri Sundarabai Samant Marathi Medium - Designation of DE1.2 (Primary and Secondary School) is shown.	Modification u/s 30 is proposed to be sanctioned
90	EP-KE90	MKE125	WS 15	-	Greater Mumbai Edu Society High School & Jr College - Designation of DE1.2 (Primary and Secondary School) is shown.	Modification u/s 30 is proposed to be sanctioned

	1	2	3	4	5	6	7
91	EP-KE91	MKE126	WS 16	-	In DCR the footnote in Open Space category added as (Gazette No. TPB.43926/CR-181/92/UD-11 dtd 26.11.1992 states - 'remaining 50 percent of the land be deleted and included in C-1 zone only for Hotel purpose subject to the condition that the parties should develop and maintain the parks and shall keep them open for general public during restricted hours before undertaking development of the Hotels.'). is added in DCR vide clause No.17 (1) note below table 5.	Modification u/s 30 is proposed to be sanctioned	
92	EP-KE92	MKE127	WS 18	DOS1.5 (Garden/Park)	Garden and Parks situated at the junction of roads is shown as 'Traffic Islands (TI)'	Modification u/s 30 is proposed to be sanctioned	
93	EP-KE93	MKE128	WS 29	ROS1.5 (Garden/Park)	Garden and Parks situated at the junction of roads is shown as 'Traffic Islands (TI)'	Modification u/s 30 is proposed to be sanctioned	
94	EP-KE94	14	WS 23, WS 28	ROS1.4 (Play Ground)	ROS1.5 (Garden/Park) is shown by deleting the reservation of ROS1.4 (Play Ground).	Modification u/s 30 is proposed to be sanctioned	
95	EP-KE95	16	WS 24	DSA2.7 (Students Hostel)	Reservation of RSA2.1 (Multipurpose Community Centre) is shown in addition to existing Student Hostel as 'DSA2.7+'.	Modification u/s 30 is proposed to be sanctioned	
96	EP-KE96	24	WS 18	1. RH1.3 (Municipal Maternity Home) + RH1.1 (Municipal Dispensary/Health Post) 2. ROS1.4 (Play Ground)	1. Shape of reservation RH1.3 (Municipal Maternity Home) + RH1.1 (Municipal Dispensary/Health Post) is increased by deleting the reservation of ROS1.4 (Play Ground) from CTS Nos. 79(Pt) & 81(Pt). 2. The reservation ROS1.4 (Play Ground) is newly reserved on CTS Nos. 81(Pt) and 85 by extending existing ROS1.4 upto village boundary.	Modification u/s 30 is proposed to be sanctioned	

1	2	3	4	5	6	7
97	EP-KE97	42	WS 24	Existing Road	Proposed Road Widening of 13.40 mt. is shown for road adjoining Hemant Karkare Garden.	Modification u/s 30 is proposed to be sanctioned
98	EP-KE98	43	WS 24	Existing Road	12.20 mt. DP Road is shown as 13.40 mt. DP Road and existing D.G. Waikar Road is shown with Proposed Road Widening of 13.40 mt.	Modification u/s 30 is proposed to be sanctioned
99	EP-KE99	47	WS 24	RR2.1 (Rehabilitation & Resettlement)	DE1.2 (Primary & Secondary School) is shown by deleting the reservation of RR2.1 (Rehabilitation & Resettlement).	Modification u/s 30 is proposed to be sanctioned
100	EP-KE100	49	WS 24	12.20 mt. DP Road	12.20 mt. DP Road is shown as 13.40 mt. wide Proposed DP Road.	Modification u/s 30 is proposed to be sanctioned
101	EP-KE101	55	WS 24	13.40 mt. DP Road	13.40 mt. DP Road is shown as 18.30 mt. wide Proposed DP Road.	Modification u/s 30 is proposed to be sanctioned
102	EP-KE102	60	WS 23, WS 24, WS 29	Part Existing Road & part Proposed Road Widening	Proposed Road Widening of 18.30 mt. is shown to existing B.T. Road connecting Western Express Highway and JVL.R.	Modification u/s 30 is proposed to be sanctioned
103	EP-KE103	194	WS 12	DSA3.8 (Public Hall)	Designation of DSA3.8 (Public Hall) is deleted and placed in Residential Zone.	Modification u/s 30 is proposed to be sanctioned
104	EP-KE104	196	WS 12	-	F.P. No. 177 of TPS V - Vile Parle is reserved for RT1.6 (Parking Lot).	Modification u/s 30 is proposed to be sanctioned



1	2	3	4	5	6	7
105	EP-KE105		WS 23, WS 24	1. 13.40 mt. and 9.15 mt. D.P. Roads 2. CTS No. 330 - ROS1.4 (Play Ground) CTS No. 360(Pt) - ROS1.4 (Play Ground) 3. RR2.2 (Affordable Housing)	-	Modification is proposed to be sanctioned with following changes - i. The grid of existing roads on CTS Nos. 137, 141, 145, 146, etc. of village Majas is to be deleted. ii. New 13.40 mt. DP Road is to be proposed from CTS No. 133 upto CTS No. 60 of village Majas so as to form a Chowk. iii. New 13.40 mt. DP Road is to be proposed from CTS No. 147 upto CTS No. 61 of village Majas so as to form a Chowk. iv. Width of 9.15 mt. east-west road from CTS No. 155A upto Western Express Highway is proposed to be widened to 13.40 mt. ROS1.5 (Garden/Park) shown on CTS No. 1498/A/4 of village Marol is proposed to be deleted. 18.30 mt. DP Road from CTS No. 84 of village Majas upto east-west 18.30 mt. road is proposed to be deleted. 9.15 mt. DP Road shown within CTS No. 393 of village Gundavali is proposed to be deleted. DH1.3+ shown on CTS No. 50, 51, 52 of village Majas is proposed to be shown as ROS1.4 (Play Ground). Reservation of ROS1.5 (Garden/Park) - 2 nos. are proposed to be shown on CTS No. 322 of village Marol as shown on plan.
106	EP-KE106		WS 16	ROS1.5 (Garden/Park)	-	
107	EP-KE107		WS 23, WS 28	18.30 mt. DP Road	-	
108	EP-KE108		WS 18	9.15 mt. DP Road	-	
109	EP-KE109		WS 28	DH1.3+ (Municipal Maternity Home)	-	
110	EP-KE110		WS 19	-	-	

1	2	3	4	5	6	7
111	EP-KE111		WS 24, WS 29	No Development Zone	-	As per Sanctioned Modification vide Govt. Notification No. TPB/4035/1040/ CR-2/06/UD-11 dtd. 08.12.2008, CTS No. 190A/1A/1, etc. of village Majas are shown in Residential Zone.
112	EP-KE112		WS 24	-	-	Reservation of ROS1.5 (Garden/Park) is shown on CTS No. 166(Pt) of village Majas as shown on plan.
113	EP-KE113		WS 16	ROS1.5 (Garden/Park)	-	Reservation of ROS2.2 (Swimming Pool) is added to ROS1.5 (Garden/Park) on CTS No. 273, 274 of village Kondivata.
114	EP-KE114		WS 18	-	-	Reservation of ROS1.5 (Garden/Park) is shown on CTS No. 188(Pt), 189(Pt), 190(Pt), 191A(Pt) of village Gundavali.
115	EP-KE115		WS 15	Municipal Market+ Homeless Shelter	Municipal Market+ Homeless Shelter	Reservation of Municipal Market+ Homeless Shelter shown on CTS no. 211 of Vileparle is proposed to be deleted and to be reserved for RT1.4 as shown on plan.

**'KW' Ward**

1	2	3	4	5	6	7
Sr. No.	EP No.	Modification No.	Sheet No.	Proposal as per published plan under Section 26 of the MR&TP Act 1966	Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&TP Act 1966	Substantial Modifications published by the Government under Section 31(1) of the MR&TP Act 1966
1	EP-KW01	MKW1	WS23	-	RAM label is shown on mentioned CTS no.	Modification u/s 30 is proposed to be sanctioned with following changes-DAM is to be shown on CTS no. 844/17 & 844/22 of Village Ambivali.
2	EP-KW02	MKW2	WS17	DOS1.5- Garden	Text of Pvt Garden shown in DP sheet	Modification u/s 30 is proposed to be sanctioned

1	2	3	4	5	6	7
3	EP-KW03	MKW3	WS 18	ROS1.5 & Text of TDZ	Text of Tourist Development zone shown in DP sheet	Modification u/s 30 is proposed to be sanctioned with following changes- Area under ROS1.5 is to be included in SDZ
4	EP-KW04	MKW4	WS 17 WS 14	DOS1..5	Text of Pvt Garden is shown in DP sheet and DOS 1.5 is deleted.	Modification u/s 30 is proposed to be sanctioned
5	EP-KW05	MKW5	WS 15	DH1.2-Mun.Hospital	Shown as designated Electric substation (DPU 5.2)	Modification u/s 30 is proposed to be sanctioned
6	EP-KW06	MKW6	WS 11	Garden /Park DOS 1.5	Text of Pvt Garden is shown in DP sheet and DOS 1.5 is deleted.	Modification u/s 30 is proposed to be sanctioned
7	EP-KW07	MKW7	WS17	ROS 1.4 (Play Ground)	Text of Pvt Garden is shown in DP sheet and ROS 1.4 is deleted.	Modification u/s 30 is proposed to be sanctioned
8	EP-KW08	MKW8	WS12	RE 1.1 - Municipal Primary school	Text of RE1.1 (Municipal Primary School) is changed to ROS1.4	Modification u/s 30 is proposed to be sanctioned
9	EP-KW09	MKW9	WS17	ROS 1.5 Garden/Park	Reservation of Garden (ROS1.5) is extended upto CTS boundary .	Modification u/s 30 is proposed to be sanctioned
10	EP-KW10	MKW11	WS 27	DE1.1 & DOS1.4	Area of DOS 1.4 (Play Ground designation) & DE 1.1(designated Municipal School) is corrected as per approved layout.	Modification u/s 30 is proposed to be sanctioned
11	EP-KW11	MKW12	WS 23	ROS 1.4 (Play Ground) DMS 1.2 Municipal Chowky	Designation of DMS1.2 of Municipal chow key is restricted on CTS No 671( pt) by deleting spill over on CTS No. 672.	Modification u/s 30 is proposed to be sanctioned
12	EP-KW12	MKW13	WS22	DPU 2.1 (Fuel Station)	Designation of Fuel pump is restricted on CTS no. 1322/2 by deleting the spill over.	Modification u/s 30 is proposed to be sanctioned
13	EP-KW13	MKW16	WS 15	ROS1.5 & Nalla Buffer	Buffer is shown on either side of Nallah and shape of Garden/Park corrected as per Nallah boundary.	Modification u/s 30 is proposed to be sanctioned
14	EP-KW14	MKW17	WS 14, 15 & 17	-	missing Nalla buffer is shown	Modification u/s 30 is proposed to be sanctioned

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15	EP-KW15	MKW20	WS17	Proposed 9.15mt Road	9.15m wide DP road is deleted. 9.0 mt wide layout road of approved SRA layout on CTS no.195(pt), 30, 31(pt) is shown as existing road. The Existing road is connected to ROS1.5 and DOS1.5, by proposing 9.0 mt wide DP road passing through layout RG	Modification u/s 30 is proposed to be sanctioned
16	EP-KW16	MKW21	WS17	RPU1.1	Reservation of Fire Station (RPU 1.1) is deleted & reservation of Library as RSA 2.1 shown.	Modification u/s 30 is proposed to be sanctioned
17	EP-KW17	MKW22	WS 15	ROS 1.5 (Garden/Park) (With additional CTS)	1. Pulled back area of ROS 1.5 As per SRDP1991. 3. Road along Nalla shown green belt.	Modification u/s 30 is proposed to be sanctioned
18	EP-KW18	MKW23	WS23	Municipal Maternity Home	Municipal Maternity Home reservation is deleted Municipal Dispensary (RH 1.1) reservation is shown on area as per SRDP 1991.	Modification u/s 30 is proposed to be sanctioned
19	EP-KW19	MKW24 & 186	WS17	Garden/Park ROS 1.5 and RH 1.1 Dispensary and Health post	Reservation of RE1.1 (Mun.School) changed to Parking Lot (RT1.6).	Modification u/s 30 is proposed to be sanctioned with following changes- Reservation of ROS1.5 (Garden/Park) & Municipal Dispensary (RH1.1) is deleted and reservation of RE1.1 (Municipal School) is shown.
20	EP-KW20	MKW25	WS28	RR2.1& RO1.3	Reservation of RT1.6 (Parking lot) is shown	Modification u/s 30 is proposed to be sanctioned
21	EP-KW21	MKW26	WS08	NO Reservation	The Designation of DE1.2 (Primary / Secondary School) is shown	Modification u/s 30 is proposed to be sanctioned
22	EP-KW22	MKW27	WS14	NO Reservation	The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet	Modification u/s 30 is proposed to be sanctioned
23	EP-KW23	MKW28	WS14	NO Reservation	The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet	Modification u/s 30 is proposed to be sanctioned
24	EP-KW24	MKW29	WS15	NO Reservation	The Designation of DE 2.1 (College) is shown on DP sheet.	Modification u/s 30 is proposed to be sanctioned
25	EP-KW25	MKW30	WS 17	NO Reservation	The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet	Modification u/s 30 is proposed to be sanctioned

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26	EP-KW26	MKW31	WS18	NO Reservation	The Designation of DE1.1 (Municipal Primary School) is shown on DP sheet.	Modification u/s 30 is proposed to be sanctioned
27	EP-KW27	MKW32	WS18	NO Reservation	The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet	Modification u/s 30 is proposed to be sanctioned
28	EP-KW28	MKW33	WS22	NO Reservation	The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet .	Modification u/s 30 is proposed to be sanctioned
29	EP-KW29	MKW34	WS23	NO Reservation	The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet .	Modification u/s 30 is proposed to be sanctioned
30	EP-KW30	MKW35	WS23	NO Reservation	The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet.	Modification u/s 30 is proposed to be sanctioned
31	EP-KW31	MKW36	WS23	NO Reservation	The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet.	Modification u/s 30 is proposed to be sanctioned
32	EP-KW32	MKW37	WS27	NO Reservation	The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet .	Modification u/s 30 is proposed to be sanctioned
33	EP-KW33	MKW38	WS27	NO Reservation	The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet .	Modification u/s 30 is proposed to be sanctioned
34	EP-KW34	MKW39	WS27	NO Reservation	The Designation of DE3.1 (Other Education) is shown on DP sheet .	Modification u/s 30 is proposed to be sanctioned
35	EP-KW35	MKW40	WS27	NO Reservation	The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet	Modification u/s 30 is proposed to be sanctioned
36	EP-KW36	MKW41	WS28	NO Reservation	The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet	Modification u/s 30 is proposed to be sanctioned
37	EP-KW37	MKW42	WS28	NO Reservation	The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet	Modification u/s 30 is proposed to be sanctioned
38	EP-KW38	MKW43	WS28	NO Reservation	The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet	Modification u/s 30 is proposed to be sanctioned
39	EP-KW39	MKW44	WS18	DSA4.2 ( Muslim Cemetery)	The Designation of DSA 4.2 ( Muslim Cemetery) on CTS no. 486 is partly deleted . Designation of DE 1.2 (Primary / Secondary School) is shown.	Modification u/s 30 is proposed to be sanctioned
40	EP-KW40	MKW45	WS 26 WS 21	NDZ	The land in No Development Zone (NDZ) of village Madh is now shown in SDZ-II marked KW 1	Modification u/s 30 is proposed to be sanctioned with following changes- SDZII is changed to SDZ

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41	EP-KW41	MKW46	WS 26 WS 21	NDZ	The part portion of No Development Zone (NDZ) land in Madh village shown on Seaward side of HTL is shown as Natural Area (NA).	Modification u/s 30 is proposed to be sanctioned
42	EP-KW42	MKW47	WS 21	NDZ	The No Development Zone (NDZ) shown on Island is now shown SDZ-II are marked KW 2.	Modification u/s 30 is proposed to be sanctioned with following changes- SDZII is changed to SDZ
43	EP-KW43	MKW48	WS 08	DOS 1.5, DP 1.2, DP 1.1 & NDZ	DOS 1.5, DP 1.2, DP 1.1 of village Juhu(in partly K/W & partly H/W which was in No Development Zone (NDZ) is now shown as SDZ-II and marked KW 3.	Modification u/s 30 is proposed to be sanctioned with following changes- SDZII is changed to SDZ
44	EP-KW44	MKW49	WS 08	DOS1.3 &NDZ	The part portion NDZ land shown Seaward side of HTL is shown as Natural Area (NA) barring DOS1.3.	Modification u/s 30 is proposed to be sanctioned
45	EP-KW45	MKW50	WS 17 WS 22	DP 1.1, DOS 1.3 &NDZ	DP 1.1, DOS 1.3 bounded by sea on West side of village Juhu which was in No Development Zone (NDZ) is now shown as NA.	Modification u/s 30 is proposed to be sanctioned
46	EP-KW46	MKW51	WS22	No Reservation R Zone	R zone is changed to Commercial zone.	Modification u/s 30 is proposed to be sanctioned
47	EP-KW47	MKW52 & 185	WS 22	ROS1.5 Garden	The land bearing S. No. 161 layout no.6 Plot no. 3 reserved for ROS1.5 (Garden )	Modification u/s 30 is proposed to be sanctioned with following changes- Reservation of ROS1.5 (Garden/Park) is deleted .
48	EP-KW48	MKW53	WS 27	ROS 1.5	ROS 1.5 is deleted and Text of "Layout RG" is shown.	Modification u/s 30 is proposed to be sanctioned
49	EP-KW49	MKW54	WS 27	ROS 1.5	ROS 1.5 is deleted and Text of "Layout RG" is shown.	Modification u/s 30 is proposed to be sanctioned
50	EP-KW50	MKW55	WS 15	DE2.1 (College)& DOS1.4	DOS 1.4 is deleted and Text of "Layout RG" is shown.	Modification u/s 30 is proposed to be sanctioned
51	EP-KW51	MKW56	WS27	ROS 1.5	ROS 1.5 is deleted and Text of "Layout RG" is shown.	Modification u/s 30 is proposed to be sanctioned
52	EP-KW52	MKW57	WS 12	ROS 1.5	ROS 1.5 is deleted and Text of "Layout RG" is shown.	Modification u/s 30 is proposed to be sanctioned

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53	EP-KW53	MKW58	WS 27	RMS1.3 (Municipal Facilities)	Reservation of RMS 1.3 (Municipal Store) is deleted & shown as Layout RG.	Modification u/s 30 is proposed to be sanctioned
54	EP-KW54	MKW59	WS28	ROS1.5- Garden	DOS 1.5 is deleted and Text of "Layout RG" is shown.	Modification u/s 30 is proposed to be sanctioned
55	EP-KW55	MKW60	WS 18	DP Road	Road alignment shifted in AAI land on West side and road alignment made Straight	Modification u/s 30 is proposed to be sanctioned
56	EP-KW56	MKW61 & MKW63	WS18	DP Road	Both 9.15 mt. wide D.P. Roads are completely deleted.	Modification u/s 30 is proposed to be sanctioned
57	EP-KW57	MKW62	WS17	Existing Road	Existing road affecting the plot deleted	Modification u/s 30 is proposed to be sanctioned
58	EP-KW58	MKW64	WS 12	9.15 mt. Existing road	Corrected the alignment of existing Road .	Modification u/s 30 is proposed to be sanctioned
59	EP-KW59	MKW65	WS 23	12.20 mt. D.P. Road	DP Road connecting 12.20 mt road on West side is deleted & designation of DOS 2.6 (Recreation Ground) is restored.	Modification u/s 30 is proposed to be sanctioned
60	EP-KW60	MKW66	WS12	Existing Road	The alignment of existing road is corrected as per SRDP-1991 .	Modification u/s 30 is proposed to be sanctioned
61	EP-KW61	MKW67 & MKW76	WS 27	36.60 mt. Existing Road	36.60 mtr. Wide DP road is shown.	Modification u/s 30 is proposed to be sanctioned
62	EP-KW62	MKW68	WS 22	12.20 mt w Proposed Road	Proposed 12.20 mt. wide D.P. Road is deleted.	Modification u/s 30 is proposed to be sanctioned
63	EP-KW63	MKW69	WS17	13.40 mt. Proposed D.P. Road ROS 1.5 (Garden/Park)	The proposed 13.40mtr wide road is realigned in straight line and ROS 1.5 interchanged with the area of D.P. Road.	Modification u/s 30 is proposed to be sanctioned
64	EP-KW64	MKW70	WS 22	proposed widening of 27.45 mt. D.P. Road	The alignment of 27.45 mt. widening of road is corrected .	Modification u/s 30 is proposed to be sanctioned
65	EP-KW65	MKW71	WS 17	Existing Road	Boundaries of existing road & CTS is corrected.	Modification u/s 30 is proposed to be sanctioned
66	EP-KW66	MKW72	WS18	DP ROAD	12.20 mt D.P. Road is corrected & 9.15 mt wide D.P. Road is shown	Modification u/s 30 is proposed to be sanctioned

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67	EP-KW67	MKW73	WS11	12.2 mt Proposed DP road	12.20 mt. DP road from 18.30 mt. wide proposed D.P. Road to existing Juhu road is deleted.	Modification u/s 30 is proposed to be sanctioned
68	EP-KW68	MKW74	WS 18, WS 15	DP Road	Realignment of 13.40 mt. wide D.P. Road is shown in the D.P. Sheet.	Modification u/s 30 is proposed to be sanctioned
69	EP-KW69	MKW75	WS15	DP Road	Alignment of 13.4 mt road is corrected as per SRDP-1991.	Modification u/s 30 is proposed to be sanctioned
70	EP-KW70	MKW78	WS 17 & 18	DPU4.5 (Wireless Station)	Parallel D.P. road of 18.3 mt.wide is proposed through CTS no.199	Modification u/s 30 is proposed to be sanctioned
71	EP-KW71	MKW79 & MKW87	WS 27	ROS 1.5	ROS 1.5.is deleted. Reservation of RPU5.2(Electricity transmission and distribution facility) is deleted and text of layout RG is shown.	Modification u/s 30 is proposed to be sanctioned
72	EP-KW72	MKW81	WS 22	RH 1.1 (Municipal Dispensary)	Reservation of RH 1.1 (Municipal Dispensary) is deleted from CTS No. 1374B/395.	Modification u/s 30 is proposed to be sanctioned
73	EP-KW73	MKW82	WS18	RE1.1 (Mun. School)	The reservation of RE1.1(Municipal School) changed to Secondary school RE1.2 (Primary & Secondary School) .	Modification u/s 30 is proposed to be sanctioned
74	EP-KW74	MKW83	WS23	<b>ROS 1.5 (Garden/Park)</b>	Reservation of ROS1.5 is changed to ROS 2.4 Municipal Sports Complex.	Modification u/s 30 is proposed to be sanctioned



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75	EP-KW75	MKW85 & 34, 246	WS27	RSA4.8 Cemetery	<p>6) Reservation of RSA 4.8 (Cemetery) changed to RE1.2(Primary &amp; Secondary school).</p> <p>7) Reservation of RSA6.2 (Adhar kendra with skilled development centre)is Added in RE 1.1 reservation of Municipal School.On CTS no. 1012A ( Resolution no. 34- Reservation of Municipal School on CTS no. 1012/B/3 is changed to Municipal Dispensary &amp; Health Post (RH1.1)</p> <p>12) Part of ROS 1.5 (garden) on CTS no. 1111B is reserved as per SRDP 1991 and remaining shown RSA 1.2.( Retail market with vending zone)</p> <p>28) RR 3.1 to be shown on CTS no. 1005, 1006</p> <p>34)Resolution no. 246- Reservation of RE1.1 ( Municipal Primary School) changed toROS1.4 (Play Ground)</p> <p>36) Reservation of ROS1.5(garden) is changed to ROS2.5( Sport Complex)</p>	<p>i) 6),7),12),28) &amp; 36) Modification u/s 30 is proposed to be sanctioned</p> <p>ii) 34) Modification u/s 30 is proposed to be sanctioned with following changes- The reservation boundary is corrected as per CTS record &amp; RE1.1 (Mun.School)is proposed to be changed to RE 3.1 (Other School)</p>
76	EP-KW76	MKW86	WS 17	RH1.1	<p>Reservation of RH 1.1 changed to RH1.2 (Hospital).</p>	Modification u/s 30 is proposed to be sanctioned
77	EP-KW77	MKW90	WS 27	RR 3.1 (koli Housing) RPU 3.1 (Police Station)	<p>The RPU 3.1 is shifted on part of DP 1.2 &amp; RR3.1 is shown on shifted portion of RPU3.1 on CTS no. 1043</p>	Modification u/s 30 is proposed to be sanctioned
78	EP-KW78	MKW91	WS14	RSA 2.1 (Multipurpose Community Centre)	<p>The RSA2.1 is changed to RT1.6 (Parking LOT)</p>	Modification u/s 30 is proposed to be sanctioned
79	EP-KW79	MKW93 &245	WS 28	Municipal School (RE 1.1)	<p>50% reservation of Mun.School(RE1.1) on CTS 720A/1 is deleted and remaining 50% of reservation of RE 1.1 is changed to Play Ground (ROS1.5)</p>	Sanctioned as proposed with following changes - Plot u/r is partly reserved for ROS1.5 & remaining portion of the plot is to be included in the residential zone as shown on plan.
80	EP-KW80	MKW94	WS28	ROS (Garden/Park)	<p>ROS 1.5 is deleted and Text of Layout RG is shown..</p>	Modification u/s 30 is proposed to be sanctioned

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81	EP-KW81	MKW95	WS11	Existing Road Shown	Existing road in layout is deleted.	Modification u/s 30 is proposed to be sanctioned
82	EP-KW82	MKW97	WS17	1) RE 1.1 (Municipal) ROS1.4 2)	1. Private primary school is changed from RE1.1 to RE 1.2.	Modification u/s 30 is proposed to be sanctioned
83	EP-KW83	MKW97	WS17	1) RE 1.1 (Municipal) ROS1.4 2)	2. Pvt Garden text is shown by deleting ROS 1.5	Modification u/s 30 is proposed to be sanctioned
84	EP-KW84	MKW98 & 197	WS15	ROS 1.4 (Play Ground)	The reservation of Play Ground (ROS 1.4) is retained on land bearing CTS no. 782 part & 863 part	Modification u/s 30 is proposed to be sanctioned
85	EP-KW85	MKW99	WS 27	Playground - ROS 1.4. 2) RP 1.1 Fish and Net Drying yard on CTS no. 1221 3) RH 1.2 Hospital on CTS No. 1228 4) ROS 1.5 Garden/Park on CTS no. 1228 5) RP 1.1 Fish Net Drying Yard on CTS no. 1271 6) ROS 1.4 Playground on CTS no. 1271 7) ROS 1.4 Playground on CTS no. 1268 8) DSA 4.3 Christian Cemetery on CTS no. 1270 9) The proposed reservation from 9.15 meter wide road on CTS no.1269	Reservation RH1.2 (Hospital) is changed to Fish and net drying yard RP1.1 as per SRDP 1991. DE1.3 is shown as per SRDP 1991 reservation of Physically and mentally handicap school Designation of Cemetery DSA4.3 is shown as per SRDP1991 Reservation of ROS 1.4 affecting CTS 1268 is retained Portion of DSA4.3 where Church was shown as per SRDP 1991 is included in R zone with text of Church by deleting DSA 4.3.	Modification u/s 30 is proposed to be sanctioned
86	EP-KW86	MKW100	WS15	<b>DE 1.2 (Primary &amp; Secondary School)</b>	1. DE1.2 is changed to designation of DSA 2.3. on CTS no.23	Modification u/s 30 is proposed to be sanctioned
87	EP-KW87	MKW101	WS27	ROS 1.5 (Garden/Park)	Garden/Park (ROS1.5) is deleted.	Modification u/s 30 is proposed to be sanctioned

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88	EP-KW88	MKW10 2	WS 22	<b>On CTS no. 1374 A/8/1 - RSA3.3 ( Cinema Theatre) &amp; On CTS no.1374 A/8/5-RH 1.2 (Hospital)</b> DE 2.1 (College)	The reservation RH1.2 & RSA3.3 are deleted and land is reserved for Affordable Housing (RR2.2).	Modification u/s 30 is proposed to be sanctioned
89	EP-KW89	MKW10 3	WS17	18.30 mt. D.P. Road	The designation of DE2.1 is changed to DE3.1	Modification u/s 30 is proposed to be sanctioned
90	EP-KW90	MKW10 4	WS 23	D.T. 1.6 (Parking Lot)	The 18.30M. DP Road is deleted & reservation of ROS1.4 & RR2.1 is restored on the deleted portion.	Modification u/s 30 is proposed to be sanctioned
91	EP-KW91	MKW10 5	WS15	36.60 mt wide Proposed D.P. road	Spill over of DT 1.6 is deleted and replaced by RPU6.1 colour code.	Modification u/s 30 is proposed to be sanctioned
92	EP-KW92	MKW10 6	WS17	DOS 1.4 (PG)	1) 18.30 mt. wide Military Road from Juhu Circle to Rutambhra College widened to 36.60 mt. on North side only.	Modification u/s 30 is proposed to be sanctioned
93	EP-KW93	MKW10 7	WS23	I Zone	Said CTS is partly shown as DE1.2 and remaining area is shown as DOS1.4.	Modification u/s 30 is proposed to be sanctioned
94	EP-KW94	MKW10 8	WS28	Existing Road & RSA 2.1 ((Multipurpose Community Centre)	The land is included in I zone as per SRDP 1991 and RAM is deleted.	Modification u/s 30 is proposed to be sanctioned
95	EP-KW95	MKW11 0	WS23	DT 3.1 (Airport & Heliport)	The reservation of RSA 2.1 (Multipurpose Community Centre) on plot is changed to RR2.2 (Affordable Housing).	Modification u/s 30 is proposed to be sanctioned
96	EP-KW96	MKW11 2	WS 14	RH1.1, ROS1.5 RMS3.3	The designation of DT3.1 on CTS no. 943 , 944 /1 and 944 is deleted and the land is included in R zone	Modification u/s 30 is proposed to be sanctioned
97	EP-KW97	MKW11 3	WS23	RSA1.1(Municipal Market)	All the RH 1.1 (Municipal Dispensary), ROS 1.5(Garden/Park), RMS 3.3(Scrap Yard) reservations on CTS No 195/197 & 195/198 village Andheri are deleted.	Modification u/s 30 is proposed to be sanctioned
98	EP-KW98	MKW11 4	WS18	RE 1.1 (Municipal School) DOS 1.4 (Play Ground)	Reservation of RSA1.1 ( Municipal Market) deleted from CTS no. 214 and retained on CTS no. 211	Modification u/s 30 is proposed to be sanctioned
99	EP-KW99	MKW11 7	WS 22		DOS 1.4(Playground) changed to ROS 1.4 (Playground)	Modification u/s 30 is proposed to be sanctioned

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100	EP-KW100	MKW118	WS 27 & WS 28	RPU 3.1 (Police Station) RPU5.2 (Electricity Transmission & distribution centre)	The realigned of 9.15 mtr. wide D.P. road is shifted towards North abutting to existing Police Chowky & shown as per SRDP 1991. Earlier sanction for realignment of road is retained & RPU5.2 and RPU3.1 are deleted	Modification u/s 30 is proposed to be sanctioned
101	EP-KW101	MKW120	WS23	DH1.2	1) The reservation is shown as DH 3.2 2)Text of Pvt. RG is shown in DP and its area is corrected as per approved layout RG . Reservation of RE 1.1 changed to RE1.2.	Modification u/s 30 is proposed to be sanctioned
102	EP-KW102	MKW121	WS27	RE 1.1 (Municipal School)		Modification u/s 30 is proposed to be sanctioned
103	EP-KW103	MKW122	WS12	43.88 proposed Dp road	1) Existing road with widening of 43.8 mtr.& 43.8 mtr. wide proposed D.P. Road between SV road & railway track , which is proposed for East West connectivity is deleted . 36.6 mt wide DP road within railway boundaries is deleted. 2) 12.2 mt wide DP road is proposed on northward side of above deleted DP road in between SV road & railway track. 3) The acquired portion between SV road upto the slum, i.e. CTS no 1530 is reserved for ROS1.5. The of 43.80 mtr. wide deleted road under encroachment (part of which is earlier acquired) i.e. from CTS 1530 upto 9.15 mt wide DP road is reserved for RR2.1 (Rehabilitation & Resettlement) and Portion of 43.80 mtr. wide deleted road in between two existing road near railway track is reserved for parking lot (RT1.6).	Modification u/s 30 is proposed to be sanctioned with following changes- RT1.6 (Parking Lot) is proposed to be changed to RR2.1 (Rehabilitation & Resettlement)

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104	EP-KW104	MKW12 3 & 198	WS15	ROS1.4	The reservation on CTS No. 705(Pt) is changed from ROS 1.4 to RR 2.2.(Affordable Housing). The reservation on CTS no.725(Pt) & 708 is changed from RE 1.1 to ROS 1.4 for equivalent area deleted from CTS No. 705 (Pt). The reservation of PG ROS1.4 is restored on CTS no.706.	Modification u/s 30 is proposed to be sanctioned with following changes- The reservation on CTS no 705 (pt) & 706 is to be changed from ROS 1.4 to RR2.2 (Affordable Housing) . The reservation on CTS 725 (pt) & 708 is to be changed from RE1.1 to ROS1.4 for equivalent area deleted from CTS no. 705(pt) & CTS no. 706
105	EP-KW105	MKW12 6	WS27	DPU P.P	Designation of DPU2.1 on plot no. R-18 is deleted and on remaining portion, designation of DPU 2.1 is continued.	Modification u/s 30 is proposed to be sanctioned
106	EP-KW106	MKW12 7	WS23	ROS1.5	Text of 'Private Garden' is shown on CTS 776 by deleting ROS 1.5. The CTS 632 is reserved as RMS3.1 (SWM Facility) and small part of CTS 632 on the other side is reserved as RAM (Reservation of Amenity).	Modification u/s 30 is proposed to be sanctioned
107	EP-KW107	MKW12 8	WS22	RMS4.3 (Sewage Pumping Stn.)	The portion to be carved out and shown as RPU 5.2	Modification u/s 30 is proposed to be sanctioned
108	EP-KW108	MKW12 9	WS12	ROS1.5	Reservation of Gardens and Parks situated at the junction of roads shown as Traffic islands "TI"	Modification u/s 30 is proposed to be sanctioned
109	EP-KW109	MKW13 0	WS14	ROS1.5	Reservation of Gardens and Parks situated at the junction of roads shown as Traffic islands "TI"	Modification u/s 30 is proposed to be sanctioned
110	EP-KW110	MKW13 1	WS15	ROS1.5	Reservation of Gardens and Parks situated at the junction of roads shown as Traffic islands "TI"	Modification u/s 30 is proposed to be sanctioned
111	EP-KW111	MKW13 2	WS17	Vacant Circle	The junction of roads shown as Traffic islands "TI"	Modification u/s 30 is proposed to be sanctioned
112	EP-KW112	MKW13 3	WS18	DOS1.5- Garden	Designation of Garden and Parks situated at the junction of roads shown as Traffic islands "TI"	Modification u/s 30 is proposed to be sanctioned
113	EP-KW113	MKW13 4	WS27	Vacant Circle	The junction of roads shown as Traffic islands "TI"	Modification u/s 30 is proposed to be sanctioned

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114	EP-KW114	MKW13 5	WS28	DOS1.5- Garden	Reservation of Gardens and Parks situated at the junction of roads shown as Traffic islands "T"	Modification u/s 30 is proposed to be sanctioned
115	EP-KW115	MKW13 6	WS 18		Existing Road is deleted & CTS No. 255B & 255A are shown in place of existing road .	Modification u/s 30 is proposed to be sanctioned
116	EP-KW116	MKW13 7	WS 27	Existing road	44' Existing Purshotam Tandan Marg from Lokhandwala circle upto Maharana Pratap Road is widened to 27.45 Mtr.	Modification u/s 30 is proposed to be sanctioned
117	EP-KW117	MKW13 8	WS 27	Existing road	Existing road leading to Adarsha Nagar from Tulajabhavani Chowk is widened to 18.30 mt.	Modification u/s 30 is proposed to be sanctioned
118	EP-KW118	MKW13 9	WS 15	Existing road	Existing 60' wide R.G. Gaekari Marg from Cooper Hospital to S.V. Road is widened to 27.45 mtr.	Modification u/s 30 is proposed to be sanctioned
119	EP-KW119	MKW14 0	WS 23	Municipal Facilities (RMS 1.3)	Municipal office (RO 1.3) is added in proposed reservation of Municipal Facilities (RMS 1.3) on plot bearing CTS No. 844/13	Modification u/s 30 is refused and Reservation of Municipal Facilities (RMS 1.3) is proposed to be deleted.
120	EP-KW120	65	WS27	No Road	Road is retained from CTS NO.1374/B/500 - 1374/B/506 to 1374/B/1.	Modification u/s 30 is proposed to be sanctioned
121	EP-KW121	68	WS22	Garden (ROS1.5) & Homeless Shelter (RSA2.9)	Reservation of Garden(ROS1.5) & Homeless Shelter (RSA2.9) is changed to Play ground (ROS1.4)	Modification u/s 30 is proposed to be sanctioned
122	EP-KW122	232	WS 8	ROS1.5	50% of reservation is shown as Museum(RAS3.5) on CTS 1213(Pt) and remaining 50% of reservation is retained as Garden(ROS1.5)	Modification u/s 30 is proposed to be sanctioned with following changes - RSA3.5 is added to ROS1.5
123	EP-KW123		WS28	6.20 mt and 7.50 mt. wide Existing road	6.20 mt and 7.50 mt. wide Existing road	Existing 6.20 mt and 7.50 mt. wide road affecting CTS No.338, 338/1, 338/2, 339 & 556 of Village Oshiwara is proposed to be widened to 9.14 mt.
124	EP-KW124		WS17	Juhu Mora Koliwada Text	Juhu Mora Koliwada Text	Juhu Mora Koliwada Text is to be deleted.

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125	EP-KW125		WS17	36.60 mt. D.P. Road & ROS1.5	36.60 mt. D.P. Road & ROS1.7	36.60 mt wide road from CTS no.30 of village JUHU upto Military road junction is shown as per site condition and garden (2 nos.) adjacent to Rutumbhara College is relocated towards North - East of Nalla as shown on the Plan.
126	EP-KW126		WS23	I Zone	I Zone	5% Amenity open space is to be shown as RAM on CTS no. 844/5 (pt) of Village Ambivali.is shown as shown on plan.
127	EP-KW127		WS27	36.60 mt. D.P. Road	36.60 mt. D.P. Road	36.60 mt wide road affecting CTS no.1244(pt) of village Versova is shown as per site condition.
128	EP-KW128		WS18	DMS 5.5	DMS 5.7	Part portion of Municipal store ,DMS5.5 (pt) of CTS no.478/15 is deleted and included in CTS no. 478/16 as DPU1.1(FB)
129	EP-KW129		WS23	Partly Existing & partly 9.15 mt. D.P. road	Partly Existing & partly 9.15 mt. D.P. road	The road is proposed to be shown as per SRDP1991 which is developed at site as shown on plan.
130	EP-KW130	MX51	WS15	Partly Designated DE1.2 ( Secondary School) and Partly RE1.1 Mun. School	Partly Designated DE1.2 ( Secondary School) and Partly RE1.1 Mun. School	Designation of DE3.1 (Other Education) is proposed to be shown on CTS no.845 of Village Vile Parle as shown on the plan.
131	EP-KW131	MX59	WS18	DOS 2.6 (Designated Recreation Ground)	DOS 2.6 (Designated Recreation Ground)	Reservation of ROS2.2 (Swimming Pool) is proposed to be added in DOS2.6 as shown on plan.
132	EP-KW132	MX141	WS23	RSA3.3 (Cultural Centre/Drama Theatre/Theatre) & DOS2.4 (Municipal Sport Complex)	RSA3.3 (Cultural Centre/Drama Theatre/Theatre) & DOS2.4 (Municipal Sport Complex)	Reservation of RSA3.3 (Cultural Centre/Drama Theatre/ Theatre) is proposed to be deleted & included in DOS2.4 (Municipal Sport Complex) of Village Ambivali as shown on the plan
133	EP-KW133		WS28	1)R Zone 2) R Zone & DP Road	1)R Zone 2) R Zone & DP Road	Reservations of "Metro Rail & Allied Use" is proposed to be shown on i) CTS no. 1(pt), 9B(pt), 11(pt) & ii) CTS no.227(pt), 228(pt),230(pt), 231(pt), 232, 234(pt), 235(pt), 236(pt), 237(pt), 242A(pt) of Village Oshiwara as shown on the plan

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134	EP- KW134		WS17	DR2,1 (Rehabilitation & Resettlement)	DR2,1 (Rehabilitation & Resettlement)	Reservation of ROS1.4 (Play Ground) is proposed to be shown on CTS no. 35 (pt) of Village Juhu as shown on the plan
135	EP- KW135		WS28	ROS1.4 (Play Ground) & RR2.1(Rehabilitation & Resettlement)	ROS1.4 (Play Ground) & RR2.1(Rehabilitation & Resettlement)	Reservation of ROS1.4 (Play Ground) is proposed to be shown on CTS no. 1 (pt), 31B/1, 1/1, 1/15, 286, 328 to332, 557 to 565, 720A/1, 737A of Village Oshiwara as shown on the plan.
136	EP- KW136		WS28	RR2.1(Rehabilitation & Resettlement)	RR2.1(Rehabilitation & Resettlement)	Reservation of ROS1.5 (Garden/Park) is proposed to be shown on CTS no. 1 (pt), 155(pt) ,156 to 169 of Village Oshiwara as shown on the plan.
137	EP- KW137		WS15	R Zone	R Zone	Reservation of ROS1.4 (Play Ground) is proposed to be shown on CTS no. 811(pt),812(pt) &813(pt) of Village Vile Parle as shown on the plan
138	EP- KW138		WS22	R Zone	R Zone	Designation of DT1.6 (Parking Lot) is proposed to be shown on Layout no.5 plot no 1 S.no.161 of Village Versova as shown on the plan
139	EP- KW139		WS27	R Zone	R Zone	Reservation of RSA6.3 (Public Convenience)) is proposed to be shown on CTS no. 1262D & 1263A of Village Versova as shown on the plan



'L' Ward

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Sr. No.	EP No.	Modification No.	Sheet No.	Proposal as per published plan under Section 26 of the MR&TP Act 1966	Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&TP Act 1966	Substantial Modifications published by the Government under Section 31(1) of the MR&TP Act 1966
1	EP- L01	ML1	ES 20	DMS 3.2 (Land fill Site)	Designation of (Land Fill Site) DMS 3.2 is Changed to (Solid Waste Management Facility) DMS 3.1	Kept in abeyance
2	EP- L02	ML2	ES 24	DH1.1(Dispensary)	Location of Mun. Dispensary is changed as per actual site on CTS No. 569(pt).	Modification u/s 30 is proposed to be sanctioned.
3	EP- L03	ML3	ES 29	DPU3.2(Police Chowky)	Location of Police Chowky is changed on CTS No. 105A.	Modification u/s 30 is proposed to be sanctioned.
4	EP- L04	ML6	ES 37	DAM(Amenity), I Zone	Designation of DAM deleted & included in R zone	Modification u/s 30 is proposed to be sanctioned.
5	EP- L05	ML7	ES 32	DAM(Amenity), I Zone	Designation of DAM changed to RAM & included in R zone	Modification u/s 30 is proposed to be sanctioned.
6	EP- L06	ML8	ES 32	RSA 6.3 (Public Convenience), I Zone	R Zone is shown & Public Convenience(RSA 6.3) reservation shown as per JM plan.	Modification u/s 30 is proposed to be sanctioned.
7	EP- L07	ML11	ES 20	RT 1.4 Best Bus Facilities,RMS 1.1 Road Depot	Reservation of RT 1.4 is changed to RPU 5.2 Electric Sub Station,Spillover of Reservation RMS 1.1 is deleted	Kept in abeyance
8	EP- L08	ML12	ES 24	DE 1.2 (Primary and Secondary School),	Undeveloped designation of DE 1.2 is changed to reservation of RG(ROS 1.5 )	Modification u/s 30 is proposed to be sanctioned.
9	EP- L09	ML13	ES 28	ROS 1.5 (Garden/Park)	Spill over of reservation ROS 1.5 is deleted.	Modification u/s 30 is proposed to be sanctioned.
10	EP- L10	ML14	ES 16	Existing Road	Plots & Existing Road Corrected as per layout & Railway buffer shown from Railway track.	Modification u/s 30 is proposed to be sanctioned.
11	EP- L11	ML15	ES 20	DOS 2.6 RG	Designation of DOS 2.6 is changed to layout RG & Road as per Layout shown.	Modification u/s 30 is proposed to be sanctioned.
12	EP- L12	ML16	ES 20	Railway buffer	Railway buffer shown 30m from railway track.	Modification u/s 30 is proposed to be sanctioned.

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13	EP- L13	ML23	ES 32 & ES 33	I Zone	CTS 5/4 corrected and shown in commercial zone.	Modification u/s 30 is proposed to be sanctioned.
14	EP- L14	ML25	ES 16	DE 2.1 College, DOS 1.4 Play Ground	CTS 126/1 & 126/2 & CTS Boundary is corrected as per CTS Plan. College & PG shown as a designation.	Modification u/s 30 is proposed to be sanctioned.
15	EP- L15	ML26	ES 20	Existing Road	45.70 m Road widening is shown Up to SCLR	Modification u/s 30 is proposed to be sanctioned.
16	EP- L16	ML27	ES 20	Existing Road	27.45 mt Road widening is shown	Modification u/s 30 is proposed to be sanctioned.
17	EP- L17	ML28	ES 20	Existing Road	23.75 mt road widening is shown	Modification u/s 30 is proposed to be sanctioned.
18	EP- L18	ML29	ES 20	Existing Road	13.40 mt road widening shown.	Modification u/s 30 is proposed to be sanctioned.
19	EP- L19	ML30	ES 16	13.40 mt DP Road	13.40 mt road widening shown,	Modification u/s 30 is proposed to be sanctioned.
20	EP- L20	ML30	ES 16	DOS 2.6 RG	Designation DOS 2.6 is changed to Layout RG & Ward boundary corrected.	Modification u/s 30 is proposed to be sanctioned.
21	EP- L21	ML31	ES 16	R Zone	Reservation of RR 2.1 Rehabilitation & Resettlement is shown.	Modification u/s 30 is proposed to be sanctioned.
22	EP- L22	ML32	ES 20	DPU 2.1 Fuel Station	Designation of DPU 2.1 Fuel Station is Deleted and shown in R zone.	Kept in abeyance
23	EP- L23	ML33	ES 33	ROS 1.5 Garden/Park	Area of Reservation of RG ROS 1.5 is corrected.	Modification u/s 30 is proposed to be sanctioned.
24	EP- L24	ML34	ES 37	DAM(Amenity)	Designation of Dam is changed to RAM & shape corrected.	Modification u/s 30 is proposed to be sanctioned.
25	EP- L25	ML35	ES 37	Existing Road, DAM (Amenity)	Road alignment is corrected, CTS no 191/A/C/2 is corrected.	Modification u/s 30 is proposed to be sanctioned.
26	EP- L26	ML36, 120	ES 37	DAM(Amenity)	Multi-specialty hospital should be constructed on this plot. (RH 1.1 and RH 1.2)	Modification u/s 30 is proposed to be sanctioned.

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27	EP- L27	ML37	ES 20	Municipal school (DE1.1) & Designated Rehab & resettlement (DR2.1),DOS 1.4 Play Ground	The Designated Municipal School, Rehabilitation & Resettlement, is deleted & Reservation of Mun School is shown as per layout, The Designated Play Ground is deleted & Layout RG is shown as per layout	Modification u/s 30 is proposed to be sanctioned.
28	EP- L28	ML38	ES 24	DH 1.2 (Hospital) + DAM	Designation of Hospital is changed to Reservation of Hospital & amenity area is shown as per approved layout.	Modification u/s 30 is proposed to be sanctioned.
29	EP- L29	ML40	ES 29 ES 25 ES 38 ES 37 ES 50 ES 50 0& ES 54 ES 54 ES 54 & ES 55ES 16 ES 20 ES 24 ES 29, ES 33, ES 37	Reservation/Designation	Reservation/Designation shown as per SRDP & approved MHADA layout submitted by BP	Modification u/s 30 is proposed to be sanctioned.
30	EP- L30	ML41	ES 20	18.30mt, 13.40mt and 9.15 mt wide DP road.	Alignment/realignment for all 18.30mt, 13.40mt and 9.15 mt wide DP roads are marked.	Modification u/s 30 is proposed to be sanctioned.
31	EP- L31	ML42	ES 20	Existing Road	Existing Road deleted.	Modification u/s 30 is proposed to be sanctioned.

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32	EP- L32	ML43	ES 20	13.40 mt DP Road,	13.40 mt wide DP Road is reduced to 9.15 mt and the road is extended up to CTS No.468.	Modification u/s 30 is proposed to be sanctioned.
33	EP- L33	ML43	ES 20	ROS 1.5 Garden/Park	13.40 mt wide DP Road is reduced to 9.15 mt and the road is extended up to CTS No.468 by reducing the area of R.G reservation.	Modification u/s 30 is proposed to be sanctioned.
34	EP- L34	ML44	ES 20	Existing Road	Road alignment corrected.	Kept in abeyance
35	EP- L35	ML45	ES 24	13.40 mt DP Road	13.40 mt wide DP road is reduced to 9.15 mt DP Road.	Modification u/s 30 is proposed to be sanctioned.
36	EP- L36	ML46	ES 24	Existing Road	Alignment of 18.30 mt existing road is corrected.	Modification u/s 30 is proposed to be sanctioned.
37	EP- L37	ML47, 127	ES 24	9.15 mt DP Road	The request to realignment of proposed 9.15 meter DP Road	Modification u/s 30 is proposed to be sanctioned.
38	EP- L38	ML48	ES 33	13. 40 mtr DP Road	Alignment of 13. 40 mtr DP Road is Corrected	Modification u/s 30 is proposed to be sanctioned.
39	EP- L39	ML49	ES 33, ES 37	13.40 mt DP Road	Alignment of 13.40 mt DP Road corrected	Modification u/s 30 is proposed to be sanctioned.
40	EP- L40	ML50	ES 33	DR 2.1 Rehabilitation & Resettlement, 18.30mt , 13.40mt DP Road	The Designation of DR 2.1 Rehabilitation & Resettlement is changed to Reservation of RR 2.1 Rehabilitation & Resettlement. Alignment of 18.30 mt ,13.40 mt DP Road and alignment of existing road is corrected .	Modification u/s 30 is proposed to be sanctioned.
41	EP- L41	ML51	ES 37	9.15 mt DP Road	Part portion of 9.15mt DP road is deleted.	Modification u/s 30 is proposed to be sanctioned.
42	EP- L42	ML52	ES 16	18.30 mt DP Road DOS 2.5 Garden/Park	18.30 mt wide DP Road deleted & included in DOS 2.8, DR 2.1, DMS 5.4 & ROS 1.5, text of "BOTANICAL GARDEN" shown. Existing road shown up to College. Cult-de- sets shown as ROS 1.5. Remaining portion of College & Garden area shown as per SRDP 1991.	Modification u/s 30 is proposed to be sanctioned.
43	EP- L43	ML53	ES 24	13.4 mt. DP road	13.40 mt Proposed Road widening shown.	Modification u/s 30 is proposed to be sanctioned.

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44	EP- L44	ML54	ES 20	18.3 mt. road	18.30 mt wide Proposed road widening shown equally on both side of existing road.	Modification u/s 30 is proposed to be sanctioned.
45	EP- L45	ML55	ES 37	12.20 mt DP road	Location of 12.20 mt DP Road changed and same is extended up to Pipe road.	Modification u/s 30 is proposed to be sanctioned.
46	EP- L46	ML56	ES 16	DSA 4.8 Cemetery	Designation of Cemetry changed to Reservation of Garden/Park (ROS 1.5)	Modification u/s 30 is proposed to be sanctioned.
47	EP- L47	ML57	ES 16	RH 1.1 + Municipal Chowky RMS 1.2	Reservation of RMS 1.1 (Road depot) is changed to reservation of RH 1.1 + Municipal Chowky RMS 1.2.	Modification u/s 30 is proposed to be sanctioned.
48	EP- L48	ML58, 89	ES 16	RSA1.1 + Municipal Retail Market RSA1.1+RSA2.9+RMS1.2+R SA6.3	Reservation of Municipal Market and Municipal Chowky should be retained as per the demand of the Ward office and local citizens. (RSA 1.1 +)	Modification u/s 30 is proposed to be sanctioned with following changes, RSA 1.1 (Municipal retail market)is proposed to be deleted and land to be included in "I" zone as shown on plan.
49	EP- L49	ML59	ES 20	RT 1.4. Parking Lot	Deleted reservation of RT 1.4. and changed to ROS1.5	Modification u/s 30 is proposed to be sanctioned.
50	EP- L50	ML60	ES 20	RSA 4.9 Old Age home + RSA 6.1 Care centre	Reservation of RSA 4.9 Old Age home + Care centre is deleted	Kept in abeyance
51	EP- L51	ML61	ES 20	Municipal Market RSA1.1+RMS3.1+RSA6.3	part of reservation of Municipal Market RSA1.1 is deleted and land is reserved for ROS1.5	Modification u/s 30 is proposed to be sanctioned.
52	EP- L52	ML62	ES 24	Designation of cemetry & RG DOS 2.6	Designation of cemetry Reservation RSA 4.8 Cemetery, Designation RG is changed to ROS 1.5 Garden/Park	Modification u/s 30 is proposed to be sanctioned.
53	EP- L53	ML64	ES 24	RSA 2.1 Multipurpose Community Centre	Reservation of Multipurpose community centre(RSA 2.1) is changed to Mun Dispensary(RH 1.1).	Modification u/s 30 is proposed to be sanctioned.
54	EP- L54	ML65	ES 24	DE 1.1 Municipal School, ROS 1.5 Garden/Park	the reservation of DE 1.1 + ROS 1.5 is deleted.	Modification u/s 30 is proposed to be sanctioned.

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55	EP- L55	ML 66, 131	ES 24	DE 1.2 & DOS 1.4+ RSA 2.7	Said plot should be reserved for municipal retail market. (RSA 1.1)	Modification u/s 30 is proposed to be sanctioned with following changes, DE 1.2 & DOS 1.4+ RSA 2.7 is proposed to be changed as reservation of RE1.2(primary & Secondary School) and ROS 1.4 (P.G)+ RSA 2.7(Student Hostel) as shown on plan.
56	EP- L56	ML67	ES 24	DR 2.1 Rehabilitation & Resettlement	designation DR 2.1 is deleted & shown as R zone	Kept in abeyance
57	EP- L57	ML68	ES 24	DSA 4.6 Jewish Cemetery	designation DSA 4.6 cemetery is change to DPU 2.1 fuel station.	Modification u/s 30 is proposed to be sanctioned.
58	EP- L58	ML69	ES 28	Hospital RH 1.2 , I Zone	The reservation of hospital (RH 1.2) is deleted and land is included in R zone. Amenity is shown as RAM.	Modification u/s 30 is proposed to be sanctioned.
59	EP- L59	ML71	ES 32	Maternity Home (RH 1.3) & Municipal School (RE 1.1), Playground (ROS 1.4) . The roads of 13.40 mt & 9.15 mt	All reservations & roads are deleted and the land is reserved for Service Industrial Estate (RPU 6.1) as per SRDP1991.	Modification u/s 30 is proposed to be sanctioned.
60	EP- L60	ML72	ES 33	12.20 mts wide DP Road.	Designation of Garden/Park (DOS 1.5) is shown on Cemetery Reservation by deleting 12.20 m wide D.P.Road..	Modification u/s 30 is proposed to be sanctioned.
61	EP- L61	ML72	ES 33	BEST Bus facilities (RT 1.4), Garden/Park (DOS 1.5) , Cemetery	Cemetery reservation is shifted to by curtailing part of reservation BEST Bus facilities (RT 1.4). Designation of Garden/Park (DOS 1.5) is shown on Cemetery Reservation.	Modification u/s 30 is proposed to be sanctioned.
62	EP- L62	ML73	ES 33	DR 2.1 Rehabilitation & Resettlement. NA	Designation of DR 2.1 Rehabilitation & Resettlement changed to Reservation of RR 2.1 Rehabilitation & Resettlement. Part NA zone converted in to Garden ROS 1.5	Modification u/s 30 is proposed to be sanctioned.

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63	EP- L63	ML75	ES 33	DR 2.1 Rehabilitation & Resettlement. NA	Designation of DR 2.1 Rehabilitation & Resettlement changed to Reservation of RR 2.1 Rehabilitation & Resettlement. Part NA zone converted in to Garden ROS 1.5	Modification u/s 30 is proposed to be sanctioned.
64	EP- L64	ML81	ES 24	ROS 1.5 Garden/Park	Designation of DOS 1.5 is shown	Modification u/s 30 is proposed to be sanctioned.
65	EP- L65	ML82	ES 16	RH 1.2 Hospital, ROS 1.4 Play ground	Reservation of RH 1.2 Hospital is deleted and Reservation of Play ground(ROS 1.4) shown.	Modification u/s 30 is proposed to be sanctioned.
66	EP- L66	ML82	ES 16	Existing Road	Existing road is widened to 18.30 mt is shown	Modification u/s 30 is proposed to be sanctioned.
67	EP- L67	ML83, 122	ES 16	RH 1.2 Hospital RE 1.1 Municipal School ,RE 1.2 Primary Secondary School, ROS 1.4 PG,	Recommendation Committee ML83 cancels, Therefore playground ROS 1.4, hospital RH 1.2,Play Ground ROS 1.4, primary and secondary school RE 1.2, municipal school RE 1.1. Reservations should be shown as per development plan 2034.	Modification u/s 30 is proposed to be sanctioned with following changes, Reservation of RE 1.2(Primary and secondary school), ROS 1.4(PG), RE1.1(Municipal school) and its area are proposed to be shown & additional reservations of ROS 1.4(PG), RH1.2(Hospital) are proposed to be deleted and land is included in "R"zone also CTS nos corrected as per City survey plan as shown on plan.
68	EP- L68	ML84	ES 37	Garden(DOS2.6)	The part of reservation of garden (DOS 1.5) is changed to designation (ROS 1.5)	Modification u/s 30 is proposed to be sanctioned.
69	EP- L69	ML 85, 128	ES 28	RH1.1(Municipal Dispensary) +RSA6.1 (Care Centre)	Plot bearing CTS no. 638/3 to be reserved only for (RSA 6.1)	Modification u/s 30 is proposed to be sanctioned.

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70	EP- L70	ML86	ES 29	MAP + PG + Dispensary	Reservation of MAP + PG + Dispensary is deleted and it is designated as Playground (DOS 1.4). The Govt. land situated towards north & east of this is reserved as ROS 1.4 for Play ground. The part land is reserved as RE 1.1 for Mun Primary School as shown in the plan. The land lock area between the acquired PG and the hill slope is reserved as play ground (ROS 1.4) & land is reserved for as Rehabilitation & Resettlement (RR 2.1)	Modification u/s 30 is proposed to be sanctioned.
71	EP- L71	ML88	ES 37	hospitals (RH 1.2)	Reservation of RH 1.2 Hospital changed to RR 2.2 Affordable Housing.	Modification u/s 30 is proposed to be sanctioned.
72	EP- L72	ML89	ES 33, ES 37	Garden (ROS 1.5), R Zone	Reservation of Garden/Park(ROS 1.5) in R zone & same is converted in SDZ II with 13.40 mt Access by deleting garden (ROS1.5).	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ .
73	EP- L73	ML91	ES 33	DAM (Amenity)	Designation of DAM is changed to RAM	Modification u/s 30 is proposed to be sanctioned.
74	EP- L74	ML92	ES 28	I Zone	Designation of Public Parking Lot DT 1.6 (pt) is shown.	Refused to accord sanction, reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
75	EP- L75	ML93	ES 20	Retail Market (RSA 1.2)	Reservation of Municipal office (RO 1.3) and Retail Market (RSA 1.2) is shown.	Modification u/s 30 is proposed to be sanctioned.
76	EP- L76	ML94	ES 16	R Zone	Primary & Secondary School (DE1.2) is shown	Modification u/s 30 is proposed to be sanctioned.
77	EP- L77	ML95	ES 20	R Zone	Primary & Secondary School (DE1.2) is shown	Modification u/s 30 is proposed to be sanctioned.
78	EP- L78	ML96	ES 20	R Zone	Primary & Secondary School (DE1.2) is shown	Modification u/s 30 is proposed to be sanctioned.
79	EP- L79	ML97	ES 20	R Zone	Primary & Secondary School (DE1.2) is shown	Modification u/s 30 is proposed to be sanctioned.



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80	EP- L80	ML98	ES 20	R Zone	Primary & Secondary School (DE1.2) is shown	Modification u/s 30 is proposed to be sanctioned.
81	EP- L81	ML99	ES 20	R Zone	Primary & Secondary School (DE1.2) is shown	Modification u/s 30 is proposed to be sanctioned.
82	EP- L82	ML100	ES 24	R Zone	Primary & Secondary School (DE1.2) is shown	Modification u/s 30 is proposed to be sanctioned.
83	EP- L83	ML101	ES 24	R Zone	Primary & Secondary School (DE1.2) is shown	Modification u/s 30 is proposed to be sanctioned.
84	EP- L84	ML102	ES 25	R Zone	Primary & Secondary School (DE1.2) is shown	Modification u/s 30 is proposed to be sanctioned.
85	EP- L85	ML103	ES 28	R Zone	Primary & Secondary School (DE1.2) is shown	Modification u/s 30 is proposed to be sanctioned.
86	EP- L86	ML104	ES 29	RR 2.1 Rehabilitation & Resettlement.	Primary & Secondary School (DE1.2) is shown	Modification u/s 30 is proposed to be sanctioned.
87	EP- L87	ML105	ES 37	R Zone	Primary & Secondary School (DE1.2) is shown	Modification u/s 30 is proposed to be sanctioned.
88	EP- L88	ML106	ES 37	R Zone	Primary & Secondary School (DE1.2) is shown	Modification u/s 30 is proposed to be sanctioned.
89	EP- L89	ML107	ES 37	R Zone	Primary & Secondary School (DE1.2) is shown	Modification u/s 30 is proposed to be sanctioned.
90	EP- L90	ML108	ES 37	Lake/ Pond (DOS 1.1)	New reservation RSA 3.7 ( Leisure Park ) is added to the designation of Lake/ Pond (DOS 1.1) and village boundary corrected.	Modification u/s 30 is proposed to be sanctioned.
91	EP- L91	5	ES 40	DE 1.2 Primary & Secondary School	Reservation of RE 2.1 is to be added with Existing Designation	Modification u/s 30 is proposed to be sanctioned.
92	EP- L92	63	ES 37	DE 1.1 Primary & Secondary School	Reservation of RE 2.1 is to be added with Existing Designation	Modification u/s 30 is proposed to be sanctioned.
93	EP- L93	121	ES 24	DPU 3.4 Post office	A residential building is constructed on this plot and this land is owned by the private owner so shown as R Zone.	Modification u/s 30 is proposed to be sanctioned.

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94	EP- L94	134	ES 33	DSA 1.1 Municipal Market	Reservation should be done as municipal playground on this plot (ROS 1.4)	Modification u/s 30 is proposed to be sanctioned.
95	EP- L95	154	ES 33	ROS 1.5 Garden/Park	Boundary of Existing school to be demarcate and Designation of DE 1.2 is to be shown by deleting Reservation of Garden shown Revised Development Plan 2034	Modification u/s 30 is proposed to be sanctioned.
96	EP- L96		ES 24	RH 1.1 (Municipal Dispensary / Health care Centre)	RH 1.1 (Municipal Dispensary / Health care Centre)	Reservation of RH 1.1 (Municipal Dispensary / Health care Centre is proposed to be deleted on plot bearing CTS No.223 of village Kurla-2 as shown on plan.

**'ME' Ward**

1	2	3	4	5	6	7
<b>Sr. No.</b>	<b>EP No.</b>	<b>Modification No.</b>	<b>Sheet No.</b>	<b>Proposal as per published plan under Section 26 of the MR&amp;TP Act 1966</b>	<b>Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&amp;TP Act 1966</b>	<b>Substantial Modifications published by the Government under Section 31(1) of the MR&amp;TP Act 1966</b>
1	EP-ME01	MME2	ES03, ES06	R Zone	Reservation Colour of ROS 2.7 is shown till the stretch of the buffer.	Modification u/s 30 is proposed to be sanctioned.
2	EP-ME02	MME6	ES 18	Existing Road	Existing road is deleted and shown under I Zone	Modification u/s 30 is proposed to be sanctioned.
3	EP-ME03	MME11	ES 15	RSA2.1+ Community Centre + Municipal Dispensary/ Health Post) and R Zone	The reservation of RH1.1 (Municipal Dispensary/ Health Post) is added and reservation of RSA2.1+ (RSA2.1+ RH1.1) is changed to RSA2.1.	Modification u/s 30 is proposed to be sanctioned.
4	EP-ME04	MME11	ES 15	R Zone	ROS 1.5 (Garden) is added near CTS 263 as shown on plan.	Modification u/s 30 is proposed to be sanctioned.

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5	EP-ME05	MME13, MME54	ES 15	ROS1.5 (Garden/ Park)	The reservation of ROS1.5 (Garden/ Park) is shown on CTS no. 118 and reservation of ROS1.5 on CTS no. 118A is deleted.	Modification u/s 30 is proposed to be sanctioned with following changes: ROS1.5 (Garden/ Park) is to be extended till 24.4M proposed road widening (V.N.Purav Marg) towards south side.
6	EP-ME06	MME14	ES 11	NA (Natural Area)	The reservation of Municipal Market with vending Zone (RSA1.1) as shown on plan by deleting NA.	Modification u/s 30 is proposed to be sanctioned.
7	EP-ME07	MME17, MME67	ES 17	DE1.1(PT) (Municipal School)	The designation DE1.1 (pt) (Municipal School) is changed to Reservation of RE1.1.(pt)	Modification u/s 30 is proposed to be sanctioned.
8	EP-ME08	MME18	ES17	RH1.2 (Hospital), R Zone	Reservation of hospital (RH1.2) is shown on plan.	Modification u/s 30 is proposed to be sanctioned.
9	EP-ME09	MME19	ES 22	DT1.4 (BEST Bus Facilities) partly and DR2.1 (Rehabilitation & Resettlement) Partly	DR2.1 (Rehabilitation & Resettlement) is deleted partly and included in the designation of DT1.4 (Best Bus Facilities) as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
10	EP-ME10	MME20, MME91	ES 22	NDZ (No Development Zone)	The designation of DSA4.2 is shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
11	EP-ME11	MME21	ES17	I Zone	The land bearing CTS no. 323 is deleted from I2 zone and included in R zone.	Modification u/s 30 is proposed to be sanctioned.
12	EP-ME12	MME22	ES18	DSA2.2 (Children's Home) Part	DSA2.2 (Children's Home ) on the said plot is deleted partly and is included in R zone.	Modification u/s 30 is proposed to be sanctioned.
13	EP-ME13	MME23	ES 18	DAM (Designated Amenity Plot)	DAM is deleted and RAM is added on said plot as shown on plan.	Modification u/s 30 is proposed to be sanctioned.
14	EP-ME14	MME24	ES 17	DAM (Designated Amenity Plot)	The DAM on said plot is deleted.	Modification u/s 30 is proposed to be sanctioned.
15	EP-ME15	MME25	ES 13	DOS2.6 (Recreation Ground)	The designation of DOS2.6 (Recreational Ground) is deleted and text "Layout RG" is put on the same plot.	Modification u/s 30 is proposed to be sanctioned.
16	EP-ME16	MME26	ES 18	DOS2.6 (Recreation Ground)	The Part portion of DOS2.6 (Recreational Ground) is shown as layout RG by deleting	Modification u/s 30 is proposed to be sanctioned.

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17	EP-ME17	MME27	ES 06 ES 09	RSA6.1 (Care Centre)	DOS2.6 and the label of "Layout RG" is shown. The reservation of RSA6.1 (Care Centre) is deleted.	Modification u/s 30 is proposed to be sanctioned.
18	EP-ME18	MME28	ES 21 & 22	RSA2.9 (Homeless Shelter)	The reservation RSA2.9 (Homeless Shelter) is deleted and the label 'Layout RG' is shown.	Modification u/s 30 is proposed to be sanctioned.
19	EP-ME19	MME29	ES 09	1. RH1.2 (Hospital), ROS1.4 (Playground), RE1.1 (Municipal School), ROS1.5 (Garden/ Park), RSA4.8 (Cemetery) 2. Existing Road, I Zone 3. 13.40m Proposed DP road	1. The Reservation of RE1.1 (Municipal School), ROS1.4( Playground), RH1.2 (Hospital), two numbers of ROS1.5 (Garden/ Park), Cemetery RSA4.8 are relocated on the said plot as shown on plan. 2. Two numbers of 13.40M wide DP roads are proposed as shown on plan. 3. 13.40m wide DP road is deleted.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
20	EP-ME20	MME30	ES 13	Two 9.15m Proposed DP Roads One 13.40m Proposed DP Road One 18.30 m Proposed DP Road	Two numbers of 9.15 m wide DP roads, 13.40m Wide DP road and 18.30m wide DP road are deleted.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
21	EP-ME21	MME30, MME62	ES 13	DSA2.5 (Welfare Centre)	DSA2.5 is changed to Reservation of RSA2.1(Multipurpose Community Centre).	Modification u/s 30 is proposed to be sanctioned as shown on plan.
22	EP-ME22	MME31	ES 13	DOS1.4 (Playground), DOS1.5 (Garden/Park), DOS2.2 (Swimming Pool)	The designations of two DOS 1.4(Playground) and DOS1.5 (Garden/Park) are deleted and the text 'layout RG is shown on the same. The designation of DOS2.2 (Swimming Pool) is deleted as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
23	EP-ME23	MME32	ES 13	12.2m Proposed DP Road	12.2m wide DP road is deleted partly as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
24	EP-ME24	MME32	ES 13	DMS5.1+ (Reservoir+), R	The new 18.30m wide D.P. Road is shown as	Modification u/s 30 is proposed to be sanctioned as shown on plan.

1	2	3	4	5	6	7
				Zone	per plan.	sanctioned as shown on plan.
25	EP-ME25	MME33	ES 18	18.30m Proposed DP Road	The 18.30m wide D.P. Road is realigned as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
26	EP-ME26	MME34	ES 13	13.40m Proposed DP Road	13.40m wide DP road is realigned as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
27	EP-ME27	MME35	ES18	I Zone, Nalla Buffer	ROS1.5 (Garden/park) is added on 74A/1.	Modification u/s 30 is proposed to be sanctioned.
28	EP-ME28	MME35	ES18	I Zone	The plot bearing CTS no. 74A/3A and 75 is shown under R zone.	Modification u/s 30 is proposed to be sanctioned.
29	EP-ME29	MME35, MME41	ES18	18.3m DP road	18.3m Wide DP road on 74A/5 is shown as existing road.	Modification u/s 30 is proposed to be sanctioned.
30	EP-ME30	MME35	ES18	Proposed Road widening	Road widening line is deleted.	Modification u/s 30 is proposed to be sanctioned.
31	EP-ME31	MME36	ES06	I Zone	Internal roads leading to the reservation are shown on plan.	Modification u/s 30 is proposed to be sanctioned.
32	EP-ME32	MME37	ES 17	13.40m Proposed DP Road	Proposed 13.4m wide DP road is realigned as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
33	EP-ME33	MME38	ES21	9.15m Proposed DP Road	9.15m wide DP road is deleted.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
34	EP-ME34	MME38	ES21	R Zone	The 9.15 m wide DP road is proposed as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
35	EP-ME35	MME40	ES13	13.40m Proposed DP Road, 13.4m Proposed Road widening	The 13.4m wide DP road is changed to 13.4m widening as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
36	EP-ME36	MME42	ES21	18.30m Proposed DP Road	18.30m DP Road is realigned as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
37	EP-ME37	MME43	ES18, ES21, ES17	23.80m Proposed Road Widening	The 23.80m road widening is changed to 18.30m road widening.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
38	EP-ME38	MME44	ES 17	9.15m Proposed Road Widening, Existing Road	The 9.15 m wide DP road is proposed as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.

1	2	3	4	5	6	7
39	EP-ME39	MME44	ES 17	Existing Road	The 13.40m wide DP road is proposed as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
40	EP-ME40	MME45	ES 13	RSA2.1 (Multipurpose Community Centre), ROS1.5 (Garden/ Park)	The additional reservation of ROS1.5 (Garden/Park) is deleted.	Modification u/s 30 is proposed to be sanctioned.
41	EP-ME41	MME45	ES 13	RSA2.1 (Multipurpose Community Centre), ROS1.5 (Garden/ Park)	The reservation of ROS1.5 (Garden/Park) is adjusted in reservation of Multipurpose Community Welfare Centre (RSA2.1) as shown on plan.	Modification u/s 30 is proposed to be sanctioned with following changes : RSA2.1 on plot bearing CTS No. 266 is proposed as RSA2.1+ROS1.5 as shown on plan.
42	EP-ME42	MME46	ES 21	RSA2.1+ RSA6.1(Multipurpose Community Centre + Care Centre)	Reservation of RSA2.1+ ( Multipurpose Community Centre ) is deleted.	Modification u/s 30 is proposed to be sanctioned.
43	EP-ME43	MME47, MME57	ES 15	12.2m Proposed DP Road	12.2m wide DP road through CTS no. 113 is widened to 24.4m DP road as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
44	EP-ME44	MME47, MME57	ES 15	18.30m DP road	The 18.30m DP road is widened to 24.4m and extended as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
45	EP-ME45	MME47, MME57	ES11, ES 15	12.20 m DP road, RT1.4 (BEST Bus facilities), RMS4.1(sewage treatment plant facilities)	The 12.20 m DP road proposed along the reservation of RT1.4 (BEST Bus facilities) is deleted and this portion is included in reservation of RT1.4. The reservation of sewage treatment plant facilities is shifted to front of V. N. Purav marg as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
46	EP-ME46	MME48	ES 06	ROS2.7 (Green Belt)	Reservation of ROS2.7 (Green Belt) is corrected as shown on plan.	Modification u/s 30 is proposed to be sanctioned.
47	EP-ME47	MME49	ES 06	R zone	The plot bearing CTS No.523 is shown in Industrial Zone.	Modification u/s 30 is proposed to be sanctioned.
48	EP-ME48	MME51	ES18	DR1.1(Municipal Staff Quarters)	1. The DR1.1 (Municipal staff quarters) is changed to DR1.5 (Municipal Housing). 2. The DR1.1 is changed to DR1.1 (Municipal	Modification u/s 30 is proposed to be sanctioned as shown on plan.

1	2	3	4	5	6	7
					staff quarters) + DR1.5(Municipal Housing). 3 . The R zone is changed to DR1.5 (Municipal Housing) as shown on plan.	
49	EP-ME49	MME52	ES 09	RSA2.1(Multipurpose Community Centre), RSA1.1Municipal Market With Vending Zone, 9.15m Proposed DP Road	The reservation of RSA2.1 (Multipurpose Community Centre) , RSA1.1 (Municipal Market with vending zone ) and the 9.15 m wide DP road are deleted.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
50	EP-ME50	MME53	ES 06	ROS1.5 (Garden/Park)	CTS no. 512 is deleted from ROS1.4 (Playground) and reservation of ROS1.4 on other Cts Nos.(487, 488, 489, 490, 491pt, 492, 493) is retained.	Modification u/s 30 is proposed to be sanctioned.
51	EP-ME51	MME54, MME98	ES15	R Zone	The designation of DE1.2 ( Primary and secondary school) is added as shown on plan.	Modification u/s 30 is proposed to be sanctioned.
52	EP-ME52	MME55	ES 15	13.4m Proposed Road Widening	The 13.4M Widening is changed to 24.40m.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
53	EP-ME53	MME55, MME92	ES 15	NA- Natural Area partly, R Zone Partly	The designation of Play Ground DOS1.4 is added by deleting NA.	Modification u/s 30 is proposed to be sanctioned.
54	EP-ME54	MME55, MME57	ES 15	RH1.2 (Hospital)	RH1.2 is changed to RH1.2 (Hospital ) +RE2.1 (Higher Education).	Modification u/s 30 is proposed to be sanctioned.
55	EP-ME55	MME56	ES 09	I Zone	Designation of DE1.2 and DOS1.4 (Playground) is shown as per plan.	Modification u/s 30 is proposed to be sanctioned.
56	EP-ME56	MME57	ES13	Tunnel Portion (R zone)	NA (Natural Area) is shown as per plan.	Modification u/s 30 is proposed to be sanctioned.
57	EP-ME57	MME58, MME101	ES13, ES09	R Zone	The designation of DE1.2 (Primary & Secondary School) is added as shown on plan.	Modification u/s 30 is proposed to be sanctioned.
58	EP-ME58	MME59	ES09	RPU1.1(Fire Station), ROS1.4 (Playground), RH1.2 (Hospital), RMS3.1(Solid	All garden/park reservations are shown as ROS 2.7 (Green belt) as shown on plan.	Modification u/s 30 is proposed to be sanctioned with following changes : Plot under reference is proposed to be shown

1	2	3	4	5	6	7
				Waste Management Facilities), RE1.1(Municipal School), RTI.1(Truck Terminus), ROS1.5 (Garden/Park)		in I zone as per SRDP1991.
59	EP-ME59	MME60	ES13	R zone	DR 1.3 (Government Staff Quarters) is shown.	Modification u/s 30 is proposed to be sanctioned.
60	EP-ME60	MME60	ES13	Existing Road	The existing road is corrected as shown on plan.	Modification u/s 30 is proposed to be sanctioned.
61	EP-ME61	MME61	ES17	DAM (Designated Amenity Plot)	DAM is deleted.	Modification u/s 30 is proposed to be sanctioned.
62	EP-ME62	MME64	ES22, ES26	R Zone	Zone is changed from "R" to "I" .	Modification u/s 30 is proposed to be sanctioned.
63	EP-ME63	MME65	ES17	RMS3.1(Solid Waste Management Facilities)	The reservation of RMS3.1 (Solid Waste Management Facilities) is deleted.	Modification u/s 30 is proposed to be sanctioned.
64	EP-ME64	MME68	ES09	RH1.3 (Municipal Maternity Home)	Out of 17.5% amenity plot, 10% amenity is shown as ROS1.5 (Garden/Park) and remaining 7.5% is shown as RH1.3 (Municipal Maternity Home).	Modification u/s 30 is proposed to be sanctioned.
65	EP-ME65	MME72	ES15	NDZ (No Development Zone)	The NDZ land located on 117pt of Trombay village bounded by I zone on east, 13.30m proposed widening on west and V.N.Purav Marg on south side is now shown as 'SDZII' and marked as ME/1, the entire land is now reserved for RR2.2 (Affordable Housing).	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ .
66	EP-ME66	MME73	ES14, ES15	NDZ (No Development Zone)	The NDZ land located on V.N. Purav Marg bounded by Mandale Village boundary on east side is now shown as SDZII and marked as ME/2. 18.30 new proposed road is shown from V.N.Purav Marg to provide an access to newly formed SDZII zone.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ .



1	2	3	4	5	6	7
67	EP-ME67	MME74	ES15	NDZ (No Development Zone)	The small portion of NDZ land (Approx. 1500m2) located on CTS No. 15pt, 96pt of Mandala Village is now shown as SDZI and marked as ME/3.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - I is changed to SDZ .
68	EP-ME68	MME75	ES14, 15	NDZ (No Development Zone)	The NDZ land located on CTS no. 6pt, 11pt, 12pt, 13pt, 14pt, 15pt of Mandala village is now shown as SDZII and marked as ME/4. New reservation of ROS1.5 is shown on CTS no. 6pt, 11pt, 12pt, 13pt, 14pt and remaining SDZII is reserved for RR2.2 (Affordable Housing). New 18.30 m wide proposed road is shown on north side of SDZII connecting 36.60m wide proposed road on east side to newly proposed ROS1.5 reservation.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ .
69	EP-ME69	MME76	ES14, 15	NDZ (No Development Zone)	The NDZ land located on CTS no. 6pt, 10pt of Mandala Village and located opposite to RT3.1 reservation is now changed to SDZI and marked as M/5.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - I is changed to SDZ .
70	EP-ME70	MME77	ES18	NDZ (No Development Zone)	The triangular shaped NDZ land located on south west side of ME/5 is now shown on SDZ-II and marked as ME/6 and entire land excluding existing road is now kept reserved for ROS1.5.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ .
71	EP-ME71	MME78	ES18	NDZ (No Development Zone)	The NDZ land located near Sion- Panvel highway bounded by 36.60m proposed road widening on North Side is now shown SDZII and marked as ME/7. The entire land of this SDZII excluding 13.40m proposed road & 36.60m wide proposed road widening is now kept reserved for ROS1.5.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ .

1	2	3	4	5	6	7
72	EP-ME72	MME79	ES18 ES14	NDZ (No Zone) Development	The L shaped NDZ land located on CTS no. 6pt Mandala bounded by existing road on North side, RT3.1, ROS1.5 reservations on East side is now shown as SDZII and marked as ME/8. The entire land excluding existing roads is kept reserved for RT3.1 & ROS1.5.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
73	EP-ME73	MME80	ES18, ES14	NDZ (No Zone) Development	The NDZ land located on CTS no.1pt, 4pt of Mandala Village bounded by 'S' & 'N' ward boundary on North & RSA3.3 reservation on south is now shown as SDZII and marked as ME/9. New 13.40 proposed road is shown perpendicular to 13.40m North - South road till boundary of CTS no. 1pt of Mandala.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
74	EP-ME74	MME81	ES18	NDZ (No Zone) Development	The NDZ land located on CTS no. 6pt Mandala & 5pt Deonar bounded by 'S' & 'N' ward boundary on East & Natural water course on North side is now shown as SDZII and marked as ME/10. The part portion on NDZ land located on seaward side of High Tide Line is now shown as NA	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
75	EP-ME75	MME82	ES18	NDZ (No Zone) Development	The NDZ land located on boundary of Village Deonar, Mandala & Mankhurd is now shown as SDZ-I and marked as ME/11. The part portion on NDZ land located on seaward side of High Tide Line is now shown as NA	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - I is changed to SDZ.
76	EP-ME76	MME83	ES18	NDZ (No Zone) Development	The NDZ land located on 1pt of Deonar and bounded by Natural Water Course on North,	Modification u/s 30 is proposed to be sanctioned with following changes.

1	2	3	4	5	6	7
					east & west side is now shown as SDZII and marked as ME/12. The part portion on NDZ land located on seaward side of High Tide Line is now shown as NA. The new 18.30m wide proposed road is shown along landward side of HTL connecting ME/12 to 18.30m South- West to North-East running DP road.	SDZ - II is changed to SDZ .
77	EP-ME77	MME84	ES18	NDZ (No Development Zone)	The NDZ land located on North boundary of Mankhurd is now shown as SDZ-I and marked as ME/13. The part portion on NDZ land located on seaward side of High Tide Line is now shown as NA.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - I is changed to SDZ .
78	EP-ME78	MME85	ES18	NDZ (No Development Zone)	The NDZ land located on 1pt of Mankhurd bounded by Ghatkopar- Mankhurd Link Road on South side, Deonar Fire station on west is now shown as SDZ-I and marked as ME/14. The part portion on NDZ land located on seaward side of High Tide Line is now shown as NA.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - I is changed to SDZ .
79	EP-ME79	MME86	ES18	NDZ (No Development Zone)	The NDZ land located on Deonar Fire station is now shown as SDZII and marked as ME/15. The part portion on NDZ land located on seaward side of High Tide Line is now shown as NA.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ .
80	EP-ME80	MME87	ES22	NDZ (No Development Zone)	The NDZ land located on DR2.1(shivajinagar area) on east of existing road is now shown as SDZ-I and marked as ME/16.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - I is changed to SDZ .
81	EP-ME81	MME88	ES18,	NDZ (No Development Zone)	The entire NDZ shown on Deonar Dumping	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - I is changed to SDZ .

1	2	3	4	5	6	7
			ES22, ES26	(Zone)	Ground bounded by S ward boundary on North, East side and Natural Water Course on south side is now shown as SDZ-II and marked as ME/17. The part portion on NDZ land located on seaward side of High Tide Line is now shown as NA. New Cemetery Reservation is proposed on West side of ME/17 bounded by 27.45m wide DP road on east side and existing road on south side.	sanctioned with following changes. SDZ - II is changed to SDZ .
82	EP-ME82	MME89	ES22, ES26	NDZ (No Development Zone)	The NDZ land shown on DR2.1 bounded by M/E and N ward boundary on west side is now shown as SDZ-I and marked as ME/18.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - I is changed to SDZ .
83	EP-ME83	MME90	ES17	RE1.1 (Municipal School)- Municipal School	The reservation of RE 1.1 (Municipal School) on plot bearing CTS no. 306, 307 & 308 is changed to reservation of RH1.2 (Hospital).	Modification u/s 30 is proposed to be sanctioned as shown on plan.
84	EP-ME84	MME91	ES 22	DH1.2 (Hospital)	Designation of Municipal Hospital DH1.2 is changed to Reservation of RH1.2 (Hospital).	Modification u/s 30 is proposed to be sanctioned.
85	EP-ME85	MME94	ES22	DR2.1 (Rehabilitation and Resettlement)	<b>Replanning is done for seven slum Pockets (which are represented by code MEP-ME east Planning on map) and The amenities proposed are in addition to the reservations of RDDP34. as follows:</b> <b>A. Shivajinagar + Baiganwadi- CTS No.1pt (Deonar)</b> <b>1. Newly proposed Public Open Spaces- CTS No.1pt</b> 3 Numbers of ROS1.5 (Garden/Park), 2 Numbers of ROS1.4(Playground), ROS1.5+ <b>2. Newly proposed Educational Amenities-</b>	Modification u/s 30 is proposed to be sanctioned as shown on plan.

1	2	3	4	5	6	7
85	EP-ME85	MME94	ES14, ES18, ES22	DR2.1 (Rehabilitation and Resettlement), Existing Road	<p>RE1.1 (Municipal School)- CTS No. 1pt</p> <p><b>3. Newly proposed Social Amenities-</b> CTSNo.</p> <p>a. RSA 2.1- Multipurpose Community Centre</p> <p>b. RSA2.9 - Homeless Shelter</p> <p>c. RSA5.2 (Multipurpose Housing for Working Women) + RSA6.1 (Care Centre) + RSA6.2 (Aadhar Kendra with Skill Development Centre)</p> <p><b>4. Newly proposed Health Amenities-</b> CTS No. IPT</p> <p>RH1.3+RH1.1 (Maternity Home+Health Post)</p> <p><b>5. Newly proposed Municipal Services-</b> CTS No. IPT</p> <p>a. RMS2.1- Transport Garage</p> <p>b. RMS3.1 - Solid Waste Management Facilities</p> <p><b>6. Changes in widths of Existing Roads.</b></p> <p>1. The 18.30m wide existing road no. 13 which starts from Ghatkopar Mankhurd Link Road and ends on 90ft road is widened to 24.4m.</p> <p>2. The 18.3 m existing road which starts from Ahilyabai Holkar Marg on west side and ends on road no.13 on east side is widened to 24.4m.</p>	Modification u/s 30 is proposed to be sanctioned as shown on plan.
85	EP-ME85	MME94	ES14, ES18,	R Zone, RR2.1(Rehabilitation and Resettlement)	<p><b>B. Mandale- Kurla Scrap</b> (CTS No. 6pt Village-Mandale and 1pt Village -Mankhurd)</p> <p><b>1. Newly proposed Public Open Spaces</b></p>	Modification u/s 30 is proposed to be sanctioned as shown on plan.

1	2	3	4	5	6	7
85	EP-ME85	MME94	ES18	R Zone, RR2.1(Rehabilitation and Resettlement)	<p>i. ROS1.4(Playground)-CTS No.1pt Mankhurd, ii. ROS2.7 (Green Belt), ROS1.5 (Garden/Park) on CTS No. 6pt Mandale.</p> <p><b>2. Newly proposed Educational Amenities</b> RE1.1(Municipal School)- CTS no.1pt Mankhurd, RE2.1 (Higher Education)-CTS No. 6pt.</p> <p><b>3. Newly proposed Social Amenities-</b> CTS No.6pt-Mandale</p> <p>a. RSA 2.1- Multipurpose Community Centre</p> <p>b. RSA2.9 - Homeless Shelter</p> <p>c. RSA5.2 (Multipurpose Housing for Working Women) + RSA6.1 (Care Centre) + RSA6.2 (Aadhar Kendra with Skill Development Centre)</p> <p>d. RSA1.1- Municipal Market with Vending Zone</p>	Modification u/s 30 is proposed to be sanctioned as shown on plan.
					<p><b>4. Newly proposed Health Amenities-</b> RH1.2(Hospital) - CTS No.6pt, Mandale</p> <p><b>5. Newly proposed Municipal Services-</b> CTS No.6pt Mandale</p> <p>a. RMS3.1 - Solid Waste Management Facilities</p> <p>b. RMS3.3- Scrap Yard</p> <p><b>C. Annabhau Sathe Nagar + Lallubhai Compound</b> :</p> <p><b>1. Newly proposed Public Open Spaces</b></p> <p>i. ROS1.4 (Playground)- CTS No. 1pt (Mankhurd), 6pt Mandale</p> <p>ii. ROS1.4 (Playground)-- CTS No. 1/2</p>	

1	2	3	4	5	6	7
85	EP-ME85	MME94	ES14, ES18	RR2.1(Rehabilitation and Resettlement), ROS1.4 (Playground)	<p>(Mankhurd)</p> <p>iii. ROS1.4 (Playground)-- CTS No.1pt (Mankhurd)</p> <p>iv. ROS1.5 (Garden/Park)- CTS No. 1/2 (Mankhurd)</p> <p><b>2. Newly proposed Educational Amenities</b></p> <p>2 Numbers of RE1.1 (Municipal School) -CTS 1pt,</p> <p>RE1.2 (Primary &amp; Secondary School)- CTS No. 1/2pt (Mankhurd)</p> <p><b>3. Newly proposed Social Amenities-</b> on CTS 1/2(Mankhurd)</p> <p>a. RSA 2.1- (Multipurpose Community Centre) + RSA6.1 (Care Centre) + RSA6.2 (Aadhar Kendra with Skill Development Centre)</p> <p><b>4. Newly proposed Health Amenities-</b> RH1.3+RH1.1 (Maternity Home+Health Post) -CTS No. 1pt Mankhurd</p> <p><b>5. Newly proposed Transport Facility:</b> RT1.6 (Parking Lot) -CTS No. 1/2pt Mankhurd</p> <p><b>D. Govandi</b></p> <p><b>1. Newly proposed Health Amenities-</b> on CTS 386pt</p> <p>RH1.3 (Municipal Maternity Home+RH1.1 (Dispensary/ Health Post)</p> <p><b>2. Newly proposed Social Amenities-</b> on CTS 386pt</p> <p>a. RSA6.1 (Care Centre) + RSA6.2 (Aadhar Kendra with Skill Development Centre)</p> <p>b. RSA4.9- Old Age Home</p>	Modification u/s 30 is proposed to be sanctioned as shown on plan.

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85	EP-ME85	MME94	ES09, ES15	I Zone, R RR2.1(Rehabilitation and Resettlement)	<p data-bbox="261 638 293 1188"><b>E. Village- Anik</b></p> <p data-bbox="293 638 407 1188"><b>1. Newly proposed Public Open Spaces</b> ROS1.4 (Playground)- CTS No. 307pt, 308pt, 301pt</p> <p data-bbox="407 638 521 1188"><b>2. Newly proposed Educational Amenities</b> RE1.1(Municipal School)- CTS No. 307pt, 306pt, 310pt</p> <p data-bbox="521 638 699 1188"><b>3. Newly proposed Social Amenities-</b> a.RSA 2.1- (Multipurpose Community Centre) + RSA6.1 (Care Centre) + RSA6.2 (Aadhar Kendra with Skill Development Centre) - CTS No. 310pt. b.RSA1.1- Municipal Market with Vending Zone- on CTS No. 298pt.</p> <p data-bbox="699 638 846 1188"><b>4. Newly proposed Health Amenities-on CTS</b> No. 298pt. RH1.3 (Municipal Maternity Home+RH1.1 (Dispensary/ Health Post)</p> <p data-bbox="846 638 959 1188"><b>F. Cheeta Camp</b></p> <p data-bbox="959 638 1073 1188"><b>1. Newly proposed Public Open Spaces</b> ROS1.4 (Playground)- CTS No. 55pt, 38pt, 54pt, 39pt etc.</p> <p data-bbox="1073 638 1247 1188"><b>2. Newly proposed Educational Amenities</b> RE2.1 (Higher Education)- CTS No.81pt, 82pt, 94pt, 92pt, 96pt, 10pt RE1.2+RE1.3- CTS No. 35pt, 55pt, 38pt, 40pt, 36, 34pt, 39pt.</p>	Modification u/s 30 is proposed to be sanctioned as shown on plan.
85	EP-ME85	MME94	ES15	RR2.1(Rehabilitation and Resettlement), Existing road, R Zone	<p data-bbox="1247 638 1393 1188"><b>3. Newly proposed Health Amenities</b> RH1.2(Hospital)- CTS No. 63pt, 65pt, 57pt, 61, 60, 66, 67pt, 75pt, 65pt, 68pt, 76pt, 85pt, 86pt etc.</p>	Modification u/s 30 is proposed to be sanctioned as shown on plan.



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					<p><b>4. Newly proposed Social Amenities-</b></p> <p>a. RSA 2.1 (Multipurpose Community Centre) - CTS No. 49pt, 43pt.</p> <p>b. RSA6.1 (Care Centre) + RSA6.2 (Aadhar Kendra with Skill Development Centre) - CTS No. 43pt.</p> <p>c. RSA1.1- Municipal Market with Vending Zone - CTS No. 90pt, 69pt, 88pt, 100pt, 89pt etc.</p> <p>d. RSA2.9 - Homeless Shelter - CTS No. 10pt.</p> <p><b>5. Changes in widths of existing roads as per requirements:</b></p> <p>1. The 18.30m proposed widening of MGR road which starts from V.N.Purav marg and ends on the 36.6m wide DP road is changed to 24.4m proposed widening.</p> <p>2. The 18.30m proposed widening of MGR road which starts from MGR marg and perpendicular to Balaji Mandir Marg is changed to 24.4m proposed widening. the part portion of The 18.30 m wide DP road perpendicular to Balaji Mandir Marg is changed to 24.4m.</p>	
86	EP-ME86	MME95	ES18	I Zone	RAM is shown on said plot.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
87	EP-ME87	MME96	ES15	R Zone	The designation of DE1.1 ( Municipal school) is added as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
88	EP-ME88	MME97	ES15	R Zone	The designation of DE1.2 ( Primary and secondary school) is added as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
89	EP-ME89	MME99	ES15	R Zone	The designation of DE1.2 ( Primary and secondary school) is added as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.

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90	EP-ME90	MME100	ES09	I Zone	The designation of DE1.2 ( Primary and secondary school) is added as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
91	EP-ME91	MME102	ES13	R Zone	The designation of DE1.2 ( Primary and secondary school) is added as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
92	EP-ME92	MME103	ES13, ES 17	I Zone	The designation of DE1.2 ( Primary and secondary school) is added as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
93	EP-ME93	MME104	ES 17	I Zone	The designation of DE1.2 ( Primary and secondary school) is added as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
94	EP-ME94	MME105	ES18	R Zone	The designation of DE1.2 ( Primary and secondary school) is added as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
95	EP-ME95	MME106	ES21	R Zone	The designation of DE1.2 ( Primary and secondary school) is added as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
96	EP-ME96	MME107	ES21	R Zone	The designation of DE1.2 ( Primary and secondary school) is added as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
97	EP-ME97	MME108	ES15	RSA4.8 (Cemetery)	The reservation of Cemetery (RSA4.8) is changed to designation of Muslim Cemetery (DSA4.2).	Modification u/s 30 is proposed to be sanctioned.
98	EP-ME98	MME109	ES18	DOS2.6 (Recreation Ground)	The Designation of Christian Cemetery (DSA4.3) is shown.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
99	EP-ME99	MME116	ES09	R Zone	RSA1.2 (Retail Market with Vending Zone) is shown on plot bearing CTS No. 260pt as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
100	EP-ME100	MME119	ES-18	RSA4.8 (Cemetery)	Reservation of RSA4.8- Cemetery is deleted.	Modification u/s 30 is proposed to be sanctioned.
101	EP-ME101	240	ES17	RH1.1 (Municipal Dispensary/Health Post)	RH1.1 (Municipal Dispensary/Health Post) is deleted.	Modification u/s 30 is proposed to be sanctioned.
102	EP-ME102		ES22	DOS 2.6 (2 Nos), DH 1.1, ROS 1.4, DE 1.2, DPU 4.1, DR 2.1(4 No), Existing Road (2 No)	DOS 2.6 (2 Nos), DH 1.1, ROS 1.4, DE 1.2, DPU 4.1, DR 2.1(4 No), Existing Road (2 No)	The reservation of ROS2.2 (Swimming Pool) is proposed to be added with DOS 2.6 (2 Nos), DH 1.1, ROS 1.4, DE 1.2, DPU 4.1, DR 2.1(4 No) on plot bearing CTS no.1 pt of village Deonar as shown on plan.

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103	EP-ME103		ES17	ROS1.4 (Playground), RR2.1 (Rehabilitation & Resettlement)	ROS1.4 (Playground), RR2.1 (Rehabilitation & Resettlement)	The reservation of RR2.1 (Rehabilitation & Resettlement) is proposed to be deleted and included in ROS1.4 (Playground) on plot bearing CTS no.259pt, 259/1 of village Borla as shown on plan.
104	EP-ME104		ES22	DR2.1 (Rehabilitation & Resettlement)	DR2.1 (Rehabilitation & Resettlement)	The designation of DR2.1 (Rehabilitation & Resettlement) is proposed to be deleted and included in ROS1.4 (Playground) on plot bearing CTS no.1pt of village Deonar as shown on plan.
105	EP-ME105		ES22	DR2.1 (Rehabilitation & Resettlement)	DR2.1 (Rehabilitation & Resettlement)	The designation of DR2.1 (Rehabilitation & Resettlement) is proposed to be deleted and included in ROS1.4 (Playground) on plot bearing CTS no.1pt of village Deonar as shown on plan.
106	EP-ME106		ES22	DR2.1 (Rehabilitation & Resettlement)	DR2.1 (Rehabilitation & Resettlement)	The designation of DR2.1 (Rehabilitation & Resettlement) is proposed to be deleted and included in ROS1.5 (Garden/park) on plot bearing CTS no.1pt of village Deonar as shown on plan.
107	EP-ME107		ES22	DR2.1 (Rehabilitation & Resettlement)	DR2.1 (Rehabilitation & Resettlement)	The designation of DR2.1 (Rehabilitation & Resettlement) is proposed to be deleted and included in ROS1.4 (Playground) on plot bearing CTS no.1pt of village Deonar as shown on plan.
108	EP-ME108		ES22	DR2.1 (Rehabilitation & Resettlement)	DR2.1 (Rehabilitation & Resettlement)	The designation of DR2.1 (Rehabilitation & Resettlement) is proposed to be deleted and included in ROS1.4 (Playground) on plot bearing CTS no.1pt of village Deonar as shown on plan.
109	EP-ME109		ES22	DR2.1 (Rehabilitation & Resettlement)	DR2.1 (Rehabilitation & Resettlement)	The designation of DR2.1 (Rehabilitation & Resettlement) is proposed to be deleted and included in ROS1.4 (Playground) on plot bearing CTS no.1pt of village Deonar as shown on plan.

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				Resettlement)		Resettlement) is proposed to be deleted and included in ROS1.5 (Garden/park) on plot bearing CTS no.1pt of village Deonar as shown on plan.
110	EP-ME110		ES22	DR2.1 (Rehabilitation & Resettlement)	DR2.1 (Rehabilitation & Resettlement)	The designation of DR2.1 (Rehabilitation & Resettlement) is proposed to be deleted and included in ROS1.4 (Playground) on plot bearing CTS no.1pt of village Deonar as shown on plan.
111	EP-ME111		ES22	DR2.1 (Rehabilitation & Resettlement)	DR2.1 (Rehabilitation & Resettlement)	The designation of DR2.1 (Rehabilitation & Resettlement) is proposed to be deleted and included in ROS1.4 (Playground) on plot bearing CTS no.1pt of village Deonar as shown on plan.
112	EP-ME112		ES13	R Zone	R Zone	Reservation of ROS1.4 (Playground) is proposed to be shown on plot bearing CTS no.258pt of village Anik as shown on plan.
113	EP-ME113		ES13	R Zone	R Zone	Reservation of RE1.1 (Municipal School) is proposed to be shown on plot bearing CTS no.258pt of village Anik as shown on plan.
114	EP-ME114		ES22	I Zone	I Zone	Reservation of RPU4.1 (Post Office) is proposed to be shown on plot bearing CTS no.1pt of village Deonar as shown on plan.
115	EP-ME115		ES14	R Zone	R Zone	Reservation of RH1.1 (Municipal Dispensary/ Health Post) is proposed to be shown on plot bearing CTS no.53pt, 54pt of village Mankhurd as shown on plan.
116	EP-ME116		ES15	R Zone	R Zone	Reservation of ROS1.5 (Garden/Park) is proposed to be shown on plot bearing CTS no.263pt of village Trombay as shown on plan.

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117	EP-ME117		ES13	RE1.2 (Municipal School)	RE1.2 (Municipal School)	The reservation of RE1.2 (Municipal School) is proposed to be deleted and included in ROS1.4 (Playground) on plot bearing CTS no.164pt,165pt of village Marvali as shown on plan.
118	EP-ME118		ES 17	Existing Road	Existing Road	Existing road is proposed to be deleted passing through CTS no. 273/1 to 20 & 783 as shown on plan.
119	EP-ME119		ES 15	RMS4.1	RMS4.1	Reservation of RMS4.1 shown on CTS no. 10 of village Turbhe is proposed to be deleted and reserved for RT1.4 as shown on plan.

'MW' Ward

1	2	3	4	5	6	7
Sr. No.	EP No.	Modification No.	Sheet No.	Proposal as per published plan under Section 26 of the MR&TP Act 1966	Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&TP Act 1966	Substantial Modifications published by the Government under Section 31(1) of the MR&TP Act 1966
1	EP-MW01	MMW3	ES 06	I Zone, Partly NDZ	The said plot shown in Residential Zone, .	Modification u/s 30 is proposed to be sanctioned.
2	EP-MW02	MMW4 MMW5	ES 08, ES 12	Partly R Zone and Partly NDZ	The plot is shown in Industrial Zone.	Modification u/s 30 is proposed to be sanctioned.
3	EP-MW03	MMW6	ES 08, 09	NDZ, Reservation of Truck Terminus	The said plot shown in Industrial zone.	Modification u/s 30 is proposed to be sanctioned.
4	EP-MW04	MMW8	ES 17	I Zone	The plot included in Residential Zone	Modification u/s 30 is proposed to be sanctioned.

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5	EP-MW05	MMW10 MMW21	ES 17	Existing road affecting reservation	Existing road is deleted. on plot bearing CTS no. 431,430,428,429, 431,432/1 of village Borta which shown on DP sheet is deleted and included in surrounding reservation.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
6	EP-MW06	MMW11	ES 16	Existing road affecting reservation	Existing road is deleted.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
7	EP-MW07	MMW12	ES 21	Spill over Colour of C Zone on Existing NG Acharya Road	Spill over colour of zone on road is deleted.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
8	EP-MW08	MMW14	ES 17	DE 1.1 (Municipal School) DR 1.1 (Municipal Staff Quarters) DOS 1.4 (Playground) R zone	13.40 M wide proposed road is added and part portion of Municipal School (DE 1.1),Municipal Staff Quarters (DR 1.1) &Playground (DOS 1.4) is deleted.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
9	EP-MW09	MMW14	ES 17	R zone	18.30 M wide proposed road is shown.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
10	EP-MW10	MMW14 MMW36 38	ES 17	12.20 m wide proposed DP road, R zone, RE 1.1(Municipal School) , RSA 2.1( Multipurpose Community Centre)	PC :12.20 m wide proposed road is deleted and area of road is included in reservation of Municipal School (RE 1.1) and Multipurpose Welfare Centre (RSA 2.1). PA: Road width to be shown as 13.40 m.	Modification u/s 30 is proposed to be sanctioned with following changes. 13.40 m (12.20 m wide DP road u/s26) wide proposed road is deleted.
11	EP-MW11	MMW17	ES 17	13.40 m wide proposed DP roads RSA 1.1 ( Municipal Market with vending Zone) , RR 1.5 ( Municipal Housing) and 9.15 m wide proposed DP road.	Reservations added as per SRDP 91( RSA 2.1 (Multipurpose Community Centre).	Modification u/s 30 is proposed to be sanctioned as shown on plan.

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12	EP-MW12	MMW17	ES 17	13.40 m wide proposed DP roads RSA 1.1 ( Municipal Market with vending Zone) , RR 1.5 ( Municipal Housing) and 9.15 m wide proposed DP road.	The road added as per SRDP 91. (13.40 m wide DP road and 9.15 m wide DP roads).	Modification u/s 30 is proposed to be sanctioned as shown on plan.
13	EP-MW13	MMW17 MMW41	ES 17	RR 2.2 (Affordable Housing)	Reservation of Affordable Housing ( RR 2.2) is changed to Rehabilitation & Resettlement (RR 2.1).	Modification u/s 30 is proposed to be sanctioned.
14	EP-MW14	MMW17	ES 17	RE 2.1 (Higher Education)	Reservation of Higher Education (RE 2.1) is changed to Court ( RPU 3.5).	Modification u/s 30 is proposed to be sanctioned.
15	EP-MW15	MMW18	ES 13	Existing Road	Part portion of Existing road is deleted.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
16	EP-MW16	MMW20	ES 17	I Zone	Alignment of 9.15 m wide DP road is slightly shifted towards east side of plot CTS no. 439	Modification u/s 30 is proposed to be sanctioned as shown on plan.
17	EP-MW17	MMW20	ES 17	Existing Road	12.20 m widening is proposed to existing road which connect proposed 12.20 m DP road and existing 13.40 m wide road (near CTS no 619/6 to 619/5 of village Borla ).	Modification u/s 30 is proposed to be sanctioned as shown on plan.
18	EP-MW18	MMW22	ES 08, ES 12	NDZ	The spill over colour of NDZ zone is removed.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
19	EP-MW19	MMW23	ES 21	R Zone	Reservation Primary/ Secondary School(RE1.2) is shown.	Modification u/s 30 is proposed to be sanctioned.
20	EP-MW20	MMW24	ES 17	DOS 1.5 (Garden/Park)	The shape of designated Garden/Park is shown as per approved relocation shown on plan.	Modification u/s 30 is proposed to be sanctioned.
21	EP-MW21	MMW25	ES 17	DOS 2.6 (Recreation Ground)	Shape of designation Recreation Ground (DOS 2.6) is corrected.	Modification u/s 30 is proposed to be sanctioned.

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22	EP-MW/22	MMW/26	ES 05	DOS 2.6 (Recreation Ground)	Part portion of Recreation Ground ( DOS 2.6) is Changed to Rehabilitation and resettlement (RR 2.1).	Modification u/s 30 is proposed to be sanctioned.
23	EP-MW/23	MMW/27	ES 13	DOS 2.6 (Recreation Ground) , DOS 1.4(Playground)	The playground ( DOS 1.4) and Recreation Ground ( DOS 2.6) is deleted and 'Layout RG' (text) is added.	Modification u/s 30 is proposed to be sanctioned.
24	EP-MW/24	MMW/28	ES 21	DOS 2.6 (Recreation Ground)	Excess area of Playground (DOS 1.4) and Garden / Park (ROS 1.5) is deleted.	Modification u/s 30 is proposed to be sanctioned.
25	EP-MW/25	MMW/29	ES 17	Garden / Park (ROS 1.5), ROS 1.4(Playground)	Reservation of Playground ( ROS 1.4) on CTS no. 619/15 is deleted and Recreation Ground (DOS2.6) is corrected.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
26	EP-MW/26	MMW/31	ES 5 & 6	RE 1.2 (Primary / Secondary School)	Primary / Secondary School (RE 1.2) is reduced slightly.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
27	EP-MW/27	MMW/31	ES 5 & 6	Best Bus Depot (RT 1.4)	Best Bus Depot (RT 1.4) is deleted from CTS no. 334pt.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
28	EP-MW/28	MMW/32	ES 17	DOS 2.6 (Recreation Ground)	Recreation Ground (DOS 2.6) on CTS no. 1811 is deleted and 'Layout R.G'.text shown.	Modification u/s 30 is proposed to be sanctioned.
29	EP-MW/29	MMW/33	ES 8	ROS 1.5 (Garden / Park)	Garden / Park (ROS 1.5) on CTS no 1 (pt) is deleted and 'layout RG' ( text) is shown.	Modification u/s 30 is proposed to be sanctioned.
30	EP-MW/30	MMW/33	ES 8	RMS 6.1 (Storm Water Pumping Station).	Reservation of Storm Water Pumping Station (RMS 6.1) is deleted.	Modification u/s 30 is proposed to be sanctioned.
31	EP-MW/31	MMW/33	ES 8	Existing Layout road	Existing Layout road 20.00 m wide shown.	Modification u/s 30 is proposed to be sanctioned.
32	EP-MW/32	MMW/35	ES 21	18.30 m. proposed D.P. road	18.30 m. proposed D.P. road connecting to SCLR is deleted.	Modification u/s 30 is proposed to be sanctioned.
33	EP-MW/33	MMW/37	ES 17	Existing road and RR 2.1 Rehabilitation and Resettlement	The network of 9.15m DP road overlapping the existing road from N. G. Acharya Marg to CTS no 17 and other roads for layout is shown .	Modification u/s 30 is proposed to be sanctioned as shown on plan.
34	EP-MW/34	MMW/38	ES 09	R Zone	9.15 m wide Proposed road is shown.	Modification u/s 30 is proposed to be sanctioned as shown on plan.



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35	EP-MW/35	MMW/39	ES 13	RSA 4.8 (Cemetery )Proposed 18.30 m road	New road of 18.30 m proposed by deleting equivalent area of reservation of Cemetery RSA 4.8. Proposed 18.30 m road from CTS no. 41 to CTS no. 65, 96 in Gaothan is deleted.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
36	EP-MW/36	MMW/39	ES 13	18.30 mt wide DP road widening.	Widening of 18.30 m wide Road is changed to 13.40 m road upto School site and further widening of road is deleted.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
37	EP-MW/37	MMW/39 MMW/78 MMW/87	ES 13	RSA 4.8 (Cemetery)	Designation of Cemetery (DSA 4.8) is shown.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
38	EP-MW/38	MMW/42	ES 05	ROS 1.5 (Garden / Park)	Reservation of Garden / Park (ROS 1.5) is changed to Municipal Market with Vending Zone (RSA 1.1)	Modification u/s 30 is proposed to be sanctioned.
39	EP-MW/39	MMW/44	ES 17	ROS 1.4 (Playground)	The reservation of Playground (ROS 1.4) is deleted.	Modification u/s 30 is proposed to be sanctioned.
40	EP-MW/40	MMW/45	ES 03	DPU 5.1 (Electric Power Plant)	The designation of Electric Power Plant (DPU 5.1) is deleted and the land is placed in I zone.	Modification u/s 30 is proposed to be sanctioned.
41	EP-MW/41	MMW/45	ES 03	DPU 5.1 (Electric Power Plant)	The legend DPU 5.1 is deleted.	Modification u/s 30 is proposed to be sanctioned.
42	EP-MW/42	MMW/46	ES 05	ROS 1.5 (Garden / Park)	Part portion of Garden /Park (ROS 1.5) is deleted and shown as Cemetery RSA 4.8.	Modification u/s 30 is proposed to be sanctioned.
43	EP-MW/43	MMW/48	ES 09	RE1.1 (Municipal School)	Municipal School ( RE1.1) is changed to 'Cultural Centre/ Drama Theatre/ Theatre' (RSA3.3)	Sanctioned as proposed u/s 30.
44	EP-MW/44	MMW/49	ES 02, ES 03, ES 05, ES 06	NDZ	The NDZ portion located on CTS no. 471 of Mahul village bounded by NA zone is now shown as SDZ-II and marked as MW/1.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ .

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45	EP-MW45	MMW49	ES 02, ES 03, ES 05, ES 06	NDZ	New 18.30 mtr 'L' shape DP road is shown connecting existing road on east side 13.40 mtr DP road on north side.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
46	EP-MW46	MMW49	ES 02, ES 03, ES 05, ES 06	NDZ	- New two nos of ROS 1.5 reservations are proposed and marked on east side of newly proposed 18.30 mtr proposed road.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
47	EP-MW47	MMW49	ES 02, ES 03, ES 05, ES 06	NDZ	One no. of ROS 1.4 reservation proposed and marked on east side of newly proposed 18.30 mtr proposed road.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
48	EP-MW48	MMW49	ES 02, ES 03, ES 05, ES 06	NDZ	- New 18.30 mtr road is shown on north west side of MW /1 ( West boundary of CTS no. 363 Mahul Village ) for giving access to MW1.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
49	EP-MW49	MMW49	ES 02, ES 03, ES 05, ES 06	NDZ	- Part portion of NDZ land located on sea word side of HTL is now shown as NA.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
50	EP-MW50	MMW50	ES 05	NDZ	The NDZ land shown on DOS 2.6, DOS 1.1 - DSA 4.1 , RSA 4.8 and on CTS no. 640,354 is now shown as SDZ - II and marked as MW /2.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
51	EP-MW51	MMW50	ES 05	NDZ	Part portion of NDZ land located on sea word side of HTL is now shown as NA.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
52	EP-MW52	MMW50	ES 05	NDZ	- - Portion of SDZ II land excluding DOS 2.6, DOS 1.1, DSA 4.1 , RSA 4.8 is now kept reserved as RR 2.2 (Affordable Housing)	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.

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53	EP-MW53	MMW51	ES 05	NDZ	The NDZ land shown on west side of CTS no. 2/1A of Mahul village is now shown as SDZ II, marked as MW/3	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
54	EP-MW54	MMW51	ES 05	NDZ	Entire zone kept reserved for ROS 2.7( Green Belt).	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
55	EP-MW55	MMW52	ES 08, ES 09	NDZ	The NDZ land located on CTS no. 233 of Anik village is now shown as SDZ II and marked as MW /4.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
56	EP-MW56	MMW52	ES 08, ES 09	NDZ	Part portion of NDZ land located on sea word side of HTL is now shown as NA.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
57	EP-MW57	MMW52	ES 08, ES 09	NDZ	New 18.30 mtr proposed DP road is shown in NA zone along west boundary of DT1.1 designation giving an access to MW / 4from existing road to be widened to 18.30 Mtr since MW/4 area is become land lock.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
58	EP-MW58	MMW52	ES 08, ES 09	NDZ	New 27.45 mtr proposed DP road is shown on east side of MW/4 at intersecting boundary of DOS 1.4 and RT 1.1 giving an access to MW / 4 from 27.45 mtr proposed D P road on east side which already shown in RDDP 2034.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
59	EP-MW59	MMW53	ES 08	NDZ	The triangular NDZ land shown on CTS 230 pt of Anik village bounded by water course on three side is now shown as SDZ II and marked as MW / 5.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
60	EP-MW60	MMW54	ES 08, ES 12	NDZ	The part portion of SDZ II on west side of existing road near Vashi gaathan is kept reserved for ROS 1.5.	Modification u/s 30 is proposed to be sanctioned as shown on plan.

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61	EP-MW61	MMW54	ES 08, ES 12	NDZ	The NDZ land shown on west side of Anik village and southern edge of Maravali village is now shown as SDZ II and marked as MW / 6.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
62	EP-MW62	MMW54	ES 08, ES 12	NDZ	6 no's 18.30 mtr proposed DP road is shown along North- West edge of ROS 1.5 to facilitate sectorial development of SDZ II.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
63	EP-MW63	MMW54	ES 08, ES 12	NDZ	The part portion of SDZ II on west side of existing road near Vashi gaathan is kept reserved for RR 2.2 (Affordable Housing)	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
64	EP-MW64	MMW54	ES 08, ES 12	NDZ	Part portion of NDZ land located on sea word side of HTL is now shown as NA.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
65	EP-MW65	MMW55	ES 17	ROS 1.4 (Playground)	Reservation of Playground (ROS 1.4) changed to reservation of Affordable Housing (RR 2.2).	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
66	EP-MW66	MMW56	ES 17	DPU 3.2 (Police Station)	The designation of Police Station ( DPU 3.2) is deleted.	Modification u/s 30 is proposed to be sanctioned.
67	EP-MW67	MMW57	ES 05 & ES 06	RE 1.2 (Primary / Secondary School)	Primary / Secondary School (RE 1.2) is deleted on CTS no.339 pt, 340pt,341pt and 342 pt.	Modification u/s 30 is proposed to be sanctioned.
68	EP-MW68	MMW58	ES 13	RE 1.1(Municipal School)	The reservation of Municipal School (RE 1.1) is changed to Multipurpose Community Centre (RSA 2.1) and remaining half portion for Garden / Park. (ROS 1.5).	Modification u/s 30 is proposed to be sanctioned.

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69	EP-MW69	MMW59	ES 17	DOS 1.4 (Playground)	The shape of Playground (DOS 1.4) is changed to suit the play activities on open land of earlier demolished building no 24, 25 of Subhashnagar Mhada at Chembur as per Layout u/no. vide CE / 29/BPES/ GOVT. / LOM dated 26.09.2003 by deleting Relocated portion of designated PG on existing building no. 9, 10,11 in said Layout of MHADA as shown on plan.	Modification u/s 30 is proposed to be sanctioned.
70	EP-MW70	MMW60	ES 09 & ES 12	ROS 1.5 (Garden / Park)	Reservation of Garden / Park (ROS 1.5) is deleted and ' layout RG' ( Text) is shown .	Modification u/s 30 is proposed to be sanctioned.
71	EP-MW71	MMW60	ES 09 & ES 12	Playground (ROS 1.4 ).	Reservation of Playground (ROS 1.4 ) is deleted and ' layout RG' ( Text) is shown .	Modification u/s 30 is proposed to be sanctioned.
72	EP-MW72	MMW61	ES 21	RPU 2.1 (Fuel Station )	Reservation of Fuel Station ( RPU 2.1 ) is deleted.	Modification u/s 30 is proposed to be sanctioned.
73	EP-MW73	MMW62	ES 16	DOS 2.6 (Recreation Ground)	Designation of Recreation Ground ( DOS 2.6) is changed and reorganised as Reservation of Garden /Park (ROS 1.5) parallel to railway track.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
74	EP-MW74	MMW63	ES 17	ROS 1.4 (Garden /Park)	Designation of Garden/Park (DOS 1.5) is changed to Reservation of Garden/Park (ROS 1.5)	Modification u/s 30 is proposed to be sanctioned as shown on plan.
75	EP-MW75	MMW64	ES 17	ROS 1.5 (Garden /Park)	Reservation of Garden /Park (ROS 1.5) is deleted and 'Layout RG' text is shown.	Modification u/s 30 is proposed to be sanctioned.
76	EP-MW76	MMW65	ES 13	ROS 1.4 (Playground)	Reservation of Playground ( ROS 1.4) is changed to Reservation of Disaster Management Facilities ( RO3.1).	Modification u/s 30 is proposed to be sanctioned.

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77	EP-MW77	MMW65	ES 13	ROS 1.4 (Playground)	Reservation of Playground ( ROS 1.4) which is deleted, area of Playground (ROS 1.4) is adjusted on adjoining land CTS no. 326 as Garden / Park (ROS 1.5)with equivalent area with proper access.	Modification u/s 30 is proposed to be sanctioned.
78	EP-MW78	MMW66	ES 17	RR 1.5(Municipal Housing)	Reservation of Municipal Housing (RR1.5) adjoining to Rehabilitation and Resettlement ( RR 2.1) is changed to reservation of Playground (ROS 1.4) .	Modification u/s 30 is proposed to be sanctioned as shown on plan.
79	EP-MW79	MMW67	ES 17	RH 1.2 (Hospital)	Reservation of Hospital (RH 1.2) is deleted and 75% of the land is reserved for Garden / Park (ROS 1.5) .	Modification u/s 30 is proposed to be sanctioned.
80	EP-MW80	MMW67	ES 17	RH 1.2 (Hospital)	Remaining portion and remaining of portion of Hospital (RH 1.2) is shown in R Zone.	Modification u/s 30 is proposed to be sanctioned.
81	EP-MW81	MMW68	ES 21	DOS 2.6 (Recreation Ground)	Designation of Recreation Ground ( DOS 2.6) is deleted and 'Layout RG' text is shown.	Modification u/s 30 is proposed to be sanctioned.
82	EP-MW82	MMW70	ES 08	NDZ	No Development Zone is changed and shown as SDZ- II.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ .
83	EP-MW83	MMW70	ES 08	ROS 1.5 (Garden /Park)	Green Belt kept below High Tension Lines.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ .
84	EP-MW84	MMW71	ES 21	DSA 3.2 (Cinema Theatre)	Part portion of designated Cinema Theatre (DSA 3.2) is changed to Rehabilitation and Resettlement (RR 2.1).	Modification u/s 30 is proposed to be sanctioned.
85	EP-MW85	MMW72	ES 17	DPU2.1 (Petrol Pump)	6.00 m wide existing road is shown.	Modification u/s 30 is proposed to be sanctioned.
86	EP-MW86	MMW74	ES16	DOS 1.4 (Playground)	Playground ( DOS 1.4) is deleted and 'layout RG' text is shown.	Modification u/s 30 is proposed to be sanctioned.

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87	EP-MW'87	MMW75	ES 21	ROS 1.5 (Garden /Park)	The 30 % reservation of Garden / Park ( ROS 1.4) is changed to Reservation of Police Facilities(RPU 3.4)	Modification u/s 30 is proposed to be sanctioned.
88	EP-MW'88	MMW79	ES 17	R zone	Designation of Primary/ Secondary School(DE1.2)is shown	Modification u/s 30 is proposed to be sanctioned.
89	EP-MW'89	MMW80	ES 17	R zone	Designation of Primary/ Secondary School(DE1.2)is shown	Modification u/s 30 is proposed to be sanctioned.
90	EP-MW'90	MMW81	ES 17	R Zone	Designation of Primary/ Secondary School(DE1.2)is shown	Modification u/s 30 is proposed to be sanctioned.
91	EP-MW'91	MMW82	ES 17	R Zone	Designation of Primary/ Secondary School(DE1.2)is shown	Modification u/s 30 is proposed to be sanctioned.
92	EP-MW'92	MMW83	ES 21	R Zone	Designation of Primary/ Secondary School(DE1.2)is shown	Modification u/s 30 is proposed to be sanctioned.
93	EP-MW'93	MMW84	ES 17	R Zone	Designation of Primary/ Secondary School(DE1.2)is shown	Modification u/s 30 is proposed to be sanctioned.
94	EP-MW'94	MMW85	ES 21	R Zone	Designation of Primary/ Secondary School(DE1.2)is shown	Modification u/s 30 is proposed to be sanctioned.
95	EP-MW'95	MMW86	ES 21	R Zone	Designation of Primary/ Secondary School(DE1.2)is shown	Modification u/s 30 is proposed to be sanctioned.
96	EP-MW'96	39	ES 21	9.15 proposed Road	9.15 m wide DP Road changed to Garden/Park.	Modification u/s 30 is proposed to be sanctioned.
97	EP-MW'97	54	ES 17, ES 21, ES 08	27.45 m widening to existing road	36.60 m proposed road widening to RC Marg is shown.	Modification u/s 30 is proposed to be sanctioned.
98	EP-MW'98	102	ES 21	ROS 1.4 Reservation of Playground	The reservation of Playground towards eastern side of the Higher Education (RE1.2) is relocated.	Modification u/s 30 is proposed to be sanctioned.
99	EP-MW'99	167	ES 17	Multipurpose Community Centre + ( RSA 2.1)	Reservation of Hospital (RH1.2) shown on the said plot.	Modification u/s 30 is proposed to be sanctioned.

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100	EP- MW100		ES08	ROS 1.4(Playground)	ROS 1.4(Playground)	Reservation ROS1.4 Play ground proposed to be changed to ROS2.7 Green belt on plot bearing CTS no. 219, 218, 221, 220, 221/1 of Village Anik as shown on plan.
101	EP- MW101		ES09	R zone	R zone	Designation of 'Garden / Park' is proposed to be shown as per SRDP 1991 on plot bearing CTS no. 166C, 199 of Village Anik as shown on plan.
102	EP- MW102		ES 21	DOS 1.4 Playground	DOS 1.4 Playground	Designation of DOS 1.4 Playground is proposed to be changed as DOS 1.4+ DSA 2.5 on plot bearing CTS No.505 of village Kirol as shown on plan
103	EP- MW103		ES 21	RMS3.1 Solid Waste Management facilities	RMS3.1 Solid Waste Management facilities	Reservation of RMS3.1 Solid Waste Management facilities is proposed to be deleted partly and included in adjacent predominant Zone on plot bearing CTS No.4A/1 of village Chembur as shown on plan
104	EP- MW104		ES 17	R Zone	R Zone	Reservation of RPU 3.1 (Police Station) is proposed to be shown on plot bearing CTS No.416 of village Chembur as shown on plan.



'N' Ward

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Sr. No.	EP No.	Modification No.	Sheet No.	Proposal as per published plan under Section 26 of the MR&TP Act 1966	Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&TP Act 1966	Substantial Modifications published by the Government under Section 31(1) of the MR&TP Act 1966
1	EP-N01	MN4	ES 25	DOS 1.4 - Play ground	The Designation of DOS 2.1 - Club/ Gymkhana is shown instead of DOS 1.4- Play ground on the part portion where Gymkhana is existing and DOS 1.4 Play ground shown on the remaining area.	Modification u/s 30 is proposed to be sanctioned.
2	EP-N02	MN6	ES 25	Nil	CTS no.'5288' and '5289' is shown instead of 'Heritage III' text on CTS layer	Modification u/s 30 is proposed to be sanctioned.
3	EP-N03	MN7	ES 21, 22	RPU 5.2 - Electricity transmission & distribution facility	RPU 5.2 - Electricity transmission & distribution facility is changed to RT 1.4 - BEST Bus facilities	Modification u/s 30 is proposed to be sanctioned.
4	EP-N04	MN8	ES 29	Existing road	Reservation of RR2.1 - Rehabilitation & Resettlement, Designation of DE 1.1- Municipal school & DH 1.3- Municipal maternity home & 13.40m wide proposed road are extended upto Existing road and designation of DOS1.4 (Playground) & DH1.1- Municipal Dispensary/Health Post are <b>reduced as per realignment of existing road.</b>	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
5	EP-N05	MN10	ES 29	DPU 3.1 - Police station	Spill over designation of DPU3.1 removed	Modification u/s 30 is proposed to be sanctioned.
6	EP-N06	MN11	ES 29	RH 1.2-Hospital	The reservation of RH1.2 - Hospital is deleted from the CTS 525/A, 525/E & 581.	Modification u/s 30 is proposed to be sanctioned.
7	EP-N07	MN12	ES 29	DMS 5.5 - Hydraulic Engineering department facilities	Spill over of Designation (DMS 5.5) HE department facility on CTS 89, Kirol is corrected	Modification u/s 30 is proposed to be sanctioned.

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8	EP-N08	MN13	ES 29	ROS 2.7 - Green Belt & existing road	The Existing road on CTS 4, 4/224, 3 & 2 is realigned along the edge of HE's land towards west side on which 24.00m wide road & ROS 2.7 - green belt is proposed.	Modification u/s 30 is proposed to be sanctioned.
9	EP-N09	MN15	ES 34	NA	The NA - Natural Area is extended upto the existing road	Modification u/s 30 is proposed to be sanctioned.
10	EP-N10	MN17	ES 25	DT 1.6(pt) - Public parking lot	The designation of DT 1.6 (pt) - public parking lot is retained on CTS 227 and deleted from CTS 201 to 226, 228 to 231, 232A; 232B; 233; 234; 235/1; 235/2 of village <b>Kirol</b> .	Modification u/s 30 is proposed to be sanctioned.
11	EP-N11	MN18	ES 30	RSA 5.1 - Exhibition Centre	RSA 5.1 - Exhibition ground spill over Reservation on CTS 51/B is corrected .	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
12	EP-N12	MN18	ES 30	18.3m DP road	18.3m wide DP road is realigned as per approved layout.	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
13	EP-N13	MN18, 82	ES 30	RSA 5.1 - Exhibition Centre	The part portion of CTS 194, Ghatkopar village, between Nallah & Vikhroli village boundary is reserved for RSA 4.8 (Cemetery)	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
14	EP-N14	MN18	ES 30	RSA 5.1 - Exhibition Centre & RT 3.1 - Metro Car shed	The shape of the Car shed is changed so that it is not bifurcating the reservation of RSA 5.1 - Exhibition centre into bits & parcels	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
15	EP-N15	MN19	ES 25	DOS 2.6- RG	The plot under reference is designated as DE 2.1 - college & it is shown in 'N' ward along with adjoining nallah as per approved layout, Survey drawing & SRDP 1991 & N ward boundary is corrected accordingly	Modification u/s 30 is proposed to be sanctioned.
16	EP-N16	MN19	ES 25	DE 1.2-Primary & Secondary school	The designation of plot under reference is changed from DE 1.2- primary & secondary school to DE 2.1.	Modification u/s 30 is proposed to be sanctioned.
17	EP-N17	MN19	ES 25	ROS 1.4-Play Ground	The reservation of ROS 1.4 - Play Ground is shown as Designation of DOS 1.4 - play ground.	Modification u/s 30 is proposed to be sanctioned.

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18	EP-N18	MN26	ES 29	R Zone	Reserved for RR1.5 - Municipal Housing	Modification u/s 30 is proposed to be sanctioned.
19	EP-N19	MN27	ES 25	R Zone	Reserved for Retail Market RSA1.2 & RR2.1 Rehabilitation & Resettlement	Modification u/s 30 is proposed to be sanctioned.
20	EP-N20	MN28	ES 29	R Zone	Designated as DH 3.2 - Private Hospital	Modification u/s 30 is proposed to be sanctioned.
21	EP-N21	MN29	ES 29	R Zone	Designated DSA 3.8 - Public Hall is shown.	Modification u/s 30 is proposed to be sanctioned.
22	EP-N22	MN30	ES 30	R Zone & Multiple Reservations	The 13.40m wide proposed road is retained as per SRDP 1991 & also existing on site	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
23	EP-N23	MN31	ES 29	Existing Road	The 18.30m widening to existing road along saryodaya hospital is shown as per SRDP 1991.	Modification u/s 30 is proposed to be sanctioned.
24	EP-N24	MN32	ES 29	I Zone	The land bearing CTS 4025, 4026, 4027, 4028, 4029 & 4033A of village Ghatkopar Kirol are reserved for RMS 1.3 Municipal facilities	Modification u/s 30 is proposed to be sanctioned.
25	EP-N25	MN33	ES 29	RPU 3.2 - Police Chowky	9.15m Access road to RPU 3.2 - Police Chowky is shown as per relocation/realignment approval vide no. MCP/714 dated 12/02/2016	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
26	EP-N26	MN33	ES 29	DOS2.6 - Recreation Ground & RPU 3.2 - Police Chowky	The shape of RG and Policy Chowky is modified by keeping both the areas intact.	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
27	EP-N27	MN34	ES 34 & 38	ROS 1.5 - Garden Park	In this case the Development permission for relocation has been approved under no. - CHE/5480/DPES dt. 08/09/2011 IOD - CE/6408/BPES/AN dt. 28/03/2008 CC - dt. 29/03/2008 Accordingly the cognizance is taken as per the details given as under Amenity is shown as per approved relocation & approved layout	Modification u/s 30 is proposed to be sanctioned as shown on Plan.

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28	EP-N28	MN34	ES 34 & 38	I Zone	In this case the Development permission for relocation has been approved under no. - CHE/5480/DPES dt. 08/09/2011 IOD - CE/6408/BPES/AN dt. 28/03/2008 CC - dt. 29/03/2008 Accordingly the cognizance is taken as per the details given as under Residential zone shown instead of Industrial zone as I to R/C is approved	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
29	EP-N29	MN34	ES 34 & 38	ROS 1.5 - Garden Park	In this case the Development permission for relocation has been approved under no. - CHE/5480/DPES dt. 08/09/2011 IOD - CE/6408/BPES/AN dt. 28/03/2008 CC - dt. 29/03/2008 Accordingly the cognizance is taken as per the details given as under Additional ROS 1.5 - Garden & Park which was neither in SRDP 1991 nor EDDP 2034 & hence it is deleted as I to R is not approved.	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
30	EP-N30	MN34	ES 34 & 38	27.45m widening to existing road	In this case the Development permission for relocation has been approved under no. - CHE/5480/DPES dt. 08/09/2011 IOD - CE/6408/BPES/AN dt. 28/03/2008 CC - dt. 29/03/2008 Accordingly the cognizance is taken as per the details given as under The alignment of existing road is corrected as per CTS boundary & approved layout	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
31	EP-N31	MN34	ES 34 & 38	ROS 2.7- Green Belt	In this case the Development permission for relocation has been approved under no. - CHE/5480/DPES dt. 08/09/2011	Modification u/s 30 is proposed to be sanctioned as shown on Plan.

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					<p><b>IOD - CE/6408/BPES/AN dt. 28/03/2008 CC - 29/03/2008</b></p> <p>Accordingly the cognizance is taken as per the details given as under                      24.00m wide proposed DP road over defunct TANSa pipe line &amp; remaining area under pipeline is reserved for Green belt but the ROS 2.7 is spilled over on the layout RG for the plot under reference. hence the ROS 2.7 reservation boundary is corrected as per the boundary of pipe line</p>	
32	EP-N32	MN35	ES 29	DAM-Designated Amenity Space	<p>Amenity space boundary is corrected as per revised I to R / N / 27 permission vide no. CHE/ 5215/DPES dated 28.06.2016 and RAM is shown instead of DAM.</p>	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
33	EP-N33	MN36	ES 29	DAM -Designated Amenity Space	<p>The boundary of DAM - Designated amenity space is corrected as per approval</p>	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
34	EP-N34	MN36	ES 29	Existing Road	<p>The existing road is deleted</p>	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
35	EP-N35	MN37	ES 29 & ES 30	I zone	<p>Shown as 'C' zone instead of I zone as I to R is approved</p>	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
36	EP-N36	MN37	ES 29 & ES 30	DAM-Designated Amenity Space	<p>Shown as RAM - Reserved amenity space instead of DAM - as per approved layout</p>	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
37	EP-N37	MN37	ES 29 & ES 30	12.20m wide existing road	<p>Alignment of road is shown as per approved amended layout</p>	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
38	EP-N38	MN38	ES 29	DOS2.6-Recreation Ground	<p>Designation of DOS 2.6 - Recreation Ground, DSA 3.8 - Public hall &amp; DH 3.2 - Hospital are corrected as per approved layout vide no. CE/127/BSIII/LON dated 09/01/1978</p>	Modification u/s 30 is proposed to be sanctioned.

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39	EP-N39	MN39	ES 29	13.40 mtr. DP road	13.40m wide SRDP 1991 DP road which was an access road to PG & MAP is deleted as a new DP road along railway track has been added.	Modification u/s 30 is proposed to be sanctioned.
40	EP-N40	MN40	ES 29	6.10m wide DP road	6.10m wide proposed DP road is deleted	Modification u/s 30 is proposed to be sanctioned.
41	EP-N41	MN41 & 87	ES 29	18.30m proposed widening	The Jawhar road is maintained (widening / DP Road) with 18.30m width upto the AGLR	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
42	EP-N42	MN42	ES 29	Existing Road	Existing road is deleted	Modification u/s 30 is proposed to be sanctioned.
43	EP-N43	MN43	ES 25	13.40m wide proposed DP road	The proposed 13.40m road is deleted & the parallel road in front of Fatema school is widened to 18.30m upto MG road.	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
44	EP-N44	MN43	ES 25	18.30m wide proposed DP road	The road under reference is 24.00m wide DP road from Eastern Express Highway to shantipath & it is relocated along the police staff quarters boundary.	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
45	EP-N45	MN43	ES 25	Existing Road	The road is shown as existing on site which is a layout road. Hence it is deleted	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
46	EP-N46	MN44 & 8	ES 33	1. 13.40m wide proposed road 13.40m wide proposed road 3. approx 6m wide existing	13.40m wide proposed road is deleted & 9m wide existing road is widen to 13.40m width	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
47	EP-N47	MN45	ES 29	9.15m wide proposed road	9.15m wide DP road is deleted	Modification u/s 30 is proposed to be sanctioned.
48	EP-N48	MN47	ES 34	Existing road	Existing road adjoining school through CTS 59 is deleted	Modification u/s 30 is proposed to be sanctioned.
49	EP-N49	MN48	ES 29	13.40m wide DP road with same alignment as SRDP 1991	The proposed 13.40m wide DP road alignment is changed.	Modification u/s 30 is proposed to be sanctioned.

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50	EP-N50	MN49	ES 34	Existing road	The existing road as shown in RDDP 2034 is not situated on site, hence it is deleted & the existing road which is existing on site as per SRDP 1991 is shown.	Modification u/s 30 is proposed to be sanctioned.
51	EP-N51	MN50	ES 25	Part 18.30m wide existing road & part 18.30m wide proposed road widening	18.30m proposed widening after junction is reduced to 12.2m width.	Modification u/s 30 is proposed to be sanctioned.
52	EP-N52	MN51	ES 30	13.40m wide DP road	The 13.40m wide existing road is realigned as per approved layout	Modification u/s 30 is proposed to be sanctioned.
53	EP-N53	MN52	ES 25	13.40m wide Proposed DP Road	Proposed road is deleted and shown as existing from CTS 778/9	Modification u/s 30 is proposed to be sanctioned.
54	EP-N54	MN53	ES 25	6m wide existing road	Exiting road from MG road to welfare centre is proposed to widen to 9.15m.	Modification u/s 30 is proposed to be sanctioned.
55	EP-N55	MN53	ES 25	R Zone	9.15m wide road is proposed from Ramji ashar lane upto welfare centre as a DP road	Modification u/s 30 is proposed to be sanctioned.
56	EP-N56	MN54	ES 34	36.6m Proposed widening	Width of LBS road is corrected from 36.60m to 30.50m	Modification u/s 30 is proposed to be sanctioned.
57	EP-N57	MN55	ES 29	Existing road	Alignment of the road is corrected as per CTS boundary of the layout	Modification u/s 30 is proposed to be sanctioned.
58	EP-N58	MN56	ES 29	Existing road	The existing road is shown with actual width of 13.40m	Modification u/s 30 is proposed to be sanctioned.
59	EP-N59	MN59	ES 25	ROS1.4- Playground, DOS1.4 Playground, RE1.1- Municipal School, RE1.2- Primary & Secondary School, RH1.2- Hospital, DR1.2- R&R	9. a. The Reservation of ROS 1.4 Play ground is deleted and shown as DR1.2 Police Staff Quarters b. Play Ground is designated as DOS1.4 + DOS2.4 (Parade Ground + Sports Complex) c. Only the open space designation as per 1991 DP is shown as DOS 1.5 Garden/Park & remaining area reserved for ROS 1.5 Garden/Park & DR 1.2 Police Staff Quarters d. The D.P.Road along the High Tension Line	Modification u/s 30 is proposed to be sanctioned as shown on Plan.

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60	EP-N60	MN59	ES 25	DO 2.1 - Government Office	is retained & the internal D.P.Road is deleted e. All other Reservations, Designations & Roads are maintained as SRDP 1991	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
61	EP-N61	MN59	ES25	DOS 2.6 - Recreation Ground	The Designation of DOS 2.6 - Recreation Ground is shown as per SRDP 1991 relocation	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
62	EP-N62	MN62	ES 29	RSA 6.1 - Care centre	The reservation of RSA 6.1 - Care centre is deleted & is reserved for ROS 1.5- Garden/Park	Modification u/s 30 is proposed to be sanctioned.
63	EP-N63	MN63	ES 29	RMS3.1+RSA6.3- SWM Facilities+Public Convenience	The reservation of RMS 3.1 - solid waste management facility is deleted & reserved for RSA 6.1 - care centre	Modification u/s 30 is proposed to be sanctioned.
64	EP-N64	MN64	ES 26	DR 1.4 - BEST Housing	The designation of DR 1.4 - BEST Housing is deleted & included in to R zone Ref: Approved layout vide no. CE/196/BSI/LON dated. 15/10/93	Modification u/s 30 is proposed to be sanctioned.
65	EP-N65	MN64	ES 26	ROS 1.5 - Garden/Park	The Reservation of ROS 1.5 - Garden/ Park only on existing road is deleted Ref: Approved layout vide no. CE/196/BSI/LON dated. 15/10/93	Modification u/s 30 is proposed to be sanctioned.
66	EP-N66	MN64	ES 26	RH 1.2 - Hospitals & RPU 2.1- Fuel station	The reservation of RH 1.2 - Hospital is changed to Municipal Facilities RMS1.3 on part plot & ROS 1.5 - Garden/ Park on remaining portion Ref: Approved layout vide no. CE/196/BSI/LON dated. 15/10/93	Modification u/s 30 is proposed to be sanctioned.
67	EP-N67	MN65	ES 34	ROS1.5 -public open space & ROS 2.4-Municipal sports complex	Shown as ROS 2.5 - Sports Complex instead of ROS 1.5 & ROS 2.4	Modification u/s 30 is proposed to be sanctioned.
68	EP-N68	MN65	ES 34	Ghatkopar Kopairkhairme link	The proposed Ghatkoper Kopairkhairme link	Modification u/s 30 is proposed to be sanctioned.



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				road	road is deleted.	sanctioned.
69	EP-N69	MN66	ES 29	R Zone	9.15m wide road is proposed as access to designated PG in 'L' ward.	Modification u/s 30 is proposed to be sanctioned.
70	EP-N70	MN66	ES 29	RR2.1 - Rehabilitation & resettlement	RR2.1 - Rehabilitation & resettlement partly changed as RH 1.3- Municipal Maternity home on west side of newly proposed 9.15m road	Modification u/s 30 is proposed to be sanctioned.
71	EP-N71	MN67	ES 29	ROS 1.5 - Garden & Park	The Designation of DE 1.2 - Primary & secondary school & reservation of ROS 1.4 - Play ground is retained as per SRDP 1991	Modification u/s 30 is proposed to be sanctioned.
72	EP-N72	MN69	ES 29	RE1.1 - Municipal School ROS 1.4 - Playground	RE 1.1 - Municipal school & ROS 1.4 - Play Ground deleted and reserved as RR2.2 - Affordable housing	Modification u/s 30 is proposed to be sanctioned.
73	EP-N73	MN70	ES 29	RR2.1 - Rehabilitation & Resettlement	CTS 67 is shown as C.T.S.No.37 is reserved as ROS1.4 Play Ground with access of 9.15m to the Play Ground	Modification u/s 30 is proposed to be sanctioned.
74	EP-N74	MN71	ES 25	R Zone	Designated as DE 1.2 (Primary & Secondary School)	Modification u/s 30 is proposed to be sanctioned.
75	EP-N75	MN72	ES 37, ES 38, ES 34 & ES 33	NDZ	The NDZ land located on 1(pt) of Ghatkopar village falling in 'S' ward & partly in 'L' ward is now shown as SDZ I and marked as N/1	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - I is changed to SDZ .
76	EP-N76	MN73	ES 26	NDZ	The NDZ land located on CTS no. 194A (pt) of Ghatkopar & 1(pt) of Vikhroli village bounded by 'Natural water course' on North side & 'S' & 'M/E' ward boundary on east side is now shown as SDZ I and marked as N/2 18.30m new proposed road is shown along north-east boundary of CTS 195A/3 to provide an access to SDZI zone. The part portion of NDZ land located on	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - I is changed to SDZ .

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					seaward side of HTL is now shown as 'NA'	
77	EP-N77	MN74	ES 26	DMS 4.1 - Sewerage treatment plant & facilities	Land adm. 3250.00 sq.m. is allotted to Tata Power Co, is to be shown as Sewage Pumping Station DMS 4.1 with reservation of RPU 5.2	Modification u/s 30 is proposed to be sanctioned.
78	EP-N78	MN75	ES 29	I zone	CTS 192 of Kirol village is shown as DT3.1 (Airport/Helpad)	Modification u/s 30 is proposed to be sanctioned.
79	EP-N79	MN81	ES-25	DPU 5.2- Electricity transmission & distribution facility	The designation of DPU 5.2 - Electricity transmission & distribution facilities is deleted	Modification u/s 30 is proposed to be sanctioned.
80	EP-N80	83	ES 25	DOS2.2 - Swimming pool	The reservation of ROS 2.4 (Municipal Sports Complex) is added with the designation of DOS 2.2 (Swimming Pool)	Modification u/s 30 is proposed to be sanctioned.
81	EP-N81	88	ES 29	ROS 1.5 - Garden/Park	The part portion of CTS 174A, Kirol Village is designated as DE1.2 (Primary & Secondary School)	Modification u/s 30 is proposed to be sanctioned.
82	EP-N82	99	ES 21	RR1.3-Government Staff quarter	The reservation of RR 1.3 (Government staff quarter) is changed to Designation of DR1.3 (Government staff quarter)	Modification u/s 30 is proposed to be sanctioned.
83	EP-N83	172	ES 30	DT1.4-BEST Bus depot	The 27.45m wide road is retained as per SRDP 1991	Modification u/s 30 is proposed to be sanctioned.
84	EP-N84		ES34	DOS1.4-Play Ground & DOS 2.6 -Recreation Ground	The Modification nos . For all the layout RG's should be MGEN02 instead of MGEN04	Modification u/s 30 is proposed to be sanctioned.
85	EP-N85		ES30	I Zone	I Zone	Reservation of RT4.2 ( Railway Terminus) is proposed to be shown on plot bearing CTS no.51A of village Vikhroli as shown on plan.
86	EP-N86		ES 29	DH1.3- Municipal Maternity Home	DH1.3- Municipal Maternity Home	Designation of DH1.3 (Municipal Maternity Home) is deleted and proposed to be shown as RE1.1 (Municipal School) & ROS1.4 (PG) on plot bearing CTS no.146 (pt), 312/5, 312/6 of village Kirol & Ghatkopar Kirol as shown on plan.

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87	EP-N87		ES25	R Zone	R Zone	Reservation of 'RR1.5+RH1.1 (Municipal Housing+Municipal Dispensary/Health Post) is proposed to be shown on plot bearing CTS No 266(pt), 266A(pt) & 266B(pt) of village Ghatkopar Kirol as shown on Plan.
88	EP-N88		ES 25	R Zone	R Zone	Designation of RG is proposed to be shown on plot bearing CTS no 4864(pt) of village Ghatkopar Kirol as shown on plan.
89	EP-N89		ES 25	ROS 1.5 Garden/Park	ROS 1.5 Garden/Park	Reservation of ROS 1.5 Garden/Park shown on 4830, 4831 of Ghatkopar Kirol is proposed to be deleted and reserved for RO2.1 Government Office as shown on Plan.

**'PN' Ward**

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<b>Sr. No.</b>	<b>EP No.</b>	<b>Modifi- cation No.</b>	<b>Sheet No.</b>	<b>Proposal as per published plan under Section 26 of the MR&amp;TP Act 1966</b>	<b>Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&amp;TP Act 1966</b>	<b>Substantial Modifications published by the Government under Section 31(1) of the MR&amp;TP Act 1966</b>
1	EP-PN01	MPN2, 249	W/S 43	Municipal School (RE1.1)	Typing error is corrected and reservation code Municipal Dispensary/ Health Post (RH1.1) is shown.	Modification u/s 30 is proposed to be sanctioned
2	EP-PN02	MPN3	W/S 46	Play ground (ROS1.4)	Reservation of Play ground (ROS1.4) is changed as designation of Play ground (DOS1.4) on CTS 16/A/1 & 12A/2C.	Modification u/s 30 is proposed to be sanctioned
3	EP-PN03	MPN6	W/S 43	Municipal Office (DO1.3)+ Road Depot (DMS1.1) + Disaster Management Facilities (RO3.1)	The Boundary of designation of Municipal Office (DO1.3+ ) is shown upto the Nalla keeping the buffer zone.	Modification u/s 30 is proposed to be sanctioned

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4	EP-PN04	MPN7	WS 48	Welfare Centre (DSA2.5) + Library (DSA2.8)	The designation of Welfare Centre + Library is shown as (DSA2.5+) as per SRDP 1991.	Modification u/s 30 is proposed to be sanctioned
5	EP-PN05	MPN13	WS 42	Garden/Park (ROS1.5)	Reservation of Garden/Park(ROS1.5) is retained as per approved relocation and the additional reservations of Garden/Park (ROS1.5) and Multipurpose Community Centre (RSA2.1) are deleted	Modification u/s 30 is proposed to be sanctioned
6	EP-PN06	MPN14	WS 48	13.4m DP Road,	1) 13.40 meter DP Road is deleted.	Modification u/s 30 is proposed to be sanctioned
7	EP-PN07	MPN15	WS 47	Recreation Ground (DOS2.6)	DOS2.6 (Recreational Ground) is reserved as Affordable Housing (RR2.2 ) and rest of the reservation is retained as Recreational Ground (DOS2.6 ) and Garden/Park (ROS1.5) by deleting part portion of RR2.2 (Affordable Housing).	Modification u/s 30 is proposed to be sanctioned
8	EP-PN08	MPN16	WS 43	R Zone	The reservation of Municipal School (RE1.1) is shown.	Modification u/s 30 is proposed to be sanctioned
9	EP-PN09	MPN17	WS44	Garden/Park (ROS1.5)	Extended the boundary of Garden/Park (ROS1.5) reservation on CTS 390A of village Kurur	Modification u/s 30 is proposed to be sanctioned
10	EP-PN10	MPN18	WS 43	R Zone	The designation of Retail Market ( DSA1.2) is shown.	Modification u/s 30 is proposed to be sanctioned
11	EP-PN11	MPN19	WS 43	R Zone	The reservation of Play Ground (ROS1.4) is shown.	Modification u/s 30 is proposed to be sanctioned
12	EP-PN12	MPN20	WS44	R Zone	The reservation of Garden/Park (ROS1.5) is shown.	Modification u/s 30 is proposed to be sanctioned
13	EP-PN13	MPN21	WS 43	1) Cattle Pound (DP3.1) 2) Garden/Park (ROS1.5)	Designation of Cattle Pound (DP3.1) and reservation of Garden/Park (ROS1.5) is shown as per SRDP 1991	Modification u/s 30 is proposed to be sanctioned
14	EP-PN14	MPN 22, 179	WS 48	9.15m DP road	13.40 mts. D.P. Road is shown on Eastern side of railway upto existing road.	Modification u/s 30 is proposed to be sanctioned
15	EP-PN15	MPN23	WS48	Higher Education (RE2.1)	Extension of Higher Education (RE2.1) is deleted	Modification u/s 30 is proposed to be sanctioned
16	EP-PN16	MPN24	WS 43	1) 18.3m DP road(3 Nos) 2) 9.15m proposed widening	The reservations of 2 nos pf Garden/Park (ROS1.5) and 1 no. of PG (ROS1.4) as well as	Modification u/s 30 is proposed to be sanctioned

1	2	3	4	5	6	7
				3) 12.2m DP road 4) Garden/Park (ROS1.5) (2 Nos) and Playground (ROS1.4) (1 No)	18.30 m. (3no.s), 9.15 m. DP Road are shown as per approved relocation.	
17	EP-PN17	MPN25	WS 47	Garden/Park (ROS1.5)	Shape of reservation of Garden/Park (ROS1.5) is corrected	Modification u/s 30 is proposed to be sanctioned
18	EP-PN18	MPN26	WS48	Garden/Park (ROS1.5)	Reservation of Garden/Park (ROS1.5) is shown as per S.R.D.P. 1991.	Modification u/s 30 is proposed to be sanctioned
19	EP-PN19	MPN26	WS48	12.2m, 9.15m DP road	12.20 mts. wide D.P.Road is shown as 9.15 mts. wide D.P. road as per S.R.D.P. 1991.	Modification u/s 30 is proposed to be sanctioned
20	EP-PN20	MPN26	WS48	18.3m, 9.15m DP road	9.15 mts. & 18.30 mts. wide D.P.Roads are shown as per S.R.A. approval.	Modification u/s 30 is proposed to be sanctioned
21	EP-PN21	MPN27	WS 44	18.3m proposed widening	The widening of road is shown as per realignment	Modification u/s 30 is proposed to be sanctioned
22	EP-PN22	MPN28	WS 43	Garden/Park (ROS1.5)	Reservation of Garden/Park (ROS1.5) is deleted and Text of Layout RG is shown.	Modification u/s 30 is proposed to be sanctioned
23	EP-PN23	MPN29	WS 47	Play Ground (ROS1.4)	Out of the total reservation of Play ground (ROS1.4), the part portion of Playground (ROS1.4) admeasuring 4111.06 sq.mts. is deleted and Text of Layout R.G. Is shown .	Modification u/s 30 is proposed to be sanctioned
24	EP-PN24	MPN30	WS 44, 48, 49	18.3m proposed widening	The alignment of the 18.3 mt. proposed road widening is shown equally on either side of the existing road.	Modification u/s 30 is proposed to be sanctioned
25	EP-PN25	MPN31	WS 31	1) 18.3m DP road, Water Transport Terminal (RT2.1) 2) NDZ	18.3m DP road is shifted to the North edge of the reservation passing through the land bearing C.T.S. Nos. 1506, 1507 & 1508 of village Erangal.	Modification u/s 30 is proposed to be sanctioned
26	EP-PN26	MPN32	WS 43	9.15m Dp road	The widening is shown equally on either side for 9.15 mt. D.P. road.	Modification u/s 30 is proposed to be sanctioned
27	EP-PN27	MPN33	WS 48	Shown as existing road	The road shown in the said CTS No.92C of village Valnai is deleted.	Modification u/s 30 is proposed to be sanctioned
28	EP-PN28	MPN34	WS 43	9.15m DP road	9.15m wide DP road is deleted as It is proposed over existing building.	Modification u/s 30 is proposed to be sanctioned

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29	EP-PN29	MPN35	W/S 43	13.4m DP road	The 13.4m DP road is deleted and a cul-de-sac is shown to the existing road.	Modification u/s 30 is proposed to be sanctioned
30	EP-PN30	MPN37	W/S 32, 36, 37	18.3m DP road	Road is shown as existing road.	Modification u/s 30 is proposed to be sanctioned
31	EP-PN31	MPN38	W/S 26	27.45m DP road	The width of 27.45 mts. wide D.P.Road is reduced to 18.30 mts. with East side of the road touching the Pond, as it is connecting 27.45 mts. wide & 13.40 mts. wide roads.	Modification u/s 30 is proposed to be sanctioned
32	EP-PN32	MPN39	W/S 43	13.4m DP road	13.4m DP road is deleted and 13.4m proposed widening to the existing road is shown to the adjoining road.	Modification u/s 30 is proposed to be sanctioned
33	EP-PN33	MPN40	W/S 48	9.15m DP road	The road is retained as per SRDP 1991 & proposed 9.15m DP road is deleted.	Modification u/s 30 is proposed to be sanctioned
34	EP-PN34	MPN41	W/S 43	Existing road	The road inside the plot is deleted.	Modification u/s 30 is proposed to be sanctioned
35	EP-PN35	MPN42	W/S 44	Existing road	The alignment of existing road is shown through CTS No.819A of village Malad (E).	Modification u/s 30 is proposed to be sanctioned
36	EP-PN36	MPN43	W/S 38, 43	Police Chowky (RPU3.2) and 9.15m Dp road	9.15m DP road is deleted & the reservation of Police Chowky (RPU3.2) is shifted towards P/South ward boundary.	Modification u/s 30 is proposed to be sanctioned
37	EP-PN37	MPN44	W/S 43	Existing road	The realignment of existing road is shown as per site condition	Modification u/s 30 is proposed to be sanctioned
38	EP-PN38	MPN45, MPN 53	W/S 44	13.4m and 36.6m proposed widening	36.6m proposed widening is corrected by showing along the boundary of CTS 692A/3 of village Malad (E).	Modification u/s 30 is proposed to be sanctioned
39	EP-PN39	MPN46	W/S 47, 52	18.3m DP road	Alignment of DP road is changed as per the realignment approved.	Modification u/s 30 is proposed to be sanctioned
40	EP-PN40	MPN47	W/S 48	Existing road shown	Existing road along with 9.15m DP road link on North side is deleted.	Modification u/s 30 is proposed to be sanctioned
41	EP-PN41	MPN48	W/S 43	9.15m DP Road	DP road of 9.15m is deleted and the land is included in reservation of Playground (ROS1.4) & Rehabilitation & Resettlement (RR2.1).	Modification u/s 30 is proposed to be sanctioned

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42	EP-PN42	MPN49	W/S 49	13.4m DP road	13.4m DP road alignment is shifted abutting reservation of Garden/Park (ROS1.5) on North side.	Modification u/s 30 is proposed to be sanctioned
43	EP-PN43	MPN50	W/S 47	R-Zone, 18.3m DP road and Reservation of Government Office (RO2.1)	2 Nos of 18.3m DP road East-West affecting the land under reference(CTS No: 507) are deleted.	Modification u/s 30 is proposed to be sanctioned
44	EP-PN44	MPN51	W/S 47	18.3m DP road	18.3m DP road is deleted from C.T.S.No. 1187 to C.T.S.No. 1162 of village Malvani and proposed widening to the existing adjoining road from C.T.S. No. 605 to C.T.S. No. 1162 of village Malvani is shown.	Modification u/s 30 is proposed to be sanctioned
45	EP-PN45	MPN 52, 242	W/S 43	18.3m DP Road	18.30 mts. D.P. Road is shown as per SRDP 1991 by deleting MPN 52	Modification u/s 30 is proposed to be sanctioned
46	EP-PN46	MPN53	W/S 44	36.6m proposed widening road and 18.3m Dp road	18.3m DP road is shown as existing road of 18.3m width.	Modification u/s 30 is proposed to be sanctioned
47	EP-PN47	MPN54	W/S 42, 43	Shown existing road	The roads being internal layout roads, the same are deleted.	Modification u/s 30 is proposed to be sanctioned
48	EP-PN48	MPN55	W/S 43	Existing road shown	There is no existing road between CTS No.2/7 and CTS No.2/11 and the same is deleted.	Modification u/s 30 is proposed to be sanctioned
49	EP-PN49	MPN56	W/S 48	No road shown	Existing road is shown.	Modification u/s 30 is proposed to be sanctioned
50	EP-PN50	MPN57	W/S 27, 32,36, 37, 42	No DP road	NDZ is shown as SDZ. Also new DP roads of 36.6m and 27.45m wide are proposed for better connectivity between MHADA colony in PN ward to STP (DMS4.1) in KW ward. 27.45m proposed widening is shown to existing 18.30m road from Daravali village upto Malad-Madh Road.	Modification u/s 30 is proposed to be sanctioned
51	EP-PN51	MPN58, MPN 94	W/S 43	Primary & Secondary School (DE1.2), Municipal School (RE1.1)	The entire designation of Primary and Secondary school & adjoining reservation of Municipal School. (RE1.1) is deleted and reserved for Affordable housing (RR2.2).	Modification u/s 30 is proposed to be sanctioned
52	EP-PN52	MPN59	W/S 26	Tank/Pond/Lake (DOS1.1)	The plot is kept in Natural Area zone.	Modification u/s 30 is proposed to be sanctioned
53	EP-PN53	MPN61	W/S	NDZ	The land is kept in Residential zone with	Modification u/s 30 is proposed to be sanctioned

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			47		reservation of Affordable Housing (RR2.2).	sanctioned
54	EP-PN54	MPN62, MPN 72	WS 39, 44	NDZ	Reservation of Affordable Housing (RR2.2) in Special Development Zone is shown	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ
55	EP-PN55	MPN63	WS 47	Municipal Market with vending zone (RSA1.1)	Extra portion of reservation of Municipal market (RSA 1.1) is deleted and shown as designation of College (D.E. 2.1).	Modification u/s 30 is proposed to be sanctioned
56	EP-PN56	MPN 64, 248	WS 43	Municipal School (RE1.1)	Reservation of Municipal School (RE1.1) & modification No MPN 64 is deleted and Garden/Park (ROS 1.5) is shown.	Modification u/s 30 is proposed to be sanctioned with following changes Reservation of Municipal School (RE1.1) is proposed to be deleted and text of layout RG is shown
57	EP-PN57	MPN 66	WS 39	Garden/Park (ROS1.5), 18.3m proposed widening and NA	18.3m proposed widening	Modification u/s 30 is proposed to be sanctioned as shown on plan
58	EP-PN58	MPN68	WS 43	Multipurpose Community Centre (RSA2.1) and Homeless Shelter (RSA2.9)	The reservation of Art Gallery (RSA3.6) is shown by deleting reservation of Homeless Shelter (RSA2.9).	Modification u/s 30 is proposed to be sanctioned
59	EP-PN59	MPN69	WS 43	Municipal School (RE1.1)	Reservation of Municipal Primary school (RE1.1) is deleted and retained reservation of Parking Lot (RT1.6).	Modification u/s 30 is proposed to be sanctioned
60	EP-PN60	MPN70	WS 43	Garden/Park (ROS1.5)	CTS no 1406/16/D of village Malad (W) is shown in Commercial zone by deleting the reservation of Garden/Park (ROS1.5) as reservation of Garden/Park (ROS1.5) is already relocated	Modification u/s 30 is proposed to be sanctioned
61	EP-PN61	MPN71, MPN 93	WS 39	NDZ	The No Development zone is shown as reservation of Affordable Housing (RR2.2) in Special Development Zone	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ I is changed to SDZ
62	EP-PN62	MPN73	WS 43	Recreation Ground (DOS2.6)	Designation of Club/ Gymkhana (DOS2.1) is shown on part portion of land bearing CTS no 1406A/16E of Malad (W) and remaining area is shown as Recreation Ground (DOS2.6).	Modification u/s 30 is proposed to be sanctioned
63	EP-PN63	MPN74	WS 47	Playground (ROS1.4)	The reservation of Playground (ROS1.4) between the designation and reservation of Primary & Secondary school (DE1.2 &	Modification u/s 30 is proposed to be sanctioned



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					RE1.2) is shown as reservation of Primary & Secondary school (RE1.2).	
64	EP-PN64	MPN75	WS 48	Garden/Park (ROS1.5)	Garden/Park (ROS1.5) is deleted and Text of Layout R.G. Is shown.	Modification u/s 30 is proposed to be sanctioned
65	EP-PN65	MPN77	WS 26	Govt Office (DO2.1)	Designation of Govt. Office (DO2.1) is corrected as per site condition and remaining area of designation of Govt. Office (DO2.1) is deleted and is kept in Industrial zone.	Modification u/s 30 is proposed to be sanctioned
66	EP-PN66	MPN78	WS 43	Primary Secondary School (DE1.2) and Playground (DOS1.4)	CTS 83 of village Malad (W) is shown as designation of Primary & Secondary school (DE1.2).	Modification u/s 30 is proposed to be sanctioned
67	EP-PN67	MPN79	WS 48	1) Christian Cemetery (DSA4.3), Primary and Secondary School (DE1.2), Playground (DOS1.4) 2) Existing Road	Extra area shown as designation of Playground (DOS1.4) is deleted and shown as Residential zone.	Modification u/s 30 is proposed to be sanctioned
68	EP-PN68	MPN80	WS 47	Affordable Housing (RR2.2), Municipal School (RE1.1) and Playground (ROS1.4)	Reservation of Affordable Housing, Municipal school & Playground are deleted and changed the reservation to Municipal Housing (RR1.5).	Modification u/s 30 is proposed to be sanctioned
69	EP-PN69	MPN81	WS 38, 43	Primary & Secondary School (RE1.2) and Playground (ROS1.4)	Reservation of Primary & Secondary school (RE1.2) and Playground (ROS1.4) are deleted as the reservations are relocated on CTS 97A/2C/2 & 97A/2C/4 in P South Ward.	Modification u/s 30 is proposed to be sanctioned
70	EP-PN70	MPN83	WS 47	NA	Land is kept reserved for Playground (ROS1.4).	Modification u/s 30 is proposed to be sanctioned with following changes Proposed reservation is to be extended upto 27.45 m wide road on north side as shown on plan
71	EP-PN71	MPN87	WS 42		GIS layer of Water body is shown above designation/Reservation layer.	Modification u/s 30 is proposed to be sanctioned
72	EP-PN72	MPN88	WS47	Pump Room (DMS5.2)	The designation of Water Pumping Station (DMS5.2) is changed to designation of Municipal School (DE1.1)+ reservation of Water Pumping Station (RMS5.2).	Modification u/s 30 is proposed to be sanctioned
73	EP-PN73	MPN89	WS44	Existing Road	13.40 M. Proposed road widening is shown affecting CTS no. 500, 717A, 504, 722, 717B,	Modification u/s 30 is proposed to be sanctioned

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74	EP-PN74	MPN90	WS 26	R Zone, Existing road	713, 714, 509/8, 509/1, 509/15 to 509/29 of village Malad (E) Text of Layout RG is incorporated.	Modification u/s 30 is proposed to be sanctioned
75	EP-PN75	MPN91	WS 44	Reservations of Rehabilitation and Resettlement (RR2.1) 2 Nos, Garden/Park (ROS1.5) 3 Nos., Hospitals(RH1.2), Affordable Housing (RR2.2)-2 Nos, Municipal School (RE1.1)- 1 No, Municipal Market with Vending Zone (RSA1.1)- 1 No and School (RE1.1)- 2 Nos, Municipal (ROS1.4)- 2 Nos, Municipal Management Facilities (RMS3.1) (partly) and 2 numbers of 12.20 mts., 1 number of 13.40 mts., 1 number of 18.30 mts. wide D.P.Roads	Reservations of Rehabilitation and Resettlement (RR2.1) 2 Nos, Garden/Park (ROS1.5) 3 Nos., Hospitals(RH1.2), Affordable Housing (RR2.2)-2 Nos, Municipal School (RE1.1)- 1 No, Municipal Market with Vending Zone (RSA1.1)- 1 No and School (RE1.1)- 2 Nos, Municipal Management Facilities (RMS3.1) (partly) and 2 numbers of 12.20 mts., 1 number of 13.40 mts. & 1 number of 18.30 mts. wide D.P.Roads are deleted and kept reserved for Garden/Park (ROS1.5).	Modification u/s 30 is proposed to be sanctioned
76	EP-PN76	MPN 92	WS 39, 44	NDZ & 18.3m DP road, 827A/4A	18.3m DP road on East of MHADA layout is deleted.	Modification u/s 30 is proposed to be sanctioned
77	EP-PN77	MPN96	WS 43	Railway Buffer and Garden/Park (ROS1.5)	The reservation of Garden/Park (ROS 1.5), is deleted and Text of layout R.G.is marked on sheet.	Modification u/s 30 is proposed to be sanctioned
78	EP-PN78	MPN97	WS 43	Playground (DOS1.4)	Designation of Playground (DOS1.4) is deleted and is shown as layout RG.	Modification u/s 30 is proposed to be sanctioned
79	EP-PN79	MPN98	WS 42, WS 47	NDZ	1) Reservation of Garden/Park (ROS 1.5), Sports Complex/Stadium (ROS2.5) , Primary & Secondary School (RE1.2 ) , Care Centre (RSA6.1), Adhar kendra with Skill Development Centre (RSA6.2) bounded by	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ

1	2	3	4	5	6	7
80	EP-PN80	MPN99	W/S 47	NDZ	<p>proposed 36.6mt road widening on west side in village Malvani which was in NDZ now shown as SDZ II and marked as PN-1</p> <p>2) Part portion of land which was in NDZ and is towards the seaward side of HTL shown as NA.</p> <p>1) The land under designation of Sewage Pumping Station (DMS 4.3) , Solid Waste management facility (DMS 3.1 ) on South side Chunnal Girharilal Marg which was in NDZ is now shown as SDZ-II PN-2</p> <p>2) Part portion of land which was in NDZ and is towards the seaward side of HTL shown as NA.</p>	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ
81	EP-PN81	MPN100	W/S 42, W/S 47	NDZ	<p>The NDZ bounded partly by Radio Transmission (DPU4.3) on West side , 13.40 mtr proposed DP road on South side and East side marked as P/N-3 now shown as SDZ-I. The proposed four number of 13.40mtr, 18.30 mtr width deleted and included SDZ-I .The 12.2 mtr. Width propose North-South side DP road now widened 27.45mtr by proposing widening on west side. The said land mark as PN-3 on DP sheet.</p>	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ I is changed to SDZ
82	EP-PN82	MPN101	W/S 47	NDZ	<p>The NDZ bounded by 13.40 mt. proposed road widening on East side and existing road on North side, proposed 18.30 width DP road on West side marked as PN-4 now shown as SDZ-I. The 12.2 mtr. width proposed North-South side DP road now widened to 27.45mtr by proposing widening on West side. The said land mark as PN-4 on DP sheet.</p>	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ I is changed to SDZ
83	EP-PN83	MPN102	W/S 47, 46, 42,	NDZ	<p>1) Entire NDZ land in village Malvani, Marve, Aakse,Erangal bounded by sea on West side marked as PN-5 shown in SDZ II. The existing road in WS-36,37 shown to be</p>	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ

1	2	3	4	5	6	7
84	EP-PN84	MPN103	WS 37/42	NDZ	<p>widened to 18.30 mts connecting proposed 18.30 mts DP road on East side and 27.45mtr proposed road widening on West side. Further a new 12.20 mts DP road proposed on East side of newly proposed reservations which are as under.</p> <p>New reservations of Hospital (RH1.2), Play ground (ROS1.4), Primary &amp; secondary school + Higher Education (RE1.2+RE2.1) on CTS no. 3554(PT) of Village Malvani and Cemetery (RSA4.8), Garden/Park (ROS1.5) on CTS No. 3554(PT) of village Malvani on South-West side of Radio Transmission (DPU 4.3) proposed in SDZ II. 18.30mts wide proposed North-South DP road deleted passing through CTS No. 3554(PT) and 3556(PT) of village Malvani. 18.30mt East-West DP road from CTS No 794 to CTS No 339 passing through CTS No 507 is shifted South side from CTS No. 1162 to CTS No 348. Similarly 18.30mt East-West DP road from CTS No 765 to CTS No 4 passing through CTS No 507 and 4 is shifted North side as shown on sheet.</p> <p>2) Part portion of land which was in NDZ and is towards the seaward side of HTL shown as NA barring DOS 1.3 Beaches</p> <p>3) 9.15m DP road passing through CTS 1750 to CTS1817 is shifted southwards from CTS 1848 to CTS 1823</p>	<p>Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ I is changed to SDZ</p>
	EP-PN84	MPN103	WS 37/42	NDZ	<p>1) The NDZ on CTS no 3556 (pt), CTS no. 2841 (PT) , CTS no. 3554 (PT) of village Malvani shown as SDZ-I marked as PN-6 . 3 no. 18.30mtr. wide DP road in this zone are deleted. The reservation of RR2.1 (2no.) in this zone are deleted. 2no. of 18.30mtr wide North-South DP road newly proposed road in</p>	<p>Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ I is changed to SDZ</p>

1	2	3	4	5	6	7
85	EP-PN85	MPN104	W/S 37/42	NDZ	<p>this zone.</p> <p>2) Part portion of land which was in NDZ and is towards the seaward side of HTL shown as NA</p> <p>1) The NDZ in village Daravali marked as P/N-7 shown in SDZ-II . 18.30mtr wide DP road proposed which connects proposed DP road on West and South side.</p> <p>2) Part portion of land which was in NDZ and is towards the seaward side of HTL shown as NA</p>	<p>Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ</p>
86	EP-PN86	MPN105	W/S 26	NDZ	<p>1) The NDZ in Madh &amp; Erangal village shown as SDZ-I and marked in PN-8</p> <p>2) Part portion of land which was in NDZ and is towards the seaward side of HTL shown as NA</p>	<p>Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ I is changed to SDZ</p>
87	EP-PN87	MPN106	W/S 26	NDZ	<p>The NDZ in Erangal village with NA on East side shown as SDZ-II and marked as PN-9</p>	<p>Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ</p>
88	EP-PN88	MPN107	W/S 26	NDZ	<p>1) The small Island like portion on CTS no. 2243 /16 village Erangal which was shown as NDZ is now partly shown as SDZ-II and marked as PN/10.</p> <p>2) Part portion of land which was in NDZ and is towards the seaward side of HTL shown as NA</p>	<p>Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ</p>
89	EP-PN89	MPN108	W/S 39, 40, 44, 45	NDZ	<p>The NDZ on CTS No 827A ,827A/4B ,827A/4A, 827A/4A/1, 827A/4A/2 of village Malad East marked as PN-11 shown as SDZ-II.</p>	<p>Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ</p>
90	EP-PN90	MPN109	W/S 39, 44	NDZ	<p>The NDZ in village Malad East is now shown as SDZ-II and marked as PN-12. Entire pocket is reserved for Affordable Housing (RR2.2).</p>	<p>Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ</p>
91	EP-PN91	MPN110	W/S 39	NDZ	<p>The NDZ in village Malad East is now shown as SDZ-I and marked as PN-13.</p>	<p>Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ I is changed to SDZ</p>

1	2	3	4	5	6	7
92	EP-PN92	MPN111	W/S 39	NDZ	The NDZ in village Malad East, comprising also designation of Other Education (DE3.1) and Water Pumping Station (DMS5.2) is now entirely shown as SDZ-II and marked as PN-14	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ
93	EP-PN93	MPN113	W/S 44	NDZ	The NDZ in village Malad East is now shown as SDZ-I and marked as PN-16	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ I is changed to SDZ
94	EP-PN94	MPN114	W/S 44/49	NDZ	The NDZ in village Malad East, along SGNP, shown on 13.40 mtr. propose DP road and on part portion of reservation of Cemetery (RSA 4.8) is now shown as NA marked as PN-17	Modification u/s 30 is proposed to be sanctioned
95	EP-PN95	MPN115	W/S 21	NDZ	Designated area under fish and Net drying Yard is shown as (DP1.1).	Modification u/s 30 is proposed to be sanctioned
96	EP-PN96	MPN116	W/S 42	1) Rehabilitation & Resettlement (DR2.1) 2) R Zone	Mother Teresa High School, Eliasawat Urdu High School & Holy Angel High Schools are shown as designation of Primary and Secondary school (DE1.2).	Modification u/s 30 is proposed to be sanctioned
97	EP-PN97	MPN117	W/S 42	NDZ	Designation of Primary and Secondary school (DE1.2) is shown.	Modification u/s 30 is proposed to be sanctioned
98	EP-PN98	MPN118	W/S 47	NDZ	The exiting cemetery is designated as Hindu Traditional/Electric Cemetery (DSA4.1).	Modification u/s 30 is proposed to be sanctioned
99	EP-PN99	MPN119	W/S 39	R Zone	Shown as designated Electricity Transmission and Distribution Facilities (DPU 5.2).	Modification u/s 30 is proposed to be sanctioned
100	EP-PN100	MPN121	W/S 42	NDZ	Designation of Primary and Secondary school (DE1.2) is shown.	Modification u/s 30 is proposed to be sanctioned
101	EP-PN101	MPN122	W/S 43	R Zone	Designation of Primary and Secondary school (DE1.2) is shown.	Modification u/s 30 is proposed to be sanctioned
102	EP-PN102	MPN123	W/S 36	NDZ	Designation of Primary and Secondary school (DE1.2) is shown.	Modification u/s 30 is proposed to be sanctioned
103	EP-PN103	MPN124	W/S 36	NDZ	Designation of Primary and Secondary school (DE1.2) is shown.	Modification u/s 30 is proposed to be sanctioned
104	EP-PN104	MPN125	W/S 49	NDZ	Designation of Primary and Secondary school (DE1.2) is shown.	Modification u/s 30 is proposed to be sanctioned
105	EP-PN105	MPN126	W/S 44	NDZ	Designation of Primary and Secondary school (DE1.2) is shown.	Modification u/s 30 is proposed to be sanctioned

1	2	3	4	5	6	7
106	EP-PN106	MPN127	WS 44	R Zone	Designation of Primary and Secondary school (DE1.2) is shown.	Modification u/s 30 is proposed to be sanctioned
107	EP-PN107	MPN128	WS 48	R Zone	Designation of Primary and Secondary school (DE1.2) is shown.	Modification u/s 30 is proposed to be sanctioned
108	EP-PN108	MPN129	WS 47	NDZ	Designation of Primary and Secondary school (DE1.2) is shown.	Modification u/s 30 is proposed to be sanctioned
109	EP-PN109	MPN131	WS 47	Primary & Secondary School (RE1.2)	The reservation is shown as reservation of Primary & Secondary school (R.E. 1.2) + Multipurpose Community Centre (R.S.A. 2.1).	Modification u/s 30 is proposed to be sanctioned
110	EP-PN110	MPN132	WS 47	R Zone	Designation of Primary and Secondary school (DE1.2) is shown.	Modification u/s 30 is proposed to be sanctioned
111	EP-PN111	MPN133	WS 31	NDZ	The plot is shown as Hindu Traditional/Electric Cemetery (DSA4.1).	Modification u/s 30 is proposed to be sanctioned
112	EP-PN112	MPN134	WS 31	NDZ	The plot is shown as Hindu Traditional/Electric Cemetery (DSA4.1).	Modification u/s 30 is proposed to be sanctioned
113	EP-PN113	MPN135	WS 47, WS 42	NDZ	Reservation of Cemetery (RSA4.8) is shown by deleting No Development zone.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of NDZ is changed to SDZ
114	EP-PN114	MPN135	WS 47, WS 42	Primary & Secondary School (RE1.2)	Reservation of Primary & Secondary School (RE1.2) is changed to Reservation of Playground (ROS1.4)	Modification u/s 30 is proposed to be sanctioned
115	EP-PN115	MPN136	WS 44, 49	Garden/Park (ROS1.5)	Designation of Primary and Secondary school (DE1.2) is shown by deleting part portion admeasuring 725 sq.mts of Garden/Park (ROS1.5)	Modification u/s 30 is proposed to be sanctioned
116	EP-PN116	MPN137	WS 43	Hospital(RH1.2)	Part portion of Hospital (RH1.2) admeasuring 3999.42 sq.mts reservation is deleted and shown as Homeless shelter (RSA2.9).	Modification u/s 30 is proposed to be sanctioned with following changes 1) Reservation of RSA2.9 is proposed to be deleted 2) RH1.2 (hospital) is not included in modification is to be retained as per Section 26

1	2	3	4	5	6	7
117	EP-PN117	MPN138	WS 39	NDZ	Designation of Primary and Secondary school (DE1.2) is shown.	Modification u/s 30 is proposed to be sanctioned
118	EP-PN118	MPN139	WS 43	Garden/Park (ROS1.5)	Reservation of Municipal Facilities (RMS1.3) on 1000 sq.mtr and reservation of Garden/Park (ROS 1.5) on the balance plot is shown.	Modification u/s 30 is proposed to be sanctioned
119	EP-PN119	MPN143	WS 47	Metro/Monorail Car shed (RT3.1)	A label of Special Planning Authority (SPA) is shown on the land and reservation of Court + Government Housing (RPU3.5+) & Higher Education (RE2.1) are retained.	Modification u/s 30 is proposed to be sanctioned
120	EP-PN120	53	WS 31, 36	13.4m DP road	13.40 mts. wide D.P. Road on CTS 17, 30, 27, 24 etc. is widened to 18.30 mts.	Modification u/s 30 is proposed to be sanctioned
121	EP-PN121	58	WS 44	Playground (ROS1.4)	Primary and Secondary School (DE 1.2) is shown by deleting part portion admeasuring 253.83 sq.mts. of Playground (ROS1.4)	Modification u/s 30 is proposed to be sanctioned
122	EP-PN122	67	WS 39	NDZ	Playground (ROS 1.4) is shown by deleting part reservation of Affordable Housing (RR2.2) admeasuring 3169.40 sq.mts.and SDZ II	Modification u/s 30 is proposed to be sanctioned
123	EP-PN123	151	WS 48	R Zone	Reservation of Play ground (ROS 1.4) is shown.	Modification u/s 30 is proposed to be sanctioned
124	EP-PN124	152	WS 48	R Zone	12.20 mts. D.P. Road is shown on CTS 512B, 514 of village Malad West	Modification u/s 30 is proposed to be sanctioned
125	EP-PN125	153	WS 48	Municipal Market with vending zone (RSA1.1)	Reservation of Municipal Market with vending zone RSA1.1 is deleted & reservation of Municipal School+ Multipurpose Community Centre (RE1.1+ RSA2.1) is shown.	Modification u/s 30 is proposed to be sanctioned
126	EP-PN126	180	WS 44	Reservation of Rehab. & Resettlement (RR2.1)	Reservation of Rehabilitation & Resettlement (RR2.1) is changed to Hospital (RH1.2)	Modification u/s 30 is proposed to be sanctioned
127	EP-PN127	207	WS 43	9.15m DP road	9.15 mts. D.P. Road on CTS 472B of village Malad East is deleted.	Modification u/s 30 is proposed to be sanctioned
128	EP-PN128		WS42	Rehabilitation & Resettlement (DR2.1)	Rehabilitation & Resettlement (DR2.1)	3 nos. of Designations of Primary & Secondary School (DE1.2) is to be shown on CS no 2841(PT) of village Malvani
129	EP-PN129		WS47 WS42	18.3m DP road	18.3m DP road	Width of DP roads are to be corrected shown on plan



1	2	3	4	5	6	7
130	EP-PN130		WS39 WS44	Recreation Ground (DOS2.6)	Recreation Ground (DOS2.6)	Spill over of designation RG(DOS2.6) on CTS No: 139, 136, 104B of village Malad (E) is to be detected
131	EP-PN131		WS39	Existing Road	Existing Road	Existing Road is to be shown upto designation of Playground (DOS1.4) bearing CTS no 104A of village Dindoshi
132	EP-PN132		WS43	Play Ground (DOS 1.4)	Play Ground (DOS 1.4)	New Reservation of Swimming Pool (ROS2.2) is to be shown along with designation of Playground (DOS1.4) on CTS no 54, 755, 756A, 756B, 756C, 761, 761/1B & 755 of village Malad West
133	EP-PN133		WS 43, 44	R Zone	R Zone	New Reservation of Garden/Park (ROS1.5) with 9.15m DP road is to be shown on CTS no 821(PT) , 824(PT) , 825(PT) of Village Malad East
134	EP-PN134		WS 43	Playground (ROS1.4) & C Zone	Playground (ROS1.4) & C Zone	New Reservation of Playground (ROS1.4) is to be shown on CTS 418(PT) of village Malad East
135	EP-PN135		WS 37, WS 42	27.45 m wide DP road	27.45 m wide DP road	27.45 m wide DP road is proposed to be widen to 36.6 m wide DP road as shown plan on CTS no 2841(pt) of Village Malvani
136	EP-PN136		WS 47, 48			The plot is reserved for Metro Rail Alignment on CTS no 7(pt) of village Malvani, CTS no 226(pt) of village Malad and CTS no 1(pt) of village Valnai as shown on plan.
137	EP-PN137		WS 44	RH 1.1(Municipal Dispensary/ Health post), 9.15m DP road	RH 1.1(Municipal Dispensary/ Health post), 9.15m DP road	1) RH1.1 is proposed to be deleted and included in predominant adjoining zone 2) 9.15m wide DP road is proposed to be shown as layout road according to approved layout.
138	EP-PN138		WS 36	ROS2.5 (Sports Complex/Stadium)	ROS2.5 (Sports Complex/Stadium)	ROS2.5 is proposed to be changed to ROS2.1 (Club/Gymkhana)
139	EP-PN139		WS 39	NDZ	Green Zone	The said land is proposed to be included in Residential Zone
140	EP-PN140		WS	Existing Road	Existing Road	Proposed road of 18.30m width published

1	2	3	4	5	6	7
			44			under section 37(1AA) vide Govt. notice Dated: 16.10.17 is kept in abeyance
141	EP-PN141		WS26 , WS31	R ZONE	R ZONE	New reservation of ROS1.5 (Garden/Park) is proposed to be shown on CTS 1413 of Village Erangal as shown on plan.
142	EP-PN142		WS43	Dh1.3 Municipal Maternity Home	Dh1.3 Municipal Maternity Home	Designation of DH1.3 Municipal Maternity Home shown on CTS no. 542A & 542D of Village Malad-E is proposed to be deleted and reserved for DH3.2 Private Hospital as shown on plan.

## 'PS' Ward

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<b>Sr. No.</b>	<b>EP No.</b>	<b>Modifi- cation No.</b>	<b>Sheet No.</b>	<b>Proposal as per published plan under Section 26 of the MR&amp;TP Act 1966</b>	<b>Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&amp;TP Act 1966</b>	<b>Substantial Modifications published by the Government under Section 31(1) of the MR&amp;TP Act 1966</b>
1	EP-PS01	MPS9	WS 38	ROS 1.5 (Garden/Park)	The shape of reservation ROS 1.5 is corrected as per approved relocation.	Modification u/s 30 is proposed to be sanctioned
2	EP-PS02	MPS11	WS 33	ROS1.5 (Garden/Park)	The (ROS 1.5) Garden/Park is deleted and land area is shown as per SRDP 1991.	Modification u/s 30 is proposed to be sanctioned
3	EP-PS03	MPS12	WS 33	DOS2.6 (Recreation Ground)	Shape of (DOS2.6) Recreation Ground is retained as per SRDP 1991.	Modification u/s 30 is proposed to be sanctioned
4	EP-PS04	MPS20	WS 38	ROS1.5 (Garden/Park)	1) The (ROS 1.5) Garden/Park on west side of existing road is deleted and said reservation is retained as per SRDP 1991	Modification u/s 30 is proposed to be sanctioned
5	EP-PS05	MPS20	WS 38	RPU 2.1 (Fuel Station)	2) The part of (RPU 2.1) Fuel station deleted and reserved as (ROS 1.5) garden/park as per SRDP 1991.	Modification u/s 30 is proposed to be sanctioned

1	2	3	4	5	6	7
6	EP-PS06	MPS21	WS 33	9.15 m Proposed DP road	1) Proposed 9.15 mtr wide DP road deleted	Modification u/s 30 is proposed to be sanctioned
7	EP-PS07	MPS21	WS 33	RH1.2 (Hospital)	2) Reservation of (RH1.2) Hospital deleted and entire plot is reserved for (ROS1.5) Garden/Park	Modification u/s 30 is proposed to be sanctioned
8	EP-PS08	MPS22	WS 39	45.70 m wide road	1) The road alignment is corrected	Modification u/s 30 is proposed to be sanctioned
9	EP-PS09	MPS22	WS 39	RR2.1 (Rehabilitation & Resettlement)	2) Reservation of RG is retained as (ROS 1.5) Garden/park and (RR 2.1) Rehabilitation and Resettlement is deleted	Modification u/s 30 is proposed to be sanctioned
10	EP-PS10	MPS24	WS 33	ROS1.4 (Playground)	The ROS 1.5 (garden/park) is shown	Modification u/s 30 is proposed to be sanctioned
11	EP-PS11	MPS25	WS 38	RSA1.1 (Municipal Market with Vending Zone)	Shape and area of Market is retained as per SRDP 1991	Modification u/s 30 is proposed to be sanctioned
12	EP-PS12	MPS27	WS 38	ROS 1.5 (Garden/Park)	The reservation of Garden in SRDP 1991 is shown in addition to Reservation of (ROS1.5) Garden Park in RDDP 2034	Modification u/s 30 is proposed to be sanctioned
13	EP-PS13	MPS28 & 59	WS 33	ROS 1.5 (Garden/Park)	MPS 28 is deleted and boundaries of ROS1.5 (Garden/Park) are restored as per RDDP	Modification u/s 30 is proposed to be sanctioned with following changes Shape and area of the ROS1.5 is to be corrected as per SRDP 1991
14	EP-PS14	MPS29	WS 38	RE1.1 (Municipal School)	Reservation (RE 1.1) Municipal school shape and area is shown as per SRDP1991	Modification u/s 30 is proposed to be sanctioned
15	EP-PS15	MPS31	WS 33	DPU5.2 (Electricity and Transmission facilities)	Plot under reference is included in R Zone.	Modification u/s 30 is proposed to be sanctioned
16	EP-PS16	MPS32 MPS88	WS 39	NDZ	Plot under reference is included in R Zone.	Modification u/s 30 is proposed to be sanctioned
17	EP-PS17	MPS33	WS 33	ROS 1.5 (Garden/Park)	The (ROS 1.5) Garden/Park is deleted from CTS no. 777&778.	Modification u/s 30 is proposed to be sanctioned

1	2	3	4	5	6	7
18	EP-PS18	MPS33	W/S 33	ROS 1.5 (Garden/Park)	Reservation of ROS1.5 from CTS no. 780 is changed to (RSA 6.2) Aadhar kendra with Skill development centre reservation.	Modification u/s 30 is proposed to be sanctioned
19	EP-PS19	MPS34	W/S 39	RE1.1 (Municipal School) DE1.2 (Primary and Secondary School)	All the reservations viz. (RE 1.1) Municipal School , (ROS 1.4) Playground and (DE 1.2) Primary and Secondary School are corrected showing along the village boundaries of village Malad (East) and Dindoshi.	Modification u/s 30 is proposed to be sanctioned
20	EP-PS20	MPS35 MPS42	W/S 33	ROS 1.5 (Garden/Park)	The portion of (ROS 1.5) Garden/Park shown as per approved relocation.	Modification u/s 30 is proposed to be sanctioned
21	EP-PS21	MPS36	W/S 33	I Zone, DAM	(DAM) Designated Amenity is deleted and entire plot is shown in Industrial Zone.	Modification u/s 30 is proposed to be sanctioned
22	EP-PS22	MPS38	W/S 33	DOS2.6 (Recreation Ground)	Said plot is marked as DAM	Modification u/s 30 is proposed to be sanctioned
23	EP-PS23	MPS39	W/S 38	Existing internal Roads and 9.15 m Proposed DP Road	The internal layout roads & part of proposed DP road in the layout is deleted	Modification u/s 30 is proposed to be sanctioned
24	EP-PS24	MPS40	W/S 39	ROS 1.5 (Garden/Park)	1) The (ROS 1.5) Garden/Park is deleted and the label of layout RG is shown on land.	Modification u/s 30 is proposed to be sanctioned
25	EP-PS25	MPS40	W/S 39	Existing Road	2) Proposed 6.15 mtr wide DP road is deleted	Modification u/s 30 is proposed to be sanctioned
26	EP-PS26	MPS41	W/S 38	Existing Road	Existing layout road shown as DP road is deleted	Modification u/s 30 is proposed to be sanctioned
27	EP-PS27	MPS42	W/S 33	RH1.2 (Hospital), RR2.2 (Affordable Housing),	2. The Extension to the Hospital reservation is corrected as per the approved Layout Plan. The remaining portion of the said plot is included in the adjoining R.R 2.2.	Modification u/s 30 is proposed to be sanctioned
28	EP-PS28	MPS42	W/S 33	Existing Road	5. Internal road which is shown as existing on CTS No. 24 is deleted.	Modification u/s 30 is proposed to be sanctioned
29	EP-PS29	MPS43 MPS49 MPS50	W/S 39	9.15 m Proposed DP road	1. 9.15 mtrs. Wide proposed D.P. Road North-South passing through CTS no. 699 is deleted.	Modification u/s 30 is proposed to be sanctioned as shown on plan

1	2	3	4	5	6	7
30	EP-PS30	MPS43 MPS61	WS 39	9.15 m Proposed DP road	3. The alignment of the 45.70 mtrs. Wide D.P. Road shown as existing on site.	Modification u/s 30 is proposed to be sanctioned
31	EP-PS31	MPS44	WS 38	6.10 m wide access road	3) 9.15 mt. D.P. road is proposed in line with existing road and two 6 mt. wide roads deleted.	Modification u/s 30 is proposed to be sanctioned
32	EP-PS32	MPS45 MPS59	WS 28	18.30 m wide proposed DP road & RSA 5.1 (Existing Road)	18.30 mt. wide proposed D.P. road is shown along the edge of Railway Boundary instead of present alignment.	Modification u/s 30 is proposed to be sanctioned with following changes 1) RSA5.1 is to be retained on southern portion (area approx. 80,000 sq.m.) and remaining reservation is to be deleted and included in Industrial zone considering permission granted by MCGM for IT user as shown on plan. 2) East-west 18.30 m wide DP road is proposed to be deleted as shown on plan. 3) RPU3.1, RPU1.1 is proposed to be rearranged on the southern side having access from Western Express Highway as shown on plan 4) Reservation of ROS1.5 is proposed to be rearranged to get access from proposed DP road ( MPS45) as shown on plan
33	EP-PS33	MPS46 MPS62	WS 43	R zone & 12.20 m wide proposed DP road	Said road is shifted slightly towards the West on CTS no. 18/32, 18/37, 18/29, 18/41, 18/50 so that it will not affect existing building.	Modification u/s 30 is proposed to be sanctioned
34	EP-PS34	MPS47	WS 33	Existing road	Non existing road has been shown as existing road is deleted.	Modification u/s 30 is proposed to be sanctioned
35	EP-PS35	MPS48 MPS51 MPS52	WS 38	Existing Road	2. Layout road shown as existing road is deleted.	Modification u/s 30 is proposed to be sanctioned
36	EP-PS36	MPS51	WS	Existing Road with widening	Designation (DOS2.6) Recreation Ground is	Modification u/s 30 is proposed to be

1	2	3	4	5	6	7
			38	of 13.40 m & DOS2.6 (Recreation Ground)	changed to Reservation of (ROS1.5) Garden/Park.	sanctioned
37	EP-PS37	MPS53	WS 33	Proposed 13.4 m wide Road	The 13.40 mtr wide proposed DP road is deleted.	Modification u/s 30 is proposed to be sanctioned
38	EP-PS38	MPS54	WS 39	DE1.2 (Primary and Secondary School) Existing road, Existing road	The alignment of road is corrected as per approved realignment.	Modification u/s 30 is proposed to be sanctioned
39	EP-PS39	MPS55	WS 33	Existing road	All the internal roads in the Kama Municipal Industrial Estate are deleted.	Modification u/s 30 is proposed to be sanctioned
40	EP-PS40	MPS56 MPS57	WS 38	18.3 m wide DP Road, ROS 1.5 (Garden/Park), RSA 1.1 (Municipal Market with Vending Zone)	The 18.30 mtrs. Wide D.P Road is realigned along the boundaries of CTS No. 102/1 to 81 and the land under D.P.Road is made ROS 1.5.	Modification u/s 30 is proposed to be sanctioned
41	EP-PS41	MPS57	WS 38	ROS 1.5 (Garden/Park) & 18.30 m wide proposed DP road 9.15 m wide proposed DP road	3. The East West two proposed 9.15 mtrs wide D.P. roads passing through the ROS 1.5 are deleted.	Modification u/s 30 is proposed to be sanctioned
42	EP-PS42	MPS58	WS 37	18.30 m wide Proposed Road	The road proposed which is passing over existing building is deleted.	Modification u/s 30 is proposed to be sanctioned
43	EP-PS43	MPS60	WS 39	RSA2.1 (Multipurpose Community Centre) and 9.15 m Proposed DP road	2) The 9.15 mtrs wide East West D.P. Road is deleted upto the proposed 9.15 mtr wide North-South DP road.	Modification u/s 30 is proposed to be sanctioned
44	EP-PS44	MPS63	WS 28	RE 1.1 (Municipal School) and ROS 1.4 (Playground)	1) The 13.40 mtr wide DP road passing through CTS no. 176, 174, 195, 189, 190 is shifted towards north of plot abutting to ROS1.4 & RE1.1. 2) This road is further linked as by proposing 13.40 mtr wide new DP road through ROS1.4 and along east boundary of DOS1.4 upto existing road	Modification u/s 30 is proposed to be sanctioned

1	2	3	4	5	6	7
45	EP-PS45	MPS63	WS 28	RE 1.1 (Municipal School) and ROS 1.4 (Playground)	3) The proposed 13.40 mtr wide DP road on CTS no. 197, 189 is deleted and the area under road is shown as ROS1.4	Modification u/s 30 is proposed to be sanctioned
46	EP-PS46	MPS64	WS 32, 37	NA and Coastal Road	Proposed 25 mtr wide DP road along the CTS on West/East/North and South side is deleted	Modification u/s 30 is proposed to be sanctioned
47	EP-PS47	MPS65	WS 39	DOS1.4 (Playground) & 9.15 m proposed road through CTS no. 596/3	The 9.15 mtr proposed road is deleted. However designation of playground (DOS 1.4) is existing and same is retained.	Modification u/s 30 is proposed to be sanctioned
48	EP-PS48	MPS66	WS 38	CRZ & Existing road	The widening to DP road for 18.30 mtr is shown in DP	Modification u/s 30 is proposed to be sanctioned
49	EP-PS49	MPS67	WS 38	RSA 1.2 (Retail Market with Vending Zone), ROS 1.5 (Garden/Park), RSA2.9 (Homeless Shelter), RMS 1.1 (Road Depot) and 18.30 m wide DP Road	The reservation as per RDDP 2034 deleted and the I Zone as per SRDP is pulled back	Modification u/s 30 is proposed to be sanctioned
50	EP-PS50	MPS68	WS 37, WS 38	ROS 1.5 (Garden/Park)	The reservation of (ROS 1.5) Garden/Park is deleted.	Modification u/s 30 is proposed to be sanctioned
51	EP-PS51	MPS69	WS 33	DR 1.4 (BEST Staff Quarters)	Land under BEST housing is deleted from DR 1.4 & placed in R Zone	Modification u/s 30 is proposed to be sanctioned
52	EP-PS52	MPS74	WS 38	RR 2.2 (Affordable Housing), CRZ buffer, C zone	The RR2.2 which is shown on layout RG is deleted and text of layout RG is reflected in DP sheet	Modification u/s 30 is proposed to be sanctioned
53	EP-PS53	MPS75	WS 38	RMS 3.1 (Solid Waste Management Facilities), RMS 2.1 (Transport Garage), C Zone & CRZ buffer	The (RMS 2.1) Transport Garage and (RMS 3.1) Solid Waste Management Facility which is shown on layout RG is deleted.	Modification u/s 30 is proposed to be sanctioned
54	EP-PS54	MPS76	WS 38, WS 33	2. RMS3.1 (Solid waste management facilities) 3. ROS1.4 (Playground)	IOD is granted on CTS nos i.e. CTS no. 1A/4 & CTS no. 1030. Reservations are deleted and these plots are placed in R zone.	Modification u/s 30 is proposed to be sanctioned
55	EP-PS55	MPS77	WS	ROS 1.5+ RT 1.6	2) The ROS 1.5+RT1.6 reservation on two	Modification u/s 30 is proposed to be sanctioned

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			33	(Garden/Park + Parking Lot) ROS 1.5+ RT 1.6 (Garden/Park + Parking Lot)	pockets is changed to RT 1.6.	sanctioned
56	EP-PS56	MPS77	W/S 33	DAM	3) The adjacent DAM (designated Amenity) is changed to DOS 1.5 as these lands are being used as open space.	Modification u/s 30 is proposed to be sanctioned
57	EP-PS57	MPS78	W/S 38	ROS 1.5 (Garden/Park)	1. CTS 1209 :ROS1.5 Garden is deleted as the plot is being used as a Store of the MTNL cables and the same is relocated on MTNL's plot on the west side of the proposed 13.40 mtrs. wide D.P. Road.	Modification u/s 30 is proposed to be sanctioned
58	EP-PS58	MPS78	W/S 38	RH1.2 (Hospital), RE1.1 (Municipal School)	2. CTS 1207 : RE 1.1 kept as it is. The boundaries of Hospital (RH 1.2) corrected and 13.40 wide D. P. Road maintained as a Link between the two D.P. Roads.	Modification u/s 30 is proposed to be sanctioned
59	EP-PS59	MPS78	W/S 38	RO2.1 (Government Office)	3. CTS 848 & 853 :The plot is shown as RO 2.1	Modification u/s 30 is proposed to be sanctioned
60	EP-PS60	MPS80	W/S 38	RE 1.1 (Municipal School) & ROS 1.4 (Playground)	The reservation of (RE1.1) Municipal School shown mistakenly is changed to (RE1.2) Primary and Secondary school.	Modification u/s 30 is proposed to be sanctioned
61	EP-PS61	MPS82 MPS83 MPS87	W/S 43	ROS 1.4 (Playground)	(ROS 1.4) Playground is deleted and included in R zone	Modification u/s 30 is proposed to be sanctioned
62	EP-PS62	MPS84	W/S 38	RH 1.3 (Municipal Maternity Home)	2) The reservation of (RH 1.3) Municipal Maternity home is deleted.	Modification u/s 30 is proposed to be sanctioned
63	EP-PS63	MPS84	W/S 38	ROS1.5 (Garden/Park)	5) ROS2.5 (Sports complex/Stadium) is added in ROS1.5.	Modification u/s 30 is proposed to be sanctioned
64	EP-PS64	MPS85	W/S 38	C Zone	I zone is restored	Modification u/s 30 is proposed to be sanctioned
65	EP-PS65	MPS86	W/S 33	R Zone	Plots is shown in I Zone	Modification u/s 30 is proposed to be sanctioned



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66	EP-PS66	MPS88	WS 39	NDZ	CTS no 86 is changed from No Development Zone (NDZ) to Government Staff Quarters (DR1.3)	Modification u/s 30 is proposed to be sanctioned
67	EP-PS67	MPS88	WS 39	NDZ	CTS no. 84 is shown as designated Garden (DOS1.5).	Modification u/s 30 is proposed to be sanctioned
68	EP-PS68	MPS89	WS 32, 37	NA and Coastal Road	Said plot is kept under Natural area and the proposed 25 mtr wide DP road along the CTS on West/East/North and South side is deleted	Modification u/s 30 is proposed to be sanctioned with following changes 1) New reservation of National law university of Maharashtra is to be proposed along with CRZ area as shown on plan 2) New reservation of Metro car shed (RT3.1) is to be proposed as shown on plan
69	EP-PS69	MPS90		NDZ	1) Aarey colony is marked as Green Zone since it is predominantly large accessible green area after maintaining designations of SRDP 1991. Some portion have been reserved for (RSA4.8) Cemetery, (ROS2.3) Zoo, (RR2.1) Rehabilitation and Resettlement & (RT3.1) Metro/Mono rail car shed. 2) Reservation of Metro/Mono rail car shed (RT3.1) shown on CTS 1627 (pt.) of Aarey Village (Royal Palm area) is deleted and included in Green Zone. 3) Zone of Electric Transmission & Distribution Facility (DPU5.2+) designation is changed to Commercial Zone. 4) Reservation of Rehabilitation & Resettlement (RR2.1) is deleted and the area is earmarked for "Rehabilitation & Resettlement of Adivasi Pada" by placing it in R-Zone	Modification u/s 30 is proposed to be sanctioned

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70	EP-PS70	MPS90		NDZ	5) 18.30M wide new DP Road is proposed on West boundary of "Rehabilitation & Resettlement of Adivasi Pada" upto JVLR as per alignment of existing road. 6) Zone of H.E. Department Facility (RMS5.5) reservation shown near eastern boundary of Aarey Colony is changed to R-Zone.	Modification u/s 30 is proposed to be sanctioned
71	EP-PS71	MPS91	WS 33	DOS2.4 (Municipal Sports Complex)	Shape of Designation (DOS2.4) Municipal Sports Complex is shown as per shape of PG designation shown on respective plot in SRDP 1991	Modification u/s 30 is proposed to be sanctioned
72	EP-PS72	MPS92	WS 38	DT1.6 (PT) (Public Parking Lot)	The Public parking lot is already approved and construction is in progress, on the plot, but not yet handed over, hence shown as reservation of (RT 1.6) Parking Lot.	Refused to accord sanction , Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
73	EP-PS73	MPS93	WS 38	DT1.6 (PT) (Public Parking Lot)	The Public parking lot is already approved and construction is in progress, on the plot, but not yet handed over, hence shown as reservation of (RT 1.6) Parking Lot.	Refused to accord sanction , Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
74	EP-PS74	MPS94	WS 33	DE1.2 (Primary and Secondary School)	The additional reservation of RE 2.1 is included	Modification u/s 30 is proposed to be sanctioned
75	EP-PS75	MPS95	WS 38	R Zone	The EDDP 2034 showed schools existing on site which cater to the requirements of the existing population. It is decided to show these schools as Designation in RDDP 2034.	Modification u/s 30 is proposed to be sanctioned
76	EP-PS76	MPS96	WS 33	R Zone	The EDDP 2034 showed schools existing on site which cater to the requirements of the existing population. It is decided to show these schools as Designation in RDDP 2034.	Modification u/s 30 is proposed to be sanctioned
77	EP-PS77	MPS97	WS 33	R Zone	The EDDP 2034 showed schools existing on site which cater to the requirements of the	Modification u/s 30 is proposed to be sanctioned

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					existing population. It is decided to show these schools as Designation in RDDP 2034.	
78	EP-PS78	MPS98	WS 33	R Zone	The EDDP 2034 showed schools existing on site which cater to the requirements of the existing population. It is decided to show these schools as Designation in RDDP 2034.	Modification u/s 30 is proposed to be sanctioned
79	EP-PS79	MPS99	WS 39	R Zone	The EDDP 2034 showed schools existing on site which cater to the requirements of the existing population. It is decided to show these schools as Designation in RDDP 2034.	Modification u/s 30 is proposed to be sanctioned
80	EP-PS80	MPS100	WS 38	R Zone	The EDDP 2034 showed schools existing on site which cater to the requirements of the existing population. It is decided to show these schools as Designation in RDDP 2034.	Modification u/s 30 is proposed to be sanctioned
81	EP-PS81	MPS101	WS 38	R Zone	The EDDP 2034 showed schools existing on site which cater to the requirements of the existing population. It is decided to show these schools as Designation in RDDP 2034.	Modification u/s 30 is proposed to be sanctioned
82	EP-PS82	MPS102	WS 33	R Zone	The EDDP 2034 showed schools existing on site which cater to the requirements of the existing population. It is decided to show these schools as Designation in RDDP 2034.	Modification u/s 30 is proposed to be sanctioned
83	EP-PS83	MPS 104	WS 32, WS 37	NDZ	A label of Special Planning Authority (SPA) is shown on above land.	Modification u/s 30 is proposed to be sanctioned with following changes 1) New reservation of National law university of Maharashtra is to be proposed along with CRZ area as shown on plan 2) New reservation of Metro car shed (RT3.1) is to be proposed as shown on plan
84	EP-PS84	56 244	WS 35,	NDZ	Residential (R), Natural area (NA) and Green Zone (G-Z) on said plot are changed to	Modification u/s 30 is proposed to be sanctioned with following changes

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			WS 39		Industrial (I) zone.	Maharashtra chitrapat, Rangabhumi & Sanskrutik Vikas Mahamandal (ltd) shall be acquiring body for the proposed Reservation.
85	EP-PS85	57	WS 38	RE1.1 (Municipal School), ROS 1.5 (Garden/Park), DSA.2.5+RSA6.1 (Welfare Centre + Adhar Kendra with skill Development Centre)	9.15 m DP road is shifted slightly to the west matching alignment of existing road in the north side. Reservations of RE1.1 (Municipal School) and ROS1.5 (Garden/Park) are extended upto newly proposed road. In the remaining portion abutting to DSA2.5, new reservation of RSA2.1 is proposed	Modification u/s 30 is proposed to be sanctioned
86	EP-PS86	168	WS 38	RE1.1 (Municipal School)	RE1.1 (Municipal School) is changed to RH1.3 (Municipal Maternity Home)	Modification u/s 30 is proposed to be sanctioned
87	EP-PS87	191	WS 33	RT 1.5- Wrong legend	Part of Reservation RT1.6 (Parking Lot) is changed to RE1.1 (Municipal School)	Modification u/s 30 is proposed to be sanctioned
88	EP-PS88		WS 38	I Zone	I Zone	New Reservation of ROS1.4 (Playground) is to be shown as per SRDP 1991 on CTS no 532(pt) of Pahadi Goregaon East
89	EP-PS89		WS 38	RR2.2 (Affordable Housing)	RR2.2 (Affordable Housing)	Reservation of RR2.2 is changed to ROS1.5 (Garden/Park) as per SRDP 1991on CTS no 50A of Pahadi Goregaon West
90	EP-PS90		WS 38	RR2.1(Rehabilitation & Resettlement)	RR2.1(Rehabilitation & Resettlement)	Reservation of RR2.1 is changed to ROS1.5 (Garden/Park) as per SRDP 1991on CTS no 15D, 26,28, 29, 30, 31, 32, 33, 35 of Dindoshi Village
91	EP-PS91		WS 38	RR2.1(Rehabilitation & Resettlement)	RR2.1(Rehabilitation & Resettlement)	Reservation of RR2.1 is changed to ROS1.5 (Garden/Park) as per SRDP 1991on CTS no 14F, 23/5, 26, 27 of Dindoshi Village

'RC' Ward

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Sr. No.	EP No.	Modification No.	Sheet No.	Proposal as per published plan under Section 26 of the MR&TP Act 1966	Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&TP Act 1966	Substantial Modifications published by the Government under Section 31(1) of the MR&TP Act 1966
1	EP-RC01	MRC2	WS53	DE1.2 (Primary/Secondary school)	DE1.2(Primary/Secondary school) is changed to RE1.2(Primary/Secondary school).	Modification u/s 30 is proposed to be sanctioned
2	EP-RC02	MRC3	WS53	RH1.1 (Municipal Dispensary/ Health Post)	The code RH1.1 is corrected as DH1.1	Modification u/s 30 is proposed to be sanctioned
3	EP-RC03	MRC4/MRC5	WS57	DAM (Amenity Plot)	The DAM is deleted and DOS1.4 (Play Ground) is shown on the portion earmarked for open space in approved MHADA layout.	Modification u/s 30 is proposed to be sanctioned
4	EP-RC04	MRC5	WS58	Existing MHADA Layout Road & DOS2.6 (Recreation Ground)	The designation of DOS2.6 (Recreation Ground) is shown as developed on site.	Modification u/s 30 is proposed to be sanctioned
5	EP-RC05	MRC6	WS58	DOS1.5 (Garden/park) divided by existing road	The road is deleted and included in DOS1.5 (Garden/Park) as shown in TP scheme.	Modification u/s 30 is proposed to be sanctioned
6	EP-RC06	MRC9	WS59	DE1.1 (Municipal School)	The encumbered portion is shown as RE1.1 (Municipal School)	Modification u/s 30 is proposed to be sanctioned
7	EP-RC07	MRC11	WS63	DOS1.4 (PG) & RE2.1 (Higher Education)	The legend is shown as RE1.1 (Municipal School) as per SRDP.	Modification u/s 30 is proposed to be sanctioned
8	EP-RC08	MRC13	WS63	RSA2.1 (Multipurpose Community Centre)	The legend of RSA1.2 is shown instead of RSA2.1	Modification u/s 30 is proposed to be sanctioned
9	EP-RC09	MRC15	WS59	Part Existing road & Part 12.20mt.DP Existing road	All existing internal layout roads are shown as per the approved layout u/no. CHE/13/LOR dtd. 19.3.2012.	Modification u/s 30 is proposed to be sanctioned
10	EP-RC10	MRC15	WS59	I zone	Part land for which amenity is handed over to MCGM is shown in C zone	Modification u/s 30 is proposed to be sanctioned

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11	EP-RC11	MRC18	WS58	DT1.4 (Best bus facility designation) RT1.4 (Best Bus Facilitations reservation)	The designation boundary of DT1.4 and reservation boundary of RT1.4 are reshaped as developed on site.	Modification u/s 30 is proposed to be sanctioned
12	EP-RC12	MRC19	WS57	DOS1.4 (Play Ground)	Spill over of designation of Play Ground is removed and shape of designation is maintained as shown in approved MHADA layout.	Modification u/s 30 is proposed to be sanctioned
13	EP-RC13	MRC20	WS58	Railway Buffer	Buffer line passing through the plot is corrected.	Modification u/s 30 is proposed to be sanctioned
14	EP-RC14	MRC21	WS52	Nalla buffer	The buffer is shown on both side of the Nalla	Modification u/s 30 is proposed to be sanctioned
15	EP-RC15	MRC22	WS52 /57	No Nalla with Buffer	The existing Nalla is shown with buffer	Modification u/s 30 is proposed to be sanctioned
16	EP-RC16	MRC23	WS54 /59/64	Nil	Duplicate buffer line is deleted along the Highway boundary	Modification u/s 30 is proposed to be sanctioned
17	EP-RC17	MRC31	WS58	Nil	The road appeared in F.P. boundary is deleted and the road is shown as existing road as per TP scheme.	Modification u/s 30 is proposed to be sanctioned
18	EP-RC18	MRC33	WS58	R Zone	The reservation of Conservation Garage in SRDP is pulled back at relocated position and shown as RMS3.1 (Solid Waste Management Facilities).	Modification u/s 30 is proposed to be sanctioned
19	EP-RC19	MRC34	WS53	R Zone	The reservation of public housing in SRDP is pulled back at relocated position and shown as RR2.1 (Rehabilitation and Resettlement).	Modification u/s 30 is proposed to be sanctioned
20	EP-RC20	MRC35	WS59	DH1.3 (Mun. Home) Maternity Existing road	DH1.3 & internal layout road are deleted	Modification u/s 30 is proposed to be sanctioned

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21	EP-RC21	MRC36	WS54	DP1.2 (Fish Cold storage/ Godown/ Fishing related industries)	The shape of designation is corrected as per relocation approval.	Modification u/s 30 is proposed to be sanctioned
22	EP-RC22	MRC36	WS54	DP1.2 (Fish Cold storage/ Godown/ Fishing related industries)	The designation DP1.2 (PT.)(Fish Cold storage/ Godown/ Fishing related industries) is changed to DMS1.3 (PT.) (Municipal Facilities).	Modification u/s 30 is proposed to be sanctioned
23	EP-RC23	MRC37	WS54	DP1.2 (Fish Cold storage/ Godown/ Fishing related industries)	The designation DP1.2(PT) (Fish Cold storage/Godown/Fishing related industries) is changed to DMS1.3(PT)(Municipal Facilities).	Modification u/s 30 is proposed to be sanctioned
24	EP-RC24	MRC38	WS54 /59	ROS1.4 (Play ground)	The shape of reservation is shown as per approved relocation.	Modification u/s 30 is proposed to be sanctioned
25	EP-RC25	MRC39	WS62 / 63	ROS1.4(PG)	ROS1.4 (Play ground) in C.T.S.No.14 & 13(Pt) of Village Borivali is relocated in CTS 2	Modification u/s 30 is proposed to be sanctioned
26	EP-RC26	MRC40/ 107	WS62	R Zone	Reservation of ROS2.1 is changed to Municipal Sports Complex(ROS2.4)	Modification u/s 30 is proposed to be sanctioned
27	EP-RC27	MRC41	WS54	C Zone	The amenities proposed in CTS 166D adm. 217.70 sqm and CTS 166G adm. 181.20sqm are shown as RAM.	Modification u/s 30 is proposed to be sanctioned
28	EP-RC28	MRC42	WS59	DAM (Amenity Plot)	The designated Amenity space(DAM) is shown as RAM(Reserved Amenity Plot)	Modification u/s 30 is proposed to be sanctioned
29	EP-RC29	MRC43	WS52	R Zone	The plot is reserved for RAM (Amenity plot)	Modification u/s 30 is proposed to be sanctioned
30	EP-RC30	MRC44	WS52 /57	R Zone	The plot is reserved for RE1.1 (Municipal school)	Modification u/s 30 is proposed to be sanctioned
31	EP-RC31	MRC45	WS52 /57	R Zone	The plot is designated as DOS2.6 (Recreation Ground)	Modification u/s 30 is proposed to be sanctioned
32	EP-RC32	MRC46	WS53	R Zone	The road dividing the two open spaces as earmarked in MHADA's approved layout is shown.	Modification u/s 30 is proposed to be sanctioned

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33	EP-RC33	MRC46	WS53	Nil	The plot earmarked as open space on north side of the said road is shown as ROS1.5 (Garden)	Modification u/s 30 is proposed to be sanctioned
34	EP-RC34	MRC47	WS57	R Zone	The plot is reserved for ROS1.5 (Garden)	Modification u/s 30 is proposed to be sanctioned
35	EP-RC35	MRC48	WS57	R Zone	The plot is reserved for ROS1.5 (Garden)	Modification u/s 30 is proposed to be sanctioned
36	EP-RC36	MRC49	WS57	NA (Natural Area)	The 9.0m wide existing road is shown	Modification u/s 30 is proposed to be sanctioned
37	EP-RC37	MRC51	WS58	R Zone	The earmarked plot OS-5 shown in MHADA layout is reserved as ROS1.5 (Garden/Park).	Modification u/s 30 is proposed to be sanctioned
38	EP-RC38	MRC52	WS58	DE1.1 (Municipal School)	The plot is shown as DOS1.4 (Play Ground)	Modification u/s 30 is proposed to be sanctioned
39	EP-RC39	MRC53	WS58	DE1.2 (Primary & Secondary School)	The plot is shown as DOS1.4 (Play Ground)	Modification u/s 30 is proposed to be sanctioned
40	EP-RC40	MRC54	WS62	RSA1.1 (Municipal market with vending zone)	RSA1.1 (Municipal Market with vending zone) is extended on west side.	Modification u/s 30 is proposed to be sanctioned
41	EP-RC41	MRC55	WS63	Existing road	The road is shown as per approved MHADA layout.	Modification u/s 30 is proposed to be sanctioned
42	EP-RC42	MRC56	WS63	1) RH1.2 (Hospital) 2) R Zone	The reservation of RH1.2 (hospital) is shifted on east side of road RSC 3 by including the area proposed for post office and electric substation as shown In the approved MHADA layout. .	Modification u/s 30 is proposed to be sanctioned
43	EP-RC43	MRC57, MRC59, MRC62, MRC63	WS64	18.30m DP road	D.P. road alignment is corrected	Modification u/s 30 is proposed to be sanctioned
44	EP-RC44	MRC58	WS53	13.40m DP road	The road alignment of 13.40 mt. wide D.P. road is slightly shifted southwards at the junction of 2 roads by aligning the south edge over the Nalla.	Modification u/s 30 is proposed to be sanctioned



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45	EP-RC45	MRC60	WS59	9.15m DP road	9.15m DP road is deleted	Modification u/s 30 is proposed to be sanctioned
46	EP-RC46	MRC60	WS59	12.20m DP road	12.20m DP road is converted to 9.15m.	Modification u/s 30 is proposed to be sanctioned
47	EP-RC47	MRC61	WS59	12.20mt.road	12.20m DP road is deleted and area under DP road is merged in the area of reservation of ROS1.5.	Modification u/s 30 is proposed to be sanctioned
48	EP-RC48	MRC64	WS53	Existing road	The road alignment is corrected as per existing on site.	Modification u/s 30 is proposed to be sanctioned
49	EP-RC49	MRC65	WS58 /63	Existing road	The internal private layout road is deleted	Modification u/s 30 is proposed to be sanctioned
50	EP-RC50	MRC66	WS58	Existing road	The road proposed over internal layout road to be deleted	Modification u/s 30 is proposed to be sanctioned
51	EP-RC51	MRC67	WS64	1) Exist. Road 2) ROS1.5 (Garden)	Internal layout roads and layout RG are deleted	Modification u/s 30 is proposed to be sanctioned
52	EP-RC52	MRC68	WS58	13.40mt. DP road, Natural water course	The road alignment is slightly shifted along the village boundary.	Modification u/s 30 is proposed to be sanctioned
53	EP-RC53	MRC69	WS63 /64	Part existing road & Remaining portion 18.30m DP road	The width of DP road is changed from 18.30m to 27.45m and widening of 27.45mt. Is shown to existing road	Modification u/s 30 is proposed to be sanctioned
54	EP-RC54	MRC70	WS63	Existing Road	Internal layout roads are deleted	Modification u/s 30 is proposed to be sanctioned
55	EP-RC55	MRC72	WS58	Road, RR2.2 (Affordable/Social Housing)	The CTS appeared in TP road is deleted and the road is shown as existing road as per TP scheme.	Modification u/s 30 is proposed to be sanctioned
56	EP-RC56	MRC74	WS64	Existing road	The road junction is shown as proposed DP road.	Modification u/s 30 is proposed to be sanctioned
57	EP-RC57	MRC75	WS64	1) Existing road 2) R Zone	Road alignment is corrected as per possession taken.	Modification u/s 30 is proposed to be sanctioned

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58	EP-RC58	MRC77	WS63	1) 13.40m DP road 2) RSA2.1 (Municipal centre) 3) RE1.2 (Primary Secondary School) 4) ROS1.4 (Play Ground) 5) RE1.1(Municipal School) 6) RH1.3 (Municipal Maternity Home) 7) RSA1.2 (Retail Market with Vending Zone)	The 13.40M DP Road along eastern edge of reservation RSA2.1, RE1.2, ROS1.4, RE1.1 & RH1.3 near Eksar Gaothan from Eksar road to Devidas road is deleted and relocated along the western edge of these reservation (partly passing through RSA2.1, RSA1.2, RE1.2, ROS1.4, RE1.1 & RH1.3) starting from 18.30M DP Road on south side to connect Devidas Road on north of CTS no. 1516.	Modification u/s 30 is proposed to be sanctioned
59	EP-RC59	MRC78	WS63	1) ROS1.5 (Garden) 2) R Zone	New 13.40m Road along western boundary of CTS 23 connecting the plot to Chandavarkar road is shown.	Modification u/s 30 is proposed to be sanctioned with following changes The alignment of proposed 13.40 m wide DP road is to be shown on common boundary of CTS no. 21 & 294
60	EP-RC60	MRC79	WS59	Existing Road R zone I Zone	The east-west running 18.30m DP road in CTS 280 and Existing road running north-south with widening of 13.40mt. are shown.	Modification u/s 30 is proposed to be sanctioned
61	EP-RC61	MRC80	WS64	R Zone	Existing internal layout road in CTS 2220C is marked and new DP road connecting the said internal layout road to 13.40 m DP road on ward boundary is shown.	Modification u/s 30 is proposed to be sanctioned
62	EP-RC62	MRC81	WS59	R Zone	New 13.40m road is proposed connecting Kasturba cross road no 4 (TPS road) & the existing road proposed to be widened to 13.40m.	Modification u/s 30 is proposed to be sanctioned
63	EP-RC63	MRC82	WS58	R Zone	Connectivity of Soniwadi Road & R.M. Bhattad Road is shown as 9.15m DP road.	Modification u/s 30 is proposed to be sanctioned

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64	EP-RC64	MRC83	WS58	R Zone Buffer for River/Nalla/Creek	Connectivity of Natakwala Lane to Service road below Kariappa bridge at Borivali (West) side is shown.	Modification u/s 30 is proposed to be sanctioned
65	EP-RC65	MRC84	WS63	1) RE1.1 (Municipal School), 2) ROS1.4 (Play Ground)	Reservation of RE1.1 (Mun. School) in CTS 275 is increased towards south side by approximate area of 200sqm	Modification u/s 30 is proposed to be sanctioned
66	EP-RC66	MRC85	WS58	ROS1.5 (Garden)	Area & shape of reservation in CTS 11 is maintained as per SRDP1991 by deleting the additional reservation area of plot.	Modification u/s 30 is proposed to be sanctioned
67	EP-RC67	MRC87	WS58	1) RH1.2 (Hospital)- FP 616 2) ROS1.4 (Play Ground)-FP 680 3) R zone	RH1.2 (Hospital) in F.P. 616 is changed to RE3.1 (Other Education); ROS1.4 (PG) in F.P. 680 is changed to RH1.2 (Hospital); ROS1.4 (PG) in F.P. 680 is relocated in F.P. 680A.	Modification u/s 30 is proposed to be sanctioned
68	EP-RC68	MRC88	WS58	1) ROS1.5 (Garden), 2) RSA1.1 (Municipal Market), 3) RR2.1 (Rehab + Resettlement)	RR2.1(Rehab + Resettlement) is changed to DSA2.5(Welfare Centre)	Modification u/s 30 is proposed to be sanctioned
69	EP-RC69	MRC89	WS62	1) RSA1.1(Municipal Market), 2) RPU3.2(Police chowky) 3) NDZ (No Development Zone)	NDZ is retained as per SRDP and RSA1.1(Mun. Market) and RPU3.2(Police chowky) are shifted to neighbouring plot on west side of the existing road.	Modification u/s 30 is proposed to be sanctioned
70	EP-RC70	MRC91	WS63	1) RSA2.9(Homeless shelter) (CTS243, 245B) 2) RH1.2 (Hospital) (CTS22)	RSA2.9 (Homeless Shelter) is relocated in the RH1.2(Hospital) in CTS 22 of Borivali by carving out the equivalent area adjacent to RT3.1 and RSA2.9 (Homeless Shelter) in CTS 243, 245B is changed to RR2.2 (social housing).	Modification u/s 30 is proposed to be sanctioned with following changes:- Entire reservation on CTS no. 243 & 245B is affected by CRZ Buffer Zone. Hence reservation of RR2.2 is to be changed to ROS1.4 (Play Ground)
71	EP-RC71	MRC94	WS58	HTL & CRZ Buffer	HTL is marked correctly as per the remarks given by D.P. Department.	Modification u/s 30 is proposed to be sanctioned

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72	EP-RC72	MRC96	WS57	RSA4.8 (Cemetery) on part portion, NDZ	The part of reservation of RSA4.8 (cemetery) overlapping on the approved layout is deleted.	Modification u/s 30 is proposed to be sanctioned
73	EP-RC73	MRC96	WS57	RSA4.8 (Cemetery) on part portion, NDZ	The balance reservation of RSA4.8 (cemetery) not affecting the approved layout is changed to ROS1.5 (Garden).	Modification u/s 30 is proposed to be sanctioned
74	EP-RC74	MRC97	WS58	1) DOS1.1 (Ponds/Tank) 2) RSA3.7(Leisure park)	The Pond (DOS1.1) is shown on DP sheet along with 5 meter buffer zone in green colour around the pond and Leisure Park (RSA3.7) is retained	Refused to accord sanction, Proposal u/s 26 is reinstated with following changes: reservation of Leisure Park (RSA3.7) is proposed to be deleted and reserved for RE2.1 (College) as per SRDP 1991 as shown on plan.
75	EP-RC75	MRC99	WS63	RE1.1 (Mun.School)	The reservation of RE1.1 (Mun. School) is changed to RSA2.1 (Multipurpose Community Centre) .	Modification u/s 30 is proposed to be sanctioned
76	EP-RC76	MRC100	WS63	RE1.1 (Mun.School)	Reservation area on plot is maintained as per SRDP1991 and additional area of reservation on plot is deleted.	Modification u/s 30 is proposed to be sanctioned
77	EP-RC77	MRC101	WS63	RE1.1 (Mun.School)	Area & shape of reservation on the plot is maintained as per SRDP1991 by deleting the additional reservation area of plot.	Modification u/s 30 is proposed to be sanctioned
78	EP-RC78	MRC104	WS52	DOS1.4 (Play ground)	DOS1.4 (PG) is changed to RSA6.1 (Care Centre)	Modification u/s 30 is proposed to be sanctioned
79	EP-RC79	MRC105	WS63	1) ROS1.5 (Park) on CTS 23, 24, 25 2) ROS1.5 (Park) on CTS 282, 283, 284, 293 3) ROS1.4 (Play Ground)	Area of reservations of ROS1.5 falling on CTS 23, 24,25 of Eksar and CTS 282, 283, 284, 293 are maintained as per SRDP1991 by deleting excess area reserved in RDDP.	Modification u/s 30 is proposed to be sanctioned
80	EP-RC80	MRC106	WS63	RR2.1(Rehab. & Resettlement)	The plots developed under SR scheme, are pulled back and designated as DOS1.5.	Modification u/s 30 is proposed to be sanctioned with following changes:- Proposed reservation of RR2.1 is to be changed to ROS1.5.

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81	EP-RC81	MRC108	WS59	DPU3.2(Police chowky)	Shape of DPU3.2 is corrected.	Modification u/s 30 is proposed to be sanctioned
82	EP-RC82	MRC108	WS59	DH1.1 (Mun. Dispensary/Health post),	DH1.1 is deleted.	Modification u/s 30 is proposed to be sanctioned
83	EP-RC83	MRC109	WS64	RE1.2 (Primary /Secondary School)	The SRDP reservation of Secondary School is entirely shifted in 2290A as RE1.2 on south side showing the designation of existing school as DE1.2. The school reservation in CTS 2290B is replaced with ROS1.4 (Playground) + RSA2.7 (Student's Hostel)	Modification u/s 30 is proposed to be sanctioned
84	EP-RC84	MRC111	WS58	ROS1.5 (Garden)	The shape of reservation ROS1.5 (Garden) is corrected.	Modification u/s 30 is proposed to be sanctioned
85	EP-RC85	MRC113	WS58	RE1.2 (Primary /Secondary School)	Reservation of SAS (now reserved as RE1.2) is changed to ROS1.4.	Modification u/s 30 is proposed to be sanctioned
86	EP-RC86	MRC115	WS63	RH1.2 (Hospital)	RH1.2 reservation (Hospital) is changed to RR2.2 (social housing) in CTS 324A/1.	Modification u/s 30 is proposed to be sanctioned
87	EP-RC87	MRC116	WS57	Nil	HTL is corrected as per approved CRZ plan	Modification u/s 30 is proposed to be sanctioned
88	EP-RC88	MRC117	WS57	NA (Natural Area)	The plot earmarked as Recreation Ground in the approved MHADA layout, is reserved for ROS1.5 (Garden)	Modification u/s 30 is proposed to be sanctioned
89	EP-RC89	MRC118	WS57	R Zone	The plot is included in NA (natural area) zone	Modification u/s 30 is proposed to be sanctioned
90	EP-RC90	MRC119	WS58	Part C Zone, Part R Zone	The C-zone boundary is corrected	Modification u/s 30 is proposed to be sanctioned
91	EP-RC91	MRC120	WS62	Nil	HTL is corrected as per approved CRZ plan and the duplicate HTL is deleted.	Modification u/s 30 is proposed to be sanctioned

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92	EP-RC92	MRC121	WS58	1) DO2.1 (Government Office) 2) RH1.1+RH1.3 (Municipal Health Post + Municipal Maternity Home)	1A) The plot DO 2.1 (Govt. Office) on CTS 374(pt.) of Eksar is correct and retained.	Modification u/s 30 is proposed to be sanctioned
93	EP-RC93	MRC121	WS58	NDZ (No Development Zone)	IA) NDZ on the CTS 374(pt) of Eksar adjacent to FP 468 of TPS Borivali III is deleted and placed in 'R' Zone.	Modification u/s 30 is proposed to be sanctioned
94	EP-RC94	MRC121	WS58	4) ROS1.4 (Play Ground)	IB) Shape of ROS1.4 (West of RE 1.1) is reduced to the width of adjoining RE 1.1 width, keeping shape of RE 1.1 & ROS 1.4 in line.	Modification u/s 30 is proposed to be sanctioned
95	EP-RC95	MRC121	WS58	4) ROS1.4 (Play Ground)	IC) The balance reservations of ROS 1.4 (2no.s) on south side of RE1.1 upto Ansul Vihar Road in FP 468 of TPS Borivali III changed to Govt. Office RO 2.1 + Govt. Staff Quarters RR 1.3.	Modification u/s 30 is proposed to be sanctioned
96	EP-RC96	MRC121	WS58	7) RSA1.1 (Municipal Market with Vending zone)	2) RSA 1.1 (Municipal Market) on plot bearing FP No. 392 is changed to Government Staff Quarters RR 1.3	Modification u/s 30 is proposed to be sanctioned
97	EP-RC97	MRC121	WS58	4) ROS1.4 (Play Ground) 5) RE1.1 (Municipal School) (F.P. No 390)	3) RE 1.1 Municipal School and ROS 1.4 Playground on plot bearing FP No. 390 are changed to RO 2.1 + RR 1.3.	Modification u/s 30 is proposed to be sanctioned
98	EP-RC98	MRC124	WS64	RSA2.1 (Multipurpose Community Centre)	The reservation of RSA2.1 in CTS no. 452 (pt.), 453 of Borivali Village is deleted.	Modification u/s 30 is proposed to be sanctioned
99	EP-RC99	MRC125	WS53	DE1.2(Primary & Sec. school)	Part designation of DE1.2 (Primary & Secondary School) on which cemetery exists is deleted and shown as DSA4.3 (Christian cemetery).	Modification u/s 30 is proposed to be sanctioned

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100	EP-RC100	MRC126	WS63/68	NDZ (No Development Zone)	The NDZ on west of 36.60m existing link road in village Eksar is shown as SDZ-II marked RC/1.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is to be changed to SDZ
101	EP-RC101	MRC126	WS63/68	NDZ (No Development Zone)	Designation of DOS1.1 on CTS 1612 and new reservations of RR2.2 (social housing), RE2.1 (Higher Education) and RSA3.3 (Cultural Centre/ Drama Theatre/ Theatre) are shown.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is to be changed to SDZ and new reservations of RR2.2 (social housing), RE2.1 (Higher Education) and RSA3.3 (Cultural Centre/ Drama Theatre/ Theatre) are to be proposed
102	EP-RC102	MRC126	WS63/68	NDZ (No Development Zone)	New 12.20m DP road is proposed.	Modification u/s 30 is proposed to be sanctioned
103	EP-RC103	MRC126	WS63/68	NDZ (No Development Zone)	Part portion of the land which was in NDZ and is towards the seaward side of HTL is now shown as NA (natural area).	Modification u/s 30 is proposed to be sanctioned
104	EP-RC104	MRC127	WS62	NDZ (No Development Zone)	The NDZ on west side of existing 18.30m wide road is now shown as SDZ-II marked as RC/2. Part portion of the land which was in NDZ and is towards the seaward side of HTL is now shown as NA (natural area).	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is to be changed to SDZ & Part portion of the land which was in NDZ and is towards the seaward side of HTL is to be shown as NA (natural area).
105	EP-RC105	MRC128	WS58	NDZ (No Development Zone)	The NDZ on north of 13.40m wide DP road bounded by Nalla on west and north side is shown as SDZ-II marked RC/3.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is to be changed to SDZ
106	EP-RC106	MRC129	WS57	NDZ (No Development Zone)	The NDZ shown in reservation of RT2.1 (Water Transport Terminal) along with access road is now shown as NA marked as RC/4.	Modification u/s 30 is proposed to be sanctioned

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107	EP-RC107	MRC130	WS57	NDZ (No Development Zone)	The NDZ on north side of MHADA layout Charkop Sector-7 is shown as SDZ-II marked as RC/5. The remaining area is shown in NA.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is to be changed to SDZ & The remaining area is to be shown in NA (Natural Area)
108	EP-RC108	MRC131	WS64	NDZ (No Development Zone)	The NDZ land located north of Abhinav Nagar in Dahisar village is now shown as SDZ-II, marked as RC/6 and reserved for ROS1.5 excluding 18.30m proposed road widening & existing road.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is to be changed to SDZ & reserved for ROS1.5 excluding 18.30m proposed road widening & existing road.
109	EP-RC109	MRC132	WS59 /54	DMS5.1 (Reservoir)	The NDZ land on the boundary of R/C & R/S ward & located in SGNP shown as DMS5.1 & DPU5.2 is now shown as NA, marked as RC/7, by retaining the designations DMS5.1 & DPU5.2..	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is to be changed to SDZ by retaining the designations DMS5.1 & DPU5.2..
110	EP-RC110	MRC133	1)WS 57	DE1.2 (Primary & Secondary School)	RE2.1 (Higher Education) is added to DE1.2 (Primary & Secondary School).	Modification u/s 30 is proposed to be sanctioned
111	EP-RC111	MRC133	2) WS59	R Zone	Designation of DE1.2 (Primary & Secondary School) as per EDDP is retained and RE2.1 (Higher Education) is added to DE1.2 (Primary & Secondary School).	Modification u/s 30 is proposed to be sanctioned
112	EP-RC112	MRC133	3)WS 63	DE1.2(Primary & Secondary School)	RE2.1 (Higher Education) is added to DE1.2 (Primary & Secondary School).	Modification u/s 30 is proposed to be sanctioned
113	EP-RC113	MRC133	3)WS 63	DP road	DP road alignment is maintained through ROS in CTS293 & the area under DP road is included in the reservation of RE2.1 (Higher Education).	Modification u/s 30 is proposed to be sanctioned
114	EP-RC114	MRC133	4)WS 63.	DE1.2(Primary & Secondary School)	RE2.1 (Higher Education) is added to DE1.2 (Primary & Secondary School).	Modification u/s 30 is proposed to be sanctioned



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115	EP-RC115	MRC134	WS63	DE1.1(Municipal School)	RE3.1 (Other Education) is added to DE1.1(Mun. School)	Modification u/s 30 is proposed to be sanctioned with following changes DE 1.1 is to be changed as RE1.1 + RE3.1
116	EP-RC116	MRC135	WS64	NDZ (No Development Zone)	The portion of NDZ bearing C.T.S.No.2321/A/1 and 2220/B/1B is reserved for Cemetery (RSA4.8).	Modification u/s 30 is proposed to be sanctioned
117	EP-RC117	MRC136	WS53	R Zone	DE1.2(Primary & Secondary School) is shown on the portion where school exists.	Modification u/s 30 is proposed to be sanctioned
118	EP-RC118	MRC137	WS58	R Zone	DE1.2(Primary & Secondary School) is shown on the portion where school exists.	Modification u/s 30 is proposed to be sanctioned
119	EP-RC119	MRC138	WS59	R Zone	DE1.2(Primary & Secondary School) is shown on the portion where school exists.	Modification u/s 30 is proposed to be sanctioned
120	EP-RC120	MRC139	WS63	R Zone	DE1.2(Primary & Secondary School) is shown on the portion where school exists.	Modification u/s 30 is proposed to be sanctioned
121	EP-RC121	MRC140	WS64	R Zone	DE1.2(Primary & Secondary School) is shown on the portion where school exists.	Modification u/s 30 is proposed to be sanctioned
122	EP-RC122	176	WS59	R Zone	The reservation of Play Ground(ROS1.4) is shown	Modification u/s 30 is proposed to be sanctioned
123	EP-RC123	184	WS64	RR2.1(Rehab. & Resettlement)	The reservation of Play Ground(ROS1.4) is shown	Modification u/s 30 is proposed to be sanctioned
124	EP-RC124	192	WS63	ROS1.4 (Play Ground)	Two nos. of 13.40mt. wide proposed D.P. roads shown as per draft development plan 2034 published in the month of February 2015	Modification u/s 30 is proposed to be sanctioned
125	EP-RC125	203	WS64	R Zone	The reservation of Service Industrial Estate (RPU6.1) is shown	Modification u/s 30 is proposed to be sanctioned
126	EP-RC126		WS58	ROS2.4 (Municipal Sports Complex)	ROS2.4 (Municipal Sports Complex)	Reservation of ROS2.4 (Municipal Sports Complex) is to be changed as shown on plan as ROS 1.4( Play Ground) on CTS no. 374/B/6 etc. of Eksar Village

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127	EP-RC127		WS64	13.40 m Proposed road widening	13.40 m Proposed road widening	13.40 m wide Proposed Road Widening is to be re aligned as per Existing site condition on plot bearing CTS no. 2294, 2295, 2351, 2257, 2258, 2259, 2260, 2261, 2262, 2264, 2265, 2266, 2301 etc. of village Dahisar
128	EP-RC128		WS 58	RR2.1(Rehab. & Resettlement)	RR2.1(Rehab. & Resettlement)	Reservation of RR2.1(Rehab. & Resettlement) is to be changed as ROS 1.4(Play Ground) on plot bearing FP 718 of TPS Borivali III as per SRDP 1991
129	EP-RC129		WS 63	RR2.1(Rehab. & Resettlement)	RR2.1(Rehab. & Resettlement)	Reservation of RR2.1(Rehab. & Resettlement) is to be changed as ROS 1.5 (Garden/Park) on plot bearing CTS no. 2402, of village Eksar & CTS no. 407D, 410 of village Borivali as per SRDP 1991
130	EP-RC130		WS 63	1) RE1.1 (Municipal School) 2) ROS1.4 (Play Ground)	1) RE1.1 (Municipal School) 2) ROS1.4 (Play Ground)	Reservation shape & location of RE1.1 (Municipal School) & ROS1.4 (Play Ground) is to be shown as per SRDP 1991 on plot bearing CTS no 5/1, 5A1/1, 240 of village Borivali
131	EP-RC131		WS53	ROS1.4 (Play Ground) & R Zone	ROS1.4 (Play Ground) & R Zone	Reservation shape & location of RE1.1 (Municipal School) is to be shown as per SRDP 1991 on plot bearing CTS no 47 Pt of village Magathane
132	EP-RC132		WS 58	DRI .5(Municipal Housing)	DRI .5(Municipal Housing)	the proposal is to be retained for FP no 434 of Borivali III TPS as per Sanctioned TP Scheme as shown on plan
133	EP-RC133		WS 58	RE 1.1(Municipal School)	RE 1.1(Municipal School)	the proposal is to be retained for FP no 687 of Borivali III TPS as per Sanctioned TP Scheme as shown on plan

'RN' Ward

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Sr. No.	EP No.	Modification No.	Sheet No.	Proposal as per published plan under Section 26 of the MR&TP Act 1966	Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&TP Act 1966	Substantial Modifications published by the Government under Section 31(1) of the MR&TP Act 1966
1	EP-RN01	MRN01	WS-63	ROS1.4(Playground)	The reservation ROS1.4(Playground) is designated and shown as DOS1.4(Playground).	Modification u/s 30 is proposed to be sanctioned
2	EP-RN02	MRN02	WS-68	DE1.2(Primary & secondary school) Label "Church & C"	Cemetery portion is shown as DSA4.3(Christian Cemetery) and existing Church is shown as R- Zone with label.	Modification u/s 30 is proposed to be sanctioned
3	EP-RN03	MRN05	WS-73	RPU1.1(Fire station)	Spilled over reservation of RPU1.1(Fire station) is corrected as DOS2.6 (Recreation Ground)	Modification u/s 30 is proposed to be sanctioned
4	EP-RN04	MRN06	WS-74	DSA2.5(PT)(Welfare Centre)+DHI.1(PT)(Municipal Dispensary/Health Post)+DSA2.8(PT)(Library)	The shape of the designation affecting CTS No. 1323, 1361 is corrected.	Modification u/s 30 is proposed to be sanctioned
5	EP-RN05	MRN07	WS-68	ROS1.4(Playground)	The shape of the reservation as per SRDP'91 is pulled back.	Modification u/s 30 is proposed to be sanctioned
6	EP-RN06	MRN08	WS-63	Existing Road	The existing road is shown as access upto the reservation of RE1.1(Municipal School), DE1.2(Primary & Secondary School) and existing road passing through ROS 1.4 & RE 1.1 is deleted by including the portion under road in ROS1.4 and RE 1.1.	Modification u/s 30 is proposed to be sanctioned
7	EP-RN07	MRN08	WS-63	RE1.1(Municipal School)	The Reservation shape as shown in SRDP'1991 is retained	Modification u/s 30 is proposed to be sanctioned

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8	EP-RN08	MRN08	WS-63	ROS1.4(Playground)	The Reservation shape as shown in SRDP'1991 is retained	Modification u/s 30 is proposed to be sanctioned
9	EP-RN09	MRN09	WS-69	DPU5.2(Electricity Distribution & Transmission Facility)	The area of designation of DPU5.2(Electricity Distribution & Transmission Facility) is corrected .	Modification u/s 30 is proposed to be sanctioned
10	EP-RN10	MRN16	WS-69	R-Zone	MAP(Municipal Primary School)is shown as RE1.1 (Municipal School) .	Modification u/s 30 is proposed to be sanctioned
11	EP-RN11	MRN17	WS-73	ROS1.5(Garden/Park)	Rehabilitation and Resettlement is shown as per approved modification u/no TPB-4395/625/CR-301/95/UD-11 dt.: 17.05.204	Modification u/s 30 is proposed to be sanctioned
12	EP-RN12	MRN17	WS-73	ROS1.5(Garden/Park)	9.15m access road to RH1.1(Municipal Dispensary/Health Post) is provided from existing road	Modification u/s 30 is proposed to be sanctioned
13	EP-RN13	MRN18	WS-74	R-Zone RE1.2(Primary/Secondary School)	Correction is done as per relocation approved vide CHE/2213/DPWS/P&R dt.: 12.02.2003	Modification u/s 30 is proposed to be sanctioned
14	EP-RN14	MRN19	WS-68	ROS1.4(Playground)	The ROS1.4(Playground) is deleted by showing text of 'layout R.G.' and Included in Surrounding Zone.	Modification u/s 30 is proposed to be sanctioned
15	EP-RN15	MRN20	WS-69	RSA2.9(Homeless Shelter) + RSA6.3 (Public Convenience)	The reservation of RSA2.9(Homeless Shelter) + RSA6.3 (Public Convenience) is deleted .	Modification u/s 30 is proposed to be sanctioned
16	EP-RN16	MRN21	WS-69	13.40m D.P. Road	The alignment of existing road is corrected as per SRDP'1991.	Modification u/s 30 is proposed to be sanctioned

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17	EP-RN17	MRN22	WS-73	18.30m D.P. Road	The 18.30m proposed D.P. Road passing through CTS No. 447, 369 of Village Dahisar is deleted.	Modification u/s 30 is proposed to be sanctioned with following changes 18.30 m wide DP road is to be deleted & RE 1.2 adjoining to the proposed road to be deleted as shown on plan
18	EP-RN18	MRN23	WS-68	13.40m D.P. Road	The 13.40m D.P. Road affecting the plot is deleted.	Modification u/s 30 is proposed to be sanctioned
19	EP-RN19	MRN24	WS-69	R-Zone	The existing road is corrected as per site condition.	Modification u/s 30 is proposed to be sanctioned
20	EP-RN20	MRN25	WS-69	18.30m D.P. Road, Rotary, ROS1.5 (Garden/Park)	The Junction of 18.30m D.P. Roads along with Rotary & ROS1.5(Garden/park) affecting CTS Nos. 2948 to 2955 of Village Dahisar is corrected by maintaining the connectivity of 18.30m D.P. Roads from Service Road on the North Side to Existing Road (Suhasini Pawaskar Marg) on the south side by deleting the Rotary & ROS1.5(Garden/park)	Modification u/s 30 is proposed to be sanctioned
21	EP-RN21	MRN25	WS-69	18.30m D.P. Road, Rotary, ROS1.5 (Garden/Park)	The portion of Rotary and open space is included in I3 Zone.	Modification u/s 30 is proposed to be sanctioned
22	EP-RN22	MRN26	WS-69	Existing Road	Existing road between CTS 968 & 976 of Village Dahisar is deleted and included in R Zone.	Modification u/s 30 is proposed to be sanctioned
23	EP-RN23	MRN27	WS-68	R-Zone	Cul-De-Sac at the end of the road towards CTS 913/914 is shown.	Modification u/s 30 is proposed to be sanctioned
24	EP-RN24	MRN28, MRN 30, MRN31	WS-68	13.40m D.P. Road	13.40m D.P. Road is deleted & all Reservations are retained	Modification u/s 30 is proposed to be sanctioned
25	EP-RN25	MRN29	WS-64	Existing Road	Internal roads is corrected .	Modification u/s 30 is proposed to be sanctioned

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26	EP-RN26	MRN32, MRN35	WS- 69	Existing Road	The road shown as existing is deleted. The existing internal road of Saptshri Sankul is extended upto Swami Vivekanand Road by proposing 13.40m D.P. Road passing through CTS No. 1779 of Village Dahisar and proposed widening of 13.40m of existing layout road passing through CTS No. 1756, 1757, 1760 to 1763, 1765, 1771 to 1777 of village Dahisar as was shown in EDDP'2034.	Modification u/s 30 is proposed to be sanctioned
27	EP-RN27	MRN33	WS- 69	13.40m D.P. Road	The curvature of the junction of the roads affecting the plot under reference is corrected as per the Demarcation issued.	Modification u/s 30 is proposed to be sanctioned
28	EP-RN28	MRN34	WS- 74	Existing Road	As the existing road (ROW) (5-6m width approx.) is shown as 13.40m D.P.	Modification u/s 30 is proposed to be sanctioned
29	EP-RN29	MRN39	WS- 69	RSA1.2(Retail Market with Vending Zone )	The I3 zone is continued and the reservation of RSA1.2(Retail Market with Vending Zone ) is deleted.	Modification u/s 30 is proposed to be sanctioned with following changes the drafting error of blue line shown on exiting road is to be corrected as per site condition
30	EP-RN30	MRN41	WS- 74	RPU5.2 (Electricity Transmission & Distribution Facilities)	The reservation of RPU5.2 (Electricity Transmission & Distribution Facilities) affecting CTS 1445 pt of Village Dahisar is changed to RT1.4(BEST Bus Facilities) .	Modification u/s 30 is proposed to be sanctioned
31	EP-RN31	MRN41	WS- 74	RT1.4 (BEST Bus Facilities)	The reservation of RT1.4 (BEST Bus Facilities) affecting CTS 1444 and CTS1445 pt is changed to RT1.6(Parking Lot) for area admeasuring 2000sqm and to RSA1.1(Municipal Market with vending Zone) for remaining portion.	Modification u/s 30 is proposed to be sanctioned

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32	EP-RN32	MRN42	WS-69	RE1.1(Municipal School)	The reservation of RE1.1(Municipal School) admeasuring approximately 130sqm is changed to RH1.3 (Municipal maternity Home) i.e. merged with abutting RH1.3( Municipal maternity Home).	Modification u/s 30 is proposed to be sanctioned
33	EP-RN33	MRN45	WS-69	ROS1.5(Garden/Park)	The reservation affecting the plot under reference to be changed to RR2.2(Affordable Housing) an13.40 D.P. is retained.	Modification u/s 30 is proposed to be sanctioned
34	EP-RN34	MRN49	WS-73	RE1.1(Municipal School)	The reservation of RE1.1(Municipal School) is deleted.	Modification u/s 30 is proposed to be sanctioned
35	EP-RN35	MRN51	WS-74	Natural Area	Natural Area shown on CTS 1423 of Village Dahisar is a layout open space and same is deleted and Included in Surrounding Zone.	Modification u/s 30 is proposed to be sanctioned
36	EP-RN36	MRN52	WS-68	RE1.2(Primary & Secondary School)	The reservation of RE1.2(Primary & Secondary School) is changed to RSA2.7(Students Hostel).	Modification u/s 30 is proposed to be sanctioned
37	EP-RN37	MRN53	WS-69	DH1.3(Municipal Maternity Home)	Corrections in shape of DH1.3(Municipal Maternity Home) is done by deleting DH 1.3 on CTS 1112 pt, 1121C, 1120, 1113A pt of Village Dahisar and included in R-Zone.	Modification u/s 30 is proposed to be sanctioned with following changes , DH 1.3 is to be reserved for RH 1.3 ( Municipal Maternity Home) as shown on plan
38	EP-RN38	MRN56	WS-74	ROS1.4(Playground)	The shape and area of the Playground reservation affecting CTS No 3117 of Village Dahisar is continued.	Modification u/s 30 is proposed to be sanctioned
39	EP-RN39	MRN57	WS-74	ROS1.4(Playground)	ROS1.4(Playground) is corrected as per approved relocation U/No: CHE/2688/DPWS/P&R dt.: 08.04.2009	Modification u/s 30 is proposed to be sanctioned

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40	EP-RN40	MRN57	WS-74	DO 1.1, DT 1.1	DO 1.1, DT 1.1	Modification u/s 30 is proposed to be sanctioned with following changes DO1.1 is to be changed to DT 1.1 as shown on plan
41	EP-RN41	MRN57	WS-74	C- Zone	C- Zone is merged in CBD	Modification u/s 30 is proposed to be sanctioned
42	EP-RN42	MRN58	WS-73	RE1.1(Municipal School)	The reservation of RE1.1(Municipal School) as per RDDP'2034 is changed to RR2.2(Affordable Housing)	Modification u/s 30 is proposed to be sanctioned
43	EP-RN43	MRN60	WS-74	ROS1.4 (Playground)	Reservation area as per SRDP'1991 is maintained and the excess reservation imposed on the entire plot is deleted.	Modification u/s 30 is proposed to be sanctioned
44	EP-RN44	MRN62	WS-68	18.30m D.P Road	The fanning portion of the 18.30m D.P. Road is realigned	Modification u/s 30 is proposed to be sanctioned
45	EP-RN45	MRN62	WS-68	DE1.2(Primary/Secondary School)	Designation DE1.2(Primary/Secondary School) on CTS 167 of Mandapeshwar is changed to RSA2.1(Multipurpose Community centre).	Modification u/s 30 is proposed to be sanctioned
46	EP-RN46	MRN63	WS-69	18.30m D.P Road	The alignment of the 18.30m D.P. Road is corrected as per LAQ/SR/247 & realignment approved u/no.TPB/432001/1673/CR-228/2001/UD-11 dt.30.8.2003.	Modification u/s 30 is proposed to be sanctioned
47	EP-RN47	MRN64	WS-68	ROS1.4(Playground)	The area of reservation of ROS1.4(Playground) is corrected by maintaining the area as per SRDP'1991.	Modification u/s 30 is proposed to be sanctioned



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48	EP-RN48	MRN65	WS-73	ROS1.4(Playground) & RR2.1(Rehabilitation & Resettlement)	The location of reservations of ROS1.4(Playground) & RR2.1(Rehabilitation & resettlement) affecting the plot under reference is interchanged by maintaining the area of the individual reservations intact as per RDDP'2034.	Modification u/s 30 is proposed to be sanctioned
49	EP-RN49	MRN66	WS-68	ROS1.4(Playground)	The Designation of DE1.2 (Primary / Secondary School) is increased by changing the reservation of ROS1.4(Playground) by 4000 sqm to RE1.2 (Primary /Secondary School).	Modification u/s 30 is proposed to be sanctioned
50	EP-RN50	MRN68	WS-69	18.30m D.P Road	Correction to alignment of 18.30m DP Road is made as per approved realignment u/no. TPB/432001/1673/CR-228/2001/UD-11 dt.30.8.2003 and acquisition already done u/no LAQ/SR/247	Modification u/s 30 is proposed to be sanctioned
51	EP-RN51	MRN68	WS-69	Existing Road	Existing road (Suhasini Pawaskar marg) is shown as per existing site condition.	Modification u/s 30 is proposed to be sanctioned
52	EP-RN52	MRN68	WS-69	ROS1.4(Playground)	Existing road abutting CTS 2872/2, 2874 of Village Dahisar is deleted and changed to reservation of ROS1.4 (Playground) by extending the abutting reservation of ROS1.4(playground) shown in RDDP'2034	Modification u/s 30 is proposed to be sanctioned
53	EP-RN53	MRN69	WS-64	13.40m D.P. Road	The 13.40m D.P. Road affecting CTS 2400D/3, 2334B of Village Dahisar is realigned as per approved realignment u/no MCP/3722 dt.: 29.11.2013	Modification u/s 30 is proposed to be sanctioned
54	EP-RN54	MRN72	WS-69	ROS1.4(Playground)	The plot is to be shown reserved as ROS1.4+RE1.2(Playground+Primary and Secondary School)	Modification u/s 30 is proposed to be sanctioned

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55	EP-RN55	MRN74	WS-63, 68	ROS1.4(Playground)	ROS 1.4 on CST 1347 is deleted. However, the part portion of the reservation which was in the SRDP 1991 and shown as P.G. be retained as ROS1.4	Modification u/s 30 is proposed to be sanctioned
56	EP-RN56	MRN74	WS-63, 68	DO2.1(Government Office)	DO 2.1 is deleted and the same is shown as LIC Office as a Text.	Modification u/s 30 is proposed to be sanctioned
57	EP-RN57	MRN74	WS-63, 68	ROS1.4(Playground)	The portion of reservation placed on the existing chawls is deleted and the remaining portion abutting to the road in line with the DE 1.2 kept as a reserved land.	Modification u/s 30 is proposed to be sanctioned
58	EP-RN58	MRN74	WS-63, 68	RE1.2(Primary& Secondary School)	The portion which is shown as reserved for RE 1.2 changed to RMS 1.2.	Modification u/s 30 is proposed to be sanctioned
59	EP-RN59	MRN74	WS-63, 68	RPU5.2(Electricity Transmission & Distribution Facilities)	The reservation of RPU5.2 deleted.	Modification u/s 30 is proposed to be sanctioned
60	EP-RN60	MRN74	WS-63, 68	18.30m D.P Road	The alignment of the road corrected as per existing alignment and the necessary widening shown on the northern side of the existing road.	Modification u/s 30 is proposed to be sanctioned
61	EP-RN61	MRN75	WS-68,63	NDZ	The NDZ west of link road of village Eksar is now shown as SDZ II and marked RN-1. Part portion of NDZ land shown on seaward side of HTL is now shown as NA. The 3 nos. of proposed 18.3 D.P. road is deleted.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ

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62	EP-RN62	MRN76	WS-64, 69	NDZ	The NDZ abutting SGNP on east side is now shown as SDZ II and marked as RN - 2. A new reservation of RH 1.2 (Hospital) is proposed on CTS No. 2772A Part, a village Dahisar within the north side of SDZ II.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ
63	EP-RN63	MRN77	WS-69, 64	NDZ	The NDZ abutting proposed 18.3 m. D.P. road on west side marked as RN-3 is now shown as SDZ-1.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ I is changed to SDZ
64	EP-RN64	MRN78	WS-69	NDZ	The NDZ abutting proposed 18.3 m. D.P. road on north & west side marked as RN-4 is now shown as SDZ-1.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ I is changed to SDZ
65	EP-RN65	MRN79	WS-69, 74	NDZ, 18.30m D.P. Road	The NDZ on west side of proposed 18.3 mtr. D.P. road marked RN-5 shown in SDZ-I. 18.3 mtr. Wide D.P.Road (East - West) proposed in this SDZ-I. The NDZ on east of proposed 18.3 m. D.P.; Road is shown as natural area.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ I is changed to SDZ
66	EP-RN66	MRN80	WS-69, 74	NDZ	The NDZ between exiting road and RN-5 now shown in SDZ II marked RN-6 and entirely kept reserved for RR2.2 (Affordable housing)	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ
67	EP-RN67	MRN81	WS-69, 74	NDZ	The NDZ on North east boundary of ward and Municipal limit shown as SDZ II, marked RN-7 and entirely kept reserved for RR2.2 (Affordable housing).	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ
68	EP-RN68	MRN82	WS-68	ROS1.4(Playground)	The reservation of ROS1.4(Playground) is merged with the abutting reservation of RSA2.1(Multipurpose Community Centre)	Modification u/s 30 is proposed to be sanctioned
69	EP-RN69	MRN83	WS-68	R Zone	The land under reference is designated as Designation of DOS2.6 (Recreation Ground)	Modification u/s 30 is proposed to be sanctioned

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70	EP-RN70	MRN84	WS-69	ROS1.5(Garden/Park)	The existing school on CTS 2757 pt. of Village Dahisar is shown as DE1.2(Primary/Secondary School)	Modification u/s 30 is proposed to be sanctioned
71	EP-RN71	MRN85	WS-74	R Zone	The designation of DE 1.2 (Primary & Secondary School) is shown on the plot under reference.	Modification u/s 30 is proposed to be sanctioned
72	EP-RN72	MRN86	WS-74	RT3.1 (Metro/Mono Rail Car shed)	A label of Special Planning Authority (SPA) is shown on above land.	Modification u/s 30 is proposed to be sanctioned
73	EP-RN73	21	WS-68	ROS1.5(Garden/Park)	The reservation of ROS1.5(Garden/Park) is to deleted	Modification u/s 30 is proposed to be sanctioned
74	EP-RN74	22	WS-73	RE1.1(Municipal School)	The reservation of RE1.1(Municipal School) is to be deleted and changed to RE1.2(Primary & Secondary School)	Modification u/s 30 is proposed to be sanctioned
75	EP-RN75		WS-74	DO2.1 (Government Office), Existing Road	DO2.1 (Government Office), Existing Road	Existing Road and New reservation of DO2.1(Government Office) as per SRDP'1991 is to be proposed as shown on plan
76	EP-RN76		WS-74	R-Zone	R-Zone	New reservation of ROS1.5(Garden/Park) on plot bearing CTS no 1507/C of Dahisar village is to be proposed as shown on plan
77	EP-RN77		WS-74	R-Zone	R-Zone	New reservation of RR2.1 (Rehabilitation & Resettlement) on plot bearing CTS no. 1325, 1362, 1363, 1364, 1379 of Dahisar village is to be proposed as shown on plan
78	EP-RN78		WS-69	R-Zone	R-Zone	New reservation of RE1.1(Municipal School) on plot bearing CTS no. 1202/5, 1202/6, 1205 of Dahisar village is to be proposed as shown on plan

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79	EP-RN79		WS 73	DOS2.6(Recreation Ground)	DOS2.6(Recreation Ground)	New reservation of ROS 2.2(Swimming pool) is to be added to Designation of DOS 2.6 (Recreation Ground) on plot bearing CTS no.101/B/1 of Dahisar village as shown on plan
80	EP-RN80		WS 69	RR2.1 (Rehabilitation & Resettlement) & 18.30 m wide DP Road	RR2.1 (Rehabilitation & Resettlement) & 18.30 m wide DP Road	Municipal Commissioner shall decide alignment of 18.30 m wide DP Road so that, Alignment of the road will not be affected by factory building
81	EP-RN81		WS 69	NDZ	SDZ II	The New Reservations of RT 3.1 (Metro/Mono Car shed), RR2.1(Rehabilitation & Resettlement) & rest of the area is to be included in green zone as shown on plan
82	EP-RN82		WS69 , WS 64	RSA 1.1	RSA 1.1	RSA 1.1 is to be deleted as shown on plan
83	EP-RN83		WS 73	R Zone	R Zone	The New Reservations of RR1.2(Police staff Quarter) is to proposed as shown on plan
84	EP-RN84		WS 73	Natural Area	Natural Area	New Reservation of Mangroves Park is proposed to be shown on CTS no. 261(pt) of village Dahisar as shown on plan.
85	EP-RN85		WS74	I Zone	I Zone	Reservations of "Metro Rail & Allied Use" is proposed to be shown on CTS no. 1585(pt), 1586(pt) of Village Dahisar as shown on the plan

## 'RS' Ward

1	2	3	4	5	6	7
Sr. No.	EP No.	Modification No.	Sheet No.	Proposal as per published plan under Section 26 of the MR&TP Act 1966	Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&TP Act 1966	Substantial Modifications published by the Government under Section 31(1) of the MR&TP Act 1966
1	EP-RS01	MRS2	W/S 48	RPU3.1 (Police Station) DPU3.1+DR1.2 (Police Station + Police staff quarters)	The Reservation is shown as DPU3.1 (PT)(Police station)+ DPU 3.4(Police Facilities). RPU3.1 (Police station) is changed to RPU3.4.	Modification u/s 30 is proposed to be sanctioned
2	EP-RS02	MRS3	W/S 53	R Zone	The plot is designated as DH1.1 (Municipal Dispensary/ Health post)	Modification u/s 30 is proposed to be sanctioned
3	EP-RS03	MRS5	W/S 49	RSA 5.2+RSA6.1+RSA6.2 (Multipurpose Housing for Working Women + Care Centre+adhar Kendra with skill Development centre)	The reservation on CTS no. 874A is deleted. New 9.15m D.P.Road proposed north to said reservations.	Modification u/s 30 is proposed to be sanctioned
4	EP-RS04	MRS13	W/S 52	ROS1.5 ( Garden/Park)	ROS1.5(Garden/Park) is changed to RR 2.2(Affordable Housing).	Modification u/s 30 is proposed to be sanctioned
5	EP-RS05	MRS14	W/S 52	RPU6.1 (Service Industrial Estate)	The Reservation of RPU6.1 is changed to ROS1.4(PG).	Modification u/s 30 is proposed to be sanctioned
6	EP-RS06	MRS15	W/S 53	ROS1.4 (Playground) RE1.1 (Municipal School)	The Reservation of PG is retained by shifting RE1.1 to the east side of ROS 1.4 and deleting 13.4m DP road and RR2.1, equivalent to the area of RE1.1.	Modification u/s 30 is proposed to be sanctioned
7	EP-RS07	MRS16	W/S 53	ROS1.4 (Playground)	The reservation of ROS1.4 is changed to RE1.1 by retaining shape as per SRDP 91.	Modification u/s 30 is proposed to be sanctioned
8	EP-RS08	MRS18	W/S 53	ROS1.5 (Garden/Park)	The reservation of ROS1.5 from CTS no. 535 is deleted.	Modification u/s 30 is proposed to be sanctioned
9	EP-RS09	MRS19	W/S 48	R Zone	The land marked as Designation for Service Industrial Estate (DPU 6.1) are where 25 % Galas are handed over to MCGM and galas are handed over Project Affected person. Hence the Legend is redundant and the lands are included in surrounding zone.	Modification u/s 30 is proposed to be sanctioned

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10	EP-RS10	MRS20	W/S 48	R Zone	DOS1.4 (Play Ground) is retained.	Modification u/s 30 is proposed to be sanctioned
11	EP-RS11	MRS21	W/S 49 W/S 54	R Zone	ROS1.5 (Garden/Park) is retained.	Modification u/s 30 is proposed to be sanctioned as shown plan
12	EP-RS12	MRS22	W/S 53	C Zone	RT1.6 (Parking Lot) is retained.	Modification u/s 30 is proposed to be sanctioned
13	EP-RS13	MRS23	W/S 48	R Zone	ROS1.4 (Play Ground) is retained.	Modification u/s 30 is proposed to be sanctioned with following changes: Reservation of RE 1.1 (Municipal Primary School) is to be proposed by deleting part area of ROS1.4 as shown on plan.
14	EP-RS14	MRS24	W/S 53	R Zone	RMS1.1 (Road Depot) is retained.	Modification u/s 30 is proposed to be sanctioned
15	EP-RS15	MRS25	W/S 53	R Zone	Designated as Municipal Retail Market.	Modification u/s 30 is proposed to be sanctioned
16	EP-RS16	MRS26	W/S 54	RE 1.1 (Municipal School), ROS 1.4(Playground)	Reservation of R.E. 1.1, ROS 1.4 is shifted to left aligning to road.	Modification u/s 30 is proposed to be sanctioned
17	EP-RS17	MRS28	W/S 49	R Zone	Reservation of RE1.2, RE1.1,ROS 1.4 & 13.40 DP Road is retained.	Modification u/s 30 is proposed to be sanctioned
18	EP-RS18	MRS29	W/S 48	RE1.2 (Primary & Secondary School)	Reservation of RE1.2 deleted	Modification u/s 30 is proposed to be sanctioned
19	EP-RS19	MRS30	W/S 52	ROS1.4 (Playground)	Reservation of ROS1.4 deleted	Modification u/s 30 is proposed to be sanctioned
20	EP-RS20	MRS31	W/S 53	RSA2.9 (Homeless Shelter)	Reservation of RSA2.9 (Homeless Shelter) is deleted	Modification u/s 30 is proposed to be sanctioned
21	EP-RS21	MRS32	W/S 53	1. ROS1.5 (Garden/Park)	Extra ROS1.5 is deleted and shown as Affordable Housing (RR2.2)	Modification u/s 30 is proposed to be sanctioned
22	EP-RS22	MRS33	W/S 54	1. ROS1.4 (Playground)	Relocation of ROS 1.4 and RE1.1 from CTS 874 D/1 (Pt), 874 C/7, 874 C/9 CTS 874 C/10.	Modification u/s 30 is proposed to be sanctioned
23	EP-RS23	MRS34	W/S 54	ROS1.5 (Garden/Park)	Reservation of ROS1.5 deleted from CTS No. 381A/1/1 of Poisar	Modification u/s 30 is proposed to be sanctioned

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24	EP-RS24	MRS35	WS 54	R Zone	Deleted RSA1.1, RT1.6 on CTS 793/B - converted it to Residential zone and Reserved CTS 809A/1/1/6, 809A/1/1/7 as RSA1.2, RT1.6 respectively.	Modification u/s 30 is proposed to be sanctioned
25	EP-RS25	MRS36	WS 49	ROS1.4 (Playground), RE1.2 (Primary & Secondary School)	Deleted ROS1.4, RE1.2 on CTS 171/1A/8 and is converted to R-zone.	Modification u/s 30 is proposed to be sanctioned
26	EP-RS26	MRS37	WS 54	RSA1.2 (Retail market with Vending zone), RT1.6 (Parking lot)	Deleted RSA1.2, RT1.6 on CTS 809A/1/19B - Converted it to R-zone	Modification u/s 30 is proposed to be sanctioned
27	EP-RS27	MRS38	WS 54	1. ROS1.4 (Playground) 2. RE1.1 (Municipal School), ROS1.4 (Playground)	1. 2.) Relocation of ROS 1.4 and RE1.1 from CTS 874 D/1 (Pt), 874 C/7, 874 C/9 CTS 874 C/10 are shown as per file.	Modification u/s 30 is proposed to be sanctioned
28	EP-RS28	MRS38	WS 54	4. RE1.1 (Municipal School), ROS1.4 (Playground) 5. ROS1.4 (Playground)	4. 5.) Reservations retained as per SRDP 91 by deleting extra ROS1.4.	Modification u/s 30 is proposed to be sanctioned
29	EP-RS29	MRS39	WS 54	2. A. Existing Road	2(a) The Road is proposed for widening from 13.40 mtrs. to 18.30 mtrs.	Modification u/s 30 is proposed to be sanctioned
30	EP-RS30	MRS39	WS 54	2 C. ROS1.5 (Garden/Park)	2(c) Reservation of ROS1.5 deleted from CTS no. 381 A/1/1.	Modification u/s 30 is proposed to be sanctioned
31	EP-RS31	MRS39	WS 54	3 A. RE1.1 (Municipal School)	3(a) The new reservation of Fuel Station is kept adjacent to BEST Bus Depot area.	Modification u/s 30 is proposed to be sanctioned
32	EP-RS32	MRS39	WS 54	3 B. RE1.1 (Municipal School)	3(b) The reservation RE 1.1 is changed to RSA 3.3 on CTS No. 146/2.	Modification u/s 30 is proposed to be sanctioned
33	EP-RS33	MRS39	WS 54	4. Existing Road	4(a) The 13.40 mtrs wide D.P. Road is shown on the existing Road in between the two reservations of RR 2.1, placed on CTS no. 6 of Malad.	Modification u/s 30 is proposed to be sanctioned
34	EP-RS34	MRS40	WS 53	DAM, R Zone	DAM is marked correctly as per demarcation given on site.	Modification u/s 30 is proposed to be sanctioned
35	EP-RS35	MRS41	WS 53	R Zone	Area under municipal possession is shown as DAM.	Modification u/s 30 is proposed to be sanctioned
36	EP-RS36	MRS42	WS 53	R Zone	The plot is shown as DAM.	Modification u/s 30 is proposed to be sanctioned



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37	EP-RS37	MRS43	WS 49	1. DSA2.8, (Library) RO3.1 (Disaster Management Facilities) 4. DOS 2.6 (Recreation Ground) 6. ROS1.5 (garden/Park)	1. Entire plot shown designated for DSA 2.8+DE1.1+RO3.1 by deleting small strip of RO3.1 on part portion. 4. DOS 2.5 (Sports complex) is changed to designated Municipal market (DSA1.1). 6. It is confirmed that the land under reference is in MCGM's possession hence, the reservation changed to appropriate designations i.e. 'DOS 2.6 RECREATION GROUND'	Modification u/s 30 is proposed to be sanctioned
38	EP-RS38	MRS43	4.WS 48			Modification u/s 30 is proposed to be sanctioned
39	EP-RS39	MRS43	6. WS 48			Modification u/s 30 is proposed to be sanctioned
40	EP-RS40	MRS43	7. WS 48	7. 12.20 wide proposed road	7. The width of the DP road corrected from 12.20 to 13.40M.	Modification u/s 30 is proposed to be sanctioned
41	EP-RS41	MRS43	8. WS 48	8. DOS1.4 (Playground)	8. Shape and size of the designation corrected as per existing site condition.	Modification u/s 30 is proposed to be sanctioned
42	EP-RS42	MRS43	9. WS 54 10. W S 53 17. W S 53 18. W S 53 19. W S 53 21. W S 53	R Zone	9. 10. 17. 18. 19. 21. Designated as amenity 'DAM'.	Modification u/s 30 is proposed to be sanctioned
43	EP-RS43	MRS43	13. W S 53	13. DR1.1 (Municipal Staff Quarters)	13. The plot is Shown as DMS 1.2 (MUNICIPAL CHOWKY)+DMS 1.3 (MUNICIPAL FACILITIES).	Modification u/s 30 is proposed to be sanctioned
44	EP-RS44	MRS43	14. W S 48	14. RSA2.1 (Multipurpose Community Centre)	14. Designated the plot as library.	Modification u/s 30 is proposed to be sanctioned
45	EP-RS45	MRS43	15. W S 48	15. I Zone	15. Designated CTS 57 E (pt)-Wadhavan as DOS 1.4 Play Ground.	Modification u/s 30 is proposed to be sanctioned

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46	EP-RS46	MRS44	WS 52	1. ROS 1.5 (Garden/Park) 2. RH 1.2 (Hospital) 3. RSA 2.1 (Multipurpose Community Centre) 4. DOS 2.6 (Recreation Ground) 6. DOS 1.4 (Playground) 7. RE 1.1 (Municipal School) 8. RSA2.9 (Homeless Shelter)	The DOS2.6, DOS1.4, ROS1.5(3 nos.), RSA2.9, RSA2.1, RH1.2 and proposed 9.15m DP road deleted. Since, layout has been approved under no. CHE/428/LOR Dt. 17.11.98.	Modification u/s 30 is proposed to be sanctioned
47	EP-RS47	MRS44	WS 52	R Zone	The 15% RG and 15% garden as shown in SRDP 91 were proposed layout RG's and further the open spaces designated in draft DP are the layout RG's as developed as per approved layout. The layout RG as per approved layout shown in text and the layout amenities is shown as RAM.	Modification u/s 30 is proposed to be sanctioned
48	EP-RS48	MRS45	WS 53	13.40 mtr widening	The Alignment Of 18.3M DP Road is shown as per Setback Handed Over And Layout Drawing.	Modification u/s 30 is proposed to be sanctioned
49	EP-RS49	MRS46	WS 49 & WS 54	RR2.1 (Rehabilitation & Resettlement) ROS1.5 (Garden/Park)	Remaining land from IOD issued land is included in R-Zone from RR2.1. The remaining land is continued for RR2.1 (Rehabilitation & Resettlement) and ROS1.5 (Garden/Park)	Modification u/s 30 is proposed to be sanctioned
50	EP-RS50	MRS47	WS 52	1. ROS1.5 (Garden/Park) 2. Existing Road	1, 2) The Reservation of ROS1.5(G) & existing road is Deleted & Amenity Space as per approval is shown as RAM	Modification u/s 30 is proposed to be sanctioned
51	EP-RS51	MRS48	WS 52	18.30 mtr wide proposed DP road	Alignment Of 18.30 m D. P. Road is changed Partly as per Draft DP published in Feb. 2015 considering the Development on site.	Modification u/s 30 is proposed to be sanctioned
52	EP-RS52	MRS49	WS 53	9.15M wide Rd.	The 9.15m widening and 9.15m DP Roads are Deleted.	Modification u/s 30 is proposed to be sanctioned

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53	EP-RS53	MRS50	WS 49	Proposed 18.3M DP ROAD	The 18.30 m DP road deleted on CTS 151 and is shown as ROS1.5. The connection of 18.30m DP road and W.E.H. is made smooth by providing fanning.	Modification u/s 30 is proposed to be sanctioned
54	EP-RS54	MRS50	WS 49	Proposed 18.3M DP ROAD	The 18.30 m DP Road in Defence Land on CTS no. 152, 153, 154 and 156 is Deleted as new East-West road is proposed through Defence Land.	Modification u/s 30 is proposed to be sanctioned
55	EP-RS55	MRS51	WS 52	Proposed Rd. of 9.15M wide	Alignment of the road 9.15M Wide DP road is corrected.	Modification u/s 30 is proposed to be sanctioned
56	EP-RS56	MRS52	WS 53	Road widening to 13.4M wide road	The Proposed DP road is aligned as per existing road Developed on site.	Modification u/s 30 is proposed to be sanctioned
57	EP-RS57	MRS53	WS 53	Proposed Rd. of 18.3M wide	L-Shaped 12.2m DP road deleted. The road portion is merged in RR2.2(Affordable Housing) and ROS1.5(Garden)	Modification u/s 30 is proposed to be sanctioned
58	EP-RS58	MRS54	WS 53	18.3M wide DP Rd.	The road is re-aligned as per SRDP 91.	Modification u/s 30 is proposed to be sanctioned
59	EP-RS59	MRS55	WS 54	1. 13.4M wide DP rd.	1. 13.4m DP road is deleted and the area under road is to be merged in RR2.1	Modification u/s 30 is proposed to be sanctioned
60	EP-RS60	MRS56	WS 53	9.15M Wide proposed DP Rd.	9.15m wide DP Road is Deleted.	Modification u/s 30 is proposed to be sanctioned
61	EP-RS61	MRS57	WS 52	18.3M wide Proposed Rd.	18.3m DP road partly re-aligned.	Modification u/s 30 is proposed to be sanctioned
62	EP-RS62	MRS58	WS 49 WS 54	5-6M wide Existing rd.	Existing road is shown as per site condition.	Modification u/s 30 is proposed to be sanctioned
63	EP-RS63	MRS60	WS 53	Existing Rd.	Existing road shown on DP Sheet is Deleted	Modification u/s 30 is proposed to be sanctioned
64	EP-RS64	MRS61	WS 52	1. 18.3M wide Rd. 2. No 13.4M wide Rd.	1. 18.3m Wide DP road is reduced to 9.15m and 2. 13.4m wide road is retained as per SRDP 91.	Modification u/s 30 is proposed to be sanctioned
65	EP-RS65	MRS62	WS 53	ROS1.4 (Playground)	The Existing Road As Per SRDP 91 is included as the Road Exist on site.	Modification u/s 30 is proposed to be sanctioned

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66	EP-RS66	MRS64	W/S 48	1. 13.4m wide Proposed Road. 2. 9.5m wide proposed road.	2. 9.15m wide road is deleted on said CTS	Modification u/s 30 is proposed to be sanctioned
67	EP-RS67	MRS65	W/S 53	Existing Rd.	The Road widening lines are Deleted.	Modification u/s 30 is proposed to be sanctioned
68	EP-RS68	MRS66	W/S 53	R Zone	The existing Cul-De-Sac on CTS 135 and the amenity space handed over is marked on DP Sheet.	Modification u/s 30 is proposed to be sanctioned with following changes Proposed Cul de sac is to be deleted and the road is to be extended upto proposed 18.30 DP (MRS71) road as shown on plan
69	EP-RS69	MRS67	W/S 47	13.4M wide DP Rd.	The 13.4 m. wide D.P. road to be extended toward west side up to new link road passing through RR2.1.	Modification u/s 30 is proposed to be sanctioned
70	EP-RS70	MRS69	W/S 48	Existing Rd. of 13.4m width.	The existing road from CTS no 225 to existing link road shown as 13.4m wide DP road.	Modification u/s 30 is proposed to be sanctioned
71	EP-RS71	MRS70	W/S & W/S 52	13.4M wide DP Rd.	The 13.4M Wide D.P. Road Is Extended Upto New Link Road.	Modification u/s 30 is proposed to be sanctioned
72	EP-RS72	MRS71	W/S 48	1. 18.3M Proposed rd.	1. The text shown on the DP Sheet for existing road width as 13.4m. is shown as 18.3 m.	Modification u/s 30 is proposed to be sanctioned with following changes text of 18.3 m wide proposed road widening is to be changed to 27.45 m
73	EP-RS73	MRS71	W/S 48	3. 18.3M Proposed rd.	3. 18.30 M wide DP road north of Akurli road starting from CTS 50 extended along RT1.6 upto defence land, from CTS 8, 9 and 152 proposed through Defence land upto Western Express Highway.	Modification u/s 30 is proposed to be sanctioned
74	EP-RS74	MRS71	W/S 48	6. No Reservation	6. CTS No. 135B & 132/A/2 are designated as DAM	Modification u/s 30 is proposed to be sanctioned
75	EP-RS75	MRS71	W/S 48	9. 18.3M wide Rd. proposed	9. The 13.4 M. wide is extended upto Rajguru Flyover	Modification u/s 30 is proposed to be sanctioned
76	EP-RS76	MRS73	W/S 49, W/S 54	RR2.1(Resettlement & Rehabilitation)	The Reservation is changed to RR2.1(Resettlement & Rehabilitation)	Modification u/s 30 is proposed to be sanctioned

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77	EP-RS77	MRS74	W/S 52	ROS2.5 (Stadium)	ROS2.5 (Stadium) is changed to ROS1.4(Playground)	Modification u/s 30 is proposed to be sanctioned
78	EP-RS78	MRS74	W/S 53	RSA3.5 (Museum)	and RSA3.5 (Museum) is changed to RSA2.1(Multipurpose Community Centre)	Modification u/s 30 is proposed to be sanctioned
79	EP-RS79	MRS75	W/S 53	ROS1.4 (Playground)	The reservation on the land as per SRDP1991 is continued by deleting extra reservation of ROS1.4.	Modification u/s 30 is proposed to be sanctioned
80	EP-RS80	MRS76	W/S 52	DOS1.1 (Tank/Pond)	1. To convert Designation DOS1.1(Tank/Pond) To Reservation ROS1.4(PG).	Modification u/s 30 is proposed to be sanctioned
81	EP-RS81	MRS76	W/S 52	RE1.2(Primary/ Secondary school)	3. RE1.2(Primary/ Secondary school) is deleted.	Modification u/s 30 is proposed to be sanctioned
82	EP-RS82	MRS77	W/S 53	1. RO2.1 (Government Office) 2. RPU3.1 (Police Station) 3. RR2.1 (Rehabilitation & Resettlement)	The reservation is retained as per Area/Location as per SRDP 91.	Modification u/s 30 is proposed to be sanctioned
83	EP-RS83	MRS78	W/S 48	1. DPU4.2 (Telephone Exchange) 2. 18.3M wide Proposed Rd.	The Designation Of DPU4.2 (Telephone Exchange) is corrected. The 18.3M Wide DP Road Proposed towards North along the Boundary of corrected DPU4.2 Upto ROS1.4 (Playground), The small Triangular Portion Of DPU4.2 left after correction the Shape Included in ROS1.4. The Land available on south side after shifting 18.3M DP Road included in RR2.2(Affordable Housing).	Modification u/s 30 is proposed to be sanctioned
84	EP-RS84	MRS80	W/S 53	RSA 2.1(Multipurpose Community Centre)	The reservation of DOS 2.6(Recreational ground),on the said plot is changed to RSA 2.1(Multipurpose Community Centre) and remaining portion is to be designated for DOS 2.6. (RG)	Modification u/s 30 is proposed to be sanctioned
85	EP-RS85	MRS82	W/S 53	RH1.1(Municipal Dispensary/ Health post)	The reservation on C.T.S.No.746 is changed from RH1.1 to RE3.1 (Other Education.)	Modification u/s 30 is proposed to be sanctioned

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86	EP-RS86	MRS85	WS 49	1. R zone	1. The relocated Reservaton of RE1.2(SAS) and ROS1.4(PG) is deleted and same placed in R-Zone.	Modification u/s 30 is proposed to be sanctioned
87	EP-RS87	MRS85	WS 49	2. RR2.2 (Affordable housing)	2) The entire reservation for RR2.2 (Affordable housing.) is deleted.	Modification u/s 30 is proposed to be sanctioned
88	EP-RS88	MRS85	WS 49	4. DOS1.4 (Playground)	4) DOS1.5(Garden) is shown as reservation of ROS1.5	Modification u/s 30 is proposed to be sanctioned
89	EP-RS89	MRS85	WS 49	6. EXISTING ROAD	6) The said road is re-aligned.	Modification u/s 30 is proposed to be sanctioned
90	EP-RS90	MRS85	WS 49	7. DOS1.5 (Garden/Park)	7)The small portion of CTS 171/1A/10 is shown as ROS1.5(Garden/Park) which is deleted from CTS 171/1A/11.	Modification u/s 30 is proposed to be sanctioned as shown plan
91	EP-RS91	MRS86	WS48 , WS 49	Existing road	2.) The Akurli Road from Kandivali station to Lokhandwala Complex is widened to 27.45M from 18.3M on both sides.	Modification u/s 30 is proposed to be sanctioned with following changes 2. The existing road is 18.3m wide, which is required to widened in order to ease the traffic congestion. Hence, the Akurli Road from Kandivali station to Lokhandwala Complex is shown widening to 27.45M from 18.3M. widening on both sides.
92	EP-RS92	MRS86	WS 49	RE1.1 (Municipal School) ROS1.4 (Playground)	The RSA1.1 is proposed on No. 171/1A/44 & 171/1A/45. The RT1.6 is proposed on CTS No. 171/1A/47 & 171/1A/46.	Modification u/s 30 is proposed to be sanctioned with following changes 2. The existing road is 18.3m wide, which is required to widened in order to ease the traffic congestion. Hence, the Akurli Road from Kandivali station to Lokhandwala Complex is shown widening to 27.45M from 18.3M. widening on both sides.
93	EP-RS93	MRS86	WS 49	ROS1.4 (Playground)	The Reservation of ROS1.4 is proposed on CTS No.171/1A/59.	Modification u/s 30 is proposed to be sanctioned with following changes 2. The existing road is 18.3m wide, which is required to widened in order to ease the traffic congestion. Hence, the Akurli Road from Kandivali station to Lokhandwala Complex is shown widening to 27.45M from 18.3M. widening on both sides.
94	EP-RS94	MRS86, 251 & 257	WS 49	RE1.1 (Municipal School) RSA3.3 (Drama Theatre)	RH1.2(Hospital) is proposed on CTS No. 171/1A/57 RSA3.3(Cultural Centre/ Drama Theatre/Theatre) is changed RSA5.2 (Multipurpose housing for Working Women) on CTS no 171/1A/57	Modification u/s 30 is proposed to be sanctioned with following changes 2. The existing road is 18.3m wide, which is required to widened in order to ease the traffic congestion. Hence, the Akurli Road from Kandivali station to Lokhandwala Complex is shown widening to 27.45M from 18.3M. widening on both sides.
95	EP-RS95	MRS86, 251 & 257	WS 49	ROS1.5 (Garden/Park) ROS1.5 (Garden/Park) RH1.2 (Hospital)	RSA3.3 is proposed on 171/1A/50 & 171/1A/53 RH1.2 is converted to RE1.3 (Special School) on CTS 171/1A/51, 171/1A/52	Modification u/s 30 is proposed to be sanctioned with following changes 2. The existing road is 18.3m wide, which is required to widened in order to ease the traffic congestion. Hence, the Akurli Road from Kandivali station to Lokhandwala Complex is shown widening to 27.45M from 18.3M. widening on both sides.
96	EP-RS96	MRS86	WS 49	7. ROS1.5 (Garden/Park) RH1.2 (Hospital)	ROS 1.5 is proposed on CTS No. 171/1A/54 , 171/1A/55	Modification u/s 30 is proposed to be sanctioned with following changes 2. The existing road is 18.3m wide, which is required to widened in order to ease the traffic congestion. Hence, the Akurli Road from Kandivali station to Lokhandwala Complex is shown widening to 27.45M from 18.3M. widening on both sides.

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97	EP-RS97	MRS86	W/S 49	Existing Road	The existing road with Cul-Di-Sac is extended towards south side passing through RH1.2 and ROS1.5 upto existing 18.3M DP Road. (WS49)	RSA3.3 is proposed on 171/1A/50, 171/1A/51, 171/1A/52 & 171/1A/53 ROS 1.5 is proposed on CTS No. 171/1A/54, 171/1A/55 The existing road with Cul-Di-Sac is extended towards south side passing through RH1.2 and ROS1.5 upto existing 18.3M DP Road.
98	EP-RS98	MRS88	W/S 52	RE1.1 (Municipal School)	The reservation of School RE 1.1 is deleted.	Modification u/s 30 is proposed to be sanctioned
99	EP-RS99	MRS89	W/S 54		The NDZ land in the Poisar village on east side of proposed 18.3m wide road along SGNP boundary is now shown as NA and marked as RS 1	Modification u/s 30 is proposed to be sanctioned
100	EP-RS100	MRS90	W/S 54		The NDZ land in the Poisar village near SGNP boundary and west side of 18.3m proposed road is now shown as SDZI and marked as RS 2.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZI is changed to SDZ
101	EP-RS101	MRS91	W/S 54		The NDZ land shown on CTS no. 809A/1/19A/1/1/C in Poisar village near RSA 4.8 reservation is shown as SDZ II and reserved for RR2.2 and marked as RS 3	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ
102	EP-RS102	MRS92	W/S 54		The NDZ land shown on CTS no. 809A/1/19A/1/1/C, 824A/4 of Poisar village is now shown as SDZ 2 and kept reserved for RR2.2 and marked as RS 4	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ
103	EP-RS103	MRS93	W/S 54 W/S 49		The NDZ land shown on boundary of Poisar and Akurli village near boundary of SGNP is now shown as SDZ 2 and marked as RS 5, Part portion of said land falling in SGNP boundary is now shown as NA.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ
104	EP-RS104	MRS94	W/S 49		The NDZ land shown on boundary of Poisar and Akurli village bounded by 18.3m proposed road on west side and 13.4m DP road on east side is now shown as SDZ 1 and marked as RS 6	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ I is changed to SDZ

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105	EP-RS105	MRS95	W/S 49		The NDZ land shown on CTS no. 171/1A/21 of Akurli village bounded by existing road on west side and NA zone on north, east and south side is now shown as SDZ 2 and marked as RS 7	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ
106	EP-RS106	MRS96	W/S 52		NDZ land shown on Charkop village is now shown as SDZ 2 and marked as RS 8	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ
107	EP-RS107	MRS97	W/S 52		The Part portion of NDZ land shown on sea-ward side of HTL is now marked as NA (RS 8)	Modification u/s 30 is proposed to be sanctioned
108	EP-RS108	MRS98	W/S 53	RR2.1 (Rehabilitation & Resettlement)	The Reservation Of Rehabilitation & Resettlement RR2.1 changed to Affordable Housing RR2.2.	Modification u/s 30 is proposed to be sanctioned
109	EP-RS109	MRS99	W/S 52	ROS1.4 (Playground)	Designated as DPU5.2.	Modification u/s 30 is proposed to be sanctioned
110	EP-RS110	MRS100	W/S 49	RSA2.7 (Students Hostel) RSA5.2+RSA6.1+RSA6.2 (Multipurpose Housing for Working Women + Care Centre+adhar Kendra with skill Development centre)	Both the Reservation of RSA2.7 (Students Hostel) and RSA5.2 (Multipurpose Housing for Working Women) shifted on proposed amenity on CTS 174C	Modification u/s 30 is proposed to be sanctioned
111	EP-RS111	MRS101	W/S 53	DE1.1 (Municipal School)	DSA4.8 (cemetery) Designated shown on said CTS.	Modification u/s 30 is proposed to be sanctioned
112	EP-RS112	MRS102	W/S 52 W/S 53	R Zone	Two existing schools are shown as DE1.2.	Modification u/s 30 is proposed to be sanctioned
113	EP-RS113	MRS103	W/S 48	RSA3.3 (Cultural centre/Drama Theatre/Theatre)	Reservation of RSA3.3 is deleted	Modification u/s 30 is proposed to be sanctioned
114	EP-RS114	4	W/S 52	DE1.2 (Primary &Secondary School)	RE2.1 (Higher Education) is added in DE1.2 (Primary &Secondary School)	Modification u/s 30 is proposed to be sanctioned
115	EP-RS115	13	W/S 53	9.15m Dp rd.	9.15m wide DP road is deleted.	Modification u/s 30 is proposed to be sanctioned



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116	EP-RS116	217	WS 47	RR2.1 (Rehabilitation & Resettlement)	Proposed DP road is shown on existing road on site.	Modification u/s 30 is proposed to be sanctioned
117	EP-RS117	226	WS 53	RH1.2 (Hospital)	RSA4.8(Cemetery) is reserved on said plot.	Modification u/s 30 is proposed to be sanctioned
118	EP-RS118	255	WS 53	RH1.2 (Hospital)	Reservation of hospital(RH1.2) is changed to RSA4.8 (Cemetery)	Modification u/s 30 is proposed to be sanctioned
119	EP-RS119	256	WS 49	RSA1.1(Municipal market with vending zone)	RSA1.1(Municipal market with vending zone) is changed to RSA4.9(Old age home)	Modification u/s 30 is proposed to be sanctioned
120	EP-RS120		WS48	DOS 1.4 and DE 1.1	DOS 1.4 and DE 1.1	As per approved relocation designation DE1.1 is to be shown on CTS No. 19(pt.) & DOS1.4 is to be shown on 19(pt.) & 20(pt.) (i.e. to be interchanged)
121	EP-RS121		WS49	Industrial Zone	Industrial Zone	New reservation of ROS 1.5 (Garden/Park) in place of RG and RPU 5.2 ( Electricity Transmission & Distribution Facility) in place of BRS is to be proposed on plot bearing CTS no 136(pt) of Wadhavan village as per SRDP 1991
122	EP-RS122		WS54	RE1.2, ROS 1.4 and RE1.1	RE1.2, ROS 1.4 and RE1.1	Reservation RE1.2, ROS1.4 & RE1.1 from CTS NO. 793(pt) of village Poisar has been relocated to CTS no 792/11A, 792/11B of Poisar village. Hence the reservation shown on CTS no 793(pt) of Poisar village is to be deleted.
123	EP-RS123		WS 54	Rehabilitation & Resettlement RR2.2	Rehabilitation & Resettlement RR2.2	New reservation of 'ROS1.4 (Play Ground) is to be proposed on plot bearing CTS no 1100 G/5 of Kandivali village
124	EP-RS124		WS52	I Zone	I Zone	New reservation of 'ROS1.5(Garden/Park) is to be proposed on plot bearing CTS no 359 of Kandivali village
125	EP-RS125		WS48	R Zone	R Zone	New reservation of 'ROS1.5(Garden/Park) is to be proposed on plot bearing CTS no 1339A, 1348 of Kandivali village
126	EP-RS126		WS48	R Zone	R Zone	New reservation of 'ROS1.5(Garden/Park) is to be proposed on plot bearing CTS no 1348 of Kandivali village & 225 of village Malad

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127	EP-RS127		WS48 WS53	R Zone	R Zone	New reservation of RE 2.1(Higher Education) is to be proposed on plot bearing CTS no 1323A, 1323B, 1324A, 1324B of Kandivali village as per SRDP 1991
128	EP-RS128		WS54	R Zone	R Zone	New reservation of ROS1.4 (Play Ground) is to be proposed on plot bearing CTS no 161 of village Akurli
129	EP-RS129		WS54	R Zone	R Zone	New reservation of RE1.1(Municipal School) is to be proposed on plot bearing CTS no 161 of village Akurli
130	EP-RS130		WS 53	RR2.1 (Rehabilitation & Resettlement)	RR2.1 (Rehabilitation & Resettlement)	New reservation of ROS1.4 (Play Ground) is to be proposed on plot bearing CTS no 1104/14B of Kandivali village
131	EP-RS131		WS 49	18.30 m wide DP Road	18.30 m wide DP Road	18.30 m wide DP Road is proposed to be deleted as shown on plan
132	EP-RS132		WS54	RH1.3(Municipal Maternity Home), RSA2.1(Multipurpose Community Centre)	RH1.3(Municipal Maternity Home), RSA2.1(Multipurpose Community Centre)	Following modification is to be proposed for CTS no. 837 to 840 of Poisar village:- 1) RH1.3(Municipal Maternity Home) is to be changed to RH1.2 (Hospital) 2) RSA2.1(Multipurpose Community Centre) is to be changed to RSA 1.2(Retail Market with Vending Zone)

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Sr. No.	EP No.	Modifi- cation No.	Sheet No.	Proposal as per published plan under Section 26 of the MR&TP Act 1966	Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&TP Act 1966	Substantial Modifications published by the Government under Section 31(1) of the MR&TP Act 1966
1	EP-S01	MS2	ES 42	DE1.2 (Primary & Secondary School, Higher Education)	Reservation of RE2.1 (Higher Education) added in DE1.2 (Primary & Secondary School)	Modification u/s 30 is proposed to be sanctioned.
2	EP-S02	MS19	ES 45	18.30m Road Widening	Road alignment corrected as shown.	Modification u/s 30 is proposed to be sanctioned.
3	EP-S03	MS20	ES38	R Zone	Reservation ROS1.5 (Garden / Park) is shown.	Modification u/s 30 is proposed to be sanctioned.
4	EP-S04	MS22	ES 45	27.45 m Road Widening	Alignment of 27.45 m road widening and reservation & designation corrected as shown.	Modification u/s 30 is proposed to be sanctioned.
5	EP-S05	MS23	ES 45	Existing Road, RR2.1	Alignment of road corrected as shown.	Modification u/s 30 is proposed to be sanctioned.
6	EP-S06	MS25	ES 38	RE1.1	Reservation of RE1.1 (Municipal School) + RE2.1 (Higher Education) is shown.	Modification u/s 30 is proposed to be sanctioned.
7	EP-S07	MS26	ES 45	R Zone	Designation DE1.2 (Primary & Secondary School) is shown.	Modification u/s 30 is proposed to be sanctioned.
8	EP-S08	MS27	ES 38	R Zone	Reservation ROS 1.4 (Play Ground) shown	Modification u/s 30 is proposed to be sanctioned.
9	EP-S09	MS29	ES50	RT1.6 (Parking Lot), RSA1.1 (Municipal Market with vending zone), RSA2.1 (Multipurpose Community Centre)	Reservation RT1.6 (Parking Lot)+ RSA1.1 (Municipal Market with vending zone) + RSA2.1 (Multipurpose Community Centre) corrected as shown.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
10	EP-S10			45.70M GMLR	Road corrected as shown.	Modification u/s 30 is proposed to be sanctioned.

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11	EP-S11	MS31, 115, 173	ES38	RO2.1 (Government Office)	PC- Reservation RO2.1 (Government Office) is relocated by modifying Designation DOS 1.4 (Play Ground). PA- Part of Designation Play Ground (DOS1.4) & Municipal School (DE1.1) deleted. Reservation Government Office (RO2.1) reinstated. PA- Reservation Government Office (RO2.1) changed to Reservation Multipurpose Community Centre (RSA2.1). Zone changed from I zone to R zone	Modification u/s 30 is proposed to be sanctioned as shown on plan.
12	EP-S12	MS32	ES 49	I Zone		Modification u/s 30 is proposed to be sanctioned.
13	EP-S13	MS32, MS46, 75	ES 49	RAM (Amenity Plot)	PC- Reservation of RAM (Amenity Plot) is shown instead of DAM (Amenity Plot) PA- Designated Amenity Plot (DAM) changed to Municipal Market with Vending Zone (RSA1.1) Reservation for rehabilitation of commercial PAP's.	Modification u/s 30 is proposed to be sanctioned.
14	EP-S14	MS33, MS39	ES 45	DAM (Amenity Plot)	Designation of DAM (Amenity Plot) is deleted.	Modification u/s 30 is proposed to be sanctioned.
15	EP-S15	MS34	ES49	DAM (Amenity Plot)	Amenity plot is corrected as shown	Modification u/s 30 is proposed to be sanctioned.
16	EP-S16	MS35	ES 49	DAM (Amenity Plot)	Amenity plot is corrected as shown	Modification u/s 30 is proposed to be sanctioned.
17	EP-S17	MS36, MS51	ES 42	DAM (Amenity Plot)	Designation of DAM (Amenity Plot) corrected as RAM (Amenity Plot) & shape is corrected.	Modification u/s 30 is proposed to be sanctioned.
18	EP-S18	MS37	ES 42	DAM (Amenity Plot)	Designation of DAM (Amenity Plot) corrected as RAM (Amenity Plot).	Modification u/s 30 is proposed to be sanctioned.
19	EP-S19	MS38	ES 42, ES 45	DAM (Amenity Plot)	Designation of DAM (Amenity Plot) corrected as RAM (Amenity Plot).	Modification u/s 30 is proposed to be sanctioned.
20	EP-S20	MS41, MS95	ES 45	DAM (Amenity Plot)	Designation of DAM (Amenity Plot) is deleted.	Modification u/s 30 is proposed to be sanctioned.
21	EP-S21	MS42, MS63	ES 45, ES 49	DAM (Amenity Plot)	Designation of DAM (Amenity Plot) changed to RAM (Amenity Plot) as per relocation & shape corrected as shown.	Modification u/s 30 is proposed to be sanctioned.

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22	EP-S22	MS43	ES 49	DAM (Amenity Plot)	Designation of DAM (Amenity Plot) as shown.	Modification u/s 30 is proposed to be sanctioned.
23	EP-S23	MS44	ES 49	DAM (Amenity Plot)	Designation of DAM (Amenity Plot) corrected as RAM (Amenity Plot).	Modification u/s 30 is proposed to be sanctioned.
24	EP-S24	MS45	ES 49	DAM (Amenity Plot)	Designation of DAM (Amenity Plot) corrected as RAM (Amenity Plot).	Modification u/s 30 is proposed to be sanctioned.
25	EP-S25	MS47	ES 49	DAM (Amenity Plot)	Designation of DAM (Amenity Plot) corrected as RAM (Amenity Plot).	Modification u/s 30 is proposed to be sanctioned.
26	EP-S26	MS48	ES 49	DAM (Amenity Plot)	Designation of DAM (Amenity Plot) corrected as RAM (Amenity Plot).	Modification u/s 30 is proposed to be sanctioned.
27	EP-S27	MS49	ES 45, ES 46	ROS1.5 (Garden / park)	Part of Reservation ROS1.5 (Garden / park) deleted.	Modification u/s 30 is proposed to be sanctioned.
28	EP-S28	MS50	ES 34	RSA1.2 (Retail Market with vending zone)	Reservation RSA1.2 (Retail Market with vending zone) deleted	Modification u/s 30 is proposed to be sanctioned.
29	EP-S29	MS52	ES 53 & ES 49	ROS2.7 (Green Belt)	Part of Reservation ROS2.7 (Green Belt) deleted and shown as existing road	Modification u/s 30 is proposed to be sanctioned.
30	EP-S30	MS53	ES 38	RMS3.1 (Solid Waste Management Facilities)	Reservation RMS3.1 (Solid Waste Management Facilities) deleted	Modification u/s 30 is proposed to be sanctioned.
31	EP-S31			RMS1.2 (Municipal Chowki)	Reservation RMS1.2 (Municipal Chowki) deleted	Modification u/s 30 is proposed to be sanctioned.
32	EP-S32	MS54, MS57	ES 45	ROS1.5 (Garden / park)	Reservation ROS1.5 (Garden / Park) is deleted.	Modification u/s 30 is proposed to be sanctioned.
33	EP-S33	MS40, MS54		DAM (Amenity Plot)	Designation of DAM (Amenity Plot) deleted & RAM (Amenity Plot) shown as per relocation.	Modification u/s 30 is proposed to be sanctioned.
34	EP-S34	MS56	ES 41	ROS2.7 (Green Belt)	Reservation ROS2.7 (Green Belt) deleted	Modification u/s 30 is proposed to be sanctioned.
35	EP-S35	MS58	ES 49 ES 50	RSA6.2 (Adhar Kendra with Skill Development Centre)	Reservation RSA6.2 (Adhar Kendra with Skill Development Centre) deleted & text Layout RG is shown.	Modification u/s 30 is proposed to be sanctioned.

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36	EP-S36	MS59	ES 49, ES 50	RSA6.2 (Adhar Kendra with Skill Development Centre)	Reservation RSA2.7 (Students Hostel) along with RSA6.2 (Adhar Kendra with Skill Development Centre) is shown.	Modification u/s 30 is proposed to be sanctioned with following changes. RSA6.2 (Adhar Kendra with Skill Development Centre) is added to Reservation RSA2.7 (Students Hostel) as shown on plan.
37	EP-S37	MS60	ES 49 & 50	RSA3.7 (Leisure Park)	Reservation RSA3.7 (Leisure Park) deleted and reservation RE1.1 (Municipal School) is shown at relocated position on the plot. 2 No. Of Existing road are shown as access to RE1.1 Reservation.	Modification u/s 30 is proposed to be sanctioned.
38	EP-S38	MS61	ES 42	DSA1.1 (PT) (Municipal Retail Market)	Designation of DSA1.1 (pt) (Municipal Retail Market) is deleted and Designation of DAM (Amenity Plot) built up is shown on parcel pt plot.	Modification u/s 30 is proposed to be sanctioned.
39	EP-S39	MS64	ES 42	ROS1.5 (Garden / park)	Reservation ROS1.5 (Garden / park) is deleted.	Modification u/s 30 is proposed to be sanctioned.
40	EP-S40	MS65	ES 38	Existing Road of full length	Existing road deleted.	Modification u/s 30 is proposed to be sanctioned.
41	EP-S41	MS67, MS71	ES 45	18.30M DP Road	18.30 m D.P. Road deleted and included in adjoining reservation of ROS1.5 (Garden/ Park).	Modification u/s 30 is proposed to be sanctioned.
42	EP-S42	MS69	ES 42	1) 13.40M DP Road	D.P. Road (2nos) deleted.	Modification u/s 30 is proposed to be sanctioned.
43	EP-S43			2) ROS1.5 (Garden / park)	Part reservation ROS1.5 (Garden / Park) affected by road widening is deleted and 2 no. of ROS1.5 (Garden / Park) are made contiguous as shown. Zoning is maintained as per SRDP-1991.	Modification u/s 30 is proposed to be sanctioned.

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44	EP-S44			3) Existing Road		Modification u/s 30 is proposed to be sanctioned.
45	EP-S45	MS70	ES 41	27.45M widening to Existing Road	18.30m Widening is shown to existing road 27.45m Road widening reduced to 21.35m.	Modification u/s 30 is proposed to be sanctioned.
46	EP-S46	MS72	ES 42	13.40 m DP road	13.40 m road width changed to 9.15 m road.	Modification u/s 30 is proposed to be sanctioned.
47	EP-S47	MS73	ES 45	9.15m DP Road	9.15 m DP road deleted.	Modification u/s 30 is proposed to be sanctioned.
48	EP-S48	MS75	ES 38, ES 42	18.30 M DP Road	18.30 m road deleted	Modification u/s 30 is proposed to be sanctioned.
49	EP-S49	MS77	ES 38	RR2.1 (Rehabilitation & Resettlement)	Part reservation RR2.1 (Rehabilitation & Resettlement) deleted and shown as 9.15 m DP road	Modification u/s 30 is proposed to be sanctioned.
50	EP-S50	MS78	ES 44	RMS5.5 (Hydraulic Engineering Department Facilities)	9.15 m DP road is shown. Reservation RMS5.5 (Hydraulic Engineering Department Facilities) is changed to Reservation ROS1.5 (Garden / Park).	Modification u/s 30 is proposed to be sanctioned with following changes. 9.15 m DP road is deleted.
51	EP-S51	MS79	ES 42	RR1.2	9.15 m DP road is extended as shown.	Modification u/s 30 is proposed to be sanctioned.
52	EP-S52	MS80	ES 38	6.1m DP Road	6.10 m DP road is deleted.	Modification u/s 30 is proposed to be sanctioned.
53	EP-S53			DOS 1.5 (Garden / Park)	Designation of DOS1.5 (Garden / Park) is deleted & DOS1.5 (Garden / Park) is relocated as shown.	Modification u/s 30 is proposed to be sanctioned.
54	EP-S54	MS81	ES 45	RSA1.2 (Retail Market with vending zone)	13.40 m DP Road/ Road widening shown. Part of reservation RSA1.2 (Retail Market with vending zone) is deleted as shown.	Modification u/s 30 is proposed to be sanctioned.
55	EP-S55	MS82	ES 41	ROS1.5 (Garden / Park)	Existing road shown.	Modification u/s 30 is proposed to be sanctioned.
56	EP-S56	MS83	ES 37	RT1.6 (Parking Lot)	Existing road shown.	Modification u/s 30 is proposed to be sanctioned.
57	EP-S57	MS84	ES 45	RR2.1 (Rehabilitation & Resettlement)	Existing road shown.	Modification u/s 30 is proposed to be sanctioned.

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58	EP-S58	MS85	ES 45	RR2.1 (Rehabilitation & Resettlement)	Part reservation RR2.1 (Rehabilitation & Resettlement) deleted and shown as designation of DE1.2 (Primary & Secondary School)	Modification u/s 30 is proposed to be sanctioned.
59	EP-S59	MS86	ES 42	RE1.1 (Municipal School)	Reservation RE1.1 (Municipal School) changed to ROS1.5 (Garden / Park).	Modification u/s 30 is proposed to be sanctioned.
60	EP-S60			RSA2.1 (Multipurpose Community Centre)	part of RSA2.1 (Multipurpose Community Centre) changed to ROS1.5 (Garden / Park). Remaining portion of RSA2.1 is deleted and included in Commercial zone.	Modification u/s 30 is proposed to be sanctioned.
61	EP-S61	MS88	ES 45	RR2.1 (Rehabilitation & Resettlement)	Part reservation RR2.1 (Rehabilitation & Resettlement) deleted and shown as designation of DE1.2 (Primary & Secondary School)	Modification u/s 30 is proposed to be sanctioned.
62	EP-S62	MS89	ES 45	DOS1.5 (Garden / park)	Part Designation DOS1.5 (Garden/ Park) deleted and shown as DE1.2 (Primary & Secondary School).	Modification u/s 30 is proposed to be sanctioned.
63	EP-S63	MS90	ES 38	DO2.1 (Govt. Office)	Designation of DO2.1 (Govt. Office) is deleted	Modification u/s 30 is proposed to be sanctioned.
64	EP-S64	MS91	ES 38	DAM (PT) (Amenity Plot)	Designation of DSA1.1 (Municipal Retail Market) is deleted and boundary of DAM (Amenity Plot) is corrected.	Modification u/s 30 is proposed to be sanctioned.
65	EP-S65	MS92	ES 33 ES 37	NDZ	NDZ (No Development Zone) is deleted and SDZ-II (special development Zone) is shown on plan	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ..
66	EP-S66	MS93	ES 41 ES 44	ROS1.5 (Garden / park)	Designation DE1.2 (Primary & Secondary School) is shown.	Modification u/s 30 is proposed to be sanctioned.
67	EP-S67	MS94	ES 41	NDZ	NDZ is deleted and Reservation RR2.2 (Affordable Housing) is shown.	Modification u/s 30 is proposed to be sanctioned.



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68	EP-S68	MS97, 101	ES 42	RR2.2 (Affordable Housing)	PC- Part of reservation RR2.2 (Affordable Housing) is changed to reservation RSA1.1 (Municipal Retail Market with Vending zone). PA- Reservation Rehabilitation & Resettlement (RR2.2) upto West side of Designation Municipal Office (DO1.3) is changed to Garden/ Park (ROS1.5) and remaining Reservation Rehabilitation & Resettlement (RR2.2) deleted & included in R zone.	Modification u/s 30 is proposed to be sanctioned with following changes. The reservation of RR2.2 is reinstated as u/s 26.
69	EP-S69	MS98	ES 42	RE1.1 (Municipal School)	Reservation RE1.1 (Municipal School) is changed to RE1.2 (Primary & Secondary School).	Modification u/s 30 is proposed to be sanctioned.
70	EP-S70	MS99	ES 38	RSA2.1 (Multipurpose Community Centre) ROS1.5 (Garden / Park) 6.10 m DP Road	40% area of Reservations RSA2.1 (Multipurpose Community Centre), ROS1.5 (Garden/ Park) & 6.1m DP Road deleted and remaining 60% is shown as ROS1.5 (Garden/ Park) reservation.	Modification u/s 30 is proposed to be sanctioned.
71	EP-S71	MS100	ES 42	RE1.1 (Municipal School)	Part of Reservation RE1.1 (Municipal School) is deleted	Modification u/s 30 is proposed to be sanctioned.
72	EP-S72			DE1.2 (Primary & Secondary School)	Part Designation DE1.2 (Primary & Secondary School) changed to Designation of DSA3.8 (Public Hall).	Modification u/s 30 is proposed to be sanctioned.
73	EP-S73	MS102	ES 49	DE1.1 (Municipal School)	Designation of DE1.1 (Municipal School) changed to ROS1.5 (Garden / Park)	Modification u/s 30 is proposed to be Sanctioned with following changes. DE1.1 to be changed to RR2.1
74	EP-S74	MS103	ES 49 ES 53	NDZ	Reservation of ROS1.5 (Garden / Park) is shown.	Modification u/s 30 is proposed to be sanctioned.
75	EP-S75	MS104	ES 37	RH1.3 (Municipal Maternity Home)	Reservation of RH1.3 (Municipal Maternity Home) is changed to RT1.6 (Parking Lot).	Modification u/s 30 is proposed to be sanctioned.
76	EP-S76	MS105	ES 45	DSA4.2 (Muslim Cemetery), RSA4.8 (Cemetery)	Green buffer Reservation ROS1.5 (Garden / park) to Cemetery is shown.	Modification u/s 30 is proposed to be sanctioned.

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77	EP-S77	MS106	ES 38	ROS1.5 (Garden / Park)	Reservation of ROS1.5 (Garden / Park) is deleted	Modification u/s 30 is proposed to be sanctioned.
78	EP-S78	MS107	ES 45	DE2.2 (University / IIT)	Designation DE2.2 (University / IIT) changed to Reservation RE2.1 (Higher Education).	Modification u/s 30 is proposed to be sanctioned.
79	EP-S79	MS108	ES 45	NA	zone NA (Natural Area) is deleted and SDZ-II (special development Zone) is shown.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ..
80	EP-S80	MS109	ES 37, ES 38	DOS1.5 (Garden / park)	Designation DOS1.5 (Garden/Park) along with adjoining roads with cul-de-sac & zone NA is corrected as shown.	Modification u/s 30 is proposed to be sanctioned.
81	EP-S81	MS110	ES 34	ROS1.4 (Play Ground)	Reservation ROS1.4 (Play Ground) changed to Designation DOS1.4 (playground).	Modification u/s 30 is proposed to be sanctioned.
82	EP-S82	MS111	ES 37	NA	Partly zone NA (Natural Area) is deleted and SDZ-II (special development Zone) is shown on plan.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ..
83	EP-S83	MS115	ES 42	ROS1.5 (Garden /Park) + RSA6.1 (Care Centre)	Reservation ROS1.5 (Garden /Park) deleted & Reservation RSA6.1 (Care Centre) is retained.	Modification u/s 30 is proposed to be sanctioned with following changes. The land to be reserved for ROS1.5.
84	EP-S84	MS116	ES 49	I ZONE	Industrial Zone (I) changed to Residential zone (R).	Modification u/s 30 is proposed to be sanctioned.
85	EP-S85	MS117	ES 34	DT1.4 (BEST Bus Facilities)	Designation DT 1.4 (BEST Bus Facilities) extended upto 18.30m DP Road as shown on plan.	Modification u/s 30 is proposed to be sanctioned.
86	EP-S86			RPU3.2 (Police Chowky)	Reservation RPU3.2 (Police Chowky) deleted.	Modification u/s 30 is proposed to be sanctioned.
87	EP-S87	MS119	ES 45	DOS1.4 (Play Ground)	Designation DOS1.4 (Play Ground) changed to designation DE1.2 (Primary & Secondary School).	Modification u/s 30 is proposed to be sanctioned.
88	EP-S88	MS120	ES 38	DOS1.5 (Garden / park)	Designation DOS1.5 changed to designation DT1.4 (BEST Bus Facilities).	Modification u/s 30 is proposed to be sanctioned.
89	EP-S89	MS122	ES 34	RO2.1 (Government Office)	Reservation RO2.1 (Government Office) id deleted & reservation RSA3.6 (Art Gallery) & RE1.3 (Special School) are shown	Modification u/s 30 is proposed to be sanctioned.

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90	EP-S90	MS123	ES38	NA	NA Zone changed to residential zone	Modification u/s 30 is proposed to be sanctioned with following changes: 1) Zoning of the land for which MCGM has granted development permission wide its order dated 24/11/2006 and from time to time is proposed to be kept in Residential zone. 2) 18.30 m wide east-west road is proposed to be realigned, considering the existing road, on the southern side upto the boundary of the land on east side as shown on plan. 3) Reservation RSA1.2, RSA2.1 are relocated on the northern side of the relocated 18.3 m road as shown on plan. Reservation of RE1.2 & ROS1.4 are relocated on the southern side of the relocated 18.3 m road as shown on plan. Resultantly proposed North-South road in the plan is proposed to be deleted.
91	EP-S91	MS124	ES41	R Zone	Residential Zone changed to Industrial zone.	Modification u/s 30 is proposed to be sanctioned.
92	EP-S92	MS125	ES45	R Zone	Residential Zone changed to Commercial zone.	Modification u/s 30 is proposed to be sanctioned.
93	EP-S93	MS126	ES 38	RPU1.1 (Fire Station)	Reservation RPU1.1 is partly deleted.	Modification u/s 30 is proposed to be sanctioned.
94	EP-S94	MS127	ES 50	DOS2.6 (Recreation Ground)	DOS2.6 at CTS No. 339A/2, 339A/3, 340, 338(pt), 339A/4(pt) of Village Nahur changed to DMS3.1 (Solid Waste Management Facilities).	Modification u/s 30 is proposed to be sanctioned.
95	EP-S95	MS128	ES 49	RMS3.1 (Solid Waste Management Facilities)	Reservation of RMS3.1 (Solid Waste Management Facilities) at CTS No. 419/A/4 of Village Bhandup changed to DOS2.6 (Recreation Ground).	Modification u/s 30 is proposed to be sanctioned.

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96	EP-S96	MS130, 229	ES 45	ROS1.5 (Garden / Park)	PC- Part portion of reservation ROS1.5 (Garden/ Park) deleted as shown. PA- Portion of Reservation Garden/ Park (ROS1.5) retained by Planning Committee is changed to Municipal Maternity Home (RH1.3).	Sanctioned as proposed with following changes : ROS1.5 is included in RH1.3 on South side & remaining part of ROS1.5 is deleted as shown on plan.
97	EP-S97			RSA2.9 (Homeless Shelter)	reservation RSA2.9 (Homeless Shelter) deleted.	Modification u/s 30 is proposed to be Sanctioned with following changes : RSA2.9 is to be changed to ROS1.5.
98	EP-S98	MS131	ES 45	I Zone	Industrial zone & Play Ground reservation extended upto 13.40m DP Road.	Modification u/s 30 is proposed to be sanctioned.
99	EP-S99	MS131	ES 45	ROS1.4 (Play Ground)	Industrial zone & Play Ground reservation extended upto 13.40m DP Road.	Modification u/s 30 is proposed to be sanctioned.
100	EP-S100	MS132	ES 45	R Zone	Residential Zone corrected as SDZ-I as shown.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - I is changed to SDZ.
101	EP-S101	MS133	ES 38	DPU4.1 (Post & Telegraph)	Shape of designation DPU4.1 (Post & Telegraph) is corrected as per SRDP-1991.	Modification u/s 30 is proposed to be sanctioned.
102	EP-S102			DE1.2 (Primary & Secondary School)	Shape of designation DE1.2 (Primary & Secondary School) is corrected as per SRDP-1991.	Modification u/s 30 is proposed to be sanctioned.
103	EP-S103	MS134	ES 45	RR1.3 (Govt. Staff Quarters)	Reservation RR1.3 (Govt. Staff Quarters) changed to reservation RH1.2 (Hospital).	Modification u/s 30 is proposed to be sanctioned.
104	EP-S104	MS137	ES 42	RR2.2 (Affordable Housing)	Part of Reservation RR2.2 (Affordable Housing) deleted and reservation of Retail Market (RSA1.2) is shown.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
105	EP-S105	MS138	ES 38	RR2.1 (Rehabilitation & resettlement)	Part of Reservation RR2.1 (Rehabilitation & resettlement) changed to reservation of Retail Market (RSA1.2).	Modification u/s 30 is proposed to be sanctioned as shown on plan.
106	EP-S106	MS139	ES 50	DT1.6 (PT) (Public Parking Lot)	Designation DT1.6 (PT) (Public Parking Lot) changed to RT1.6 (Parking Lot).	Refused to accord sanction, reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
107	EP-S107	MS140	ES 50	13.40M DP Road	13.40 m DP road is shifted touching south side of reservation RSA2.7 (Student's Hostel).	Modification u/s 30 is proposed to be sanctioned as shown on plan.

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108	EP-S108	MS140	ES 50	RT1.4 (Best Bus Facilities)	The reservation RT1.4 (Best Bus Facilities) is extended on southern side for equivalent area as shown.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
109	EP-S109	MS142, 72	ES 45	DOS1.5 (Garden / park)	PC- Designation DOS1.5 (Garden /Park) changed to Reservation ROS1.5 (Garden /Park). PA- Reservation Garden/ Park (ROS1.5) changed to Municipal Sports Complex (ROS2.4).	Modification u/s 30 is proposed to be sanctioned as shown on plan.
110	EP-S110			RE1.2 (Primary & Secondary School)	Shape of Reservation RE1.2 (Primary & Secondary School) corrected & Spill over is deleted.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
111	EP-S111	MS144	ES 42 ES 45	DOS1.5 (Garden / park)	Designation DOS1.5 (Garden /Park) deleted & shown as Layout RG Text.	Modification u/s 30 is proposed to be sanctioned.
112	EP-S112			RSA3.3 (Cultural Centre/ Drama Theatre/ Theatre)	Part Reservation RSA3.3 (Cultural Centre/Drama Theatre/ Theatre) deleted.	
113	EP-S113			RE1.1 (Municipal School)	Reservation RE1.1 (Municipal School) changed to RE1.2 (Primary & Secondary School).	
114	EP-S114	MS145	ES 49	DAM (Amenity Plot)	Designation DAM (Amenity Plot) deleted and included in surrounding zone & CTS is corrected as 211A.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
115	EP-S115	MS146	ES 40, ES 41	NDZ	NDZ changed to NA & marked as S/1 as shown.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - I is changed to SDZ .
116	EP-S116	MS147	ES 41	NDZ	NDZ changed to SDZ-II & marked as S/2 and reservation ROS 1.4 (Play Ground) is shown.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ .
117	EP-S117	MS148	ES 41	NDZ	NDZ changed to SDZ-II & marked as S/3 and reservation RR2.2 (Affordable Housing) is shown.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ .

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118	EP-S118	MS149	ES33, ES37	NDZ	NDZ zone changed to SDZ-II as shown on plan & marked as S/4 and reservation RR2.1 (Rehabilitation & Resettlement) changed to RR2.2 (Affordable Housing)	Modification u/s 30 is proposed to be sanctioned with following changes. All the land under this modification is proposed to be reserved for RR2.2 (Affordable Housing)
119	EP-S119	MS150	ES38	NDZ	NDZ changed to SDZ-II & marked as S/5.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ ..
120	EP-S120	MS151	ES38	NDZ	NDZ changed to SDZ-II & marked as S/6 and reserved as RR2.2 (Affordable Housing) with 18.30 m DP road through RE1.2 (Primary & Secondary School).	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ ..
121	EP-S121	MS152	ES38	NDZ	NDZ changed to SDZ-II & marked as S/7.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ ..
122	EP-S122	MS153	ES38	NDZ	NDZ changed to SDZ-I & marked as S/8.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ ..
123	EP-S123	MS154	ES 34, ES 38	NDZ	NDZ changed to SDZ-II & marked as S/9.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ ..
124	EP-S124	MS155	ES 38	NDZ	NDZ changed to SDZ-II & marked as S/10.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ ..
125	EP-S125	MS156	ES 38	NDZ	NDZ changed to SDZ-II & marked as S/11.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ ..
126	EP-S126	MS157	ES 38, ES 39, ES 42, ES 43	NDZ	NDZ changed to SDZ-II and NA & marked as S/12 as shown.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ ..
127	EP-S127	MS158	ES 45	NDZ	NDZ changed to SDZ-I & NA and marked as S/13 as shown.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ ..
128	EP-S128	MS159	ES 45	NDZ	NDZ changed to SDZ-I & NA and marked as S/14 as shown.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ ..

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129	EP-S129	MS160	ES 45	NDZ	NDZ changed to SDZ-I and marked as S/15 as shown.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ..
130	EP-S130	MS161	ES 49	NDZ	NDZ changed to SDZ-I & marked as S/16 as shown . Reservation RR2.1 (Rehabilitation & resettlement) deleted and included in SDZ-I.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ..
131	EP-S131	MS162	ES 49, ES 53	NDZ	NDZ changed to SDZ-I & marked as S/17 as shown.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ..
132	EP-S132	MS163	ES 49	NDZ	NDZ changed to SDZ-II & marked as S/18 as shown.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ..
133	EP-S133	MS164	ES 34	NDZ	NDZ changed to SDZ-II and marked as S/19.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ..
134	EP-S134	MS165	ES 34, ES 38	NDZ	1) NDZ changed to SDZ-II as shown.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ..
135	EP-S135			ROS1.5 (3 NO.) (Garden / Park)	2) ROS 1.5 (Garden /Park) modified and part portion is included in SDZ-II as shown.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ..
136	EP-S136	MS167	ES 45	R Zone	DE1.2 (Primary & Secondary School) shown.	Modification u/s 30 is proposed to be sanctioned.
137	EP-S137	MS168	ES 38	R Zone	DE1.2 (Primary & Secondary School) is shown.	Modification u/s 30 is proposed to be sanctioned.
138	EP-S138	MS169	ES 49	R Zone	DOS2.6 (RG) corrected as shown.	Modification u/s 30 is proposed to be sanctioned.
139	EP-S139	MS170	ES 38	R Zone	DE1.2 (Primary & Secondary School) is shown.	Modification u/s 30 is proposed to be sanctioned.
140	EP-S140	MS171	ES 42	R Zone	DE1.2 (Primary & Secondary School) is shown.	Modification u/s 30 is proposed to be sanctioned.
141	EP-S141	MS172	ES 45	R Zone	DSA3.8 (Public Hall) is shown.	Modification u/s 30 is proposed to be sanctioned.
142	EP-S142	MS173	ES 42	R Zone	DSA4.3 (Christian Cemetery) is shown.	Modification u/s 30 is proposed to be sanctioned.

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143	EP-S143	MS174	ES 44	DE2.2(University/IIT).	DSA4.2 (Muslim Cemetery) & it's access as existing road is shown by deleting part of DE2.2(University/IIT).	Modification u/s 30 is proposed to be sanctioned.
144	EP-S144	MS179	ES42, ES45		A label of Special Planning Authority (SPA) is shown on above land.	Modification u/s 30 is proposed to be sanctioned.
145	EP-S145	73	ES 45	DOS1.4 (Play Ground)	Designation Play Ground (DOS1.4) changed to Recreation Ground (DOS2.6).	Modification u/s 30 is proposed to be sanctioned.
146	EP-S146	74 & 159	ES 45	DOS2.6 (Recreation Ground)	Designation Recreation Ground (DOS2.6) changed to Play Ground (DOS1.4).	Modification u/s 30 is proposed to be sanctioned.
147	EP-S147	79	ES 49	RSA6.1 (Care Centre)	Reservation Care Centre (RSA6.1) changed to Reservation Fire Station (RPU1.1).	Modification u/s 30 is proposed to be sanctioned.
148	EP-S148	212	ES 45	RSA6.1 (Care Centre)	Reservation Care Centre (RSA6.1) changed to Reservation Old Age Home (RSA4.9).	Modification u/s 30 is proposed to be sanctioned.
149	EP-S149	237	ES 38	R Zone	12.20m DP Road shown.	Modification u/s 30 is proposed to be sanctioned.
150	EP-S150		ES33, ES34	R zone & RR2.2 (Rehabilitation & Resettlement) partly	R zone & RR2.2 (Rehabilitation & Resettlement) partly	Reservation of RRI.2 (Municipal Housing) is proposed to be shown on plot bearing CTS no. 2H (pt) of Village Ghatkopar as shown on plan.
151	EP-S151		ES42	DOS1.4 (Play Ground)	DOS1.4 (Play Ground)	Designation DOS1.4 Play ground is proposed to be changed to RH1.1 (Municipal Dispensary / Health Post) as per SRDP 1991 on plot bearing CTS no. 1285 A of Village Kanjur as shown on plan.
152	EP-S152		ES38	Play Ground DOS 1.4	Play Ground DOS 1.4	Reservation of ROS2.2 (Swimming pool) is proposed to be included in DOS1.4 (Play Ground) on plot bearing CTS no. 340 of Village Hariyali as shown on plan.
153	EP-S153		ES37	R Zone	R Zone	Reservation of RSA1.1 (Municipal Market with vending zone) is proposed to be shown as per SRDP 1991 on plot bearing CTS no. 10 (pt), 11 (pt), 12/3 (pt) of Village Powai as shown on plan.



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154	EP-S154		ES37	R Zone	R Zone	Reservation of RSA1.1 (Municipal Market with vending zone) is proposed to be shown as per SRDP 1991 on plot bearing CTS no. 7/1 of Village Kopri as shown on plan.
155	EP-S155		ES37	R Zone	R Zone	Reservation of RSA1.1 (Municipal Market with vending zone) is proposed to be shown as per SRDP 1991 on plot bearing CTS no. 7/3 of Village Kopri as shown on plan.
156	EP-S156		ES 36	ROS1.5	ROS1.5	Reservation of Public Housing as in SRDP 1991 on CTS no. 730, 657 and others of village Bhandup and Kanjur-E is proposed to be reinstated with change in nomenclature as RR2.2 as shown on plan.

**'T' Ward**

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<b>Sr. No.</b>	<b>EP No.</b>	<b>Modification No.</b>	<b>Sheet No.</b>	<b>Proposal as per published plan under Section 26 of the MR&amp;TP Act 1966</b>	<b>Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&amp;TP Act 1966</b>	<b>Substantial Modifications published by the Government under Section 31(1) of the MR&amp;TP Act 1966</b>
1	EP-T01	MT02	ES 53	ROS1.5 (Garden/ Park),	ROS1.5 ( Garden/Park) Reservation is deleted and shown as layout RG.	Modification u/s 30 is proposed to be sanction.
2	EP-T02	MT02	ES 53	DAM (Designated Amenity Plot)	DAM (Designated Amenity Plot) Designation is deleted and RAM (Reserved Amenity Plot) reservation is shown	Modification u/s 30 is proposed to be sanction.
3	EP-T03	MT03	ES48, ES52, ES56, ES57, ES 59,	ROS1.5 (Garden/Park), DP Road, NA -Natural Area	All the reservations deleted in the notified area except DP. Road along the duct line and Natural Area is shown and Tulsi Forest text is added. ROS1.5 (Garden/Park ) Reservation is	Modification u/s 30 is proposed to be sanction.

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			ES 60, ES61 ES 62		deleted and 45.70 m widening to existing road & the label is deleted. 12)Forest Officials have stated that the entire land has been notified as forest and Hon'ble High Court has already given order to remove all the hutments from the notified forest area and once the hutments are shifted, there is no necessity to place reservations. Hence the request is accepted and all the reservations to be deleted and the said land to be placed in Natural Area.	
4	EP-T04	MT03	ES48, ES52, ES56, ES57, ES 59, ES 60, ES61 ES 62	ROS1.5 (Garden/Park), DP Road, NA -Natural Area	13)Accepted. Correct label as Tulsi Forest shown on DP Sheets. 14)Accepted. Correct label as Tulsi Forest shown on DP Sheets. 15)Accepted. Correct label as Tulsi Forest shown on DP Sheets. 16)Accepted. Correct label as Tulsi Forest shown on DP Sheets. 17)Accepted as the reservation ROS1.5 (Garden) is placed in dense forest which is notified area and hence reservation is deleted. However, the proposed D.P. road along the duct line retained as the said land has been acquired by MCGM. 18)Accepted being the core area. No widening is to be shown.	Modification u/s 30 is proposed to be sanction.
5	EP-T05	MT04	ES 50	ROS1.4 (Playground)	Shape of Playground (ROS 1.4) reservation is corrected and Boundary of plot bearing CTS No.1061 is corrected.	Modification u/s 30 is proposed to be sanction.

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6	EP-T06	MT05	ES 54	13.40m Proposed widening , DE1.2 (Primary & Secondary School)	Road widening is deleted and 13.40M road width label shown	Modification u/s 30 is proposed to be sanction.
7	EP-T07	MT06	ES 50	Existing road, ROS1.5 (Garden/Park)	Road shown on North is deleted. ROS 1.5 (Garden/Park)Reservation is deleted and shown as layout RG.	Modification u/s 30 is proposed to be sanction.
8	EP-T08	MT09	ES 55	DOS1.1 (Tank/Pond/Lake)	DOS 1.1 (Tank/Pond) reservation overlapped on DMS 3.2 (Landfill site) is deleted .	Modification u/s 30 is proposed to be sanction.
9	EP-T09	MT10	ES 58	Nalla	Nalla & its buffer zone is deleted	Modification u/s 30 is proposed to be sanction.
10	EP-T10	MT17	ES 54	R Zone	RSA 1.2 (Retail market with vending zone) Reservation on CTS no 203 (PT), 204(PT) is shown.	Modification u/s 30 is proposed to be sanction.
11	EP-T11	MT18	ES 54	R Zone	RE1.2 (Primary & Secondary School) Reservation is shown.	Modification u/s 30 is proposed to be sanction.
12	EP-T12	MT19	ES 53	R Zone	RR2.1 (Rehabilitation & Resettlement) Reservations is shown. .	Modification u/s 30 is proposed to be sanction.
13	EP-T13	MT20	ES 54	R Zone	DE1.2 (Primary & secondary School) designation is shown.	Modification u/s 30 is proposed to be sanction.
14	EP-T14	MT21	ES 54	R Zone	DE1.2 (Primary & secondary School) designation is shown.	Modification u/s 30 is proposed to be sanction.
15	EP-T15	MT22	ES 50	DT4.3 ( Railway yard/track)	Boundaries & shape of DT 4.3 ( Railway yard/track) is corrected .	Modification u/s 30 is proposed to be sanction.
16	EP-T16	MT22	ES 50	Nalla	Nalla alignment is corrected.	Modification u/s 30 is proposed to be sanction.
17	EP-T17	MT23	ES 54	DOS1.5 (Garden/Park)	The G (Garden) designation is deleted and shown as DS A2.5 (Welfare Centre) as per Govt. notification u/s 37(2) u/no TPB-4399/510/CR-84/99/UD-11 dt. 2.2.2000.	Modification u/s 30 is proposed to be sanction.
18	EP-T18	MT24	ES 49 ES 53	ROS1.4 (Playground)	ROS1.4 (Play Ground) Reservation on CTS No 764C is deleted and shown on relocated position of plot bearing CTS No.564.	Modification u/s 30 is proposed to be sanction.

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19	EP-T19	MT25	ES 53	DAM (Designated Amenity Plot)	DAM (Designated Amenity Plot) is deleted and shown as RAM (Reserved Amenity Plot).	Modification u/s 30 is proposed to be sanction.
20	EP-T20	MT28	ES 49	R Zone	DAM (Designated Amenity Plot) Designation is shown.	Modification u/s 30 is proposed to be sanction.
21	EP-T21	MT29	ES 58	I Zone	RAM (Reserved amenity plot) is shown.	Modification u/s 30 is proposed to be sanction.
22	EP-T22	MT30	ES 54	DSA1.2+ (Retail Market+)	Boundary of the RSA 1.1 (Municipal Market with vending zone) reservation and CTS boundaries are corrected.	Modification u/s 30 is proposed to be sanction.
23	EP-T23	MT31	ES 50	2 ROS1.5 (Garden/Park)	ROS1.5 ( Garden/Park) Reservation is deleted and shown as layout RG.	Modification u/s 30 is proposed to be sanction.
24	EP-T24	MT31	ES 50	Existing Road	Existing Roads are deleted.	Modification u/s 30 is proposed to be sanction.
25	EP-T25	MT32	ES 50	ROS1.4 (Playground)	ROS 1.4 (Play Ground) is deleted and Layout RG is shown.	Modification u/s 30 is proposed to be sanction.
26	EP-T26	MT33	ES 54	Existing Road	13.30 mt. Wide existing road on side towards creek is realigned & the width of proposed 18.30 mt. wide DP Road, going towards creek is reduced to 13.40 mt.	Modification u/s 30 is proposed to be sanction.
27	EP-T27	MT33	ES 54	RT1.4 (Best Bus Facility)	The relocation and shape of RT 1.4 (Best Bus Facility) is changed.	Modification u/s 30 is proposed to be sanction.
28	EP-T28	MT34	ES 53	DAM (Designated Amenity Plot)	DAM (Designated Amenity Plot) Designation is deleted and RAM (Reserved Amenity Plot) reservation is shown at relocated position.	Modification u/s 30 is proposed to be sanction.
29	EP-T29	MT35	ES 53	DT1.6 (PT) (Parking Lot)	DT 1.6 (Parking Lot) designation size and shape is corrected as per layout.	Modification u/s 30 is proposed to be sanction.
30	EP-T30	MT35	ES 53	DP5.2 (Electricity, Transmission & Distribution Facility)	DPU 5.2 ( Electricity Transmission and distribution facility) designation is deleted.	Modification u/s 30 is proposed to be sanction.
31	EP-T31	MT36	ES 53, ES 54	ROS 1.4 (Playground)	ROS 1.4 (playground) part is deleted and DR 1.3 (Government Staff Quarters) designation is shown.	Modification u/s 30 is proposed to be sanction.

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32	EP-T32	MT37	ES 54	9.15m proposed DP Road	Proposed 9.15 m road is deleted.	Modification u/s 30 is proposed to be sanction.
33	EP-T33	MT37	ES 54	DSA4.1 (Hindu Traditional / Electric Cemetery)	Shape of designated cemetery DSA4.1 (Hindu traditional cemetery) is restored.	Modification u/s 30 is proposed to be sanction.
34	EP-T34	MT38	ES 58	18.30m Proposed DP Road	Proposed 18.30 mt wide road is deleted and 9.15 mts DP road is restored as per Sectioned Revised Development Plan1991.	Modification u/s 30 is proposed to be sanction.
35	EP-T35	MT39	ES 49	Existing Road	Existing road shown in CTS No. 678 is deleted	Modification u/s 30 is proposed to be sanction.
36	EP-T36	MT40	ES 54	Existing Road	Alignment of existing 13.40 Mt. wide road is shown as per site condition.	Modification u/s 30 is proposed to be sanction.
37	EP-T37	MT42	ES 54	15.25m Proposed DP Road, Existing road	New proposed 15.25mt. DP Road through CTS no. 1389, 1391, 1391/1. is deleted & that portion added in ROS 1.4 (Play ground)/DOS 1.4(Play ground)and The existing road is deleted upto the school.	Modification u/s 30 is proposed to be sanction.
38	EP-T38	MT44	ES 50	Existing road	Existing road is deleted.	Modification u/s 30 is proposed to be sanction.
39	EP-T39	MT45	ES 54	18.30m Proposed DP Road	The existing road of 13.40m is extended up to the 13.40 wide Road & the width is reduced to 13.40 m.	Modification u/s 30 is proposed to be sanction.
40	EP-T40	MT46	ES 54	27.45m Proposed DP Road, DOS1.5 (Garden/Park)	The 27.45 mts DP road from Eastern Expressway highway to existing Veer Savarkar road is deleted and 18.30 mts DP road adjacent to Nalla is shown through bearing CTS No.115 of village Mulund -East.	Modification u/s 30 is proposed to be sanction.
41	EP-T41	MT47	ES 50	Existing Road	Existing road shown through the Slum Rehabilitation scheme plot is deleted.	Modification u/s 30 is proposed to be sanction.
42	EP-T42	MT48	ES 54	9.15m Proposed DP Road	proposed 9.15m wide road is deleted.	Modification u/s 30 is proposed to be sanction.
43	EP-T43	MT49	ES 58	Existing Road	Existing road shown in municipal staff Colony open space is deleted.	Modification u/s 30 is proposed to be sanction.
44	EP-T44	MT50	ES 50, ES 54	Existing Road	9.15M road widening is shown as per Sectioned Revised Development Plan 1991.	Modification u/s 30 is proposed to be sanction.

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45	EP-T45	MT51	ES 58	18.30m Proposed DP Roads, RMS 3.1 (Solid waste management facilities)	Proposed 2 nos. of 18.30m roads are deleted and RMS 3.1 (Solid waste management facilities) Reservation is relocated abutting to LBS Road & that portion is merged with ROS 1.5 reservation.	Modification u/s 30 is proposed to be sanction.
46	EP-T46	MT52	ES 54	C Zone	Existing road is shown as per site condition.	Modification u/s 30 is proposed to be sanction.
47	EP-T47	MT55	ES 54	ROS1.5 (Garden/Park)	ROS1.5 (Garden/Park) reservation is deleted.	Modification u/s 30 is proposed to be sanction.
48	EP-T48	MT57	ES 53, ES 54	DT1.6(PT)+(Parking Lot)	DT 1.6+ (parking lot) reservation is changed to RT1.6+ (Parking Lot) reservation.	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
49	EP-T49	MT59	ES 54	ROS1.5 (Garden/Park)	Part DOS 1.5 (Garden/Park) is shown instead of ROS 1.5 (Garden/Park) and remaining part reservation ROS 1.5 (Garden/Park) is shown as ROS 1.4 (Playground) reservation.	Modification u/s 30 is proposed to be sanction. With following changes remaining part reservation ROS 1.5 (Garden/Park) is proposed to be shown as ROS 1.5 (Garden/Park) as shown on plan
50	EP-T50	MT60	ES 54	DE 1.1 (Municipal Primary School)	DE 1.1 (Municipal Primary School) Reservation is changed to RH 1.2 (Hospital).	Modification u/s 30 is proposed to be sanction.
51	EP-T51	MT61	ES 54	DSA2.5 (Welfare Centre)	DE 1.2 (Primary & Secondary School) designation is shown & DSA2.5 (Welfare Centre) designation is deleted & DOS 1.4 (Playground) is shown and road width is reduced to 6.10 metres	Modification u/s 30 is proposed to be sanction.
52	EP-T52	MT61	ES 54	12.2m DP Road	Road width is reduced to 6.10 metres	Modification u/s 30 is proposed to be sanction.
53	EP-T53	MT63	ES 49	RMS3.1 (Solid Waste Management Facilities)	RMS 3.1 (Solid Waste Management Facilities) reservation is deleted and RAM (Reserved Amenity Plot) reservation shown.	Modification u/s 30 is proposed to be sanction.
54	EP-T54	MT66	ES 50	ROS1.4 (Playground)	Reservation of ROS 1.4 (Playground) is deleted & ROS 1.5 (Garden/park) is shown.	Modification u/s 30 is proposed to be sanction.
55	EP-T55	MT66	ES 50	RE1.1 (Municipal School)	RE1.1 (Municipal School) reservation is equally divided in RE1.1(Municipal School)	Modification u/s 30 is proposed to be sanction.

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					reservation and RE1.2 (Primary & Secondary School) reservation.	
56	EP-T56	MT67	ES 50	RSA2.1+ (Multipurpose Community Centre+)	RSA 2.1(Multipurpose Community Centre) reservation shape is corrected as per Sectioned Revised Development Plan 1991.	Modification u/s 30 is proposed to be sanction.
57	EP-T57	MT69	ES 54 & ES 50	DOS2.6 (Recreation Ground)	Part DOS 2.6(Recreation Ground) designation on slum rehabilitation layout on CTS No 1124 is deleted & boundary of DOS2.6 is corrected.	Modification u/s 30 is proposed to be sanction.
58	EP-T58	MT71	ES 53	ROS1.5 (Garden/Park)	ROS1.5 (Garden/Park) reservation is deleted and reservation of RAM (Amenity ) is shown	Modification u/s 30 is proposed to be sanction.
59	EP-T59	MT72	ES 53	ROS1.5 (Garden/Park)	ROS1.5 (Garden/Park) reservation is deleted and reservation of RAM (Amenity ) is shown	Modification u/s 30 is proposed to be sanction.
60	EP-T60	MT73	ES 49	RSA2.9 (Homeless Shelter)	RSA2.9 (Homeless Shelter) reservation is deleted.	Modification u/s 30 is proposed to be sanction.
61	EP-T61	MT74	ES 53 ES 54	RE1.1 (Municipal School)	Reservation RE 1.1 ( Municipal Primary School) is deleted and RE 4.4 (Other Institute) reservation is shown.	Modification u/s 30 is proposed to be sanction.
62	EP-T62	MT74	ES 53 ES 54	RR 2.1 (Rehabilitation & Resettlement)	Internal roads are shown as existing Roads as per Sectioned Revised Development Plan 1991 and RR 2.1 (Rehabilitation & Resettlement) is deleted and shown in R Zone.	Modification u/s 30 is proposed to be sanction.
63	EP-T63	MT75	ES 48 ES 49 ES 53	NDZ (No Development Zone)	The NDZ land shown on Bhandup complex is as SDZ II & marked as T1, The part portion of DMS 5.3 (Water treatment plant) is shown ROS 1.5 (Garden/Park) reservation.	Modification u/s 30 is proposed to be sanction with following changes: nomenclature of SDZ II is to be changed to SDZ.
64	EP-T64	MT76	ES 49	NDZ (No Development Zone)	land between DMS 5.3 (Water treatment plant) and SDZ II (T/1) is shown as SDZ I and marked (T/2).	Modification u/s 30 is proposed to be sanction with following changes: nomenclature of SDZ I is to be changed to SDZ.

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65	EP-T65	MT77	ES 43 Es 46 ES 47 ES 50	NDZ (No Development Zone)	The part NDZ is shown as SDZ-II and Marked as T3. The part portion of NDZ land located on seaward side of HTL is now shown as NA	Modification u/s 30 is proposed to be sanction with following changes: nomenclature of SDZ II is to be changed to SDZ.
66	EP-T66	MT78	ES 50 ES 51	NDZ (No Development Zone)	The NDZ land bounded by Eastern expressway highway on West side, Mulund Airoli road on South side, ROS 1.5 (Garden/Park) reservation on North side and T ward boundary on East side is now shown as SDZ II and marked as T/4. The part portion of NDZ land located on seaward side of HTL is now shown as NA. the part portion of SDZ II land on West side of RMS 3.1 reservation is kept reserved as ROS 1.5 to create buffer area between NA and proposed Dumping ground. New RPU 2.1 (Fuel station) is proposed along Mulund Airoli road on left side of DO2.1 designation	Modification u/s 30 is proposed to be sanction with following changes: nomenclature of SDZ II is to be changed to SDZ.
67	EP-T67	MT79	ES 53	RE1.1 Municipal School)	RE 1.2 (Primary & secondary school) reservation Shape is shown as per sanctioned revised Development Plan 1991	Modification u/s 30 is proposed to be sanction.
68	EP-T68	MT80	ES 58	DT 1.4+ (Best Bus Facilities+)	DT 1.4 + (Best bus facilities) designation shape is corrected and subdivision is shown.	Modification u/s 30 is proposed to be sanction.
69	EP-T69	MT83	ES 54	RPU2.1 (Fuel station)	RPU2.1 (Fuel station) is deleted & designation of DOS 1.4 (Playground) is shown and RPU 2.1(Fuel station) is shown on land CTS No.1320C/1 of village Mulund (East).	Modification u/s 30 is proposed to be sanction.
70	EP-T70	MT84	ES 54	RSA4.8 (Cemetery)	RSA 4.8 (Cemetery) is deleted and ROS 1.5 (Garden/park) Reservation is shown.	Modification u/s 30 is proposed to be sanction.



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71	EP-T71	MT85	ES 54	DE1.2 (Primary & Secondary School)	DE 1.2 (Primary & Secondary School) is deleted and ROS1.4 (Playground) Reservation is shown.	Modification u/s 30 is proposed to be sanction.
72	EP-T72	MT86	ES 53	DE1.2 (Primary & Secondary School), DOS1.4 (Play Ground)	DE 1.2 (primary & Secondary School) designation shape is changed and ROS 1.4 (playground) reservation shown on remaining portion.	Modification u/s 30 is proposed to be sanction.
73	EP-T73	MT87	ES 53	R Zone, DAM (Designated Amenity Plot)	Industrial-zone is shown on plot and DAM (Designated Amenity Plot) is deleted and shown as RAM (Reserved Amenity Plot).	Modification u/s 30 is proposed to be sanction.
74	EP-T74	MT88	ES 57	RSA2.1 (Multipurpose Community Centre) RSA3.3 (Cultural Theatre/ Theatre)	RSA2.1(Rehabilitation & Resettlement) reservation is deleted & RR2.2 (Affordable Housing) is shown . RSA2.1 (Rehabilitation & Resettlement) reservation is added with reservation of RSA3.3 on CTS no. 32.	Modification u/s 30 is proposed to be sanction.
75	EP-T75	MT89	ES 44	ROS 2.3 (Zoo)	ROS 2.3(Zoo) reservation is deleted and ROS 1.4 (Playground) reservation is shown.	Modification u/s 30 is proposed to be sanction with following changes 1) Land out of ROS2.3 is proposed to be reserved for RMS5.5 HE Department Facilities having area 1.20 Ha. 2) Lands which are not included in Aarey are proposed to be deleted from reservation of ROS 2.3.
76	EP-T76	MT91	ES 53	R Zone	DE 1.2 (Primary & Secondary School) designation is shown.	Modification u/s 30 is proposed to be sanction.
77	EP-T77	MT92	ES 54	R Zone	DE 1.2 (Primary & Secondary School) designation is shown	Modification u/s 30 is proposed to be sanction.
78	EP-T78	MT93	ES 54	27.45m DP Road part	RPU 2.1 (Fuel Station) on CTS No 1320/B/22 is shown , part DOS 2.6 (Recreation Ground)	Modification u/s 30 is proposed to be sanction.

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					design and Reservation of RPU3.2 (Police Chowky)boundary is corrected accordingly.	
79	EP-T79	MT94	ES 54	R Zone	ROS1.5 (Garden/Park) reservation is shown	Modification u/s 30 is proposed to be sanction.
80	EP-T80	MT95	ES 53	R Zone	RR 2.1 (Resettlement Rehabilitation) Reservation is shown.	Modification u/s 30 is proposed to be sanction.
81	EP-T81	MT96	ES 49	NDZ (No Development Zone)	ROS1.5 (Garden/Park) reservation is shown	Modification u/s 30 is proposed to be sanction.
82	EP-T82	MT99	ES 54	ROS 1.5 (Garden/Park)	ROS 1.5(Garden/Park) reservation is deleted and ROS 2.5 (Sports Complex/ stadium) is shown.	Modification u/s 30 is proposed to be sanction.
83	EP-T83	130	ES 54	Nalla	Nallah position is corrected as per layout	Modification u/s 30 is proposed to be sanction.
84	EP-T84	175	ES 50	no road.	27.45M DP road is shown.	27.45m Road from CTS 828 of Nahur upto western boundary of CTS 1050 of Mulund-E is proposed to be sanctioned and the proposal on remaining land is reinstated as per plan published u/s 26 as shown on plan.
85	EP-T85	211	ES 50	RR2.1 (Rehabilitation & Resettlement)	RR2.1 (Rehabilitation & Resettlement) is changed to RE2.1 (Higher Education)	Modification u/s 30 is proposed to be sanction.
86	EP-T86	221	ES 54	R Zone	ROS1.5 (Garden/ Park) is proposed.	Modification u/s 30 is proposed to be sanction.
87	EP-T87	230	ES 54	DE2.1 (College)	Boundary of the given college corrected	Modification u/s 30 is proposed to be sanction with following changes : Width of Proposed road to be shown as 13.40 m as shown on plan.
88	EP-T88	236	ES 50	13.40m DP Road	The width of the DP road is increased to 18.30M	Modification u/s 30 is proposed to be sanction.
89	EP-T89	MGEN0 1	All Wards	Service Industrial Estate (DPU 6.1)	The land marked as Designation for Service Industrial Estate (DPU 6.1) is deleted and the land is included in surrounding zone.	Modification u/s 30 is proposed to be sanction.
90	EP-T90	MGEN0 2	All Wards	DOS/ROS	The designated or reserved as DOS/ROS but are shown as Layout RG in approved layout or part of garden in private possession is deleted by keeping label of 'Layout RG'.	Modification u/s 30 is proposed to be sanction.

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91	EP-T91	MGENO 4	All Wards	Railway Buffer	The modified railway buffer of 30m is shown from the railway track boundary on all the Draft DP sheets.	Modification u/s 30 is proposed to be sanction.
92	EP-T92		ES54	C.T.S. No. 1029 is shown RSA 5.2 + (Multipurpose Housing for Working Women and Old Age Home) and CTS no 1030 is shown reserved for RSA 6.2 + (Adhar Kendra with Skill Development centre and Care Centre).	C.T.S. No. 1029 is shown RSA 5.2 + (Multipurpose Housing for Working Women and Old Age Home) and CTS no 1030 is shown reserved for RSA 6.2 + (Adhar Kendra with Skill Development centre and Care Centre).	Reservation of RSA5.2+ and RSA6.2+ shown on CTS no. 1029 and 1030 respectively of Mulund-West is proposed to be deleted and included in RH1.2 (Hospital) as shown on plan.
93	EP-T93		ES50, ES54	PG reservation & 18.30 M DP Road	PG reservation to be relocated & 18.30 m DP road to be realigned	Reservation of ROS 1.4 (Play Ground) shown on CTS no. 1090 of Mulund-E (North end) is proposed to be relocated on East side of 18.30 M road by realign 18.30 M DP Road as shown on plan.
94	EP-T94		ES50	RR2.1 (Rehabilitation & Resettlement)	RR2.1 (Rehabilitation & Resettlement)	The legend and text of Nahur Gaothan is proposed to be shifted on appropriate location as shown on plan.
95	EP-T95		ES58	Rehabilitation & Resettlement RR2.1	Rehabilitation & Resettlement RR2.1	Reservation of Rehabilitation & Resettlement RR2.1 shown on CTS 12D, 8A, 8B, 9 of Mulund-West is proposed to be deleted and to be reserved for ROS1.5 (Garden/Park) as shown on plan.
96	EP-T96		ES 50	Rehabilitation & Resettlement, Hospital RR1.2, RH1.2	Rehabilitation & Resettlement, Hospital RR1.2, RH1.2	Reservation of Rehabilitation & Resettlement, Hospital shown on CTS 1318 of Mulund-east is proposed to be deleted and to be reserved for ROS1.5 (Garden/Park) as shown on plan.
97	EP-T97		ES 50	Rehabilitation & Resettlement, Hospital RR2.1, RR1.2	Rehabilitation & Resettlement, Hospital RR2.1, RR1.2	Reservation of Rehabilitation & Resettlement, Hospital shown on CTS 1300, 1313, 1318 of Mulund-east is proposed to be deleted and to

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						be reserved for ROS1.5 (Garden/Park) as shown on plan.
98	EP-T98		ES50, ES51, ES54	R-zone	R-zone	New reservation of RE1.1 (MUNICIPAL PRIMARY SCHOOL) is proposed to be shown on CTS 1320 of Mulund-East as shown on plan.
99	EP-T99		ES54	R-zone	R-zone	New reservation of RE1.2 ( PRIMARY AND SECONDARY SCHOOL) is proposed to be shown on CTS 1123, 1124, 1131, 1132of Mulund-East as shown on plan.
100	EP-T100		ES55	R-zone	R-zone	New reservation of RE1.1 (MUNICIPAL PRIMARY SCHOOL) is proposed to be shown on CTS 1320A/18/1, 1320A/18/2, 1320A/18/3 of Mulund-East as shown on plan.
101	EP-T101		ES55	R-zone	R-zone	New reservation of ROS1.5 (Garden/Park) is proposed to be shown on CTS 1320A/11, 1320A/16 of Mulund-East as shown on plan.

### Development Control and Promotion Regulations- 2034

The substantial modifications shown as EP-1 to EP-165 more specifically given in the booklet available on Government website/ MCGM website

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

**PRADEEP GOHIL,**

**Under Secretary to Government.**

नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक ८ मे २०१८

अधिसूचना

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६.

क्रमांक टीपीबी. ४३१७/६२९/प्र.क्र.११८/२०१७/वि.यो./नवि-११.— ज्याअर्थी, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे याचा उल्लेख “ उक्त अधिनियम ” असा करणेत आलेला आहे) च्या तरतुदीनुसार बृहन्मुंबई महानगरपालिकेच्या अधिकार क्षेत्राकरिता बृहन्मुंबई महानगरपालिका (यापुढे याचा उल्लेख “ उक्त महानगरपालिका ” असा करणेत आलेला आहे) हे नियोजन प्राधिकरण आहे. उक्त महानगरपालिकेने तयार केलेला पहिला विकास आराखडा शासनाने सन १९६४-६७ मध्ये मंजूर केला. तदनंतर उक्त अधिनियमाच्या तरतुदीनुसार सदर पहिला विकास आराखडा मुंबई महानगरपालिकेने सुधारीत केला व त्यानुसार सुधारीत विकास आराखडा हा सन १९९१-१९९४ या कालावधीत राज्य शासनाकडून मंजूर करण्यात आला. सदर सुधारीत विकास आराखड्याचा शेवटचा भाग दिनांक ४ मार्च १९९४ रोजी मंजूर होऊन त्यानुसार अंमलातही आलेला आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम २३ (१) सह कलम ३८ च्या तरतुदीनुसार उक्त महानगरपालिकेने दिनांक २० ऑक्टोबर २००८ चा ठराव क्र. ७६७ अन्वये बृहन्मुंबई महानगरपालिकेच्या अधिकारक्षेत्रांतील क्षेत्राकरिता, विकास आराखडा सुधारीत करण्याच्या उद्देशास मंजूरी दिली. त्यानुसार या संदर्भातील सूचना दिनांक १ जुलै २००९ च्या शासकीय राजपत्रात प्रसिद्ध करण्यात आली. तदनंतर, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ च्या कलम २५ मधील तरतुदीनुसार बृहन्मुंबई महानगरपालिका क्षेत्रातील जमिनीच्या विद्यमान भू वापराचे सर्वेक्षण करण्यात येऊन त्यानुसार विद्यमान भू वापर नकाशे तयार करण्यात आले होते ;

आणि ज्याअर्थी, उक्त महानगरपालिकेने प्रारूप सुधारीत विकास आराखडा विकास नियंत्रण नियमावलीसह तयार केलेला होता आणि सर्वसाधारण सभेची दिनांक २३ फेब्रुवारी २०१५ च्या ठराव क्र. ११९५ अन्वये मंजूरी घेऊन प्रारूप सुधारीत विकास आराखड्यावर नागरिकांच्या हरकती/सूचना मागविणारी उक्त अधिनियमाच्या कलम २६ च्या पोट-कलम (१) खालील सूचना दिनांक २५ फेब्रुवारी २०१५ रोजीच्या शासन राजपत्रामध्ये प्रकाशित करणेत आली होती ;

आणि ज्याअर्थी, सुधारीत प्रारूप विकास आराखड्यामध्ये असलेल्या त्रुटीच्या अनुषंगाने प्राप्त झालेल्या हरकती/सूचना, सर्वसाधारण जनतेची तसेच विविध संस्थांची निवेदने, विधानसभा/विधानपरिषद सदस्य यांची निवेदने विचारात घेऊन शासनाने उक्त अधिनियमाच्या कलम १५४(१) अन्वये, योजनेमधील सर्व त्रुटीची सखोल शहानिशा करून जागेवरील परिस्थितीनुसार, गुणवत्तेनुसार, नियोजनाचे दृष्टीने व कायदेशीर बाबी तपासून, त्यानुरूप दुरुस्ती करून प्रारूप सुधारीत विकास योजना उक्त अधिनियमाच्या कलम २६ अन्वये नागरिकांच्या हरकती/सूचनासाठी पुनर्प्रसिद्ध करणेचे निदेश दिनांक २३ एप्रिल २०१५ रोजी उक्त महानगरपालिकेस दिलेले होते ;

आणि ज्याअर्थी, शासनाच्या निदेशाप्रमाणे उक्त महानगरपालिकेने, शासनाने उक्त अधिनियमाच्या कलम २६(१) अन्वये वाढवून दिलेल्या कालावधीमध्ये प्रारूप सुधारीत विकास योजना विकास नियंत्रण नियमावलीसह तयार केलेली होती आणि महासभेची दिनांक २७ मे २०१६ च्या ठराव क्र. ३०७ अन्वये मंजूरी घेऊन, उक्त अधिनियमाच्या कलम २६ च्या पोट-कलम (१) च्या तरतुदीनुसार आवश्यक असलेल्या नागरिकांच्या हरकती/सूचना मागविणारी सूचना महाराष्ट्र शासन राजपत्र, दिनांक २७ मे २०१६ मध्ये पुनर्प्रसिद्ध केलेली होती (यापुढे याचा उल्लेख “ उक्त प्रारूप विकास योजना ” असा केलेला आहे.) ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम २८ (२) अन्वये गठीत केलेल्या नियोजन समितीने उक्त प्रारूप विकास योजनेबाबत महानगरपालिकेकडे विहित मुदतीत प्राप्त झालेल्या हरकती आणि/किंवा सूचना विचारात घेऊन उक्त अधिनियमाचे कलम २८(३) नुसार, दिनांक ६ मार्च २०१८ रोजी उक्त महानगरपालिकेस त्यांच्या शिफारशीसह अहवाल सादर केलेला होता ;

आणि ज्याअर्थी, नियोजन समितीचा अहवाल विचारात घेऊन उक्त महानगरपालिकेने ठराव क्र. ३९३, दिनांक ३१ जुलै २०१७ अन्वये महानगरपालिकेने सुचविलेल्या फेरबदलास अधीन राहून नियोजन समितीने सुचविलेल्या बदलासह उक्त प्रारूप विकास योजनेस मंजूरी दिलेली असून, सदर फेरबदल उक्त अधिनियमाचे कलम २८(४) नुसार प्रसिद्ध करून, उक्त अधिनियमाचे कलम ३० पोट-कलम (१) चे तरतुदीनुसार उक्त प्रारूप विकास योजना शासनास दिनांक २ ऑगस्ट २०१७ रोजीचे पत्रान्वये मंजूरीसाठी सादर केलेली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम ३१ चे पोट-कलम (१) अन्वये योग्य ती चौकशी करून तसेच संचालक, नगररचना यांचेशी बृहन्मुंबई प्रारूप विकास योजने संदर्भात सल्लामसलत करून एस व जी/दक्षिण, के/पूर्व प्रभागच्या भागशः प्रस्तावाच्या संदर्भात अधिसूचना टी.पी.बी./४३१७/प्र.क्र.११८/२०१७/नवि-११ दिनांक ९ ऑक्टोबर २०१७ आणि अधिसूचना क्र. टीपीबी/४३१७/७७८/प्र.क्र.२६७/२०१७/नवि-११, दिनांक ७ फेब्रुवारी २०१८ अन्वये शासनाने मंजूरी दिली आहे ;

आणि ज्याअर्थी, संचालक, नगररचना यांनी त्यांचे दिनांक २१ फेब्रुवारी २०१८ चे पत्र क्र.१२२५ अन्वये बृहन्मुंबई विकास योजना २०३४ च्या प्रस्तावानुषंगाने प्रारूप विकास आराखडा व प्रारूप विकास नियंत्रण व प्रोत्साहन नियमावली-२०३४ बाबतच्या फेरबदलांचा अहवाल शासनास सादर केला ;

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम ३१ चे पोट-कलम (१) अन्वये योग्य ती चौकशी करून तसेच संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत करून शासनाने बृहन्मुंबईचे प्रारूप विकास योजनेस शासन अधिसूचना क्र.टीपीबी. ४३१७/६२९/ प्र.क्र.११८/२०१७/विनि/नवि-११, दिनांक ८ मे २०१८ अन्वये सदर अधिसूचने सोबतचे परिशिष्ट-अ मध्ये दर्शविलेल्या सुधारणेसह मंजूरी दिली असून सदर मंजूरितून वगळलेले सारभूत स्वरूपाचे फेरबदल (ई.पी.) सोबतचे “ परिशिष्ट-ब ” मध्ये नमूद आहेत.

आता त्या अर्था, उक्त अधिनियमाच्या कलम ३१, पोट-कलम (१) अन्वये प्राप्त अधिकार आणि त्या संदर्भातील सर्व शक्तीचा वापर करून शासनाने खालीलप्रमाणे निर्णय घेतला आहे :-

(अ) बृहन्मुंबई महापालिका क्षेत्राच्या सुधारीत विकास योजनेस दिनांक ९ नोव्हेंबर २०१७ व दिनांक ७ फेब्रुवारी २०१८ रोजीच्या अधिसूचनाद्वारे भागशः सुधारीत विकास आराखडयास दिलेली मंजूरी वगळून बृहन्मुंबई विकास योजना-२०३४ ला खालीलप्रमाणे नमूद केलेल्या धोरण टिप्पणी आणि अटी सह मंजूरी देण्यात येत आहे.

१. नकाशा / अहवाल / विकास नियंत्रण व प्रोत्साहन नियमावली (DCPR) मध्ये वापरल्या जाणाऱ्या शब्दांशी संबंधित विद्यमान सुविधा/सुविधा दर्शविण्याच्या उद्देशाने वापरलेल्या “ नामनिर्देशित ” (Designation) या शब्दाऐवजी “ विद्यमान ” (Existing) असा बदल केला जाईल. तसेच सर्व ठिकाणी उपसर्ग “ डी ” ऐवजी उपसर्ग “ ई ” असा बदल होईल. उदा.डी.ई., डी.ओ.एस., डी.एस.ए. इत्यादी ऐवजी ईई, ईओएस, ईएसए इत्यादी असा बदल होईल.

२. योजनेमध्ये दर्शविलेले नामनिर्देशन जागेवरील सद्यस्थितीनुसार नाही आणि ती आरेखकाची त्रुटी आहे, असे आयुक्तांच्या लक्षात आले तर ती त्रुटी दुरुस्त करण्यासाठी आणि विकास योजनेमध्ये सुधारणा करण्यासाठी आयुक्त त्यांच्या स्तरावर विवक्षित योग्य ते लेखी आदेश देऊ शकतील. आणि आयुक्त यांच्या अशा आदेशाची प्रत मूळ प्रतीतील प्रमाणित भाग नकाशासह राज्य शासनाच्या नगर विकास विभाग आणि संचालक, नगररचना, महाराष्ट्र राज्य पुणे, यांच्याकडे अभिलेखासाठी सादर करावीत. कोणत्याही परिस्थितीत आयुक्त आपले अधिकार त्यांच्या निम्नस्तरीय अधिकाऱ्याला प्रदान (delegate) करणार नाहीत.

मात्र, संबंधित जमीनमालक यांनी याबाबतचे प्रस्ताव विकास योजना अंमलात आल्यापासून तीन महिन्यांचे आत महानगरपालिका आयुक्त यांचेकडे सादर करणे बंधनकारक राहिल. त्यावर महानगरपालिका आयुक्त यांनी कमाल सहा महिन्यात निर्णय घेणे बंधनकारक राहिल.

३. अभिन्यासातील मनोरंजन मैदानावरील (Layout R.G.) सर्व प्रस्तावित आरक्षणे लक्षात आल्यावर किंवा लक्षात आणून दिल्यावर आयुक्त त्यांच्या विशेष परवानगीद्वारे वगळतील. त्यासाठी आयुक्त हे असे आरक्षण वगळण्यासाठी व त्या अनुषंगाने विकास योजनेत सुधारणा करण्यासाठी लेखी व कारणासहीत आदेश (Speaking order) देतील आणि अशा आदेशाची प्रत विकास नियोजन आराखडयाच्या प्रमाणित भाग नकाशाच्या मूळ प्रतीसह, संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांना तसेच राज्य शासनाच्या नगर विकास विभागाला अभिलेख नोंदीसाठी पाठवतील. कोणत्याही परिस्थितीत आयुक्त आपले अधिकार त्यांच्या निम्नस्तरीय अधिकाऱ्याला प्रदान (delegate) करणार नाहीत.

४. जेथे भागशः क्षेत्रावर अथवा/तसेच बांधण्यात आलेल्या रहिवास/वाणिज्य इमारतींच्या काही मजल्यांवर नियमांच्या तरतुदीनुसार सार्वजनिक वाहनतळ (पीपीएल) प्रस्तावित किंवा विकसित केले गेले आहेत आणि जिथे विकास योजनेमध्ये सार्वजनिक वाहनतळ (पीपीएल) प्रस्तावित आरक्षण/निर्देशन दर्शविले गेले असेल तर अशा प्रकारचे सर्व आरक्षण/निर्देशन वगळले आहे असे मानण्यात येईल आणि अशा जमीनी त्यालगतच्या जमिनीच्या प्रमुख वापरामध्ये (adjoining predominant land use) समाविष्ट केले जाईल.

५. जेथे महापालिकेची मंजूरीनुसार सार्वजनिक वाहनतळ (पीपीएल) विकसित केले आहेत आणि महापालिकेस हस्तांतरीत करण्यात आले आहेत, अशा जागांना अस्तित्वातील सार्वजनिक वाहनतळ (पीपीएल) म्हणून दर्शविले जाईल.

६. महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ मधील कलम ३० अन्वये, प्रस्तावित केल्याप्रमाणे पेट्रोल पंपाच्या आरक्षणांना मंजूरी देण्याचा प्रस्ताव आहे.

७. नाल्याचा काही भाग अच्छादित असल्यामुळे त्याचे संरेखन तुटक स्वरूपात दर्शविले असले तरी ते संरेखन एकसंध आहे असे समजण्यात येईल ; असे तुटक भागाचे संरेखन निदर्शनास आले किंवा आयुक्तांच्या निदर्शनास आणले गेले तर आयुक्त विकास आराखडयात त्या अनुषंगाने बदल करतील. तसेच त्यासाठी लेखी व कारणासहीत आदेश देतील आणि अशा आदेशाची प्रत विकास योजना आराखडयाच्या भाग नकाशाच्या मूळ प्रमाणित प्रतीसह संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांना तसेच शासनाच्या नगरविकास विभागाला अभिलेख नोंदीसाठी पाठवतील. कोणत्याही परिस्थितीत आयुक्त आपले अधिकार त्यांच्या निम्नस्तरीय अधिकाऱ्याला प्रदान करणार नाहीत.

८. विकास आराखडयात दर्शविलेले पेट्रोल पंपाचे नामनिर्देशन केवळ या नियमावलीप्रमाणे पेट्रोल पंपासाठी आवश्यक इतक्या किमान क्षेत्रापर्यंत तसेच पोहोच मार्गासाठी विचारात घेतले जाईल. पेट्रोल पंपाचे उर्वरित क्षेत्र अशा नामनिर्देशनातून वगळले आहे असे समजले जाईल. ही बाब जर आयुक्तांच्या निदर्शनास आणली गेली तर आयुक्त विकास आराखडयात त्या अनुषंगाने बदल करतील तसेच त्यासाठी लेखी व कारणासहीत आदेश देतील आणि अशा आदेशाची प्रत विकास योजनेच्या भाग नकाशाच्या मूळ प्रमाणित प्रतीसह, संचालक, नगररचना, महाराष्ट्र राज्य, पुणे तसेच राज्य शासनाच्या नगरविकास विभागाला अभिलेख नोंदीसाठी पाठवतील. कोणत्याही परिस्थितीत आयुक्त आपले अधिकार त्यांच्या निम्नस्तरीय अधिकाऱ्याला प्रदान करणार नाहीत.

९. विकास आराखडयामध्ये रेल्वेच्या अंतिम ट्रॅकच्या हद्दीपासून दोन्ही बाजूंनी ३० मी.रुंदीची बफर रेषा दर्शविलेली आहे. या ३० मी. रुंदीबाबत काही विचलन आढळल्यास ; आयुक्त विकास आराखडयात त्या अनुषंगाने बदल करतील. तसेच त्यासाठी लेखी व कारणासहीत आदेश देतील आणि अशा आदेशाची प्रत; विकास योजनेच्या भाग नकाशाच्या मूळ प्रमाणित प्रतीसह ; संचालक, नगररचना, महाराष्ट्र राज्य, पुणे तसेच राज्य शासनाच्या नगरविकास विभागाला अभिलेख नोंदीसाठी पाठवतील. कोणत्याही परिस्थितीत आयुक्त आपले अधिकार त्यांच्या निम्नस्तरीय अधिकाऱ्याला प्रदान करणार नाहीत.

१०. विकास योजना नकाशावरील आखणीमध्ये अंमलबजावणीच्यावेळी जागेवरील वस्तुस्थितीप्रमाणे सागरी किनारा रस्त्याचे संरेखन आणि विकास आराखडयामध्ये दर्शविलेले संरेखन यामध्ये तफावत असल्यास तो जगेवरील वस्तुस्थितीप्रमाणे अनुज्ञेय राहिल व त्यानुसार विकास योजना सुधारीत झाली असे मानण्यात येईल. अशा बदलामुळे सदर क्षेत्राचा लगतच्या पट्टयामध्ये समावेश झाला आहे असे समजण्यात येईल.

११. शासकीय कार्यालय या आरक्षणाकरिता सार्वजनिक बांधकाम विभाग/शासनाचे सामान्य प्रशासन विभाग हे समुचित प्राधिकरण असतील.
१२. जेथे महापालिकेने औद्योगिक क्षेत्रातील जमिनीवर निवासी/वाणिज्य प्रस्ताव (I to R/C) मंजूर केले असतील परंतु तरीही अशा प्रस्तावाखालील जमिन अजूनही औद्योगिक क्षेत्रामध्ये दर्शविलेली असेल तेथे ही बाब विचारात घेऊ नये व औद्योगिक क्षेत्रातील जमिनीवर निवासी/वाणिज्य वापरासाठी वेगळ्या परवानगीची आवश्यकता नाही तसेच त्याच्यासाठी कोणत्याही प्रक्रीयेची आवश्यकता नाही.
१३. औद्योगिक जमिनीवर निवासी/वाणिज्य प्रस्ताव मंजूर होऊन सुविधेची जागा ताब्यात घेण्यात आली असेल आणि अंतिमतः भोगवटा प्रमाणपत्र देण्यात आले असेल तर, विकास आराखड्यास सदर जमिन औद्योगिक म्हणून दर्शविलेली असेल तरीही, अशा जमिनीचे क्षेत्र ज्या वापरासाठी त्या जमिनीवर प्रस्ताव मंजूर झाला असेल त्याप्रमाणे समजण्यात येईल.
१४. मंजूर केलेल्या समावेशक आरक्षण विकासाच्या प्रस्तावाबाबत, जर महापालिकेला बांधकामासह इमारत हस्तांतरित करण्यात आली असेल आणि अंतिम भोगवटा प्रमाणपत्र देण्यात आलेले असेल तर त्यानंतर मालकाच्या ताब्यात असलेल्या जमिनीचा हिस्सा आरक्षणमुक्त झाला असे घोषित करण्यात येईल आणि आयुक्त त्याप्रमाणे विकास आराखड्यात बदल करण्याचे कारणासहीत व लिखित स्वरूपात आदेश देतील आणि विकास योजनेच्या भाग नकाशाची मूळ प्रमाणित प्रत संचालक, नगररचना, महाराष्ट्र शासन, पुणे तसेच राज्य शासनाच्या नगरविकास विभागास अभिलेखात नोंद घेण्यासाठी पाठवतील. कोणत्याही परिस्थितीत आयुक्त आपले अधिकार त्यांच्या निम्नस्तरीय अधिकाऱ्याला प्रदान करणार नाहीत.
१५. नैसर्गिक क्षेत्र (N.A.) म्हणून दाखवलेली जमिन जर त्यासाठी निर्धारित निकष पूर्ण करित नसेल तर राज्य शासनाची पूर्व परवानगी घेऊन आयुक्त त्यांच्या विशेष परवानगी अंतर्गत सदर क्षेत्र “ना विकास क्षेत्र/विशेष विकास क्षेत्र” मध्ये समाविष्ट करण्यासाठी आयुक्त कारणासहीत व लिखित स्वरूपात आदेश देतील आणि विकास आराखड्याच्या भाग नकाशाची मूळ प्रमाणित प्रत संचालक, नगररचना, महाराष्ट्र शासन, पुणे तसेच राज्य शासनाच्या नगरविकास विभागास अभिलेखात नोंद घेण्यासाठी पाठवतील. कोणत्याही परिस्थितीत आयुक्त आपले अधिकार त्यांच्या निम्नस्तरीय अधिकाऱ्याला प्रदान करणार नाहीत.
१६. आधी मंजूर झालेल्या सन १९९१ चे विकास योजनेतील आरक्षणाच्या अनुषंगाने यापूर्वी कोणतेही आरक्षण महाराष्ट्र प्रादेशिक आणि नगररचना अधिनियम, १९६६ च्या कलम ४९ किंवा १२७ अन्वयेची नोटीस बजावल्याच्या कारणामुळे आरक्षण व्यपगत झाले असेल किंवा मा. उच्च न्यायालय/मा.सर्वोच्च न्यायालय यांनी ते व्यपगत ठरवले असेल तर सदरहू आरक्षण सुधारीत विकास योजनेमध्ये व्यपगत मानण्यात येईल व त्याचे क्षेत्र उपरोक्त नोटीसीमध्ये नमूद केलेल्या क्षेत्रा इतके असेल.
१७. शासकीय जमिनीवरील सन १९९१ च्या विकास योजनेनुसार प्रस्तावावर कापड गिरणी वगळता शासनाने कोणत्याही संस्थेला किंवा व्यक्तीला मंजूर केली असेल तर सन १९९१ च्या भागशः विकास योजना मंजूर झालेल्या तारखेपासून प्रारूप विकास योजना-२०३४ प्रसिद्धीच्या (उपरोक्त अधिनियमाच्या कलम २६ अन्वये) तारखेपर्यंत (म्हणजेच दिनांक २७ मे २०१६) वैध असतील तर विकास योजना-२०३४ मधील प्रस्ताव त्यास लागू राहणार नाहीत. तथापि, सदर जमिनीचे वितरणाचे आदेश/सहमतीच्या अटी/न्यायालयाचे आदेश इत्यादी असल्यास लागू राहतील.
- तसेच उपरोक्त तरतूद M.C.G.M./M.M.R.D.A. द्वारा वाटप केलेल्या जमिनीचा योग्य वापर आणि जमिनीसाठी ठरविण्यात आलेला वापर हा शासनाने सक्षम न्यायालयात सादर केलेल्या सहमती अटी प्रमाणे लागू असेल. परंतु अशा प्रस्तावावर संबंधित ताबा धारकाने विकास आराखडा अंमलात आल्यापासून तीन महिन्यात प्रस्ताव आयुक्तांना सादर करावा आणि आयुक्तांनी त्यावर पुढील सहा महिन्यात निर्णय घ्यावा.
१८. ज्या आरक्षणासाठी समुचित प्राधिकरण हे खाजगी व्यक्ती/खाजगी संस्था दर्शविली असेल तर असे आरक्षण व्यपगत झाल्याचे समजण्यात येईल. अशा जमिनीवरील विकास परवानगी ही लगतच्या जमिनीवर अनुज्ञेय असलेल्या आणि विकास नियंत्रण व प्रोत्साहन नियमावली २०३४ नुसार अनुज्ञेय असल्याप्रमाणे दिली जाईल.
१९. शासनाने अंतिम नगररचना योजनेमधील एखादा फेरबदल मंजूर केला असेल तर त्या अनुषंगाने विकास योजनेतील प्रस्तावामध्ये त्या अनुषंगाने फेरबदल झाल्याचे मानण्यात येईल.
२०. जर झोपडपट्टी पुनर्वसन योजनेमधील प्रस्ताव हे सन १९९१ च्या विकास आराखड्यानुसार तसेच आरक्षणे, रस्ता यांची पुनर्रचना सन १९९१ च्या विकास आराखड्यानुसार मंजूरी घेतली असेल तर अशा मंजूरी अद्याप वैध आहेत आणि जर विकास योजना २०३४ नुसार नवीन आरक्षणे प्रस्तावित असल्यास, विकास योजना २०३४ नुसार नवीन आरक्षण रद्द समजण्यात येईल. अशा परिस्थितीत जर झोपडपट्टी पुनर्वसन योजनेमधील पुनःमांडणी केलेला प्रस्ताव मंजूर असेल तर तो अधिभावी (Prevail) ठरतील.
२१. जिथे अभिन्यास मंजूर झाले आहेत आणि नामंजूरीची सूचना (आय.ओ.डी.) ही दिनांक २७ मे २०१६ (एम.आर.टी.पी., १९६६ कलम २६ अन्वये विकास योजना प्रसिद्धीचा दिनांक) पूर्वी दिलेली असेल व ती वैध असेल तर सन १९९१ च्या विकास योजनेनुसारचे प्रस्ताव विकास योजना २०३४ मध्ये पुढे चालू राहिल.
२२. आरेखन चूका-आरेखकाच्या त्रुटी मधील सुधारणा ह्या जागेवरच्या वास्तविक परिस्थितीनुसार, आणि किंवा आस्थापनांच्या विद्यमान सीमारेखा, ज्या नगर भूमापन अभिलेख किंवा महसूल अभिलेख किंवा अधिग्रहण व जमिनीचा ताबा किंवा वैध मंजूर अभिन्यासानुसार आहेत त्या महापालिका आयुक्तांनी दुरुस्ती करणे. उच्च दाबाच्या वाहिनी, विकास योजनेमधील दर्शविलेले संरेखन इत्यादीबाबत आयुक्त यांनी संबंधित विभागाशी सल्लामसलत करून दुरुस्ती करणे किंवा रद्द करणे. उच्च दाबाच्या वाहिनीच्या स्थानांतरणामुळे किंवा वगळण्यामुळे सदरहू जमिनीचा वापर (स्थानांतरण करण्यापूर्वी), उच्चतम दाबांच्या वाहिनीच्या लगतच्या जमिनीनुसार राहिल.
- महापालिका आयुक्त या त्रुटीबद्दल पडताळणी व त्याचे सक्षमीकरण झाल्यानंतर, विकास योजनेत सुधारणा करण्यासाठी लेखी, सुस्थित नीट विचारपूर्वक, लिखित स्वरूपात आदेश देतील आणि विकास आराखड्याच्या भागाची मूळ प्रमाणित प्रत संचालक, नगररचना, महाराष्ट्र शासन, पुणे

तसेच राज्य शासनाच्या नगरविकास विभागास अभिलेखात नोंद घेण्यासाठी पाठवतील. कोणत्याही परिस्थितीत आयुक्त आपले अधिकार त्यांच्या कनिष्ठ अधिकाऱ्याला प्रदान करणार नाहीत.

२३. विकास योजनेत नमूद केलेल्या आरक्षित जागेचे क्षेत्रफळ अंदाजे व ढोबळ आहे. विकास योजनामध्ये दर्शविलेल्या सीमारेखानुसार राखीव जागांचे मोजलेले क्षेत्र हे अचूक क्षेत्र मानले जाईल.

२४. खाजगी किंवा भाड्याच्या जागेमध्ये सार्वजनिक निम सार्वजनिक क्षेत्र/वापर हे नामनिर्देशन दर्शविलेले असेल तर जोपर्यंत सार्वजनिक निम सार्वजनिक क्षेत्र/सार्वजनिक वापर अस्तित्वात असेल तोपर्यंत सार्वजनिक निम सार्वजनिक क्षेत्र/वापर चालू राहिल. असा वापर स्थलांतरीत किंवा बंद झाल्यास प्राधिकरणाने जमिनीच्या विकासास लागतच्या प्राबल्य असलेल्या जमिनीचे वापर क्षेत्राप्रमाणे विकास करण्यास परवानगी देऊ शकेल. त्याबाबतची योग्य ती पडताळणी करून आयुक्त विकास योजनेत सुधारणा करण्यासाठी, लेखी, सुस्थित नीट विचारपूर्वक, प्रभावी आदेश देतील आणि विकास योजनेच्या भाग नकाशाची मूळ प्रमाणित प्रत संचालक, नगररचना, महाराष्ट्र शासन, पूणे तसेच राज्य शासनाच्या नगरविकास विभागास अभिलेखात नोंद घेण्यासाठी पाठवतील. कोणत्याही परिस्थितीत आयुक्त आपले अधिकार त्यांच्या कनिष्ठ अधिकाऱ्याला प्रदान करणार नाहीत.

२५. पूर्वी मंजूर झालेल्या विकास योजनेमधून सार्वजनिक उद्दिष्टाकरिता अधिग्रहित जमिनीवर दुसऱ्या सार्वजनिक उद्दिष्टासाठी सुधारित विकास योजनेमध्ये आरक्षण चालू ठेवण्यात आले आहे. अशा प्रकरणामध्ये अशा जमिनी सार्वजनिक प्रयोजनासाठी सुधारित विकास योजनानुसार उपलब्ध असतील.

२६. विकास योजनेमध्ये दर्शविलेल्या विद्यमान बाबी :- विकास योजनेमध्ये दर्शविलेल्या विद्यमान बाबी ह्या सूचक असून त्याप्रमाणे त्या विकास योजनेत योग्य जागी सुधारित करण्यात आल्या आहेत. विकास योजनेमध्ये सध्या विद्यमान असलेल्या वापराचा केवळ उल्लेख हा, त्या क्षेत्रातील विकास परवानगीस मालकास आडकाठी आणू शकत नाही. जमिनीचा सर्व्हे नंबर, सीमा रेखा, विद्यमान रस्त्याची मार्गरेषा/नाला व इतर नैसर्गिक वैशिष्ट्य ह्या भूमी अभिलेख विभागाच्या मोजणी आराखड्यानुसार असेल.

२७. जिथे गावठाण/कोळीवाडा/आदीवासी पाड्याच्या सीमारेखा विकास योजनेमध्ये दर्शविण्यात आल्या नाहीत. त्याचा विचार ज्यावेळी महसूल विभाग अंतिम स्वरूप देईल त्यानुसार करण्यात येईल.

२८. आयुक्तांनी विकास योजना प्रस्तावामधील बदलांकरिता दिलेले प्रत्येक आदेश, विकास योजनेच्या भाग नकाशाच्या मूळ प्रमाणित प्रतीसह संचालक, नगररचना, महाराष्ट्र शासन, पूणे तसेच राज्य शासनाच्या नगरविकास विभागास अभिलेखात नोंद घेण्यासाठी पाठवतील.

(ब) बृहन्मुंबई महानगरपालिकेच्या प्रारूप विकास नियंत्रण व प्रोत्साहन नियमावली, २०३४, ला परिशिष्ट-ब मध्ये नमूद करण्यात आलेला भाग वगळून मंजूरी देत आहे आणि सदरहू बाबतची पुस्तिका शासकीय संकेत स्थळावर उपलब्ध करण्यात आली आहे.

(क) उक्त अधिनियमाच्या कलम ३१ च्या पोट-कलम (१) च्या तरतुदीनुसार विकास योजनेस मंजूरीचा कालावधी उक्त विकास योजनेच्या मंजूरीच्या अधिसूचनेचा दिनांक धरून वाढविण्यात येत आहे.

(ड) सदरची अधिसूचना महाराष्ट्र शासन राजपत्रामध्ये प्रसिद्ध झालेल्या दिनांकाच्या एक महिन्यांनंतरचा दिनांक हा बृहन्मुंबईची उक्त मंजूर विकास योजना-२०३४ अंमलात आल्याचा दिनांक राहिल.

या अधिसूचनेनुसार मंजूर करणेत आलेली भागशः अंतिम विकास योजना ही नागरिकांचे अवलोकनार्थ अधिसूचना अंमलात आल्यावर एक महिन्याच्या कालावधीपर्यंत नागरिकांना खालील ठिकाणी कार्यालयीन वेळेमध्ये अवलोकनार्थ उपलब्ध राहिल :-

(१) प्रमुख अभियंता (विकास नियोजन), बृहन्मुंबई महानगरपालिका, महापालिका मार्ग, फोर्ट, मुंबई ४०० ००१.

(२) उप संचालक, नगररचना, बृहन्मुंबई, इन्सा हटमेंट्स, ई-ब्लॉक, आज्ञाद मैदान, महापालिका मार्ग, मुंबई ४०० ००१.

सदर अधिसूचना महाराष्ट्र शासनाच्या [www.maharashtra.gov.in](http://www.maharashtra.gov.in) (कायदे व नियम) या वेबसाईटवर प्रसिद्ध करण्यात आली आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.

प्रदीप गोहिल,  
शासनाचे अवर सचिव.



## URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated the 8<sup>th</sup> May 2018

### Notice

No. TPB-4317/629/CR- 118/2017/EP/UD-11.—Whereas, the Municipal Corporation of Greater Mumbai is the Planning Authority for jurisdiction of Greater Mumbai (hereinafter referred to as “the said Corporation”) as per the provisions of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter refer as “the said Act”). The first Development Plan prepared by the said Corporation, was sanctioned in the year 1964-1967. Thereafter, the said Corporation revised the first Development Plan as per provisions of the said Act, and said revised Development Plan was sanctioned by State Government in the year 1991-1994. The last part of said Revised Development Plan was sanctioned on 4<sup>th</sup> March, 1994 and has come into force accordingly;

And whereas, the said Corporation *vide* their Resolution No.767, dated 20<sup>th</sup> October, 2008 declared their intention to revise the Sanctioned Revised Development Plan of Greater Mumbai within its jurisdiction as laid down under section 38 read with section 23(1) of the said Act. Accordingly, notice to that effect, was published in the official Government Gazette on 1<sup>st</sup> July, 2009. Thereafter the survey of Existing Land Use of the entire area within the jurisdiction of the said Corporation was carried out as laid down under section 25 of the said Act and the Existing Land Use maps were prepared;

And whereas, the said Corporation had prepared the Draft Revised Development Plan along with Development Control Regulations and after obtaining sanction from General Body, *vide* Resolution No.1195 dated 23<sup>rd</sup> February 2015, published a Notice in the *Maharashtra Government Gazette* dated 25<sup>th</sup> February 2015, under sub-section (1) of section 26 of the said act for inviting suggestions/ objections from general public on the Draft Revised Development Plan;

And Whereas, the suggestions/objections received by the said Corporation in respect of errors in Draft Revised Development Plan and representations from organization, general public, members of legislative assembly/Council, the State Government has issued direction *vide* letter dated 23<sup>rd</sup> April 2015, under section 154(1) of the said Act, to the said Corporation to revamp/recast the draft revised Development Plan after examining all the errors on the basis of existing site conditions and its merits by considering the planning and legal issues and republish the Draft Revised Development Plan after incorporating all the corrections for the purpose of inviting suggestion/objections as per the provision of section 26 of the said Act;

And whereas, as per direction of the State Government, the Draft Revised Development Plan along with Development Control Regulations were prepared

by the said Corporation within the time extension granted under section 26(A) introduced by the way of an ordinance No. XVIII of 2015, dated 29<sup>th</sup> August 2015 by the State Government and after obtaining sanction from General Body, *vide* Resolution No.307 dated 27<sup>th</sup> May 2016, a notice for inviting suggestions/objections from the general public as required under the provision of sub-section (1) of section 26 the said Act is republished in the *Maharashtra Government Gazette* dated 27<sup>th</sup> May 2016, (hereinafter referred to as “the said Draft Development Plan”);

And whereas, the Planning Committee constituted under section 28(2) of the said Act, has considered the suggestions and / or objections to the said Draft Development Plan received within stipulated period by the said Corporation and submitted their report along with their recommendations to the said Corporation under section 28(3) of the said Act on 6<sup>th</sup> March, 2017;

And whereas, after considering the report of the Planning Committee, the said Corporation *vide* its Resolution No.393, dated 31<sup>st</sup> July, 2017 has sanctioned the Draft Development Plan with modifications or changes carried out by Planning Committee subject to the modifications suggested by the said Corporation, which were published under section 28(4) of the said Act and submitted in accordance with the provisions of sub-section (1) of Section 30 of the said Act, to the State Government for sanction *vide* letter dated 2<sup>nd</sup> August 2017.

And whereas, in accordance with sub-section (1) of section 31 of the said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune the State Government has accorded sanction to the Draft Development Plan of Greater Mumbai in K/E, S and G/S Ward *vide* notification No. TPB- 4317/629/CR-118/2017/UD-11, dated 9<sup>th</sup> November 2017 and notification No. TPB- 4317/778/CR-267/2017/UD-11, dated 7<sup>th</sup> February, 2018 accordingly.

Town

And whereas, the Director of Planning, *vide* his Marathi letter. No.1225 dated 21<sup>st</sup> February 2018, has submitted his Report on the modified Draft Development Plan and the Draft Development Control and Promotion Regulations in respect of proposal of Development plan of Greater Mumbai-2034 to Government for sanction;

And whereas, in accordance with sub-section (1) of section 31 of the said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government has accorded sanctioned to the Draft Development Plan of Greater Mumbai with modification shown in **SCHEDULE-A** appended to the **Notification No. TPB-4317/629/CR-118/2017/DP/UD-11, Dt. 8<sup>th</sup> May 2018** excluding the **substantial Modification** as shown in **SCHEDULE-B** appended hereto.

Now, therefore, in exercise of the powers conferred Under section 31(1) of the said Act and all other powers enabling it on that behalf, the Government of Maharashtra hereby :-

- (1) (a) Gives notice inviting suggestions and objections from any person in respect of the proposed Modifications of Substantial Nature (EP) , as specified in **SCHEDULE -B** appended hereto, within the period of **30 Days** from the date of publication of this notice in the *Official Gazette*.
- (b) Appoints the Deputy Director of Town Planning, Greater Mumbai as the "Officer" under section 31 (2) of the said Act, to hear all the persons filing suggestions/objections as stated in (a) above within the stipulated period and to submit his report thereupon to the Government for further necessary action.
- (2) Only the suggestions or objections regarding substantial modifications mentioned in **SCHEDULE-B**, that may be received by the Deputy Director, Town Planning, Greater Mumbai, having his office at 'E' Block, ENSA Hutment, Azad Maidan, Mahapalika Marg, Mumbai 400 001 within the stipulated period of **30 Days** from the date of publication of this notice in the *Official Gazette* shall be considered.
- (3) Copy of the said notice along with **SCHEDULE-B** and the plan showing the proposed substantial modifications in pink colour shall be available for inspection to general public at the following office during office hours on all working days.
  - (i) Chief Engineer (Development Plan), Municipal Corporation of Greater Mumbai, Mahapalika Marg, Mumbai 400 001.
  - (ii) Deputy Director of Town Planning, Greater Mumbai, 'E' Block, ENSA Hutment, Azad Maidan, Mahapalika Marg, Mumbai 400 001.

This Notice shall also be published on the Government web-site at [www.maharashtra.gov.in](http://www.maharashtra.gov.in) (कायदे व नियम)

**SCHEDULE - B**

**Development Plan - 2034 of Municipal Corporation of Greater Mumbai -  
Substantial Modifications published by Government under Section 31(1) of MR&TP Act 1966**

**'A' Ward**

1	2	3	4	5	6	7
Sr. No.	EP No.	Modifi- cation No.	Sheet No.	Proposal as per published plan under Section 26 of the MR&TP Act 1966	Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&TP Act 1966	Substantial Modifications published by the Government under Section 31(1) of the MR&TP Act 1966
1	EP-A01	MA4	IC 05	ROS1.5 (Garden/Park)	Reservation of ROS 1.5(Garden/Park) is continue as per SRDP 91	Modification u/s 30 is proposed to be sanction.
2	EP-A02	MA5	IC 10	DPU2.1 (Fuel Station)	Designation of Fuel Station (DPU 2.1) is shown on C S No 2/729 & 6/729 and Designation of DOS 2.6 is retained on C S No 6/729	Modification u/s 30 is proposed to be sanction.
3	EP-A03	MA6	IC 05	DPU2.1 (Fuel Station)	Designation of Fuel station (DPU 2.1) shown on entire CS No 1/324	Modification u/s 30 is proposed to be sanction.
4	EP-A04	MA9	IC 05	DPU3.4 (Post Office)	Designation of Post & telegraph (DPU 4.1) is retained on C S 38 and Designation of DPU4.1 (Post & telegraph) is deleted from C S No 39	Modification u/s 30 is proposed to be sanction.
5	EP-A05	MA11	IC 05	ROS1.5 (Garden/Park) & RE1.1 (Municipal Primary School)	Reservation of ROS1.4(PG) is deleted from C S No 326 & 327 and reservation RE1.1(MAP) is deleted from C S No 346	Modification u/s 30 is proposed to be sanction.
6	EP-A06	MA12	IC 05	ROS1.5 (Garden/Park)	Reservation of Garden/Park (ROS 1.5) is deleted	Modification u/s 30 is proposed to be sanction.
7	EP-A07	MA13	IC 05	ROS1.5 (Garden/Park)	Reservation of Garden/Park (ROS 1.5) is deleted	Modification u/s 30 is proposed to be sanction.
8	EP-A08	MA24	IC 07	Existing Road	proposed Hazarimal somani road to be widened from 60 feet to 80 feet	Modification u/s 30 is proposed to be sanction.

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9	EP-A09	MA27	IC 07	DPU3.1 (Police Station)	Along with designation of police station (DPU3.1) reservation of government staff quarters (RR1.3) is shown	Modification u/s 30 is proposed to be sanction.
10	EP-A10	MA29	IC 11	RT1.6+ (Parking Lot)	Reservation of RT 1.6 (Parking Lot) is changed to RMS 2.1+(Transport garage +)	Modification u/s 30 is proposed to be sanction.
11	EP-A11	MA30	IC 07	C-Zone	Designation of fuel station (DPU2.1) is shown as per existing site conditions.	Modification u/s 30 is proposed to be sanction.
12	EP-A12	MA31	IC 05	R zone	Designation of Primary and secondary school (DE1.2) shown as per existing site condition.	Modification u/s 30 is proposed to be sanction.
13	EP-A13	MA35	IC 03	DOS2.6 (Recreational Ground)	Designation of RG (ODS 2.6) is deleted. The spill over of Designation of RG (DOS2.6) is also removed from C S No 659.	Modification u/s 30 is proposed to be sanction.
14	EP-A14	MA57	IC 05	DP road	The part portion of 12.20 mtr. DP Road is deleted.	Modification u/s 30 is proposed to be sanction.
15	EP-A15		IC 05	RR2.1 (Resettlement & Rehabilitation)	RR2.1 (Resettlement & Rehabilitation)	New Reservation of RE1.1 (Municipal school) is to be proposed as shown on plan.
16	EP-A16		IC02, IC04	R zone	R zone	New Reservation of ROS1.4 (Playground) on CS No. 4 of Colaba is to be proposed as shown on plan,
17	EP-A17		IC05	R zone	R zone	New Reservation of RMS 1.3 (Municipal Facilities) on CS No. 135, 1A/134 of Colaba division is to be proposed as shown on plan.
18	EP-A18		IC04	R zone	R zone	New Reservation of RT1.4 BEST Bus Facilities ) on CS no. 1/600, 596, 602 of Colaba is to be proposed as shown on plan.
19	EP-A19		IC08	R zone	R zone	New Reservation of RSA1.1 (Municipal Retail Market) on CS no. 1/278, 278, 279, 280, 281 of Fort is to be proposed as shown on plan.
20	EP-A20		IC08	R zone	R zone	New Reservation of RR1.5 (Municipal Housing ) on CS no. 1095, 1096 of Fort is to be proposed as shown on plan.

## 'B' Ward

1	2	3	4	5	6	7
Sr. No.	EP No.	Modification No.	Sheet No.	Proposal as per published plan under Section 26 of the MR&TP Act 1966	Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&TP Act 1966	Substantial Modifications published by the Government under Section 31(1) of the MR&TP Act 1966
1	EP-B01	MB 13	IC 14	ROS1.5 (Garden/Park)	Spill over of ROS1.5 (Garden/Park) reservation is removed and the reservation is shown as per SRDP1991.	Modification u/s 30 is proposed to be sanction.
2	EP-B02	MB 14	IC 11	Railway Buffer	The modified railway buffer of 30 meters is shown from the railway track boundary.	Modification u/s 30 is proposed to be sanction.
3	EP-B03	MB 15	IC 14	Railway Buffer	The modified railway buffer of 30 meters is shown from the railway track boundary.	Modification u/s 30 is proposed to be sanction.
4	EP-B04	MB 21	IC14	R zone	Reservation of ROS1.5 (Garden/Park) shown as per SRDP1991.	Modification u/s 30 is proposed to be sanction.
5	EP-B05	MB 22	IC14	R zone	Reservation of ROS1.5 (Garden/Park) shown as per SRDP1991.	Modification u/s 30 is proposed to be sanction.
6	EP-B06	MB 23	IC 13, IC14	Existing Road, DR1.5 (Municipal Housing)	Existing Road is removed from C.S no. 1521 and DR1.5 is retained as per SRDP 1991.	Modification u/s 30 is proposed to be sanction.
7	EP-B07	MB 25	IC14	R zone	Designation of DE1.2 (Primary & Secondary School) is shown	Modification u/s 30 is proposed to be sanction.
8	EP-B08	MB 26	IC14	R zone	Designation of DE1.2 (Primary & Secondary School) is shown	Modification u/s 30 is proposed to be sanction.
9	EP-B09	MB 27	IC13	C zone	Designation of DE1.2 (Primary & Secondary School) is shown	Modification u/s 30 is proposed to be sanction.
10	EP-B10	114	IC 14	DSA 3.8 (Public Hall)	Designation of DSA 3.8 (Public Hall) is deleted and is reserved for RE1.2 (Primary / Secondary School)	Modification u/s 30 is proposed to be sanction.
11	EP-B11	136	IC 13	RH1.3 (Municipal Maternity Home)	Reservation of RH 1.3 (Maternity Hospital) is deleted and is now reserved for RH 1.2 (Hospital)	Modification u/s 30 is proposed to be sanction.

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12	EP-B12		IC14	DO2.1 ( Government Office)	DO2.1 ( Government Office)	Designation of DSA3.8 (Public Hall) on CTS no. 2018 of Mandvi is to be proposed as shown on plan.
13	EP-B13		IC14	R zone	R zone	New reservation of RR1.5 (Municipal Housing) on land bearing CTS no. 47/1721 of Mandvi is to be proposed as shown on plan.
14	EP-B14		IC13	R zone	R zone	New reservation of RE1.2 (Primary/ Secondary School) on land bearing CTS no. 1190,1191,1192,1193 of Mandvi is to be proposed as shown on plan.
15	EP-B15		IC14	C zone	C zone	New reservation of ROS1.5 (Garden / Park) on land bearing CTS no. 1060, 1061, 1062, 1063, 1064 of Mandvi is to be proposed as shown on plan.
16	EP-B16		IC14	C zone	C zone	New reservation of RSA6.3 (Public Convenience) on land bearing CTS no. 1/154 of Mandvi is to be proposed as shown on plan.
17	EP-B17		IC14	C zone	C zone	New reservation of ROS1.5 (Garden / Park) on land bearing CTS no. 180, 181, 182 of Mandvi is to be proposed as shown on plan.
18	EP-B18		IC14	C zone	C zone	New reservation of RH1.3 (Municipal Maternity Home) on land bearing CTS no. 103, 107, 109, FP No.22, FP No.25 of Mandvi is to be proposed as shown on plan.
19	EP-B19		IC11	C zone	C zone	New reservation of ROS1.5 (Garden / Park) on land bearing CTS no. 56, 90 of Mandvi is to be proposed as shown on plan.
20	EP-B20		IC11	C zone	C zone	New reservation of RT1.6 (Parking Lot) is to be on land bearing CTS no. 56, 90 of Mandvi is to be proposed as shown on plan.

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21	EP-B21		IC11	C zone	C zone	New reservation of ROS1.5 (Garden / Park) is to be on land bearing CTS no. 56, 57, 58, 59, 60, 61, 62, 63 of Mandvi is to be proposed as shown on plan.
22	EP-B22		IC11	C zone	C zone	New reservation of RT1.4 (BEST Bus Facilities) is to be on land bearing CTS no. 1/111 of Mandvi is to be proposed as shown on plan.
23	EP-B23		IC11	C zone	C zone	New reservation of RR2.1 (Rehabilitation & Resettlement) is to be on land bearing CTS no. 72, 73, 74, 77, 83, 84, 85, 86, 87, 88, 89 of Mandvi is to be proposed as shown on plan.
24	EP-B24		IC11	C zone	C zone	New reservation of RE1.1 (Municipal School) is to be on land bearing CTS no. 57, 58, 59, 60, 61, 62, 65, 68, 69, 70 of Mandvi is to be proposed as shown on plan.
25	EP-B25		IC14	C zone	C zone	New reservation of RT1.6 (Parking Lot) is to be on land bearing CTS no. 100 of Mandvi is to be proposed as shown on plan.
26	EP-B26		IC13	R Zone	R Zone	New reservation of ROS1.4 (Play Ground) is to be on land bearing CTS no. 1343, 1344 of Mandvi is to be proposed as shown on plan.
27	EP-B27		IC11	C Zone	C Zone	New reservation of ROS1.4 (Play Ground) is to be on land bearing CTS no. 487 of Mandvi is to be proposed as shown on plan.



'C' Ward

1	2	3	4	5	6	7
Sr. No.	EP No.	Modification No.	Sheet No.	Proposal as per published plan under Section 26 of the MR&TP Act 1966	Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&TP Act 1966	Substantial Modifications published by the Government under Section 31(1) of the MR&TP Act 1966
1	EP-C01	MC11	IC10	DR1.5 (Municipal Housing) + RR1.1 (Municipal Staff Quarters) + RH1.1 (Municipal dispensary/ Health post) + RO3.1 (Disaster Management Facilities) + RMS1.2 (Municipal Chowky)	Designation now shown is DR1.5 (Municipal Housing) + RR1.1 (Municipal Staff Quarters) + RH1.1 (Municipal Dispensary/Health Post). The designation shape on CS no. 2/430 is corrected as per site condition and revenue records.	Modification u/s 30 is proposed to be sanction.
2	EP-C02	MC12	IC10	12.2 m wide DP road and ROS1.4 (Play Ground)	Reservation of Playground is shown as per SRDP 1991 and 12.20m wide road shown in RDDP 2034 is deleted	Modification u/s 30 is proposed to be sanction.
3	EP-C03	MC13	IC10	R-Zone	Road widening shown from 25Ft to 30 Ft.	Modification u/s 30 is proposed to be sanction.
4	EP-C04	MC14	IC10	9.15 m wide DP Road, ROS1.4	Reservation of ROS1.4 (Play Ground), is changed to DOS1.4 (Play Ground).	Modification u/s 30 is proposed to be sanction.
5	EP-C05	MC16	IC10	RSA 1.2 + RR2.1, ROS 1.4 , RE1.1, RR2.1, ROS1.5, RT1.6, DP road	DP road passing through the market is deleted designation is shown as DSA1.2+DSA1.3+RSA2.9+RT1.6+ROS1.5+ RSA6.3	Modification u/s 30 is proposed to be sanction.
6	EP-C06	MC17	IC10	RSA 1.2 + RR2.1, RSA1.1, ROS 1.4 , RH1.1, ROS1.5, RT1.6, RPU5.2, DP road	DP road passing through the market is deleted & designation is shown as DSA1.2+DSA1.3+RSA2.9+RT1.6+ROS1.5+ RSA6.3	Modification u/s 30 is proposed to be sanction.
7	EP-C07	MC18	IC10	R Zone	The designation of DE1.2 (Primary/Secondary School) is shown .	Modification u/s 30 is proposed to be sanction.
8	EP-C08	MC19	IC10	R Zone	The designation of DE1.2 (Primary/Secondary School) is shown on DP sheet,	Modification u/s 30 is proposed to be sanction.

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9	EP-C09	MC20	IC13	R Zone	The designation of DE1.2 (Primary/Secondary School) is shown on DP sheet,	Modification u/s 30 is proposed to be sanction.
10	EP-C10	MC21	IC10	ROS1.5 (Garden/Park)	Code changed from ROS 1.5 ( Garden/park) to DOS 1.5 ( Garden/park)	Modification u/s 30 is proposed to be sanction.
11	EP-C11		IC10	R zone	R zone	New designation of DE1.1 (PT) (Municipal school) is to be proposed on CS no. 2241 of Bhuleshwar as shown on plan.
12	EP-C12		IC10	DE1.1+ (Municipal school)	DE1.1+ (Municipal school)	New designation of DE1.1+ (Municipal School) is proposed to be changed to DT1.6 (Parking lot) on CS no. 4/1640(PT), 5/1640(PT), 6/1640(PT) of Bhuleshwar as shown on plan.
13	EP-C13		IC10	R Zone	R Zone	New reservation of ROS1.5 (Garden/Park) is to be proposed on CS no. 536 of Bhuleshwar as shown on plan.
14	EP-C14		IC10	R Zone	R Zone	New reservation of RSA4.8 (Cemetery) is to be proposed on CS no. 1/427 of Bhuleshwar as shown on plan.
15	EP-C15		IC13	R Zone	R Zone	New reservation of ROS1.5 (Garden/Park) is to be proposed on CS no. 2980 of Bhuleshwar as shown on plan.
16	EP-C16		IC10	R Zone	R Zone	New reservation of RSA2.1 (Multipurpose Community Centre) is to be proposed on CS no. 1/526, 526 of Bhuleshwar as shown on plan.
17	EP-C17		IC10	R Zone	R Zone	New reservation of ROS1.5 (Garden/Park) is to be proposed on CS no. 553 of Bhuleshwar as shown on plan.

'D' Ward

1	2	3	4	5	6	7
Sr. No.	EP No.	Modification No.	Sheet No.	Proposal as per published plan under Section 26 of the MR&TP Act 1966	Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&TP Act 1966	Substantial Modifications published by the Government under Section 31(1) of the MR&TP Act 1966
1	EP-D01	MD1	IC 12 IC 15	R zone, Water body	The said land is marked as ROS 1.5 (Garden /Park) & Natural water course.	Modification u/s 30 is proposed to be sanction.
2	EP-D02	MD2	IC 16	DT 1.6 + RPU 6.1 Parking Lot + Service Industrial Estate	The said plots are shown as reservation of RT 1.6 Parking Lot.+ RPU6.1 Service Industrial Estate	Refused to accord sanction , Reservation of RT1.6 u/s 30 is proposed to be deleted and included in adjoining predominant zone and RPU6.1 Service Industrial Estate is proposed to be reinstated
3	EP-D03	MD4	IC 13	DPU 4.1 ( Post & Telegraph ) & Railway Buffer	On the said plot Railway Buffer has been marked from the track boundary as per direction of Railway Authority and is designated as DPU 4.1(Pt.) (Post & Telegraph )	Modification u/s 30 is proposed to be sanction.
4	EP-D04	MD7	IC 13	DT 1.6 (Pt.) Public Parking Lot	The said plot is reserved as RT 1.6 Parking Lot	Refused to accord sanction , Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone
5	EP-D05	MD8	IC 13	R zone & Railway Buffer	Railway Buffer has been marked from the track boundary as per direction of Railway Authority.	Modification u/s 30 is proposed to be sanction.
6	EP-D06	MD9	IC 13	R zone & Railway Buffer	Railway Buffer has been marked from the track boundary as per direction of Railway Authority.	Modification u/s 30 is proposed to be sanction.
7	EP-D07	MD13	IC 13	R Zone	The plot is reserved as RE 1.2 (Primary/Secondary School).	Modification u/s 30 is proposed to be sanction.
8	EP-D08	MD14	IC 16	RR 2.1 (Rehabilitation & Resettlement)	Designation of DOS 2.7 Green belt is shown as per steep slope and existing buildings shown in approved lay out is included in R zone and remaining portion of land is retained as RR 2.1 (Rehabilitation & Resettlement)	Modification u/s 30 is proposed to be sanction.

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9	EP-D09	MD15	IC 13	ROS 1.5 (Garden / Park)	Out of the land, 50 % area is changed to Residential Zone and the remaining 50 % area is placed in ROS 1.5 (Garden/Park)	Modification u/s 30 is proposed to be sanction.
10	EP-D10	MD16	IC 13	R Zone	Designated as DE 1.1 Municipal School.	Modification u/s 30 is proposed to be sanction.
11	EP-D11	MD17	IC 13	Central Island Express Way	The alignment of the Central Island Express Way is proposed as per the proposed modification of State Government.	Modification u/s 30 is proposed to be sanction. with following changes: width of road from Girgaon Chowpati to Tulashiwadi Road Junction is to be shown as 27.45 M.
12	EP-D12	MD18	IC 12, IC 10	Coastal road alignment	Coastal road alignment from Priyadarshani park to A ward boundary through Sea is deleted.	Modification u/s 30 is proposed to be sanction.
13	EP-D13	MD19	IC 13, IC 16	Central Island Express Way	The alignment of the Central Island Express Way is proposed as per the proposed modification of State Government.	Modification u/s 30 is proposed to be sanction. with following changes: width of road from Girgaon Chowpati to Tulashiwadi Road Junction is to be shown as 27.45 M.
14	EP-D14	MD20	IC 16	Proposed 12.20 mtr DP Road	The alignment of 12.20 mt wide DP road passing from CS no. 781 & 782 is now realigned from CS No. 781 and 782 through cessed structures of CS no 737, so as to have proper connectivity.	Modification u/s 30 is proposed to be sanction.
15	EP-D15	MD21	IC 09	R Zone & DP 2.1 (Dhobi Ghat)	9.00 mtr wide DP Road is proposed up to the slum colony through CS no. 51 & 52 of Malabar hill.	Modification u/s 30 is proposed to be sanction.
16	EP-D16	MD22	IC 13	DE 1.2 (Primary & Secondary School)	The designation of DSA 2.5 Welfare Centre shown on the said plot.	Refused to accord sanction , Designation/ Reservation u/s 26 & u/s 30 is proposed to be deleted..
17	EP-D17	MD 23 MD 29(6) MD 30 MD 33 MD 227	IC 12	RPU 1.1, RO 2.1 & DOS 1.5 (Fire Brigade, Government Office & Garden / Park)	The reservation of RPU 1.1 Fire Station is retained as shown in SRDP 1991. Further the adjacent reservation of RO 2.1 Government Office is deleted and added to the reservation of RPU 1.1 Fire Station. P.C.- MSRDC office is shown as DO2.1 (Government Office) as per site condition P.A.- MSRDC Office is placed in 'C' Zone	Refused to accord sanction , Reservation RPU 1.1 Fire Station.is proposed to be deleted and proposed to be relocated on CS NO. 1/441 near North-South and East-West Proposed Road

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18	EP-D18	MD24	IC 16	DT 1.6(PT) & DAM (public Parking Lot & Amenity)	The said plot is reserved as RT 1.6 (Parking Lot).	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
19	EP-D19	MD25	IC 12	DOS 2.7 (Green Hill Slope)	The portion where the land is having steep slope, the same is shown as DOS 2.7 Green Belt and the remaining portion is reserved as ROS 1.5 Garden / Park.	Proposed to be Sanctioned with following changes :- ROS 1.5 Garden / Park proposed u/s 30 is proposed to change to RR1.3 Government Staff Quarters.
20	EP-D20	MD26	IC 13	ROS 1.5 & RT 1.6 (Garden / Park & Parking Lot)	The reservation area of ROS 1.5 Park / Garden and RT 1.6 Parking lot is deleted and is reserved as RR 2.2 Affordable/Social Housing.	Modification u/s 30 is proposed to be sanction.
21	EP-D21	MD27	IC 13	DOS 1.4 (Play Ground)	The plot is reserved as ROS 1.4 (Play Ground) instead of designation of DOS 1.4 (Play Ground).	Modification u/s 30 is proposed to be sanction.
22	EP-D22	MD 29 (1) MD 39	IC 12	1) ROS 1.4 (Play Ground) & R Zone	1) The said plots are shown as designation DE 1.2 (Primary & secondary School) + DOS 1.4 (Play Ground) + DOS 1.5 (Garden/Park) and the remaining portion in R Zone.	Modification u/s 30 is proposed to be sanction.
23	EP-D23	MD 29 (2) MD 34	IC 12	2) DR 1.3 (Government Staff Quarter)	2) Designation of DR 1.3 Government staff quarters is deleted from the said plot and included in surrounding zone .	Modification u/s 30 is proposed to be sanction.
24	EP-D24	MD 29 (3) MD 31	IC 12	3) DOS 2.7 (Green Belt)	3) The portion where structures exists on site is deleted from DOS 2.7 Green Belt and remaining portion is maintained in DOS 2.7 Green Belt.	Modification u/s 30 is proposed to be sanction.
25	EP-D25	MD 29 (4)	IC 12	4) DOS 2.7 (Green Belt)	4) The portion where structures exists on site is deleted from DOS 2.7 Green Belt and remaining portion is maintained in DOS 2.7 Green Belt.	Modification u/s 30 is proposed to be sanction.
26	EP-D26	MD 29 (6) MD40, 227	IC 12	DMS 4.3 (Sewage Pumping Station)for CS no. 947 & 1/858 & DOS 1.5 (Garden / Park) for PDP plot.	(6) Designation shown in RDDP 2034 retained on the said plot. P.C.- MSRDC office is shown as DO2.1 (Government Office) as per site condition P.A.- MSRDC Office is placed in 'C' Zone	Modification u/s 30 is proposed to be sanction.

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27	EP-D27	MD32	IC 16	DOS 2.7 (Green Belt)	The said portion of structures are deleted from DOS 2.7 Green Belt and remaining portion is maintained in DOS 2.7 Green Belt.	Modification u/s 30 is proposed to be sanction.
28	EP-D28	MD35	IC 12	DOS 2.7 (Green Belt)	The part designation of DOS 2.7 Green Belt portion is modified as 'Layout RG'. Remaining Portion is Reserved as ROS1.5(Garden/Park)	Modification u/s 30 is proposed to be sanction.
29	EP-D29	MD36	IC 13	DOS 2.6 (Recreational Ground)	Said plot is designated as DOS2.7 Green Belt.	Modification u/s 30 is proposed to be sanction.
30	EP-D30	MD37	IC 13	DSA 3.2 (Cinema Hal)	The designation of DSA 3.2 Cinema Theatre is deleted.	Modification u/s 30 is proposed to be sanction.
31	EP-D31	MD38	IC 16	DOS 1.5 & DMS 1.2 (Garden / Park & Municipal Chowky)	The designation of DMS 1.2 (Municipal Chowky) is deleted.	Modification u/s 30 is proposed to be sanction.
32	EP-D32	MD41	IC 13	R Zone	The plot is designated as DSA 2.7 Student Hostel.	Modification u/s 30 is proposed to be sanction.
33	EP-D33	MD42	IC 16	DOS 1.5 (Garden / Park)	The said plot is reserved as Government Office RO 2.1 (Extension RTO) and a Ear Marked on D.P. Sheet as an Extension to RTO for Vehicle Testing Track.	Modification u/s 30 is proposed to be sanction.
34	EP-D34	MD43	IC 09	R Zone	Designation of DE1.2 (Primary & Secondary School) shown on CS No. 1/231 - Malabar Hill.	Modification u/s 30 is proposed to be sanction.
35	EP-D35	MD44	IC 13	R Zone	The designation of DR1.1 (Municipal Staff Quarter) is shown on the said plot.	Modification u/s 30 is proposed to be sanction.
36	EP-D36	MD45	IC 13	R Zone	CS no. 1/1120 designated as DPU2.1 Fuel Station.	Modification u/s 30 is proposed to be sanction.
37	EP-D37	MD46	IC 16	R Zone	The said plot is designated as DPU 2.1 Fuel Station.	Modification u/s 30 is proposed to be sanction.
38	EP-D38	MD47	IC 16	R Zone	The said plot is designated as DPU 2.1 Fuel Station.	Modification u/s 30 is proposed to be sanction.

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39	EP-D39	MD48	IC 13	RMS 1.3 + RMS 3.1 + RMS 1.2 ( Municipal Facility + Solid Waste Management Facility + Municipal Chowky)	The said plot is designated as DPU 2.1 Fuel Station and part portion of said plot is reserved as RMS 1.3 + RMS 3.1 + RMS 1.2 ( Municipal Facility + Solid Waste Management Facility + Municipal Chowky).	Modification u/s 30 is proposed to be sanction.
40	EP-D40	MD49	IC 12	Part plot DE 1.2 (Primary & Secondary School) Part plot R Zone	The said plot is designated as DE 1.2 Primary & Secondary School	Modification u/s 30 is proposed to be sanction.
41	EP-D41	MD50	IC 13	R Zone	The said plot is designated as DE 1.2 Primary & Secondary School	Modification u/s 30 is proposed to be sanction.
42	EP-D42	MD51	IC 13	R Zone	The said plot is designated as DE 1.2 Primary & Secondary School	Modification u/s 30 is proposed to be sanction.
43	EP-D43	MD52	IC 13	R Zone	The said plot is designated as DE 1.2 Primary & Secondary School	Modification u/s 30 is proposed to be sanction.
44	EP-D44	MD53	IC 15	R Zone	The said plot is designated as DE 1.2 Primary & Secondary School	Modification u/s 30 is proposed to be sanction.
45	EP-D45	MD54	IC 16	DE 1.1 + DE1.2, RE 1.2, DOS 2.6 (Municipal School + Primary & Secondary School, Recreational Ground)	The said plot is designated as DE 1.2 Primary & Secondary School and part plot as DE 1.1, RE 1.2 and DOS 2.6 (Municipal School + Primary & Secondary School, Recreational Ground)	Modification u/s 30 is proposed to be sanction.
46	EP-D46	MD55	IC 16	R Zone	The said plot is designated as DE 1.2 Primary & Secondary School	Modification u/s 30 is proposed to be sanction.
47	EP-D47	25	IC 16	DPU 2.1 (Fuel Station)	Designation of DPU 2.1 (Fuel Station) is deleted from the said plot.	Modification u/s 30 is proposed to be sanction with following changes: Change of User (Fuel Station) shall not be permissible.
48	EP-D48	109	IC 13	DE 1.1 (Municipal School)	Designation of DE1.1 (Municipal School) is deleted from the said plot.	Modification u/s 30 is proposed to be sanction.
49	EP-D49	148	IC 16	RR 2.1 (Rehabilitation and Resettlement)	Incorporated alignment of the road from Kranti nagar to Bhausaheb Hire Udyan through the said plot.	Modification u/s 30 is proposed to be sanction.

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50	EP-D50	158	IC 16	R Zone & DOS 2.7 (Green Belt)	Reservation of ROS 1.5 (Garden / Park) is incorporated on the said part portion of plot & Remaining portion is shown as DOS 2.7 (Green Belt)	Modification u/s 30 is proposed to be sanction.
51	EP-D51	206	IC 10	DE 1.1 + RSA 4.9 (Municipal School + Old Age Home)	The said plot is reserved as RSA 6.1 (Care Centre)	Modification u/s 30 is proposed to be sanction. with following changes: Reservation is proposed as RE1.1 Municipal School + RSA 6.1 Care Centre
52	EP-D52	228	IC 13	RP 6.1 + RSA 3.3 ( Service Industrial Estate + Cultural Centre / Drama Theatre / Theatre)	Since the galas are handed over to MCGM, The said reservation becomes designation, Hence as per general recommendations of Planning Committee The Designation of DPU 6.1 (Service industrial estate) has been deleted from the said plot and RSA 3.3 (Cultural Centre / Drama Theatre / Theatre) is retained on remaining portion of said plot.	Modification u/s 30 is proposed to be sanction.
53	EP-D53		IC 09	No Reservation, Existing Pathway is shown	No Reservation, Existing Pathway is shown	Pathway shown on CS 217, 1/217 of Malabar Hill Division is proposed to be widen to 9.0 m as shown on plan.
54	EP-D54		IC 16	RR2.1 (Rehabilitation and Resettlement)	RR2.1 (Rehabilitation and Resettlement)	Reservation of RR2.1 shown on CS no, 2/404 of Tardeo is proposed to be deleted and land is proposed to be included in Service Industrial Estate as shown on plan..
55	EP-D55		1. IC13 2. IC15 3. IC09 4. IC09	1.45.mt proposed road 2.R-zone 3.existing road and R-zone 4.Kamala Nehru park DOS2.6	1.45.mt proposed road 2.R-zone 3.existing road and R-zone 4.Kamala Nehru park DOS2.6	1. Width of road from Girgaon Chowpati to Tulashiwadi Road Junction is Proposed to be shown as 27.45 M.(as per MD17) 2. Existing Road at Rocky Hill, Narayan Dabholkar Road, Malabar Hill is proposed to be shown as existing road as shown on plan. 3. Existing Road (R.R. Thakkar Marg) is proposed to be widened to 9.15M and proposed to be connected to A.G. Bell Road as shown on plan. 4. Existing Road in front of W.I.A. Club upto Tambe Chowk at Malabar Hill is proposed to be shown as existing road as shown on plan.



1	2	3	4	5	6	7
56	EP-D56		IC13	R-Zone	R-Zone	CS no. 4276 of Bhuleshwar is proposed to be reserved for Police Chowky RPU3.2 as shown on plan.
57	EP-D57		IC15	DOS2.6 + DOS2.2 (Recreation Ground + Swimming Pool)	DOS2.6 + DOS2.2 (Recreation Ground + Swimming Pool)	Designation of DOS2.6 + DOS2.2 (Recreation Ground + Swimming Pool) shown on CS no 881(pt.), 883, 882, 2/881 is proposed to be deleted and land is proposed to be reserved for Parking Lot (RT1.6) as shown on plan.
58	EP-D58		IC13	R Zone	R Zone	New Reservation of RMS1.1 ( Road Depot) is to be proposed on CS no. 27 of Tardeo as shown on plan.
59	EP-D59		IC13	R Zone	R Zone	New Reservation of ROS 1.5 (Garden / park) is to be proposed on CS no. 3/1473 of Girgaon as shown on plan.
60	EP-D60		IC 13	R Zone	R Zone	New Reservation of ROS 1.4 (Play Ground) is to be proposed on CS no. 4/231, 8/231 of Tardeo as shown on plan.
61	EP-D61		IC12, IC13, IC15, IC16	Funnel of Vision	Funnel of Vision	The following note is proposed to be added : The Funnel of Vision shown in 'D' Ward is provisional and shall be subject to finalisation as per the report to be received from IIT, Bombay.

**'E' Ward**

1	2	3	4	5	6	7
Sr. No.	EP No.	Modifi- cation No.	Sheet No.	Proposal as per published plan under Section 26 of the MR&TP Act 1966	Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&TP Act 1966	Substantial Modifications published by the Government under Section 31(1) of the MR&TP Act 1966
1	EP-E01	ME 01	IC 19	RR.2.2 (Affordable housing)	Reservation of RR 2.2 (affordable Housing) is corrected as Resettlement & rehabilitation (RR 2.1).	Modification u/s 30 is proposed to be sanction.

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2	EP-E02	ME 03	IC 19	DE1.2 (Primary Secondary School) & DSA3.8 (Public Hall)	Designation of DSA 3.8 is corrected as DE1.2+ (Primary & secondary school)+DAS 3.8 (Public Hall)	Modification u/s 30 is proposed to be sanction.
3	EP-E03	ME 04	IC 16	RR2.2 (Affordable Housing)	Reservation of RR 2.2 (Affordable Housing) is corrected as RR2.1 (Resettlement & rehabilitation).	Modification u/s 30 is proposed to be sanction.
4	EP-E04	ME 05	IC16	RR2.2 (Affordable Housing)	Reservation of RR 2.2 (Affordable Housing) is corrected as RR 2.1 ( Resettlement & rehabilitation)	Modification u/s 30 is proposed to be sanction.
5	EP-E05	ME 06	IC 14	DPU2.1 (Fuel Station)	Designation of Fuel Station (DPU 2.1) shown in part (PT)	Modification u/s 30 is proposed to be sanction.
6	EP-E06	ME 08	IC 13	R zone	Reservations of M.T.N.L. Housing changed to RR2.1 (Resettlement & Rehabilitation) and shown along with reservation of RSA2.9 (Night Shelter)	Modification u/s 30 is proposed to be sanction.
7	EP-E07	ME 09	IC 16	R zone	Reservation of playground (ROS1.4) is now shown on CS No. 1928	Modification u/s 30 is proposed to be sanction.
8	EP-E08	ME 10	IC17	I zone	Industrial zone is now shown on said plot	Modification u/s 30 is proposed to be sanction.
9	EP-E09	ME 11	IC 17	R zone	Reservation of play ground (ROS1.4) and resettlement rehabilitation (RR2.1)is now shown	Modification u/s 30 is proposed to be sanction.
10	EP-E10	ME 12	IC 16	R zone	Reservation of playground (ROS1.4) is now shown	Modification u/s 30 is proposed to be sanction.
11	EP-E11	ME 13	IC 17	DPU2.1 (Fuel Station)	Designation of DPU 2.1 changed to Reservation of VJB udyan (ROS1.5) + (ROS 2.8) + (ROS2.3) is now shown	Modification u/s 30 is proposed to be sanction.
12	EP-E12	ME 14	IC 17	R zone	Shape of Designation of Botanical Garden + Garden + Zoo (DOS2.8 + DOS1.5+DOS 2.3) is changed as per SRDP 1991.	Modification u/s 30 is proposed to be sanction.

1	2	3	4	5	6	7
13	EP-E13	ME 15	IC 16	R zone	Reservation of RG is shown as ROS 1.4 (PLAYGROUND) ON CS NO. 2/229, 1/229, 229	Modification u/s 30 is proposed to be sanction.
14	EP-E14	ME 16	IC 13	R zone	Reservation of RSA 1.1 (MUNICIPAL RETAIL MARKET WITH VENDING ZONE) is shown on said plot.	Modification u/s 30 is proposed to be sanction.
15	EP-E15	ME 17	IC 17	R zone	The reservation of RG has lapsed , hence reservation of ROS 1.5 (Garden/Park)is deleted.	Modification u/s 30 is proposed to be sanction.
16	EP-E16	ME 18	IC 17	ROS1.4 (Play Ground)	Reservation of ROS1.4 (PLAYGROUND)is deleted as per Supreme Court's order	Modification u/s 30 is proposed to be sanction.
17	EP-E17	ME 19	IC 16	ROS1.5 (Playground)	Reservation of ROS1.5 (GARDEN/Park) is deleted as per Hon'ble supreme court's order	Modification u/s 30 is proposed to be sanction.
18	EP-E18	ME 20	IC 19	I zone & DAM (designated Amenity Plot)	DAM is shown as per approved layout	Modification u/s 30 is proposed to be sanction.
19	EP-E19	ME 21	IC 14	DAM (designated amenity Plot)	DAM changed to RAM	Modification u/s 30 is proposed to be sanction.
20	EP-E20	ME 22	IC 17	I zone & DAM (designated Amenity Plot)	DAM changed to RAM	Modification u/s 30 is proposed to be sanction.
21	EP-E21	ME 23	IC 19	I zone & DAM (designated Amenity Plot)	DAM is deleted and plot is placed in I -zone.	Modification u/s 30 is proposed to be sanction.
22	EP-E22	ME 24	IC 18	DOS1.4 (Playground)	Shape of designation DOS1.4 (PLAY GROUND) is corrected as per site condition.	Modification u/s 30 is proposed to be sanction.
23	EP-E23	ME 25	IC 18, IC19	R zone	RG reservation is now shown as ROS 1.5 (garden/park)	Modification u/s 30 is proposed to be sanction.
24	EP-E24	ME 26	IC 14	Existing Road (Cs no. 1479, 1C/1479)	Existing Road deleted from IC/1479 to 1479.	Modification u/s 30 is proposed to be sanction.
25	EP-E25	ME 27	IC 16	12.2 metres DP road	DP road is deleted from 1570, 1571 to C.S. 229 and reservation of ROS1.4 and I zone shown on the deleted part of the road	Modification u/s 30 is proposed to be sanction.

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26	EP-E26	ME 28	IC 16	9.1 DP road (CS no. 1509)	D.P. Road on C.S. No. 1509 is deleted but the existing road is retained.	Modification u/s 30 is proposed to be sanction.
27	EP-E27	ME 29	IC 17	Existing Road	The road lines on CS 643 is deleted and RE1.2 (primary & Secondary School) and ROS 1.5 (Garden/Park) is extended	Modification u/s 30 is proposed to be sanction.
28	EP-E28	ME 31	IC 14	R zone	Industrial zone is shown on CS NO. 100, 4/100.	Modification u/s 30 is proposed to be sanction.
29	EP-E29	ME 32	IC 19	R zone	Industrial zone is shown on CS NO. 774, 773 & 1/773	Modification u/s 30 is proposed to be sanction.
30	EP-E30	ME 33	IC 17	R zone	Industrial zone is shown on CS NO. 400.	Modification u/s 30 is proposed to be sanction.
31	EP-E31	ME 34	IC 17	DMS4.3 (Sewage Pumping Station) & I zone	Designation of sewerage pumping station (DMS4.3) is deleted	Modification u/s 30 is proposed to be sanction.
32	EP-E32	ME 35	IC 16	DO2.1 (Government Office)	Designation of government office (DO 2.1) changed to Best bus facilities (DT1.4)	Modification u/s 30 is proposed to be sanction.
33	EP-E33	ME 36	IC 16	RSA2.9 (Night Shelter)	Reservation of night shelter (RSA2.9) changed to other education (DE3.1)	Modification u/s 30 is proposed to be sanction.
34	EP-E34	ME 38	IC 16	DT1.6 (Public Parking Lot)	Designation of parking lot (DT1.6) (pt) changed to reservation of parking lot (RT1.6)	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
35	EP-E35	ME 39	IC 19	DT1.6 (Public Parking Lot)	Designation of parking lot (DT1.6) (pt) changed to reservation of parking lot (RT1.6)	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
36	EP-E36	ME 40	IC 17	DT1.6 (Public Parking Lot)	Designation of parking lot (DT1.6) (pt) changed to reservation of parking lot (RT1.6)	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
37	EP-E37	ME 41	IC 13	DT1.6 (Public Parking Lot)	Designation of parking lot (DT1.6) (pt) changed to reservation of parking lot (RT1.6)	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
38	EP-E38	ME 42	IC 16	DE1.2 (Primary Secondary School)	Designation of Children's home is shown with primary secondary school as (DSA2.2 +DE1.2)	Modification u/s 30 is proposed to be sanction.

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39	EP-E39	ME 43	IC 17	R zone	Designation of fuel station is shown as DPU2.1 (PT)	Modification u/s 30 is proposed to be sanction.
40	EP-E40	ME 44	IC 16	R zone	Designation of Primary and secondary school (DE1.2) is shown	Modification u/s 30 is proposed to be sanction.
41	EP-E41	ME 45	IC 16	R zone	Designation of Primary and secondary school (DE1.2) is shown	Modification u/s 30 is proposed to be sanction.
42	EP-E42	ME 46	IC 17	DOS1.5 (Garden Par) + DOS 2.3 (Zoo)	Legend of DOS 2.8 (Botanical Garden) is shown with "+" sign after DOS 1.5 (Garden/Park) + DOS2.3 (ZOO) i.e. DOS 1.5(Garden/Park) + DOS2.3 (ZOO) + DOS2.8 (Botanical Garden).	Modification u/s 30 is proposed to be sanction.
43	EP-E43	ME 47	IC 17	DH1.3 (Municipal Maternity Home) + DMS 1.1 (Road depot)	Designation of DH 1.3 ( Municipal Maternity Home) and road depot (DMS 1.1) is deleted and reserved for municipal hospital (RH1.2)	Modification u/s 30 is proposed to be sanction.
44	EP-E44	27	IC 17	DPU2.1 (Fuel Station) + DR1.4 (Best Staff Quarters)	Designation of DPU 2.1 (fuel station) + DR1.4 (Best staff quarters) is deleted and shown as reservation of RH1.2 (hospital)	Modification u/s 30 is proposed to be sanction.
45	EP-E45		IC 19	R-ZONE	R-ZONE	CS No. 720, 1/720, 2/720 of Mazgaon are proposed to be reserved for RR1.1 (Municipal Staff Quarters) as shown on plan.
46	EP-E46		IC 17	ROS1.5 (Garden/Park) + ROS2.3 (Zoo)	ROS1.5 (Garden/Park) + ROS2.3 (Zoo)	Reservation of ROS1.5 (Garden/Park) + ROS2.3 (Zoo) shown on CS no 565, 1/565, 1A/565, 1B/565 of Mazgaon is proposed to be deleted as shown on plan.
47	EP-E47		IC16	DSA2.9 (Night Shelter)	DSA2.9 (Night Shelter)	Designation of DSA2.9 (Night Shelter) shown on CS No. 1966 of Byculla Division is proposed to be deleted and land proposed to be reserved for ROS1.5 (Garden) as shown on plan.

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48	EP-E48		IC16	DH1.2 (Municipal Hospital)	DH1.2 (Municipal Hospital)	Area of 240 sq.m. out of CS no. 1590, 1591 of Byculla division is proposed to be deleted from Designation of DH1.2 Hospital and proposed to be earmarked as 'Metro Allied Activities' as shown on plan.
49	EP-E49		IC17	RE1.1 (Municipal Primary School)	RE1.1 (Municipal Primary School)	Reservation of RE1.1 (Municipal Primary School) shown on CS No. 635 of Mazgaon Division is proposed to be deleted and land proposed to be reserved for ROS1.4 (Play Ground) as shown on plan.
50	EP-E50		IC18	R zone	R zone	New Reservation of ROS1.4 (Playground) on CS no. 1955 of Byculla Division is to be proposed as shown on plan.
51	EP-E51		IC16	R zone	R zone	CS No. 1913, 1914, 1915 of Byculla Division are proposed to be deleted from R-Zone and proposed to be included in I Zone as shown on plan.
52	EP-E52		IC16	R zone	R zone	New Reservation of RE1.1 (Municipal school ) on CS no 1509, 1510, 1511, 1524 of Byculla Division is to be proposed as shown on plan.
53	EP-E53		IC16	R zone	R zone	New Reservation of RT1.6 (Parking lot) on CS No. 207, 208, 209, 210 of Byculla is to be proposed as shown on plan.
54	EP-E54		IC14	R Zone	R Zone	New Reservation of ROS1.4 (Playground) on CS no. 67, 68, 69, 71, 844 of Mazgaon Division is to be proposed as shown on plan.
55	EP-E55		IC15	R Zone	R Zone	New Reservation of ROS1.4 (Playground) on CS No. 69 & 71 of Mazgaon Division is to be proposed as shown on plan.

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56	EP-E56		IC17	R zone	R zone	New Reservation of RMS5.2 (water pumping Station) on CS No. 138 & 5/138 of Mazgaon division is to be proposed as shown on plan.
57	EP-E57		IC 16, IC 18	R zone	R zone	New Reservation of ROS1.4 (Playground) on CS no. 1950, 1949, 1951, 1951/1 of Byculla is to be proposed as shown on plan.
58	EP-E58		IC19	R zone	R zone	New Reservation of ROS1.4( Playground) on CS No. 10/671 & 16/671 of Mazgaon Division is to be proposed as shown on plan.
59	EP-E59		IC 16	R zone	R zone	New Reservation of RE1.2 (Primary & Secondary Scholl) on CS No. 1928/1 of Byculla Division is to be proposed as shown on plan.

**'FN' Ward**

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1	EP-FN01	FN 24	IC 32	Proposal as per published plan under Section 26 of the MR&TP Act 1966 (Public Hall + Student Hostel + Other Social Amenity)	Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&TP Act 1966 CS no 24 is shown as per revenue records. Designation DSA3.8 + DSA2.7 + DSA4.9 (Public Hall + Student Hostel + Other Social Amenity) is shown as per SRDP91 by deleting existing road and ROS1.5 (Garden / Park)	Substantial Modifications published by the Government under Section 31(1) of the MR&TP Act 1966 Modification u/s 30 is proposed to be sanctioned

1	2	3	4	5	6	7
2	EP-FN02	FN 24	IC 32	Existing Road	CS no 24 is shown as per revenue records. Designation DSA3.8 + DSA2.7 + DSA4.9 (Public Hall + Student Hostel + Other Social Amenity) is shown as per SRDP91 by deleting existing road and ROS1.5 (Garden / Park)	Modification u/s 30 is proposed to be sanctioned
3	EP-FN03	FN 24	IC 32	ROS 1.5 (Garden / Park)	CS no 24 is shown as per revenue records. Designation DSA3.8 + DSA2.7 + DSA4.9 (Public Hall + Student Hostel + Other Social Amenity) is shown as per SRDP91 by deleting existing road and ROS1.5 (Garden / Park)	Modification u/s 30 is proposed to be sanctioned
4	EP-FN04	FN 25, FN41	IC28	ROS 1.5 (Garden / Park)	Part of ROS 1.5 (Garden / Park) on CS No. 3/147 is deleted and included in 'R' zone as per SRDP 1991. Part of ROS 1.5 (Garden / Park) is deleted and shown as RMS 1.3 (Municipal Facilities) for the portion reserved as Chemical Godown in SRDP 1991. Remaining portion is shown as ROS 1.5(Garden/Park)	Modification u/s 30 is proposed to be sanctioned
5	EP-FN05	FN 26	IC 28	ROS 2.7 (Green Belt)	ROS 2.7 (Green Belt) is retained only below HTL. Remaining area is shown as R Zone	Modification u/s 30 is proposed to be sanctioned
6	EP-FN06	FN 27	IC 32	ROS 1.5 (Garden / Park)	Part ROS1.5 (Garden / Park) is deleted and shown as RPU 5.2 (Electric Transmission & Distribution Facilities).	Modification u/s 30 is proposed to be sanctioned
7	EP-FN07	FN 27	IC 32	RSA 2.9 (Homeless Shelter)	Part RSA2.9 (Homeless Shelter) is deleted and shown as RPU 5.2 (Electric Transmission & Distribution Facilities).	Modification u/s 30 is proposed to be sanctioned
8	EP-FN08	FN 29	IC 24	Existing Road	The existing roads / internal roads are deleted and land is now reserved as DR1.5 (Municipal Housing) as per SRDP1991	Modification u/s 30 is proposed to be sanctioned



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9	EP-FN09	FN 30	IC28 & IC30	ROS 1.5 (Garden/ Park)	ROS1.5 (Garden / Park) deleted.	Modification u/s 30 is proposed to be sanctioned
10	EP-FN10	FN 30	IC28 & IC30	ROS 1.5 (Garden/ Park)	ROS1.5 (Garden / Park) deleted.	Modification u/s 30 is proposed to be sanctioned
11	EP-FN11	FN 30	IC28 & IC30	Internal Roads	Internal roads deleted	Modification u/s 30 is proposed to be sanctioned
12	EP-FN12	FN 30	IC28 & IC30	12.20 M wide D.P. Road	DP road deleted	Modification u/s 30 is proposed to be sanctioned
13	EP-FN13	FN 31	IC 30	DOS 1.5 (Garden/ Park)	The designations of DOS 1.5 (Garden/ park) is deleted and shown as Layout RG.	Modification u/s 30 is proposed to be sanctioned
14	EP-FN14	FN 31	IC 30	DOS 2.6 (Recreation Ground)	The designations of DOS 2.6 ( Recreational Ground) is deleted and shown as Layout RG.	Modification u/s 30 is proposed to be sanctioned
15	EP-FN15	FN 31	IC 30	Internal Roads	Existing internal roads are deleted.	Modification u/s 30 is proposed to be sanctioned
16	EP-FN16	FN 31	IC 30	DMS1.2 (Municipal Chowky)	Designation of DMS 1.2 (Municipal Chowky) changed to RMS 1.2 (Municipal Chowky).	Modification u/s 30 is proposed to be sanctioned
17	EP-FN17	FN 33	IC 28	9.15 m wide DP Road	Realignment of DP road as per SRDP 1991.	Modification u/s 30 is proposed to be sanctioned
18	EP-FN18	FN 34	IC-28	DP Road widening 24.50 M	Road width is changed to 18.30 m.	Modification u/s 30 is proposed to be sanctioned
19	EP-FN19	FN 35	IC- 28	DP Road 9.15 M wide	The width of the DP road is made 9.00 mt,	Modification u/s 30 is proposed to be sanctioned
20	EP-FN20	FN 36	IC-24		The alignment of the East Island Express Way is reflected in DP	Modification u/s 30 is proposed to be sanctioned
21	EP-FN21	FN 37	IC-24		The alignment of the Central Island Express Way is reflected in DP	Modification u/s 30 is proposed to be sanctioned

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22	EP-FN22	FN 38	IC25,I C28	27.45 M wide DP Road.	Realign 27.45 m. road as per SRDP1991.	Modification u/s 30 is proposed to be sanctioned
23	EP-FN23	FN 38	IC25,I C28	18.30 M wide DP Road.	Delete 18.30 m DP road	Modification u/s 30 is proposed to be sanctioned
24	EP-FN24	FN 38	IC25,I C28		Proposed new 13.40 m D.P. Road	Modification u/s 30 is proposed to be sanctioned
25	EP-FN25	FN 38	IC25,I C28		Proposed new 13.40 m D.P. Road	Modification u/s 30 is proposed to be sanctioned
26	EP-FN26	FN 39	IC- 25	27.41 M DP Road	Delete the 27.45 m DP road and to widen the existing road to 27.41 m.	Modification u/s 30 is proposed to be sanctioned with following changes Proposed Road Widening from CS no 3/207, 4/207 to be deleted and road to be realign on south side of existing road as shown on plan
27	EP-FN27	FN 40	IC 28	27.45 M wide DP Road	Realigned the road up to CS 94 (Pt).	Modification u/s 30 is proposed to be sanctioned
28	EP-FN28	FN 41	IC28	ROS 2.7 (Green Belt)	Part ROS 2.7 (Green Belt) near HTL is deleted as road is realigned over this reservation	Modification u/s 30 is proposed to be sanctioned
29	EP-FN29	FN 41	IC28	27.45 M wide DP Road	Alignment of 27.45 M DP Road is shown as per SRDP 1991	Modification u/s 30 is proposed to be sanctioned
30	EP-FN30	FN 41	IC28	R- Zone	'R' zone shown as 'I' Zone	Modification u/s 30 is proposed to be sanctioned
31	EP-FN31	FN 42	IC 30	Existing Road	Widen existing 9 M road to 18.30 m.	Modification u/s 30 is proposed to be sanctioned
32	EP-FN32	FN 43	IC 29		Existing Road Shown	Modification u/s 30 is proposed to be sanctioned
33	EP-FN33	FN 44	IC 30	DOS 1.1 (Tank / Pond / Lake)	The designation is deleted and included in RR2.1 (Rehabilitation & Resettlement)	Modification u/s 30 is proposed to be sanctioned
34	EP-FN34	FN 44	IC 30	DOS 1.1 (Tank / Pond / Lake)	The designation is deleted and included in RR2.1 (Rehabilitation & Resettlement)	Modification u/s 30 is proposed to be sanctioned

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35	EP-FN35	FN 45	IC 32	ROS 1.5 (Garden/ Park)	ROS 1.5 deleted and RH 1.2 (Hospital) is shown.	Modification u/s 30 is proposed to be sanctioned
36	EP-FN36	FN 48	IC 28	ROS 2.7 (Green Belt)	ROS2.7 (Green Belt) deleted and shown as RMS 1.3 (Municipal Facilities)	Modification u/s 30 is proposed to be sanctioned
37	EP-FN37	FN 49	IC 28	RMS3.1 (Solid Waste Management Facility) + RMS 1.2 (Municipal Chowky) + RSA 6.2 (Adhar Kendra with Skill Development Centre) + RSA 6.1 (Care Centre) + RSA 2.9 (Homeless Shelter)	RSA3.3 (Cultural Centre / Drama Theatre / Theatre) is shown instead of RMS3.1 (Solid Waste Management Facility)in multiple reservation	Modification u/s 30 is proposed to be sanctioned
38	EP-FN38	FN 49	IC 25		RMS 3.1 ( Solid Waste Management facility) is shown on CS No. 210 of Salt Pan Division	Modification u/s 30 is proposed to be sanctioned
39	EP-FN39	FN 52	IC 28	RMS 6.1 (Storm Water Pumping Station)	The shape of reservation is modified.	Modification u/s 30 is proposed to be sanctioned
40	EP-FN40	FN 54	IC 28	DSA 2.4 (Old Age Home)	DSA 2.4 ( Old age Home) deleted and shown as designation of DH 3.5 (Other Medical Facilities).	Modification u/s 30 is proposed to be sanctioned
41	EP-FN41	FN 62	IC28	ROS 1.5 (Garden/ Park)	Reservation of ROS1.5 (Garden / Park) is deleted & shown as DOS1.5 (Garden / Park).	Modification u/s 30 is proposed to be sanctioned
42	EP-FN42	FN 62	IC28	ROS 1.5 (Garden/ Park)	Reservation of ROS1.5 (Garden / Park) is deleted & shown as DOS1.5 (Garden / Park).	Modification u/s 30 is proposed to be sanctioned
43	EP-FN43	FN 66	IC30 & IC32	ROS 1.5 (Garden/ Park)	ROS 1.5 (Garden / Park) deleted and shown as RE 2.1 (Higher Education)	Modification u/s 30 is proposed to be sanctioned
44	EP-FN44	FN 66	IC30 & IC32	RH 1.2 (Hospital)	RH 1.2(Hospital )deleted and shown as DH 3.2 (Private Hospital)	Modification u/s 30 is proposed to be sanctioned
45	EP-FN45	FN 66	IC30 & IC32	RH 1.2 (Hospital)	RH 1.2(Hospital )deleted and shown as DH 3.2 (Private Hospital)	Modification u/s 30 is proposed to be sanctioned

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46	EP-FN46	FN 66, FN 45	IC30 & IC32	ROS 1.5 (Garden/ Park)	ROS 1.5 (Garden/Park) deleted and shown as RH 1.2 (Hospital)	Modification u/s 30 is proposed to be sanctioned
47	EP-FN47	FN 66	IC30 & IC32	RSA 1.1 (Municipal Market with Vending Zone)	RSA 1.1 (Municipal Market with Vending Zone) deleted and shown as RSA 5.1 (Exhibition Centre)	Modification u/s 30 is proposed to be sanctioned
48	EP-FN48	FN 66	IC30 & IC32		Additional reservation of RSA 1.1 (Municipal Market with Vending Zone) shown.	Modification u/s 30 is proposed to be sanctioned
49	EP-FN49	FN 66	IC30 & IC32	ROS1.4 (Play Ground)	ROS1.4 (Play Ground) deleted and shown as DOS 1.4 (Play Ground)	Modification u/s 30 is proposed to be sanctioned
50	EP-FN50	FN67	IC28	ROS1.5(Garden/Park)	ROS1.5 (Garden/Park) is deleted & shown as ROS 2.8 (Botanical Garden)	Modification u/s 30 is proposed to be sanctioned
51	EP-FN51	FN 68	IC 27	DOS1.4 (Play Ground)	Shown as DOS 1.4+ (Play Ground +)	Modification u/s 30 is proposed to be sanctioned
52	EP-FN52	FN 69	IC27	DE1.2 (Primary & Secondary School)	Shown as DE 1.2+ (Primary & Secondary School +)	Modification u/s 30 is proposed to be sanctioned
53	EP-FN53	FN 70, FN 73	IC27	Nil	Shown as DE 1.2 (Primary & Secondary School)	Modification u/s 30 is proposed to be sanctioned
54	EP-FN54	FN 72	IC30	Nil	The existing Schools shown as DE1.2 (Primary & Secondary School)	Modification u/s 30 is proposed to be sanctioned
55	EP-FN55	FN 75	IC27	Nil	Shown as DE1.2 (Primary & Secondary School)	Modification u/s 30 is proposed to be sanctioned
56	EP-FN56	FN 76	IC30	Nil	The Designation of DSA1.1 (Municipal Retail Market) is shown on the portion of fish market as it is in possession of MCGM.	Modification u/s 30 is proposed to be sanctioned
57	EP-FN57	160	IC29	Nil	Existing road shown	Modification u/s 30 is proposed to be sanctioned

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58	EP-FN58	161	IC29	9.15 m DP Road	D.P. road deleted	Modification u/s 30 is proposed to be sanctioned with following changes road area released from Proposed DP road is to be included in adjoining DE1.2
59	EP-FN59	163	IC30	DAM (Amenity Plot)	Designation of DAM relocated as shown as per approval	Modification u/s 30 is proposed to be sanctioned
60	EP-FN60	164	IC32	DE3.1 (Other Education)	Part Designation DE3.1 (Other Education) change to reservation RPU3.1 (Police Station)	Modification u/s 30 is proposed to be sanctioned
61	EP-FN61	165	IC32	RT1.2 (State Transport Depot)	Reservation of RT1.2 (State Transport Depot) deleted and included in Designation of DE3.1 (Other Education)	Modification u/s 30 is proposed to be sanctioned
62	EP-FN62		IC32	17.20 m wide DP Road	17.20 m wide DP Road	BKC Connector road Width is on the alignment of 17.20 m wide DP Road hence in order to match the 18 m width of BKC connector, width of DP road is need to be changed to 18 m instead of 17.20m MC Approval obtained u/no MCP/1227dtid18-10-2017 is to be proposed as shown on plan
63	EP-FN63		IC 30	DR1.3 (Govt. Staff Quarter)	DR1.3 (Govt. Staff Quarter)	New reservation of ROS 2.6 (Recreation Ground) as per SRDP1991 is to be proposed as shown on plan
64	EP-FN64		IC 30	DR2.1 (Rehabilitation & Resettlement)	DR2.1 (Rehabilitation & Resettlement)	New reservation of ROS 2.6 (Recreation Ground) as per SRDP1991 is to be proposed as shown on plan
65	EP-FN65		IC 30	DR2.1 (Rehabilitation & Resettlement)	DR2.1 (Rehabilitation & Resettlement)	New reservation of ROS 2.2 (Swimming Pool) as per SRDP1991 is to be proposed as shown on plan
66	EP-FN66		IC 30	DR2.1 (Rehabilitation & Resettlement)	DR2.1 (Rehabilitation & Resettlement)	New reservation of ROS 1.4 (Play Ground) as per SRDP1991 is to be proposed as shown on plan

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67	EP-FN67		IC28	Nil	Nil	New reservation of RH 1.3 (Municipal Maternity Home) as per SRDP1991 is to be proposed as shown on plan
68	EP-FN68		IC25, IC28	Nil	Nil	New reservation of ROS 1.5 (Garden /Park) as per SRDP1991 is to be proposed as shown on plan
69	EP-FN69		IC29	ROS1.5 (Garden / Park) (2no.s)	ROS1.5 (Garden / Park) (2no.s)	The reservation of ROS1.5 Garden/Park shown on CS no. 6(pt) & 7 of Sion (adjoining to railway track boundary) is proposed to be deleted and reserved for RR1.5 Municipal Housing as shown on plan.

'FS' Ward

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Sr. No.	EP No.	Modifi- cation No.	Sheet No.	Proposal as per published plan under Section 26 of the MR&TP Act 1966	Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&TP Act 1966	Substantial Modifications published by the Government under Section 31(1) of the MR&TP Act 1966
1	EP-FS01	FS08 , FS 23	IC 21	DOS 2.6 (Recreation Ground Designation)	Designation of DOS 2.6 (Recreation Ground) is changed to ROS 1.5 (Garden/Park).	Modification u/s 30 is proposed to be sanctioned
2	EP-FS02	FS09, FS02	IC 19	1) RMS 3.1 (solid waste management facilities) Reservation 2) 9.10 m & 18.30 m wide DP Road, 3) Existing road	RMS 3.1 (Solid Waste Management Facilities) is deleted	Modification u/s 30 is proposed to be sanctioned

1	2	3	4	5	6	7
3	EP-FS03	FS09, FS02	IC 19	1) RMS 3.1 (solid waste management facilities ) Reservation 2) 9.10 m & 18.30 m wide DP Road, 3) Existing road	RR2.1 (2Nos.) Rehabilitation & Resettlement and ROS 1.4 (Play Ground) is shown as per SRDP 1991	Modification u/s 30 is proposed to be sanctioned
4	EP-FS04	FS10, FS 19	IC 19	DOS 2.6 (Recreation Ground designation ), ROS 1.5(Garden/Park ), DH1.1( Municipal Dispensary / Health Post) Partly	DOS 2.6 (Recreation Ground) is changed to ROS 1.5 (Garden/Park)	Modification u/s 30 is proposed to be sanctioned
5	EP-FS05	FS11, FS20	IC 24	CS no 89: DOS 2.6 (Recreation Ground) Designation Part of larger Designation , CS no 90: DOS 2.6 (Recreation Ground)	DOS2.6 (Recreation Ground) is changed to ROS 1.5 (Garden/Park)	Modification u/s 30 is proposed to be sanctioned
6	EP-FS06	FS12, FS16, FS21, FS66, 2	IC 24	RR 2.1 ( Rehabilitation & Resettlement Reservation)	P.C.:in SRDP 1991 the plot is reserved for Recreation Ground. Hence, this plot should be reserved as ROS 1.5 (Garden/ Park)  P.A.: Planning Committee recommendations is rejected and shown as Reservation RR 2.1 (Rehabilitation & Resettlement)	Modification u/s 30 is proposed to be sanctioned with following changes RR2.1 (Rehabilitation & Resettlement) is changed to ROS 1.5 (Garden/ Park)
7	EP-FS07	FS13	IC 24	DE1.2 (Primary and Secondary School) and DOS 1.4 (Play Ground Designation)	The Plot is Designated as DE 1.2 ( Primary & Secondary School) and DE 3.1 (Other Education)	Modification u/s 30 is proposed to be sanctioned
8	EP-FS08	FS14	IC 24	DE1.2(Primary and Secondary School Designation) and DOS 1.4 (Play Ground Designation)	The Plot is shown partly RE 1.2 (Primary & Secondary School) and partly DE 1.2( PRIMARY & Secondary School) and DE 3.1 (Other Education)	Modification u/s 30 is proposed to be sanctioned

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9	EP-FS09	FS15	IC 21	Nil	Reserved as ROS 1.4 (Play Ground) as per SRDP 1991.	Modification u/s 30 is proposed to be sanctioned
10	EP-FS10	FS17	IC 21	DR2.1(PT)-Rehabilitation and Resettlement Designation and DH 3.4 (Veterinary Hospital Designation (Part of larger Designation) and Existing road	DP road is shown Instead of Existing road	Modification u/s 30 is proposed to be sanctioned
11	EP-FS11	FS17	IC 21	DR2.1(PT)-Rehabilitation and Resettlement Designation and DH 3.4 (Veterinary Hospital Designation (Part of larger Designation) and Existing road	Reservation is to be shown as RH 3.4 (Veterinary Hospital Reservation) as per SRDP 1991	Modification u/s 30 is proposed to be sanctioned
12	EP-FS12	FS17	IC 21	DR2.1(PT)-Rehabilitation and Resettlement Designation and DH 3.4 (Veterinary Hospital Designation (Part of larger Designation) and Existing road	Reservation is to be shown as RR 2.1 (Rehabilitation & Resettlement) as per SRDP 1991	Modification u/s 30 is proposed to be sanctioned
13	EP-FS13	FS18	IC 24	DE1.1 (Municipal School) Designation	shape of designations shown as per SRDP 1991.	Modification u/s 30 is proposed to be sanctioned
14	EP-FS14	FS24	IC 24	Nil	RE 1.2 (Primary/Secondary School) reservation is shown	Modification u/s 30 is proposed to be sanctioned
15	EP-FS15	FS24	IC 24	Nil	RR 2.1 (Rehabilitation & Resettlement) reservation is shown	Modification u/s 30 is proposed to be sanctioned
16	EP-FS16	FS25	IC-21	ROS 1.4 (Play Ground),RE1.2( Primary/ Secondary School), RE 1.1 (Municipal School) reservations ,RR2.1(Rehabilitation &Resettlement) reservation	Reservation of ROS 1.4 (Play Ground) and RE 1.2(Primary & Secondary School) is interchanged as per approved layout ,the remaining reservation are retained.	Modification u/s 30 is proposed to be sanctioned



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17	EP-FS17	FS26	IC 19 & IC 21	DAM and R zone	Reservation is shown RAM (Amenity plot) instead of DAM (Amenity plot).	Modification u/s 30 is proposed to be sanctioned
18	EP-FS18	FS27	IC 19	Central Island Expressway of width 42.6	The alignment of the Central Island Express Way is reflected in DP as per modification proposed by the State Government under section 37(1)(AA).	Modification u/s 30 is proposed to be sanctioned
19	EP-FS19	FS29, FS4, FS28, FS33	IC 21	18.30 m wide DP road	The proposed 18.30 M DP road is diverted along the existing road having CS no. 2/169, 168, 1A/167, 1F/167, 1D/167, 178 with proposed widening of 24.40 m. And The North-South road proposed in SRDP 1991 should be retained and extended to meet the existing road widened as mentioned above.	Modification u/s 30 is proposed to be sanctioned
20	EP-FS20	FS30	IC 19	13.40 M wide Proposed RL	The widening lines of the proposed D. P. Road of the SRDP 1991, to be shifted towards the Digvijay Mills Compound	Modification u/s 30 is proposed to be sanctioned
21	EP-FS21	FS34	IC 24	Existing road	Existing road is Deleted and area of deleted road is included in DR 1.1 (Municipal Staff Quarters)	Modification u/s 30 is proposed to be sanctioned
22	EP-FS22	FS36, FS32, FS35, FS37, FS38, FS39, FS40	IC 21	13.40 m & 30.40 m wide DP road	Cul de Sac is shown on southern end of DP road Proposed DP road width is reduced to 13.40m from 30.40 m	Modification u/s 30 is proposed to be sanctioned
23	EP-FS23	FS41	IC 19 & IC 21	1) Existing road 2) I Zone	Existing Private layout road is deleted.	Modification u/s 30 is proposed to be sanctioned

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24	EP-FS24	FS42, FS31	IC 21	1) 13.40 m wide DP road 3) 18.30 m wide DP road	13.40 m DP road is change to 12.20 mtrs. wide D. P. Road	Modification u/s 30 is proposed to be sanctioned
25	EP-FS25	FS42, FS31	IC 21	1) 13.40 m wide DP road 3) 18.30 m wide DP road	18.30 mtrs. wide D.P. Road alignment is to be shifted on the South side overlapping the existing road.	Modification u/s 30 is proposed to be sanctioned
26	EP-FS26	FS43, FS69	IC 24	ROS1.5 (Garden /Park)reservation(2nos.), ROS1.4 (Play Ground) Reservation (2Nos.), RE1.1 (Municipal Primary school) reservation, RE1.2 (Secondary school) reservation, and 12.20 m & 18.30 M wide DP roads.	For CS no. 3/8: 12.20 m wide DP road running parallel to railway line should be deleted.	Modification u/s 30 is proposed to be sanctioned
27	EP-FS27	FS43, FS69	IC 24	ROS1.5 (Garden /Park)reservation(2nos.), ROS1.4 (Play Ground) Reservation (2Nos.), RE1.1 (Municipal Primary school) reservation, RE1.2 (Secondary school) reservation, and 12.20 m & 18.30 M wide DP roads.	The reservation fronting on the deleted road such as, ROS 1.5 (Garden/Park) , ROS 1.4 (Play Ground), RE 1.1 (Municipal School), RE 1.2 (Primary/Secondary School) on plot u/r maintained . And all the reservations are shifted towards the road running parallel to Railway Line. The working women hostel (RSA 5.2) is shifted adjacent to ROS 1.5 (Garden/Park).	Modification u/s 30 is proposed to be sanctioned
28	EP-FS28	FS44	IC-24	Partly 12.20 m wide DP road & partly existing road	Part of Existing road is shown as 12.20 m wide DP Road and remaining Part is shown as per the approved Realignment.	Modification u/s 30 is proposed to be sanctioned
29	EP-FS29	FS45	IC-21	NIL	12.20 m wide DP road is shown.	Modification u/s 30 is proposed to be sanctioned
30	EP-FS30	FS46	IC 21	Existing road	12.20 m wide DP road is shown .	Modification u/s 30 is proposed to be sanctioned

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31	EP-FS31	FS47	IC-21	RR2.1 (Rehabilitation and Resettlement) Reservation (part of larger Reservation and DT 1.6 (PT) parking lot Designation and 12.20 m wide DP road	The road is shown as 18.30 m wide Existing road instead of 12.20 m wide DP road as per sanction RL	Modification u/s 30 is proposed to be sanctioned
32	EP-FS32	FS55	IC-24	DPU3.4 ( Police Facilities) Designation	Designation of DPU 3.4 (Police Facilities ) is deleted and the remaining area & designation is continued.	Modification u/s 30 is proposed to be sanctioned
33	EP-FS33	FS57	IC-24	DR1.2 (Police staff quarters) Designation , DSA1.2 (Retail Market)Designation ,DPU4.1 (Post and Telegraph) Designation	DR 1.2 (Police Staff Quarters) is deleted from said CS no and including in surrounding zone	Modification u/s 30 is proposed to be sanctioned
34	EP-FS34	FS58	IC-21	DE 1.1 (Municipal School) Designation	Shivadi Koliwada school is relocated,hence Designation of DE 1.1 (Municipal School) is Deleted	Modification u/s 30 is proposed to be sanctioned
35	EP-FS35	FS64	IC-21	DOS 1.4 (PlayGround) & DOS 2.6 (Recreation Ground ) Designation & existing roads	DOS 1.4 (Play Ground) and DOS 2.6(Recreation Ground) is Deleted and Shown as Layout RG	Modification u/s 30 is proposed to be sanctioned
36	EP-FS36	FS64	IC-21	DOS 1.4 (PlayGround) & DOS 2.6 (Recreation Ground ) Designation & existing roads	Internal Existing road is deleted.	Modification u/s 30 is proposed to be sanctioned
37	EP-FS37	FS65	IC-21	partly ROS 1.4 (play Ground)	Reservation of ROS 1.4 proposed on plot bearing CS no. 233 & 1/233 of Parel Sewee Division is deleted.	Modification u/s 30 is proposed to be sanctioned
38	EP-FS38	FS70	IC-21	12.20 m wide DP Road	Handed over 18.30 m DP road is Marked as Existing road and remaining stretch is marked as 18.30 m wide DP road	Modification u/s 30 is proposed to be sanctioned

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39	EP-FS39	FS73	IC-24	NIL	As per approved subdivision and true extract the said sub-division is incorporated along with Designation of DSA 3.8 (Public hall) on entire CS no 3/160	Modification u/s 30 is proposed to be sanctioned
40	EP-FS40	FS75	IC-19	DT 1.6 (PT) ( Public parking Lot) Designation	DT 1.6 (pt) (Public parking Lot) is changed to Reserved as RT 1.6 (parking Lot)	Refused to accord sanction , Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
41	EP-FS41	FS76	IC-21	NIL	The Plot is shown reserved as RT 1.6 (parking Lot)	Refused to accord sanction , Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
42	EP-FS42	FS77	IC-21	Partly DT1.6(Pt) (Public parking lot) & RR2.1 (Rehabilitation & resettlement) part of larger reservation	DT 1.6 (pt) (Public parking Lot) is changed to reserved as RT 1.6 (parking Lot)	Refused to accord sanction , Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
43	EP-FS43	FS79	IC-24	DR1.2 ( Police staff quarters) Designation	Designation of Police staff quarters is deleted and reserved for RSA 6.2 (Adhar Kendra with skill development centre), RSA 6.1 (Care Centre), And RH 1.1 (Municipal Dispensary/Health Post).	Modification u/s 30 is proposed to be sanctioned
44	EP-FS44	FS80	IC-24	NIL	RH 1.1 (Municipal Dispensary) reservation is shown on said plots	Modification u/s 30 is proposed to be sanctioned
45	EP-FS45	FS81	IC-24	NIL	The Designation of DE 1.2 (Primary/Secondary school) is Shown.	Modification u/s 30 is proposed to be sanctioned
46	EP-FS46	FS82	IC-21	ROS1.4 (Play Ground)	The Designation of DE 1.2 (Primary/Secondary school) is Shown.	Modification u/s 30 is proposed to be sanctioned
47	EP-FS47	FS83	IC-21	NIL	The Designation of DE 1.2 (Primary/Secondary school) is Shown.	Modification u/s 30 is proposed to be sanctioned
48	EP-FS48	FS84	IC-21	NIL	The Designation of DE 1.2 (Primary/Secondary school) is Shown.	Modification u/s 30 is proposed to be sanctioned

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49	EP-FS49	FS86	IC-21 & IC 19	NIL	The plot is reserved for RSA1.2 (Retail Market), Shape of the reservation is modified due to the realignment of High Tension Line passing through the reservation	Modification u/s 30 is proposed to be sanctioned
50	EP-FS50	FS87	IC-21 & IC 19	NIL	The plot is reserved for RSA1.2 (Retail Market), Shape of the reservation is modified due to the realignment of High Tension Line passing through the reservation	Modification u/s 30 is proposed to be sanctioned
51	EP-FS51	FS88	IC 19	NIL	Reservation of RSA1.2 (Retail Market with vending zone) is shown.	Modification u/s 30 is proposed to be sanctioned
52	EP-FS52	FS89	IC-21	NIL	The plot is Reserved for Retail market RSA1.2	Modification u/s 30 is proposed to be sanctioned
53	EP-FS53	19	IC-24	Partly DR 1.3(Government staff quarters)	Designation of DR 1.3 (Government staff Quarters) to be deleted	Modification u/s 30 is proposed to be sanctioned
54	EP-FS54	141, 124	IC-21	RMS 1.3(Municipal Facilities)	Municipal Facilities(RMS1.3) & Fish cold storage/ Godown/ fishing related Industries (DP1.2) are Deleted and reserved as Rehabilitation & Resettlement (RR 2.1)	Modification u/s 30 is proposed to be sanctioned with following changes 20 % area of the reservation abutting road is proposed to be retained for RMS 1.3 (Municipal Facilities) as shown on plan
55	EP-FS55	243	IC-21,19	NIL	120Ha land is reserve as ROS1.4(Garden/Park)	Modification u/s 30 is proposed to be sanctioned
56	EP-FS56		IC21	ROS 1.5 (Garden/Park) (part of larger reservation), RMS 3.1 (Solid waste management facilities) and Designated DPU 3.2 (Police chowky).	ROS 1.5 (Garden/Park) (part of larger reservation), RMS 3.1 (Solid waste management facilities) and Designated DPU 3.2 (Police chowky).	Delete the designation of DPU 3.2 (Police chowky) and revised shape of the ROS 1.5 (Garden/Park), RMS 3.1 (Solid waste management facilities) as per sanctioned RL is to be proposed on CS no 211 of Parel Seweri Division
57	EP-FS57		IC19	R zone	R zone	New reservation of 'ROS1.5 Garden / Park' is to be proposed on plot bearing CTS no 40 of Parel-seweri Division as shown on plan as per SRDP 1991

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58	EP-FS58		IC21	R zone	R zone	New reservation of 'RR2.1 Rehabilitation & Resettlement' is to be proposed as shown on plan on CS no 108, 2/108 of Parel Seweri Division as per SRDP 1991
59	EP-FS59		IC21	R zone	R zone	New reservation of 'RSA2.1 Multipurpose Community Center' is to be proposed as shown on plan on CS no 2/108 of Parel Seweri Division as per SRDP 1991
60	EP-FS60		IC19	R zone	R zone	New reservation of 'ROS1.5 Garden / Park' is to be proposed as shown on plan on CS no 1/159, 1/160, 159, 161, 1C/160, 2/159, 161 of Parel Seweri Division as per SRDP 1991
61	EP-FS61		IC19, IC21	R zone	R zone	New reservation of 'RHI.3 MUNICIPAL MATERNITY HOME' is to be proposed as shown on plan on Cs no 1/159, 1/259, 1A/159, 1D/159 of Parel Seweri Division as per SRDP 1991
62	EP-FS62		IC21	R zone	R zone	New reservation of 'ROS1.5 Garden / Park' is to be proposed as shown on plan on CS no. 205, 3/159 of Parel Seweri Division as per SRDP 1991
63	EP-FS63		IC21	R zone	R zone	New reservation of 'ROS1.4 PLAY GROUND' is to be proposed as shown on plan on CS no 91/74, 93/74, 94/94 of Parel Seweri Division as per SRDP 1991
64	EP-FS64		IC24	R zone	R zone	New reservation of 'RSA1.2 RETAIL MARKET' is to be proposed as shown on plan on CS no 152 of Dadar Naigaon Division as per SRDP 1991

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65	EP-FS65		IC24	R zone	R zone	New reservation of 'ROS1.5 Garden / Park' is to be proposed as shown on plan on CS no1/49, 10/49, 11/49, 12/49, 2/49 of Dadar Naigaon Division as per SRDP 1991
66	EP-FS66		IC18, IC19, IC20, IC21	R zone	R zone	New reservation of 'ROS1.5 Garden / Park' is to be proposed as shown on plan on Cs no 1/59, 1/62, 1/63, 28, 53, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65-67, 66, 68, 69 of Parel Sewri Division as per SRDP 1991
67	EP-FS67		IC21, IC24	R zone	R zone	New reservation of 'ROS1.4 PLAY GROUND' is to be proposed as shown on plan on CS no 1/44, 709, 720 on Dadar Naigaon division as per SRDP 1991
68	EP-FS68		IC 24	RSA 6.3 (Public convenience) +	RSA 6.3 (Public convenience) +	50% area towards southern side of the reservation is to be deleted and included in adjoining zone on CS no 20/76 of Dadar-Naigaon Division

**'GN' Ward**

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<b>Sr. No.</b>	<b>EP No.</b>	<b>Modifi- cation No.</b>	<b>Sheet No.</b>	<b>Proposal as per published plan under Section 26 of the MR&amp;TP Act 1966</b>	<b>Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&amp;TP Act 1966</b>	<b>Substantial Modifications published by the Government under Section 31(1) of the MR&amp;TP Act 1966</b>
1	EP-GN01	MGN4	IC-29	R zone	The portion in front of FP 428 & FP 429 TPS-III is shown as DT4.3 (Railway Yards/Tracks	Modification u/s 30 is proposed to be sanctioned
2	EP-GN02	MGN9	IC 24	RR2.1 ( Rehabilitation & Resettlement) Part Portion R Zone	Merged Part portion of FP No.569 TPS-IV is shown as Existing Road.	Modification u/s 30 is proposed to be sanctioned

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3	EP-GN03	MGN15	IC-27	DSA1.1( Municipal retail Market). + RSA2.9 ( Homeless Shelter)	Designation shape is corrected and shown as DSA1.2 (Retail Market) instead of DSA1.1 ( Municipal retail Market). +	Modification u/s 30 is proposed to be sanctioned
4	EP-GN04	MGN16	IC-27	DE1.2 ( Primary & Secondary School)	Designation DE1.2 ( Primary & Secondary School) and existing Road shape is Corrected	Modification u/s 30 is proposed to be sanctioned
5	EP-GN05	MGN19	IC-29	DPU2.1 (Fuel Station)	Designation DPU2.1 (Fuel Station) shape is corrected as per SRDP1991	Modification u/s 30 is proposed to be sanctioned
6	EP-GN06	MGN20	IC-29	ROS1.5 (Garden/Park)	Location of Designation DOS2.1 ( Club / Gymkhana) is changed as per SRDP1991	Modification u/s 30 is proposed to be sanctioned
7	EP-GN07	MGN21	IC-27	R	Portion between FP No 269 & 268 is shown as existing road	Modification u/s 30 is proposed to be sanctioned
8	EP-GN08	MGN22	IC 29	R	SRDP1991 reservation Homes for Destitute is shown as RSA2.9 ( Homeless Shelter) in RDDP2034	Modification u/s 30 is proposed to be sanctioned
9	EP-GN09	MGN23	IC 27	ROS1.5 ( Garden / Park)	As per Govt. modification boundaries of plot and road is shown	Modification u/s 30 is proposed to be sanctioned
10	EP-GN10	MGN25	IC 29	DP Road	Plot shape of C.S. No. 1/682 is changed as per True Extract and Proposed 12.20 mt. Wide road is modified and shown upto the C.S. No. 1/682	Modification u/s 30 is proposed to be sanctioned
11	EP-GN11	MGN28	IC 27	Existing road	DP Road is shown as per TP layout Road as it is.	Modification u/s 30 is proposed to be sanctioned
12	EP-GN12	MGN33	IC 27	DT1.6 ( Pt) - Public Parking Lot	Designation DT1.6 (PT) (Public Parking Lot) is changed to Reservation and shown as RT1.6 ( Parking Lot)	Refused to accord sanction , Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
13	EP-GN13	MGN36 MGN39	IC 24	R Zone	I zone is shown instead of R Zone	Modification u/s 30 is proposed to be sanctioned
14	EP-GN14	MGN37	IC 24	DH3.2+ ( Private Hospital )	Designation of DH3.2 ( Private Hospital) is deleted	Modification u/s 30 is proposed to be sanctioned



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15	EP-GN15	MGN38	IC 24	R Zone	I zone is shown instead of R Zone	Modification u/s 30 is proposed to be sanctioned
16	EP-GN16	MGN40	IC-27	DE1.2 (Primary & Secondary School)	Designation DE1.2 (Primary & Secondary School) is changed into reservation and shown as RSA2.1( Multipurpose Community Centre)	Modification u/s 30 is proposed to be sanctioned
17	EP-GN17	MGN41	IC 27	DE1.2 (Primary & Secondary School)	Designation DE1.2 (Primary & Secondary School) is changed to Designation DE1.2(Primary & Secondary School)+ Reservation RE2.1(Higher Education)	Modification u/s 30 is proposed to be sanctioned
18	EP-GN18	MGN42	IC 27	DE1.2 (Primary & Secondary School)	Designation DE1.2 (Primary & Secondary School) is changed to Designation DE1.2(Primary & Secondary School)+ Reservation RE2.1(Higher Education)	Modification u/s 30 is proposed to be sanctioned
19	EP-GN19	MGN43	IC 27	DSA1.1 (Municipal Retail Market) + RSA2.9 ( Homeless Shelter)	Reservation RSA2.9 (Homeless Shelter) is deleted and Designation DSA1.1 (Municipal Retail Market) is shown	Modification u/s 30 is proposed to be sanctioned
20	EP-GN20	MGN44	IC 24	DE1.2 (Primary & Secondary School)	Shape of Designation DE1.2 ( Primary and Secondary School) is corrected as per approved layout	Modification u/s 30 is proposed to be sanctioned
21	EP-GN21	MGN46(6/1)	IC 27	DOS2.6 (Recreational Ground)	6) (1) Part portion of Designation DOS2.6 (Recreational Ground) is changed to reservation and Shown as ROS1.5 ( Garden/Park)	Modification u/s 30 is proposed to be sanctioned
22	EP-GN22	MGN47	IC 24	R Existing Road Zone	I zone is shown instead of R Zone	Modification u/s 30 is proposed to be sanctioned
23	EP-GN23	MGN48	IC 24	DMS4.1 (Sewage Treatment Plant/Facilities)	Part portion FP. No. 617 is shown as RSA1.1 (Municipal Market with Vending Zone) + RT1.6 (Parking Lot)	Modification u/s 30 is proposed to be sanctioned

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24	EP-GN24	MGN49	IC27	RE1.2 ( Primary &Secondary School ) + RSA5.2 ( Multipurpose Housing for working women ) +RSA6.1 (Care Centre) +RSA2.1 ( Multipurpose Community Centre ) +RMS3.1 ( Solid Waste Management Facility )	70% of FP No. 286 is shown as reservation ROS1.4 (Play Ground) and remaining portion is shown as RSA 6.1 (Care Centre) + RMS 3.1(Solid Waste Management Facilities)	Modification u/s 30 is proposed to be sanctioned with following changes land is proposed to be reserved only for RMS 3.1(Solid Waste Management Facilities)
25	EP-GN25	MGN50	IC 24	DT1.6 ( PT) (Public Parking Lot)	Designation DT1.6 (PT) is changed to Reservation and shown as RT1.6 ( Parking Lot)	Refused to accord sanction , Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
26	EP-GN26	MGN52	IC 23	898	Designation DE1.2 ( Primary & Secondary School) is shown	Modification u/s 30 is proposed to be sanctioned
27	EP-GN27	MGN53	IC 27	110	Designation DE1.2 ( Primary & Secondary School) is shown	Modification u/s 30 is proposed to be sanctioned
28	EP-GN28	MGN54	IC 27	1752	Designation DE1.2 ( Primary & Secondary School) is shown	Modification u/s 30 is proposed to be sanctioned
29	EP-GN29	MGN55	IC 31	1506( pt)	Designation DE1.1 ( Municipal School) is shown	Modification u/s 30 is proposed to be sanctioned
30	EP-GN30	20	IC 31 IC 29 Yard	DP1.1 (Fish and Net Drying Yard)	The said plot is partly reserved as RSA 2.1 (Multipurpose Community Centre).	Modification u/s 30 is proposed to be sanctioned
31	EP-GN31		IC 29, 31		The designation of DOS2.4 in RDDP 2034	New reservation of RR1.5 (Municipal Housing) is to be proposed as shown on plan bearing CS 497, 1/497, 1/374 of Mahim division

'GS' Ward

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Sr. No.	EP No.	Modification No.	Sheet No.	Proposal as per published plan under Section 26 of the MR&TP Act 1966	Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&TP Act 1966	Substantial Modifications published by the Government under Section 31(1) of the MR&TP Act 1966
1	EP-GS01	MGS13	IC 20 & IC 23	DMS 4.3 (Designation of Sewage Pumping Station)	Boundary of DMS 4.3 (Sewage Pumping Station) is corrected.	Modification u/s 30 is proposed to be sanctioned
2	EP-GS02	MGS14	IC 20	ROS 1.4(Play Ground)	Spill over of ROS 1.4(Play Ground) on CS 481 is Rectified.	Modification u/s 30 is proposed to be sanctioned
3	EP-GS03	MGS15	IC 23	I Zone	Spill over colour of I zone removed	Modification u/s 30 is proposed to be sanctioned
4	EP-GS04	MGS16	IC 26	I Zone	Spill over colour of I zone removed	Modification u/s 30 is proposed to be sanctioned
5	EP-GS05	MGS17	IC 18	Railway Buffer	Modified Railway buffer of 30 m is shown from the railway track boundary	Modification u/s 30 is proposed to be sanctioned
6	EP-GS06	MGS22	IC 23	R R 2.1 (Rehabilitation & Resettlement) not shown	The reservation of Rehabilitation & Resettlement (RR2.1) is shown as per SRDP 1991.	Modification u/s 30 is proposed to be sanctioned
7	EP-GS07	MGS23	IC 23	DAM (Designated Amenity)	DAM (Amenity Plot) is deleted	Modification u/s 30 is proposed to be sanctioned
8	EP-GS08	MGS24	IC 23	ROS 1.5(Garden / Park)	The ROS 1.5(Garden/Park) is deleted.	Modification u/s 30 is proposed to be sanctioned
9	EP-GS09	MGS25	IC 20	DR 1.3(Govt Staff Qtrs.)	Designated boundary of Govt Staff Qtrs.(DRI.3)near Milk Dairy is corrected as per site condition.	Modification u/s 30 is proposed to be sanctioned
10	EP-GS10	MGS26 & PA11	IC 20	DOS 1.5 (Garden /Park) & RPU 5.2(Electricity Transmission & Distribution Facility)& RT 1.4 (BEST Bus Facility)	PC: The Shape of Designation (DOS 1.5) is continued as per site condition & excess part which is shown as designation is changed as reservation of ROS 1.5 (Garden/park). PA 11: SRA amenity as RPU 5.2 ((Electric transmission & Distribution Facility) is rectified as Reservation of ROS 1.5 (Garden & Park) of area 87.94 Sq.m	Modification u/s 30 is proposed to be sanctioned

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11	EP-GS11	MG27	IC 23		The alignment of 12.20 m widening to existing road is rectified as per Modification.	Modification u/s 30 is proposed to be sanctioned
12	EP-GS12	MG28	IC 20	Existing Road	Private road is deleted	Modification u/s 30 is proposed to be sanctioned
13	EP-GS13	MG29	IC 20	9.15 m wide D P Road	The 9.15m wide D P Road is realigned adjacent to railway boundary at eastern side of lower Parel	Modification u/s 30 is proposed to be sanctioned
14	EP-GS14	MG31	IC 23	Existing Road	Private road passing through C.S. no. 794 is deleted	Modification u/s 30 is proposed to be sanctioned
15	EP-GS15	MG33 &	IC 18		Boundary of substation corrected as per site condition	Modification u/s 30 is proposed to be sanctioned
16	EP-GS16	MG30	IC 18		The reservation of the Homeless Shelter (RSA 2.9) is continue i.e. abutting new road alignment.	Modification u/s 30 is proposed to be sanctioned
17	EP-GS17		IC 18	DPU 5.2 (Electric Transmission & Distribution Facility, RSA 2.9/Home less Shelter & 13.40 m wide D P road	13.40 MT wide DP Road is realigned.	Modification u/s 30 is proposed to be sanctioned
18	EP-GS18	MG34	IC 18	R zone	Existing road shown on DP.	Modification u/s 30 is proposed to be sanctioned
19	EP-GS19	MG35	IC 23	RMS 3.1+ (Solid Waste Management Facility)	DAM retain , other reservations deleted .	Modification u/s 30 is proposed to be sanctioned
20	EP-GS20	MG36	IC 20	R zone	I zone is retained for the B plot of C S No 868.	Modification u/s 30 is proposed to be sanctioned
21	EP-GS21	MG37	IC 23	DSA 4.1(Hindu traditional / Electric Cemetery	The designation of Cemetery on F P No 1291 is changed as designation for playground (DOS 1.4)	Modification u/s 30 is proposed to be sanctioned
22	EP-GS22	MG39	IC 24	DT 1.6(Parking Lot) (PT)	Designation of Public Parking Lot(DT 1.6) is changed as Reservation of Public Parking Lot (RT1.6)	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
23	EP-GS23	MG40	IC 24	DT 1.6(Parking Lot) (PT)	Designation of Public Parking Lot(DT 1.6) is changed as Reservation of Public Parking Lot (RT1.6)	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.

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24	EP-GS24	MGS41	IC 23	DT 1.6(Parking Lot) (PT)	Designation of Public Parking Lot(DT 1.6) is changed as Reservation of Public Parking Lot (RT1.6)	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
25	EP-GS25	MGS42	IC 23 & IC 26	DOS 2.6 (Recreation Ground) & I Zone	I zone to be changed to R Zone on CS no. 1211.	Modification u/s 30 is proposed to be sanctioned
26	EP-GS26	MGS43	IC 20	DT 1.6(Parking Lot) (PT)	Designation of Public Parking Lot(DT 1.6) is changed as Reservation of Public Parking Lot (RT1.6)	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
27	EP-GS27	MGS44	IC 20	DT 1.6(Parking Lot) (PT)	Designation of Public Parking Lot(DT 1.6) is changed as Reservation of Public Parking Lot (RT1.6)	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
28	EP-GS28	MGS45	IC 20 & IC 23	DT 1.6(Parking Lot) (PT)	Designation of Public Parking Lot(DT 1.6) is changed as Reservation of Public Parking Lot (RT1.6)	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
29	EP-GS29	MGS46	IC 20	DEI.1(Municipal School) & Existing Road	Designated Municipal School (DE 1.1) changed to Reservation of Municipal School(RE 1.2)	Modification u/s 30 is proposed to be sanctioned
30	EP-GS30	MGS47	IC 23	DT 1.6(Parking Lot) (PT)	Designation of Public Parking Lot(DT 1.6) is changed as Reservation of Public Parking Lot (RT1.6)	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
31	EP-GS31	MGS48	IC 20	DO (2.1) Govt Office	Designation of DO2.1 (Govt. Office ) removed and shown as R zone	Modification u/s 30 is proposed to be sanctioned
32	EP-GS32	MGS51	IC 23	R zone	I (Industrial) Zone is shown in place of R Zone on CS no. 951 .	Modification u/s 30 is proposed to be sanctioned
33	EP-GS33	MGS52	IC 23	R zone	I (Industrial) Zone is shown in place of R Zone on CS no. 951A .	Modification u/s 30 is proposed to be sanctioned
34	EP-GS34	MGS53	IC 18	DT 1.6(Parking Lot) (PT) & railway Buffer	Designation of Public Parking Lot(DT 1.6) is changed as Reservation of Public Parking Lot (RT1.6)	Refused to accord sanction , Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
35	EP-GS35	MGS54	IC 23	R zone	I (Industrial) Zone is shown in place of R Zone on CS no. 794(Pt.)	Modification u/s 30 is proposed to be sanctioned
36	EP-GS36	MGS56	IC 20	RSA 3.3 9Cultural Centre/Drama Theatre/Theatre)	Hospital (RH 1.2) is shown in place of reservation of Cultural Centre / Drama Theatre / Theatre (RSA 3.3).	Modification u/s 30 is proposed to be sanctioned

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37	EP-GS37	MGS57	IC 23, IC 24, IC 27, IC 29	DOS 1.4 (Paly Ground) + DOS 2.5 (Sport Complex / Stadium) + DT 1.6 (parking Lot)	DOS 2.5 (Sport Complex/Stadium) changed to ROS2.5(Sport Complex/Stadium)	Modification u/s 30 is proposed to be sanctioned
38	EP-GS38		IC 23, IC 24, IC 27, IC 29		DT1.6 (Parking Lot ) changed to RT1.6	Refused to accord sanction , Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
39	EP-GS39	MGS58	IC 23	DT 1.6(Parking Lot) (PT)	Designation of Public Parking Lot(DT 1.6) is changed as Reservation of Public Parking Lot (RT1.6)	Refused to accord sanction , Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
40	EP-GS40	MGS61	IC 18	DOS 1.4 (Paly Ground)	ROS 2.1(Club / Gymkhana) is carved out within the part of Play Ground (DOS1.4)	Modification u/s 30 is proposed to be sanctioned with following changes: Reservation of ROS 2.1(Club / Gymkhana) is proposed to be deleted and to be reserved for RR1.5 Municipal Housing as shown on plan.
41	EP-GS41		IC 18		Access for the ROS 2.1 is shown by changing the part portion of Designation of Student Hostel (DSA 2.7) as a ROS 2.1 (Club /Gymkhana).	Modification u/s 30 is proposed to be sanctioned
42	EP-GS42	MGS62	IC 20	RSA 1.1 (Municipal Market with vending Zone)	Reservation of Market & Housing (RSA 1.1+) is changed to designated Municipal Retail Market (DSA 1.1)+ Municipal Staff Quarters(DR1.1)	Modification u/s 30 is proposed to be sanctioned
43	EP-GS43	MGS63	IC 23	DT 1.6(Parking Lot) (PT)	Part portion of Designation of DT1.6(Parking Lot ) is deleted as per BP Layout and balance Designation of Public Parking Lot(DT 1.6) is changed to Reservation of Public Parking Lot (RT1.6)	Refused to accord sanction , Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
44	EP-GS44		IC 23		As per SRDP 199, reservation of Housing for Dishoused (HD) on CS no. 310 (part) is shown as Rehabilitation & Resettlement (RR2.1)	Modification u/s 30 is proposed to be sanctioned
45	EP-GS45	MGS64	IC 23	R Zone	Designation of primary and secondary school (DE1.2) is shown as school existing on site.	Modification u/s 30 is proposed to be sanctioned

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46	EP-GS46	MGS65	IC 20	DPU 2.1 (Fuel Station)	Designation of Fuel Station (DPU 2.1) is deleted	Modification u/s 30 is proposed to be sanctioned
47	EP-GS47	MGS67	IC 18	R Zone	The part portion of plot bearing C.S.No. 1(pt) Lower Parel Division is reserved for Play Ground ROS1.4.	Modification u/s 30 is proposed to be sanctioned
48	EP-GS48	MGS68	IC 20	R zone	Fuel stations which are operational shown as designation of DPU 2.1	Modification u/s 30 is proposed to be sanctioned
49	EP-GS49	10		Existing Road	PC : Existing Road PA 10: 18.30 m wide Proposed R L	Modification u/s 30 is proposed to be sanctioned
50	EP-GS50	132		DPU 3.2 (Police Chowky) & DMS 4.3 (Sewage Pumping Station)	PC: DPU 3.2 (Police Chowky) PA 132: Designation of DPU 3.2 (Police Chowky) is changed as Designation of DMS 4.3 (Sewage Pumping Station)	Modification u/s 30 is proposed to be sanctioned
51	EP-GS51		IC20	DOS 1.5 (Designated as Garden/Park)	DOS 1.5 (Designated as Garden/Park)	New reservation of Garden /park (DOS 1.5) + Swimming pool (ROS 2.2) is to be proposed as shown on plan bearing CS no 52(pt), 53, 41, 42, 43, 44, 1/4, 5(pt),7(pt),43(pt), 40, 911, 912, 913,914, 915,20, 389,982/B, 930(pt) & 32 of Worli Division
52	EP-GS52		IC20	R Zone	R Zone	New reservation of (RSA6.3) PUBLIC CONVENIENCE' is to be proposed as shown on plan bearing C S No 155 (Pt) as per SRDP 1991
53	EP-GS53		IC20	R Zone	R Zone	New reservation of 'RSA2.1 Multipurpose Community Centre' is to be proposed as shown on plan bearing C S No 1/22, 2/122 of Lower Parel Division as per SRDP 1991
54	EP-GS54		IC20	R Zone	R Zone	New reservation of 'RH1.1 MUNICIPAL DISPENSARY/ HEALTH POST' is to be proposed as shown on plan bearing C S No 1540 of lower Parel Division as per SRDP 1991
55	EP-GS55		IC 20	R Zone	R Zone	New reservation of Garden /park (ROS 1.4) is to be proposed as shown on plan bearing C S No 5 of Worli Division

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56	EP-GS56		IC 23	R Zone	R Zone	New reservation of RMS 1.2(Municipal Chowky) is to be proposed as shown on plan bearing C S No 1209 of Mahim TPS IV
57	EP-GS57		IC 20	ROS 1.5	ROS 1.5	Reservation is proposed to be deleted on CS no 196 A of Lower Parel Division and included in Adjoining Zone
58	EP-GS58		IC 23	22.80 m wide DP Road	22.80 m wide DP Road	1)The Road is proposed to be deleted as shown on plan & area is to be included in adjoining zone 2) ROS 1.5 is to be deleted and to be shown as nallah
59	EP-GS59		IC 18	DSA4.2 Muslim Cemetery	DSA4.2 Muslim Cemetery	Part Designation of DSA4.2 Muslim Cemetery is proposed to be deleted and reserved for DPU5.2 Electricity Transmission & Distribution Facilities as per SRDP 1991 as shown on plan.
60	EP-GS60		IC23	DOS2.6	DOS2.6	Designation of DOS2.6 Recreation Ground shown on FP no. 1097 of Mahim IV TPS is proposed to be deleted and reserved for RR 2.2 (Affordable Housing) as shown on plan.

**'HE' Ward**

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<b>Sr. No.</b>	<b>EP No.</b>	<b>Modifi- cation No.</b>	<b>Sheet No.</b>	<b>Proposal as per published plan under Section 26 of the MR&amp;TP Act 1966</b>	<b>Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&amp;TP Act 1966</b>	<b>Substantial Modifications published by the Government under Section 31(1) of the MR&amp;TP Act 1966</b>
1	EP-HE01	MHE1	WS06	(DSA 5.2) Abattoir	1) Designation of (DSA 5.2) Abattoir is changed to (DSA 2.6) Women Hostel. 2) Reservation of (ROS 1.4) Play Ground from CTS No. 629/1242 is changed to designation of (DSA 2.6) Women Hostel.	Modification u/s 30 is proposed to be sanction.



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2	EP-HE02	MHE3	WS 06	Designation of (DE 1.2) is shown on CTS No. 622 & text of Church shown on CTS No. 621.	1) & 2) Designation of (DE 1.2) Primary/ Secondary School is shown on CTS No. 621 & 622 & text of Church shown on CTS No. 621. 2) Alignment of D.P. Road is shifted towards the north on CTS No. 619.	Modification u/s 30 is proposed to be sanction.
3	EP-HE03	MHE4	WS 06	R Zone	R Zone is changed to C Zone as per modification u/no. TPB/4303/318/CR-171/2003/UD -11 dtd 11.02.2004.	Modification u/s 30 is proposed to be sanction.
4	EP-HE04	MHE6	WS 07	Designation of (DSA 2.8) Library	Designation of (DSA 2.8) Library is deleted from access road on north & south side & included in C Zone.	Modification u/s 30 is proposed to be sanction.
5	EP-HE05	MHE11	WS09	(RSA 1.2) Retail Market with vending Zone	Reservation RSA 1.2(Retail Market with vending Zone) is deleted on CTS NO 463 & 465 & included in R Zone.	Modification u/s 30 is proposed to be sanction.
6	EP-HE06	MHE12	WS09	(DSA 1.1 ) Municipal Retail Market & 13.40 mt. wide D.P. Road	1) DP road on CTS No. 455 is retained & Existing road is shown. 2) Designation of (DSA 1.1 ) Municipal Retail Market is change to reservation of (RSA1.1 ) Municipal Retail Market with vending zone.	Modification u/s 30 is proposed to be sanction.
7	EP-HE07	MHE14	WS 09	( DE 1.2) Primary and Secondary School	The Designation of ( DE 1.2) Primary and Secondary School is changed to reservation of (RE 1.2) Primary/secondary School.	Modification u/s 30 is proposed to be sanction.
8	EP-HE08	MHE15	WS06	(DOS 1.4) Play Ground (DMS 5.2) Water Pumping Station+	The existing land use is shown as designation DSA 3.8 (Public Hall), DMS 5.2+ (Water Pumping Station+) and DOS 1.4 (Play Ground) and remaining plot is shown as reservation of ROS 1.4(Play Ground).	Modification u/s 30 is proposed to be sanction.
9	EP-HE09	MHE16	WS10	Existing road	Existing road from CTS No. 5803 to 4834 is deleted upto the existing road.	Modification u/s 30 is proposed to be sanction.

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10	EP-HE10	MHE17	WS09	9.15 mt. wide D.P. Road	9.15 mt. wide D.P. road on CTS No. 3182 A village Kolekalyan is deleted. Existing layout road is retained.	Modification u/s 30 is proposed to be sanction.
11	EP-HE11	MHE18	WS03	(DPU 3.4) Police Facility (DOS 1.5)GARDEN/ PARK	Designation of (DPU 3.4) Police Facility is deleted & designation of (DOS 1.5)GARDEN/ PARK is shown as layout RG.	Modification u/s 30 is proposed to be sanction.
12	EP-HE12	MHE19	WS12	(ROS 1.5) Garden/Park	Reservation of (ROS 1.5) Garden/Park is deleted on F.P. No. 144 of TPS Santacruz V & shown as layout RG.	Modification u/s 30 is proposed to be sanction.
13	EP-HE13	MHE21	WS06	18.30 mt. wide D.P. Road	18.30 mt. wide D.P. Road is shown as existing road.	Modification u/s 30 is proposed to be sanction.
14	EP-HE14	MHE23	WS09	Existing road	Existing road from CTS No. 3263 upto CTS No. 4110/115 of village Kolekalyan connecting Hansbhugra road is deleted.	Modification u/s 30 is proposed to be sanction.
15	EP-HE15	MHE24	WS 07 & 10	13.40 mt. wide D.P. road	13.40 mt. wide D.P. road is deleted from CTS No. 5521 to 5575 of village Kolekalyan (i.e. from CST road to BKC boundary) & Right of Way to 5% amenity plot on CTS No. 5530 is shown on D.P. Sheet.	Modification u/s 30 is proposed to be sanction.
16	EP-HE16	MHE22 & 52	WS-06	18.30 mt. wide D.P. Road	PC: Proposed 18.30 mtr Teachers Colony Road is realigned and the width of the road is reduced to 13.40 mtr shown. PA: 18.30 mtr width and existing alignment of D.P. Road is retained	Modification u/s 30 is proposed to be sanction with following changes : 18.30m DP Road is proposed to be realigned as per site condition as shown on plan.
17	EP-HE17	MHE26	WS10	12.20 mtr. existing road	Alignment of 12.20 mtr. wide existing road is changed as per site condition.	Modification u/s 30 is proposed to be sanction.
18	EP-HE18	MHE27	WS 06	9.15 mtr. existing road	9.15 mtr. existing road in Vijay Nagar MHADA layout is deleted & included in R Zone.	Modification u/s 30 is proposed to be sanction.

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19	EP-HIE19	MHE29	WS 09	C 18.30 mtr. D.P. Road Zone	1) Commercial Zone on CTS No. 7727, 4085, 4087A, 4087B, 4087C & 4087D is changed to Zone. I 2) 18.30 mtr. wide D.P. road connecting SCLR & J.N. road is deleted & included in surrounding zone except connectivity of 12.20 mtr. wide D.P. road to the reservation of (RSA 2.1) Multipurpose Community Centre. Widening of 18.30 mtr. is shown to the existing Chhatrapati Shivaji Road parallel to pipe line road.	Modification u/s 30 is proposed to be sanction.
20	EP-HIE20	MHE30	WS10	13.40 mtr. wide D.P. Road	Alignment of 13.40 mtr. road is corrected as per revenue records.	Modification u/s 30 is proposed to be sanction.
21	EP-HIE21	MHE32	WS09	Existing road	Widening of 18.30 mtr. is shown to the existing road passing through CTS No. 4084A & 4085 village Kolekalyan.	Modification u/s 30 is proposed to be sanction.
22	EP-HIE22	MHE34	WS 06	Existing road	Widening of 27.45 mtr. is shown to the existing road towards north side.	Modification u/s 30 is proposed to be sanction.
23	EP-HIE23	MHE35	WS09	Existing road	Existing 9.15 mtr. wide road is shown as 9.15 mtr. D.P. Road.	Modification u/s 30 is proposed to be sanction.
24	EP-HIE24	MHE36	WS10	13.40 mtr. to be widened road	Alignment of 13.40 mtr. to be widened road is changed as per SRDP 1991.	Modification u/s 30 is proposed to be sanction.
25	EP-HIE25	MHE 41 & 239	WS 09	(ROS 1.5) Garden/Park	Reservation of (ROS 1.5) Garden/Park on CTS No. 7738 village Kolekalyan is deleted & included in R Zone. Designation of University on plot bearing CTS No. 4094 village Kolekalyan having area 5000 sq.mt. abutting Hansbhugra road is changed to reservation of (ROS 2.5) Sports Complex, Stadium.	Reservation of RR2.2 (Affordable Housing) is proposed to be deleted and proposed to be reserved for Govt. Offices (RO 2.1). Remaining Modifications are proposed to be reinstated as per Section 26.

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26	EP-HIE26	MHE42	WS06	(RSA 2.1+) Multipurpose Community Centre	Reservation of (RSA 2.1+) Multipurpose Community Centre is changed to (RE 1.2) Primary/Secondary School.	Modification u/s 30 is proposed to be sanction.
27	EP-HIE27	MHE43	WS 07	(RMS 3.3 +) Scrap Yard + 27.45 mtr. wide D.P. Road	1) Reservation RMS 3.3 + ( Scrap Yard +) is changed to RMS 1.3 (Municipal Facility.) 2) The D.P. Road alignment is shown touching the CTS boundaries along CTS 5144.	Modification u/s 30 is proposed to be sanction.
28	EP-HIE28	MHE47	WS07	RMS 3.1 (Solid Waste Management Facility)	1) The proposed reservation of RMS 3.1 (Solid Waste Management Facility) is deleted and the said land is included in I zone. 2) & 3) Alignment of existing Nallah and buffer line of the same on southern side of CTS 5408 E is shown as per site condition.	Modification u/s 30 is proposed to be sanction.
29	EP-HIE29	MHE48	WS 07 & WS 10	C Zone & RMS 3.3 +(Scrap yard +)	1) C Zone shown on CTS No. 5530A is changed to R zone. 2) Reservation of RMS 3.3 +(Scrap yard +) changed to RMS 1.3 (Municipal Facilities) on CTS No. 5530A.	Modification u/s 30 is proposed to be sanction.

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30	EP-HIE30	MHE 51 & 09	WS09	(RE 1.1) Municipal School, (ROS 1.4) Play Ground	<p>1) The reservation of RE 1.1(Municipal School) and adjoining ROS 1.4 is changed to RH 1.2(Hospital). So as to adjust the reservation of Hospital, area which was deleted from plot CTS No. 5438 of village Kolekalyan.</p> <p>2) 9.15 mtrs. Wide DP Road along the reservation of ROS 1.4(Play ground) &amp; RE1.1(Municipal School ) is deleted.</p> <p>3) 13.40 mtrs. wide Road from CS No. 2/2 to DSA 1.1(Municipal Retail Market) is deleted.</p> <p>4.The two reservation of ROS 1.4 (Play Ground) on C.T.S. No. 25(pt),26(pt) &amp; 27(pt) is shifted to the location abutting to the new location of RH 1.2(Hospital)on CTS 25(pt) &amp; 76(pt).</p> <p>PA-Sr. No.9 -FOR SR NO 1) &amp; 4) Reservation of Hospital (RH1.2) &amp; Play Ground (ROS 1.4) is changed to Rehabilitation &amp; Resettlement (RR 2.1).</p>	<p>1. &amp; 4. Refused to accord sanction , Proposal of RE 1.1 and ROS 1.4 u/s 26 is reinstated</p> <p>2. Modification of deletion of 9.15 mtr roads u/s 30 is proposed to be sanction.</p> <p>3. Refused to accord sanction , Proposal of 13.40 mtr road u/s 26 is reinstated</p>
31	EP-HIE31	MHE53	WS10	(DE 1.2) Primary/Secondary School	<p>Part designation of DE 1.2 (Primary/Secondary School) is changed to DSA 4.3 ( Christian Cemetery).</p>	Modification u/s 30 is proposed to be sanction.
32	EP-HIE32	1	WS09	Hydraulic Engineer & department Facilities (RMS 5.5)	<p>Reservation of Hydraulic Engineer &amp; department Facilities (RMS 5.5) is deleted on F.P. No. 107 &amp; 108 TPS Santacruz V &amp; R Zone is shown.</p>	Modification u/s 30 is proposed to be sanction.

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33	EP-HIE33		WS10	(DOS 1.4) Play Ground & (DE 1.2) Primary/Secondary School	(DOS 1.4) Play Ground & (DE 1.2) Primary/Secondary School	Designations of (DOS 1.4) Play Ground & (DE 1.2) Primary/Secondary School shown on CTS No. 6455 & 6456 village Kolekalyan is proposed to be deleted and proposed to be reserved for ROS 1.4 (Play Ground) as shown on plan.
34	EP-HIE34		WS09	12.20 mt. existing road	12.20 mt. existing road	12.20 mt. D.P. road is proposed to be realigned on CTS No. 3182A of village Kolekalyan as shown on plan.
35	EP-HIE35		WS09	45.70 mtr. to be widened	45.70 mtr. to be widened	45.70 mt. to be widened road is proposed to be realigned on CTS No. 4094 village Kolekalyan shown on plan.
36	EP-HIE36		WS09	(DOS 2.6) Recreation Ground	(DOS 2.6) Recreation Ground	Designation of (DOS 2.6) Recreation Ground shown on CTS No. 3460, 3461, 3473 of Kolekalyan is proposed to be deleted and land proposed to be reserved for RAM as shown on plan.
37	EP-HIE37		WS09	(DSA 2.8) Library + (DH 1.1) Municipal Dispensary/Health post	(DSA 2.8) Library + (DH 1.1) Municipal Dispensary/Health post	Designation of (DSA 2.8) Library + (DH 1.1) Municipal Dispensary/Health post shown on CTS No. 2270, 2779, 2780, 2781, 2782, 2784 of Kolekalyan is proposed to be deleted and land proposed to be reserved for (RSA 2.8) Library + (RH 1.1) Municipal Dispensary/Health as shown on plan.
38	EP-HIE38		WS12	(DH 1.1) Municipal Dispensary/Health post + (DE 1.2) Primary/Secondary School	(DH 1.1) Municipal Dispensary/Health post + (DE 1.2) Primary/Secondary School	Designation of (DH 1.1) Municipal Dispensary/Health post + (DE 1.2) Primary/Secondary School shown on F.P. No. 133 of TPS Santacruz V.is proposed to be deleted and land proposed to be reserved for (RH 1.1) Municipal Dispensary/Health as shown on plan.

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39	EP-HE39		WS12	(RR 2.1) Rehabilitation & Resettlement	(RR 2.1) Rehabilitation & Resettlement	Reservation of (RR 2.1) Rehabilitation & Resettlement shown on F.P. No. 138,139,140 TPS Santacruz V is proposed to be deleted and land proposed to be reserved for (ROS1.4) Play Ground as shown on plan.
40	EP-HE40		WS09	13.40 M DP ROAD	13.40 M DP ROAD	Existing Road shown as per approved re-alignment under MHE12 is proposed to widen to 13.40 M and remaining area on east side under 13.40m DP Road is proposed to be included in reservation of RSA 1.1 Municipal Retail Market as shown on plan.
41	EP-HE41		WS-06	RMS1.3	RMS1.3	Reservation of RMS1.3 shown on CTS 629/1259(pt)(near Western Express Highway) is proposed to be deleted as shown on plan.

**'HW' Ward**

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Sr. No.	EP No.	Modifi-cation No.	Sheet No.	Proposal as per published plan under Section 26 of the MR&TP Act 1966	Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&TP Act 1966	Substantial Modifications published by the Government under Section 31(1) of the MR&TP Act 1966
1	EP-HW01	MHW03	WS 02	R - Zone, Access, DOS 1.4 (Play Ground)	Internal Access road merged into DE1.2 designation and Green spaces retained as per approved Relocation.	Modification u/s 30 is proposed to be sanction.
2	EP-HW02	MHW06	WS 02	DE1.2 (Primary & Secondary School) DSA4.3 (Christian Cemetery)	Designation DSA4.3 extended till the boundary of DE1.2 on northern edge except CTS 1145, 1146 which is church. Part portion of the DE1.2 on South site having church on it also deleted and added to the	Modification u/s 30 is proposed to be sanction.

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3	EP-HW03	MHW07	WS 05	R Zone	carved out church part on CTS 1145, 1146. The road widening is shown as per the Legend	Modification u/s 30 is proposed to be sanction.
4	EP-HW04	MHW09	WS 08	R zone	Nalla alignment corrected as per site conditions.	Modification u/s 30 is proposed to be sanction.
5	EP-HW05	MHW16	WS 02	R 22(pt) DH3.2 Hospital	CTS No.18, 19,20, 21, 22 included in the hospital designation DH3.2 (Private Hospital).	Modification u/s 30 is proposed to be sanction.
6	EP-HW06	MHW17	WS 05	ROS2.4 (Municipal Complex) ROS1.5 (Garden/Park)	Reservation of Park/Garden (ROS1.5) is deleted on CTS No. 1133(pt), 1142, 1143(pt), 1144(pt).	Modification u/s 30 is proposed to be sanction.
7	EP-HW07	MHW18 & MHW37 & MHW68	WS 02	R Zone	DP road is retained on CTS No. 461(pt), 463(pt), 464(pt), 465, 466, 467 of village Bandra A and DP Road is shown on plan.	Modification u/s 30 is proposed to be sanction.
8	EP-HW08	MHW19	WS 03	DPU3.1+ (Police Station)	The existing road is shown connecting Hill Road and FP No. 31 B of TPS Bandra II	Modification u/s 30 is proposed to be sanction.
9	EP-HW09	MHW21	WS 08 WS 05 WS 02	DP Road	1) 36.60 mt. Wide DP Road from Hill Road Junction to Turner Road Junction is deleted and the land is included in reservation of Promenade ROS 1.2 2) 36.60 mt. wide DP Road from Govind Patil Road Junction upto Boundary of P & T Colony deleted and included in RP 1.1 reservation of Fish & Net Drying Yard 1.1 designation of Fish & Net Drying Yard and the deleted road stretch from NDZ to P & T Colony is included in Natural Area and further area of the road included in RPU 4.5 in the land belongs to P & T	1. Refused to accord sanction , Proposal u/s 26 is reinstated 2. Modification u/s 30 is proposed to be sanction.
10	EP-HW10	MHW22 & MHW25	WS 08	DP Road	Road from CTS No 922A TO 926 A& 921 width of 18.3 mt restructured & reduced to the width of 13.4 mt wide existing road.	Modification u/s 30 is proposed to be sanction.
11	EP-HW11	MHW23	WS 02	9.15 mt. DP EXISTING Road	9.15 mt. wide D.P. road deleted and included in R zone.	Modification u/s 30 is proposed to be sanction.



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12	EP-HW12	MHW24	WS 08	Road Widening	Width of existing road is changed from 18.30mt. to 13.40 mt.	Modification u/s 30 is proposed to be sanction.
13	EP-HW13	MHW25	WS 08	DP Road	Road width kept and corrected from 18.30 mt. wide to 13.40 mt.	Modification u/s 30 is proposed to be sanction.
14	EP-HW14	MHW26	WS 09	DMS 1.2+, 9.15 mt. new DP Road	Designation of DMS1.2 (Municipal Chowky) is shown on CTS No. 370(pt) of Village Bandra H and deleted from CTS No. 371 and included in R Zone. 9.15 mt. DP road is deleted <b>and included in R zone.</b>	Modification u/s 30 is proposed to be sanction.
15	EP-HW15	MHW28 & MHW67	WS 02	ROS1.5 (Garden/Park)	Reservation of ROS1.5 (Garden/Park) is deleted <b>and included in R Zone.</b>	Modification u/s 30 is proposed to be sanction.
16	EP-HW16	MHW30	WS 03	DT1.6 (Parking Lot)	Designation of DT 1.6 (Parking Lot) is deleted and reservation of RT 1.6 (Parking Lot) is shown.	Refused to accord sanction , Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
17	EP-HW17	MHW33	WS 08	DP 1.1 (Fish & Net drying Yard)	Designation of DP1.1 (Fish & net drying yard) is deleted <b>and included in R Zone.</b>	Modification u/s 30 is proposed to be sanction.
18	EP-HW18	MHW34	2 & 3	DT 1.6 (Pt) (Parking Lot)	Designation of DT 1.6 (Parking Lot) is deleted and reservation of RT 1.6 (Parking Lot) is shown.	Refused to accord sanction , Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
19	EP-HW19	MHW35	WS01	DOS 1.4 (Play Ground) DE 1.2+ (Primary & Secondary School) DOS 1.2 (Promenade)	The shape of designation corrected on east and west side as per CTS plan, college DE2.1 shown with plus sign 3) Cemetery existing on site, hence DOS 1.2 deleted & DSA 4.8 Shown on RDDP 2034 5) 36.60 mt. wide DP Road from Govind Patil Road Junction upto Boundary of P & T Colony deleted and included in RP 1.1 reservation of Fish & Net Drying Yard, DP 1.1 designation of Fish & Net Drying Yard and further area of the road is included in RPU 4.5 in the land belongs to P & T 11) The 18.30 mt. wide DP Road is deleted on CTS No.907 (part), 908 (part) , 903 , 902 (part), 906 (part) & reservation of retail	Modification u/s 30 is proposed to be sanction.
20	EP-HW20	MHW36	WS-08			3) Modification u/s 30 is proposed to be sanction. 5) Modification u/s 30 is proposed to be sanction. 11) Refused to accord sanction , Proposal u/s 26 is reinstated

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21	EP-HW21	MHW37	WS 02	1)8- SAS (Designation ) 1b) 609 II 2) 1, 2, 3, 4- No reservation 3) 5- pt PG , Pt SAS (DESIGNATION) 4)783- PAP(DESIGNATION) 5)781, 782- PAP(DESIGNATION) 6) 9- Designated PG 64A- Reserved PG 7)454, 455, 458, 459, 460 & Other- NEW DP Road 8)968- designated Cemetery	market as per SRDP 1991 relocated to the triangular part of the land derived by deleting 18.3 mt wide road on CTS No 906 Pt., 902, 903 pt. 1) Church portion carved out from Designation DE1.2& Marked as per heritage list Sr. No. 609 as " Church" on CTS 8-b 2)DOS 1.4 removed from CTS 1,2,3,4 and included in R Zone as per SRDP 1991 3) The Pt .portion of CTS 5 having DOS1.4 and Pt. portion of DE 1.2, are carved out and designated as Christian cemetery DSA4.3 4) DOS 1.4 extended on south side of the plot till the building line. 5)DOS 1.4 On CTS no 64A, removed and relocated on Part portion of CS 5 having DE1.2 While maintaining the Area, equivalent amount of area of DE 1.2 on CTS 5 Pt carved out and designated on CTS No.64A to enable future expansion of the school 6) DP road pulled back as per SRDP 1991 affecting CTS no.454, 455, 458 & 459 7)DSA 4.3 removed from the portion where the church /Chapel exists as per site conditions and the drawings submitted by St Assisis church	Modification u/s 30 is proposed to be sanction.
22	EP-HW22	MHW38	WS 02	1)plot mentioned not found 2)DOS 2.6 3) ROS 1.4 & DOS 1.4	1) CTS NO Corrected. 2)DOS1.4 (Play Ground) on 837 E changed to DOS1.5 (Garden/Park). 3) Part CTS No 837D shown as designated as electricity distribution & facility centre DPU 5.2.	Modification u/s 30 is proposed to be sanction with following changes: DOS1.5 (Garden/Park) shown on CTS 837 E and DPU5.2 shown on CTS 837 D of Bandra-B is proposed to be deleted as shown on plan.
23	EP-HW23	MHW39	WS	RR 2.2 (Affordable Housing)	1) CTS corrected.	Modification u/s 30 is proposed to be sanction.

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24	EP-HW24	MHW40	WS 02	DE 1.2 (Primary & Secondary School)	2) RR2.2 (Affordable Housing) deleted and included in R zone.	Modification u/s 30 is proposed to be sanction.
25	EP-HW25	MHW41	WS 05	2) RE ROS 3) RSA 4) ROS 5) DE 1.2+	1) Designation of DE1.2 is deleted on CTS No.1016 (part) and included in R zone and labelled as "Church". 2) Designation of DE 1.2 is deleted and replaced by designation of DSA 4.3 on CTS no.1016 (part) along Hill Road. 3) Designation of DE 1.2 is deleted on plot No.1, CTS No.1016 (part) and is included in Residential Zone. 1) RSA 1.1+ shown on (1588 pt, 1587 pt,1607 pt, 1592,1593,1595 pt, 1576pt,1575 pt,1478 pt) 2) ROS 1.5 shown on (1604pt, 1600pt, 1601 pt, 1602 pt, 1696 pt, 1595 pt, 1603pt) 3) ROS 1.4 is shown on CTS Nos (1597 pt, 1600pt, 1576pt, 1598, 1599, 1477pt, 1478pt, 1476, 1474, 1473pt, 1472pt, 1453pt, 1452pt, 1442 pt, 4) RE 1.2 is shown on 1442 pt, 1452 pt 5) ROS 1.5 is shown on 1438, 1439 6) 9.15 MT DP Road is shown on CTS No. 1442,1441,1622.	Modification u/s 30 is proposed to be sanction with following changes: RSA 1.1+ shown on 1588 pt, 1587 pt,1607 pt, 1592,1593,1595 pt, 1576pt,1575 pt,1478 pt is proposed to be deleted and ROS 1.5(Garden/Park) shown on 1438, 1439 of Bandra-C is proposed to be change as ROS1.4(Play Ground) as shown on plan.
26	EP-HW26	MHW42	WS 08	DP 1.1	Designation of DP1.1 is deleted and included in R Zone	Modification u/s 30 is proposed to be sanction.
27	EP-HW27	MHW43	WS 08	DP 1.1	The designation of DP 1.1 Deleted and shown as Reservation of RP1.1	Modification u/s 30 is proposed to be sanction.
28	EP-HW28	MHW45	WS 08	DE 1.2 (Primary & Secondary school)	D-1144(14-17) shown as church and D 1144 (10-13) as school DE1.2.	Modification u/s 30 is proposed to be sanction.
29	EP-HW29	MHW46	WS05	C/1131 ROS C/1131- ROS C/1133- ROS 1.4	Reservation of ROS1.4 (Play Ground) is deleted on CTS No. 1130(pt) and 1133(pt) of village Bandra C.	Modification u/s 30 is proposed to be sanction.
30	EP-HW30	MHW47	WS 05	RE 1.1 (Municipal School)	RE 1.1 is deleted and the plot is reserved as RR 2.1.	Modification u/s 30 is proposed to be sanction.
31	EP-HW31	MHW48	WS	592 - ROS 1.5 (Garden/Park)	DOS 1.5 (Garden/Park) & ROS 1.5	Modification u/s 30 is proposed to be sanction.

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			02	623 - DOS 1.5 (Garden/Park)	(Garden/Park) deleted and "Layout RG" is shown on CTS No. B/592, B/623.	
32	EP-HW32	MHW49	WS-01	R Zone	Reservation of ROS 1.5 (Garden/Park) is shown.	Modification u/s 30 is proposed to be sanction.
33	EP-HW33	MHW50	WS-02	DE 1.1 (Municipal School)	RE 3.1(Other education) added along with DE1.1 (Municipal School).	Modification u/s 30 is proposed to be sanction.
34	EP-HW34	MHW52	WS-05	R Zone	Reservation of ROS1.2 is shown.	Modification u/s 30 is proposed to be sanction.
35	EP-HW35	MHW53	WS-05	DE 1.1 (Municipal School)	Reservation of RE 1.2 (Primary/Secondary School) + RE 2.1 (Higher Education) + RE 3.1 (Other Education) is shown.	Modification u/s 30 is proposed to be sanction also the remaining land of this plot is proposed to be reserved for ROS 1.4 (Playground).
36	EP-HW36	MHW54	WS-06	R Zone	Designation of DE 1.2 (Primary & Secondary School) is shown.	Modification u/s 30 is proposed to be sanction.
37	EP-HW37	MHW55	WS-08	R Zone	Designation of DE 1.2 (Primary & Secondary School) is shown.	Modification u/s 30 is proposed to be sanction.
38	EP-HW38	MHW56	WS-08	R Zone	Designation of Other education DE 3.1 is shown on plan.	Modification u/s 30 is proposed to be sanction.
39	EP-HW39	MHW59	WS-05	DE1.2 (Primary & Secondary School)	Designation of DE1.2 (Primary & Secondary School) is deleted <b>and included in R Zone.</b>	Modification u/s 30 is proposed to be sanction.
40	EP-HW40	MHW61	WS-09	DE 1.2 (Primary & Secondary School)	Part designation of DE1.2 (Primary & Secondary School) deleted <b>and included in R Zone.</b>	Modification u/s 30 is proposed to be sanction.
41	EP-HW41	MHW62	WS-09	DPU 3.1+ (Police Station)	1) The designation of Police Station (DPU 3.1 from CTS No.872/A/1 is deleted and included in the designation of Dispensary DH 1.1 with + sign) on plot CTS No.879 of village Bandra E 2) Designation of Veterinary Hospital DH 3.4 is shown on CTS 878	Modification u/s 30 is proposed to be sanction.
42	EP-HW42	MHW63	WS-05	DE 1.2+ (Primary & Secondary School)	Designation of DE1.2 (Primary & Secondary School) is deleted and replaced by DSA 2.5 (Welfare centre).	Modification u/s 30 is proposed to be sanction.
43	EP-HW43	MHW64	WS-02	RPU5.2 (Electricity Transition and Distribution Facilities)	13.4 mt wide DP Road is deleted and reservation of RPU 4.1 is retained.	Modification u/s 30 is proposed to be sanction. With following changes - 13.40 mt. wide Road is proposed on CTS no. 99 of Bandra-C by

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						deleting reservation of RPU4.1 as shown on plan.
44	EP-HW44	MHW65	WS 02	DSA 4.3 (Christian Cemetery)	Part Designation of DSA4.3 (Christian Cemetery) deleted from the portion where Church / Chapel exists as per site condition and included in R Zone.	Modification u/s 30 is proposed to be sanction.
45	EP-HW45	MHW66	WS 12	DP Road	All DP Road shown in TPS Santacruz-VI are shown as Existing Road as per TP Scheme.	Modification u/s 30 is proposed to be sanction.
46	EP-HW46	MHW68	WS 02		<p>1) DSA 4.3 removed from the portion where the church /Chapel exists as per site conditions and the drawings submitted by St Assisis church</p> <p>4) Marked with respect to heritage list as "Our Lady of Mount Carmel's Church" hence shown as 'Church'</p> <p>5) B-543 Near Mehboob studio is shown as DSA 2.8 (Library) as MCGM library for deaf &amp; dumb exist.</p> <p>6) 13.4 MT Wide DP Road deleted since proposed, over steps leading to Mt Mary road and further stretch of 13.4 mt wide DP Road on CTS No 1065 deleted</p> <p>7) DP Road shown as per SRDP 1991.</p> <p>10) 36.5 mt. wide DP Road deleted and same shown as ROS 1.2.</p> <p>11) 18.3 mt. wide DP Road passing within DMS 4.1 along the Northern edge of DMS 4.1 extended till SPA Boundary.</p> <p>12) Shown as per the Heritage List.</p> <p>13) Shown as per the Heritage List.</p>	<p>1), 4), 5), 7), 12) &amp; 13) Modification u/s 30 is proposed to be sanction.</p> <p>6), 10), 11) Refused to accord sanction , Proposal u/s 26 is reinstated</p>
47	EP-HW47	MHW69	WS 02	ROS 1.5 (Garden/Park)	The reservation of ROS1.5 is changed to RE1.1(Municipal School) + ROS1.4(Play Ground).	Modification u/s 30 is proposed to be sanction.
48	EP-HW48	MHW70	WS 08	NDZ	The land in NDZ on west boundary of village Bandra G is now shown in SDZ I and marked H/W	Modification u/s 30 is proposed to be sanction with following changes: nomenclature of SDZ I is changed to SDZ.

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					North/South proposed 13.40 mt. DP Road shown on this SDZ-I connecting two no. of existing road is deleted The part portion of NDZ located on Seaward side of HTL is now shown as NA. 13.40 mt. wide (2 nos.) proposed DP Road running North/South which falls in newly formed NA Zone are deleted. Part portion of cancelled 13.40 mt DP road to merge in RP 1.1	
49	EP-HW49	MHW71	WS 8	NDZ	The portion of land located at Northern Boundary of Bandra D village which was in NDZ and is towards the Seaward side of HTL is now shown as NA. The remaining land i.e. Part portion of land which is on landward side of HTL is now shown in SDZ-II Zone and kept reserved for RR 2.2 (Affordable Housing).	Modification u/s 30 is proposed to be sanction with following changes: nomenclature of SDZ II is changed to SDZ.
50	EP-HW50	MHW72	WS-02	R Zone	CTS No. 515 of village Bandra B shown as designated Film/TV studio DSA7.1	Modification u/s 30 is proposed to be sanction with following changes: - DSA 7.1 is proposed to be deleted and land is proposed to be included in R-Zone with the label of Mehboob Studio as shown on plan.
51	EP-HW51	97	WS 02	DH3.2 (Private Hospital)	Designation of DH 3.2 (Private Hospital) is deleted from CTS No 23 & 24	Modification u/s 30 is proposed to be sanction.
52	EP-HW52	157	WS 05	RR2.1 (Rehabilitation and Resettlement)	Reservation of Rehabilitation and Resettlement (RR 2.1) is deleted and plot is shown in R zone on CTS No 1222, Bandra C	Modification u/s 30 is proposed to be sanction.
53	EP-HW53	233	WS 01	DOS2.6 (Recreation Ground), DMS4.1 (Sewage Treatment Plant / Facilities)	Proposed 13.40M DP Road is shown from Kadeshwari road till access road of Worli Sea Link Road.	Modification u/s 30 is proposed to be sanction with following changes - 1. 18.3 mt. wide DP Road passing through the designation of DMS4.1 and connecting to Kadeshwari Marg is proposed to be deleted as shown on plan. 2. Part portion of 13.4 mt. wide DP Road passing through designation of DMS4.1 and

1	2	3	4	5	6	7
						connecting to Kadeshwari Slum is proposed to be deleted as shown on plan. 3. 13.4 mt. wide DP Road is to be proposed below Worli Sea Link and connecting to B. J. Road as shown on plan. 4. Existing Kadeshwari Road is proposed to be widened to 13.4 mt. wide as shown on plan. 5. 13.4 mt. wide Road is to be proposed on CTS No. 899A and 906B/1 of Village Bandra B, by deleting equivalent designation of DOS1.5 (Garden/Park) on CTS No. 906B/1 connecting B. J. Road and Kadeshwari Marg as shown on plan. 6. Part portion of reservation of RMS4.1 is deleted and changed to ROS1.5 as shown on plan.
54	EP-HW54	235	WS 09	DR1.3 (Government Staff Quarters)	Designation of Government staff Quarters (DR 1.3) is deleted from CTS No 65A Bandra G.	Modification u/s 30 is proposed to be sanction.
55	EP-HW55		ws 02	RMS3.1 (SWM Facility)	RMS3.1 (SWM Facility)	Area of 200 sq.m. out of reservation of RMS3.1 (SWM Facility) is proposed to be deleted and reserved for RSA2.1 (Multipurpose Community Centre)
56	EP-HW56		WS09	DH 3.4 (veterinary hospital)	DH 3.4 (veterinary hospital)	Designation of DH 3.4 (veterinary hospital) is proposed to be deleted and included in DE1.2 Primary and Secondary School as shown on plan.
57	EP-HW57		WS02 , WS05	DOS2.6 (recreation ground)	DOS2.6 (recreation ground)	Designation of DOS2.6 (recreation ground) shown on FP no 53 of TPS Bandra IV is proposed to be deleted and included in Reservation of ROS1.5 (Garden/Park) as shown on plan.
58	EP-HW58		WS03	DO1.3 RSA5.2+ DSA2.3+	DO1.3 RSA5.2+ DSA2.3+	1. Designation of DO1.3 shown on F.P. No. 89 TPS Bandra IV is proposed to be deleted and included in DH1.2 Municipal Hospital as shown on plan.

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						<p>2. Reservation of RSA5.2 shown on FP No. 35 pt TPS Bandra II is proposed to be deleted and included in RH1.2 Municipal Hospital as shown on plan.</p> <p>3. Designation of DSA2.3 shown on FP No 37-38 pt TPS Bandra IV is proposed to be deleted and included in RH1.2 Municipal Hospital as shown on plan.</p> <p>4. Designation of DMS1.2 on FP No. 35 pt TPS Bandra II is proposed to be deleted and included in RMS1.3 + RH1.2 Municipal Facilities + Municipal Hospital as shown on plan.</p>
59	EP-HW59		WS08	DP 1.1 (Fish & Net drying Yard)	DP 1.1 (Fish & Net drying Yard)	Designation of DP 1.1 (Fish & Net drying Yard) shown on CTS no. 1101A(pt), 1102(pt.) & 1105(pt.) is proposed to be deleted and included in Reservation of RR3.1 (Koli Housing) as shown on plan.
60	EP-HW60		WS 12	Rehabilitation & Resettlement (RR 2.1)	Rehabilitation & Resettlement (RR 2.1)	Reservation of Rehabilitation & Resettlement (RR 2.1) shown on F.P. No. 106 of TPS Santacruz VI is proposed to be deleted and included in Reservation of ROS1.5 as shown on plan.
61	EP-HW61		WS 02	R-zone	No change	New Reservation RE1.1 MUNICIPAL PRIMARY SCHOOL on CTS no. 64A, 66, 71, 72, 73, 74, 76, 77, 78, 79, 80 of Bandra-B is to proposed as shown on plan.
62	EP-HW62		WS 05	R-zone	No change	New Reservation ROS1.5 Garden / Park on CTS no. 1265A/1, 1265A/3 of Bandra-C is to proposed as shown on plan.
63	EP-HW63		WS02	DOS2.6 (RECREATIONAL GROUND)	DOS2.6 (RECREATIONAL GROUND)	New 9.0 m Road is proposed to be shown along west boundary of DOS2.6 as per Right-of-way as shown on plan.



'KE' Ward

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Sr. No.	EP No.	Modification No.	Sheet No.	Proposal as per published plan under Section 26 of the MR&TP Act 1966	Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&TP Act 1966	Substantial Modifications published by the Government under Section 31(1) of the MR&TP Act 1966
1	EP-KE01	MKE12 MKE107	WS 24	RR2.1 (Rehabilitation and Resettlement)	MKE12 Reservation of ROS1.5 (Garden/Park) is shown by deleting RR2.1 (Rehabilitation and Resettlement). MKE107 Land bearing CTS No. 85 of village Majas is reserved for ROS1.5 (Garden/Park).	Modification u/s 30 is proposed to be sanctioned
2	EP-KE02	MKE13	WS 24	RR2.1 (Rehabilitation and Resettlement)	ROS1.4 (Play Ground) is shown by deleting the reservation of RR2.1 (Rehabilitation and Resettlement).	Modification u/s 30 is proposed to be sanctioned
3	EP-KE03	MKE14	WS 24	-	CTS Nos. 366(Pt) and 367(Pt) are reserved for RR2.1 (Rehabilitation & Resettlement)	New reservation of RR2.1 (Rehabilitation & Resettlement) is proposed to be shown on CTS Nos. 366(Pt) and 367(Pt) of village Mogra as shown on plan.
4	EP-KE04	MKE15	WS 13 WS 15 WS 16	-	All reservations in SPA area which are part of CSIA notified area are deleted and designations are shown in verge colour.	Modification u/s 30 is proposed to be sanctioned
5	EP-KE05	MKE16	WS 19 WS 24 WS 29	No Development Zone	Aarey is shown as Green Zone.	Modification u/s 30 is proposed to be sanctioned with following changes - Land approximately admeasuring 200' x 200' out of Survey No. 129 of village Prajapur to be shown as RPU2.1.

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6	EP-KE06	MKE18 45	WS 24	-	MKE18 Reservation of RR2.2 (Affordable Housing) is shown for the entire layout. except for vacant lands. 45 ROS1.5 (Garden/Park) is shown on vacant lands of CTS Nos. 4 to 7 of village Mulgaon.	Modification u/s 30 is proposed to be sanctioned with following changes - Reservation of RR2.2 (Affordable Housing) is shown on CTS Nos. 4 to 7 of village Mulgaon for the entire layout.
7	EP-KE07	MKE19	WS 24	-	Reservation of RR2.2 (Affordable Housing) is shown on M.H.B. Colony.	New reservation of RR2.2 (Affordable Housing) is proposed to be shown on CTS Nos. 160 A-1(Pt), 162, 163, 165, 172, 173, 174, 175, 170/C, 170/D, 170/G of village Majas as shown on plan.
8	EP-KE08	MKE20	WS 24	RE1.2 (Primary and Secondary School)	Reservation on CTS No. 166(Pt) is shown as RR2.1 by deleting RE1.2 (Primary and Secondary School) and remaining portion of RE1.2 is merged with adjoining RSA2.1 (Multipurpose Community Centre).	Modification u/s 30 is proposed to be sanctioned with following changes - CTS No. 166(Pt) is reserved as RR2.1 (Rehabilitation & Resettlement) by deleting RE1.2 (Primary and Secondary School) and remaining triangular portion of RE1.2 towards north-west side is included in the adjoining reservation of RSA2.1 (Multipurpose Community Centre) as shown on plan.
9	EP-KE09	MKE22	WS 15, WS 16	ROS1.5 (Garden/Park)	Reservation (ROS1.5) is deleted from CTS No. 386(Pt) and relocated to CTS Nos. 379(Pt) & 379/2 of village Chakala.	Modification u/s 30 is proposed to be sanctioned
10	EP-KE10	MKE23	WS 16	ROS1.5 (Garden/Park)	ROS1.5 (Garden/Park) is deleted as the same is relocated from CTS No. 437(Pt), 432(Pt) to CTS Nos. 459(Pt) & 453(Pt) of village Chakala.	Modification u/s 30 is proposed to be sanctioned
11	EP-KE11	MKE24	WS 16	-	Layout RG is shown as per approved layout with label text as 'Layout RG'.	Modification u/s 30 is proposed to be sanctioned

	1	2	3	4	5	6	7
12	EP-KE12	MKE25 50	WS 24	DOS2.6 (Recreation Ground)	MKE25 DOS2.6 (RG) shown on CTS No. 368/5A is deleted being Layout RG, labelling it as 'Layout RG'. 50 DOS2.6 (Recreation Ground) and ROS1.5 (Garden/Park) are shown on Layout RG plots within Sher-E-Punjab Layout.	Modification u/s 30 is proposed to be sanctioned with following changes: DOS2.6 (RG) shown on CTS No. 368/5A is to be deleted being Layout RG, labelling it as 'Layout RG'.	
13	EP-KE13	MKE26	WS 19	ROS1.5 (Garden/Park)	ROS1.5 (Garden/Park) is retained on CTS No. 138/1 to 33 as per SRDP 1991 and remaining ROS1.5 is deleted by labelling Text of 'Layout RG'.	Modification u/s 30 is proposed to be sanctioned.	
14	EP-KE14	MKE27 46	WS 24	DOS1.5 (Garden/Park)	MKE27 i. DOS1.5 (Garden/Park) and Existing road is corrected as per approved layout, IOD & CC. 46 ii. Reservation of RSA3.7 (Leisure Park) is shown instead of DOS1.5 on CTS. Nos. 175A, 175A/2 of village Majas.	Modification u/s 30 is proposed to be sanctioned with following changes - i. Poonam Nagar layout road which was shown as existing road is deleted from CTS Nos. 175A, 176A/7, 190A/5 of village Majas and included in Residential Zone. ii. Reservation of RSA3.7 (Leisure Park) is shown on CTS Nos. 175A, 175A/2 of village Majas as shown on plan.	

1	2	3	4	5	6	7
15	EP-KE15	MKE28 MKE43 MKE113	WS 29	DE1.2 (Primary & Secondary School)	MKE28 13.40 mt DP Road is realigned abutting the school designation of DE1.2 (Primary & Secondary School) and designation is shown as per SRDP 1991.  MKE43 The North-South 13.40 mt. DP road is realigned touching the plot designated for School by deleting earlier proposed 13.40 mt. DP road alignment.  MKE113 24) CTS no. 375/981 of Village Majas - The road passing through school designation is realigned towards west side and shape of school designation is maintained.	Modification u/s 30 is proposed to be sanctioned
16	EP-KE16	MKE29	WS 19	ROS 1.5 (Garden/Park)	1) The Industrial zone as per SRDP1991 is continued. ROS1.5 (Garden/Park) is shown as reservation of RAM. 2) Portion of existing road beyond amenity is deleted.	Modification u/s 30 is proposed to be sanctioned
17	EP-KE17	MKE30	WS 15, WS 16	18.30 mt. DP Road	Road alignment as per SRDP 1991 is retained by deleting the proposed DP Road alignment shown in RDDP 2034.	Modification u/s 30 is proposed to be sanctioned

1	2	3	4	5	6	7
18	EP-KE18	MKE31	WS 23	13.40 mt. DP Road	The alignment of proposed DP Road is shown as per approved SRA Layout.	Modification u/s 30 is proposed to be sanctioned with following changes - i. The north-south 13.40 mt. DP Road is shifted towards east side affecting CTS Nos. 360(Pt), 361(Pt) of village Mogra abutting to ROS1.4 (Play Ground) by reducing RE1.1 (Municipal School). The shifted road portion is merged in ROS1.4 (Play Ground) and RR2.1 (Rehabilitation and Resettlement). ii. The east-west 13.40 mt. DP Road passing through CTS Nos. 359(Pt), 361(Pt) of village Mogra is shifted slightly towards north and the deleted road portion is merged into RR2.1 (Rehabilitation and Resettlement) as shown on plan.
19	EP-KE19	MKE32	WS 23	13.40 mt. Proposed Road Widening	Road alignment is corrected as per SRA Layout	Modification u/s 30 is proposed to be sanctioned
20	EP-KE20	MKE33	WS 19	-	Existing Road passing through CTS 109/23 is extended as per site condition.	Modification u/s 30 is proposed to be sanctioned
21	EP-KE21	MKE34 MKE51	WS 12	-	MKE34 9.15 mtr. existing road is shown as per the alignment of SRDP 1991. MKE51 9.15 mt. existing road passing through Vile Parle East Gaathan is shown as per the alignment of SRDP 1991.	Modification u/s 30 is proposed to be sanctioned
22	EP-KE22	MKE35	WS 24	Existing Road	The existing road is shown as per site condition.	Modification u/s 30 is proposed to be sanctioned
23	EP-KE23	MKE36	WS 18	13.40 mt. Proposed Road Widening	The alignment of road is shown as per SRDP 1991.	Modification u/s 30 is proposed to be sanctioned

1	2	3	4	5	6	7
24	EP-KE24	MKE37	WS 18	13.40 mt. DP Road	The alignment of 13.40 mt DP road is shown as per SRDP 1991.	Modification u/s 30 is proposed to be sanctioned
25	EP-KE25	MKE38	WS 15, WS 18	13.40 mt. DP Road	13.40 mt DP road is deleted and the existing internal road from CTS No. 525 of Chakala is retained as per SRDP 1991.	Modification u/s 30 is proposed to be sanctioned with following changes - i. 13.40 mt. DP Road is deleted. ii. The deleted road portion adjoining the designation of DOS1.5 (Garden/Park) is merged into DOS1.5.
26	EP-KE26	MKE39	WS 23	13.40 mt. DP Road	Existing road is shown as per SRDP 1991 with road widening of 13.40 mt.	Modification u/s 30 is proposed to be sanctioned
27	EP-KE27	MKE40	WS 16	18.30 mt. Proposed Road Widening	Proposed widening of existing road shown is removed.	Modification u/s 30 is proposed to be sanctioned
28	EP-KE28	MKE41	WS 18	Existing Road	Existing road shown affecting the plot is deleted.	Modification u/s 30 is proposed to be sanctioned
29	EP-KE29	MKE44	WS 18	Existing Road	Road is corrected as per Demarcation Plan.	Modification u/s 30 is proposed to be sanctioned
30	EP-KE30	MKE45 MKE75	WS 19	12.20 mt. DP Road	MKE45 2) The 12.20 mt. wide D.P. road is shown as per approved realignment and existing road is in MCGM possession. MKE75 2.Alignment of road is corrected as per approved realignment	Modification u/s 30 is proposed to be sanctioned with following changes - 12.20 mt. wide D.P. Road is shown as existing road by slightly realigning it towards west side. Reservations of ROS1.5 (Garden/Park) and RT1.6 (Parking Lot) are extended upto the realigned road.
31	EP-KE31	MKE46	WS 16	13.40 mt. DP Road	The alignment of 13.40 mt. DP road is shown as per SRDP 1991.	Modification u/s 30 is proposed to be sanctioned
32	EP-KE32	MKE47	WS 23	9.15 mt. Proposed Road Widening	DP Road is shown as per SRDP 1991.	Modification u/s 30 is proposed to be sanctioned
33	EP-KE33	MKE48	WS 15	12.20 mt. DP Road	As the layout is approved by SRA, the road passing through CTS No. 538, 539 C-1 pt of village Chakala is deleted.	Modification u/s 30 is proposed to be sanctioned

1	2	3	4	5	6	7
34	EP-KE34	MKE50	WS 19	DT1.4 (BEST Bus Facilities) + DR1.4 (BEST Staff Quarters)	9.15 mt. proposed DP Road shown at north boundary of Marol Bus Depot.	Modification u/s 30 is proposed to be sanctioned
35	EP-KE35	MKE54	WS 18	Existing Road	Existing Road is shown as per width and alignment reflected in SRDP 1991.	Modification u/s 30 is proposed to be sanctioned
36	EP-KE36	MKE55	WS 23	-	Access to CTS No. 173 is shown.	Modification u/s 30 is proposed to be sanctioned
37	EP-KE37	MKE57	WS 16	Part Existing Road	9.15 mt. Proposed DP Road is shown as per EDDP alignment.	Modification u/s 30 is proposed to be sanctioned
38	EP-KE38	MKE58 MKE101	WS 18	1. ROS1.5 (Garden/Park) 2. 9.15 mt. DP Roads	MKE58 1. Equivalent area of reservation of ROS1.5 (Garden/Park) of CTS No. 329 is reserved on CTS No. 330 in SRDP 1991 and remaining part of the reservation on CTS No. 330 is deleted. ROS1.5 (Garden/Park) on CTS No. 329 which is continued from SRDP 1991 is changed to RSA5.2 (Multipurpose Housing for Working Women). 2. The roads are shown as per the approved realignment. MKE101 CTS No. 329 is reserved for RSA5.2 (Multipurpose Housing for Working Women). The equivalent area of ROS1.5 of CTS No 329 is reserved as ROS1.5 on CTS No. 330 and rest reservation is deleted.	Modification u/s 30 is proposed to be sanctioned with following changes - i. ROS1.5 is changed to RSA5.2. North-south 9.15 mt. DP Road is deleted and included in RSA5.2. ii. Part area of ROS1.5 (Garden/Park) on CTS No. 330 is deleted as shown on plan.
39	EP-KE39	MKE59	WS 16	ROS1.5 (Garden/Park)	ROS1.5 (Garden/Park) shown newly in RDDP on CTS No. 145B/8 of village Sahar is deleted.	Modification u/s 30 is proposed to be sanctioned

1	2	3	4	5	6	7
40	EP-KE40	MKE61	WS 23	ROS1.4 (Play Ground)	The reservation ROS1.4 (Play Ground) on CTS No. 338 of village Mogra is changed to DSA2.3 (Orphanage).	Modification u/s 30 is proposed to be sanctioned
41	EP-KE41	MKE63	WS 16	DT1.6(Pt) (Public Parking Lot)	DT1.6(Pt) (Public Parking Lot) is deleted and reserved for RT1.6 (Parking Lot).	Refused to accord sanction, reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
42	EP-KE42	MKE64	WS 19	RH1.3 (Municipal Maternity Home), RMS3.1 (Solid Waste Management Facilities)	Reservation of RMS3.1 (Solid Waste Management Facilities) is changed to RH1.3 (Municipal Maternity Home) and reservation of RH1.3 on CTS 24E is deleted.	Modification u/s 30 is proposed to be sanctioned with following changes - Reservation of RMS3.1 is changed to RH1.3 and reservation of RH1.3 is changed to RMS3.1 as shown on plan.
43	EP-KE43	MKE65 MKE72 MKE73	WS 18, WS 19	ROS1.4 (Play Ground)	MKE65 2) Industrial Zone is changed to Residential zone. MKE72 Industrial zone is shown as Residential Zone MKE73 The plot is shown in Residential Zone.	2. Modification u/s 30 is proposed to be sanctioned
44	EP-KE44	MKE67	WS 23, WS 24	13.40 mt. DP Road, RE1.2 (Secondary School)	1) Reservation RE1.2 (Secondary School) is modified to RSA3.3 (Cultural Centre/ Drama Theatre). 2) Road width is modified to 9.15 mt.	Modification u/s 30 is proposed to be sanctioned with following changes - i. RE1.2 (Secondary School) is modified to RSA3.3 (Cultural Centre/ Drama Theatre). ii. 13.40 mt. wide DP Road is proposed as shown on the plan.
45	EP-KE45	MKE68	WS 19	RT1.4 (Best Bus Facilities)	The shape and area of RT1.4 (Best Bus Facilities) is retained as per SRDP 1991.	Modification u/s 30 is proposed to be sanctioned
46	EP-KE46	MKE69	WS 19	Existing Road, 9.15 mt. DP Road	Widening of existing road to 18.30 mt. between Marol Maroshi Road and Seven Hills Hospital is shown.	Modification u/s 30 is proposed to be sanctioned



1	2	3	4	5	6	7
47	EP-KE47	MKE70	WS 16	RH1.2 (Hospital)	Reservation of RH1.2 (Hospital) on CTS Nos. 180A, 180B and 152B is deleted.	Modification u/s 30 is proposed to be sanctioned
48	EP-KE48	MKE71	WS 16	RH1.1 (Municipal Dispensary/Health Post)	Reservation of RH1.1 (Municipal Dispensary/Health Post) is shown as RH1.2 (Hospital).	Modification u/s 30 is proposed to be sanctioned
49	EP-KE49	MKE75	WS 19	DT1.6(PT) (Public Parking Lot)	1. Designation of DT1.6(PT) (Public Parking Lot) is deleted and the plot is reserved as RT1.6 (Parking Lot).	Refused to accord sanction, reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
50	EP-KE50	MKE77	WS 19	Residential Zone	Zone is shown as 'I' (Industrial) Zone, since RAM / DAM is not handed over.	Modification u/s 30 is proposed to be sanctioned
51	EP-KE51	MKE78	WS 18, WS 19	Residential Zone	Zone is shown as 'I' (Industrial) Zone, since RAM / DAM is not handed over.	Modification u/s 30 is proposed to be sanctioned
52	EP-KE52	MKE80	WS 18	RMS1.2 (Municipal Chowky), RE1.1 (Municipal School)	Reservation of RMS1.2 (Municipal Chowky) on CTS Nos. 409/B & 410 of village Gundavali is deleted and placed on CTS No. 7 of village Vile Parle by reducing an equivalent area of RE1.1 (Municipal School).	Modification u/s 30 is proposed to be sanctioned
53	EP-KE53	MKE81 MKE100	WS 15, WS 18	Part Industrial Zone & part Commercial Zone	MKE81 Commercial Zone is changed to Residential Zone. MKE100 Industrial zone is deleted and land is shown in Residential Zone.	Modification u/s 30 is proposed to be sanctioned
54	EP-KE54	MKE82	WS 16	DOS1.4 (Play Ground)	The portion of DOS1.4 (Play Ground) on CTS. No. 9 of Sahar is reserved as ROS1.4 (Play Ground).	Modification u/s 30 is proposed to be sanctioned

1	2	3	4	5	6	7
55	EP-KE55	MKE83	WS 19	DE1.2 (Primary and Secondary School) + DE3.1 (Other Education)	1. Part of the land is designated for DH3.3 (Rehabilitation Centre) which is being used for Rehabilitation of Women. Part of the land is designated for DSA2.6 (Women Hostel) which is being used for Women Hostel, and remaining land is reserved for designation of DE1.2 (Primary and Secondary School) & reservation of ROS1.5 (Garden/Park).	Modification u/s 30 is proposed to be sanctioned
56	EP-KE56	MKE83	WS 19	ROS1.5 (Garden/Park)	2. ROS1.5 (Garden/Park) is deleted and shown as Text of 'Layout RG/ Pvt. RG'.	Modification u/s 30 is proposed to be sanctioned
57	EP-KE57	MKE84	WS 16 WS 19	RT1.4 (Best Bus Facilities)	Part portion of RT1.4 (Best Bus Facilities) affecting the existing road of Marol Nandham Industries Premises is deleted and equivalent area is relocated on CTS No 589, 594/2 and 586 (PT) of village Marol.	Modification u/s 30 is proposed to be sanctioned
58	EP-KE58	MKE86	WS 19	DO1.3 (Municipal Office), Industrial Zone	The location of DO1.3 (Municipal Office) is marked on north-west corner of the plot as per the approved plan. The zone is changed to 'C' Zone as per approved plan.	Modification u/s 30 is proposed to be sanctioned
59	EP-KE59	MKE87	WS 24 WS 29	DT1.6(Pt) (Public Parking Lot), ROS1.5 (Garden/Park)	Designation of DT1.6(Pt) (Public Parking Lot) & ROS1.5 (Garden/Park) changed to Reservation of RT1.6 (Parking Lot).	Refused to accord sanction, reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
60	EP-KE60	MKE88	WS 28	RPU5.2 (Electricity Transmission and Distribution Facilities)	1. Half of reservation for RPU5.2 (Electricity Transmission and Distribution Facilities) adjoining to Western Express Highway is reserved as Parking Lot (RT1.6) and remaining reservation kept as it is as RPU5.2.	Modification u/s 30 is proposed to be sanctioned

1	2	3	4	5	6	7
61	EP-KE61	MKE88 MKE99 MKE113	WS 23, WS 28	RH1.3 (Municipal Maternity Home)	MKE88 2. Reservation of RH1.3 (Municipal Maternity Home) is changed to ROS1.4 (Play Ground). MKE99 50) CTS No. 177 of village Majas - Plot is reserved for ROS1.4 (Play Ground) instead of RH1.3 (Municipal Maternity Home). MKE113 26) CTS No. 177 of village Majas - The plot is reserved as ROS1.4 (Play Ground).	Modification u/s 30 is proposed to be sanctioned
62	EP-KE62	MKE88	WS 28	Existing Road	3. 12.20 mt DP road is proposed along CTS Nos. 288, 289, 290.	Modification u/s 30 is proposed to be sanctioned
63	EP-KE63	MKE91	WS 29	DT1.6(Pt) (Public Parking Lot), RE1.1 (Municipal School)	1. Designation of DT1.6(Pt) (Public Parking Lot) is deleted and the plot is reserved as RT1.6 (Parking Lot) . 2. Nallah realignment is corrected. 3. CTS No.1/C is shown as RE1.2 (Primary Secondary School).	Modification u/s 30 is proposed to be sanctioned with following changes - i. Refused to accord sanction, reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone. ii. Modification regarding Nallah realignment and CTS No. 1/C as shown on plan u/s 30 is proposed to be sanctioned.
64	EP-KE64	MKE94 18	WS 19, WS 24	ROS1.5 (Garden/Park)	MKE94 1) Layout RG is marked with 'Layout RG' as per the approved layout by deleting ROS1.5 (Garden/Park).	Modification u/s 30 is proposed to be sanctioned

1	2	3	4	5	6	7
65	EP-KE65	MKE95 MKE113	WS 29	No Development Zone	MKE95 No Development Zone (NDZ) is deleted and shown as Residential (R) Zone as per modification. MKE113 6) CTS 180 & 181 of village Majas - No Development Zone (NDZ) is deleted and shown as Residential (R) Zone.	Modification u/s 30 is proposed to be sanctioned
66	EP-KE66	MKE96	WS 13	RE1.1 (Municipal School)	Reservation of RE1.1 (Municipal School) is changed to RSA6.2 (Aadhar Kendra with Skill Development Centre) with 9.15 mt. wide proposed access.	Modification u/s 30 is proposed to be sanctioned
67	EP-KE67	MKE98	WS 24	DOS2.6 (Recreation Ground)	14) DOS2.6 (Recreation Ground) on CTS No. 368/2A of village Mogra is deleted and reserved for ROS1.4 (Play Ground) . 27) All schools shown as designation in EDDP are pulled back.	Modification u/s 30 is proposed to be sanctioned
68	EP-KE68	MKE99	WS 24	RE1.1 (Municipal School)	MKE99 36) CTS No. 166A/1 of village Majas - Plot is reserved for RE1.3 (Special School) instead of RE1.1 (Municipal School). 37) CTS No. 167A/11 of village Majas - Plot is reserved for RSA4.9 (Old Age Home) instead of RE1.1 (Municipal School).	Modification u/s 30 is proposed to be sanctioned
69	EP-KE69	MKE102	WS 18	Part Existing Road, RE1.1 (Municipal School)	9.15 mt wide D.P road is Proposed along DOS2.6 (Recreation Ground) by removing cul-de-sac. Reservation of RE1.1 (Municipal School) is deleted and reserved for ROS1.5 (Garden/Park) as per SRDP 1991.	Modification u/s 30 is proposed to be sanctioned

1	2	3	4	5	6	7
70	EP-KE70	MKE103	WS 24	DOS1.5 (Garden/Park)	DOS1.5 (Garden/Park) is shown as ROS1.5 (Garden/Park).	Modification u/s 30 is proposed to be sanctioned
71	EP-KE71	MKE104	WS 19	DE1.2 (Primary & Secondary School)	Designation of DE1.2 (Primary & Secondary School) from CTS No. 280 of village Marol is deleted and designation on CTS No. 281 is retained.	Modification u/s 30 is proposed to be sanctioned
72	EP-KE72	MKE105	WS 19	9.15 mt. DP Road, ROS1.5 (Garden/Park), RSA2.9 (Homeless Shelter)	Reservation of RSA2.9 (Homeless Shelter) is deleted. Portion of ROS1.5 (Garden/Park) is partly reserved as RSA2.9 (Homeless Shelter) abutting the road and remaining portion on rear side is reserved as ROS1.5 (Garden/Park). The 9.15 mt. wide D. P. Road is shown as an access up to ROS1.5 (Garden/Park).	Modification u/s 30 is proposed to be sanctioned
73	EP-KE73	MKE106	WS 24	DOS2.6 (Recreation Ground), ROS1.5 (Garden/Park)	MKE106 1. Size of designation DOS2.6 (Recreation Ground) is shown as per Acquisition. 2. Reservation of ROS1.5 (Garden/Park) is deleted from CTS Nos. 535 & 536. 3. Reservation of ROS1.5 (Garden/Park) is shown on CTS No. 528, with an access of 9.15 mt. DP road passing through CTS Nos. 527, 529.	Modification u/s 30 is proposed to be sanctioned
74	EP-KE74	MKE108 MKE113	WS 28	DE1.1 (Municipal School), RE1.1 (Municipal School)	MKE108 Plot is reserved as RO1.3 for additional ward office in K East. MKE113 25) CTS Nos. 50 & 51 of village Majas - The plot is reserved for RO1.3 (Municipal Office).	Modification u/s 30 is proposed to be sanctioned

1	2	3	4	5	6	7
75	EP-KE75	MKE109 MKE113	WS 23	-	MKE109 Existing school is designated as DE1.2 (Primary & Secondary School) on CTS. No. 270(B), 268(Pt) & 231(Pt) of village Mogra.  MKE113 23) CTS 270(B), 286 (Pt), 239 (Pt) of village Mogra - As the School facility exists on site designation of School is shown.	Modification u/s 30 is proposed to be sanctioned
76	EP-KE76	MKE110	WS 29	-	Existing school is shown on CTS No. 375 of village Majas, Shiv Tekadi as DE1.2 (Primary & Secondary School)	Modification u/s 30 is proposed to be sanctioned
77	EP-KE77	MKE111	WS 12	39.60 mt. DP Road	1. 39.60 mt. wide Proposed DP Road within railway boundary & upto Western Express Highway is deleted. 2. 12.20 mt. wide DP road is proposed on South side of this deleted DP road for access to F.P. No. 484, 485, 486. 3. Portion to the north of F.P. No. 507 is reserved for RMS1.2 (Municipal Chowky) & to the north of F.P. No. 483 is reserved for ROS1.5 (Garden/Park). 4. Portion between proposed reservations of RMS1.2 and ROS1.5 is reserved for RR2.1 (Rehabilitation and Resettlement) 5. Portion of the road deleted to the north of F.P. No. 509 is reserved for RR2.2 (Affordable Housing).	Modification u/s 30 is proposed to be sanctioned

1	2	3	4	5	6	7
78	EP-KE78	MKE112	WS 18	-	School existing on site bearing and reflected correctly in EDDP is shown with DE1.2 (Primary and Secondary School and DE3.1 (Other Education) as per the existing area.	Modification u/s 30 is proposed to be sanctioned with following changes - i. School existing on site bearing CTS Nos. 65, 66 and 199 of village Gundavali is shown as DE1.2 (Primary and Secondary School). ii. School existing on site bearing CTS No. 25 of village Gundavali is shown as DE3.1 (Other Education).
79	EP-KE79	MKE114	WS 19	ROS1.4 (Play Ground), DH1.2 (Municipal Hospital)	18.30 mt wide DP Road is shown connecting to existing road i.e. in between Saifee Foundation Layout.	Modification u/s 30 is proposed to be sanctioned
80	EP-KE80	MKE115	WS 24	RR2.1 (Rehabilitation and Resettlement)	Shown as designated DPU5.2 (Electricity Transmission and Distribution Facilities).	Modification u/s 30 is proposed to be sanctioned
81	EP-KE81	MKE116	WS 19	-	Two plots bearing CTS Nos. 879 and 1024 of village Marol (Marol Hindi Municipal School) are shown as designated DE1.1 (Municipal School) as the same are reflected in SRDP 1991.	Modification u/s 30 is proposed to be sanctioned
82	EP-KE82	MKE117	WS 16	DSA4.5 (Composite Cemetery) & ROS2.7 (Green Belt)	Designated Cemetery in SRDP 1991 being part of SPA - Mumbai International Airport is exchanged on the adjoining plot. Hence, it is now shown as Reservation of RSA4.8 (Cemetery).	Modification u/s 30 is proposed to be sanctioned
83	EP-KE83	MKE118	WS 15	DR2.1 (Rehabilitation and Resettlement)	Reservation of RR2.2 (Affordable Housing) is shown on F.P. No. 152A, 152B.	Modification u/s 30 is proposed to be sanctioned

1	2	3	4	5	6	7
84	EP-KE84	MKE119	WS 24	RH1.2 (Hospital), SPA - MIDC	1. Land bearing CTS No. 11(Pt) of village Prajapur is reserved for RSA4.8 (Cemetery), shown by reducing the Reservation of RH1.2 (Hospital). 2. Land bearing CTS No. 11(Pt) of village Prajapur is reserved for RSA4.8 (Cemetery), shown within the SPA - MIDC boundary as per site conditions.	Modification u/s 30 is proposed to be sanctioned
85	EP-KE85	MKE120	WS 24	-	Land bearing CTS No.11 (Pt) of village Prajapur is reserved for RSA4.8 (Cemetery).	Modification u/s 30 is proposed to be sanctioned
86	EP-KE86	MKE121	WS 16, WS 19	ROS1.5 (Garden/Park)	ROS1.5 (Garden/Park) as shown in RDDP 2034 is deleted. And, reservation of ROS1.5 is shown as per approved relocation.	Modification u/s 30 is proposed to be sanctioned
87	EP-KE87	MKE122	WS 24	RH1.3 (Municipal Maternity Home) + RH1.1 (Municipal Dispensary/ Health Post)	Bal Vikas Mandir School - Designation of DE1.2 (Primary and Secondary School) is shown .	Modification u/s 30 is proposed to be sanctioned
88	EP-KE88	MKE123	WS 24	RR2.1 (Rehabilitation and Resettlement)	Swami Vivekananda High School - Designation of DE1.2 (Primary and Secondary School) is shown.	Modification u/s 30 is proposed to be sanctioned
89	EP-KE89	MKE124	WS 19	-	Matoshri Sundarabai Samant Marathi Medium - Designation of DE1.2 (Primary and Secondary School) is shown.	Modification u/s 30 is proposed to be sanctioned
90	EP-KE90	MKE125	WS 15	-	Greater Mumbai Edu Society High School & Jr College - Designation of DE1.2 (Primary and Secondary School) is shown.	Modification u/s 30 is proposed to be sanctioned



1	2	3	4	5	6	7
91	EP-KE91	MKE126	WS 16	-	In DCR the footnote in Open Space category added as (Gazette No. TPB.43926/CR-181/92/UD-11 dtd 26.11.1992 states - 'remaining 50 percent of the land be deleted and included in C-1 zone only for Hotel purpose subject to the condition that the parties should develop and maintain the parks and shall keep them open for general public during restricted hours before undertaking development of the Hotels.') is added in DCR vide clause No.17 (1) note below table 5.	Modification u/s 30 is proposed to be sanctioned
92	EP-KE92	MKE127	WS 18	DOS1.5 (Garden/Park)	Garden and Parks situated at the junction of roads is shown as 'Traffic Islands (TI)'	Modification u/s 30 is proposed to be sanctioned
93	EP-KE93	MKE128	WS 29	ROS1.5 (Garden/Park)	Garden and Parks situated at the junction of roads is shown as 'Traffic Islands (TI)'	Modification u/s 30 is proposed to be sanctioned
94	EP-KE94	14	WS 23, WS 28	ROS1.4 (Play Ground)	ROS1.5 (Garden/Park) is shown by deleting the reservation of ROS1.4 (Play Ground).	Modification u/s 30 is proposed to be sanctioned
95	EP-KE95	16	WS 24	DSA2.7 (Students Hostel)	Reservation of RSA2.1 (Multipurpose Community Centre) is shown in addition to existing Student Hostel as 'DSA2.7+'.	Modification u/s 30 is proposed to be sanctioned
96	EP-KE96	24	WS 18	1. RH1.3 (Municipal Maternity Home) + RH1.1 (Municipal Dispensary/Health Post) 2. ROS1.4 (Play Ground)	1. Shape of reservation RH1.3 (Municipal Maternity Home) + RH1.1 (Municipal Dispensary/Health Post) is increased by deleting the reservation of ROS1.4 (Play Ground) from CTS Nos. 79(Pt) & 81(Pt). 2. The reservation ROS1.4 (Play Ground) is newly reserved on CTS Nos. 81(Pt) and 85 by extending existing ROS1.4 upto village boundary.	Modification u/s 30 is proposed to be sanctioned

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97	EP-KE97	42	WS 24	Existing Road	Proposed Road Widening of 13.40 mt. is shown for road adjoining Hemant Karkare Garden.	Modification u/s 30 is proposed to be sanctioned
98	EP-KE98	43	WS 24	Existing Road	12.20 mt. DP Road is shown as 13.40 mt. DP Road and existing D.G. Waikar Road is shown with Proposed Road Widening of 13.40 mt.	Modification u/s 30 is proposed to be sanctioned
99	EP-KE99	47	WS 24	RR2.1 (Rehabilitation & Resettlement)	DE1.2 (Primary & Secondary School) is shown by deleting the reservation of RR2.1 (Rehabilitation & Resettlement).	Modification u/s 30 is proposed to be sanctioned
100	EP-KE100	49	WS 24	12.20 mt. DP Road	12.20 mt. DP Road is shown as 13.40 mt. wide Proposed DP Road.	Modification u/s 30 is proposed to be sanctioned
101	EP-KE101	55	WS 24	13.40 mt. DP Road	13.40 mt. DP Road is shown as 18.30 mt. wide Proposed DP Road.	Modification u/s 30 is proposed to be sanctioned
102	EP-KE102	60	WS 23, WS 24, WS 29	Part Existing Road & part Proposed Road Widening	Proposed Road Widening of 18.30 mt. is shown to existing B.T. Road connecting Western Express Highway and JVLR.	Modification u/s 30 is proposed to be sanctioned
103	EP-KE103	194	WS 12	DSA3.8 (Public Hall)	Designation of DSA3.8 (Public Hall) is deleted and placed in Residential Zone.	Modification u/s 30 is proposed to be sanctioned
104	EP-KE104	196	WS 12	-	F.P. No. 177 of TPS V - Vile Parle is reserved for RT1.6 (Parking Lot).	Modification u/s 30 is proposed to be sanctioned

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105	EP-KE105		WS 23, WS 24	1. 13.40 mt. and 9.15 mt. D.P. Roads 2. CTS No. 330 - ROS1.4 (Play Ground) CTS No. 360(Pt) - ROS1.4 (Play Ground) 3. RR2.2 (Affordable Housing)	-	Modification is proposed to be sanctioned with following changes - i. The grid of existing roads on CTS Nos. 137, 141, 145, 146, etc. of village Majas is to be deleted. ii. New 13.40 mt. DP Road is to be proposed from CTS No. 133 upto CTS No. 60 of village Majas so as to form a Chowk. iii. New 13.40 mt. DP Road is to be proposed from CTS No. 147 upto CTS No. 61 of village Majas so as to form a Chowk. iv. Width of 9.15 mt. east-west road from CTS No. 155A upto Western Express Highway is proposed to be widened to 13.40 mt. ROS1.5 (Garden/Park) shown on CTS No. 1498/A/4 of village Marol is proposed to be deleted. 18.30 mt. DP Road from CTS No. 84 of village Majas upto east-west 18.30 mt. road is proposed to be deleted. 9.15 mt. DP Road shown within CTS No. 393 of village Gundavali is proposed to be deleted. DH1.3+ shown on CTS No. 50, 51, 52 of village Majas is proposed to be shown as ROS1.4 (Play Ground). Reservation of ROS1.5 (Garden/Park) - 2 nos. are proposed to be shown on CTS No. 322 of village Marol as shown on plan.
106	EP-KE106		WS 16	ROS1.5 (Garden/Park)	-	
107	EP-KE107		WS 23, WS 28	18.30 mt. DP Road	-	
108	EP-KE108		WS 18	9.15 mt. DP Road	-	
109	EP-KE109		WS 28	DH1.3+ (Municipal Maternity Home)	-	
110	EP-KE110		WS 19	-	-	

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111	EP-KE111		WS 24, WS 29	No Development Zone	-	As per Sanctioned Modification vide Govt. Notification No. TPB/4035/1040/ CR-2/06/UD-11 dtd. 08.12.2008, CTS No. 190A/1A/1, etc. of village Majas are shown in Residential Zone.
112	EP-KE112		WS 24	-	-	Reservation of ROS1.5 (Garden/Park) is shown on CTS No. 166(Pt) of village Majas as shown on plan.
113	EP-KE113		WS 16	ROS1.5 (Garden/Park)	-	Reservation of ROS2.2 (Swimming Pool) is added to ROS1.5 (Garden/Park) on CTS No. 273, 274 of village Kondivata.
114	EP-KE114		WS 18	-	-	Reservation of ROS1.5 (Garden/Park) is shown on CTS No. 188(Pt), 189(Pt), 190(Pt), 191A(Pt) of village Gundavali.
115	EP-KE115		WS 15	Municipal Market+ Homeless Shelter	Municipal Market+ Homeless Shelter	Reservation of Municipal Market+ Homeless Shelter shown on CTS no. 211 of Vileparle is proposed to be deleted and to be reserved for RT1.4 as shown on plan.

**'KW' Ward**

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Sr. No.	EP No.	Modification No.	Sheet No.	Proposal as per published plan under Section 26 of the MR&TP Act 1966	Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&TP Act 1966	Substantial Modifications published by the Government under Section 31(1) of the MR&TP Act 1966
1	EP-KW01	MKW1	WS23	-	RAM label is shown on mentioned CTS no.	Modification u/s 30 is proposed to be sanctioned with following changes-DAM is to be shown on CTS no. 844/17 & 844/22 of Village Ambivali.
2	EP-KW02	MKW2	WS17	DOS1.5- Garden	Text of Pvt Garden shown in DP sheet	Modification u/s 30 is proposed to be sanctioned

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3	EP-KW03	MKW3	WS 18	ROS1.5 & Text of TDZ	Text of Tourist Development zone shown in DP sheet	Modification u/s 30 is proposed to be sanctioned with following changes- Area under ROS1.5 is to be included in SDZ
4	EP-KW04	MKW4	WS 17 WS 14	DOS1..5	Text of Pvt Garden is shown in DP sheet and DOS 1.5 is deleted.	Modification u/s 30 is proposed to be sanctioned
5	EP-KW05	MKW5	WS 15	DH1.2-Mun.Hospital	Shown as designated Electric substation (DPU 5.2)	Modification u/s 30 is proposed to be sanctioned
6	EP-KW06	MKW6	WS 11	Garden /Park DOS 1.5	Text of Pvt Garden is shown in DP sheet and DOS 1.5 is deleted.	Modification u/s 30 is proposed to be sanctioned
7	EP-KW07	MKW7	WS17	ROS 1.4 (Play Ground)	Text of Pvt Garden is shown in DP sheet and ROS 1.4 is deleted.	Modification u/s 30 is proposed to be sanctioned
8	EP-KW08	MKW8	WS12	RE 1.1 - Municipal Primary school	Text of RE1.1 (Municipal Primary School) is changed to ROS1.4	Modification u/s 30 is proposed to be sanctioned
9	EP-KW09	MKW9	WS17	ROS 1.5 Garden/Park	Reservation of Garden (ROS1.5) is extended upto CTS boundary .	Modification u/s 30 is proposed to be sanctioned
10	EP-KW10	MKW11	WS 27	DE1.1 & DOS1.4	Area of DOS 1.4 (Play Ground designation) & DE 1.1(designated Municipal School) is corrected as per approved layout.	Modification u/s 30 is proposed to be sanctioned
11	EP-KW11	MKW12	WS 23	ROS 1.4 (Play Ground) DMS 1.2 Municipal Chowky	Designation of DMS1.2 of Municipal chow key is restricted on CTS No 671( pt) by deleting spill over on CTS No. 672.	Modification u/s 30 is proposed to be sanctioned
12	EP-KW12	MKW13	WS22	DPU 2.1 (Fuel Station)	Designation of Fuel pump is restricted on CTS no. 1322/2 by deleting the spill over.	Modification u/s 30 is proposed to be sanctioned
13	EP-KW13	MKW16	WS 15	ROS1.5 & Nalla Buffer	Buffer is shown on either side of Nallah and shape of Garden/Park corrected as per Nallah boundary.	Modification u/s 30 is proposed to be sanctioned
14	EP-KW14	MKW17	WS 14, 15 & 17	-	missing Nalla buffer is shown	Modification u/s 30 is proposed to be sanctioned

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15	EP-KW15	MKW20	WS17	Proposed 9.15mt Road	9.15m wide DP road is deleted. 9.0 mt wide layout road of approved SRA layout on CTS no.195(pt), 30, 31(pt) is shown as existing road. The Existing road is connected to ROS1.5 and DOS1.5, by proposing 9.0 mt wide DP road passing through layout RG	Modification u/s 30 is proposed to be sanctioned
16	EP-KW16	MKW21	WS17	RPU1.1	Reservation of Fire Station (RPU 1.1) is deleted & reservation of Library as RSA 2.1 shown.	Modification u/s 30 is proposed to be sanctioned
17	EP-KW17	MKW22	WS 15	ROS 1.5 (Garden/Park) (With additional CTS)	1. Pulled back area of ROS 1.5 As per SRDP1991. 3. Road along Nalla shown green belt.	Modification u/s 30 is proposed to be sanctioned
18	EP-KW18	MKW23	WS23	Municipal Maternity Home	Municipal Maternity Home reservation is deleted Municipal Dispensary (RH 1.1) reservation is shown on area as per SRDP 1991.	Modification u/s 30 is proposed to be sanctioned
19	EP-KW19	MKW24 & 186	WS17	Garden/Park ROS 1.5 and RH 1.1 Dispensary and Health post	Reservation of RE1.1 (Mun.School) changed to Parking Lot (RT1.6).	Modification u/s 30 is proposed to be sanctioned with following changes- Reservation of ROS1.5 (Garden/Park) & Municipal Dispensary (RH1.1) is deleted and reservation of RE1.1 (Municipal School) is shown.
20	EP-KW20	MKW25	WS28	RR2.1& RO1.3	Reservation of RT1.6 (Parking lot) is shown	Modification u/s 30 is proposed to be sanctioned
21	EP-KW21	MKW26	WS08	NO Reservation	The Designation of DE1.2 (Primary / Secondary School) is shown	Modification u/s 30 is proposed to be sanctioned
22	EP-KW22	MKW27	WS14	NO Reservation	The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet	Modification u/s 30 is proposed to be sanctioned
23	EP-KW23	MKW28	WS14	NO Reservation	The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet	Modification u/s 30 is proposed to be sanctioned
24	EP-KW24	MKW29	WS15	NO Reservation	The Designation of DE 2.1 (College) is shown on DP sheet.	Modification u/s 30 is proposed to be sanctioned
25	EP-KW25	MKW30	WS 17	NO Reservation	The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet	Modification u/s 30 is proposed to be sanctioned

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26	EP-KW26	MKW31	WS18	NO Reservation	The Designation of DE1.1 (Municipal Primary School) is shown on DP sheet.	Modification u/s 30 is proposed to be sanctioned
27	EP-KW27	MKW32	WS18	NO Reservation	The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet	Modification u/s 30 is proposed to be sanctioned
28	EP-KW28	MKW33	WS22	NO Reservation	The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet .	Modification u/s 30 is proposed to be sanctioned
29	EP-KW29	MKW34	WS23	NO Reservation	The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet .	Modification u/s 30 is proposed to be sanctioned
30	EP-KW30	MKW35	WS23	NO Reservation	The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet.	Modification u/s 30 is proposed to be sanctioned
31	EP-KW31	MKW36	WS23	NO Reservation	The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet.	Modification u/s 30 is proposed to be sanctioned
32	EP-KW32	MKW37	WS27	NO Reservation	The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet .	Modification u/s 30 is proposed to be sanctioned
33	EP-KW33	MKW38	WS27	NO Reservation	The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet .	Modification u/s 30 is proposed to be sanctioned
34	EP-KW34	MKW39	WS27	NO Reservation	The Designation of DE3.1 (Other Education) is shown on DP sheet .	Modification u/s 30 is proposed to be sanctioned
35	EP-KW35	MKW40	WS27	NO Reservation	The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet	Modification u/s 30 is proposed to be sanctioned
36	EP-KW36	MKW41	WS28	NO Reservation	The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet	Modification u/s 30 is proposed to be sanctioned
37	EP-KW37	MKW42	WS28	NO Reservation	The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet	Modification u/s 30 is proposed to be sanctioned
38	EP-KW38	MKW43	WS28	NO Reservation	The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet	Modification u/s 30 is proposed to be sanctioned
39	EP-KW39	MKW44	WS18	DSA4.2 ( Muslim Cemetery)	The Designation of DSA 4.2 ( Muslim Cemetery) on CTS no. 486 is partly deleted . Designation of DE 1.2 (Primary / Secondary School) is shown.	Modification u/s 30 is proposed to be sanctioned
40	EP-KW40	MKW45	WS 26 WS 21	NDZ	The land in No Development Zone (NDZ) of village Madh is now shown in SDZ-II marked KW 1	Modification u/s 30 is proposed to be sanctioned with following changes- SDZII is changed to SDZ

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41	EP-KW41	MKW46	WS 26 WS 21	NDZ	The part portion of No Development Zone (NDZ) land in Madh village shown on Seaward side of HTL is shown as Natural Area (NA).	Modification u/s 30 is proposed to be sanctioned
42	EP-KW42	MKW47	WS 21	NDZ	The No Development Zone (NDZ) shown on Island is now shown SDZ-II are marked KW 2.	Modification u/s 30 is proposed to be sanctioned with following changes- SDZII is changed to SDZ
43	EP-KW43	MKW48	WS 08	DOS 1.5, DP 1.2, DP 1.1 & NDZ	DOS 1.5, DP 1.2, DP 1.1 of village Juhu(in partly K/W & partly H/W which was in No Development Zone (NDZ) is now shown as SDZ-II and marked KW 3.	Modification u/s 30 is proposed to be sanctioned with following changes- SDZII is changed to SDZ
44	EP-KW44	MKW49	WS 08	DOS1.3 &NDZ	The part portion NDZ land shown Seaward side of HTL is shown as Natural Area (NA) barring DOS1.3.	Modification u/s 30 is proposed to be sanctioned
45	EP-KW45	MKW50	WS 17 WS 22	DP 1.1, DOS 1.3 &NDZ	DP 1.1, DOS 1.3 bounded by sea on West side of village Juhu which was in No Development Zone (NDZ) is now shown as NA.	Modification u/s 30 is proposed to be sanctioned
46	EP-KW46	MKW51	WS22	No Reservation R Zone	R zone is changed to Commercial zone.	Modification u/s 30 is proposed to be sanctioned
47	EP-KW47	MKW52 & 185	WS 22	ROS1.5 Garden	The land bearing S. No. 161 layout no.6 Plot no. 3 reserved for ROS1.5 (Garden )	Modification u/s 30 is proposed to be sanctioned with following changes- Reservation of ROS1.5 (Garden/Park) is deleted .
48	EP-KW48	MKW53	WS 27	ROS 1.5	ROS 1.5 is deleted and Text of "Layout RG" is shown.	Modification u/s 30 is proposed to be sanctioned
49	EP-KW49	MKW54	WS 27	ROS 1.5	ROS 1.5 is deleted and Text of "Layout RG" is shown.	Modification u/s 30 is proposed to be sanctioned
50	EP-KW50	MKW55	WS 15	DE2.1 (College)& DOS1.4	DOS 1.4 is deleted and Text of "Layout RG" is shown.	Modification u/s 30 is proposed to be sanctioned
51	EP-KW51	MKW56	WS27	ROS 1.5	ROS 1.5 is deleted and Text of "Layout RG" is shown.	Modification u/s 30 is proposed to be sanctioned
52	EP-KW52	MKW57	WS 12	ROS 1.5	ROS 1.5 is deleted and Text of "Layout RG" is shown.	Modification u/s 30 is proposed to be sanctioned



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53	EP-KW53	MKW58	WS 27	RMS1.3 (Municipal Facilities)	Reservation of RMS 1.3 (Municipal Store) is deleted & shown as Layout RG.	Modification u/s 30 is proposed to be sanctioned
54	EP-KW54	MKW59	WS28	ROS1.5- Garden	DOS 1.5 is deleted and Text of "Layout RG" is shown.	Modification u/s 30 is proposed to be sanctioned
55	EP-KW55	MKW60	WS 18	DP Road	Road alignment shifted in AAI land on West side and road alignment made Straight	Modification u/s 30 is proposed to be sanctioned
56	EP-KW56	MKW61 & MKW63	WS18	DP Road	Both 9.15 mt. wide D.P. Roads are completely deleted.	Modification u/s 30 is proposed to be sanctioned
57	EP-KW57	MKW62	WS17	Existing Road	Existing road affecting the plot deleted	Modification u/s 30 is proposed to be sanctioned
58	EP-KW58	MKW64	WS 12	9.15 mt. Existing road	Corrected the alignment of existing Road .	Modification u/s 30 is proposed to be sanctioned
59	EP-KW59	MKW65	WS 23	12.20 mt. D.P. Road	DP Road connecting 12.20 mt road on West side is deleted & designation of DOS 2.6 (Recreation Ground) is restored.	Modification u/s 30 is proposed to be sanctioned
60	EP-KW60	MKW66	WS12	Existing Road	The alignment of existing road is corrected as per SRDP-1991 .	Modification u/s 30 is proposed to be sanctioned
61	EP-KW61	MKW67 & MKW76	WS 27	36.60 mt. Existing Road	36.60 mtr. Wide DP road is shown.	Modification u/s 30 is proposed to be sanctioned
62	EP-KW62	MKW68	WS 22	12.20 mt w Proposed Road	Proposed 12.20 mt. wide D.P. Road is deleted.	Modification u/s 30 is proposed to be sanctioned
63	EP-KW63	MKW69	WS17	13.40 mt. Proposed D.P. Road ROS 1.5 (Garden/Park)	The proposed 13.40mtr wide road is realigned in straight line and ROS 1.5 interchanged with the area of D.P. Road.	Modification u/s 30 is proposed to be sanctioned
64	EP-KW64	MKW70	WS 22	proposed widening of 27.45 mt. D.P. Road	The alignment of 27.45 mt. widening of road is corrected .	Modification u/s 30 is proposed to be sanctioned
65	EP-KW65	MKW71	WS 17	Existing Road	Boundaries of existing road & CTS is corrected.	Modification u/s 30 is proposed to be sanctioned
66	EP-KW66	MKW72	WS18	DP ROAD	12.20 mt D.P. Road is corrected & 9.15 mt wide D.P. Road is shown	Modification u/s 30 is proposed to be sanctioned

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67	EP-KW67	MKW73	WS11	12.2 mt Proposed DP road	12.20 mt. DP road from 18.30 mt. wide proposed D.P. Road to existing Juhu road is deleted.	Modification u/s 30 is proposed to be sanctioned
68	EP-KW68	MKW74	WS 18, WS 15	DP Road	Realignment of 13.40 mt. wide D.P. Road is shown in the D.P. Sheet.	Modification u/s 30 is proposed to be sanctioned
69	EP-KW69	MKW75	WS15	DP Road	Alignment of 13.4 mt road is corrected as per SRDP-1991.	Modification u/s 30 is proposed to be sanctioned
70	EP-KW70	MKW78	WS 17 & 18	DPU4.5 (Wireless Station)	Parallel D.P. road of 18.3 mt.wide is proposed through CTS no.199	Modification u/s 30 is proposed to be sanctioned
71	EP-KW71	MKW79 & MKW87	WS 27	ROS 1.5	ROS 1.5.is deleted. Reservation of RPU5.2(Electricity transmission and distribution facility) is deleted and text of layout RG is shown.	Modification u/s 30 is proposed to be sanctioned
72	EP-KW72	MKW81	WS 22	RH 1.1 (Municipal Dispensary)	Reservation of RH 1.1 (Municipal Dispensary) is deleted from CTS No. 1374B/395.	Modification u/s 30 is proposed to be sanctioned
73	EP-KW73	MKW82	WS18	RE1.1 (Mun. School)	The reservation of RE1.1(Municipal School) changed to Secondary school RE1.2 (Primary & Secondary School) .	Modification u/s 30 is proposed to be sanctioned
74	EP-KW74	MKW83	WS23	<b>ROS 1.5 (Garden/Park)</b>	Reservation of ROS1.5 is changed to ROS 2.4 Municipal Sports Complex.	Modification u/s 30 is proposed to be sanctioned

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75	EP-KW75	MKW85 & 34, 246	WS27	RSA4.8 Cemetery	<p>6) Reservation of RSA 4.8 (Cemetery) changed to RE1.2(Primary &amp; Secondary school).</p> <p>7) Reservation of RSA6.2 (Adhar kendra with skilled development centre)is Added in RE 1.1 reservation of Municipal School.On CTS no. 1012A ( Resolution no. 34- Reservation of Municipal School on CTS no. 1012/B/3 is changed to Municipal Dispensary &amp; Health Post (RH1.1)</p> <p>12) Part of ROS 1.5 (garden) on CTS no. 1111B is reserved as per SRDP 1991 and remaining shown RSA 1.2.( Retail market with vending zone)</p> <p>28) RR 3.1 to be shown on CTS no. 1005, 1006</p> <p>34)Resolution no. 246- Reservation of RE1.1 ( Municipal Primary School) changed toROS1.4 (Play Ground)</p> <p>36) Reservation of ROS1.5(garden) is changed to ROS2.5( Sport Complex)</p>	<p>i) 6),7),12),28) &amp; 36) Modification u/s 30 is proposed to be sanctioned</p> <p>ii) 34) Modification u/s 30 is proposed to be sanctioned with following changes- The reservation boundary is corrected as per CTS record &amp; RE1.1 (Mun.School)is proposed to be changed to RE 3.1 (Other School)</p>
76	EP-KW76	MKW86	WS 17	RH1.1	Reservation of RH 1.1 changed to RH1.2 (Hospital).	Modification u/s 30 is proposed to be sanctioned
77	EP-KW77	MKW90	WS 27	RR 3.1 (koli Housing) RPU 3.1 (Police Station)	The RPU 3.1 is shifted on part of DP 1.2 & RR3.1 is shown on shifted portion of RPU3.1 on CTS no. 1043	Modification u/s 30 is proposed to be sanctioned
78	EP-KW78	MKW91	WS14	RSA 2.1 (Multipurpose Community Centre)	The RSA2.1 is changed to RT1.6 (Parking LOT)	Modification u/s 30 is proposed to be sanctioned
79	EP-KW79	MKW93 &245	WS 28	Municipal School (RE 1.1)	50% reservation of Mun.School(RE1.1) on CTS 720A/1 is deleted and remaining 50% of reservation of RE 1.1 is changed to Play Ground (ROS1.5)	Sanctioned as proposed with following changes - Plot u/r is partly reserved for ROS1.5 & remaining portion of the plot is to be included in the residential zone as shown on plan.
80	EP-KW80	MKW94	WS28	ROS (Garden/Park)	ROS 1.5 is deleted and Text of Layout RG is shown..	Modification u/s 30 is proposed to be sanctioned

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81	EP-KW81	MKW95	WS11	Existing Road Shown	Existing road in layout is deleted.	Modification u/s 30 is proposed to be sanctioned
82	EP-KW82	MKW97	WS17	1) RE 1.1 (Municipal) ROS1.4 2)	1. Private primary school is changed from RE1.1 to RE 1.2.	Modification u/s 30 is proposed to be sanctioned
83	EP-KW83	MKW97	WS17	1) RE 1.1 (Municipal) ROS1.4 2)	2. Pvt Garden text is shown by deleting ROS 1.5	Modification u/s 30 is proposed to be sanctioned
84	EP-KW84	MKW98 & 197	WS15	ROS 1.4 (Play Ground)	The reservation of Play Ground (ROS 1.4) is retained on land bearing CTS no. 782 part & 863 part	Modification u/s 30 is proposed to be sanctioned
85	EP-KW85	MKW99	WS 27	Playground - ROS 1.4. 2) RP 1.1 Fish and Net Drying yard on CTS no. 1221 3) RH 1.2 Hospital on CTS No. 1228 4) ROS 1.5 Garden/Park on CTS no. 1228 5) RP 1.1 Fish Net Drying Yard on CTS no. 1271 6) ROS 1.4 Playground on CTS no. 1271 7) ROS 1.4 Playground on CTS no. 1268 8) DSA 4.3 Christian Cemetery on CTS no. 1270 9) The proposed reservation from 9.15 meter wide road on CTS no.1269	Reservation RH1.2 (Hospital) is changed to Fish and net drying yard RP1.1 as per SRDP 1991. DE1.3 is shown as per SRDP 1991 reservation of Physically and mentally handicap school Designation of Cemetery DSA4.3 is shown as per SRDP1991 Reservation of ROS 1.4 affecting CTS 1268 is retained Portion of DSA4.3 where Church was shown as per SRDP 1991 is included in R zone with text of Church by deleting DSA 4.3.	Modification u/s 30 is proposed to be sanctioned
86	EP-KW86	MKW100	WS15	<b>DE 1.2 (Primary &amp; Secondary School)</b>	1. DE1.2 is changed to designation of DSA 2.3. on CTS no.23	Modification u/s 30 is proposed to be sanctioned
87	EP-KW87	MKW101	WS27	ROS 1.5 (Garden/Park)	Garden/Park (ROS1.5) is deleted.	Modification u/s 30 is proposed to be sanctioned

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88	EP-KW88	MKW10 2	WS 22	<b>On CTS no. 1374 A/8/1 - RSA3.3 ( Cinema Theatre) &amp; On CTS no.1374 A/8/5-RH 1.2 (Hospital)</b> DE 2.1 (College)	The reservation RH1.2 & RSA3.3 are deleted and land is reserved for Affordable Housing (RR2.2).	Modification u/s 30 is proposed to be sanctioned
89	EP-KW89	MKW10 3	WS17	18.30 mt. D.P. Road	The designation of DE2.1 is changed to DE3.1	Modification u/s 30 is proposed to be sanctioned
90	EP-KW90	MKW10 4	WS 23	D.T. 1.6 (Parking Lot)	The 18.30M. DP Road is deleted & reservation of ROS1.4 & RR2.1 is restored on the deleted portion.	Modification u/s 30 is proposed to be sanctioned
91	EP-KW91	MKW10 5	WS15	36.60 mt wide Proposed D.P. road	Spill over of DT 1.6 is deleted and replaced by RPU6.1 colour code.	Modification u/s 30 is proposed to be sanctioned
92	EP-KW92	MKW10 6	WS17	DOS 1.4 (PG)	1) 18.30 mt. wide Military Road from Juhu Circle to Rutambhra College widened to 36.60 mt. on North side only.	Modification u/s 30 is proposed to be sanctioned
93	EP-KW93	MKW10 7	WS23	I Zone	Said CTS is partly shown as DE1.2 and remaining area is shown as DOS1.4.	Modification u/s 30 is proposed to be sanctioned
94	EP-KW94	MKW10 8	WS28	Existing Road & RSA 2.1 ((Multipurpose Community Centre)	The land is included in I zone as per SRDP 1991 and RAM is deleted.	Modification u/s 30 is proposed to be sanctioned
95	EP-KW95	MKW11 0	WS23	DT 3.1 (Airport & Heliport)	The reservation of RSA 2.1 (Multipurpose Community Centre) on plot is changed to RR2.2 (Affordable Housing).	Modification u/s 30 is proposed to be sanctioned
96	EP-KW96	MKW11 2	WS 14	RH1.1, ROS1.5 RMS3.3	The designation of DT3.1 on CTS no. 943 , 944 /1 and 944 is deleted and the land is included in R zone	Modification u/s 30 is proposed to be sanctioned
97	EP-KW97	MKW11 3	WS23	RSA1.1(Municipal Market)	All the RH 1.1 (Municipal Dispensary), ROS 1.5(Garden/Park), RMS 3.3(Scrap Yard) reservations on CTS No 195/197 & 195/198 village Andheri are deleted.	Modification u/s 30 is proposed to be sanctioned
98	EP-KW98	MKW11 4	WS18	RE 1.1 (Municipal School) DOS 1.4 (Play Ground)	Reservation of RSA1.1 ( Municipal Market) deleted from CTS no. 214 and retained on CTS no. 211	Modification u/s 30 is proposed to be sanctioned
99	EP-KW99	MKW11 7	WS 22		DOS 1.4(Playground) changed to ROS 1.4 (Playground)	Modification u/s 30 is proposed to be sanctioned

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100	EP-KW100	MKW118	WS 27 & WS 28	RPU 3.1 (Police Station) RPU5.2 (Electricity Transmission & distribution centre)	The realigned of 9.15 mtr. wide D.P. road is shifted towards North abutting to existing Police Chowky & shown as per SRDP 1991. Earlier sanction for realignment of road is retained & RPU5.2 and RPU3.1 are deleted	Modification u/s 30 is proposed to be sanctioned
101	EP-KW101	MKW120	WS23	DH1.2	1) The reservation is shown as DH 3.2 2)Text of Pvt. RG is shown in DP and its area is corrected as per approved layout RG . Reservation of RE 1.1 changed to RE1.2.	Modification u/s 30 is proposed to be sanctioned
102	EP-KW102	MKW121	WS27	RE 1.1 (Municipal School)		Modification u/s 30 is proposed to be sanctioned
103	EP-KW103	MKW122	WS12	43.88 proposed Dp road	1) Existing road with widening of 43.8 mtr.& 43.8 mtr. wide proposed D.P. Road between SV road & railway track , which is proposed for East West connectivity is deleted . 36.6 mt wide DP road within railway boundaries is deleted. 2) 12.2 mt wide DP road is proposed on northward side of above deleted DP road in between SV road & railway track. 3) The acquired portion between SV road upto the slum, i.e. CTS no 1530 is reserved for ROS1.5. The of 43.80 mtr. wide deleted road under encroachment (part of which is earlier acquired) i.e. from CTS 1530 upto 9.15 mt wide DP road is reserved for RR2.1 (Rehabilitation & Resettlement) and Portion of 43.80 mtr. wide deleted road in between two existing road near railway track is reserved for parking lot (RT1.6).	Modification u/s 30 is proposed to be sanctioned with following changes- RT1.6 (Parking Lot) is proposed to be changed to RR2.1 (Rehabilitation & Resettlement)

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104	EP-KW104	MKW12 3 & 198	WS15	ROS1.4	The reservation on CTS No. 705(Pt) is changed from ROS 1.4 to RR 2.2.(Affordable Housing). The reservation on CTS no.725(Pt) & 708 is changed from RE 1.1 to ROS 1.4 for equivalent area deleted from CTS No. 705 (Pt). The reservation of PG ROS1.4 is restored on CTS no.706.	Modification u/s 30 is proposed to be sanctioned with following changes- The reservation on CTS no 705 (pt) & 706 is to be changed from ROS 1.4 to RR2.2 (Affordable Housing) . The reservation on CTS 725 (pt) & 708 is to be changed from RE1.1 to ROS1.4 for equivalent area deleted from CTS no. 705(pt) & CTS no. 706
105	EP-KW105	MKW12 6	WS27	DPU P.P	Designation of DPU2.1 on plot no. R-18 is deleted and on remaining portion, designation of DPU 2.1 is continued.	Modification u/s 30 is proposed to be sanctioned
106	EP-KW106	MKW12 7	WS23	ROS1.5	Text of 'Private Garden' is shown on CTS 776 by deleting ROS 1.5. The CTS 632 is reserved as RMS3.1 (SWM Facility) and small part of CTS 632 on the other side is reserved as RAM (Reservation of Amenity).	Modification u/s 30 is proposed to be sanctioned
107	EP-KW107	MKW12 8	WS22	RMS4.3 (Sewage Stn.) Pumping	The portion to be carved out and shown as RPU 5.2	Modification u/s 30 is proposed to be sanctioned
108	EP-KW108	MKW12 9	WS12	ROS1.5	Reservation of Gardens and Parks situated at the junction of roads shown as Traffic islands "TI"	Modification u/s 30 is proposed to be sanctioned
109	EP-KW109	MKW13 0	WS14	ROS1.5	Reservation of Gardens and Parks situated at the junction of roads shown as Traffic islands "TI"	Modification u/s 30 is proposed to be sanctioned
110	EP-KW110	MKW13 1	WS15	ROS1.5	Reservation of Gardens and Parks situated at the junction of roads shown as Traffic islands "TI"	Modification u/s 30 is proposed to be sanctioned
111	EP-KW111	MKW13 2	WS17	Vacant Circle	The junction of roads shown as Traffic islands "TI"	Modification u/s 30 is proposed to be sanctioned
112	EP-KW112	MKW13 3	WS18	DOS1.5- Garden	Designation of Garden and Parks situated at the junction of roads shown as Traffic islands "TI"	Modification u/s 30 is proposed to be sanctioned
113	EP-KW113	MKW13 4	WS27	Vacant Circle	The junction of roads shown as Traffic islands "TI"	Modification u/s 30 is proposed to be sanctioned

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114	EP-KW114	MKW13 5	WS28	DOS1.5- Garden	Reservation of Gardens and Parks situated at the junction of roads shown as Traffic islands "T"	Modification u/s 30 is proposed to be sanctioned
115	EP-KW115	MKW13 6	WS 18		Existing Road is deleted & CTS No. 255B & 255A are shown in place of existing road .	Modification u/s 30 is proposed to be sanctioned
116	EP-KW116	MKW13 7	WS 27	Existing road	44' Existing Purshotam Tandan Marg from Lokhandwala circle upto Maharana Pratap Road is widened to 27.45 Mtr.	Modification u/s 30 is proposed to be sanctioned
117	EP-KW117	MKW13 8	WS 27	Existing road	Existing road leading to Adarsha Nagar from Tulajabhavani Chowk is widened to 18.30 mt.	Modification u/s 30 is proposed to be sanctioned
118	EP-KW118	MKW13 9	WS 15	Existing road	Existing 60' wide R.G. Gaekari Marg from Cooper Hospital to S.V. Road is widened to 27.45 mtr.	Modification u/s 30 is proposed to be sanctioned
119	EP-KW119	MKW14 0	WS 23	Municipal Facilities (RMS 1.3)	Municipal office (RO 1.3) is added in proposed reservation of Municipal Facilities (RMS 1.3) on plot bearing CTS No. 844/13	Modification u/s 30 is refused and Reservation of Municipal Facilities (RMS 1.3) is proposed to be deleted.
120	EP-KW120	65	WS27	No Road	Road is retained from CTS NO.1374/B/500 - 1374/B/506 to 1374/B/1.	Modification u/s 30 is proposed to be sanctioned
121	EP-KW121	68	WS22	Garden (ROS1.5) & Homeless Shelter (RSA2.9)	Reservation of Garden(ROS1.5) & Homeless Shelter (RSA2.9) is changed to Play ground (ROS1.4)	Modification u/s 30 is proposed to be sanctioned
122	EP-KW122	232	WS 8	ROS1.5	50% of reservation is shown as Museum(RAS3.5) on CTS 1213(Pt) and remaining 50% of reservation is retained as Garden(ROS1.5)	Modification u/s 30 is proposed to be sanctioned with following changes - RSA3.5 is added to ROS1.5
123	EP-KW123		WS28	6.20 mt and 7.50 mt. wide Existing road	6.20 mt and 7.50 mt. wide Existing road	Existing 6.20 mt and 7.50 mt. wide road affecting CTS No.338, 338/1, 338/2, 339 & 556 of Village Oshiwara is proposed to be widened to 9.14 mt.
124	EP-KW124		WS17	Juhu Mora Koliwada Text	Juhu Mora Koliwada Text	Juhu Mora Koliwada Text is to be deleted.



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125	EP-KW125		WS17	36.60 mt. D.P. Road & ROS1.5	36.60 mt. D.P. Road & ROS1.7	36.60 mt wide road from CTS no.30 of village JUHU upto Military road junction is shown as per site condition and garden (2 nos.) adjacent to Rutumbhara College is relocated towards North - East of Nalla as shown on the Plan.
126	EP-KW126		WS23	I Zone	I Zone	5% Amenity open space is to be shown as RAM on CTS no. 844/5 (pt) of Village Ambivali.is shown as shown on plan.
127	EP-KW127		WS27	36.60 mt. D.P. Road	36.60 mt. D.P. Road	36.60 mt wide road affecting CTS no.1244(pt) of village Versova is shown as per site condition.
128	EP-KW128		WS18	DMS 5.5	DMS 5.7	Part portion of Municipal store ,DMS5.5 (pt) of CTS no.478/15 is deleted and included in CTS no. 478/16 as DPU1.1(FB)
129	EP-KW129		WS23	Partly Existing & partly 9.15 mt. D.P. road	Partly Existing & partly 9.15 mt. D.P. road	The road is proposed to be shown as per SRDP1991 which is developed at site as shown on plan.
130	EP-KW130	MX51	WS15	Partly Designated DE1.2 ( Secondary School) and Partly RE1.1 Mun. School	Partly Designated DE1.2 ( Secondary School) and Partly RE1.1 Mun. School	Designation of DE3.1 (Other Education) is proposed to be shown on CTS no.845 of Village Vile Parle as shown on the plan.
131	EP-KW131	MX59	WS18	DOS 2.6 (Designated Recreation Ground)	DOS 2.6 (Designated Recreation Ground)	Reservation of ROS2.2 (Swimming Pool) is proposed to be added in DOS2.6 as shown on plan.
132	EP-KW132	MX141	WS23	RSA3.3 (Cultural Centre/Drama Theatre/Theatre) & DOS2.4 (Municipal Sport Complex)	RSA3.3 (Cultural Centre/Drama Theatre/Theatre) & DOS2.4 (Municipal Sport Complex)	Reservation of RSA3.3 (Cultural Centre/Drama Theatre/ Theatre) is proposed to be deleted & included in DOS2.4 (Municipal Sport Complex) of Village Ambivali as shown on the plan
133	EP-KW133		WS28	1)R Zone 2) R Zone & DP Road	1)R Zone 2) R Zone & DP Road	Reservations of "Metro Rail & Allied Use" is proposed to be shown on i) CTS no. 1(pt), 9B(pt), 11(pt) & ii) CTS no.227(pt), 228(pt),230(pt), 231(pt), 232, 234(pt), 235(pt), 236(pt), 237(pt), 242A(pt) of Village Oshiwara as shown on the plan

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134	EP- KW134		WS17	DR2,1 (Rehabilitation & Resettlement)	DR2,1 (Rehabilitation & Resettlement)	Reservation of ROS1.4 (Play Ground) is proposed to be shown on CTS no. 35 (pt) of Village Juhu as shown on the plan
135	EP- KW135		WS28	ROS1.4 (Play Ground) & RR2.1(Rehabilitation & Resettlement)	ROS1.4 (Play Ground) & RR2.1(Rehabilitation & Resettlement)	Reservation of ROS1.4 (Play Ground) is proposed to be shown on CTS no. 1 (pt), 31B/1, 1/1, 1/15, 286, 328 to332, 557 to 565, 720A/1, 737A of Village Oshiwara as shown on the plan.
136	EP- KW136		WS28	RR2.1(Rehabilitation & Resettlement)	RR2.1(Rehabilitation & Resettlement)	Reservation of ROS1.5 (Garden/Park) is proposed to be shown on CTS no. 1 (pt), 155(pt) ,156 to 169 of Village Oshiwara as shown on the plan.
137	EP- KW137		WS15	R Zone	R Zone	Reservation of ROS1.4 (Play Ground) is proposed to be shown on CTS no. 811(pt),812(pt) &813(pt) of Village Vile Parle as shown on the plan
138	EP- KW138		WS22	R Zone	R Zone	Designation of DT1.6 (Parking Lot)) is proposed to be shown on Layout no.5 plot no 1 S.no.161 of Village Versova as shown on the plan
139	EP- KW139		WS27	R Zone	R Zone	Reservation of RSA6.3 (Public Convenience)) is proposed to be shown on CTS no. 1262D & 1263A of Village Versova as shown on the plan

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Sr. No.	EP No.	Modification No.	Sheet No.	Proposal as per published plan under Section 26 of the MR&TP Act 1966	Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&TP Act 1966	Substantial Modifications published by the Government under Section 31(1) of the MR&TP Act 1966
1	EP- L01	ML1	ES 20	DMS 3.2 (Land fill Site)	Designation of (Land Fill Site) DMS 3.2 is Changed to (Solid Waste Management Facility) DMS 3.1	Kept in abeyance
2	EP- L02	ML2	ES 24	DH1.1(Dispensary)	Location of Mun. Dispensary is changed as per actual site on CTS No. 569(pt).	Modification u/s 30 is proposed to be sanctioned.
3	EP- L03	ML3	ES 29	DPU3.2(Police Chowky)	Location of Police Chowky is changed on CTS No. 105A.	Modification u/s 30 is proposed to be sanctioned.
4	EP- L04	ML6	ES 37	DAM(Amenity), I Zone	Designation of DAM deleted & included in R zone	Modification u/s 30 is proposed to be sanctioned.
5	EP- L05	ML7	ES 32	DAM(Amenity), I Zone	Designation of DAM changed to RAM & included in R zone	Modification u/s 30 is proposed to be sanctioned.
6	EP- L06	ML8	ES 32	RSA 6.3 (Public Convenience), I Zone	R Zone is shown & Public Convenience(RSA 6.3) reservation shown as per JM plan.	Modification u/s 30 is proposed to be sanctioned.
7	EP- L07	ML11	ES 20	RT 1.4 Best Bus Facilities,RMS 1.1 Road Depot	Reservation of RT 1.4 is changed to RPU 5.2 Electric Sub Station,Spillover of Reservation RMS 1.1 is deleted	Kept in abeyance
8	EP- L08	ML12	ES 24	DE 1.2 (Primary and Secondary School),	Undeveloped designation of DE 1.2 is changed to reservation of RG(ROS 1.5 )	Modification u/s 30 is proposed to be sanctioned.
9	EP- L09	ML13	ES 28	ROS 1.5 (Garden/Park)	Spill over of reservation ROS 1.5 is deleted.	Modification u/s 30 is proposed to be sanctioned.
10	EP- L10	ML14	ES 16	Existing Road	Plots & Existing Road Corrected as per layout & Railway buffer shown from Railway track.	Modification u/s 30 is proposed to be sanctioned.
11	EP- L11	ML15	ES 20	DOS 2.6 RG	Designation of DOS 2.6 is changed to layout RG & Road as per Layout shown.	Modification u/s 30 is proposed to be sanctioned.
12	EP- L12	ML16	ES 20	Railway buffer	Railway buffer shown 30m from railway track.	Modification u/s 30 is proposed to be sanctioned.

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13	EP- L13	ML23	ES 32 & ES 33	I Zone	CTS 5/4 corrected and shown in commercial zone.	Modification u/s 30 is proposed to be sanctioned.
14	EP- L14	ML25	ES 16	DE 2.1 College, DOS 1.4 Play Ground	CTS 126/1 & 126/2 & CTS Boundary is corrected as per CTS Plan. College & PG shown as a designation.	Modification u/s 30 is proposed to be sanctioned.
15	EP- L15	ML26	ES 20	Existing Road	45.70 m Road widening is shown Up to SCLR	Modification u/s 30 is proposed to be sanctioned.
16	EP- L16	ML27	ES 20	Existing Road	27.45 mt Road widening is shown	Modification u/s 30 is proposed to be sanctioned.
17	EP- L17	ML28	ES 20	Existing Road	23.75 mt road widening is shown	Modification u/s 30 is proposed to be sanctioned.
18	EP- L18	ML29	ES 20	Existing Road	13.40 mt road widening shown.	Modification u/s 30 is proposed to be sanctioned.
19	EP- L19	ML30	ES 16	13.40 mt DP Road	13.40 mt road widening shown,	Modification u/s 30 is proposed to be sanctioned.
20	EP- L20	ML30	ES 16	DOS 2.6 RG	Designation DOS 2.6 is changed to Layout RG & Ward boundary corrected.	Modification u/s 30 is proposed to be sanctioned.
21	EP- L21	ML31	ES 16	R Zone	Reservation of RR 2.1 Rehabilitation & Resettlement is shown.	Modification u/s 30 is proposed to be sanctioned.
22	EP- L22	ML32	ES 20	DPU 2.1 Fuel Station	Designation of DPU 2.1 Fuel Station is Deleted and shown in R zone.	Kept in abeyance
23	EP- L23	ML33	ES 33	ROS 1.5 Garden/Park	Area of Reservation of RG ROS 1.5 is corrected.	Modification u/s 30 is proposed to be sanctioned.
24	EP- L24	ML34	ES 37	DAM(Amenity)	Designation of Dam is changed to RAM & shape corrected.	Modification u/s 30 is proposed to be sanctioned.
25	EP- L25	ML35	ES 37	Existing Road, DAM (Amenity)	Road alignment is corrected, CTS no 191/A/C/2 is corrected.	Modification u/s 30 is proposed to be sanctioned.
26	EP- L26	ML36, 120	ES 37	DAM(Amenity)	Multi-specialty hospital should be constructed on this plot. (RH 1.1 and RH 1.2)	Modification u/s 30 is proposed to be sanctioned.

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27	EP- L27	ML37	ES 20	Municipal school (DE1.1) & Designated Rehab & resettlement (DR2.1),DOS 1.4 Play Ground	The Designated Municipal School, Rehabilitation & Resettlement, is deleted & Reservation of Mun School is shown as per layout, The Designated Play Ground is deleted & Layout RG is shown as per layout	Modification u/s 30 is proposed to be sanctioned.
28	EP- L28	ML38	ES 24	DH 1.2 (Hospital) + DAM	Designation of Hospital is changed to Reservation of Hospital & amenity area is shown as per approved layout.	Modification u/s 30 is proposed to be sanctioned.
29	EP- L29	ML40	ES 29 ES 25 ES 38 ES 37 ES 50 ES 50 0& ES 54 ES 54 ES 54 & ES 55ES 16 ES 20 ES 24 ES 29, ES 33, ES 37	Reservation/Designation	Reservation/Designation shown as per SRDP & approved MHADA layout submitted by BP	Modification u/s 30 is proposed to be sanctioned.
30	EP- L30	ML41	ES 20	18.30mt,13.40mt and 9.15 mt wide DP road.	Alignment/realignment for all 18.30mt,13.40mt and 9.15 mt wide DP roads are marked.	Modification u/s 30 is proposed to be sanctioned.
31	EP- L31	ML42	ES 20	Existing Road	Existing Road deleted.	Modification u/s 30 is proposed to be sanctioned.

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32	EP- L32	ML43	ES 20	13.40 mt DP Road,	13.40 mt wide DP Road is reduced to 9.15 mt and the road is extended up to CTS No.468.	Modification u/s 30 is proposed to be sanctioned.
33	EP- L33	ML43	ES 20	ROS 1.5 Garden/Park	13.40 mt wide DP Road is reduced to 9.15 mt and the road is extended up to CTS No.468 by reducing the area of R.G reservation.	Modification u/s 30 is proposed to be sanctioned.
34	EP- L34	ML44	ES 20	Existing Road	Road alignment corrected.	Kept in abeyance
35	EP- L35	ML45	ES 24	13.40 mt DP Road	13.40 mt wide DP road is reduced to 9.15 mt DP Road.	Modification u/s 30 is proposed to be sanctioned.
36	EP- L36	ML46	ES 24	Existing Road	Alignment of 18.30 mt existing road is corrected.	Modification u/s 30 is proposed to be sanctioned.
37	EP- L37	ML47, 127	ES 24	9.15 mt DP Road	The request to realignment of proposed 9.15 meter DP Road	Modification u/s 30 is proposed to be sanctioned.
38	EP- L38	ML48	ES 33	13. 40 mtr DP Road	Alignment of 13. 40 mtr DP Road is Corrected	Modification u/s 30 is proposed to be sanctioned.
39	EP- L39	ML49	ES 33, ES 37	13.40 mt DP Road	Alignment of 13.40 mt DP Road corrected	Modification u/s 30 is proposed to be sanctioned.
40	EP- L40	ML50	ES 33	DR 2.1 Rehabilitation & Resettlement,18.30mt , 13.40mt DP Road	The Designation of DR 2.1 Rehabilitation & Resettlement is changed to Reservation of RR 2.1 Rehabilitation & Resettlement. Alignment of 18.30 mt ,13.40 mt DP Road and alignment of existing road is corrected .	Modification u/s 30 is proposed to be sanctioned.
41	EP- L41	ML51	ES 37	9.15 mt DP Road	Part portion of 9.15mt DP road is deleted.	Modification u/s 30 is proposed to be sanctioned.
42	EP- L42	ML52	ES 16	18.30 mt DP Road DOS 2.5 Garden/Park	18.30 mt wide DP Road deleted & included in DOS 2.8, DR 2.1, DMS 5.4 & ROS 1.5, text of "BOTANICAL GARDEN" shown. Existing road shown up to College. Cult-de- sets shown as ROS 1.5. Remaining portion of College & Garden area shown as per SRDP 1991.	Modification u/s 30 is proposed to be sanctioned.
43	EP- L43	ML53	ES 24	13.4 mt. DP road	13.40 mt Proposed Road widening shown.	Modification u/s 30 is proposed to be sanctioned.

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44	EP- L44	ML54	ES 20	18.3 mt. road	18.30 mt wide Proposed road widening shown equally on both side of existing road.	Modification u/s 30 is proposed to be sanctioned.
45	EP- L45	ML55	ES 37	12.20 mt DP road	Location of 12.20 mt DP Road changed and same is extended up to Pipe road.	Modification u/s 30 is proposed to be sanctioned.
46	EP- L46	ML56	ES 16	DSA 4.8 Cemetery	Designation of Cemetry changed to Reservation of Garden/Park (ROS 1.5)	Modification u/s 30 is proposed to be sanctioned.
47	EP- L47	ML57	ES 16	RH 1.1 + Municipal Chowky RMS 1.2	Reservation of RMS 1.1 (Road depot) is changed to reservation of RH 1.1 + Municipal Chowky RMS 1.2.	Modification u/s 30 is proposed to be sanctioned.
48	EP- L48	ML58, 89	ES 16	RSA1.1 + Municipal Retail Market RSA1.1+RSA2.9+RMS1.2+R SA6.3	Reservation of Municipal Market and Municipal Chowky should be retained as per the demand of the Ward office and local citizens. (RSA 1.1 +)	Modification u/s 30 is proposed to be sanctioned with following changes, RSA 1.1 (Municipal retail market)is proposed to be deleted and land to be included in "I" zone as shown on plan.
49	EP- L49	ML59	ES 20	RT 1.4. Parking Lot	Deleted reservation of RT 1.4. and changed to ROS1.5	Modification u/s 30 is proposed to be sanctioned.
50	EP- L50	ML60	ES 20	RSA 4.9 Old Age home + RSA 6.1 Care centre	Reservation of RSA 4.9 Old Age home + Care centre is deleted	Kept in abeyance
51	EP- L51	ML61	ES 20	Municipal Market RSA1.1+RMS3.1+RSA6.3	part of reservation of Municipal Market RSA1.1 is deleted and land is reserved for ROS1.5	Modification u/s 30 is proposed to be sanctioned.
52	EP- L52	ML62	ES 24	Designation of cemetry & RG DOS 2.6	Designation of cemetry Reservation RSA 4.8 Cemetery, Designation RG is changed to ROS 1.5 Garden/Park	Modification u/s 30 is proposed to be sanctioned.
53	EP- L53	ML64	ES 24	RSA 2.1 Multipurpose Community Centre	Reservation of Multipurpose community centre(RSA 2.1) is changed to Mun Dispensary(RH 1.1).	Modification u/s 30 is proposed to be sanctioned.
54	EP- L54	ML65	ES 24	DE 1.1 Municipal School, ROS 1.5 Garden/Park	the reservation of DE 1.1 + ROS 1.5 is deleted.	Modification u/s 30 is proposed to be sanctioned.

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55	EP- L55	ML 66, 131	ES 24	DE 1.2 & DOS 1.4+ RSA 2.7	Said plot should be reserved for municipal retail market. (RSA 1.1)	Modification u/s 30 is proposed to be sanctioned with following changes, DE 1.2 & DOS 1.4+ RSA 2.7 is proposed to be changed as reservation of RE1.2(primary & Secondary School) and ROS 1.4 (P.G)+ RSA 2.7(Student Hostel) as shown on plan.
56	EP- L56	ML67	ES 24	DR 2.1 Rehabilitation & Resettlement	designation DR 2.1 is deleted & shown as R zone	Kept in abeyance
57	EP- L57	ML68	ES 24	DSA 4.6 Jewish Cemetery	designation DSA 4.6 cemetery is change to DPU 2.1 fuel station.	Modification u/s 30 is proposed to be sanctioned.
58	EP- L58	ML69	ES 28	Hospital RH 1.2 , I Zone	The reservation of hospital (RH 1.2) is deleted and land is included in R zone. Amenity is shown as RAM.	Modification u/s 30 is proposed to be sanctioned.
59	EP- L59	ML71	ES 32	Maternity Home (RH 1.3) & Municipal School (RE 1.1), Playground (ROS 1.4) . The roads of 13.40 mt & 9.15 mt	All reservations & roads are deleted and the land is reserved for Service Industrial Estate (RPU 6.1) as per SRDP1991.	Modification u/s 30 is proposed to be sanctioned.
60	EP- L60	ML72	ES 33	12.20 mts wide DP Road.	Designation of Garden/Park (DOS 1.5) is shown on Cemetery Reservation by deleting 12.20 m wide D.P.Road..	Modification u/s 30 is proposed to be sanctioned.
61	EP- L61	ML72	ES 33	BEST Bus facilities (RT 1.4), Garden/Park (DOS 1.5) , Cemetery	Cemetery reservation is shifted to by curtailing part of reservation BEST Bus facilities (RT 1.4). Designation of Garden/Park (DOS 1.5) is shown on Cemetery Reservation.	Modification u/s 30 is proposed to be sanctioned.
62	EP- L62	ML73	ES 33	DR 2.1 Rehabilitation & Resettlement. NA	Designation of DR 2.1 Rehabilitation & Resettlement changed to Reservation of RR 2.1 Rehabilitation & Resettlement. Part NA zone converted in to Garden ROS 1.5	Modification u/s 30 is proposed to be sanctioned.



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63	EP- L63	ML75	ES 33	DR 2.1 Rehabilitation & Resettlement. NA	Designation of DR 2.1 Rehabilitation & Resettlement changed to Reservation of RR 2.1 Rehabilitation & Resettlement. Part NA zone converted in to Garden ROS 1.5	Modification u/s 30 is proposed to be sanctioned.
64	EP- L64	ML81	ES 24	ROS 1.5 Garden/Park	Designation of DOS 1.5 is shown	Modification u/s 30 is proposed to be sanctioned.
65	EP- L65	ML82	ES 16	RH 1.2 Hospital, ROS 1.4 Play ground	Reservation of RH 1.2 Hospital is deleted and Reservation of Play ground(ROS 1.4) shown.	Modification u/s 30 is proposed to be sanctioned.
66	EP- L66	ML82	ES 16	Existing Road	Existing road is widened to 18.30 mt is shown	Modification u/s 30 is proposed to be sanctioned.
67	EP- L67	ML83, 122	ES 16	RH 1.2 Hospital RE 1.1 Municipal School ,RE 1.2 Primary Secondary School, ROS 1.4 PG,	Recommendation Committee ML83 cancels, Therefore playground ROS 1.4, hospital RH 1.2,Play Ground ROS 1.4, primary and secondary school RE 1.2, municipal school RE 1.1. Reservations should be shown as per development plan 2034.	Modification u/s 30 is proposed to be sanctioned with following changes, Reservation of RE 1.2(Primary and secondary school), ROS 1.4(PG), RE1.1(Municipal school) and its area are proposed to be shown & additional reservations of ROS 1.4(PG), RH1.2(Hospital) are proposed to be deleted and land is included in "R"zone also CTS nos corrected as per City survey plan as shown on plan.
68	EP- L68	ML84	ES 37	Garden(DOS2.6)	The part of reservation of garden (DOS 1.5) is changed to designation (ROS 1.5)	Modification u/s 30 is proposed to be sanctioned.
69	EP- L69	ML 85, 128	ES 28	RH1.1(Municipal Dispensary) +RSA6.1 (Care Centre)	Plot bearing CTS no. 638/3 to be reserved only for (RSA 6.1)	Modification u/s 30 is proposed to be sanctioned.

1	2	3	4	5	6	7
70	EP- L70	ML86	ES 29	MAP + PG + Dispensary	Reservation of MAP + PG + Dispensary is deleted and it is designated as Playground (DOS 1.4). The Govt. land situated towards north & east of this is reserved as ROS 1.4 for Play ground. The part land is reserved as RE 1.1 for Mun Primary School as shown in the plan. The land lock area between the acquired PG and the hill slope is reserved as play ground (ROS 1.4) & land is reserved for as Rehabilitation & Resettlement (RR 2.1)	Modification u/s 30 is proposed to be sanctioned.
71	EP- L71	ML88	ES 37	hospitals (RH 1.2)	Reservation of RH 1.2 Hospital changed to RR 2.2 Affordable Housing.	Modification u/s 30 is proposed to be sanctioned.
72	EP- L72	ML89	ES 33, ES 37	Garden (ROS 1.5), R Zone	Reservation of Garden/Park(ROS 1.5) in R zone & same is converted in SDZ II with 13.40 mt Access by deleting garden (ROS1.5).	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ .
73	EP- L73	ML91	ES 33	DAM (Amenity)	Designation of DAM is changed to RAM	Modification u/s 30 is proposed to be sanctioned.
74	EP- L74	ML92	ES 28	I Zone	Designation of Public Parking Lot DT 1.6 (pt) is shown.	Refused to accord sanction, reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
75	EP- L75	ML93	ES 20	Retail Market (RSA 1.2)	Reservation of Municipal office (RO 1.3) and Retail Market (RSA 1.2) is shown.	Modification u/s 30 is proposed to be sanctioned.
76	EP- L76	ML94	ES 16	R Zone	Primary & Secondary School (DE1.2) is shown	Modification u/s 30 is proposed to be sanctioned.
77	EP- L77	ML95	ES 20	R Zone	Primary & Secondary School (DE1.2) is shown	Modification u/s 30 is proposed to be sanctioned.
78	EP- L78	ML96	ES 20	R Zone	Primary & Secondary School (DE1.2) is shown	Modification u/s 30 is proposed to be sanctioned.
79	EP- L79	ML97	ES 20	R Zone	Primary & Secondary School (DE1.2) is shown	Modification u/s 30 is proposed to be sanctioned.

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80	EP- L80	ML98	ES 20	R Zone	Primary & Secondary School (DE1.2) is shown	Modification u/s 30 is proposed to be sanctioned.
81	EP- L81	ML99	ES 20	R Zone	Primary & Secondary School (DE1.2) is shown	Modification u/s 30 is proposed to be sanctioned.
82	EP- L82	ML100	ES 24	R Zone	Primary & Secondary School (DE1.2) is shown	Modification u/s 30 is proposed to be sanctioned.
83	EP- L83	ML101	ES 24	R Zone	Primary & Secondary School (DE1.2) is shown	Modification u/s 30 is proposed to be sanctioned.
84	EP- L84	ML102	ES 25	R Zone	Primary & Secondary School (DE1.2) is shown	Modification u/s 30 is proposed to be sanctioned.
85	EP- L85	ML103	ES 28	R Zone	Primary & Secondary School (DE1.2) is shown	Modification u/s 30 is proposed to be sanctioned.
86	EP- L86	ML104	ES 29	RR 2.1 Rehabilitation & Resettlement.	Primary & Secondary School (DE1.2) is shown	Modification u/s 30 is proposed to be sanctioned.
87	EP- L87	ML105	ES 37	R Zone	Primary & Secondary School (DE1.2) is shown	Modification u/s 30 is proposed to be sanctioned.
88	EP- L88	ML106	ES 37	R Zone	Primary & Secondary School (DE1.2) is shown	Modification u/s 30 is proposed to be sanctioned.
89	EP- L89	ML107	ES 37	R Zone	Primary & Secondary School (DE1.2) is shown	Modification u/s 30 is proposed to be sanctioned.
90	EP- L90	ML108	ES 37	Lake/ Pond (DOS 1.1)	New reservation RSA 3.7 ( Leisure Park ) is added to the designation of Lake/ Pond (DOS 1.1) and village boundary corrected.	Modification u/s 30 is proposed to be sanctioned.
91	EP- L91	5	ES 40	DE 1.2 Primary & Secondary School	Reservation of RE 2.1 is to be added with Existing Designation	Modification u/s 30 is proposed to be sanctioned.
92	EP- L92	63	ES 37	DE 1.1 Primary & Secondary School	Reservation of RE 2.1 is to be added with Existing Designation	Modification u/s 30 is proposed to be sanctioned.
93	EP- L93	121	ES 24	DPU 3.4 Post office	A residential building is constructed on this plot and this land is owned by the private owner so shown as R Zone.	Modification u/s 30 is proposed to be sanctioned.

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94	EP- L94	134	ES 33	DSA 1.1 Municipal Market	Reservation should be done as municipal playground on this plot (ROS 1.4)	Modification u/s 30 is proposed to be sanctioned.
95	EP- L95	154	ES 33	ROS 1.5 Garden/Park	Boundary of Existing school to be demarcate and Designation of DE 1.2 is to be shown by deleting Reservation of Garden shown Revised Development Plan 2034	Modification u/s 30 is proposed to be sanctioned.
96	EP- L96		ES 24	RH 1.1 (Municipal Dispensary / Health care Centre	RH 1.1 (Municipal Dispensary / Health care Centre	Reservation of RH 1.1 (Municipal Dispensary / Health care Centre is proposed to be deleted on plot bearing CTS No.223 of village Kurla-2 as shown on plan.

**'ME' Ward**

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<b>Sr. No.</b>	<b>EP No.</b>	<b>Modification No.</b>	<b>Sheet No.</b>	<b>Proposal as per published plan under Section 26 of the MR&amp;TP Act 1966</b>	<b>Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&amp;TP Act 1966</b>	<b>Substantial Modifications published by the Government under Section 31(1) of the MR&amp;TP Act 1966</b>
1	EP-ME01	MME2	ES03, ES06	R Zone	Reservation Colour of ROS 2.7 is shown till the stretch of the buffer.	Modification u/s 30 is proposed to be sanctioned.
2	EP-ME02	MME6	ES 18	Existing Road	Existing road is deleted and shown under I Zone	Modification u/s 30 is proposed to be sanctioned.
3	EP-ME03	MME11	ES 15	RSA2.1+ Community Centre + Municipal Dispensary/ Health Post) and R Zone	The reservation of RH1.1 (Municipal Dispensary/ Health Post) is added and reservation of RSA2.1+ (RSA2.1+ RH1.1) is changed to RSA2.1.	Modification u/s 30 is proposed to be sanctioned.
4	EP-ME04	MME11	ES 15	R Zone	ROS 1.5 (Garden) is added near CTS 263 as shown on plan.	Modification u/s 30 is proposed to be sanctioned.

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5	EP-ME05	MME13, MME54	ES 15	ROS1.5 (Garden/ Park)	The reservation of ROS1.5 (Garden/ Park) is shown on CTS no. 118 and reservation of ROS1.5 on CTS no. 118A is deleted.	Modification u/s 30 is proposed to be sanctioned with following changes: ROS1.5 (Garden/ Park) is to be extended till 24.4M proposed road widening (V.N.Purav Marg) towards south side.
6	EP-ME06	MME14	ES 11	NA (Natural Area)	The reservation of Municipal Market with vending Zone (RSA1.1) as shown on plan by deleting NA.	Modification u/s 30 is proposed to be sanctioned.
7	EP-ME07	MME17, MME67	ES 17	DE1.1(P.T) (Municipal School)	The designation DE1.1 (pt) (Municipal School) is changed to Reservation of RE1.1.(pt)	Modification u/s 30 is proposed to be sanctioned.
8	EP-ME08	MME18	ES17	RH1.2 (Hospital), R Zone	Reservation of hospital (RH1.2) is shown on plan.	Modification u/s 30 is proposed to be sanctioned.
9	EP-ME09	MME19	ES 22	DT1.4 (BEST Bus Facilities) partly and DR2.1 (Rehabilitation & Resettlement) Partly	DR2.1 (Rehabilitation & Resettlement) is deleted partly and included in the designation of DT1.4 (Best Bus Facilities) as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
10	EP-ME10	MME20, MME91	ES 22	NDZ (No Development Zone)	The designation of DSA4.2 is shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
11	EP-ME11	MME21	ES17	I Zone	The land bearing CTS no. 323 is deleted from I2 zone and included in R zone.	Modification u/s 30 is proposed to be sanctioned.
12	EP-ME12	MME22	ES18	DSA2.2 (Children's Home) Part	DSA2.2 (Children's Home ) on the said plot is deleted partly and is included in R zone.	Modification u/s 30 is proposed to be sanctioned.
13	EP-ME13	MME23	ES 18	DAM (Designated Amenity Plot)	DAM is deleted and RAM is added on said plot as shown on plan.	Modification u/s 30 is proposed to be sanctioned.
14	EP-ME14	MME24	ES 17	DAM (Designated Amenity Plot)	The DAM on said plot is deleted.	Modification u/s 30 is proposed to be sanctioned.
15	EP-ME15	MME25	ES 13	DOS2.6 (Recreation Ground)	The designation of DOS2.6 (Recreational Ground) is deleted and text "Layout RG" is put on the same plot.	Modification u/s 30 is proposed to be sanctioned.
16	EP-ME16	MME26	ES 18	DOS2.6 (Recreation Ground)	The Part portion of DOS2.6 (Recreational Ground) is shown as layout RG by deleting	Modification u/s 30 is proposed to be sanctioned.

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17	EP-ME17	MME27	ES 06 ES 09	RSA6.1 (Care Centre)	DOS2.6 and the label of "Layout RG" is shown. The reservation of RSA6.1 (Care Centre) is deleted.	Modification u/s 30 is proposed to be sanctioned.
18	EP-ME18	MME28	ES 21 & 22	RSA2.9 (Homeless Shelter)	The reservation RSA2.9 (Homeless Shelter) is deleted and the label 'Layout RG' is shown.	Modification u/s 30 is proposed to be sanctioned.
19	EP-ME19	MME29	ES 09	1. RH1.2 (Hospital), ROS1.4 (Playground), RE1.1 (Municipal School), ROS1.5 (Garden/ Park), RSA4.8 (Cemetery) 2. Existing Road, I Zone 3. 13.40m Proposed DP road	1. The Reservation of RE1.1 (Municipal School), ROS1.4( Playground), RH1.2 (Hospital), two numbers of ROS1.5 (Garden/ Park), Cemetery RSA4.8 are relocated on the said plot as shown on plan. 2. Two numbers of 13.40M wide DP roads are proposed as shown on plan. 3. 13.40m wide DP road is deleted.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
20	EP-ME20	MME30	ES 13	Two 9.15m Proposed DP Roads One 13.40m Proposed DP Road One 18.30 m Proposed DP Road	Two numbers of 9.15 m wide DP roads, 13.40m Wide DP road and 18.30m wide DP road are deleted.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
21	EP-ME21	MME30, MME62	ES 13	DSA2.5 (Welfare Centre)	DSA2.5 is changed to Reservation of RSA2.1(Multipurpose Community Centre).	Modification u/s 30 is proposed to be sanctioned as shown on plan.
22	EP-ME22	MME31	ES 13	DOS1.4 (Playground), DOS1.5 (Garden/Park), DOS2.2 (Swimming Pool)	The designations of two DOS 1.4(Playground) and DOS1.5 (Garden/Park) are deleted and the text 'layout RG is shown on the same. The designation of DOS2.2 (Swimming Pool) is deleted as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
23	EP-ME23	MME32	ES 13	12.2m Proposed DP Road	12.2m wide DP road is deleted partly as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
24	EP-ME24	MME32	ES 13	DMS5.1+ (Reservoir+), R	The new 18.30m wide D.P. Road is shown as	Modification u/s 30 is proposed to be sanctioned as shown on plan.

1	2	3	4	5	6	7
				Zone	per plan.	sanctioned as shown on plan.
25	EP-ME25	MME33	ES 18	18.30m Proposed DP Road	The 18.30m wide D.P. Road is realigned as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
26	EP-ME26	MME34	ES 13	13.40m Proposed DP Road	13.40m wide DP road is realigned as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
27	EP-ME27	MME35	ES18	I Zone, Nalla Buffer	ROS1.5 (Garden/park) is added on 74A/1.	Modification u/s 30 is proposed to be sanctioned.
28	EP-ME28	MME35	ES18	I Zone	The plot bearing CTS no. 74A/3A and 75 is shown under R zone.	Modification u/s 30 is proposed to be sanctioned.
29	EP-ME29	MME35, MME41	ES18	18.3m DP road	18.3m Wide DP road on 74A/5 is shown as existing road.	Modification u/s 30 is proposed to be sanctioned.
30	EP-ME30	MME35	ES18	Proposed Road widening	Road widening line is deleted.	Modification u/s 30 is proposed to be sanctioned.
31	EP-ME31	MME36	ES06	I Zone	Internal roads leading to the reservation are shown on plan.	Modification u/s 30 is proposed to be sanctioned.
32	EP-ME32	MME37	ES 17	13.40m Proposed DP Road	Proposed 13.4m wide DP road is realigned as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
33	EP-ME33	MME38	ES21	9.15m Proposed DP Road	9.15m wide DP road is deleted.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
34	EP-ME34	MME38	ES21	R Zone	The 9.15 m wide DP road is proposed as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
35	EP-ME35	MME40	ES13	13.40m Proposed DP Road, 13.4m Proposed Road widening	The 13.4m wide DP road is changed to 13.4m widening as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
36	EP-ME36	MME42	ES21	18.30m Proposed DP Road	18.30m DP Road is realigned as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
37	EP-ME37	MME43	ES18, ES21, ES17	23.80m Proposed Road Widening	The 23.80m road widening is changed to 18.30m road widening.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
38	EP-ME38	MME44	ES 17	9.15m Proposed Road Widening, Existing Road	The 9.15 m wide DP road is proposed as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.

1	2	3	4	5	6	7
39	EP-ME39	MME44	ES 17	Existing Road	The 13.40m wide DP road is proposed as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
40	EP-ME40	MME45	ES 13	RSA2.1 (Multipurpose Community Centre), ROS1.5 (Garden/ Park)	The additional reservation of ROS1.5 (Garden/Park) is deleted.	Modification u/s 30 is proposed to be sanctioned.
41	EP-ME41	MME45	ES 13	RSA2.1 (Multipurpose Community Centre), ROS1.5 (Garden/ Park)	The reservation of ROS1.5 (Garden/Park) is adjusted in reservation of Multipurpose Community Welfare Centre (RSA2.1) as shown on plan.	Modification u/s 30 is proposed to be sanctioned with following changes : RSA2.1 on plot bearing CTS No. 266 is proposed as RSA2.1+ROS1.5 as shown on plan.
42	EP-ME42	MME46	ES 21	RSA2.1+ RSA6.1(Multipurpose Community Centre + Care Centre)	Reservation of RSA2.1+ ( Multipurpose Community Centre ) is deleted.	Modification u/s 30 is proposed to be sanctioned.
43	EP-ME43	MME47, MME57	ES 15	12.2m Proposed DP Road	12.2m wide DP road through CTS no. 113 is widened to 24.4m DP road as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
44	EP-ME44	MME47, MME57	ES 15	18.30m DP road	The 18.30m DP road is widened to 24.4m and extended as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
45	EP-ME45	MME47, MME57	ES11, ES 15	12.20 m DP road, RT1.4 (BEST Bus facilities), RMS4.1(sewage treatment plant facilities)	The 12.20 m DP road proposed along the reservation of RT1.4 (BEST Bus facilities) is deleted and this portion is included in reservation of RT1.4. The reservation of sewage treatment plant facilities is shifted to front of V. N. Purav marg as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
46	EP-ME46	MME48	ES 06	ROS2.7 (Green Belt)	Reservation of ROS2.7 (Green Belt) is corrected as shown on plan.	Modification u/s 30 is proposed to be sanctioned.
47	EP-ME47	MME49	ES 06	R zone	The plot bearing CTS No.523 is shown in Industrial Zone.	Modification u/s 30 is proposed to be sanctioned.
48	EP-ME48	MME51	ES18	DR1.1(Municipal Staff Quarters)	1. The DR1.1 (Municipal staff quarters) is changed to DR1.5 (Municipal Housing). 2. The DR1.1 is changed to DR1.1 (Municipal	Modification u/s 30 is proposed to be sanctioned as shown on plan.



1	2	3	4	5	6	7
					staff quarters) + DR1.5(Municipal Housing). 3 . The R zone is changed to DR1.5 (Municipal Housing) as shown on plan.	
49	EP-ME49	MME52	ES 09	RSA2.1(Multipurpose Community Centre), RSA1.1Municipal Market With Vending Zone, 9.15m Proposed DP Road	The reservation of RSA2.1 (Multipurpose Community Centre) , RSA1.1 (Municipal Market with vending zone ) and the 9.15 m wide DP road are deleted.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
50	EP-ME50	MME53	ES 06	ROS1.5 (Garden/Park)	CTS no. 512 is deleted from ROS1.4 (Playground) and reservation of ROS1.4 on other Cts Nos.(487, 488, 489, 490, 491pt, 492, 493) is retained.	Modification u/s 30 is proposed to be sanctioned.
51	EP-ME51	MME54, MME98	ES15	R Zone	The designation of DE1.2 ( Primary and secondary school) is added as shown on plan.	Modification u/s 30 is proposed to be sanctioned.
52	EP-ME52	MME55	ES 15	13.4m Proposed Road Widening	The 13.4M Widening is changed to 24.40m.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
53	EP-ME53	MME55, MME92	ES 15	NA- Natural Area partly, R Zone Partly	The designation of Play Ground DOS1.4 is added by deleting NA.	Modification u/s 30 is proposed to be sanctioned.
54	EP-ME54	MME55, MME57	ES 15	RH1.2 (Hospital)	RH1.2 is changed to RH1.2 (Hospital ) +RE2.1 (Higher Education).	Modification u/s 30 is proposed to be sanctioned.
55	EP-ME55	MME56	ES 09	I Zone	Designation of DE1.2 and DOS1.4 (Playground) is shown as per plan.	Modification u/s 30 is proposed to be sanctioned.
56	EP-ME56	MME57	ES13	Tunnel Portion (R zone)	NA (Natural Area) is shown as per plan.	Modification u/s 30 is proposed to be sanctioned.
57	EP-ME57	MME58, MME101	ES13, ES09	R Zone	The designation of DE1.2 (Primary & Secondary School) is added as shown on plan.	Modification u/s 30 is proposed to be sanctioned.
58	EP-ME58	MME59	ES09	RPU1.1(Fire Station), ROS1.4 (Playground), RH1.2 (Hospital), RMS3.1(Solid	All garden/park reservations are shown as ROS 2.7 (Green belt) as shown on plan.	Modification u/s 30 is proposed to be sanctioned with following changes : Plot under reference is proposed to be shown

1	2	3	4	5	6	7
				Waste Management Facilities), RE1.1(Municipal School), RTI.1(Truck Terminus), ROS1.5 (Garden/Park)		in I zone as per SRDP1991.
59	EP-ME59	MME60	ES13	R zone	DR 1.3 (Government Staff Quarters) is shown.	Modification u/s 30 is proposed to be sanctioned.
60	EP-ME60	MME60	ES13	Existing Road	The existing road is corrected as shown on plan.	Modification u/s 30 is proposed to be sanctioned.
61	EP-ME61	MME61	ES17	DAM (Designated Amenity Plot)	DAM is deleted.	Modification u/s 30 is proposed to be sanctioned.
62	EP-ME62	MME64	ES22, ES26	R Zone	Zone is changed from "R" to "I" .	Modification u/s 30 is proposed to be sanctioned.
63	EP-ME63	MME65	ES17	RMS3.1(Solid Waste Management Facilities)	The reservation of RMS3.1 (Solid Waste Management Facilities) is deleted.	Modification u/s 30 is proposed to be sanctioned.
64	EP-ME64	MME68	ES09	RH1.3 (Municipal Maternity Home)	Out of 17.5% amenity plot, 10% amenity is shown as ROS1.5 (Garden/Park) and remaining 7.5% is shown as RH1.3 (Municipal Maternity Home).	Modification u/s 30 is proposed to be sanctioned.
65	EP-ME65	MME72	ES15	NDZ (No Development Zone)	The NDZ land located on 117pt of Trombay village bounded by I zone on east, 13.30m proposed widening on west and V.N.Purav Marg on south side is now shown as 'SDZII' and marked as ME/1, the entire land is now reserved for RR2.2 (Affordable Housing).	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ .
66	EP-ME66	MME73	ES14, ES15	NDZ (No Development Zone)	The NDZ land located on V.N. Purav Marg bounded by Mandale Village boundary on east side is now shown as SDZII and marked as ME/2. 18.30 new proposed road is shown from V.N.Purav Marg to provide an access to newly formed SDZII zone.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ .

1	2	3	4	5	6	7
67	EP-ME67	MME74	ES15	NDZ (No Development Zone)	The small portion of NDZ land (Approx. 1500m2) located on CTS No. 15pt, 96pt of Mandala Village is now shown as SDZI and marked as ME/3.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - I is changed to SDZ .
68	EP-ME68	MME75	ES14, 15	NDZ (No Development Zone)	The NDZ land located on CTS no. 6pt, 11pt, 12pt, 13pt, 14pt, 15pt of Mandala village is now shown as SDZII and marked as ME/4. New reservation of ROS1.5 is shown on CTS no. 6pt, 11pt, 12pt, 13pt, 14pt and remaining SDZII is reserved for RR2.2 (Affordable Housing). New 18.30 m wide proposed road is shown on north side of SDZII connecting 36.60m wide proposed road on east side to newly proposed ROS1.5 reservation.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ .
69	EP-ME69	MME76	ES14, 15	NDZ (No Development Zone)	The NDZ land located on CTS no. 6pt, 10pt of Mandala Village and located opposite to RT3.1 reservation is now changed to SDZI and marked as M/5.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - I is changed to SDZ .
70	EP-ME70	MME77	ES18	NDZ (No Development Zone)	The triangular shaped NDZ land located on south west side of ME/5 is now shown on SDZ-II and marked as ME/6 and entire land excluding existing road is now kept reserved for ROS1.5.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ .
71	EP-ME71	MME78	ES18	NDZ (No Development Zone)	The NDZ land located near Sion- Panvel highway bounded by 36.60m proposed road widening on North Side is now shown SDZII and marked as ME/7. The entire land of this SDZII excluding 13.40m proposed road & 36.60m wide proposed road widening is now kept reserved for ROS1.5.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ .

1	2	3	4	5	6	7
72	EP-ME72	MME79	ES18	NDZ (No Development Zone)	The L shaped NDZ land located on CTS no. 6pt Mandala bounded by existing road on North side, RT3.1, ROS1.5 reservations on East side is now shown as SDZII and marked as ME/8. The entire land excluding existing roads is kept reserved for RT3.1 & ROS1.5.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
73	EP-ME73	MME80	ES18, ES14	NDZ (No Development Zone)	The NDZ land located on CTS no.1pt, 4pt of Mandala Village bounded by 'S' & 'N' ward boundary on North & RSA3.3 reservation on south is now shown as SDZII and marked as ME/9. New 13.40 proposed road is shown perpendicular to 13.40m North - South road till boundary of CTS no. 1pt of Mandala.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
74	EP-ME74	MME81	ES18	NDZ (No Development Zone)	The NDZ land located on CTS no. 6pt Mandala & 5pt Deonar bounded by 'S' & 'N' ward boundary on East & Natural water course on North side is now shown as SDZII and marked as ME/10. The part portion on NDZ land located on seaward side of High Tide Line is now shown as NA	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
75	EP-ME75	MME82	ES18	NDZ (No Development Zone)	The NDZ land located on boundary of Village Deonar, Mandala & Mankhurd is now shown as SDZ-I and marked as ME/11. The part portion on NDZ land located on seaward side of High Tide Line is now shown as NA	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - I is changed to SDZ.
76	EP-ME76	MME83	ES18	NDZ (No Development Zone)	The NDZ land located on 1pt of Deonar and bounded by Natural Water Course on North,	Modification u/s 30 is proposed to be sanctioned with following changes.

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					east & west side is now shown as SDZII and marked as ME/12. The part portion on NDZ land located on seaward side of High Tide Line is now shown as NA. The new 18.30m wide proposed road is shown along landward side of HTL connecting ME/12 to 18.30m South- West to North-East running DP road.	SDZ - II is changed to SDZ .
77	EP-ME77	MME84	ES18	NDZ (No Development Zone)	The NDZ land located on North boundary of Mankhurd is now shown as SDZ-I and marked as ME/13. The part portion on NDZ land located on seaward side of High Tide Line is now shown as NA.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - I is changed to SDZ .
78	EP-ME78	MME85	ES18	NDZ (No Development Zone)	The NDZ land located on 1pt of Mankhurd bounded by Ghatkopar- Mankhurd Link Road on South side, Deonar Fire station on west is now shown as SDZ-I and marked as ME/14. The part portion on NDZ land located on seaward side of High Tide Line is now shown as NA.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - I is changed to SDZ .
79	EP-ME79	MME86	ES18	NDZ (No Development Zone)	The NDZ land located on Deonar Fire station is now shown as SDZII and marked as ME/15. The part portion on NDZ land located on seaward side of High Tide Line is now shown as NA.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ .
80	EP-ME80	MME87	ES22	NDZ (No Development Zone)	The NDZ land located on DR2.1(shivajinagar area) on east of existing road is now shown as SDZ-I and marked as ME/16.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - I is changed to SDZ .
81	EP-ME81	MME88	ES18,	NDZ (No Development Zone)	The entire NDZ shown on Deonar Dumping	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - I is changed to SDZ .

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			ES22, ES26	Zone)	Ground bounded by S ward boundary on North, East side and Natural Water Course on south side is now shown as SDZ-II and marked as ME/17. The part portion on NDZ land located on seaward side of High Tide Line is now shown as NA. New Cemetery Reservation is proposed on West side of ME/17 bounded by 27.45m wide DP road on east side and existing road on south side.	sanctioned with following changes. SDZ - II is changed to SDZ .
82	EP-ME82	MME89	ES22, ES26	NDZ (No Development Zone)	The NDZ land shown on DR2.1 bounded by M/E and N ward boundary on west side is now shown as SDZ-I and marked as ME/18.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - I is changed to SDZ .
83	EP-ME83	MME90	ES17	RE1.1 (Municipal School)- Municipal School	The reservation of RE 1.1 (Municipal School) on plot bearing CTS no. 306, 307 & 308 is changed to reservation of RH1.2 (Hospital).	Modification u/s 30 is proposed to be sanctioned as shown on plan.
84	EP-ME84	MME91	ES 22	DH1.2 (Hospital)	Designation of Municipal Hospital DH1.2 is changed to Reservation of RH1.2 (Hospital ).	Modification u/s 30 is proposed to be sanctioned.
85	EP-ME85	MME94	ES22	DR2.1 (Rehabilitation and Resettlement)	<b>Replanning is done for seven slum Pockets (which are represented by code MEP-ME east Planning on map) and The amenities proposed are in addition to the reservations of RDDP34. as follows:</b> <b>A. Shivajinagar + Baiganwadi- CTS No.1pt (Deonar)</b> <b>1. Newly proposed Public Open Spaces- CTS No.1pt</b> 3 Numbers of ROS1.5 (Garden/Park), 2 Numbers of ROS1.4(Playground), ROS1.5+ <b>2. Newly proposed Educational Amenities-</b>	Modification u/s 30 is proposed to be sanctioned as shown on plan.

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85	EP-ME85	MME94	ES14, ES18, ES22	DR2.1 (Rehabilitation and Resettlement), Existing Road	<p>RE1.1 (Municipal School)- CTS No. 1pt</p> <p><b>3. Newly proposed Social Amenities-</b> CTSNo.</p> <p>a. RSA 2.1- Multipurpose Community Centre</p> <p>b. RSA2.9 - Homeless Shelter</p> <p>c. RSA5.2 (Multipurpose Housing for Working Women) + RSA6.1 (Care Centre) + RSA6.2 (Aadhar Kendra with Skill Development Centre)</p> <p><b>4. Newly proposed Health Amenities-</b> CTS No. IPT RH1.3+RH1.1 (Maternity Home+Health Post)</p> <p><b>5. Newly proposed Municipal Services-</b> CTS No. IPT</p> <p>a. RMS2.1- Transport Garage</p> <p>b. RMS3.1 - Solid Waste Management Facilities</p> <p><b>6. Changes in widths of Existing Roads.</b></p> <p>1. The 18.30m wide existing road no. 13 which starts from Ghatkopar Mankhurd Link Road and ends on 90ft road is widened to 24.4m.</p> <p>2. The 18.3 m existing road which starts from Ahilyabai Holkar Marg on west side and ends on road no.13 on east side is widened to 24.4m.</p>	Modification u/s 30 is proposed to be sanctioned as shown on plan.
85	EP-ME85	MME94	ES14, ES18,	R Zone, RR2.1(Rehabilitation and Resettlement)	<p><b>B. Mandale- Kurla Scrap</b> (CTS No. 6pt Village-Mandale and 1pt Village -Mankhurd)</p> <p><b>1. Newly proposed Public Open Spaces</b></p>	Modification u/s 30 is proposed to be sanctioned as shown on plan.

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85	EP-ME85	MME94	ES18	R Zone, RR2.1(Rehabilitation and Resettlement)	<p>i. ROS1.4(Playground)-CTS No.1pt Mankhurd, ii. ROS2.7 (Green Belt), ROS1.5 (Garden/Park) on CTS No. 6pt Mandale.</p> <p><b>2. Newly proposed Educational Amenities</b> RE1.1(Municipal School)- CTS no.1pt Mankhurd, RE2.1 (Higher Education)-CTS No. 6pt.</p> <p><b>3. Newly proposed Social Amenities-</b> CTS No.6pt-Mandale</p> <p>a. RSA 2.1- Multipurpose Community Centre</p> <p>b. RSA2.9 - Homeless Shelter</p> <p>c. RSA5.2 (Multipurpose Housing for Working Women) + RSA6.1 (Care Centre) + RSA6.2 (Aadhar Kendra with Skill Development Centre)</p> <p>d. RSA1.1- Municipal Market with Vending Zone</p>	Modification u/s 30 is proposed to be sanctioned as shown on plan.
					<p><b>4. Newly proposed Health Amenities-</b> RH1.2(Hospital) - CTS No.6pt, Mandale</p> <p><b>5. Newly proposed Municipal Services-</b> CTS No.6pt Mandale</p> <p>a. RMS3.1 - Solid Waste Management Facilities</p> <p>b. RMS3.3- Scrap Yard</p> <p><b>C. Annabhau Sathe Nagar + Lallubhai Compound</b> :</p> <p><b>1. Newly proposed Public Open Spaces</b></p> <p>i. ROS1.4 (Playground)- CTS No. 1pt (Mankhurd), 6pt Mandale</p> <p>ii. ROS1.4 (Playground)-- CTS No. 1/2</p>	



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85	EP-ME85	MME94	ES14, ES18	RR2.1(Rehabilitation and Resettlement), ROS1.4 (Playground)	(Mankhurd) iii. ROS1.4 (Playground)-- CTS No.1pt (Mankhurd) iv. ROS1.5 (Garden/Park)- CTS No. 1/2 (Mankhurd) <b>2. Newly proposed Educational Amenities</b> 2 Numbers of RE1.1 (Municipal School) -CTS 1pt, RE1.2 (Primary & Secondary School)- CTS No. 1/2pt (Mankhurd) <b>3. Newly proposed Social Amenities-</b> on CTS No. 1/2(Mankhurd) a. RSA 2.1- (Multipurpose Community Centre) + RSA6.1 (Care Centre) + RSA6.2 (Aadhar Kendra with Skill Development Centre) <b>4. Newly proposed Health Amenities-</b> RH1.3+RH1.1 (Maternity Home+Health Post) -CTS No. 1pt Mankhurd <b>5. Newly proposed Transport Facility:</b> RT1.6 (Parking Lot) -CTS No. 1/2pt Mankhurd <b>D. Govandi</b> <b>1. Newly proposed Health Amenities-</b> on CTS No. 386pt RH1.3 (Municipal Maternity Home+RH1.1 (Dispensary/ Health Post) <b>2. Newly proposed Social Amenities-</b> on CTS No. 386pt a. RSA6.1 (Care Centre) + RSA6.2 (Aadhar Kendra with Skill Development Centre) b. RSA4.9- Old Age Home	Modification u/s 30 is proposed to be sanctioned as shown on plan.

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85	EP-ME85	MME94	ES09, ES15	I Zone, R Zone, RR2.1(Rehabilitation and Resettlement)	<p><b>E. Village- Anik</b></p> <p><b>1. Newly proposed Public Open Spaces</b> ROS1.4 (Playground)- CTS No. 307pt, 308pt, 301pt</p> <p><b>2. Newly proposed Educational Amenities</b> RE1.1(Municipal School)- CTS No. 307pt, 306pt, 310pt</p> <p><b>3. Newly proposed Social Amenities-</b> a.RSA 2.1- (Multipurpose Community Centre) + RSA6.1 (Care Centre) + RSA6.2 (Aadhar Kendra with Skill Development Centre) - CTS No. 310pt. b.RSA1.1- Municipal Market with Vending Zone- on CTS No. 298pt.</p> <p><b>4.Newly proposed Health Amenities-on CTS</b> No. 298pt. RH1.3 (Municipal Maternity Home+RH1.1 (Dispensary/ Health Post)</p> <p><b>F. Cheeta Camp</b></p> <p><b>1. Newly proposed Public Open Spaces</b> ROS1.4 (Playground)- CTS No. 55pt, 38pt, 54pt, 39pt etc.</p> <p><b>2. Newly proposed Educational Amenities</b> RE2.1 (Higher Education)- CTS No.81pt, 82pt, 94pt, 92pt, 96pt, 10pt RE1.2+RE1.3- CTS No. 35pt, 55pt, 38pt, 40pt, 36, 34pt, 39pt.</p> <p><b>3. Newly proposed Health Amenities</b> RH1.2(Hospital)- CTS No. 63pt, 65pt,57pt, 61, 60, 66, 67pt, 75pt, 65pt, 68pt, 76pt, 85pt, 86pt etc.</p>	Modification u/s 30 is proposed to be sanctioned as shown on plan.
85	EP-ME85	MME94	ES15	RR2.1(Rehabilitation and Resettlement), Existing road, R Zone		Modification u/s 30 is proposed to be sanctioned as shown on plan.

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					<p><b>4. Newly proposed Social Amenities-</b></p> <p>a. RSA 2.1 (Multipurpose Community Centre) - CTS No. 49pt, 43pt.</p> <p>b. RSA6.1 (Care Centre) + RSA6.2 (Aadhar Kendra with Skill Development Centre) - CTS No. 43pt.</p> <p>c. RSA1.1- Municipal Market with Vending Zone - CTS No. 90pt, 69pt, 88pt, 100pt, 89pt etc.</p> <p>d. RSA2.9 - Homeless Shelter - CTS No. 10pt.</p> <p><b>5. Changes in widths of existing roads as per requirements:</b></p> <p>1. The 18.30m proposed widening of MGR road which starts from V.N.Purav marg and ends on the 36.6m wide DP road is changed to 24.4m proposed widening.</p> <p>2. The 18.30m proposed widening of MGR road which starts from MGR marg and perpendicular to Balaji Mandir Marg is changed to 24.4m proposed widening. the part portion of The 18.30 m wide DP road perpendicular to Balaji Mandir Marg is changed to 24.4m.</p>	
86	EP-ME86	MME95	ES18	I Zone	RAM is shown on said plot.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
87	EP-ME87	MME96	ES15	R Zone	The designation of DE1.1 (Municipal school) is added as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
88	EP-ME88	MME97	ES15	R Zone	The designation of DE1.2 (Primary and secondary school) is added as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
89	EP-ME89	MME99	ES15	R Zone	The designation of DE1.2 (Primary and secondary school) is added as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.

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90	EP-ME90	MME100	ES09	I Zone	The designation of DE1.2 ( Primary and secondary school) is added as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
91	EP-ME91	MME102	ES13	R Zone	The designation of DE1.2 ( Primary and secondary school) is added as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
92	EP-ME92	MME103	ES13, ES 17	I Zone	The designation of DE1.2 ( Primary and secondary school) is added as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
93	EP-ME93	MME104	ES 17	I Zone	The designation of DE1.2 ( Primary and secondary school) is added as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
94	EP-ME94	MME105	ES18	R Zone	The designation of DE1.2 ( Primary and secondary school) is added as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
95	EP-ME95	MME106	ES21	R Zone	The designation of DE1.2 ( Primary and secondary school) is added as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
96	EP-ME96	MME107	ES21	R Zone	The designation of DE1.2 ( Primary and secondary school) is added as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
97	EP-ME97	MME108	ES15	RSA4.8 (Cemetery)	The reservation of Cemetery (RSA4.8) is changed to designation of Muslim Cemetery (DSA4.2).	Modification u/s 30 is proposed to be sanctioned.
98	EP-ME98	MME109	ES18	DOS2.6 (Recreation Ground)	The Designation of Christian Cemetery (DSA4.3) is shown.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
99	EP-ME99	MME116	ES09	R Zone	RSA1.2 (Retail Market with Vending Zone) is shown on plot bearing CTS No. 260pt as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
100	EP-ME100	MME119	ES-18	RSA4.8 (Cemetery)	Reservation of RSA4.8- Cemetery is deleted.	Modification u/s 30 is proposed to be sanctioned.
101	EP-ME101	240	ES17	RH1.1 (Municipal Dispensary/Health Post)	RH1.1 (Municipal Dispensary/Health Post) is deleted.	Modification u/s 30 is proposed to be sanctioned.
102	EP-ME102		ES22	DOS 2.6 (2 Nos), DH 1.1, ROS 1.4, DE 1.2, DPU 4.1, DR 2.1(4 No), Existing Road (2 No)	DOS 2.6 (2 Nos), DH 1.1, ROS 1.4, DE 1.2, DPU 4.1, DR 2.1(4 No), Existing Road (2 No)	The reservation of ROS2.2 (Swimming Pool) is proposed to be added with DOS 2.6 (2 Nos), DH 1.1, ROS 1.4, DE 1.2, DPU 4.1, DR 2.1(4 No) on plot bearing CTS no.1 pt of village Deonar as shown on plan.

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103	EP-ME103		ES17	ROS1.4 (Playground), RR2.1 (Rehabilitation & Resettlement)	ROS1.4 (Playground), RR2.1 (Rehabilitation & Resettlement)	The reservation of RR2.1 (Rehabilitation & Resettlement) is proposed to be deleted and included in ROS1.4 (Playground) on plot bearing CTS no.259pt, 259/1 of village Borla as shown on plan.
104	EP-ME104		ES22	DR2.1 (Rehabilitation & Resettlement)	DR2.1 (Rehabilitation & Resettlement)	The designation of DR2.1 (Rehabilitation & Resettlement) is proposed to be deleted and included in ROS1.4 (Playground) on plot bearing CTS no.1pt of village Deonar as shown on plan.
105	EP-ME105		ES22	DR2.1 (Rehabilitation & Resettlement)	DR2.1 (Rehabilitation & Resettlement)	The designation of DR2.1 (Rehabilitation & Resettlement) is proposed to be deleted and included in ROS1.4 (Playground) on plot bearing CTS no.1pt of village Deonar as shown on plan.
106	EP-ME106		ES22	DR2.1 (Rehabilitation & Resettlement)	DR2.1 (Rehabilitation & Resettlement)	The designation of DR2.1 (Rehabilitation & Resettlement) is proposed to be deleted and included in ROS1.5 (Garden/park) on plot bearing CTS no.1pt of village Deonar as shown on plan.
107	EP-ME107		ES22	DR2.1 (Rehabilitation & Resettlement)	DR2.1 (Rehabilitation & Resettlement)	The designation of DR2.1 (Rehabilitation & Resettlement) is proposed to be deleted and included in ROS1.4 (Playground) on plot bearing CTS no.1pt of village Deonar as shown on plan.
108	EP-ME108		ES22	DR2.1 (Rehabilitation & Resettlement)	DR2.1 (Rehabilitation & Resettlement)	The designation of DR2.1 (Rehabilitation & Resettlement) is proposed to be deleted and included in ROS1.4 (Playground) on plot bearing CTS no.1pt of village Deonar as shown on plan.
109	EP-ME109		ES22	DR2.1 (Rehabilitation & Resettlement)	DR2.1 (Rehabilitation & Resettlement)	The designation of DR2.1 (Rehabilitation & Resettlement) is proposed to be deleted and included in ROS1.4 (Playground) on plot bearing CTS no.1pt of village Deonar as shown on plan.

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				Resettlement)		Resettlement) is proposed to be deleted and included in ROS1.5 (Garden/park) on plot bearing CTS no.1pt of village Deonar as shown on plan.
110	EP-ME110		ES22	DR2.1 (Rehabilitation & Resettlement)	DR2.1 (Rehabilitation & Resettlement)	The designation of DR2.1 (Rehabilitation & Resettlement) is proposed to be deleted and included in ROS1.4 (Playground) on plot bearing CTS no.1pt of village Deonar as shown on plan.
111	EP-ME111		ES22	DR2.1 (Rehabilitation & Resettlement)	DR2.1 (Rehabilitation & Resettlement)	The designation of DR2.1 (Rehabilitation & Resettlement) is proposed to be deleted and included in ROS1.4 (Playground) on plot bearing CTS no.1pt of village Deonar as shown on plan.
112	EP-ME112		ES13	R Zone	R Zone	Reservation of ROS1.4 (Playground) is proposed to be shown on plot bearing CTS no.258pt of village Anik as shown on plan.
113	EP-ME113		ES13	R Zone	R Zone	Reservation of RE1.1 (Municipal School) is proposed to be shown on plot bearing CTS no.258pt of village Anik as shown on plan.
114	EP-ME114		ES22	I Zone	I Zone	Reservation of RPU4.1 (Post Office) is proposed to be shown on plot bearing CTS no.1pt of village Deonar as shown on plan.
115	EP-ME115		ES14	R Zone	R Zone	Reservation of RH1.1 (Municipal Dispensary/ Health Post) is proposed to be shown on plot bearing CTS no.53pt, 54pt of village Mankhurd as shown on plan.
116	EP-ME116		ES15	R Zone	R Zone	Reservation of ROS1.5 (Garden/Park) is proposed to be shown on plot bearing CTS no.263pt of village Trombay as shown on plan.

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117	EP-ME117		ES13	RE1.2 (Municipal School)	RE1.2 (Municipal School)	The reservation of RE1.2 (Municipal School) is proposed to be deleted and included in ROS1.4 (Playground) on plot bearing CTS no.164pt,165pt of village Marvali as shown on plan.
118	EP-ME118		ES 17	Existing Road	Existing Road	Existing road is proposed to be deleted passing through CTS no. 273/1 to 20 & 783 as shown on plan.
119	EP-ME119		ES 15	RMS4.1	RMS4.1	Reservation of RMS4.1 shown on CTS no. 10 of village Turbhe is proposed to be deleted and reserved for RT1.4 as shown on plan.

'MW' Ward

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Sr. No.	EP No.	Modification No.	Sheet No.	Proposal as per published plan under Section 26 of the MR&TP Act 1966	Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&TP Act 1966	Substantial Modifications published by the Government under Section 31(1) of the MR&TP Act 1966
1	EP-MW01	MMW3	ES 06	I Zone, Partly NDZ	The said plot shown in Residential Zone, .	Modification u/s 30 is proposed to be sanctioned.
2	EP-MW02	MMW4 MMW5	ES 08, ES 12	Partly R Zone and Partly NDZ	The plot is shown in Industrial Zone.	Modification u/s 30 is proposed to be sanctioned.
3	EP-MW03	MMW6	ES 08, 09	NDZ, Reservation of Truck Terminus	The said plot shown in Industrial zone.	Modification u/s 30 is proposed to be sanctioned.
4	EP-MW04	MMW8	ES 17	I Zone	The plot included in Residential Zone	Modification u/s 30 is proposed to be sanctioned.

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5	EP-MW05	MMW10 MMW21	ES 17	Existing road affecting reservation	Existing road is deleted. on plot bearing CTS no. 431,430,428,429, 431,432/1 of village Borta which shown on DP sheet is deleted and included in surrounding reservation.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
6	EP-MW06	MMW11	ES 16	Existing road affecting reservation	Existing road is deleted.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
7	EP-MW07	MMW12	ES 21	Spill over Colour of C Zone on Existing NG Acharya Road	Spill over colour of zone on road is deleted.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
8	EP-MW08	MMW14	ES 17	DE 1.1 (Municipal School) DR 1.1 (Municipal Staff Quarters) DOS 1.4 (Playground) R zone	13.40 M wide proposed road is added and part portion of Municipal School (DE 1.1),Municipal Staff Quarters (DR 1.1) &Playground (DOS 1.4) is deleted.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
9	EP-MW09	MMW14	ES 17	R zone	18.30 M wide proposed road is shown.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
10	EP-MW10	MMW14 MMW36 38	ES 17	12.20 m wide proposed DP road, R zone, RE 1.1(Municipal School) , RSA 2.1( Multipurpose Community Centre)	PC :12.20 m wide proposed road is deleted and area of road is included in reservation of Municipal School (RE 1.1) and Multipurpose Welfare Centre (RSA 2.1). PA: Road width to be shown as 13.40 m.	Modification u/s 30 is proposed to be sanctioned with following changes. 13.40 m (12.20 m wide DP road u/s26) wide proposed road is deleted.
11	EP-MW11	MMW17	ES 17	13.40 m wide proposed DP roads , RSA 1.1 ( Municipal Market with vending Zone) , RR 1.5 ( Municipal Housing) and 9.15 m wide proposed DP road.	Reservations added as per SRDP 91( RSA 2.1 (Multipurpose Community Centre).	Modification u/s 30 is proposed to be sanctioned as shown on plan.



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12	EP-MW12	MMW17	ES 17	13.40 m wide proposed DP roads RSA 1.1 ( Municipal Market with vending Zone) , RR 1.5 ( Municipal Housing) and 9.15 m wide proposed DP road.	The road added as per SRDP 91. (13.40 m wide DP road and 9.15 m wide DP roads).	Modification u/s 30 is proposed to be sanctioned as shown on plan.
13	EP-MW13	MMW17 MMW41	ES 17	RR 2.2 (Affordable Housing)	Reservation of Affordable Housing ( RR 2.2) is changed to Rehabilitation & Resettlement (RR 2.1).	Modification u/s 30 is proposed to be sanctioned.
14	EP-MW14	MMW17	ES 17	RE 2.1 (Higher Education)	Reservation of Higher Education (RE 2.1) is changed to Court ( RPU 3.5).	Modification u/s 30 is proposed to be sanctioned.
15	EP-MW15	MMW18	ES 13	Existing Road	Part portion of Existing road is deleted.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
16	EP-MW16	MMW20	ES 17	I Zone	Alignment of 9.15 m wide DP road is slightly shifted towards east side of plot CTS no. 439	Modification u/s 30 is proposed to be sanctioned as shown on plan.
17	EP-MW17	MMW20	ES 17	Existing Road	12.20 m widening is proposed to existing road which connect proposed 12.20 m DP road and existing 13.40 m wide road (near CTS no 619/6 to 619/5 of village Borla ).	Modification u/s 30 is proposed to be sanctioned as shown on plan.
18	EP-MW18	MMW22	ES 08, ES 12	NDZ	The spill over colour of NDZ zone is removed.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
19	EP-MW19	MMW23	ES 21	R Zone	Reservation Primary/ Secondary School(RE1.2) is shown.	Modification u/s 30 is proposed to be sanctioned.
20	EP-MW20	MMW24	ES 17	DOS 1.5 (Garden/Park)	The shape of designated Garden/Park is shown as per approved relocation shown on plan.	Modification u/s 30 is proposed to be sanctioned.
21	EP-MW21	MMW25	ES 17	DOS 2.6 (Recreation Ground)	Shape of designation Recreation Ground (DOS 2.6) is corrected.	Modification u/s 30 is proposed to be sanctioned.

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22	EP-MW/22	MMW/26	ES 05	DOS 2.6 (Recreation Ground)	Part portion of Recreation Ground ( DOS 2.6) is Changed to Rehabilitation and resettlement (RR 2.1).	Modification u/s 30 is proposed to be sanctioned.
23	EP-MW/23	MMW/27	ES 13	DOS 2.6 (Recreation Ground) , DOS 1.4(Playground)	The playground ( DOS 1.4) and Recreation Ground ( DOS 2.6) is deleted and 'Layout RG' (text) is added.	Modification u/s 30 is proposed to be sanctioned.
24	EP-MW/24	MMW/28	ES 21	DOS 2.6 (Recreation Ground)	Excess area of Playground (DOS 1.4) and Garden / Park (ROS 1.5) is deleted.	Modification u/s 30 is proposed to be sanctioned.
25	EP-MW/25	MMW/29	ES 17	Garden / Park (ROS 1.5), ROS 1.4(Playground)	Reservation of Playground ( ROS 1.4) on CTS no. 619/15 is deleted and Recreation Ground (DOS2.6) is corrected.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
26	EP-MW/26	MMW/31	ES 5 & 6	RE 1.2 (Primary / Secondary School)	Primary / Secondary School (RE 1.2) is reduced slightly.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
27	EP-MW/27	MMW/31	ES 5 & 6	Best Bus Depot (RT 1.4)	Best Bus Depot (RT 1.4) is deleted from CTS no. 334pt.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
28	EP-MW/28	MMW/32	ES 17	DOS 2.6 (Recreation Ground)	Recreation Ground (DOS 2.6) on CTS no. 1811 is deleted and 'Layout R.G'.text shown.	Modification u/s 30 is proposed to be sanctioned.
29	EP-MW/29	MMW/33	ES 8	ROS 1.5 (Garden / Park)	Garden / Park (ROS 1.5) on CTS no 1 (pt) is deleted and 'layout RG' ( text) is shown.	Modification u/s 30 is proposed to be sanctioned.
30	EP-MW/30	MMW/33	ES 8	RMS 6.1 (Storm Water Pumping Station).	Reservation of Storm Water Pumping Station (RMS 6.1) is deleted.	Modification u/s 30 is proposed to be sanctioned.
31	EP-MW/31	MMW/33	ES 8	Existing Layout road	Existing Layout road 20.00 m wide shown.	Modification u/s 30 is proposed to be sanctioned.
32	EP-MW/32	MMW/35	ES 21	18.30 m. proposed D.P. road	18.30 m. proposed D.P. road connecting to SCLR is deleted.	Modification u/s 30 is proposed to be sanctioned.
33	EP-MW/33	MMW/37	ES 17	Existing road and RR 2.1 Rehabilitation and Resettlement	The network of 9.15m DP road overlapping the existing road from N. G. Acharya Marg to CTS no 17 and other roads for layout is shown .	Modification u/s 30 is proposed to be sanctioned as shown on plan.
34	EP-MW/34	MMW/38	ES 09	R Zone	9.15 m wide Proposed road is shown.	Modification u/s 30 is proposed to be sanctioned as shown on plan.

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35	EP-MW/35	MMW/39	ES 13	RSA 4.8 (Cemetery )Proposed 18.30 m road	New road of 18.30 m proposed by deleting equivalent area of reservation of Cemetery RSA 4.8. Proposed 18.30 m road from CTS no. 41 to CTS no. 65, 96 in Gaothan is deleted.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
36	EP-MW/36	MMW/39	ES 13	18.30 mt wide DP road widening.	Widening of 18.30 m wide Road is changed to 13.40 m road upto School site and further widening of road is deleted.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
37	EP-MW/37	MMW/39 MMW/78 MMW/87	ES 13	RSA 4.8 (Cemetery)	Designation of Cemetery (DSA 4.8) is shown.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
38	EP-MW/38	MMW/42	ES 05	ROS 1.5 (Garden / Park)	Reservation of Garden / Park (ROS 1.5) is changed to Municipal Market with Vending Zone (RSA 1.1)	Modification u/s 30 is proposed to be sanctioned.
39	EP-MW/39	MMW/44	ES 17	ROS 1.4 (Playground)	The reservation of Playground (ROS 1.4) is deleted.	Modification u/s 30 is proposed to be sanctioned.
40	EP-MW/40	MMW/45	ES 03	DPU 5.1 (Electric Power Plant)	The designation of Electric Power Plant (DPU 5.1) is deleted and the land is placed in I zone.	Modification u/s 30 is proposed to be sanctioned.
41	EP-MW/41	MMW/45	ES 03	DPU 5.1 (Electric Power Plant)	The legend DPU 5.1 is deleted.	Modification u/s 30 is proposed to be sanctioned.
42	EP-MW/42	MMW/46	ES 05	ROS 1.5 (Garden / Park)	Part portion of Garden /Park (ROS 1.5) is deleted and shown as Cemetery RSA 4.8.	Modification u/s 30 is proposed to be sanctioned.
43	EP-MW/43	MMW/48	ES 09	RE1.1 (Municipal School)	Municipal School ( RE1.1) is changed to 'Cultural Centre/ Drama Theatre/ Theatre' (RSA3.3)	Sanctioned as proposed u/s 30.
44	EP-MW/44	MMW/49	ES 02, ES 03, ES 05, ES 06	NDZ	The NDZ portion located on CTS no. 471 of Mahul village bounded by NA zone is now shown as SDZ-II and marked as MW/1.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ .

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45	EP-MW45	MMW49	ES 02, ES 03, ES 05, ES 06	NDZ	New 18.30 mtr 'L' shape DP road is shown connecting existing road on east side 13.40 mtr DP road on north side.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
46	EP-MW46	MMW49	ES 02, ES 03, ES 05, ES 06	NDZ	- New two nos of ROS 1.5 reservations are proposed and marked on east side of newly proposed 18.30 mtr proposed road.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
47	EP-MW47	MMW49	ES 02, ES 03, ES 05, ES 06	NDZ	One no. of ROS 1.4 reservation proposed and marked on east side of newly proposed 18.30 mtr proposed road.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
48	EP-MW48	MMW49	ES 02, ES 03, ES 05, ES 06	NDZ	- New 18.30 mtr road is shown on north west side of MW /1 ( West boundary of CTS no. 363 Mahul Village ) for giving access to MW1.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
49	EP-MW49	MMW49	ES 02, ES 03, ES 05, ES 06	NDZ	- Part portion of NDZ land located on sea word side of HTL is now shown as NA.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
50	EP-MW50	MMW50	ES 05	NDZ	The NDZ land shown on DOS 2.6, DOS 1.1 - DSA 4.1 , RSA 4.8 and on CTS no. 640,354 is now shown as SDZ - II and marked as MW /2.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
51	EP-MW51	MMW50	ES 05	NDZ	Part portion of NDZ land located on sea word side of HTL is now shown as NA.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
52	EP-MW52	MMW50	ES 05	NDZ	- - Portion of SDZ II land excluding DOS 2.6, DOS 1.1, DSA 4.1 , RSA 4.8 is now kept reserved as RR 2.2 (Affordable Housing)	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.

1	2	3	4	5	6	7
53	EP-MW53	MMW51	ES 05	NDZ	The NDZ land shown on west side of CTS no. 2/1A of Mahul village is now shown as SDZ II, marked as MW/3	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
54	EP-MW54	MMW51	ES 05	NDZ	Entire zone kept reserved for ROS 2.7( Green Belt).	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
55	EP-MW55	MMW52	ES 08, ES 09	NDZ	The NDZ land located on CTS no. 233 of Anik village is now shown as SDZ II and marked as MW /4.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
56	EP-MW56	MMW52	ES 08, ES 09	NDZ	Part portion of NDZ land located on sea word side of HTL is now shown as NA.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
57	EP-MW57	MMW52	ES 08, ES 09	NDZ	New 18.30 mtr proposed DP road is shown in NA zone along west boundary of DT1.1 designation giving an access to MW / 4from existing road to be widened to 18.30 Mtr since MW/4 area is become land lock.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
58	EP-MW58	MMW52	ES 08, ES 09	NDZ	New 27.45 mtr proposed DP road is shown on east side of MW/4 at intersecting boundary of DOS 1.4 and RT 1.1 giving an access to MW / 4 from 27.45 mtr proposed D P road on east side which already shown in RDDP 2034.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
59	EP-MW59	MMW53	ES 08	NDZ	The triangular NDZ land shown on CTS 230 pt of Anik village bounded by water course on three side is now shown as SDZ II and marked as MW / 5.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
60	EP-MW60	MMW54	ES 08, ES 12	NDZ	The part portion of SDZ II on west side of existing road near Vashi gaathan is kept reserved for ROS 1.5.	Modification u/s 30 is proposed to be sanctioned as shown on plan.

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61	EP-MW61	MMW54	ES 08, ES 12	NDZ	The NDZ land shown on west side of Anik village and southern edge of Maravali village is now shown as SDZ II and marked as MW / 6.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ .
62	EP-MW62	MMW54	ES 08, ES 12	NDZ	6 no's 18.30 mtr proposed DP road is shown along North- West edge of ROS 1.5 to facilitate sectorial development of SDZ II.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ .
63	EP-MW63	MMW54	ES 08, ES 12	NDZ	The part portion of SDZ II on west side of existing road near Vashi gaathan is kept reserved for RR 2.2 (Affordable Housing)	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ .
64	EP-MW64	MMW54	ES 08, ES 12	NDZ	Part portion of NDZ land located on sea word side of HTL is now shown as NA.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ .
65	EP-MW65	MMW55	ES 17	ROS 1.4 (Playground)	Reservation of Playground (ROS 1.4) changed to reservation of Affordable Housing (RR 2.2).	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ .
66	EP-MW66	MMW56	ES 17	DPU 3.2 (Police Station)	The designation of Police Station ( DPU 3.2) is deleted.	Modification u/s 30 is proposed to be sanctioned.
67	EP-MW67	MMW57	ES 05 & ES 06	RE 1.2 (Primary / Secondary School)	Primary / Secondary School (RE 1.2) is deleted on CTS no.339 pt, 340pt,341pt and 342 pt.	Modification u/s 30 is proposed to be sanctioned.
68	EP-MW68	MMW58	ES 13	RE 1.1(Municipal School)	The reservation of Municipal School (RE 1.1) is changed to Multipurpose Community Centre (RSA 2.1) and remaining half portion for Garden / Park. (ROS 1.5).	Modification u/s 30 is proposed to be sanctioned.

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69	EP-MW69	MMW59	ES 17	DOS 1.4 (Playground)	The shape of Playground (DOS 1.4) is changed to suit the play activities on open land of earlier demolished building no 24, 25 of Subhashnagar Mhada at Chembur as per Layout u/no. vide CE / 29/BPES/ GOVT. / LOM dated 26.09.2003 by deleting Relocated portion of designated PG on existing building no. 9, 10,11 in said Layout of MHADA as shown on plan.	Modification u/s 30 is proposed to be sanctioned.
70	EP-MW70	MMW60	ES 09 & ES 12	ROS 1.5 (Garden / Park)	Reservation of Garden / Park (ROS 1.5) is deleted and ' layout RG' ( Text) is shown .	Modification u/s 30 is proposed to be sanctioned.
71	EP-MW71	MMW60	ES 09 & ES 12	Playground (ROS 1.4 ).	Reservation of Playground (ROS 1.4 ) is deleted and ' layout RG' ( Text) is shown .	Modification u/s 30 is proposed to be sanctioned.
72	EP-MW72	MMW61	ES 21	RPU 2.1 (Fuel Station )	Reservation of Fuel Station ( RPU 2.1 ) is deleted.	Modification u/s 30 is proposed to be sanctioned.
73	EP-MW73	MMW62	ES 16	DOS 2.6 (Recreation Ground)	Designation of Recreation Ground ( DOS 2.6) is changed and reorganised as Reservation of Garden /Park (ROS 1.5) parallel to railway track.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
74	EP-MW74	MMW63	ES 17	ROS 1.4 (Garden /Park)	Designation of Garden/Park (DOS 1.5) is changed to Reservation of Garden/Park (ROS 1.5)	Modification u/s 30 is proposed to be sanctioned as shown on plan.
75	EP-MW75	MMW64	ES 17	ROS 1.5 (Garden /Park)	Reservation of Garden /Park (ROS 1.5) is deleted and 'Layout RG' text is shown.	Modification u/s 30 is proposed to be sanctioned.
76	EP-MW76	MMW65	ES 13	ROS 1.4 (Playground)	Reservation of Playground ( ROS 1.4) is changed to Reservation of Disaster Management Facilities ( RO3.1).	Modification u/s 30 is proposed to be sanctioned.

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77	EP-MW77	MMW65	ES 13	ROS 1.4 (Playground)	Reservation of Playground ( ROS 1.4) which is deleted, area of Playground (ROS 1.4) is adjusted on adjoining land CTS no. 326 as Garden / Park (ROS 1.5)with equivalent area with proper access.	Modification u/s 30 is proposed to be sanctioned.
78	EP-MW78	MMW66	ES 17	RR 1.5(Municipal Housing)	Reservation of Municipal Housing (RR1.5) adjoining to Rehabilitation and Resettlement ( RR 2.1) is changed to reservation of Playground (ROS 1.4) .	Modification u/s 30 is proposed to be sanctioned as shown on plan.
79	EP-MW79	MMW67	ES 17	RH 1.2 (Hospital)	Reservation of Hospital (RH 1.2) is deleted and 75% of the land is reserved for Garden / Park (ROS 1.5) .	Modification u/s 30 is proposed to be sanctioned.
80	EP-MW80	MMW67	ES 17	RH 1.2 (Hospital)	Remaining portion and remaining of portion of Hospital (RH 1.2) is shown in R Zone.	Modification u/s 30 is proposed to be sanctioned.
81	EP-MW81	MMW68	ES 21	DOS 2.6 (Recreation Ground)	Designation of Recreation Ground ( DOS 2.6) is deleted and 'Layout RG' text is shown.	Modification u/s 30 is proposed to be sanctioned.
82	EP-MW82	MMW70	ES 08	NDZ	No Development Zone is changed and shown as SDZ- II.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ .
83	EP-MW83	MMW70	ES 08	ROS 1.5 (Garden /Park)	Green Belt kept below High Tension Lines.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ .
84	EP-MW84	MMW71	ES 21	DSA 3.2 (Cinema Theatre)	Part portion of designated Cinema Theatre (DSA 3.2) is changed to Rehabilitation and Resettlement (RR 2.1).	Modification u/s 30 is proposed to be sanctioned.
85	EP-MW85	MMW72	ES 17	DPU2.1 (Petrol Pump)	6.00 m wide existing road is shown.	Modification u/s 30 is proposed to be sanctioned.
86	EP-MW86	MMW74	ES16	DOS 1.4 (Playground)	Playground ( DOS 1.4) is deleted and 'layout RG' text is shown.	Modification u/s 30 is proposed to be sanctioned.



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87	EP-MW'87	MMW75	ES 21	ROS 1.5 (Garden /Park)	The 30 % reservation of Garden / Park ( ROS 1.4) is changed to Reservation of Police Facilities(RPU 3.4)	Modification u/s 30 is proposed to be sanctioned.
88	EP-MW'88	MMW79	ES 17	R zone	Designation of Primary/ Secondary School(DE1.2)is shown	Modification u/s 30 is proposed to be sanctioned.
89	EP-MW'89	MMW80	ES 17	R zone	Designation of Primary/ Secondary School(DE1.2)is shown	Modification u/s 30 is proposed to be sanctioned.
90	EP-MW'90	MMW81	ES 17	R Zone	Designation of Primary/ Secondary School(DE1.2)is shown	Modification u/s 30 is proposed to be sanctioned.
91	EP-MW'91	MMW82	ES 17	R Zone	Designation of Primary/ Secondary School(DE1.2)is shown	Modification u/s 30 is proposed to be sanctioned.
92	EP-MW'92	MMW83	ES 21	R Zone	Designation of Primary/ Secondary School(DE1.2)is shown	Modification u/s 30 is proposed to be sanctioned.
93	EP-MW'93	MMW84	ES 17	R Zone	Designation of Primary/ Secondary School(DE1.2)is shown	Modification u/s 30 is proposed to be sanctioned.
94	EP-MW'94	MMW85	ES 21	R Zone	Designation of Primary/ Secondary School(DE1.2)is shown	Modification u/s 30 is proposed to be sanctioned.
95	EP-MW'95	MMW86	ES 21	R Zone	Designation of Primary/ Secondary School(DE1.2)is shown	Modification u/s 30 is proposed to be sanctioned.
96	EP-MW'96	39	ES 21	9.15 proposed Road	9.15 m wide DP Road changed to Garden/Park.	Modification u/s 30 is proposed to be sanctioned.
97	EP-MW'97	54	ES 17, ES 21, ES 08	27.45 m widening to existing road	36.60 m proposed road widening to RC Marg is shown.	Modification u/s 30 is proposed to be sanctioned.
98	EP-MW'98	102	ES 21	ROS 1.4 Reservation of Playground	The reservation of Playground towards eastern side of the Higher Education (RE1.2) is relocated.	Modification u/s 30 is proposed to be sanctioned.
99	EP-MW'99	167	ES 17	Multipurpose Community Centre + ( RSA 2.1)	Reservation of Hospital (RH1.2) shown on the said plot.	Modification u/s 30 is proposed to be sanctioned.

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100	EP- MW100		ES08	ROS 1.4(Playground)	ROS 1.4(Playground)	Reservation ROS1.4 Play ground proposed to be changed to ROS2.7 Green belt on plot bearing CTS no. 219, 218, 221, 220, 221/1 of Village Anik as shown on plan.
101	EP- MW101		ES09	R zone	R zone	Designation of 'Garden / Park' is proposed to be shown as per SRDP 1991 on plot bearing CTS no. 166C, 199 of Village Anik as shown on plan.
102	EP- MW102		ES 21	DOS 1.4 Playground	DOS 1.4 Playground	Designation of DOS 1.4 Playground is proposed to be changed as DOS 1.4+ DSA 2.5 on plot bearing CTS No.505 of village Kirol as shown on plan
103	EP- MW103		ES 21	RMS3.1 Solid Waste Management facilities	RMS3.1 Solid Waste Management facilities	Reservation of RMS3.1 Solid Waste Management facilities is proposed to be deleted partly and included in adjacent predominant Zone on plot bearing CTS No.4A/1 of village Chembur as shown on plan
104	EP- MW104		ES 17	R Zone	R Zone	Reservation of RPU 3.1 (Police Station) is proposed to be shown on plot bearing CTS No.416 of village Chembur as shown on plan.

'N' Ward

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Sr. No.	EP No.	Modification No.	Sheet No.	Proposal as per published plan under Section 26 of the MR&TP Act 1966	Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&TP Act 1966	Substantial Modifications published by the Government under Section 31(1) of the MR&TP Act 1966
1	EP-N01	MN4	ES 25	DOS 1.4 - Play ground	The Designation of DOS 2.1 - Club/Gymkhana is shown instead of DOS 1.4- Play ground on the part portion where Gymkhana is existing and DOS 1.4 Play ground shown on the remaining area.	Modification u/s 30 is proposed to be sanctioned.
2	EP-N02	MN6	ES 25	Nil	CTS no.'5288' and '5289' is shown instead of 'Heritage III' text on CTS layer	Modification u/s 30 is proposed to be sanctioned.
3	EP-N03	MN7	ES 21, 22	RPU 5.2 - Electricity transmission & distribution facility	RPU 5.2 - Electricity transmission & distribution facility is changed to RT 1.4 - BEST Bus facilities	Modification u/s 30 is proposed to be sanctioned.
4	EP-N04	MN8	ES 29	Existing road	Reservation of RR2.1 - Rehabilitation & Resettlement, Designation of DE 1.1- Municipal school & DH 1.3- Municipal maternity home & 13.40m wide proposed road are extended upto Existing road and designation of DOS1.4 (Playground) & DH1.1- Municipal Dispensary/Health Post are <b>reduced as per realignment of existing road.</b>	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
5	EP-N05	MN10	ES 29	DPU 3.1 - Police station	Spill over designation of DPU3.1 removed	Modification u/s 30 is proposed to be sanctioned.
6	EP-N06	MN11	ES 29	RH 1.2-Hospital	The reservation of RH1.2 - Hospital is deleted from the CTS 525/A, 525/E & 581.	Modification u/s 30 is proposed to be sanctioned.
7	EP-N07	MN12	ES 29	DMS 5.5 - Hydraulic Engineering department facilities	Spill over of Designation (DMS 5.5) HE department facility on CTS 89, Kirol is corrected	Modification u/s 30 is proposed to be sanctioned.

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8	EP-N08	MN13	ES 29	ROS 2.7 - Green Belt & existing road	The Existing road on CTS 4, 4/224, 3 & 2 is realigned along the edge of HE's land towards west side on which 24.00m wide road & ROS 2.7 - green belt is proposed.	Modification u/s 30 is proposed to be sanctioned.
9	EP-N09	MN15	ES 34	NA	The NA - Natural Area is extended upto the existing road	Modification u/s 30 is proposed to be sanctioned.
10	EP-N10	MN17	ES 25	DT 1.6(pt) - Public parking lot	The designation of DT 1.6 (pt) - public parking lot is retained on CTS 227 and deleted from CTS 201 to 226, 228 to 231, 232A; 232B; 233; 234; 235/1; 235/2 of village <b>Kirol</b> .	Modification u/s 30 is proposed to be sanctioned.
11	EP-N11	MN18	ES 30	RSA 5.1 - Exhibition Centre	RSA 5.1 - Exhibition ground spill over Reservation on CTS 51/B is corrected .	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
12	EP-N12	MN18	ES 30	18.3m DP road	18.3m wide DP road is realigned as per approved layout.	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
13	EP-N13	MN18, 82	ES 30	RSA 5.1 - Exhibition Centre	The part portion of CTS 194, Ghatkopar village, between Nallah & Vikhroli village boundary is reserved for RSA 4.8 (Cemetery)	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
14	EP-N14	MN18	ES 30	RSA 5.1 - Exhibition Centre & RT 3.1 - Metro Car shed	The shape of the Car shed is changed so that it is not bifurcating the reservation of RSA 5.1 - Exhibition centre into bits & parcels	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
15	EP-N15	MN19	ES 25	DOS 2.6- RG	The plot under reference is designated as DE 2.1 - college & it is shown in 'N' ward along with adjoining nallah as per approved layout, Survey drawing & SRDP 1991 & N ward boundary is corrected accordingly	Modification u/s 30 is proposed to be sanctioned.
16	EP-N16	MN19	ES 25	DE 1.2-Primary & Secondary school	The designation of plot under reference is changed from DE 1.2- primary & secondary school to DE 2.1.	Modification u/s 30 is proposed to be sanctioned.
17	EP-N17	MN19	ES 25	ROS 1.4-Play Ground	The reservation of ROS 1.4 - Play Ground is shown as Designation of DOS 1.4 - play ground.	Modification u/s 30 is proposed to be sanctioned.

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18	EP-N18	MN26	ES 29	R Zone	Reserved for RR1.5 - Municipal Housing	Modification u/s 30 is proposed to be sanctioned.
19	EP-N19	MN27	ES 25	R Zone	Reserved for Retail Market RSA1.2 & RR2.1 Rehabilitation & Resettlement	Modification u/s 30 is proposed to be sanctioned.
20	EP-N20	MN28	ES 29	R Zone	Designated as DH 3.2 - Private Hospital	Modification u/s 30 is proposed to be sanctioned.
21	EP-N21	MN29	ES 29	R Zone	Designated DSA 3.8 - Public Hall is shown.	Modification u/s 30 is proposed to be sanctioned.
22	EP-N22	MN30	ES 30	R Zone & Multiple Reservations	The 13.40m wide proposed road is retained as per SRDP 1991 & also existing on site	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
23	EP-N23	MN31	ES 29	Existing Road	The 18.30m widening to existing road along saryodaya hospital is shown as per SRDP 1991.	Modification u/s 30 is proposed to be sanctioned.
24	EP-N24	MN32	ES 29	I Zone	The land bearing CTS 4025, 4026, 4027, 4028, 4029 & 4033A of village Ghatkopar Kirol are reserved for RMS 1.3 Municipal facilities	Modification u/s 30 is proposed to be sanctioned.
25	EP-N25	MN33	ES 29	RPU 3.2 - Police Chowky	9.15m Access road to RPU 3.2 - Police Chowky is shown as per relocation/realignment approval vide no. MCP/714 dated 12/02/2016	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
26	EP-N26	MN33	ES 29	DOS2.6 - Recreation Ground & RPU 3.2 - Police Chowky	The shape of RG and Policy Chowky is modified by keeping both the areas intact.	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
27	EP-N27	MN34	ES 34 & 38	ROS 1.5 - Garden Park	In this case the Development permission for relocation has been approved under no. - CHE/5480/DPES dt. 08/09/2011 IOD - CE/6408/BPES/AN dt. 28/03/2008 CC - dt. 29/03/2008 Accordingly the cognizance is taken as per the details given as under Amenity is shown as per approved relocation & approved layout	Modification u/s 30 is proposed to be sanctioned as shown on Plan.

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28	EP-N28	MN34	ES 34 & 38	I Zone	In this case the Development permission for relocation has been approved under no. - CHE/5480/DPES dt. 08/09/2011 IOD - CE/6408/BPES/AN dt. 28/03/2008 CC - dt. 29/03/2008 Accordingly the cognizance is taken as per the details given as under Residential zone shown instead of Industrial zone as I to R/C is approved	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
29	EP-N29	MN34	ES 34 & 38	ROS 1.5 - Garden Park	In this case the Development permission for relocation has been approved under no. - CHE/5480/DPES dt. 08/09/2011 IOD - CE/6408/BPES/AN dt. 28/03/2008 CC - dt. 29/03/2008 Accordingly the cognizance is taken as per the details given as under Additional ROS 1.5 - Garden & Park which was neither in SRDP 1991 nor EDDP 2034 & hence it is deleted as I to R is not approved.	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
30	EP-N30	MN34	ES 34 & 38	27.45m widening to existing road	In this case the Development permission for relocation has been approved under no. - CHE/5480/DPES dt. 08/09/2011 IOD - CE/6408/BPES/AN dt. 28/03/2008 CC - dt. 29/03/2008 Accordingly the cognizance is taken as per the details given as under The alignment of existing road is corrected as per CTS boundary & approved layout	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
31	EP-N31	MN34	ES 34 & 38	ROS 2.7- Green Belt	In this case the Development permission for relocation has been approved under no. - CHE/5480/DPES dt. 08/09/2011	Modification u/s 30 is proposed to be sanctioned as shown on Plan.

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					<p><b>IOD - CE/6408/BPES/AN dt. 28/03/2008 CC - 29/03/2008</b></p> <p>Accordingly the cognizance is taken as per the details given as under                      24.00m wide proposed DP road over defunct TANSa pipe line &amp; remaining area under pipeline is reserved for Green belt but the ROS 2.7 is spilled over on the layout RG for the plot under reference. hence the ROS 2.7 reservation boundary is corrected as per the boundary of pipe line</p>	
32	EP-N32	MN35	ES 29	DAM-Designated Amenity Space	<p>Amenity space boundary is corrected as per revised I to R / N / 27 permission vide no. CHE/ 5215/DPES dated 28.06.2016 and RAM is shown instead of DAM.</p>	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
33	EP-N33	MN36	ES 29	DAM -Designated Amenity Space	The boundary of DAM - Designated amenity space is corrected as per approval	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
34	EP-N34	MN36	ES 29	Existing Road	The existing road is deleted	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
35	EP-N35	MN37	ES 29 & ES 30	I zone	Shown as 'C' zone instead of I zone as I to R is approved	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
36	EP-N36	MN37	ES 29 & ES 30	DAM-Designated Amenity Space	Shown as RAM - Reserved amenity space instead of DAM - as per approved layout	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
37	EP-N37	MN37	ES 29 & ES 30	12.20m wide existing road	Alignment of road is shown as per approved amended layout	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
38	EP-N38	MN38	ES 29	DOS2.6- Recreation Ground	Designation of DOS 2.6 - Recreation Ground, DSA 3.8 - Public hall & DH 3.2 - Hospital are corrected as per approved layout vide no. CE/127/BSIII/LON dated 09/01/1978	Modification u/s 30 is proposed to be sanctioned.

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39	EP-N39	MN39	ES 29	13.40 mtr. DP road	13.40m wide SRDP 1991 DP road which was an access road to PG & MAP is deleted as a new DP road along railway track has been added.	Modification u/s 30 is proposed to be sanctioned.
40	EP-N40	MN40	ES 29	6.10m wide DP road	6.10m wide proposed DP road is deleted	Modification u/s 30 is proposed to be sanctioned.
41	EP-N41	MN41 & 87	ES 29	18.30m proposed widening	The Jhawar road is maintained (widening / DP Road) with 18.30m width upto the AGLR	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
42	EP-N42	MN42	ES 29	Existing Road	Existing road is deleted	Modification u/s 30 is proposed to be sanctioned.
43	EP-N43	MN43	ES 25	13.40m wide proposed DP road	The proposed 13.40m road is deleted & the parallel road in front of Fatema school is widened to 18.30m upto MG road.	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
44	EP-N44	MN43	ES 25	18.30m wide proposed DP road	The road under reference is 24.00m wide DP road from Eastern Express Highway to shantipath & it is relocated along the police staff quarters boundary.	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
45	EP-N45	MN43	ES 25	Existing Road	The road is shown as existing on site which is a layout road. Hence it is deleted	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
46	EP-N46	MN44 & 8	ES 33	1. 13.40m wide proposed road 13.40m wide proposed road 3. approx 6m wide existing	13.40m wide proposed road is deleted & 9m wide existing road is widen to 13.40m width	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
47	EP-N47	MN45	ES 29	9.15m wide proposed road	9.15m wide DP road is deleted	Modification u/s 30 is proposed to be sanctioned.
48	EP-N48	MN47	ES 34	Existing road	Existing road adjoining school through CTS 59 is deleted	Modification u/s 30 is proposed to be sanctioned.
49	EP-N49	MN48	ES 29	13.40m wide DP road with same alignment as SRDP 1991	The proposed 13.40m wide DP road alignment is changed.	Modification u/s 30 is proposed to be sanctioned.



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50	EP-N50	MN49	ES 34	Existing road	The existing road as shown in RDDP 2034 is not situated on site, hence it is deleted & the existing road which is existing on site as per SRDP 1991 is shown.	Modification u/s 30 is proposed to be sanctioned.
51	EP-N51	MN50	ES 25	Part 18.30m wide existing road & part 18.30m wide proposed road widening	18.30m proposed widening after junction is reduced to 12.2m width.	Modification u/s 30 is proposed to be sanctioned.
52	EP-N52	MN51	ES 30	13.40m wide DP road	The 13.40m wide existing road is realigned as per approved layout	Modification u/s 30 is proposed to be sanctioned.
53	EP-N53	MN52	ES 25	13.40m wide Proposed DP Road	Proposed road is deleted and shown as existing from CTS 778/9	Modification u/s 30 is proposed to be sanctioned.
54	EP-N54	MN53	ES 25	6m wide existing road	Exiting road from MG road to welfare centre is proposed to widen to 9.15m.	Modification u/s 30 is proposed to be sanctioned.
55	EP-N55	MN53	ES 25	R Zone	9.15m wide road is proposed from Ramji ashar lane upto welfare centre as a DP road	Modification u/s 30 is proposed to be sanctioned.
56	EP-N56	MN54	ES 34	36.6m Proposed widening	Width of LBS road is corrected from 36.60m to 30.50m	Modification u/s 30 is proposed to be sanctioned.
57	EP-N57	MN55	ES 29	Existing road	Alignment of the road is corrected as per CTS boundary of the layout	Modification u/s 30 is proposed to be sanctioned.
58	EP-N58	MN56	ES 29	Existing road	The existing road is shown with actual width of 13.40m	Modification u/s 30 is proposed to be sanctioned.
59	EP-N59	MN59	ES 25	ROS1.4- Playground, DOS1.4 Playground, RE1.1- Municipal School, RE1.2- Primary & Secondary School, RH1.2- Hospital, DR1.2- R&R	9. a. The Reservation of ROS 1.4 Play ground is deleted and shown as DR1.2 Police Staff Quarters b. Play Ground is designated as DOS1.4 + DOS2.4 (Parade Ground + Sports Complex) c. Only the open space designation as per 1991 DP is shown as DOS 1.5 Garden/Park & remaining area reserved for ROS 1.5 Garden/Park & DR 1.2 Police Staff Quarters d. The D.P.Road along the High Tension Line	Modification u/s 30 is proposed to be sanctioned as shown on Plan.

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					is retained & the internal D.P.Road is deleted e. All other Reservations, Designations & Roads are maintained as SRDP 1991	
60	EP-N60	MN59	ES 25	DO 2.1 - Government Office	Designation of DO 2.1 - Government office is deleted & shown in Residential zone	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
61	EP-N61	MN59	ES25	DOS 2.6 - Recreation Ground	The Designation of DOS 2.6 - Recreation Ground is shown as per SRDP 1991 relocation	Modification u/s 30 is proposed to be sanctioned as shown on Plan.
62	EP-N62	MN62	ES 29	RSA 6.1 - Care centre	The reservation of RSA 6.1 - Care centre is deleted & is reserved for ROS 1.5- Garden/Park	Modification u/s 30 is proposed to be sanctioned.
63	EP-N63	MN63	ES 29	RMS3.1+RSA6.3- SWM Facilities+Public Convenience	The reservation of RMS 3.1 - solid waste management facility is deleted & reserved for RSA 6.1 - care centre	Modification u/s 30 is proposed to be sanctioned.
64	EP-N64	MN64	ES 26	DR 1.4 - BEST Housing	The designation of DR 1.4 - BEST Housing is deleted & included in to R zone Ref: Approved layout vide no. CE/196/BSI/LON dated. 15/10/93	Modification u/s 30 is proposed to be sanctioned.
65	EP-N65	MN64	ES 26	ROS 1.5 - Garden/Park	The Reservation of ROS 1.5 - Garden/ Park only on existing road is deleted Ref: Approved layout vide no. CE/196/BSI/LON dated. 15/10/93	Modification u/s 30 is proposed to be sanctioned.
66	EP-N66	MN64	ES 26	RH 1.2 - Hospitals & RPU 2.1- Fuel station	The reservation of RH 1.2 - Hospital is changed to Municipal Facilities RMS1.3 on part plot & ROS 1.5 - Garden/ Park on remaining portion Ref: Approved layout vide no. CE/196/BSI/LON dated. 15/10/93	Modification u/s 30 is proposed to be sanctioned.
67	EP-N67	MN65	ES 34	ROS1.5 -public open space & ROS 2.4-Municipal sports complex	Shown as ROS 2.5 - Sports Complex instead of ROS 1.5 & ROS 2.4	Modification u/s 30 is proposed to be sanctioned.
68	EP-N68	MN65	ES 34	Ghatkopar Kopairkhairme link	The proposed Ghatkoper Kopairkhairme link	Modification u/s 30 is proposed to be sanctioned.

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				road	road is deleted.	sanctioned.
69	EP-N69	MN66	ES 29	R Zone	9.15m wide road is proposed as access to designated PG in 'L' ward.	Modification u/s 30 is proposed to be sanctioned.
70	EP-N70	MN66	ES 29	RR2.1 - Rehabilitation & resettlement	RR2.1 - Rehabilitation & resettlement partly changed as RH 1.3- Municipal Maternity home on west side of newly proposed 9.15m road	Modification u/s 30 is proposed to be sanctioned.
71	EP-N71	MN67	ES 29	ROS 1.5 - Garden & Park	The Designation of DE 1.2 - Primary & secondary school & reservation of ROS 1.4 - Play ground is retained as per SRDP 1991	Modification u/s 30 is proposed to be sanctioned.
72	EP-N72	MN69	ES 29	RE1.1 - Municipal School ROS 1.4 - Playground	RE 1.1 - Municipal school & ROS 1.4 - Play Ground deleted and reserved as RR2.2 - Affordable housing	Modification u/s 30 is proposed to be sanctioned.
73	EP-N73	MN70	ES 29	RR2.1 - Rehabilitation & Resettlement	CTS 67 is shown as C.T.S.No.37 is reserved as ROS1.4 Play Ground with access of 9.15m to the Play Ground	Modification u/s 30 is proposed to be sanctioned.
74	EP-N74	MN71	ES 25	R Zone	Designated as DE 1.2 (Primary & Secondary School)	Modification u/s 30 is proposed to be sanctioned.
75	EP-N75	MN72	ES 37, ES 38, ES 34 & ES 33	NDZ	The NDZ land located on 1(pt) of Ghatkopar village falling in 'S' ward & partly in 'L' ward is now shown as SDZ I and marked as N/1	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - I is changed to SDZ .
76	EP-N76	MN73	ES 26	NDZ	The NDZ land located on CTS no. 194A (pt) of Ghatkopar & 1(pt) of Vikhroli village bounded by 'Natural water course' on North side & 'S' & 'M/E' ward boundary on east side is now shown as SDZ I and marked as N/2 18.30m new proposed road is shown along north-east boundary of CTS 195A/3 to provide an access to SDZI zone. The part portion of NDZ land located on	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - I is changed to SDZ .

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					seaward side of HTL is now shown as 'NA'	
77	EP-N77	MN74	ES 26	DMS 4.1 - Sewerage treatment plant & facilities	Land adm. 3250.00 sq.m. is allotted to Tata Power Co, is to be shown as Sewage Pumping Station DMS 4.1 with reservation of RPU 5.2	Modification u/s 30 is proposed to be sanctioned.
78	EP-N78	MN75	ES 29	I zone	CTS 192 of Kirol village is shown as DT3.1 (Airport/Helpad)	Modification u/s 30 is proposed to be sanctioned.
79	EP-N79	MN81	ES-25	DPU 5.2- Electricity transmission & distribution facility	The designation of DPU 5.2 - Electricity transmission & distribution facilities is deleted	Modification u/s 30 is proposed to be sanctioned.
80	EP-N80	83	ES 25	DOS2.2 - Swimming pool	The reservation of ROS 2.4 (Municipal Sports Complex) is added with the designation of DOS 2.2 (Swimming Pool)	Modification u/s 30 is proposed to be sanctioned.
81	EP-N81	88	ES 29	ROS 1.5 - Garden/Park	The part portion of CTS 174A, Kirol Village is designated as DE1.2 (Primary & Secondary School)	Modification u/s 30 is proposed to be sanctioned.
82	EP-N82	99	ES 21	RR1.3-Government Staff quarter	The reservation of RR 1.3 (Government staff quarter) is changed to Designation of DR1.3 (Government staff quarter)	Modification u/s 30 is proposed to be sanctioned.
83	EP-N83	172	ES 30	DT1.4-BEST Bus depot	The 27.45m wide road is retained as per SRDP 1991	Modification u/s 30 is proposed to be sanctioned.
84	EP-N84		ES34	DOS1.4-Play Ground & DOS 2.6 -Recreation Ground	The Modification nos . For all the layout RG's should be MGEN02 instead of MGEN04	Modification u/s 30 is proposed to be sanctioned.
85	EP-N85		ES30	I Zone	I Zone	Reservation of RT4.2 ( Railway Terminus) is proposed to be shown on plot bearing CTS no.51A of village Vikhroli as shown on plan.
86	EP-N86		ES 29	DH1.3- Municipal Maternity Home	DH1.3- Municipal Maternity Home	Designation of DH1.3 (Municipal Maternity Home) is deleted and proposed to be shown as RE1.1 (Municipal School) & ROS1.4 (PG) on plot bearing CTS no.146 (pt), 312/5, 312/6 of village Kirol & Ghatkopar Kirol as shown on plan.

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87	EP-N87		ES25	R Zone	R Zone	Reservation of 'RR1.5+RH1.1 (Municipal Housing+Municipal Dispensary/Health Post) is proposed to be shown on plot bearing CTS No 266(pt), 266A(pt) & 266B(pt) of village Ghatkopar Kirol as shown on Plan.
88	EP-N88		ES 25	R Zone	R Zone	Designation of RG is proposed to be shown on plot bearing CTS no 4864(pt) of village Ghatkopar Kirol as shown on plan.
89	EP-N89		ES 25	ROS 1.5 Garden/Park	ROS 1.5 Garden/Park	Reservation of ROS 1.5 Garden/Park shown on 4830, 4831 of Ghatkopar Kirol is proposed to be deleted and reserved for RO2.1 Government Office as shown on Plan.

**'PN' Ward**

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<b>Sr. No.</b>	<b>EP No.</b>	<b>Modifi- cation No.</b>	<b>Sheet No.</b>	<b>Proposal as per published plan under Section 26 of the MR&amp;TP Act 1966</b>	<b>Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&amp;TP Act 1966</b>	<b>Substantial Modifications published by the Government under Section 31(1) of the MR&amp;TP Act 1966</b>
1	EP-PN01	MPN2, 249	W/S 43	Municipal School (RE1.1)	Typing error is corrected and reservation code Municipal Dispensary/ Health Post (RH1.1) is shown.	Modification u/s 30 is proposed to be sanctioned
2	EP-PN02	MPN3	W/S 46	Play ground (ROS1.4)	Reservation of Play ground (ROS1.4) is changed as designation of Play ground (DOS1.4) on CTS 16/A/1 & 12A/2C.	Modification u/s 30 is proposed to be sanctioned
3	EP-PN03	MPN6	W/S 43	Municipal Office (DO1.3)+ Road Depot (DMS1.1) + Disaster Management Facilities (RO3.1)	The Boundary of designation of Municipal Office (DO1.3+ ) is shown upto the Nalla keeping the buffer zone.	Modification u/s 30 is proposed to be sanctioned

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4	EP-PN04	MPN7	W/S 48	Welfare Centre (DSA2.5) + Library (DSA2.8)	The designation of Welfare Centre + Library is shown as (DSA2.5+) as per SRDP 1991.	Modification u/s 30 is proposed to be sanctioned
5	EP-PN05	MPN13	W/S 42	Garden/Park (ROS1.5)	Reservation of Garden/Park(ROS1.5) is retained as per approved relocation and the additional reservations of Garden/Park (ROS1.5) and Multipurpose Community Centre (RSA2.1) are deleted	Modification u/s 30 is proposed to be sanctioned
6	EP-PN06	MPN14	W/S 48	13.4m DP Road,	1) 13.40 meter DP Road is deleted.	Modification u/s 30 is proposed to be sanctioned
7	EP-PN07	MPN15	W/S 47	Recreation Ground (DOS2.6)	DOS2.6 (Recreational Ground) is reserved as Affordable Housing (RR2.2 ) and rest of the reservation is retained as Recreational Ground (DOS2.6 ) and Garden/Park (ROS1.5) by deleting part portion of RR2.2 (Affordable Housing).	Modification u/s 30 is proposed to be sanctioned
8	EP-PN08	MPN16	W/S 43	R Zone	The reservation of Municipal School (RE1.1) is shown.	Modification u/s 30 is proposed to be sanctioned
9	EP-PN09	MPN17	WS44	Garden/Park (ROS1.5)	Extended the boundary of Garden/Park (ROS1.5) reservation on CTS 390A of village Kurur	Modification u/s 30 is proposed to be sanctioned
10	EP-PN10	MPN18	W/S 43	R Zone	The designation of Retail Market ( DSA1.2) is shown.	Modification u/s 30 is proposed to be sanctioned
11	EP-PN11	MPN19	W/S 43	R Zone	The reservation of Play Ground (ROS1.4) is shown.	Modification u/s 30 is proposed to be sanctioned
12	EP-PN12	MPN20	WS44	R Zone	The reservation of Garden/Park (ROS1.5) is shown.	Modification u/s 30 is proposed to be sanctioned
13	EP-PN13	MPN21	W/S 43	1) Cattle Pound (DP3.1) 2) Garden/Park (ROS1.5)	Designation of Cattle Pound (DP3.1) and reservation of Garden/Park (ROS1.5) is shown as per SRDP 1991	Modification u/s 30 is proposed to be sanctioned
14	EP-PN14	MPN 22, 179	W/S 48	9.15m DP road	13.40 mts. D.P. Road is shown on Eastern side of railway upto existing road.	Modification u/s 30 is proposed to be sanctioned
15	EP-PN15	MPN23	WS48	Higher Education (RE2.1)	Extension of Higher Education (RE2.1) is deleted	Modification u/s 30 is proposed to be sanctioned
16	EP-PN16	MPN24	W/S 43	1) 18.3m DP road(3 Nos) 2) 9.15m proposed widening	The reservations of 2 nos pf Garden/Park (ROS1.5) and 1 no. of PG (ROS1.4) as well as	Modification u/s 30 is proposed to be sanctioned

1	2	3	4	5	6	7
				3) 12.2m DP road 4) Garden/Park (ROS1.5) (2 Nos) and Playground (ROS1.4) (1 No)	18.30 m. (3no.s), 9.15 m. DP Road are shown as per approved relocation.	
17	EP-PN17	MPN25	WS 47	Garden/Park (ROS1.5)	Shape of reservation of Garden/Park (ROS1.5) is corrected	Modification u/s 30 is proposed to be sanctioned
18	EP-PN18	MPN26	WS48	Garden/Park (ROS1.5)	Reservation of Garden/Park (ROS1.5) is shown as per S.R.D.P. 1991.	Modification u/s 30 is proposed to be sanctioned
19	EP-PN19	MPN26	WS48	12.2m, 9.15m DP road	12.20 mts. wide D.P.Road is shown as 9.15 mts. wide D.P. road as per S.R.D.P. 1991.	Modification u/s 30 is proposed to be sanctioned
20	EP-PN20	MPN26	WS48	18.3m, 9.15m DP road	9.15 mts. & 18.30 mts. wide D.P.Roads are shown as per S.R.A. approval.	Modification u/s 30 is proposed to be sanctioned
21	EP-PN21	MPN27	WS 44	18.3m proposed widening	The widening of road is shown as per realignment	Modification u/s 30 is proposed to be sanctioned
22	EP-PN22	MPN28	WS 43	Garden/Park (ROS1.5)	Reservation of Garden/Park (ROS1.5) is deleted and Text of Layout RG is shown.	Modification u/s 30 is proposed to be sanctioned
23	EP-PN23	MPN29	WS 47	Play Ground (ROS1.4)	Out of the total reservation of Play ground (ROS1.4), the part portion of Playground (ROS1.4) admeasuring 4111.06 sq.mts. is deleted and Text of Layout R.G. Is shown .	Modification u/s 30 is proposed to be sanctioned
24	EP-PN24	MPN30	WS 44, 48, 49	18.3m proposed widening	The alignment of the 18.3 mt. proposed road widening is shown equally on either side of the existing road.	Modification u/s 30 is proposed to be sanctioned
25	EP-PN25	MPN31	WS 31	1) 18.3m DP road, Water Transport Terminal (RT2.1) 2) NDZ	18.3m DP road is shifted to the North edge of the reservation passing through the land bearing C.T.S. Nos. 1506, 1507 & 1508 of village Erangal.	Modification u/s 30 is proposed to be sanctioned
26	EP-PN26	MPN32	WS 43	9.15m Dp road	The widening is shown equally on either side for 9.15 mt. D.P. road.	Modification u/s 30 is proposed to be sanctioned
27	EP-PN27	MPN33	WS 48	Shown as existing road	The road shown in the said CTS No.92C of village Valnai is deleted.	Modification u/s 30 is proposed to be sanctioned
28	EP-PN28	MPN34	WS 43	9.15m DP road	9.15m wide DP road is deleted as It is proposed over existing building.	Modification u/s 30 is proposed to be sanctioned

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29	EP-PN29	MPN35	W/S 43	13.4m DP road	The 13.4m DP road is deleted and a cul-de-sac is shown to the existing road.	Modification u/s 30 is proposed to be sanctioned
30	EP-PN30	MPN37	W/S 32, 36, 37	18.3m DP road	Road is shown as existing road.	Modification u/s 30 is proposed to be sanctioned
31	EP-PN31	MPN38	W/S 26	27.45m DP road	The width of 27.45 mts. wide D.P.Road is reduced to 18.30 mts. with East side of the road touching the Pond, as it is connecting 27.45 mts. wide & 13.40 mts. wide roads.	Modification u/s 30 is proposed to be sanctioned
32	EP-PN32	MPN39	W/S 43	13.4m DP road	13.4m DP road is deleted and 13.4m proposed widening to the existing road is shown to the adjoining road.	Modification u/s 30 is proposed to be sanctioned
33	EP-PN33	MPN40	W/S 48	9.15m DP road	The road is retained as per SRDP 1991 & proposed 9.15m DP road is deleted.	Modification u/s 30 is proposed to be sanctioned
34	EP-PN34	MPN41	W/S 43	Existing road	The road inside the plot is deleted.	Modification u/s 30 is proposed to be sanctioned
35	EP-PN35	MPN42	W/S 44	Existing road	The alignment of existing road is shown through CTS No.819A of village Malad (E).	Modification u/s 30 is proposed to be sanctioned
36	EP-PN36	MPN43	W/S 38, 43	Police Chowky (RPU3.2) and 9.15m Dp road	9.15m DP road is deleted & the reservation of Police Chowky (RPU3.2) is shifted towards P/South ward boundary.	Modification u/s 30 is proposed to be sanctioned
37	EP-PN37	MPN44	W/S 43	Existing road	The realignment of existing road is shown as per site condition	Modification u/s 30 is proposed to be sanctioned
38	EP-PN38	MPN45, MPN 53	W/S 44	13.4m and 36.6m proposed widening	36.6m proposed widening is corrected by showing along the boundary of CTS 692A/3 of village Malad (E).	Modification u/s 30 is proposed to be sanctioned
39	EP-PN39	MPN46	W/S 47, 52	18.3m DP road	Alignment of DP road is changed as per the realignment approved.	Modification u/s 30 is proposed to be sanctioned
40	EP-PN40	MPN47	W/S 48	Existing road shown	Existing road along with 9.15m DP road link on North side is deleted.	Modification u/s 30 is proposed to be sanctioned
41	EP-PN41	MPN48	W/S 43	9.15m DP Road	DP road of 9.15m is deleted and the land is included in reservation of Playground (ROS1.4) & Rehabilitation & Resettlement (RR2.1).	Modification u/s 30 is proposed to be sanctioned



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42	EP-PN42	MPN49	W/S 49	13.4m DP road	13.4m DP road alignment is shifted abutting reservation of Garden/Park (ROS1.5) on North side.	Modification u/s 30 is proposed to be sanctioned
43	EP-PN43	MPN50	W/S 47	R-Zone, 18.3m DP road and Reservation of Government Office (RO2.1)	2 Nos of 18.3m DP road East-West affecting the land under reference(CTS No: 507) are deleted.	Modification u/s 30 is proposed to be sanctioned
44	EP-PN44	MPN51	W/S 47	18.3m DP road	18.3m DP road is deleted from C.T.S.No. 1187 to C.T.S.No. 1162 of village Malvani and proposed widening to the existing adjoining road from C.T.S. No. 605 to C.T.S. No. 1162 of village Malvani is shown.	Modification u/s 30 is proposed to be sanctioned
45	EP-PN45	MPN 52, 242	W/S 43	18.3m DP Road	18.30 mts. D.P. Road is shown as per SRDP 1991 by deleting MPN 52	Modification u/s 30 is proposed to be sanctioned
46	EP-PN46	MPN53	W/S 44	36.6m proposed widening road and 18.3m Dp road	18.3m DP road is shown as existing road of 18.3m width.	Modification u/s 30 is proposed to be sanctioned
47	EP-PN47	MPN54	W/S 42, 43	Shown existing road	The roads being internal layout roads, the same are deleted.	Modification u/s 30 is proposed to be sanctioned
48	EP-PN48	MPN55	W/S 43	Existing road shown	There is no existing road between CTS No.2/7 and CTS No.2/11 and the same is deleted.	Modification u/s 30 is proposed to be sanctioned
49	EP-PN49	MPN56	W/S 48	No road shown	Existing road is shown.	Modification u/s 30 is proposed to be sanctioned
50	EP-PN50	MPN57	W/S 27, 32,36, 37, 42	No DP road	NDZ is shown as SDZ. Also new DP roads of 36.6m and 27.45m wide are proposed for better connectivity between MHADA colony in PN ward to STP (DMS4.1) in KW ward. 27.45m proposed widening is shown to existing 18.30m road from Daravali village upto Malad-Madh Road.	Modification u/s 30 is proposed to be sanctioned
51	EP-PN51	MPN58, MPN 94	W/S 43	Primary & Secondary School (DE1.2), Municipal School (RE1.1)	The entire designation of Primary and Secondary school & adjoining reservation of Municipal School. (RE1.1) is deleted and reserved for Affordable housing (RR2.2).	Modification u/s 30 is proposed to be sanctioned
52	EP-PN52	MPN59	W/S 26	Tank/Pond/Lake (DOS1.1)	The plot is kept in Natural Area zone.	Modification u/s 30 is proposed to be sanctioned
53	EP-PN53	MPN61	W/S	NDZ	The land is kept in Residential zone with	Modification u/s 30 is proposed to be sanctioned

1	2	3	4	5	6	7
			47		reservation of Affordable Housing (RR2.2).	sanctioned
54	EP-PN54	MPN62, MPN 72	WS 39, 44	NDZ	Reservation of Affordable Housing (RR2.2) in Special Development Zone is shown	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ
55	EP-PN55	MPN63	WS 47	Municipal Market with vending zone (RSA1.1)	Extra portion of reservation of Municipal market (RSA 1.1) is deleted and shown as designation of College (D.E. 2.1).	Modification u/s 30 is proposed to be sanctioned
56	EP-PN56	MPN 64, 248	WS 43	Municipal School (RE1.1)	Reservation of Municipal School (RE1.1) & modification No MPN 64 is deleted and Garden/Park (ROS 1.5) is shown.	Modification u/s 30 is proposed to be sanctioned with following changes Reservation of Municipal School (RE1.1) is proposed to be deleted and text of layout RG is shown
57	EP-PN57	MPN 66	WS 39	Garden/Park (ROS1.5), 18.3m proposed widening and NA	18.3m proposed widening	Modification u/s 30 is proposed to be sanctioned as shown on plan
58	EP-PN58	MPN68	WS 43	Multipurpose Community Centre (RSA2.1) and Homeless Shelter (RSA2.9)	The reservation of Art Gallery (RSA3.6) is shown by deleting reservation of Homeless Shelter (RSA2.9).	Modification u/s 30 is proposed to be sanctioned
59	EP-PN59	MPN69	WS 43	Municipal School (RE1.1)	Reservation of Municipal Primary school (RE1.1) is deleted and retained reservation of Parking Lot (RT1.6).	Modification u/s 30 is proposed to be sanctioned
60	EP-PN60	MPN70	WS 43	Garden/Park (ROS1.5)	CTS no 1406/16/D of village Malad (W) is shown in Commercial zone by deleting the reservation of Garden/Park (ROS1.5) as reservation of Garden/Park (ROS1.5) is already relocated	Modification u/s 30 is proposed to be sanctioned
61	EP-PN61	MPN71, MPN 93	WS 39	NDZ	The No Development zone is shown as reservation of Affordable Housing (RR2.2) in Special Development Zone	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ I is changed to SDZ
62	EP-PN62	MPN73	WS 43	Recreation Ground (DOS2.6)	Designation of Club/ Gymkhana (DOS2.1) is shown on part portion of land bearing CTS no 1406A/16E of Malad (W) and remaining area is shown as Recreation Ground (DOS2.6).	Modification u/s 30 is proposed to be sanctioned
63	EP-PN63	MPN74	WS 47	Playground (ROS1.4)	The reservation of Playground (ROS1.4) between the designation and reservation of Primary & Secondary school (DE1.2 &	Modification u/s 30 is proposed to be sanctioned

1	2	3	4	5	6	7
					RE1.2) is shown as reservation of Primary & Secondary school (RE1.2).	
64	EP-PN64	MPN75	WS 48	Garden/Park (ROS1.5)	Garden/Park (ROS1.5) is deleted and Text of Layout R.G. Is shown.	Modification u/s 30 is proposed to be sanctioned
65	EP-PN65	MPN77	WS 26	Govt Office (DO2.1)	Designation of Govt. Office (DO2.1) is corrected as per site condition and remaining area of designation of Govt. Office (DO2.1) is deleted and is kept in Industrial zone.	Modification u/s 30 is proposed to be sanctioned
66	EP-PN66	MPN78	WS 43	Primary Secondary School (DE1.2) and Playground (DOS1.4)	CTS 83 of village Malad (W) is shown as designation of Primary & Secondary school (DE1.2).	Modification u/s 30 is proposed to be sanctioned
67	EP-PN67	MPN79	WS 48	1) Christian Cemetery (DSA4.3), Primary and Secondary School (DE1.2), Playground (DOS1.4) 2) Existing Road	Extra area shown as designation of Playground (DOS1.4) is deleted and shown as Residential zone.	Modification u/s 30 is proposed to be sanctioned
68	EP-PN68	MPN80	WS 47	Affordable Housing (RR2.2), Municipal School (RE1.1) and Playground (ROS1.4)	Reservation of Affordable Housing, Municipal school & Playground are deleted and changed the reservation to Municipal Housing (RR1.5).	Modification u/s 30 is proposed to be sanctioned
69	EP-PN69	MPN81	WS 38, 43	Primary & Secondary School (RE1.2) and Playground (ROS1.4)	Reservation of Primary & Secondary school (RE1.2) and Playground (ROS1.4) are deleted as the reservations are relocated on CTS 97A/2C/2 & 97A/2C/4 in P South Ward.	Modification u/s 30 is proposed to be sanctioned
70	EP-PN70	MPN83	WS 47	NA	Land is kept reserved for Playground (ROS1.4).	Modification u/s 30 is proposed to be sanctioned with following changes Proposed reservation is to be extended upto 27.45 m wide road on north side as shown on plan
71	EP-PN71	MPN87	WS 42		GIS layer of Water body is shown above designation/Reservation layer.	Modification u/s 30 is proposed to be sanctioned
72	EP-PN72	MPN88	WS47	Pump Room (DMS5.2)	The designation of Water Pumping Station (DMS5.2) is changed to designation of Municipal School (DE1.1)+ reservation of Water Pumping Station (RMS5.2).	Modification u/s 30 is proposed to be sanctioned
73	EP-PN73	MPN89	WS44	Existing Road	13.40 M. Proposed road widening is shown affecting CTS no. 500, 717A, 504, 722, 717B,	Modification u/s 30 is proposed to be sanctioned



1	2	3	4	5	6	7
80	EP-PN80	MPN99	W/S 47	NDZ	<p>proposed 36.6mt road widening on west side in village Malvani which was in NDZ now shown as SDZ II and marked as PN-1</p> <p>2) Part portion of land which was in NDZ and is towards the seaward side of HTL shown as NA.</p> <p>1) The land under designation of Sewage Pumping Station (DMS 4.3) , Solid Waste management facility (DMS 3.1 ) on South side Chunnil Girharilal Marg which was in NDZ is now shown as SDZ-II PN-2</p> <p>2) Part portion of land which was in NDZ and is towards the seaward side of HTL shown as NA.</p>	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ
81	EP-PN81	MPN100	W/S 42, W/S 47	NDZ	<p>The NDZ bounded partly by Radio Transmission (DPU4.3) on West side , 13.40 mtr proposed DP road on South side and East side marked as P/N-3 now shown as SDZ-I. The proposed four number of 13.40mtr, 18.30 mtr width deleted and included SDZ-I .The 12.2 mtr. Width propose North-South side DP road now widened 27.45mtr by proposing widening on west side. The said land mark as PN-3 on DP sheet.</p>	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ I is changed to SDZ
82	EP-PN82	MPN101	W/S 47	NDZ	<p>The NDZ bounded by 13.40 mt. proposed road widening on East side and existing road on North side, proposed 18.30 width DP road on West side marked as PN-4 now shown as SDZ-I. The 12.2 mtr. width proposed North-South side DP road now widened to 27.45mtr by proposing widening on West side. The said land mark as PN-4 on DP sheet.</p>	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ I is changed to SDZ
83	EP-PN83	MPN102	W/S 47, 46, 42,	NDZ	<p>1) Entire NDZ land in village Malvani, Marve, Aakse,Erangal bounded by sea on West side marked as PN-5 shown in SDZ II. The existing road in WS-36,37 shown to be</p>	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ

1	2	3	4	5	6	7	
84	EP-PN84	MPN103	WS 37/42	NDZ	<p>widened to 18.30 mts connecting proposed 18.30 mts DP road on East side and 27.45mtr proposed road widening on West side. Further a new 12.20 mts DP road proposed on East side of newly proposed reservations which are as under.</p> <p>New reservations of Hospital (RH1.2),Play ground (ROS1.4), Primary &amp; secondary school + Higher Education (RE1.2+RE2.1 )on CTS no. 3554(PT) of Village Malvani and Cemetery (RSA4.8), Garden/Park (ROS1.5) on CTS No. 3554(PT) of village Malvani on South-West side of Radio Transmission (DPU 4.3) proposed in SDZ II. 18.30mts wide proposed North-South DP road deleted passing through CTS No. 3554(PT) and 3556(PT) of village Malvani. 18.30mt East-West DP road from CTS No 794 to CTS No 339 passing through CTS No 507 is shifted South side from CTS No. 1162 to CTS No 348. Similarly 18.30mt East-West DP road from CTS No 765 to CTS No 4 passing through CTS No 507 and 4 is shifted North side as shown on sheet.</p> <p>2) Part portion of land which was in NDZ and is towards the seaward side of HTL shown as NA barring DOS 1.3 Beaches</p> <p>3) 9.15m DP road passing through CTS 1750 to CTS1817 is shifted southwards from CTS 1848 to CTS 1823</p>	<p>1) The NDZ on CTS no 3556 (pt), CTS no. 2841 (PT) , CTS no. 3554 (PT) of village Malvani shown as SDZ-I marked as PN-6 . 3 no. 18.30mtr. wide DP road in this zone are deleted. The reservation of RR2.1 (2no.) in this zone are deleted. 2no. of 18.30mtr wide North-South DP road newly proposed road in</p>	<p>Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ I is changed to SDZ</p>

1	2	3	4	5	6	7
85	EP-PN85	MPN104	W/S 37/42	NDZ	<p>this zone.</p> <p>2) Part portion of land which was in NDZ and is towards the seaward side of HTL shown as NA</p> <p>1) The NDZ in village Daravali marked as P/N-7 shown in SDZ-II . 18.30mtr wide DP road proposed which connects proposed DP road on West and South side.</p> <p>2) Part portion of land which was in NDZ and is towards the seaward side of HTL shown as NA</p>	<p>Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ</p>
86	EP-PN86	MPN105	W/S 26	NDZ	<p>1) The NDZ in Madh &amp; Erangal village shown as SDZ-I and marked in PN-8</p> <p>2) Part portion of land which was in NDZ and is towards the seaward side of HTL shown as NA</p>	<p>Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ I is changed to SDZ</p>
87	EP-PN87	MPN106	W/S 26	NDZ	<p>The NDZ in Erangal village with NA on East side shown as SDZ-II and marked as PN-9</p>	<p>Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ</p>
88	EP-PN88	MPN107	W/S 26	NDZ	<p>1) The small Island like portion on CTS no. 2243 /16 village Erangal which was shown as NDZ is now partly shown as SDZ-II and marked as PN/10.</p> <p>2) Part portion of land which was in NDZ and is towards the seaward side of HTL shown as NA</p>	<p>Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ</p>
89	EP-PN89	MPN108	W/S 39, 40, 44, 45	NDZ	<p>The NDZ on CTS No 827A ,827A/4B ,827A/4A, 827A/4A/1, 827A/4A/2 of village Malad East marked as PN-11 shown as SDZ-II.</p>	<p>Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ</p>
90	EP-PN90	MPN109	W/S 39, 44	NDZ	<p>The NDZ in village Malad East is now shown as SDZ-II and marked as PN-12. Entire pocket is reserved for Affordable Housing (RR2.2).</p>	<p>Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ</p>
91	EP-PN91	MPN110	W/S 39	NDZ	<p>The NDZ in village Malad East is now shown as SDZ-I and marked as PN-13.</p>	<p>Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ I is changed to SDZ</p>

1	2	3	4	5	6	7
92	EP-PN92	MPN111	W/S 39	NDZ	The NDZ in village Malad East, comprising also designation of Other Education (DE3.1) and Water Pumping Station (DMS5.2) is now entirely shown as SDZ-II and marked as PN-14	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ
93	EP-PN93	MPN113	W/S 44	NDZ	The NDZ in village Malad East is now shown as SDZ-I and marked as PN-16	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ I is changed to SDZ
94	EP-PN94	MPN114	W/S 44/49	NDZ	The NDZ in village Malad East, along SGNP, shown on 13.40 mtr. propose DP road and on part portion of reservation of Cemetery (RSA 4.8) is now shown as NA marked as PN-17	Modification u/s 30 is proposed to be sanctioned
95	EP-PN95	MPN115	W/S 21	NDZ	Designated area under fish and Net drying Yard is shown as (DP1.1).	Modification u/s 30 is proposed to be sanctioned
96	EP-PN96	MPN116	W/S 42	1) Rehabilitation & Resettlement (DR2.1) 2) R Zone	Mother Teresa High School, Eliasarwat Urdu High School & Holy Angel High Schools are shown as designation of Primary and Secondary school (DE1.2).	Modification u/s 30 is proposed to be sanctioned
97	EP-PN97	MPN117	W/S 42	NDZ	Designation of Primary and Secondary school (DE1.2) is shown.	Modification u/s 30 is proposed to be sanctioned
98	EP-PN98	MPN118	W/S 47	NDZ	The exiting cemetery is designated as Hindu Traditional/Electric Cemetery (DSA4.1).	Modification u/s 30 is proposed to be sanctioned
99	EP-PN99	MPN119	W/S 39	R Zone	Shown as designated Electricity Transmission and Distribution Facilities (DPU 5.2).	Modification u/s 30 is proposed to be sanctioned
100	EP-PN100	MPN121	W/S 42	NDZ	Designation of Primary and Secondary school (DE1.2) is shown.	Modification u/s 30 is proposed to be sanctioned
101	EP-PN101	MPN122	W/S 43	R Zone	Designation of Primary and Secondary school (DE1.2) is shown.	Modification u/s 30 is proposed to be sanctioned
102	EP-PN102	MPN123	W/S 36	NDZ	Designation of Primary and Secondary school (DE1.2) is shown.	Modification u/s 30 is proposed to be sanctioned
103	EP-PN103	MPN124	W/S 36	NDZ	Designation of Primary and Secondary school (DE1.2) is shown.	Modification u/s 30 is proposed to be sanctioned
104	EP-PN104	MPN125	W/S 49	NDZ	Designation of Primary and Secondary school (DE1.2) is shown.	Modification u/s 30 is proposed to be sanctioned
105	EP-PN105	MPN126	W/S 44	NDZ	Designation of Primary and Secondary school (DE1.2) is shown.	Modification u/s 30 is proposed to be sanctioned



1	2	3	4	5	6	7
106	EP-PN106	MPN127	WS 44	R Zone	Designation of Primary and Secondary school (DE1.2) is shown.	Modification u/s 30 is proposed to be sanctioned
107	EP-PN107	MPN128	WS 48	R Zone	Designation of Primary and Secondary school (DE1.2) is shown.	Modification u/s 30 is proposed to be sanctioned
108	EP-PN108	MPN129	WS 47	NDZ	Designation of Primary and Secondary school (DE1.2) is shown.	Modification u/s 30 is proposed to be sanctioned
109	EP-PN109	MPN131	WS 47	Primary & Secondary School (RE1.2)	The reservation is shown as reservation of Primary & Secondary school (R.E. 1.2) + Multipurpose Community Centre (R.S.A. 2.1).	Modification u/s 30 is proposed to be sanctioned
110	EP-PN110	MPN132	WS 47	R Zone	Designation of Primary and Secondary school (DE1.2) is shown.	Modification u/s 30 is proposed to be sanctioned
111	EP-PN111	MPN133	WS 31	NDZ	The plot is shown as Hindu Traditional/Electric Cemetery (DSA4.1).	Modification u/s 30 is proposed to be sanctioned
112	EP-PN112	MPN134	WS 31	NDZ	The plot is shown as Hindu Traditional/Electric Cemetery (DSA4.1).	Modification u/s 30 is proposed to be sanctioned
113	EP-PN113	MPN135	WS 47, WS 42	NDZ	Reservation of Cemetery (RSA4.8) is shown by deleting No Development zone.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of NDZ is changed to SDZ
114	EP-PN114	MPN135	WS 47, WS 42	Primary & Secondary School (RE1.2)	Reservation of Primary & Secondary School (RE1.2) is changed to Reservation of Playground (ROS1.4)	Modification u/s 30 is proposed to be sanctioned
115	EP-PN115	MPN136	WS 44, 49	Garden/Park (ROS1.5)	Designation of Primary and Secondary school (DE1.2) is shown by deleting part portion admeasuring 725 sq.mts of Garden/Park (ROS1.5)	Modification u/s 30 is proposed to be sanctioned
116	EP-PN116	MPN137	WS 43	Hospital(RH1.2)	Part portion of Hospital (RH1.2) admeasuring 3999.42 sq.mts reservation is deleted and shown as Homeless shelter (RSA2.9).	Modification u/s 30 is proposed to be sanctioned with following changes 1) Reservation of RSA2.9 is proposed to be deleted 2) RH1.2 (hospital) is not included in modification is to be retained as per Section 26

1	2	3	4	5	6	7
117	EP-PN117	MPN138	WS 39	NDZ	Designation of Primary and Secondary school (DE1.2) is shown.	Modification u/s 30 is proposed to be sanctioned
118	EP-PN118	MPN139	WS 43	Garden/Park (ROS1.5)	Reservation of Municipal Facilities (RMS1.3) on 1000 sq.mtr and reservation of Garden/Park (ROS 1.5) on the balance plot is shown.	Modification u/s 30 is proposed to be sanctioned
119	EP-PN119	MPN143	WS 47	Metro/Monorail Car shed (RT3.1)	A label of Special Planning Authority (SPA) is shown on the land and reservation of Court + Government Housing (RPU3.5+) & Higher Education (RE2.1) are retained.	Modification u/s 30 is proposed to be sanctioned
120	EP-PN120	53	WS 31, 36	13.4m DP road	13.40 mts. wide D.P. Road on CTS 17, 30, 27, 24 etc. is widened to 18.30 mts.	Modification u/s 30 is proposed to be sanctioned
121	EP-PN121	58	WS 44	Playground (ROS1.4)	Primary and Secondary School (DE 1.2) is shown by deleting part portion admeasuring 253.83 sq.mts. of Playground (ROS1.4)	Modification u/s 30 is proposed to be sanctioned
122	EP-PN122	67	WS 39	NDZ	Playground (ROS 1.4) is shown by deleting part reservation of Affordable Housing (RR2.2) admeasuring 3169.40 sq.mts.and SDZ II	Modification u/s 30 is proposed to be sanctioned
123	EP-PN123	151	WS 48	R Zone	Reservation of Play ground (ROS 1.4) is shown.	Modification u/s 30 is proposed to be sanctioned
124	EP-PN124	152	WS 48	R Zone	12.20 mts. D.P. Road is shown on CTS 512B, 514 of village Malad West	Modification u/s 30 is proposed to be sanctioned
125	EP-PN125	153	WS 48	Municipal Market with vending zone (RSA1.1)	Reservation of Municipal Market with vending zone RSA1.1 is deleted & reservation of Municipal School+ Multipurpose Community Centre (RE1.1+ RSA2.1) is shown.	Modification u/s 30 is proposed to be sanctioned
126	EP-PN126	180	WS 44	Reservation of Rehab. & Resettlement (RR2.1)	Reservation of Rehabilitation & Resettlement (RR2.1) is changed to Hospital (RH1.2)	Modification u/s 30 is proposed to be sanctioned
127	EP-PN127	207	WS 43	9.15m DP road	9.15 mts. D.P. Road on CTS 472B of village Malad East is deleted.	Modification u/s 30 is proposed to be sanctioned
128	EP-PN128		WS42	Rehabilitation & Resettlement (DR2.1)	Rehabilitation & Resettlement (DR2.1)	3 nos. of Designations of Primary & Secondary School (DE1.2) is to be shown on CS no 2841(PT) of village Malvani
129	EP-PN129		WS47 WS42	18.3m DP road	18.3m DP road	Width of DP roads are to be corrected shown on plan

1	2	3	4	5	6	7
130	EP-PN130		WS39 WS44	Recreation Ground (DOS2.6)	Recreation Ground (DOS2.6)	Spill over of designation RG(DOS2.6) on CTS No: 139, 136, 104B of village Malad (E) is to be detected
131	EP-PN131		WS39	Existing Road	Existing Road	Existing Road is to be shown upto designation of Playground (DOS1.4) bearing CTS no 104A of village Dindoshi
132	EP-PN132		WS43	Play Ground (DOS 1.4)	Play Ground (DOS 1.4)	New Reservation of Swimming Pool (ROS2.2) is to be shown along with designation of Playground (DOS1.4) on CTS no 54, 755, 756A, 756B, 756C, 761, 761/1B & 755 of village Malad West
133	EP-PN133		WS 43, 44	R Zone	R Zone	New Reservation of Garden/Park (ROS1.5) with 9.15m DP road is to be shown on CTS no 821(PT) , 824(PT) , 825(PT) of Village Malad East
134	EP-PN134		WS 43	Playground (ROS1.4) & C Zone	Playground (ROS1.4) & C Zone	New Reservation of Playground (ROS1.4) is to be shown on CTS 418(PT) of village Malad East
135	EP-PN135		WS 37, WS 42	27.45 m wide DP road	27.45 m wide DP road	27.45 m wide DP road is proposed to be widen to 36.6 m wide DP road as shown plan on CTS no 2841(pt) of Village Malvani
136	EP-PN136		WS 47, 48			The plot is reserved for Metro Rail Alignment on CTS no 7(pt) of village Malvani, CTS no 226(pt) of village Malad and CTS no 1(pt) of village Valnai as shown on plan.
137	EP-PN137		WS 44	RH 1.1(Municipal Dispensary/ Health post), 9.15m DP road	RH 1.1(Municipal Dispensary/ Health post), 9.15m DP road	1) RH1.1 is proposed to be deleted and included in predominant adjoining zone 2) 9.15m wide DP road is proposed to be shown as layout road according to approved layout.
138	EP-PN138		WS 36	ROS2.5 (Sports Complex/Stadium)	ROS2.5 (Sports Complex/Stadium)	ROS2.5 is proposed to be changed to ROS2.1 (Club/Gymkhana)
139	EP-PN139		WS 39	NDZ	Green Zone	The said land is proposed to be included in Residential Zone
140	EP-PN140		WS	Existing Road	Existing Road	Proposed road of 18.30m width published

1	2	3	4	5	6	7
			44			under section 37(1AA) vide Govt. notice Dated: 16.10.17 is kept in abeyance
141	EP-PN141		WS26 , WS31	R ZONE	R ZONE	New reservation of ROS1.5 (Garden/Park) is proposed to be shown on CTS 1413 of Village Erangal as shown on plan.
142	EP-PN142		WS43	Dh1.3 Municipal Maternity Home	Dh1.3 Municipal Maternity Home	Designation of DH1.3 Municipal Maternity Home shown on CTS no. 542A & 542D of Village Malad-E is proposed to be deleted and reserved for DH3.2 Private Hospital as shown on plan.

**'PS' Ward**

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<b>Sr. No.</b>	<b>EP No.</b>	<b>Modifi- cation No.</b>	<b>Sheet No.</b>	<b>Proposal as per published plan under Section 26 of the MR&amp;TP Act 1966</b>	<b>Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&amp;TP Act 1966</b>	<b>Substantial Modifications published by the Government under Section 31(1) of the MR&amp;TP Act 1966</b>
1	EP-PS01	MPS9	WS 38	ROS 1.5 (Garden/Park)	The shape of reservation ROS 1.5 is corrected as per approved relocation.	Modification u/s 30 is proposed to be sanctioned
2	EP-PS02	MPS11	WS 33	ROS1.5 (Garden/Park)	The (ROS 1.5) Garden/Park is deleted and land area is shown as per SRDP 1991.	Modification u/s 30 is proposed to be sanctioned
3	EP-PS03	MPS12	WS 33	DOS2.6 (Recreation Ground)	Shape of (DOS2.6) Recreation Ground is retained as per SRDP 1991.	Modification u/s 30 is proposed to be sanctioned
4	EP-PS04	MPS20	WS 38	ROS1.5 (Garden/Park)	1) The (ROS 1.5) Garden/Park on west side of existing road is deleted and said reservation is retained as per SRDP 1991	Modification u/s 30 is proposed to be sanctioned
5	EP-PS05	MPS20	WS 38	RPU 2.1 (Fuel Station)	2) The part of (RPU 2.1) Fuel station deleted and reserved as (ROS 1.5) garden/park as per SRDP 1991.	Modification u/s 30 is proposed to be sanctioned

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6	EP-PS06	MPS21	WS 33	9.15 m Proposed DP road	1) Proposed 9.15 mtr wide DP road deleted	Modification u/s 30 is proposed to be sanctioned
7	EP-PS07	MPS21	WS 33	RH1.2 (Hospital)	2) Reservation of (RH1.2) Hospital deleted and entire plot is reserved for (ROS1.5) Garden/Park	Modification u/s 30 is proposed to be sanctioned
8	EP-PS08	MPS22	WS 39	45.70 m wide road	1) The road alignment is corrected	Modification u/s 30 is proposed to be sanctioned
9	EP-PS09	MPS22	WS 39	RR2.1 (Rehabilitation & Resettlement)	2) Reservation of RG is retained as (ROS 1.5) Garden/park and (RR 2.1) Rehabilitation and Resettlement is deleted	Modification u/s 30 is proposed to be sanctioned
10	EP-PS10	MPS24	WS 33	ROS1.4 (Playground)	The ROS 1.5 (garden/park) is shown	Modification u/s 30 is proposed to be sanctioned
11	EP-PS11	MPS25	WS 38	RSA1.1 (Municipal Market with Vending Zone)	Shape and area of Market is retained as per SRDP 1991	Modification u/s 30 is proposed to be sanctioned
12	EP-PS12	MPS27	WS 38	ROS 1.5 (Garden/Park)	The reservation of Garden in SRDP 1991 is shown in addition to Reservation of (ROS1.5) Garden Park in RDDP 2034	Modification u/s 30 is proposed to be sanctioned
13	EP-PS13	MPS28 & 59	WS 33	ROS 1.5 (Garden/Park)	MPS 28 is deleted and boundaries of ROS1.5 (Garden/Park) are restored as per RDDP	Modification u/s 30 is proposed to be sanctioned with following changes Shape and area of the ROS1.5 is to be corrected as per SRDP 1991
14	EP-PS14	MPS29	WS 38	RE1.1 (Municipal School)	Reservation (RE 1.1) Municipal school shape and area is shown as per SRDP1991	Modification u/s 30 is proposed to be sanctioned
15	EP-PS15	MPS31	WS 33	DPU5.2 (Electricity and Transmission facilities)	Plot under reference is included in R Zone.	Modification u/s 30 is proposed to be sanctioned
16	EP-PS16	MPS32 MPS88	WS 39	NDZ	Plot under reference is included in R Zone.	Modification u/s 30 is proposed to be sanctioned
17	EP-PS17	MPS33	WS 33	ROS 1.5 (Garden/Park)	The (ROS 1.5) Garden/Park is deleted from CTS no. 777&778.	Modification u/s 30 is proposed to be sanctioned

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18	EP-PS18	MPS33	W/S 33	ROS 1.5 (Garden/Park)	Reservation of ROS1.5 from CTS no. 780 is changed to (RSA 6.2) Aadhar kendra with Skill development centre reservation.	Modification u/s 30 is proposed to be sanctioned
19	EP-PS19	MPS34	W/S 39	RE1.1 (Municipal School) DE1.2 (Primary and Secondary School)	All the reservations viz. (RE 1.1) Municipal School , (ROS 1.4) Playground and (DE 1.2) Primary and Secondary School are corrected showing along the village boundaries of village Malad (East) and Dindoshi.	Modification u/s 30 is proposed to be sanctioned
20	EP-PS20	MPS35 MPS42	W/S 33	ROS 1.5 (Garden/Park)	The portion of (ROS 1.5) Garden/Park shown as per approved relocation.	Modification u/s 30 is proposed to be sanctioned
21	EP-PS21	MPS36	W/S 33	I Zone, DAM	(DAM) Designated Amenity is deleted and entire plot is shown in Industrial Zone.	Modification u/s 30 is proposed to be sanctioned
22	EP-PS22	MPS38	W/S 33	DOS2.6 (Recreation Ground)	Said plot is marked as DAM	Modification u/s 30 is proposed to be sanctioned
23	EP-PS23	MPS39	W/S 38	Existing internal Roads and 9.15 m Proposed DP Road	The internal layout roads & part of proposed DP road in the layout is deleted	Modification u/s 30 is proposed to be sanctioned
24	EP-PS24	MPS40	W/S 39	ROS 1.5 (Garden/Park)	1) The (ROS 1.5) Garden/Park is deleted and the label of layout RG is shown on land.	Modification u/s 30 is proposed to be sanctioned
25	EP-PS25	MPS40	W/S 39	Existing Road	2) Proposed 6.15 mtr wide DP road is deleted	Modification u/s 30 is proposed to be sanctioned
26	EP-PS26	MPS41	W/S 38	Existing Road	Existing layout road shown as DP road is deleted	Modification u/s 30 is proposed to be sanctioned
27	EP-PS27	MPS42	W/S 33	RH1.2 (Hospital), RR2.2 (Affordable Housing),	2. The Extension to the Hospital reservation is corrected as per the approved Layout Plan. The remaining portion of the said plot is included in the adjoining R.R 2.2.	Modification u/s 30 is proposed to be sanctioned
28	EP-PS28	MPS42	W/S 33	Existing Road	5. Internal road which is shown as existing on CTS No. 24 is deleted.	Modification u/s 30 is proposed to be sanctioned
29	EP-PS29	MPS43 MPS49 MPS50	W/S 39	9.15 m Proposed DP road	1. 9.15 mtrs. Wide proposed D.P. Road North-South passing through CTS no. 699 is deleted.	Modification u/s 30 is proposed to be sanctioned as shown on plan

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30	EP-PS30	MPS43 MPS61	WS 39	9.15 m Proposed DP road	3. The alignment of the 45.70 mtrs. Wide D.P. Road shown as existing on site.	Modification u/s 30 is proposed to be sanctioned
31	EP-PS31	MPS44	WS 38	6.10 m wide access road	3) 9.15 mt. D.P. road is proposed in line with existing road and two 6 mt. wide roads deleted.	Modification u/s 30 is proposed to be sanctioned
32	EP-PS32	MPS45 MPS59	WS 28	18.30 m wide proposed DP road & RSA 5.1 (Existing Road)	18.30 mt. wide proposed D.P. road is shown along the edge of Railway Boundary instead of present alignment.	Modification u/s 30 is proposed to be sanctioned with following changes 1) RSA5.1 is to be retained on southern portion (area approx. 80,000 sq.m.) and remaining reservation is to be deleted and included in Industrial zone considering permission granted by MCGM for IT user as shown on plan. 2) East-west 18.30 m wide DP road is proposed to be deleted as shown on plan. 3) RPU3.1, RPU1.1 is proposed to be rearranged on the southern side having access from Western Express Highway as shown on plan 4) Reservation of ROS1.5 is proposed to be rearranged to get access from proposed DP road ( MPS45) as shown on plan
33	EP-PS33	MPS46 MPS62	WS 43	R zone & 12.20 m wide proposed DP road	Said road is shifted slightly towards the West on CTS no. 18/32, 18/37, 18/29, 18/41, 18/50 so that it will not affect existing building.	Modification u/s 30 is proposed to be sanctioned
34	EP-PS34	MPS47	WS 33	Existing road	Non existing road has been shown as existing road is deleted.	Modification u/s 30 is proposed to be sanctioned
35	EP-PS35	MPS48 MPS51 MPS52	WS 38	Existing Road	2. Layout road shown as existing road is deleted.	Modification u/s 30 is proposed to be sanctioned
36	EP-PS36	MPS51	WS	Existing Road with widening	Designation (DOS2.6) Recreation Ground is	Modification u/s 30 is proposed to be sanctioned

1	2	3	4	5	6	7
			38	of 13.40 m & DOS2.6 (Recreation Ground)	changed to Reservation of (ROS1.5) Garden/Park.	sanctioned
37	EP-PS37	MPS53	WS 33	Proposed 13.4 m wide Road	The 13.40 mtr wide proposed DP road is deleted.	Modification u/s 30 is proposed to be sanctioned
38	EP-PS38	MPS54	WS 39	DE1.2 (Primary and Secondary School) Existing road, Existing road	The alignment of road is corrected as per approved realignment.	Modification u/s 30 is proposed to be sanctioned
39	EP-PS39	MPS55	WS 33	Existing road	All the internal roads in the Kama Municipal Industrial Estate are deleted.	Modification u/s 30 is proposed to be sanctioned
40	EP-PS40	MPS56 MPS57	WS 38	18.3 m wide DP Road, ROS 1.5 (Garden/Park), RSA 1.1 (Municipal Market with Vending Zone)	The 18.30 mtrs. Wide D.P Road is realigned along the boundaries of CTS No. 102/1 to 81 and the land under D.P.Road is made ROS 1.5.	Modification u/s 30 is proposed to be sanctioned
41	EP-PS41	MPS57	WS 38	ROS 1.5 (Garden/Park) & 18.30 m wide proposed DP road 9.15 m wide proposed DP road	3. The East West two proposed 9.15 mtrs wide D.P. roads passing through the ROS 1.5 are deleted.	Modification u/s 30 is proposed to be sanctioned
42	EP-PS42	MPS58	WS 37	18.30 m wide Proposed Road	The road proposed which is passing over existing building is deleted.	Modification u/s 30 is proposed to be sanctioned
43	EP-PS43	MPS60	WS 39	RSA2.1 (Multipurpose Community Centre) and 9.15 m Proposed DP road	2) The 9.15 mtrs wide East West D.P. Road is deleted upto the proposed 9.15 mtr wide North-South DP road.	Modification u/s 30 is proposed to be sanctioned
44	EP-PS44	MPS63	WS 28	RE 1.1 (Municipal School) and ROS 1.4 (Playground)	1) The 13.40 mtr wide DP road passing through CTS no. 176, 174, 195, 189, 190 is shifted towards north of plot abutting to ROS1.4 & RE1.1. 2) This road is further linked as by proposing 13.40 mtr wide new DP road through ROS1.4 and along east boundary of DOS1.4 upto existing road	Modification u/s 30 is proposed to be sanctioned



1	2	3	4	5	6	7
45	EP-PS45	MPS63	WS 28	RE 1.1 (Municipal School) and ROS 1.4 (Playground)	3) The proposed 13.40 mtr wide DP road on CTS no. 197, 189 is deleted and the area under road is shown as ROS1.4	Modification u/s 30 is proposed to be sanctioned
46	EP-PS46	MPS64	WS 32, 37	NA and Coastal Road	Proposed 25 mtr wide DP road along the CTS on West/East/North and South side is deleted	Modification u/s 30 is proposed to be sanctioned
47	EP-PS47	MPS65	WS 39	DOS1.4 (Playground) & 9.15 m proposed road through CTS no. 596/3	The 9.15 mtr proposed road is deleted. However designation of playground (DOS 1.4) is existing and same is retained.	Modification u/s 30 is proposed to be sanctioned
48	EP-PS48	MPS66	WS 38	CRZ & Existing road	The widening to DP road for 18.30 mtr is shown in DP	Modification u/s 30 is proposed to be sanctioned
49	EP-PS49	MPS67	WS 38	RSA 1.2 (Retail Market with Vending Zone), ROS 1.5 (Garden/Park), RSA2.9 (Homeless Shelter), RMS 1.1 (Road Depot) and 18.30 m wide DP Road	The reservation as per RDDP 2034 deleted and the I Zone as per SRDP is pulled back	Modification u/s 30 is proposed to be sanctioned
50	EP-PS50	MPS68	WS 37, WS 38	ROS 1.5 (Garden/Park)	The reservation of (ROS 1.5) Garden/Park is deleted.	Modification u/s 30 is proposed to be sanctioned
51	EP-PS51	MPS69	WS 33	DR 1.4 (BEST Staff Quarters)	Land under BEST housing is deleted from DR 1.4 & placed in R Zone	Modification u/s 30 is proposed to be sanctioned
52	EP-PS52	MPS74	WS 38	RR 2.2 (Affordable Housing), CRZ buffer, C zone	The RR2.2 which is shown on layout RG is deleted and text of layout RG is reflected in DP sheet	Modification u/s 30 is proposed to be sanctioned
53	EP-PS53	MPS75	WS 38	RMS 3.1 (Solid Waste Management Facilities), RMS 2.1 (Transport Garage), C Zone & CRZ buffer	The (RMS 2.1) Transport Garage and (RMS 3.1) Solid Waste Management Facility which is shown on layout RG is deleted.	Modification u/s 30 is proposed to be sanctioned
54	EP-PS54	MPS76	WS 38, WS 33	2. RMS3.1 (Solid waste management facilities) 3. ROS1.4 (Playground)	IOD is granted on CTS nos i.e. CTS no. 1A/4 & CTS no. 1030. Reservations are deleted and these plots are placed in R zone.	Modification u/s 30 is proposed to be sanctioned
55	EP-PS55	MPS77	WS	ROS 1.5+ RT 1.6	2) The ROS 1.5+RT1.6 reservation on two	Modification u/s 30 is proposed to be sanctioned

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			33	(Garden/Park + Parking Lot) ROS 1.5+ RT 1.6 (Garden/Park + Parking Lot)	pockets is changed to RT 1.6.	sanctioned
56	EP-PS56	MPS77	W/S 33	DAM	3) The adjacent DAM (designated Amenity) is changed to DOS 1.5 as these lands are being used as open space.	Modification u/s 30 is proposed to be sanctioned
57	EP-PS57	MPS78	W/S 38	ROS 1.5 (Garden/Park)	1. CTS 1209 :ROS1.5 Garden is deleted as the plot is being used as a Store of the MTNL cables and the same is relocated on MTNL's plot on the west side of the proposed 13.40 mtrs. wide D.P. Road.	Modification u/s 30 is proposed to be sanctioned
58	EP-PS58	MPS78	W/S 38	RH1.2 (Hospital), RE1.1 (Municipal School)	2. CTS 1207 : RE 1.1 kept as it is. The boundaries of Hospital (RH 1.2) corrected and 13.40 wide D. P. Road maintained as a Link between the two D.P. Roads.	Modification u/s 30 is proposed to be sanctioned
59	EP-PS59	MPS78	W/S 38	RO2.1 (Government Office)	3. CTS 848 & 853 :The plot is shown as RO 2.1	Modification u/s 30 is proposed to be sanctioned
60	EP-PS60	MPS80	W/S 38	RE 1.1 (Municipal School) & ROS 1.4 (Playground)	The reservation of (RE1.1) Municipal School shown mistakenly is changed to (RE1.2) Primary and Secondary school.	Modification u/s 30 is proposed to be sanctioned
61	EP-PS61	MPS82 MPS83 MPS87	W/S 43	ROS 1.4 (Playground)	(ROS 1.4) Playground is deleted and included in R zone	Modification u/s 30 is proposed to be sanctioned
62	EP-PS62	MPS84	W/S 38	RH 1.3 (Municipal Maternity Home)	2) The reservation of (RH 1.3) Municipal Maternity home is deleted.	Modification u/s 30 is proposed to be sanctioned
63	EP-PS63	MPS84	W/S 38	ROS1.5 (Garden/Park)	5) ROS2.5 (Sports complex/Stadium) is added in ROS1.5.	Modification u/s 30 is proposed to be sanctioned
64	EP-PS64	MPS85	W/S 38	C Zone	I zone is restored	Modification u/s 30 is proposed to be sanctioned
65	EP-PS65	MPS86	W/S 33	R Zone	Plots is shown in I Zone	Modification u/s 30 is proposed to be sanctioned

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66	EP-PS66	MPS88	WS 39	NDZ	CTS no 86 is changed from No Development Zone (NDZ) to Government Staff Quarters (DR1.3)	Modification u/s 30 is proposed to be sanctioned
67	EP-PS67	MPS88	WS 39	NDZ	CTS no. 84 is shown as designated Garden (DOS1.5).	Modification u/s 30 is proposed to be sanctioned
68	EP-PS68	MPS89	WS 32, 37	NA and Coastal Road	Said plot is kept under Natural area and the proposed 25 mtr wide DP road along the CTS on West/East/North and South side is deleted	Modification u/s 30 is proposed to be sanctioned with following changes 1) New reservation of National law university of Maharashtra is to be proposed along with CRZ area as shown on plan 2) New reservation of Metro car shed (RT3.1) is to be proposed as shown on plan
69	EP-PS69	MPS90		NDZ	1) Aarey colony is marked as Green Zone since it is predominantly large accessible green area after maintaining designations of SRDP 1991. Some portion have been reserved for (RSA4.8) Cemetery, (ROS2.3) Zoo, (RR2.1) Rehabilitation and Resettlement & (RT3.1) Metro/Mono rail car shed. 2) Reservation of Metro/Mono rail car shed (RT3.1) shown on CTS 1627 (pt.) of Aarey Village (Royal Palm area) is deleted and included in Green Zone. 3) Zone of Electric Transmission & Distribution Facility (DPU5.2+) designation is changed to Commercial Zone. 4) Reservation of Rehabilitation & Resettlement (RR2.1) is deleted and the area is earmarked for "Rehabilitation & Resettlement of Adivasi Pada" by placing it in R-Zone	Modification u/s 30 is proposed to be sanctioned

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70	EP-PS70	MPS90		NDZ	5) 18.30M wide new DP Road is proposed on West boundary of "Rehabilitation & Resettlement of Adivasi Pada" upto JVLR as per alignment of existing road. 6) Zone of H.E. Department Facility (RMS5.5) reservation shown near eastern boundary of Aarey Colony is changed to R-Zone.	Modification u/s 30 is proposed to be sanctioned
71	EP-PS71	MPS91	WS 33	DOS2.4 (Municipal Sports Complex)	Shape of Designation (DOS2.4) Municipal Sports Complex is shown as per shape of PG designation shown on respective plot in SRDP 1991	Modification u/s 30 is proposed to be sanctioned
72	EP-PS72	MPS92	WS 38	DT1.6 (PT) (Public Parking Lot)	The Public parking lot is already approved and construction is in progress, on the plot, but not yet handed over, hence shown as reservation of (RT 1.6) Parking Lot.	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
73	EP-PS73	MPS93	WS 38	DT1.6 (PT) (Public Parking Lot)	The Public parking lot is already approved and construction is in progress, on the plot, but not yet handed over, hence shown as reservation of (RT 1.6) Parking Lot.	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
74	EP-PS74	MPS94	WS 33	DE1.2 (Primary and Secondary School)	The additional reservation of RE 2.1 is included	Modification u/s 30 is proposed to be sanctioned
75	EP-PS75	MPS95	WS 38	R Zone	The EDDP 2034 showed schools existing on site which cater to the requirements of the existing population. It is decided to show these schools as Designation in RDDP 2034.	Modification u/s 30 is proposed to be sanctioned
76	EP-PS76	MPS96	WS 33	R Zone	The EDDP 2034 showed schools existing on site which cater to the requirements of the existing population. It is decided to show these schools as Designation in RDDP 2034.	Modification u/s 30 is proposed to be sanctioned
77	EP-PS77	MPS97	WS 33	R Zone	The EDDP 2034 showed schools existing on site which cater to the requirements of the	Modification u/s 30 is proposed to be sanctioned

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					existing population. It is decided to show these schools as Designation in RDDP 2034.	
78	EP-PS78	MPS98	WS 33	R Zone	The EDDP 2034 showed schools existing on site which cater to the requirements of the existing population. It is decided to show these schools as Designation in RDDP 2034.	Modification u/s 30 is proposed to be sanctioned
79	EP-PS79	MPS99	WS 39	R Zone	The EDDP 2034 showed schools existing on site which cater to the requirements of the existing population. It is decided to show these schools as Designation in RDDP 2034.	Modification u/s 30 is proposed to be sanctioned
80	EP-PS80	MPS100	WS 38	R Zone	The EDDP 2034 showed schools existing on site which cater to the requirements of the existing population. It is decided to show these schools as Designation in RDDP 2034.	Modification u/s 30 is proposed to be sanctioned
81	EP-PS81	MPS101	WS 38	R Zone	The EDDP 2034 showed schools existing on site which cater to the requirements of the existing population. It is decided to show these schools as Designation in RDDP 2034.	Modification u/s 30 is proposed to be sanctioned
82	EP-PS82	MPS102	WS 33	R Zone	The EDDP 2034 showed schools existing on site which cater to the requirements of the existing population. It is decided to show these schools as Designation in RDDP 2034.	Modification u/s 30 is proposed to be sanctioned
83	EP-PS83	MPS 104	WS 32, WS 37	NDZ	A label of Special Planning Authority (SPA) is shown on above land.	Modification u/s 30 is proposed to be sanctioned with following changes 1) New reservation of National law university of Maharashtra is to be proposed along with CRZ area as shown on plan 2) New reservation of Metro car shed (RT3.1) is to be proposed as shown on plan
84	EP-PS84	56 244	WS 35,	NDZ	Residential (R), Natural area (NA) and Green Zone (G-Z) on said plot are changed to	Modification u/s 30 is proposed to be sanctioned with following changes

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			WS 39		Industrial (I) zone.	Maharashtra chitrapat, Rangabhumi & Sanskrutik Vikas Mahamandal (ltd) shall be acquiring body for the proposed Reservation.
85	EP-PS85	57	WS 38	RE1.1 (Municipal School), ROS 1.5 (Garden/Park), DSA.2.5+RSA6.1 (Welfare Centre + Adhar Kendra with skill Development Centre)	9.15 m DP road is shifted slightly to the west matching alignment of existing road in the north side. Reservations of RE1.1 (Municipal School) and ROS1.5 (Garden/Park) are extended upto newly proposed road. In the remaining portion abutting to DSA2.5, new reservation of RSA2.1 is proposed	Modification u/s 30 is proposed to be sanctioned
86	EP-PS86	168	WS 38	RE1.1 (Municipal School)	RE1.1 (Municipal School) is changed to RH1.3 (Municipal Maternity Home)	Modification u/s 30 is proposed to be sanctioned
87	EP-PS87	191	WS 33	RT 1.5- Wrong legend	Part of Reservation RT1.6 (Parking Lot) is changed to RE1.1 (Municipal School)	Modification u/s 30 is proposed to be sanctioned
88	EP-PS88		WS 38	I Zone	I Zone	New Reservation of ROS1.4 (Playground) is to be shown as per SRDP 1991 on CTS no 532(pt) of Pahadi Goregaon East
89	EP-PS89		WS 38	RR2.2 (Affordable Housing)	RR2.2 (Affordable Housing)	Reservation of RR2.2 is changed to ROS1.5 (Garden/Park) as per SRDP 1991on CTS no 50A of Pahadi Goregaon West
90	EP-PS90		WS 38	RR2.1(Rehabilitation & Resettlement)	RR2.1(Rehabilitation & Resettlement)	Reservation of RR2.1 is changed to ROS1.5 (Garden/Park) as per SRDP 1991on CTS no 15D, 26,28, 29, 30, 31, 32, 33, 35 of Dindoshi Village
91	EP-PS91		WS 38	RR2.1(Rehabilitation & Resettlement)	RR2.1(Rehabilitation & Resettlement)	Reservation of RR2.1 is changed to ROS1.5 (Garden/Park) as per SRDP 1991on CTS no 14F, 23/5, 26, 27 of Dindoshi Village

'RC' Ward

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Sr. No.	EP No.	Modification No.	Sheet No.	Proposal as per published plan under Section 26 of the MR&TP Act 1966	Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&TP Act 1966	Substantial Modifications published by the Government under Section 31(1) of the MR&TP Act 1966
1	EP-RC01	MRC2	WS53	DE1.2 (Primary/Secondary school)	DE1.2(Primary/Secondary school) is changed to RE1.2(Primary/Secondary school).	Modification u/s 30 is proposed to be sanctioned
2	EP-RC02	MRC3	WS53	RH1.1 (Municipal Dispensary/ Health Post)	The code RH1.1 is corrected as DH1.1	Modification u/s 30 is proposed to be sanctioned
3	EP-RC03	MRC4/MRC5	WS57	DAM (Amenity Plot)	The DAM is deleted and DOS1.4 (Play Ground) is shown on the portion earmarked for open space in approved MHADA layout.	Modification u/s 30 is proposed to be sanctioned
4	EP-RC04	MRC5	WS58	Existing MHADA Layout Road & DOS2.6 (Recreation Ground)	The designation of DOS2.6 (Recreation Ground) is shown as developed on site.	Modification u/s 30 is proposed to be sanctioned
5	EP-RC05	MRC6	WS58	DOS1.5 (Garden/park) divided by existing road	The road is deleted and included in DOS1.5 (Garden/Park) as shown in TP scheme.	Modification u/s 30 is proposed to be sanctioned
6	EP-RC06	MRC9	WS59	DE1.1 (Municipal School)	The encumbered portion is shown as RE1.1 (Municipal School)	Modification u/s 30 is proposed to be sanctioned
7	EP-RC07	MRC11	WS63	DOS1.4 (PG) & RE2.1 (Higher Education)	The legend is shown as RE1.1 (Municipal School) as per SRDP.	Modification u/s 30 is proposed to be sanctioned
8	EP-RC08	MRC13	WS63	RSA2.1 (Multipurpose Community Centre)	The legend of RSA1.2 is shown instead of RSA2.1	Modification u/s 30 is proposed to be sanctioned
9	EP-RC09	MRC15	WS59	Part Existing road & Part 12.20mt.DP Existing road	All existing internal layout roads are shown as per the approved layout u/no. CHE/13/LOR dtd. 19.3.2012.	Modification u/s 30 is proposed to be sanctioned
10	EP-RC10	MRC15	WS59	I zone	Part land for which amenity is handed over to MCGM is shown in C zone	Modification u/s 30 is proposed to be sanctioned

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11	EP-RC11	MRC18	WS58	DT1.4 (Best bus facility designation) RT1.4 (Best Bus Facilitations reservation)	The designation boundary of DT1.4 and reservation boundary of RT1.4 are reshaped as developed on site.	Modification u/s 30 is proposed to be sanctioned
12	EP-RC12	MRC19	WS57	DOS1.4 (Play Ground)	Spill over of designation of Play Ground is removed and shape of designation is maintained as shown in approved MHADA layout.	Modification u/s 30 is proposed to be sanctioned
13	EP-RC13	MRC20	WS58	Railway Buffer	Buffer line passing through the plot is corrected.	Modification u/s 30 is proposed to be sanctioned
14	EP-RC14	MRC21	WS52	Nalla buffer	The buffer is shown on both side of the Nalla	Modification u/s 30 is proposed to be sanctioned
15	EP-RC15	MRC22	WS52 /57	No Nalla with Buffer	The existing Nalla is shown with buffer	Modification u/s 30 is proposed to be sanctioned
16	EP-RC16	MRC23	WS54 /59/64	Nil	Duplicate buffer line is deleted along the Highway boundary	Modification u/s 30 is proposed to be sanctioned
17	EP-RC17	MRC31	WS58	Nil	The road appeared in F.P. boundary is deleted and the road is shown as existing road as per TP scheme.	Modification u/s 30 is proposed to be sanctioned
18	EP-RC18	MRC33	WS58	R Zone	The reservation of Conservation Garage in SRDP is pulled back at relocated position and shown as RMS3.1 (Solid Waste Management Facilities).	Modification u/s 30 is proposed to be sanctioned
19	EP-RC19	MRC34	WS53	R Zone	The reservation of public housing in SRDP is pulled back at relocated position and shown as RR2.1 (Rehabilitation and Resettlement).	Modification u/s 30 is proposed to be sanctioned
20	EP-RC20	MRC35	WS59	DH1.3 (Mun. Maternity Home) Existing road	DH1.3 & internal layout road are deleted	Modification u/s 30 is proposed to be sanctioned



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21	EP-RC21	MRC36	WS54	DP1.2 (Fish Cold storage/ Godown/ Fishing related industries)	The shape of designation is corrected as per relocation approval.	Modification u/s 30 is proposed to be sanctioned
22	EP-RC22	MRC36	WS54	DP1.2 (Fish Cold storage/ Godown/ Fishing related industries)	The designation DP1.2 (PT.)(Fish Cold storage/ Godown/ Fishing related industries) is changed to DMS1.3 (PT.) (Municipal Facilities).	Modification u/s 30 is proposed to be sanctioned
23	EP-RC23	MRC37	WS54	DP1.2 (Fish Cold storage/ Godown/ Fishing related industries)	The designation DP1.2(PT) (Fish Cold storage/Godown/Fishing related industries) is changed to DMS1.3(PT)(Municipal Facilities).	Modification u/s 30 is proposed to be sanctioned
24	EP-RC24	MRC38	WS54 /59	ROS1.4 (Play ground)	The shape of reservation is shown as per approved relocation.	Modification u/s 30 is proposed to be sanctioned
25	EP-RC25	MRC39	WS62 / 63	ROS1.4(PG)	ROS1.4 (Play ground) in C.T.S.No.14 & 13(Pt) of Village Borivali is relocated in CTS 2	Modification u/s 30 is proposed to be sanctioned
26	EP-RC26	MRC40/ 107	WS62	R Zone	Reservation of ROS2.1 is changed to Municipal Sports Complex(ROS2.4)	Modification u/s 30 is proposed to be sanctioned
27	EP-RC27	MRC41	WS54	C Zone	The amenities proposed in CTS 166D adm. 217.70 sqm and CTS 166G adm. 181.20sqm are shown as RAM.	Modification u/s 30 is proposed to be sanctioned
28	EP-RC28	MRC42	WS59	DAM (Amenity Plot)	The designated Amenity space(DAM) is shown as RAM(Reserved Amenity Plot)	Modification u/s 30 is proposed to be sanctioned
29	EP-RC29	MRC43	WS52	R Zone	The plot is reserved for RAM (Amenity plot)	Modification u/s 30 is proposed to be sanctioned
30	EP-RC30	MRC44	WS52 /57	R Zone	The plot is reserved for RE1.1 (Municipal school)	Modification u/s 30 is proposed to be sanctioned
31	EP-RC31	MRC45	WS52 /57	R Zone	The plot is designated as DOS2.6 (Recreation Ground)	Modification u/s 30 is proposed to be sanctioned
32	EP-RC32	MRC46	WS53	R Zone	The road dividing the two open spaces as earmarked in MHADA's approved layout is shown.	Modification u/s 30 is proposed to be sanctioned

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33	EP-RC33	MRC46	WS53	Nil	The plot earmarked as open space on north side of the said road is shown as ROS1.5 (Garden)	Modification u/s 30 is proposed to be sanctioned
34	EP-RC34	MRC47	WS57	R Zone	The plot is reserved for ROS1.5 (Garden)	Modification u/s 30 is proposed to be sanctioned
35	EP-RC35	MRC48	WS57	R Zone	The plot is reserved for ROS1.5 (Garden)	Modification u/s 30 is proposed to be sanctioned
36	EP-RC36	MRC49	WS57	NA (Natural Area)	The 9.0m wide existing road is shown	Modification u/s 30 is proposed to be sanctioned
37	EP-RC37	MRC51	WS58	R Zone	The earmarked plot OS-5 shown in MHADA layout is reserved as ROS1.5 (Garden/Park).	Modification u/s 30 is proposed to be sanctioned
38	EP-RC38	MRC52	WS58	DE1.1 (Municipal School)	The plot is shown as DOS1.4 (Play Ground)	Modification u/s 30 is proposed to be sanctioned
39	EP-RC39	MRC53	WS58	DE1.2 (Primary & Secondary School)	The plot is shown as DOS1.4 (Play Ground)	Modification u/s 30 is proposed to be sanctioned
40	EP-RC40	MRC54	WS62	RSA1.1 (Municipal market with vending zone)	RSA1.1 (Municipal Market with vending zone) is extended on west side.	Modification u/s 30 is proposed to be sanctioned
41	EP-RC41	MRC55	WS63	Existing road	The road is shown as per approved MHADA layout.	Modification u/s 30 is proposed to be sanctioned
42	EP-RC42	MRC56	WS63	1) RH1.2 (Hospital) 2) R Zone	The reservation of RH1.2 (hospital) is shifted on east side of road RSC 3 by including the area proposed for post office and electric substation as shown In the approved MHADA layout. .	Modification u/s 30 is proposed to be sanctioned
43	EP-RC43	MRC57, MRC59, MRC62, MRC63	WS64	18.30m DP road	D.P. road alignment is corrected	Modification u/s 30 is proposed to be sanctioned
44	EP-RC44	MRC58	WS53	13.40m DP road	The road alignment of 13.40 mt. wide D.P. road is slightly shifted southwards at the junction of 2 roads by aligning the south edge over the Nalla.	Modification u/s 30 is proposed to be sanctioned

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45	EP-RC45	MRC60	WS59	9.15m DP road	9.15m DP road is deleted	Modification u/s 30 is proposed to be sanctioned
46	EP-RC46	MRC60	WS59	12.20m DP road	12.20m DP road is converted to 9.15m.	Modification u/s 30 is proposed to be sanctioned
47	EP-RC47	MRC61	WS59	12.20mt.road	12.20m DP road is deleted and area under DP road is merged in the area of reservation of ROS1.5.	Modification u/s 30 is proposed to be sanctioned
48	EP-RC48	MRC64	WS53	Existing road	The road alignment is corrected as per existing on site.	Modification u/s 30 is proposed to be sanctioned
49	EP-RC49	MRC65	WS58 /63	Existing road	The internal private layout road is deleted	Modification u/s 30 is proposed to be sanctioned
50	EP-RC50	MRC66	WS58	Existing road	The road proposed over internal layout road to be deleted	Modification u/s 30 is proposed to be sanctioned
51	EP-RC51	MRC67	WS64	1) Exist. Road 2) ROS1.5 (Garden)	Internal layout roads and layout RG are deleted	Modification u/s 30 is proposed to be sanctioned
52	EP-RC52	MRC68	WS58	13.40mt. DP road, Natural water course	The road alignment is slightly shifted along the village boundary.	Modification u/s 30 is proposed to be sanctioned
53	EP-RC53	MRC69	WS63 /64	Part existing road & Remaining portion 18.30m DP road	The width of DP road is changed from 18.30m to 27.45m and widening of 27.45mt. Is shown to existing road	Modification u/s 30 is proposed to be sanctioned
54	EP-RC54	MRC70	WS63	Existing Road	Internal layout roads are deleted	Modification u/s 30 is proposed to be sanctioned
55	EP-RC55	MRC72	WS58	Road, RR2.2 (Affordable/Social Housing)	The CTS appeared in TP road is deleted and the road is shown as existing road as per TP scheme.	Modification u/s 30 is proposed to be sanctioned
56	EP-RC56	MRC74	WS64	Existing road	The road junction is shown as proposed DP road.	Modification u/s 30 is proposed to be sanctioned
57	EP-RC57	MRC75	WS64	1) Existing road 2) R Zone	Road alignment is corrected as per possession taken.	Modification u/s 30 is proposed to be sanctioned

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58	EP-RC58	MRC77	WS63	<p>1) 13.40m DP road (Municipal centre)</p> <p>2) RSA2.1 Community</p> <p>3) RE1.2 (Primary Secondary School)</p> <p>4) ROS1.4 (Play Ground)</p> <p>5) RE1.1(Municipal School)</p> <p>6) RH1.3 (Municipal Maternity Home)</p> <p>7) RSA1.2 (Retail Market with Vending Zone)</p>	<p>The 13.40M DP Road along eastern edge of reservation RSA2.1, RE1.2, ROS1.4, RE1.1 &amp; RH1.3 near Eksar Gaothan from Eksar road to Devidas road is deleted and relocated along the western edge of these reservation (partly passing through RSA2.1, RSA1.2, RE1.2, ROS1.4, RE1.1 &amp; RH1.3) starting from 18.30M DP Road on south side to connect Devidas Road on north of CTS no. 1516.</p>	Modification u/s 30 is proposed to be sanctioned
59	EP-RC59	MRC78	WS63	<p>1) ROS1.5 (Garden)</p> <p>2) R Zone</p>	<p>New 13.40m Road along western boundary of CTS 23 connecting the plot to Chandavarkar road is shown.</p>	Modification u/s 30 is proposed to be sanctioned with following changes The alignment of proposed 13.40 m wide DP road is to be shown on common boundary of CTS no. 21 & 294
60	EP-RC60	MRC79	WS59	<p>Existing Road zone</p> <p>R I Zone</p>	<p>The east-west running 18.30m DP road in CTS 280 and Existing road running north-south with widening of 13.40mt. are shown.</p>	Modification u/s 30 is proposed to be sanctioned
61	EP-RC61	MRC80	WS64	R Zone	<p>Existing internal layout road in CTS 2220C is marked and new DP road connecting the said internal layout road to 13.40 m DP road on ward boundary is shown.</p>	Modification u/s 30 is proposed to be sanctioned
62	EP-RC62	MRC81	WS59	R Zone	<p>New 13.40m road is proposed connecting Kasturba cross road no 4 (TPS road) &amp; the existing road proposed to be widened to 13.40m.</p>	Modification u/s 30 is proposed to be sanctioned
63	EP-RC63	MRC82	WS58	R Zone	<p>Connectivity of Soniwadi Road &amp; R.M. Bhattad Road is shown as 9.15m DP road.</p>	Modification u/s 30 is proposed to be sanctioned

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64	EP-RC64	MRC83	WS58	R Zone Buffer for River/Nalla/Creek	Connectivity of Natakwala Lane to Service road below Kariappa bridge at Borivali (West) side is shown.	Modification u/s 30 is proposed to be sanctioned
65	EP-RC65	MRC84	WS63	1) RE1.1 (Municipal School), 2) ROS1.4 (Play Ground)	Reservation of RE1.1 (Mun. School) in CTS 275 is increased towards south side by approximate area of 200sqm	Modification u/s 30 is proposed to be sanctioned
66	EP-RC66	MRC85	WS58	ROS1.5 (Garden)	Area & shape of reservation in CTS 11 is maintained as per SRDP1991 by deleting the additional reservation area of plot.	Modification u/s 30 is proposed to be sanctioned
67	EP-RC67	MRC87	WS58	1) RH1.2 (Hospital)- FP 616 2) ROS1.4 (Play Ground)-FP 680 3) R zone	RH1.2 (Hospital) in F.P. 616 is changed to RE3.1 (Other Education); ROS1.4 (PG) in F.P. 680 is changed to RH1.2 (Hospital); ROS1.4 (PG) in F.P. 680 is relocated in F.P. 680A.	Modification u/s 30 is proposed to be sanctioned
68	EP-RC68	MRC88	WS58	1) ROS1.5 (Garden), 2) RSA1.1 (Municipal Market), 3) RR2.1 (Rehab + Resettlement)	RR2.1(Rehab + Resettlement) is changed to DSA2.5(Welfare Centre)	Modification u/s 30 is proposed to be sanctioned
69	EP-RC69	MRC89	WS62	1) RSA1.1(Municipal Market), 2) RPU3.2(Police chowky) 3) NDZ (No Development Zone)	NDZ is retained as per SRDP and RSA1.1(Mun. Market) and RPU3.2(Police chowky) are shifted to neighbouring plot on west side of the existing road.	Modification u/s 30 is proposed to be sanctioned
70	EP-RC70	MRC91	WS63	1) RSA2.9(Homeless shelter) (CTS243, 245B) 2) RH1.2 (Hospital) (CTS22)	RSA2.9 (Homeless Shelter) is relocated in the RH1.2(Hospital) in CTS 22 of Borivali by carving out the equivalent area adjacent to RT3.1 and RSA2.9 (Homeless Shelter) in CTS 243, 245B is changed to RR2.2 (social housing).	Modification u/s 30 is proposed to be sanctioned with following changes:- Entire reservation on CTS no. 243 & 245B is affected by CRZ Buffer Zone. Hence reservation of RR2.2 is to be changed to ROS1.4 (Play Ground)
71	EP-RC71	MRC94	WS58	HTL & CRZ Buffer	HTL is marked correctly as per the remarks given by D.P. Department.	Modification u/s 30 is proposed to be sanctioned

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72	EP-RC72	MRC96	WS57	RSA4.8 (Cemetery) on part portion, NDZ	The part of reservation of RSA4.8 (cemetery) overlapping on the approved layout is deleted.	Modification u/s 30 is proposed to be sanctioned
73	EP-RC73	MRC96	WS57	RSA4.8 (Cemetery) on part portion, NDZ	The balance reservation of RSA4.8 (cemetery) not affecting the approved layout is changed to ROS1.5 (Garden).	Modification u/s 30 is proposed to be sanctioned
74	EP-RC74	MRC97	WS58	1) DOS1.1 (Ponds/Tank) 2) RSA3.7(Leisure park)	The Pond (DOS1.1) is shown on DP sheet along with 5 meter buffer zone in green colour around the pond and Leisure Park (RSA3.7) is retained	Refused to accord sanction, Proposal u/s 26 is reinstated with following changes: reservation of Leisure Park (RSA3.7) is proposed to be deleted and reserved for RE2.1 (College) as per SRDP 1991 as shown on plan.
75	EP-RC75	MRC99	WS63	RE1.1 (Mun.School)	The reservation of RE1.1 (Mun. School) is changed to RSA2.1 (Multipurpose Community Centre) .	Modification u/s 30 is proposed to be sanctioned
76	EP-RC76	MRC100	WS63	RE1.1 (Mun.School)	Reservation area on plot is maintained as per SRDP1991 and additional area of reservation on plot is deleted.	Modification u/s 30 is proposed to be sanctioned
77	EP-RC77	MRC101	WS63	RE1.1 (Mun.School)	Area & shape of reservation on the plot is maintained as per SRDP1991 by deleting the additional reservation area of plot.	Modification u/s 30 is proposed to be sanctioned
78	EP-RC78	MRC104	WS52	DOS1.4 (Play ground)	DOS1.4 (PG) is changed to RSA6.1 (Care Centre)	Modification u/s 30 is proposed to be sanctioned
79	EP-RC79	MRC105	WS63	1) ROS1.5 (Park) on CTS 23, 24, 25 2) ROS1.5 (Park) on CTS 282, 283, 284, 293 3) ROS1.4 (Play Ground)	Area of reservations of ROS1.5 falling on CTS 23, 24,25 of Eksar and CTS 282, 283, 284, 293 are maintained as per SRDP1991 by deleting excess area reserved in RDDP.	Modification u/s 30 is proposed to be sanctioned
80	EP-RC80	MRC106	WS63	RR2.1(Rehab. & Resettlement)	The plots developed under SR scheme, are pulled back and designated as DOS1.5.	Modification u/s 30 is proposed to be sanctioned with following changes:- Proposed reservation of RR2.1 is to be changed to ROS1.5.

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81	EP-RC81	MRC108	WS59	DPU3.2(Police chowky)	Shape of DPU3.2 is corrected.	Modification u/s 30 is proposed to be sanctioned
82	EP-RC82	MRC108	WS59	DH1.1 (Mun. Dispensary/Health post),	DH1.1 is deleted.	Modification u/s 30 is proposed to be sanctioned
83	EP-RC83	MRC109	WS64	RE1.2 (Primary /Secondary School)	The SRDP reservation of Secondary School is entirely shifted in 2290A as RE1.2 on south side showing the designation of existing school as DE1.2. The school reservation in CTS 2290B is replaced with ROS1.4 (Playground) + RSA2.7 (Student's Hostel)	Modification u/s 30 is proposed to be sanctioned
84	EP-RC84	MRC111	WS58	ROS1.5 (Garden)	The shape of reservation ROS1.5 (Garden) is corrected.	Modification u/s 30 is proposed to be sanctioned
85	EP-RC85	MRC113	WS58	RE1.2 (Primary /Secondary School)	Reservation of SAS (now reserved as RE1.2) is changed to ROS1.4.	Modification u/s 30 is proposed to be sanctioned
86	EP-RC86	MRC115	WS63	RH1.2 (Hospital)	RH1.2 reservation (Hospital) is changed to RR2.2 (social housing) in CTS 324A/1.	Modification u/s 30 is proposed to be sanctioned
87	EP-RC87	MRC116	WS57	Nil	HTL is corrected as per approved CRZ plan	Modification u/s 30 is proposed to be sanctioned
88	EP-RC88	MRC117	WS57	NA (Natural Area)	The plot earmarked as Recreation Ground in the approved MHADA layout, is reserved for ROS1.5 (Garden)	Modification u/s 30 is proposed to be sanctioned
89	EP-RC89	MRC118	WS57	R Zone	The plot is included in NA (natural area) zone	Modification u/s 30 is proposed to be sanctioned
90	EP-RC90	MRC119	WS58	Part C Zone, Part R Zone	The C-zone boundary is corrected	Modification u/s 30 is proposed to be sanctioned
91	EP-RC91	MRC120	WS62	Nil	HTL is corrected as per approved CRZ plan and the duplicate HTL is deleted.	Modification u/s 30 is proposed to be sanctioned

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92	EP-RC92	MRC121	WS58	1) DO2.1 (Government Office) 2) RH1.1+RH1.3 (Municipal Health Post + Municipal Maternity Home)	1A) The plot DO 2.1 (Govt. Office) on CTS 374(pt.) of Eksar is correct and retained.	Modification u/s 30 is proposed to be sanctioned
93	EP-RC93	MRC121	WS58	NDZ (No Development Zone)	IA) NDZ on the CTS 374(pt) of Eksar adjacent to FP 468 of TPS Borivali III is deleted and placed in 'R' Zone.	Modification u/s 30 is proposed to be sanctioned
94	EP-RC94	MRC121	WS58	4) ROS1.4 (Play Ground)	IB) Shape of ROS1.4 (West of RE 1.1) is reduced to the width of adjoining RE 1.1 width, keeping shape of RE 1.1 & ROS 1.4 in line.	Modification u/s 30 is proposed to be sanctioned
95	EP-RC95	MRC121	WS58	4) ROS1.4 (Play Ground)	IC) The balance reservations of ROS 1.4 (2no.s) on south side of RE1.1 upto Ansul Vihar Road in FP 468 of TPS Borivali III changed to Govt. Office RO 2.1 + Govt. Staff Quarters RR 1.3.	Modification u/s 30 is proposed to be sanctioned
96	EP-RC96	MRC121	WS58	7) RSA1.1 (Municipal Market with Vending zone)	2) RSA 1.1 (Municipal Market) on plot bearing FP No. 392 is changed to Government Staff Quarters RR 1.3	Modification u/s 30 is proposed to be sanctioned
97	EP-RC97	MRC121	WS58	4) ROS1.4 (Play Ground) 5) RE1.1 (Municipal School) (F.P. No 390)	3) RE 1.1 Municipal School and ROS 1.4 Playground on plot bearing FP No. 390 are changed to RO 2.1 + RR 1.3.	Modification u/s 30 is proposed to be sanctioned
98	EP-RC98	MRC124	WS64	RSA2.1 (Multipurpose Community Centre)	The reservation of RSA2.1 in CTS no. 452 (pt.), 453 of Borivali Village is deleted.	Modification u/s 30 is proposed to be sanctioned
99	EP-RC99	MRC125	WS53	DE1.2(Primary & Sec. school)	Part designation of DE1.2 (Primary & Secondary School) on which cemetery exists is deleted and shown as DSA4.3 (Christian cemetery).	Modification u/s 30 is proposed to be sanctioned



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100	EP-RC100	MRC126	WS63 /68	NDZ (No Development Zone)	The NDZ on west of 36.60m existing link road in village Eksar is shown as SDZ-II marked RC/1.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is to be changed to SDZ
101	EP-RC101	MRC126	WS63 /68	NDZ (No Development Zone)	Designation of DOS1.1 on CTS 1612 and new reservations of RR2.2 (social housing), RE2.1 (Higher Education) and RSA3.3 (Cultural Centre/ Drama Theatre/ Theatre) are shown.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is to be changed to SDZ and new reservations of RR2.2 (social housing), RE2.1 (Higher Education) and RSA3.3 (Cultural Centre/ Drama Theatre/ Theatre) are to be proposed
102	EP-RC102	MRC126	WS63 /68	NDZ (No Development Zone)	New 12.20m DP road is proposed.	Modification u/s 30 is proposed to be sanctioned
103	EP-RC103	MRC126	WS63 /68	NDZ (No Development Zone)	Part portion of the land which was in NDZ and is towards the seaward side of HTL is now shown as NA (natural area).	Modification u/s 30 is proposed to be sanctioned
104	EP-RC104	MRC127	WS62	NDZ (No Development Zone)	The NDZ on west side of existing 18.30m wide road is now shown as SDZ-II marked as RC/2. Part portion of the land which was in NDZ and is towards the seaward side of HTL is now shown as NA (natural area).	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is to be changed to SDZ & Part portion of the land which was in NDZ and is towards the seaward side of HTL is to be shown as NA (natural area).
105	EP-RC105	MRC128	WS58	NDZ (No Development Zone)	The NDZ on north of 13.40m wide DP road bounded by Nalla on west and north side is shown as SDZ-II marked RC/3.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is to be changed to SDZ
106	EP-RC106	MRC129	WS57	NDZ (No Development Zone)	The NDZ shown in reservation of RT2.1 (Water Transport Terminal) along with access road is now shown as NA marked as RC/4.	Modification u/s 30 is proposed to be sanctioned

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107	EP-RC107	MRC130	WS57	NDZ (No Development Zone)	The NDZ on north side of MHADA layout Charkop Sector-7 is shown as SDZ-II marked as RC/5. The remaining area is shown in NA.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is to be changed to SDZ & The remaining area is to be shown in NA (Natural Area)
108	EP-RC108	MRC131	WS64	NDZ (No Development Zone)	The NDZ land located north of Abhinav Nagar in Dahisar village is now shown as SDZ-II, marked as RC/6 and reserved for ROS1.5 excluding 18.30m proposed road widening & existing road.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is to be changed to SDZ & reserved for ROS1.5 excluding 18.30m proposed road widening & existing road.
109	EP-RC109	MRC132	WS59 /54	DMS5.1 (Reservoir)	The NDZ land on the boundary of R/C & R/S ward & located in SGNP shown as DMS5.1 & DPU5.2 is now shown as NA, marked as RC/7, by retaining the designations DMS5.1 & DPU5.2..	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is to be changed to SDZ by retaining the designations DMS5.1 & DPU5.2..
110	EP-RC110	MRC133	1)WS 57	DE1.2 (Primary & Secondary School)	RE2.1 (Higher Education) is added to DE1.2 (Primary & Secondary School).	Modification u/s 30 is proposed to be sanctioned
111	EP-RC111	MRC133	2) WS59	R Zone	Designation of DE1.2 (Primary & Secondary School) as per EDDP is retained and RE2.1 (Higher Education) is added to DE1.2 (Primary & Secondary School).	Modification u/s 30 is proposed to be sanctioned
112	EP-RC112	MRC133	3)WS 63	DE1.2(Primary & Secondary School)	RE2.1 (Higher Education) is added to DE1.2 (Primary & Secondary School).	Modification u/s 30 is proposed to be sanctioned
113	EP-RC113	MRC133	3)WS 63	DP road	DP road alignment is maintained through ROS in CTS293 & the area under DP road is included in the reservation of RE2.1 (Higher Education).	Modification u/s 30 is proposed to be sanctioned
114	EP-RC114	MRC133	4)WS 63.	DE1.2(Primary & Secondary School)	RE2.1 (Higher Education) is added to DE1.2 (Primary & Secondary School).	Modification u/s 30 is proposed to be sanctioned

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115	EP-RC115	MRC134	WS63	DE1.1(Municipal School)	RE3.1 (Other Education) is added to DE1.1(Mun. School)	Modification u/s 30 is proposed to be sanctioned with following changes DE 1.1 is to be changed as RE1.1 + RE3.1
116	EP-RC116	MRC135	WS64	NDZ (No Development Zone)	The portion of NDZ bearing C.T.S.No.2321/A/1 and 2220/B/1B is reserved for Cemetery (RSA4.8).	Modification u/s 30 is proposed to be sanctioned
117	EP-RC117	MRC136	WS53	R Zone	DE1.2(Primary & Secondary School) is shown on the portion where school exists.	Modification u/s 30 is proposed to be sanctioned
118	EP-RC118	MRC137	WS58	R Zone	DE1.2(Primary & Secondary School) is shown on the portion where school exists.	Modification u/s 30 is proposed to be sanctioned
119	EP-RC119	MRC138	WS59	R Zone	DE1.2(Primary & Secondary School) is shown on the portion where school exists.	Modification u/s 30 is proposed to be sanctioned
120	EP-RC120	MRC139	WS63	R Zone	DE1.2(Primary & Secondary School) is shown on the portion where school exists.	Modification u/s 30 is proposed to be sanctioned
121	EP-RC121	MRC140	WS64	R Zone	DE1.2(Primary & Secondary School) is shown on the portion where school exists.	Modification u/s 30 is proposed to be sanctioned
122	EP-RC122	176	WS59	R Zone	The reservation of Play Ground(ROS1.4) is shown	Modification u/s 30 is proposed to be sanctioned
123	EP-RC123	184	WS64	RR2.1(Rehab. & Resettlement)	The reservation of Play Ground(ROS1.4) is shown	Modification u/s 30 is proposed to be sanctioned
124	EP-RC124	192	WS63	ROS1.4 (Play Ground)	Two nos. of 13.40mt. wide proposed D.P. roads shown as per draft development plan 2034 published in the month of February 2015	Modification u/s 30 is proposed to be sanctioned
125	EP-RC125	203	WS64	R Zone	The reservation of Service Industrial Estate (RPU6.1) is shown	Modification u/s 30 is proposed to be sanctioned
126	EP-RC126		WS58	ROS2.4 (Municipal Sports Complex)	ROS2.4 (Municipal Sports Complex)	Reservation of ROS2.4 (Municipal Sports Complex) is to be changed as shown on plan as ROS 1.4( Play Ground) on CTS no. 374/B/6 etc. of Eksar Village

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127	EP-RC127		WS64	13.40 m Proposed road widening	13.40 m Proposed road widening	13.40 m wide Proposed Road Widening is to be re aligned as per Existing site condition on plot bearing CTS no. 2294, 2295, 2351, 2257, 2258, 2259, 2260, 2261, 2262, 2264, 2265, 2266, 2301 etc. of village Dahisar
128	EP-RC128		WS 58	RR2.1(Rehab. & Resettlement)	RR2.1(Rehab. & Resettlement)	Reservation of RR2.1(Rehab. & Resettlement) is to be changed as ROS 1.4(Play Ground) on plot bearing FP 718 of TPS Borivali III as per SRDP 1991
129	EP-RC129		WS 63	RR2.1(Rehab. & Resettlement)	RR2.1(Rehab. & Resettlement)	Reservation of RR2.1(Rehab. & Resettlement) is to be changed as ROS 1.5 (Garden/Park) on plot bearing CTS no. 2402, of village Eksar & CTS no. 407D, 410 of village Borivali as per SRDP 1991
130	EP-RC130		WS 63	1) RE1.1 (Municipal School) 2) ROS1.4 (Play Ground)	1) RE1.1 (Municipal School) 2) ROS1.4 (Play Ground)	Reservation shape & location of RE1.1 (Municipal School) & ROS1.4 (Play Ground) is to be shown as per SRDP 1991 on plot bearing CTS no 5/1, 5A1/1, 240 of village Borivali
131	EP-RC131		WS53	ROS1.4 (Play Ground) & R Zone	ROS1.4 (Play Ground) & R Zone	Reservation shape & location of RE1.1 (Municipal School) is to be shown as per SRDP 1991 on plot bearing CTS no 47 Pt of village Magathane
132	EP-RC132		WS 58	DRI .5(Municipal Housing)	DRI .5(Municipal Housing)	the proposal is to be retained for FP no 434 of Borivali III TPS as per Sanctioned TP Scheme as shown on plan
133	EP-RC133		WS 58	RE 1.1(Municipal School)	RE 1.1(Municipal School)	the proposal is to be retained for FP no 687 of Borivali III TPS as per Sanctioned TP Scheme as shown on plan

'RN' Ward

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Sr. No.	EP No.	Modification No.	Sheet No.	Proposal as per published plan under Section 26 of the MR&TP Act 1966	Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&TP Act 1966	Substantial Modifications published by the Government under Section 31(1) of the MR&TP Act 1966
1	EP-RN01	MRN01	WS-63	ROS1.4(Playground)	The reservation ROS1.4(Playground) is designated and shown as DOS1.4(Playground).	Modification u/s 30 is proposed to be sanctioned
2	EP-RN02	MRN02	WS-68	DE1.2(Primary & secondary school) Label "Church & C"	Cemetery portion is shown as DSA4.3(Christian Cemetery) and existing Church is shown as R- Zone with label.	Modification u/s 30 is proposed to be sanctioned
3	EP-RN03	MRN05	WS-73	RPU1.1(Fire station)	Spilled over reservation of RPU1.1(Fire station) is corrected as DOS2.6 (Recreation Ground)	Modification u/s 30 is proposed to be sanctioned
4	EP-RN04	MRN06	WS-74	DSA2.5(PT)(Welfare Centre)+DHI.1(PT)(Municipal Dispensary/Health Post)+DSA2.8(PT)(Library)	The shape of the designation affecting CTS No. 1323, 1361 is corrected.	Modification u/s 30 is proposed to be sanctioned
5	EP-RN05	MRN07	WS-68	ROS1.4(Playground)	The shape of the reservation as per SRDP'91 is pulled back.	Modification u/s 30 is proposed to be sanctioned
6	EP-RN06	MRN08	WS-63	Existing Road	The existing road is shown as access upto the reservation of RE1.1(Municipal School), DE1.2(Primary & Secondary School) and existing road passing through ROS 1.4 & RE 1.1 is deleted by including the portion under road in ROS1.4 and RE 1.1.	Modification u/s 30 is proposed to be sanctioned
7	EP-RN07	MRN08	WS-63	RE1.1(Municipal School)	The Reservation shape as shown in SRDP'1991 is retained	Modification u/s 30 is proposed to be sanctioned

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8	EP-RN08	MRN08	WS-63	ROS1.4(Playground)	The Reservation shape as shown in SRDP'1991 is retained	Modification u/s 30 is proposed to be sanctioned
9	EP-RN09	MRN09	WS-69	DPU5.2(Electricity Distribution & Transmission Facility) & R-Zone	The area of designation of DPU5.2(Electricity Distribution & Transmission Facility) is corrected .	Modification u/s 30 is proposed to be sanctioned
10	EP-RN10	MRN16	WS-69	R-Zone	MAP(Municipal Primary School)is shown as RE1.1 (Municipal School) .	Modification u/s 30 is proposed to be sanctioned
11	EP-RN11	MRN17	WS-73	ROS1.5(Garden/Park)	Rehabilitation and Resettlement is shown as per approved modification u/no TPB-4395/625/CR-301/95/UD-11 dt.: 17.05.204	Modification u/s 30 is proposed to be sanctioned
12	EP-RN12	MRN17	WS-73	ROS1.5(Garden/Park)	9.15m access road to RH1.1(Municipal Dispensary/Health Post) is provided from existing road	Modification u/s 30 is proposed to be sanctioned
13	EP-RN13	MRN18	WS-74	R-Zone RE1.2(Primary/Secondary School)	Correction is done as per relocation approved vide CHE/2213/DPWS/P&R dt.: 12.02.2003	Modification u/s 30 is proposed to be sanctioned
14	EP-RN14	MRN19	WS-68	ROS1.4(Playground)	The ROS1.4(Playground) is deleted by showing text of 'layout R.G.' and Included in Surrounding Zone.	Modification u/s 30 is proposed to be sanctioned
15	EP-RN15	MRN20	WS-69	RSA2.9(Homeless Shelter) + RSA6.3 (Public Convenience)	The reservation of RSA2.9(Homeless Shelter) + RSA6.3 (Public Convenience) is deleted .	Modification u/s 30 is proposed to be sanctioned
16	EP-RN16	MRN21	WS-69	13.40m D.P. Road	The alignment of existing road is corrected as per SRDP'1991.	Modification u/s 30 is proposed to be sanctioned

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17	EP-RN17	MRN22	WS-73	18.30m D.P. Road	The 18.30m proposed D.P. Road passing through CTS No. 447, 369 of Village Dahisar is deleted.	Modification u/s 30 is proposed to be sanctioned with following changes 18.30 m wide DP road is to be deleted & RE 1.2 adjoining to the proposed road to be deleted as shown on plan
18	EP-RN18	MRN23	WS-68	13.40m D.P. Road	The 13.40m D.P. Road affecting the plot is deleted.	Modification u/s 30 is proposed to be sanctioned
19	EP-RN19	MRN24	WS-69	R-Zone	The existing road is corrected as per site condition.	Modification u/s 30 is proposed to be sanctioned
20	EP-RN20	MRN25	WS-69	18.30m D.P. Road, Rotary, ROS1.5 (Garden/Park)	The Junction of 18.30m D.P. Roads along with Rotary & ROS1.5(Garden/park) affecting CTS Nos. 2948 to 2955 of Village Dahisar is corrected by maintaining the connectivity of 18.30m D.P. Roads from Service Road on the North Side to Existing Road (Suhasini Pawaskar Marg) on the south side by deleting the Rotary & ROS1.5(Garden/park)	Modification u/s 30 is proposed to be sanctioned
21	EP-RN21	MRN25	WS-69	18.30m D.P. Road, Rotary, ROS1.5 (Garden/Park)	The portion of Rotary and open space is included in I3 Zone.	Modification u/s 30 is proposed to be sanctioned
22	EP-RN22	MRN26	WS-69	Existing Road	Existing road between CTS 968 & 976 of Village Dahisar is deleted and included in R Zone.	Modification u/s 30 is proposed to be sanctioned
23	EP-RN23	MRN27	WS-68	R-Zone	Cul-De-Sac at the end of the road towards CTS 913/ 914 is shown.	Modification u/s 30 is proposed to be sanctioned
24	EP-RN24	MRN28, MRN 30, MRN31	WS-68	13.40m D.P. Road	13.40m D.P. Road is deleted & all Reservations are retained	Modification u/s 30 is proposed to be sanctioned
25	EP-RN25	MRN29	WS-64	Existing Road	Internal roads is corrected .	Modification u/s 30 is proposed to be sanctioned

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26	EP-RN26	MRN32, MRN35	WS- 69	Existing Road	The road shown as existing is deleted. The existing internal road of Saptshri Sankul is extended upto Swami Vivekanand Road by proposing 13.40m D.P. Road passing through CTS No. 1779 of Village Dahisar and proposed widening of 13.40m of existing layout road passing through CTS No. 1756, 1757, 1760 to 1763, 1765, 1771 to 1777 of village Dahisar as was shown in EDDP'2034.	Modification u/s 30 is proposed to be sanctioned
27	EP-RN27	MRN33	WS- 69	13.40m D.P. Road	The curvature of the junction of the roads affecting the plot under reference is corrected as per the Demarcation issued.	Modification u/s 30 is proposed to be sanctioned
28	EP-RN28	MRN34	WS- 74	Existing Road	As the existing road (ROW) (5-6m width approx.) is shown as 13.40m D.P.	Modification u/s 30 is proposed to be sanctioned
29	EP-RN29	MRN39	WS- 69	RSA1.2(Retail Market with Vending Zone )	The I3 zone is continued and the reservation of RSA1.2(Retail Market with Vending Zone ) is deleted.	Modification u/s 30 is proposed to be sanctioned with following changes the drafting error of blue line shown on exiting road is to be corrected as per site condition
30	EP-RN30	MRN41	WS- 74	RPU5.2 (Electricity Transmission & Distribution Facilities)	The reservation of RPU5.2 (Electricity Transmission & Distribution Facilities) affecting CTS 1445 pt of Village Dahisar is changed to RT1.4(BEST Bus Facilities) .	Modification u/s 30 is proposed to be sanctioned
31	EP-RN31	MRN41	WS- 74	RT1.4 (BEST Bus Facilities)	The reservation of RT1.4 (BEST Bus Facilities) affecting CTS 1444 and CTS1445 pt is changed to RT1.6(Parking Lot) for area admeasuring 2000sqm and to RSA1.1(Municipal Market with vending Zone) for remaining portion.	Modification u/s 30 is proposed to be sanctioned



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32	EP-RN32	MRN42	WS-69	RE1.1(Municipal School)	The reservation of RE1.1(Municipal School) admeasuring approximately 130sqm is changed to RH1.3 (Municipal maternity Home) i.e. merged with abutting RH1.3( Municipal maternity Home).	Modification u/s 30 is proposed to be sanctioned
33	EP-RN33	MRN45	WS-69	ROS1.5(Garden/Park)	The reservation affecting the plot under reference to be changed to RR2.2(Affordable Housing) an13.40 D.P. is retained.	Modification u/s 30 is proposed to be sanctioned
34	EP-RN34	MRN49	WS-73	RE1.1(Municipal School)	The reservation of RE1.1(Municipal School) is deleted.	Modification u/s 30 is proposed to be sanctioned
35	EP-RN35	MRN51	WS-74	Natural Area	Natural Area shown on CTS 1423 of Village Dahisar is a layout open space and same is deleted and Included in Surrounding Zone.	Modification u/s 30 is proposed to be sanctioned
36	EP-RN36	MRN52	WS-68	RE1.2(Primary & Secondary School)	The reservation of RE1.2(Primary & Secondary School) is changed to RSA2.7(Students Hostel).	Modification u/s 30 is proposed to be sanctioned
37	EP-RN37	MRN53	WS-69	DH1.3(Municipal Maternity Home)	Corrections in shape of DH1.3(Municipal Maternity Home) is done by deleting DH 1.3 on CTS 1112 pt, 1121C, 1120, 1113A pt of Village Dahisar and included in R-Zone.	Modification u/s 30 is proposed to be sanctioned with following changes , DH 1.3 is to be reserved for RH 1.3 ( Municipal Maternity Home) as shown on plan
38	EP-RN38	MRN56	WS-74	ROS1.4(Playground)	The shape and area of the Playground reservation affecting CTS No 3117 of Village Dahisar is continued.	Modification u/s 30 is proposed to be sanctioned
39	EP-RN39	MRN57	WS-74	ROS1.4(Playground)	ROS1.4(Playground) is corrected as per approved relocation U/No: CHE/2688/DPWS/P&R dt.: 08.04.2009	Modification u/s 30 is proposed to be sanctioned

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40	EP-RN40	MRN57	WS-74	DO 1.1, DT 1.1	DO 1.1, DT 1.1	Modification u/s 30 is proposed to be sanctioned with following changes DO1.1 is to be changed to DT 1.1 as shown on plan
41	EP-RN41	MRN57	WS-74	C- Zone	C- Zone is merged in CBD	Modification u/s 30 is proposed to be sanctioned
42	EP-RN42	MRN58	WS-73	RE1.1(Municipal School)	The reservation of RE1.1(Municipal School) as per RDDP'2034 is changed to RR2.2(Affordable Housing)	Modification u/s 30 is proposed to be sanctioned
43	EP-RN43	MRN60	WS-74	ROS1.4 (Playground)	Reservation area as per SRDP'1991 is maintained and the excess reservation imposed on the entire plot is deleted.	Modification u/s 30 is proposed to be sanctioned
44	EP-RN44	MRN62	WS-68	18.30m D.P Road	The fanning portion of the 18.30m D.P. Road is realigned	Modification u/s 30 is proposed to be sanctioned
45	EP-RN45	MRN62	WS-68	DE1.2(Primary/Secondary School)	Designation DE1.2(Primary/Secondary School) on CTS 167 of Mandapeshwar is changed to RSA2.1(Multipurpose Community centre).	Modification u/s 30 is proposed to be sanctioned
46	EP-RN46	MRN63	WS-69	18.30m D.P Road	The alignment of the 18.30m D.P. Road is corrected as per LAQ/SR/247 & realignment approved u/no.TPB/432001/1673/CR-228/2001/UD-11 dt.30.8.2003.	Modification u/s 30 is proposed to be sanctioned
47	EP-RN47	MRN64	WS-68	ROS1.4(Playground)	The area of reservation of ROS1.4(Playground) is corrected by maintaining the area as per SRDP'1991.	Modification u/s 30 is proposed to be sanctioned

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48	EP-RN48	MRN65	WS-73	ROS1.4(Playground) & RR2.1(Rehabilitation & Resettlement)	The location of reservations of ROS1.4(Playground) & RR2.1(Rehabilitation & resettlement) affecting the plot under reference is interchanged by maintaining the area of the individual reservations intact as per RDDP'2034.	Modification u/s 30 is proposed to be sanctioned
49	EP-RN49	MRN66	WS-68	ROS1.4(Playground)	The Designation of DE1.2 (Primary / Secondary School) is increased by changing the reservation of ROS1.4(Playground) by 4000 sqm to RE1.2 (Primary /Secondary School).	Modification u/s 30 is proposed to be sanctioned
50	EP-RN50	MRN68	WS-69	18.30m D.P Road	Correction to alignment of 18.30m DP Road is made as per approved realignment u/no. TPB/432001/1673/CR-228/2001/UD-11 dt.30.8.2003 and acquisition already done u/no LAQ/SR/247	Modification u/s 30 is proposed to be sanctioned
51	EP-RN51	MRN68	WS-69	Existing Road	Existing road (Suhasini Pawaskar marg) is shown as per existing site condition.	Modification u/s 30 is proposed to be sanctioned
52	EP-RN52	MRN68	WS-69	ROS1.4(Playground)	Existing road abutting CTS 2872/2, 2874 of Village Dahisar is deleted and changed to reservation of ROS1.4 (Playground) by extending the abutting reservation of ROS1.4(playground) shown in RDDP'2034	Modification u/s 30 is proposed to be sanctioned
53	EP-RN53	MRN69	WS-64	13.40m D.P. Road	The 13.40m D.P. Road affecting CTS 2400D/3, 2334B of Village Dahisar is realigned as per approved realignment u/no MCP/3722 dt.: 29.11.2013	Modification u/s 30 is proposed to be sanctioned
54	EP-RN54	MRN72	WS-69	ROS1.4(Playground)	The plot is to be shown reserved as ROS1.4+RE1.2(Playground+Primary and Secondary School)	Modification u/s 30 is proposed to be sanctioned

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55	EP-RN55	MRN74	WS-63, 68	ROS1.4(Playground)	ROS 1.4 on CST 1347 is deleted. However, the part portion of the reservation which was in the SRDP 1991 and shown as P.G. be retained as ROS1.4	Modification u/s 30 is proposed to be sanctioned
56	EP-RN56	MRN74	WS-63, 68	DO2.1(Government Office)	DO 2.1 is deleted and the same is shown as LIC Office as a Text.	Modification u/s 30 is proposed to be sanctioned
57	EP-RN57	MRN74	WS-63, 68	ROS1.4(Playground)	The portion of reservation placed on the existing chawls is deleted and the remaining portion abutting to the road in line with the DE 1.2 kept as a reserved land.	Modification u/s 30 is proposed to be sanctioned
58	EP-RN58	MRN74	WS-63, 68	RE1.2(Primary& Secondary School)	The portion which is shown as reserved for RE 1.2 changed to RMS 1.2.	Modification u/s 30 is proposed to be sanctioned
59	EP-RN59	MRN74	WS-63, 68	RPU5.2(Electricity Transmission & Distribution Facilities)	The reservation of RPU5.2 deleted.	Modification u/s 30 is proposed to be sanctioned
60	EP-RN60	MRN74	WS-63, 68	18.30m D.P Road	The alignment of the road corrected as per existing alignment and the necessary widening shown on the northern side of the existing road.	Modification u/s 30 is proposed to be sanctioned
61	EP-RN61	MRN75	WS-68,63	NDZ	The NDZ west of link road of village Eksar is now shown as SDZ II and marked RN-1. Part portion of NDZ land shown on seaward side of HTL is now shown as NA. The 3 nos. of proposed 18.3 D.P. road is deleted.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ

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62	EP-RN62	MRN76	WS-64, 69	NDZ	The NDZ abutting SGNP on east side is now shown as SDZ II and marked as RN - 2. A new reservation of RH 1.2 (Hospital) is proposed on CTS No. 2772A Part, a village Dahisar within the north side of SDZ II.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ
63	EP-RN63	MRN77	WS-69, 64	NDZ	The NDZ abutting proposed 18.3 m. D.P. road on west side marked as RN-3 is now shown as SDZ-1.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ I is changed to SDZ
64	EP-RN64	MRN78	WS-69	NDZ	The NDZ abutting proposed 18.3 m. D.P. road on north & west side marked as RN-4 is now shown as SDZ-1.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ I is changed to SDZ
65	EP-RN65	MRN79	WS-69, 74	NDZ, 18.30m D.P. Road	The NDZ on west side of proposed 18.3 mtr. D.P. road marked RN-5 shown in SDZ-I. 18.3 mtr. Wide D.P.Road (East - West) proposed in this SDZ-I. The NDZ on east of proposed 18.3 m. D.P.; Road is shown as natural area.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ I is changed to SDZ
66	EP-RN66	MRN80	WS-69, 74	NDZ	The NDZ between exiting road and RN-5 now shown in SDZ II marked RN-6 and entirely kept reserved for RR2.2 (Affordable housing)	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ
67	EP-RN67	MRN81	WS-69, 74	NDZ	The NDZ on North east boundary of ward and Municipal limit shown as SDZ II, marked RN-7 and entirely kept reserved for RR2.2 (Affordable housing).	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ
68	EP-RN68	MRN82	WS-68	ROS1.4(Playground)	The reservation of ROS1.4(Playground) is merged with the abutting reservation of RSA2.1(Multipurpose Community Centre)	Modification u/s 30 is proposed to be sanctioned
69	EP-RN69	MRN83	WS-68	R Zone	The land under reference is designated as Designation of DOS2.6 (Recreation Ground)	Modification u/s 30 is proposed to be sanctioned

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70	EP-RN70	MRN84	WS-69	ROS1.5(Garden/Park)	The existing school on CTS 2757 pt. of Village Dahisar is shown as DE1.2(Primary/Secondary School)	Modification u/s 30 is proposed to be sanctioned
71	EP-RN71	MRN85	WS-74	R Zone	The designation of DE 1.2 (Primary & Secondary School) is shown on the plot under reference.	Modification u/s 30 is proposed to be sanctioned
72	EP-RN72	MRN86	WS-74	RT3.1 (Metro/Mono Rail Car shed)	A label of Special Planning Authority (SPA) is shown on above land.	Modification u/s 30 is proposed to be sanctioned
73	EP-RN73	21	WS-68	ROS1.5(Garden/Park)	The reservation of ROS1.5(Garden/Park) is to deleted	Modification u/s 30 is proposed to be sanctioned
74	EP-RN74	22	WS-73	RE1.1(Municipal School)	The reservation of RE1.1(Municipal School) is to be deleted and changed to RE1.2(Primary & Secondary School)	Modification u/s 30 is proposed to be sanctioned
75	EP-RN75		WS-74	DO2.1 (Government Office), Existing Road	DO2.1 (Government Office), Existing Road	Existing Road and New reservation of DO2.1(Government Office) as per SRDP'1991 is to be proposed as shown on plan
76	EP-RN76		WS-74	R-Zone	R-Zone	New reservation of ROS1.5(Garden/Park) on plot bearing CTS no 1507/C of Dahisar village is to be proposed as shown on plan
77	EP-RN77		WS-74	R-Zone	R-Zone	New reservation of RR2.1 (Rehabilitation & Resettlement) on plot bearing CTS no. 1325, 1362, 1363, 1364, 1379 of Dahisar village is to be proposed as shown on plan
78	EP-RN78		WS-69	R-Zone	R-Zone	New reservation of RE1.1(Municipal School) on plot bearing CTS no. 1202/5, 1202/6, 1205 of Dahisar village is to be proposed as shown on plan

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79	EP-RN79		WS 73	DOS2.6(Recreation Ground)	DOS2.6(Recreation Ground)	New reservation of ROS 2.2(Swimming pool) is to be added to Designation of DOS 2.6 (Recreation Ground) on plot bearing CTS no.101/B/1 of Dahisar village as shown on plan
80	EP-RN80		WS 69	RR2.1 (Rehabilitation & Resettlement) & 18.30 m wide DP Road	RR2.1 (Rehabilitation & Resettlement) & 18.30 m wide DP Road	Municipal Commissioner shall decide alignment of 18.30 m wide DP Road so that, Alignment of the road will not be affected by factory building
81	EP-RN81		WS 69	NDZ	SDZ II	The New Reservations of RT 3.1 (Metro/Mono Car shed), RR2.1(Rehabilitation & Resettlement) & rest of the area is to be included in green zone as shown on plan
82	EP-RN82		WS69 , WS 64	RSA 1.1	RSA 1.1	RSA 1.1 is to be deleted as shown on plan
83	EP-RN83		WS 73	R Zone	R Zone	The New Reservations of RR1.2(Police staff Quarter) is to proposed as shown on plan
84	EP-RN84		WS 73	Natural Area	Natural Area	New Reservation of Mangroves Park is proposed to be shown on CTS no. 261(pt) of village Dahisar as shown on plan.
85	EP-RN85		WS74	I Zone	I Zone	Reservations of "Metro Rail & Allied Use" is proposed to be shown on CTS no. 1585(pt), 1586(pt) of Village Dahisar as shown on the plan

'RS' Ward

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Sr. No.	EP No.	Modification No.	Sheet No.	Proposal as per published plan under Section 26 of the MR&TP Act 1966	Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&TP Act 1966	Substantial Modifications published by the Government under Section 31(1) of the MR&TP Act 1966
1	EP-RS01	MRS2	W/S 48	RPU3.1 (Police Station) DPU3.1+DR1.2 (Police Station + Police staff quarters)	The Reservation is shown as DPU3.1 (PT)(Police station)+ DPU 3.4(Police Facilities). RPU3.1 (Police station) is changed to RPU3.4.	Modification u/s 30 is proposed to be sanctioned
2	EP-RS02	MRS3	W/S 53	R Zone	The plot is designated as DH1.1 (Municipal Dispensary/ Health post)	Modification u/s 30 is proposed to be sanctioned
3	EP-RS03	MRS5	W/S 49	RSA 5.2+RSA6.1+RSA6.2 (Multipurpose Housing for Working Women + Care Centre+adhar Kendra with skill Development centre)	The reservation on CTS no. 874A is deleted. New 9.15m D.P.Road proposed north to said reservations.	Modification u/s 30 is proposed to be sanctioned
4	EP-RS04	MRS13	W/S 52	ROS1.5 ( Garden/Park)	ROS1.5(Garden/Park) is changed to RR 2.2(Affordable Housing).	Modification u/s 30 is proposed to be sanctioned
5	EP-RS05	MRS14	W/S 52	RPU6.1 (Service Industrial Estate)	The Reservation of RPU6.1 is changed to ROS1.4(PG).	Modification u/s 30 is proposed to be sanctioned
6	EP-RS06	MRS15	W/S 53	ROS1.4 (Playground) RE1.1 (Municipal School)	The Reservation of PG is retained by shifting RE1.1 to the east side of ROS 1.4 and deleting 13.4m DP road and RR2.1, equivalent to the area of RE1.1.	Modification u/s 30 is proposed to be sanctioned
7	EP-RS07	MRS16	W/S 53	ROS1.4 (Playground)	The reservation of ROS1.4 is changed to RE1.1 by retaining shape as per SRDP 91.	Modification u/s 30 is proposed to be sanctioned
8	EP-RS08	MRS18	W/S 53	ROS1.5 (Garden/Park)	The reservation of ROS1.5 from CTS no. 535 is deleted.	Modification u/s 30 is proposed to be sanctioned
9	EP-RS09	MRS19	W/S 48	R Zone	The land marked as Designation for Service Industrial Estate (DPU 6.1) are where 25 % Galas are handed over to MCGM and galas are handed over Project Affected person. Hence the Legend is redundant and the lands are included in surrounding zone.	Modification u/s 30 is proposed to be sanctioned



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10	EP-RS10	MRS20	W/S 48	R Zone	DOS1.4 (Play Ground) is retained.	Modification u/s 30 is proposed to be sanctioned
11	EP-RS11	MRS21	W/S 49 W/S 54	R Zone	ROS1.5 (Garden/Park) is retained.	Modification u/s 30 is proposed to be sanctioned as shown plan
12	EP-RS12	MRS22	W/S 53	C Zone	RT1.6 (Parking Lot) is retained.	Modification u/s 30 is proposed to be sanctioned
13	EP-RS13	MRS23	W/S 48	R Zone	ROS1.4 (Play Ground) is retained.	Modification u/s 30 is proposed to be sanctioned with following changes: Reservation of RE 1.1 (Municipal Primary School) is to be proposed by deleting part area of ROS1.4 as shown on plan.
14	EP-RS14	MRS24	W/S 53	R Zone	RMS1.1 (Road Depot) is retained.	Modification u/s 30 is proposed to be sanctioned
15	EP-RS15	MRS25	W/S 53	R Zone	Designated as Municipal Retail Market.	Modification u/s 30 is proposed to be sanctioned
16	EP-RS16	MRS26	W/S 54	RE 1.1 (Municipal School), ROS 1.4(Playground)	Reservation of R.E. 1.1, ROS 1.4 is shifted to left aligning to road.	Modification u/s 30 is proposed to be sanctioned
17	EP-RS17	MRS28	W/S 49	R Zone	Reservation of RE1.2, RE1.1,ROS 1.4 & 13.40 DP Road is retained.	Modification u/s 30 is proposed to be sanctioned
18	EP-RS18	MRS29	W/S 48	RE1.2 (Primary & Secondary School)	Reservation of RE1.2 deleted	Modification u/s 30 is proposed to be sanctioned
19	EP-RS19	MRS30	W/S 52	ROS1.4 (Playground)	Reservation of ROS1.4 deleted	Modification u/s 30 is proposed to be sanctioned
20	EP-RS20	MRS31	W/S 53	RSA2.9 (Homeless Shelter)	Reservation of RSA2.9 (Homeless Shelter) is deleted	Modification u/s 30 is proposed to be sanctioned
21	EP-RS21	MRS32	W/S 53	1. ROS1.5 (Garden/Park)	Extra ROS1.5 is deleted and shown as Affordable Housing (RR2.2)	Modification u/s 30 is proposed to be sanctioned
22	EP-RS22	MRS33	W/S 54	1. ROS1.4 (Playground)	Relocation of ROS 1.4 and RE1.1 from CTS 874 D/1 (Pt), 874 C/7, 874 C/9 CTS 874 C/10.	Modification u/s 30 is proposed to be sanctioned
23	EP-RS23	MRS34	W/S 54	ROS1.5 (Garden/Park)	Reservation of ROS1.5 deleted from CTS No. 381A/1/1 of Poisar	Modification u/s 30 is proposed to be sanctioned

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24	EP-RS24	MRS35	WS 54	R Zone	Deleted RSA1.1, RT1.6 on CTS 793/B - converted it to Residential zone and Reserved CTS 809A/1/1/6, 809A/1/1/7 as RSA1.2, RT1.6 respectively.	Modification u/s 30 is proposed to be sanctioned
25	EP-RS25	MRS36	WS 49	ROS1.4 (Playground), RE1.2 (Primary & Secondary School)	Deleted ROS1.4, RE1.2 on CTS 171/1A/8 and is converted to R-zone.	Modification u/s 30 is proposed to be sanctioned
26	EP-RS26	MRS37	WS 54	RSA1.2 (Retail market with Vending zone), RT1.6 (Parking lot)	Deleted RSA1.2, RT1.6 on CTS 809A/1/19B - Converted it to R-zone	Modification u/s 30 is proposed to be sanctioned
27	EP-RS27	MRS38	WS 54	1. ROS1.4 (Playground) 2. RE1.1 (Municipal School), ROS1.4 (Playground)	1. 2.) Relocation of ROS 1.4 and RE1.1 from CTS 874 D/1 (Pt), 874 C/7, 874 C/9 CTS 874 C/10 are shown as per file.	Modification u/s 30 is proposed to be sanctioned
28	EP-RS28	MRS38	WS 54	4. RE1.1 (Municipal School), ROS1.4 (Playground) 5. ROS1.4 (Playground)	4. 5.) Reservations retained as per SRDP 91 by deleting extra ROS1.4.	Modification u/s 30 is proposed to be sanctioned
29	EP-RS29	MRS39	WS 54	2. A. Existing Road	2(a) The Road is proposed for widening from 13.40 mtrs. to 18.30 mtrs.	Modification u/s 30 is proposed to be sanctioned
30	EP-RS30	MRS39	WS 54	2 C. ROS1.5 (Garden/Park)	2(c) Reservation of ROS1.5 deleted from CTS no. 381 A/1/1.	Modification u/s 30 is proposed to be sanctioned
31	EP-RS31	MRS39	WS 54	3 A. RE1.1 (Municipal School)	3(a) The new reservation of Fuel Station is kept adjacent to BEST Bus Depot area.	Modification u/s 30 is proposed to be sanctioned
32	EP-RS32	MRS39	WS 54	3 B. RE1.1 (Municipal School)	3(b) The reservation RE 1.1 is changed to RSA 3.3 on CTS No. 146/2.	Modification u/s 30 is proposed to be sanctioned
33	EP-RS33	MRS39	WS 54	4. Existing Road	4(a) The 13.40 mtrs wide D.P. Road is shown on the existing Road in between the two reservations of RR 2.1, placed on CTS no. 6 of Malad.	Modification u/s 30 is proposed to be sanctioned
34	EP-RS34	MRS40	WS 53	DAM, R Zone	DAM is marked correctly as per demarcation given on site.	Modification u/s 30 is proposed to be sanctioned
35	EP-RS35	MRS41	WS 53	R Zone	Area under municipal possession is shown as DAM.	Modification u/s 30 is proposed to be sanctioned
36	EP-RS36	MRS42	WS 53	R Zone	The plot is shown as DAM.	Modification u/s 30 is proposed to be sanctioned

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37	EP-RS37	MRS43	WS 49	1. DSA2.8, (Library) RO3.1 (Disaster Management Facilities) 4. DOS 2.6 (Recreation Ground) 6. ROS1.5 (garden/Park)	1. Entire plot shown designated for DSA 2.8+DE1.1+RO3.1 by deleting small strip of RO3.1 on part portion. 4. DOS 2.5 (Sports complex) is changed to designated Municipal market (DSA1.1). 6. It is confirmed that the land under reference is in MCGM's possession hence, the reservation changed to appropriate designations i.e. 'DOS 2.6 RECREATION GROUND'	Modification u/s 30 is proposed to be sanctioned
38	EP-RS38	MRS43	4.WS 48			Modification u/s 30 is proposed to be sanctioned
39	EP-RS39	MRS43	6. WS 48			Modification u/s 30 is proposed to be sanctioned
40	EP-RS40	MRS43	7. WS 48	7. 12.20 wide proposed road	7. The width of the DP road corrected from 12.20 to 13.40M.	Modification u/s 30 is proposed to be sanctioned
41	EP-RS41	MRS43	8. WS 48	8. DOS1.4 (Playground)	8. Shape and size of the designation corrected as per existing site condition.	Modification u/s 30 is proposed to be sanctioned
42	EP-RS42	MRS43	9. WS 54 10. W S 53 17. W S 53 18. W S 53 19. W S 53 21. W S 53	R Zone	9. 10. 17. 18. 19. 21. Designated as amenity 'DAM'.	Modification u/s 30 is proposed to be sanctioned
43	EP-RS43	MRS43	13. W S 53	13. DR1.1 (Municipal Staff Quarters)	13. The plot is Shown as DMS 1.2 (MUNICIPAL CHOWKY)+DMS 1.3 (MUNICIPAL FACILITIES).	Modification u/s 30 is proposed to be sanctioned
44	EP-RS44	MRS43	14. W S 48	14. RSA2.1 (Multipurpose Community Centre)	14. Designated the plot as library.	Modification u/s 30 is proposed to be sanctioned
45	EP-RS45	MRS43	15. W S 48	15. I Zone	15. Designated CTS 57 E (pt)-Wadhavan as DOS 1.4 Play Ground.	Modification u/s 30 is proposed to be sanctioned

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46	EP-RS46	MRS44	WS 52	1. ROS 1.5 (Garden/Park) 2. RH 1.2 (Hospital) 3. RSA 2.1 (Multipurpose Community Centre) 4. DOS 2.6 (Recreation Ground) 6. DOS 1.4 (Playground) 7. RE 1.1 (Municipal School) 8. RSA2.9 (Homeless Shelter)	The DOS2.6, DOS1.4, ROS1.5(3 nos.), RSA2.9, RSA2.1, RH1.2 and proposed 9.15m DP road deleted. Since, layout has been approved under no. CHE/428/LOR Dt. 17.11.98.	Modification u/s 30 is proposed to be sanctioned
47	EP-RS47	MRS44	WS 52	R Zone	The 15% RG and 15% garden as shown in SRDP 91 were proposed layout RG's and further the open spaces designated in draft DP are the layout RG's as developed as per approved layout. The layout RG as per approved layout shown in text and the layout amenities is shown as RAM.	Modification u/s 30 is proposed to be sanctioned
48	EP-RS48	MRS45	WS 53	13.40 mtr widening	The Alignment Of 18.3M DP Road is shown as per Setback Handed Over And Layout Drawing.	Modification u/s 30 is proposed to be sanctioned
49	EP-RS49	MRS46	WS 49 & WS 54	RR2.1 (Rehabilitation & Resettlement) ROS1.5 (Garden/Park)	Remaining land from IOD issued land is included in R-Zone from RR2.1. The remaining land is continued for RR2.1 (Rehabilitation & Resettlement) and ROS1.5 (Garden/Park)	Modification u/s 30 is proposed to be sanctioned
50	EP-RS50	MRS47	WS 52	1. ROS1.5 (Garden/Park) 2. Existing Road	1, 2) The Reservation of ROS1.5(G) & existing road is Deleted & Amenity Space as per approval is shown as RAM	Modification u/s 30 is proposed to be sanctioned
51	EP-RS51	MRS48	WS 52	18.30 mtr wide proposed DP road	Alignment Of 18.30 m D. P. Road is changed Partly as per Draft DP published in Feb. 2015 considering the Development on site.	Modification u/s 30 is proposed to be sanctioned
52	EP-RS52	MRS49	WS 53	9.15M wide Rd.	The 9.15m widening and 9.15m DP Roads are Deleted.	Modification u/s 30 is proposed to be sanctioned

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53	EP-RS53	MRS50	W/S 49	Proposed 18.3M DP ROAD	The 18.30 m DP road deleted on CTS 151 and is shown as ROS1.5. The connection of 18.30m DP road and W.E.H. is made smooth by providing fanning.	Modification u/s 30 is proposed to be sanctioned
54	EP-RS54	MRS50	W/S 49	Proposed 18.3M DP ROAD	The 18.30 m DP Road in Defence Land on CTS no. 152, 153, 154 and 156 is Deleted as new East-West road is proposed through Defence Land.	Modification u/s 30 is proposed to be sanctioned
55	EP-RS55	MRS51	W/S 52	Proposed Rd. of 9.15M wide	Alignment of the road 9.15M Wide DP road is corrected.	Modification u/s 30 is proposed to be sanctioned
56	EP-RS56	MRS52	W/S 53	Road widening to 13.4M wide road	The Proposed DP road is aligned as per existing road Developed on site.	Modification u/s 30 is proposed to be sanctioned
57	EP-RS57	MRS53	W/S 53	Proposed Rd. of 18.3M wide	L-Shaped 12.2m DP road deleted. The road portion is merged in RR2.2(Affordable Housing) and ROS1.5(Garden)	Modification u/s 30 is proposed to be sanctioned
58	EP-RS58	MRS54	W/S 53	18.3M wide DP Rd.	The road is re-aligned as per SRDP 91.	Modification u/s 30 is proposed to be sanctioned
59	EP-RS59	MRS55	W/S 54	1. 13.4M wide DP rd.	1. 13.4m DP road is deleted and the area under road is to be merged in RR2.1	Modification u/s 30 is proposed to be sanctioned
60	EP-RS60	MRS56	W/S 53	9.15M Wide proposed DP Rd.	9.15m wide DP Road is Deleted.	Modification u/s 30 is proposed to be sanctioned
61	EP-RS61	MRS57	W/S 52	18.3M wide Proposed Rd.	18.3m DP road partly re-aligned.	Modification u/s 30 is proposed to be sanctioned
62	EP-RS62	MRS58	W/S 49 W/S 54	5-6M wide Existing rd.	Existing road is shown as per site condition.	Modification u/s 30 is proposed to be sanctioned
63	EP-RS63	MRS60	W/S 53	Existing Rd.	Existing road shown on DP Sheet is Deleted	Modification u/s 30 is proposed to be sanctioned
64	EP-RS64	MRS61	W/S 52	1. 18.3M wide Rd. 2. No 13.4M wide Rd.	1. 18.3m Wide DP road is reduced to 9.15m and 2. 13.4m wide road is retained as per SRDP 91.	Modification u/s 30 is proposed to be sanctioned
65	EP-RS65	MRS62	W/S 53	ROS1.4 (Playground)	The Existing Road As Per SRDP 91 is included as the Road Exist on site.	Modification u/s 30 is proposed to be sanctioned

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66	EP-RS66	MRS64	W/S 48	1. 13.4m wide Proposed Road. 2. 9.5m wide proposed road.	2. 9.15m wide road is deleted on said CTS	Modification u/s 30 is proposed to be sanctioned
67	EP-RS67	MRS65	W/S 53	Existing Rd.	The Road widening lines are Deleted.	Modification u/s 30 is proposed to be sanctioned
68	EP-RS68	MRS66	W/S 53	R Zone	The existing Cul-De-Sac on CTS 135 and the amenity space handed over is marked on DP Sheet.	Modification u/s 30 is proposed to be sanctioned with following changes Proposed Cul de sac is to be deleted and the road is to be extended upto proposed 18.30 DP (MRS71) road as shown on plan
69	EP-RS69	MRS67	W/S 47	13.4M wide DP Rd.	The 13.4 m. wide D.P. road to be extended toward west side up to new link road passing through RR2.1.	Modification u/s 30 is proposed to be sanctioned
70	EP-RS70	MRS69	W/S 48	Existing Rd. of 13.4m width.	The existing road from CTS no 225 to existing link road shown as 13.4m wide DP road.	Modification u/s 30 is proposed to be sanctioned
71	EP-RS71	MRS70	W/S & W/S 52	13.4M wide DP Rd.	The 13.4M Wide D.P. Road Is Extended Upto New Link Road.	Modification u/s 30 is proposed to be sanctioned
72	EP-RS72	MRS71	W/S 48	1. 18.3M Proposed rd.	1. The text shown on the DP Sheet for existing road width as 13.4m. is shown as 18.3 m.	Modification u/s 30 is proposed to be sanctioned with following changes text of 18.3 m wide proposed road widening is to be changed to 27.45 m
73	EP-RS73	MRS71	W/S 48	3. 18.3M Proposed rd.	3. 18.30 M wide DP road north of Akurli road starting from CTS 50 extended along RT1.6 upto defence land, from CTS 8, 9 and 152 proposed through Defence land upto Western Express Highway.	Modification u/s 30 is proposed to be sanctioned
74	EP-RS74	MRS71	W/S 48	6. No Reservation	6. CTS No. 135B & 132/A/2 are designated as DAM	Modification u/s 30 is proposed to be sanctioned
75	EP-RS75	MRS71	W/S 48	9. 18.3M wide Rd. proposed	9. The 13.4 M. wide is extended upto Rajguru Flyover	Modification u/s 30 is proposed to be sanctioned
76	EP-RS76	MRS73	W/S 49, W/S 54	RR2.1(Resettlement & Rehabilitation)	The Reservation is changed to RR2.1(Resettlement & Rehabilitation)	Modification u/s 30 is proposed to be sanctioned

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77	EP-RS77	MRS74	W/S 52	ROS2.5 (Stadium)	ROS2.5 (Stadium) is changed to ROS1.4(Playground)	Modification u/s 30 is proposed to be sanctioned
78	EP-RS78	MRS74	W/S 53	RSA3.5 (Museum)	RSA3.5 (Museum) is changed to RSA2.1(Multipurpose Community Centre)	Modification u/s 30 is proposed to be sanctioned
79	EP-RS79	MRS75	W/S 53	ROS1.4 (Playground)	The reservation on the land as per SRDP1991 is continued by deleting extra reservation of ROS1.4.	Modification u/s 30 is proposed to be sanctioned
80	EP-RS80	MRS76	W/S 52	DOS1.1 (Tank/Pond)	1. To convert Designation DOS1.1(Tank/Pond) To Reservation ROS1.4(PG).	Modification u/s 30 is proposed to be sanctioned
81	EP-RS81	MRS76	W/S 52	RE1.2(Primary/ Secondary school)	3. RE1.2(Primary/ Secondary school) is deleted.	Modification u/s 30 is proposed to be sanctioned
82	EP-RS82	MRS77	W/S 53	1. RO2.1 (Government Office) 2. RPU3.1 (Police Station) 3. RR2.1 (Rehabilitation & Resettlement)	The reservation is retained as per Area/Location as per SRDP 91.	Modification u/s 30 is proposed to be sanctioned
83	EP-RS83	MRS78	W/S 48	1. DPU4.2 (Telephone Exchange) 2. 18.3M wide Proposed Rd.	The Designation Of DPU4.2 (Telephone Exchange) is corrected. The 18.3M Wide DP Road Proposed towards North along the Boundary of corrected DPU4.2 Upto ROS1.4 (Playground), The small Triangular Portion Of DPU4.2 left after correction the Shape Included in ROS1.4. The Land available on south side after shifting 18.3M DP Road included in RR2.2(Affordable Housing).	Modification u/s 30 is proposed to be sanctioned
84	EP-RS84	MRS80	W/S 53	RSA 2.1(Multipurpose Community Centre)	The reservation of DOS 2.6(Recreational ground),on the said plot is changed to RSA 2.1(Multipurpose Community Centre) and remaining portion is to be designated for DOS 2.6. (RG)	Modification u/s 30 is proposed to be sanctioned
85	EP-RS85	MRS82	W/S 53	RH1.1(Municipal Dispensary/ Health post)	The reservation on C.T.S.No.746 is changed from RH1.1 to RE3.1 (Other Education.)	Modification u/s 30 is proposed to be sanctioned

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86	EP-RS86	MRS85	WS 49	1. R zone	1. The relocated Reservaton of RE1.2(SAS) and ROS1.4(PG) is deleted and same placed in R-Zone.	Modification u/s 30 is proposed to be sanctioned
87	EP-RS87	MRS85	WS 49	2. RR2.2 (Affordable housing)	2) The entire reservation for RR2.2 (Affordable housing.) is deleted.	Modification u/s 30 is proposed to be sanctioned
88	EP-RS88	MRS85	WS 49	4. DOS1.4 (Playground)	4) DOS1.5(Garden) is shown as reservation of ROS1.5	Modification u/s 30 is proposed to be sanctioned
89	EP-RS89	MRS85	WS 49	6. EXISTING ROAD	6) The said road is re-aligned.	Modification u/s 30 is proposed to be sanctioned
90	EP-RS90	MRS85	WS 49	7. DOS1.5 (Garden/Park)	7)The small portion of CTS 171/1A/10 is shown as ROS1.5(Garden/Park) which is deleted from CTS 171/1A/11.	Modification u/s 30 is proposed to be sanctioned as shown plan
91	EP-RS91	MRS86	WS48 , WS 49	Existing road	2.) The Akurli Road from Kandivali station to Lokhandwala Complex is widened to 27.45M from 18.3M on both sides.	Modification u/s 30 is proposed to be sanctioned with following changes 2. The existing road is 18.3m wide, which is required to widened in order to ease the traffic congestion. Hence, the Akurli Road from Kandivali station to Lokhandwala Complex is shown widening to 27.45M from 18.3M. widening on both sides.
92	EP-RS92	MRS86	WS 49	RE1.1 (Municipal School) ROS1.4 (Playground)	The RSA1.1 is proposed on No. 171/1A/44 & 171/1A/45. The RT1.6 is proposed on CTS No. 171/1A/47 & 171/1A/46.	
93	EP-RS93	MRS86	WS 49	ROS1.4 (Playground)	The Reservation of ROS1.4 is proposed on CTS No.171/1A/59.	
94	EP-RS94	MRS86, 251 & 257	WS 49	RE1.1 (Municipal School) RSA3.3 (Drama Theatre)	RH1.2(Hospital) is proposed on CTS No. 171/1A/57 RSA3.3(Cultural Centre/ Drama Theatre/Theatre) is changed RSA5.2 (Multipurpose housing for Working Women) on CTS no 171/1A/57	5 & 13. Considering the request, the area for RSA1.1(Municipal market with vending zone) & RT1.6(Parking lot) is increased. The RSA1.1 is proposed on No. 171/1A/44 & 171/1A/45. The RT1.6 is proposed on CTS No. 171/1A/47 & 171/1A/46.
95	EP-RS95	MRS86, 251 & 257	WS 49	ROS1.5 (Garden/Park) ROS1.5 (Garden/Park) RH1.2 (Hospital)	RSA3.3 is proposed on 171/1A/50 & 171/1A/53 RH1.2 is converted to RE1.3 (Special School) on CTS 171/1A/51, 171/1A/52	The Reservation of ROS1.4 is proposed on CTS No.171/1A/59. In order to cater the needs of increasing Population, Area of RH1.2(Hospital) is increased and proposed on CTS No. 171/1A/58, 171/1A/57.
96	EP-RS96	MRS86	WS 49	7. ROS1.5 (Garden/Park) RH1.2 (Hospital)	ROS 1.5 is proposed on CTS No. 171/1A/54 , 171/1A/55	



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97	EP-RS97	MRS86	W/S 49	Existing Road	The existing road with Cul-Di-Sac is extended towards south side passing through RH1.2 and ROS1.5 upto existing 18.3M DP Road. (WS49)	RSA3.3 is proposed on 171/1A/50, 171/1A/51, 171/1A/52 & 171/1A/53 ROS 1.5 is proposed on CTS No. 171/1A/54, 171/1A/55 The existing road with Cul-Di-Sac is extended towards south side passing through RH1.2 and ROS1.5 upto existing 18.3M DP Road.
98	EP-RS98	MRS88	W/S 52	RE1.1 (Municipal School)	The reservation of School RE 1.1 is deleted.	Modification u/s 30 is proposed to be sanctioned
99	EP-RS99	MRS89	W/S 54		The NDZ land in the Poisar village on east side of proposed 18.3m wide road along SGNP boundary is now shown as NA and marked as RS 1	Modification u/s 30 is proposed to be sanctioned
100	EP-RS100	MRS90	W/S 54		The NDZ land in the Poisar village near SGNP boundary and west side of 18.3m proposed road is now shown as SDZI and marked as RS 2.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZI is changed to SDZ
101	EP-RS101	MRS91	W/S 54		The NDZ land shown on CTS no. 809A/1/19A/1/1/C in Poisar village near RSA 4.8 reservation is shown as SDZ II and reserved for RR2.2 and marked as RS 3	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ
102	EP-RS102	MRS92	W/S 54		The NDZ land shown on CTS no. 809A/1/19A/1/1/C, 824A/4 of Poisar village is now shown as SDZ 2 and kept reserved for RR2.2 and marked as RS 4	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ
103	EP-RS103	MRS93	W/S 54 W/S 49		The NDZ land shown on boundary of Poisar and Akurli village near boundary of SGNP is now shown as SDZ 2 and marked as RS 5, Part portion of said land falling in SGNP boundary is now shown as NA.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ
104	EP-RS104	MRS94	W/S 49		The NDZ land shown on boundary of Poisar and Akurli village bounded by 18.3m proposed road on west side and 13.4m DP road on east side is now shown as SDZ 1 and marked as RS 6	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ I is changed to SDZ

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105	EP-RS105	MRS95	W/S 49		The NDZ land shown on CTS no. 171/1A/21 of Akurli village bounded by existing road on west side and NA zone on north, east and south side is now shown as SDZ 2 and marked as RS 7	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ
106	EP-RS106	MRS96	W/S 52		NDZ land shown on Charkop village is now shown as SDZ 2 and marked as RS 8	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ
107	EP-RS107	MRS97	W/S 52		The Part portion of NDZ land shown on seaward side of HTL is now marked as NA (RS 8)	Modification u/s 30 is proposed to be sanctioned
108	EP-RS108	MRS98	W/S 53	RR2.1 (Rehabilitation & Resettlement)	The Reservation Of Rehabilitation & Resettlement RR2.1 changed to Affordable Housing RR2.2.	Modification u/s 30 is proposed to be sanctioned
109	EP-RS109	MRS99	W/S 52	ROS1.4 (Playground)	Designated as DPU5.2.	Modification u/s 30 is proposed to be sanctioned
110	EP-RS110	MRS100	W/S 49	RSA2.7 (Students Hostel) RSA5.2+RSA6.1+RSA6.2 (Multipurpose Housing for Working Women + Care Centre+adhar Kendra with skill Development centre)	Both the Reservation of RSA2.7 (Students Hostel) and RSA5.2 (Multipurpose Housing for Working Women) shifted on proposed amenity on CTS 174C	Modification u/s 30 is proposed to be sanctioned
111	EP-RS111	MRS101	W/S 53	DE1.1 (Municipal School)	DSA4.8 (cemetery) Designated shown on said CTS.	Modification u/s 30 is proposed to be sanctioned
112	EP-RS112	MRS102	W/S 52 W/S 53	R Zone	Two existing schools are shown as DE1.2.	Modification u/s 30 is proposed to be sanctioned
113	EP-RS113	MRS103	W/S 48	RSA3.3 (Cultural centre/Drama Theatre/Theatre)	Reservation of RSA3.3 is deleted	Modification u/s 30 is proposed to be sanctioned
114	EP-RS114	4	W/S 52	DE1.2 (Primary &Secondary School)	RE2.1 (Higher Education) is added in DE1.2 (Primary &Secondary School)	Modification u/s 30 is proposed to be sanctioned
115	EP-RS115	13	W/S 53	9.15m Dp rd.	9.15m wide DP road is deleted.	Modification u/s 30 is proposed to be sanctioned

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116	EP-RS116	217	WS 47	RR2.1 (Rehabilitation & Resettlement)	Proposed DP road is shown on existing road on site.	Modification u/s 30 is proposed to be sanctioned
117	EP-RS117	226	WS 53	RH1.2 (Hospital)	RSA4.8(Cemetery) is reserved on said plot.	Modification u/s 30 is proposed to be sanctioned
118	EP-RS118	255	WS 53	RH1.2 (Hospital)	Reservation of hospital(RH1.2) is changed to RSA4.8 (Cemetery)	Modification u/s 30 is proposed to be sanctioned
119	EP-RS119	256	WS 49	RSA1.1(Municipal market with vending zone)	RSA1.1(Municipal market with vending zone) is changed to RSA4.9(Old age home)	Modification u/s 30 is proposed to be sanctioned
120	EP-RS120		WS48	DOS 1.4 and DE 1.1	DOS 1.4 and DE 1.1	As per approved relocation designation DE1.1 is to be shown on CTS No. 19(pt.) & DOS1.4 is to be shown on 19(pt.) & 20(pt.) (i.e. to be interchanged)
121	EP-RS121		WS49	Industrial Zone	Industrial Zone	New reservation of ROS 1.5 (Garden/Park) in place of RG and RPU 5.2 ( Electricity Transmission & Distribution Facility) in place of BRS is to be proposed on plot bearing CTS no 136(pt) of Wadhavan village as per SRDP 1991
122	EP-RS122		WS54	RE1.2, ROS 1.4 and RE1.1	RE1.2, ROS 1.4 and RE1.1	Reservation RE1.2, ROS1.4 & RE1.1 from CTS NO. 793(pt) of village Poisar has been relocated to CTS no 792/11A, 792/11B of Poisar village. Hence the reservation shown on CTS no 793(pt) of Poisar village is to be deleted.
123	EP-RS123		WS 54	Rehabilitation & Resettlement RR2.2	Rehabilitation & Resettlement RR2.2	New reservation of 'ROS1.4 (Play Ground) is to be proposed on plot bearing CTS no 1100 G/5 of Kandivali village
124	EP-RS124		WS52	I Zone	I Zone	New reservation of 'ROS1.5(Garden/Park) is to be proposed on plot bearing CTS no 359 of Kandivali village
125	EP-RS125		WS48	R Zone	R Zone	New reservation of 'ROS1.5(Garden/Park) is to be proposed on plot bearing CTS no 1339A, 1348 of Kandivali village
126	EP-RS126		WS48	R Zone	R Zone	New reservation of 'ROS1.5(Garden/Park) is to be proposed on plot bearing CTS no 1348 of Kandivali village & 225 of village Malad

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127	EP-RS127		WS48 WS53	R Zone	R Zone	New reservation of RE 2.1(Higher Education) is to be proposed on plot bearing CTS no 1323A, 1323B, 1324A, 1324B of Kandivali village as per SRDP 1991
128	EP-RS128		WS54	R Zone	R Zone	New reservation of ROS1.4 (Play Ground) is to be proposed on plot bearing CTS no 161 of village Akurli
129	EP-RS129		WS54	R Zone	R Zone	New reservation of RE1.1(Municipal School) is to be proposed on plot bearing CTS no 161 of village Akurli
130	EP-RS130		WS 53	RR2.1 (Rehabilitation & Resettlement)	RR2.1 (Rehabilitation & Resettlement)	New reservation of ROS1.4 (Play Ground) is to be proposed on plot bearing CTS no 1104/14B of Kandivali village
131	EP-RS131		WS 49	18.30 m wide DP Road	18.30 m wide DP Road	18.30 m wide DP Road is proposed to be deleted as shown on plan
132	EP-RS132		WS54	RH1.3(Municipal Maternity Home), RSA2.1(Multipurpose Community Centre)	RH1.3(Municipal Maternity Home), RSA2.1(Multipurpose Community Centre)	Following modification is to be proposed for CTS no. 837 to 840 of Poisar village:- 1) RH1.3(Municipal Maternity Home) is to be changed to RH1.2 (Hospital) 2) RSA2.1(Multipurpose Community Centre) is to be changed to RSA 1.2(Retail Market with Vending Zone)

'S' Ward

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Sr. No.	EP No.	Modification No.	Sheet No.	Proposal as per published plan under Section 26 of the MR&TP Act 1966	Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&TP Act 1966	Substantial Modifications published by the Government under Section 31(1) of the MR&TP Act 1966
1	EP-S01	MS2	ES 42	DE1.2 (Primary & Secondary School, Higher Education)	Reservation of RE2.1 (Higher Education) added in DE1.2 (Primary & Secondary School)	Modification u/s 30 is proposed to be sanctioned.
2	EP-S02	MS19	ES 45	18.30m Road Widening	Road alignment corrected as shown.	Modification u/s 30 is proposed to be sanctioned.
3	EP-S03	MS20	ES38	R Zone	Reservation ROS1.5 (Garden / Park) is shown.	Modification u/s 30 is proposed to be sanctioned.
4	EP-S04	MS22	ES 45	27.45 m Road Widening	Alignment of 27.45 m road widening and reservation & designation corrected as shown.	Modification u/s 30 is proposed to be sanctioned.
5	EP-S05	MS23	ES 45	Existing Road, RR2.1	Alignment of road corrected as shown.	Modification u/s 30 is proposed to be sanctioned.
6	EP-S06	MS25	ES 38	RE1.1	Reservation of RE1.1 (Municipal School) + RE2.1 (Higher Education) is shown.	Modification u/s 30 is proposed to be sanctioned.
7	EP-S07	MS26	ES 45	R Zone	Designation DE1.2 (Primary & Secondary School) is shown.	Modification u/s 30 is proposed to be sanctioned.
8	EP-S08	MS27	ES 38	R Zone	Reservation ROS 1.4 (Play Ground) shown	Modification u/s 30 is proposed to be sanctioned.
9	EP-S09	MS29	ES50	RT1.6 (Parking Lot), RSA1.1 (Municipal Market with vending zone), RSA2.1 (Multipurpose Community Centre)	Reservation RT1.6 (Parking Lot)+ RSA1.1 (Municipal Market with vending zone) + RSA2.1 (Multipurpose Community Centre) corrected as shown.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
10	EP-S10			45.70M GMLR	Road corrected as shown.	Modification u/s 30 is proposed to be sanctioned.

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11	EP-S11	MS31, 115, 173	ES38	RO2.1 (Government Office)	PC- Reservation RO2.1 (Government Office) is relocated by modifying Designation DOS 1.4 (Play Ground). PA- Part of Designation Play Ground (DOS1.4) & Municipal School (DE1.1) deleted. Reservation Government Office (RO2.1) reinstated. PA- Reservation Government Office (RO2.1) changed to Reservation Multipurpose Community Centre (RSA2.1). Zone changed from I zone to R zone	Modification u/s 30 is proposed to be sanctioned as shown on plan.
12	EP-S12	MS32	ES 49	I Zone	Zone changed from I zone to R zone	Modification u/s 30 is proposed to be sanctioned.
13	EP-S13	MS32, MS46, 75	ES 49	RAM (Amenity Plot)	PC- Reservation of RAM (Amenity Plot) is shown instead of DAM (Amenity Plot) PA- Designated Amenity Plot (DAM) changed to Municipal Market with Vending Zone (RSA1.1) Reservation for rehabilitation of commercial PAP's.	Modification u/s 30 is proposed to be sanctioned.
14	EP-S14	MS33, MS39	ES 45	DAM (Amenity Plot)	Designation of DAM (Amenity Plot) is deleted.	Modification u/s 30 is proposed to be sanctioned.
15	EP-S15	MS34	ES49	DAM (Amenity Plot)	Amenity plot is corrected as shown	Modification u/s 30 is proposed to be sanctioned.
16	EP-S16	MS35	ES 49	DAM (Amenity Plot)	Amenity plot is corrected as shown	Modification u/s 30 is proposed to be sanctioned.
17	EP-S17	MS36, MS51	ES 42	DAM (Amenity Plot)	Designation of DAM (Amenity Plot) corrected as RAM (Amenity Plot) & shape is corrected.	Modification u/s 30 is proposed to be sanctioned.
18	EP-S18	MS37	ES 42	DAM (Amenity Plot)	Designation of DAM (Amenity Plot) corrected as RAM (Amenity Plot).	Modification u/s 30 is proposed to be sanctioned.
19	EP-S19	MS38	ES 42, ES 45	DAM (Amenity Plot)	Designation of DAM (Amenity Plot) corrected as RAM (Amenity Plot).	Modification u/s 30 is proposed to be sanctioned.
20	EP-S20	MS41, MS95	ES 45	DAM (Amenity Plot)	Designation of DAM (Amenity Plot) is deleted.	Modification u/s 30 is proposed to be sanctioned.
21	EP-S21	MS42, MS63	ES 45, ES 49	DAM (Amenity Plot)	Designation of DAM (Amenity Plot) changed to RAM (Amenity Plot) as per relocation & shape corrected as shown.	Modification u/s 30 is proposed to be sanctioned.

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22	EP-S22	MS43	ES 49	DAM (Amenity Plot)	Designation of DAM (Amenity Plot) corrected as RAM (Amenity Plot) as shown.	Modification u/s 30 is proposed to be sanctioned.
23	EP-S23	MS44	ES 49	DAM (Amenity Plot)	Designation of DAM (Amenity Plot) corrected as RAM (Amenity Plot).	Modification u/s 30 is proposed to be sanctioned.
24	EP-S24	MS45	ES 49	DAM (Amenity Plot)	Designation of DAM (Amenity Plot) corrected as RAM (Amenity Plot).	Modification u/s 30 is proposed to be sanctioned.
25	EP-S25	MS47	ES 49	DAM (Amenity Plot)	Designation of DAM (Amenity Plot) corrected as RAM (Amenity Plot).	Modification u/s 30 is proposed to be sanctioned.
26	EP-S26	MS48	ES 49	DAM (Amenity Plot)	Designation of DAM (Amenity Plot) corrected as RAM (Amenity Plot).	Modification u/s 30 is proposed to be sanctioned.
27	EP-S27	MS49	ES 45, ES 46	ROS1.5 (Garden / park)	Part of Reservation ROS1.5 (Garden / park) deleted.	Modification u/s 30 is proposed to be sanctioned.
28	EP-S28	MS50	ES 34	RSA1.2 (Retail Market with vending zone)	Reservation RSA1.2 (Retail Market with vending zone) deleted	Modification u/s 30 is proposed to be sanctioned.
29	EP-S29	MS52	ES 53 & ES 49	ROS2.7 (Green Belt)	Part of Reservation ROS2.7 (Green Belt) deleted and shown as existing road	Modification u/s 30 is proposed to be sanctioned.
30	EP-S30	MS53	ES 38	RMS3.1 (Solid Waste Management Facilities)	Reservation RMS3.1 (Solid Waste Management Facilities) deleted	Modification u/s 30 is proposed to be sanctioned.
31	EP-S31			RMS1.2 (Municipal Chowki)	Reservation RMS1.2 (Municipal Chowki) deleted	Modification u/s 30 is proposed to be sanctioned.
32	EP-S32	MS54, MS57	ES 45	ROS1.5 (Garden / park)	Reservation ROS1.5 (Garden / Park) is deleted.	Modification u/s 30 is proposed to be sanctioned.
33	EP-S33	MS40, MS54		DAM (Amenity Plot)	Designation of DAM (Amenity Plot) deleted & RAM (Amenity Plot) shown as per relocation.	Modification u/s 30 is proposed to be sanctioned.
34	EP-S34	MS56	ES 41	ROS2.7 (Green Belt)	Reservation ROS2.7 (Green Belt) deleted	Modification u/s 30 is proposed to be sanctioned.
35	EP-S35	MS58	ES 49 ES 50	RSA6.2 (Adhar Kendra with Skill Development Centre)	Reservation RSA6.2 (Adhar Kendra with Skill Development Centre) deleted & text Layout RG is shown.	Modification u/s 30 is proposed to be sanctioned.

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36	EP-S36	MS59	ES 49, ES 50	RSA6.2 (Adhar Kendra with Skill Development Centre)	Reservation RSA2.7 (Students Hostel) along with RSA6.2 (Adhar Kendra with Skill Development Centre) is shown.	Modification u/s 30 is proposed to be sanctioned with following changes. RSA6.2 (Adhar Kendra with Skill Development Centre) is added to Reservation RSA2.7 (Students Hostel) as shown on plan.
37	EP-S37	MS60	ES 49 & 50	RSA3.7 (Leisure Park)	Reservation RSA3.7 (Leisure Park) deleted and reservation RE1.1 (Municipal School) is shown at relocated position on the plot. 2 No. Of Existing road are shown as access to RE1.1 Reservation.	Modification u/s 30 is proposed to be sanctioned.
38	EP-S38	MS61	ES 42	DSA1.1 (PT) (Municipal Retail Market)	Designation of DSA1.1 (pt) (Municipal Retail Market) is deleted and Designation of DAM (Amenity Plot) built up is shown on parcel pt plot.	Modification u/s 30 is proposed to be sanctioned.
39	EP-S39	MS64	ES 42	ROS1.5 (Garden / park)	Reservation ROS1.5 (Garden / park) is deleted.	Modification u/s 30 is proposed to be sanctioned.
40	EP-S40	MS65	ES 38	Existing Road of full length	Existing road deleted.	Modification u/s 30 is proposed to be sanctioned.
41	EP-S41	MS67, MS71	ES 45	18.30M DP Road	18.30 m D.P. Road deleted and included in adjoining reservation of ROS1.5 (Garden/ Park).	Modification u/s 30 is proposed to be sanctioned.
42	EP-S42	MS69	ES 42	1) 13.40M DP Road	D.P. Road (2nos) deleted.	Modification u/s 30 is proposed to be sanctioned.
43	EP-S43			2) ROS1.5 (Garden / park)	Part reservation ROS1.5 (Garden / Park) affected by road widening is deleted and 2 no. of ROS1.5 (Garden / Park) are made contiguous as shown. Zoning is maintained as per SRDP-1991.	Modification u/s 30 is proposed to be sanctioned.



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44	EP-S44			3) Existing Road	18.30m Widening is shown to existing road	Modification u/s 30 is proposed to be sanctioned.
45	EP-S45	MS70	ES 41	27.45M widening to Existing Road	27.45m Road widening reduced to 21.35m.	Modification u/s 30 is proposed to be sanctioned.
46	EP-S46	MS72	ES 42	13.40 m DP road	13.40 m road width changed to 9.15 m road.	Modification u/s 30 is proposed to be sanctioned.
47	EP-S47	MS73	ES 45	9.15m DP Road	9.15 m DP road deleted.	Modification u/s 30 is proposed to be sanctioned.
48	EP-S48	MS75	ES 38, ES 42	18.30 M DP Road	18.30 m road deleted	Modification u/s 30 is proposed to be sanctioned.
49	EP-S49	MS77	ES 38	RR2.1 (Rehabilitation & Resettlement)	Part reservation RR2.1 (Rehabilitation & Resettlement) deleted and shown as 9.15 m DP road	Modification u/s 30 is proposed to be sanctioned.
50	EP-S50	MS78	ES 44	RMS5.5 (Hydraulic Engineering Department Facilities)	9.15 m DP road is shown. Reservation RMS5.5 (Hydraulic Engineering Department Facilities) is changed to Reservation ROS1.5 (Garden / Park).	Modification u/s 30 is proposed to be sanctioned with following changes. 9.15 m DP road is deleted.
51	EP-S51	MS79	ES 42	RR1.2	9.15 m DP road is extended as shown.	Modification u/s 30 is proposed to be sanctioned.
52	EP-S52	MS80	ES 38	6.1m DP Road	6.10 m DP road is deleted.	Modification u/s 30 is proposed to be sanctioned.
53	EP-S53			DOS 1.5 (Garden / Park)	Designation of DOS1.5 (Garden / Park) is deleted & DOS1.5 (Garden / Park) is relocated as shown.	Modification u/s 30 is proposed to be sanctioned.
54	EP-S54	MS81	ES 45	RSA1.2 (Retail Market with vending zone)	13.40 m DP Road/ Road widening shown. Part of reservation RSA1.2 (Retail Market with vending zone) is deleted as shown.	Modification u/s 30 is proposed to be sanctioned.
55	EP-S55	MS82	ES 41	ROS1.5 (Garden / Park)	Existing road shown.	Modification u/s 30 is proposed to be sanctioned.
56	EP-S56	MS83	ES 37	RT1.6 (Parking Lot)	Existing road shown.	Modification u/s 30 is proposed to be sanctioned.
57	EP-S57	MS84	ES 45	RR2.1 (Rehabilitation & Resettlement)	Existing road shown.	Modification u/s 30 is proposed to be sanctioned.

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58	EP-S58	MS85	ES 45	RR2.1 (Rehabilitation & Resettlement)	Part reservation RR2.1 (Rehabilitation & Resettlement) deleted and shown as designation of DE1.2 (Primary & Secondary School)	Modification u/s 30 is proposed to be sanctioned.
59	EP-S59	MS86	ES 42	RE1.1 (Municipal School)	Reservation RE1.1 (Municipal School) changed to ROS1.5 (Garden / Park).	Modification u/s 30 is proposed to be sanctioned.
60	EP-S60			RSA2.1 (Multipurpose Community Centre)	part of RSA2.1 (Multipurpose Community Centre) changed to ROS1.5 (Garden / Park). Remaining portion of RSA2.1 is deleted and included in Commercial zone.	Modification u/s 30 is proposed to be sanctioned.
61	EP-S61	MS88	ES 45	RR2.1 (Rehabilitation & Resettlement)	Part reservation RR2.1 (Rehabilitation & Resettlement) deleted and shown as designation of DE1.2 (Primary & Secondary School)	Modification u/s 30 is proposed to be sanctioned.
62	EP-S62	MS89	ES 45	DOS1.5 (Garden / park)	Part Designation DOS1.5 (Garden/ Park) deleted and shown as DE1.2 (Primary & Secondary School).	Modification u/s 30 is proposed to be sanctioned.
63	EP-S63	MS90	ES 38	DO2.1 (Govt. Office)	Designation of DO2.1 (Govt. Office) is deleted	Modification u/s 30 is proposed to be sanctioned.
64	EP-S64	MS91	ES 38	DAM (PT) (Amenity Plot)	Designation of DSA1.1 (Municipal Retail Market) is deleted and boundary of DAM (Amenity Plot) is corrected.	Modification u/s 30 is proposed to be sanctioned.
65	EP-S65	MS92	ES 33 ES 37	NDZ	NDZ (No Development Zone) is deleted and SDZ-II (special development Zone) is shown on plan	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ..
66	EP-S66	MS93	ES 41 ES 44	ROS1.5 (Garden / park)	Designation DE1.2 (Primary & Secondary School) is shown.	Modification u/s 30 is proposed to be sanctioned.
67	EP-S67	MS94	ES 41	NDZ	NDZ is deleted and Reservation RR2.2 (Affordable Housing) is shown.	Modification u/s 30 is proposed to be sanctioned.

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68	EP-S68	MS97, 101	ES 42	RR2.2 (Affordable Housing)	PC- Part of reservation RR2.2 (Affordable Housing) is changed to reservation RSA1.1 (Municipal Retail Market with Vending zone). PA- Reservation Rehabilitation & Resettlement (RR2.2) upto West side of Designation Municipal Office (DO1.3) is changed to Garden/ Park (ROS1.5) and remaining Reservation Rehabilitation & Resettlement (RR2.2) deleted & included in R zone.	Modification u/s 30 is proposed to be sanctioned with following changes. The reservation of RR2.2 is reinstated as u/s 26.
69	EP-S69	MS98	ES 42	RE1.1 (Municipal School)	Reservation RE1.1 (Municipal School) is changed to RE1.2 (Primary & Secondary School).	Modification u/s 30 is proposed to be sanctioned.
70	EP-S70	MS99	ES 38	RSA2.1 (Multipurpose Community Centre) ROS1.5 (Garden / Park) 6.10 m DP Road	40% area of Reservations RSA2.1 (Multipurpose Community Centre), ROS1.5 (Garden/ Park) & 6.1m DP Road deleted and remaining 60% is shown as ROS1.5 (Garden/ Park) reservation.	Modification u/s 30 is proposed to be sanctioned.
71	EP-S71	MS100	ES 42	RE1.1 (Municipal School)	Part of Reservation RE1.1 (Municipal School) is deleted	Modification u/s 30 is proposed to be sanctioned.
72	EP-S72			DE1.2 (Primary & Secondary School)	Part Designation DE1.2 (Primary & Secondary School) changed to Designation of DSA3.8 (Public Hall).	Modification u/s 30 is proposed to be sanctioned.
73	EP-S73	MS102	ES 49	DE1.1 (Municipal School)	Designation of DE1.1 (Municipal School) changed to ROS1.5 (Garden / Park)	Modification u/s 30 is proposed to be Sanctioned with following changes. DE1.1 to be changed to RR2.1
74	EP-S74	MS103	ES 49 ES 53	NDZ	Reservation of ROS1.5 (Garden / Park) is shown.	Modification u/s 30 is proposed to be sanctioned.
75	EP-S75	MS104	ES 37	RH1.3 (Municipal Maternity Home)	Reservation of RH1.3 (Municipal Maternity Home) is changed to RT1.6 (Parking Lot).	Modification u/s 30 is proposed to be sanctioned.
76	EP-S76	MS105	ES 45	DSA4.2 (Muslim Cemetery), RSA4.8 (Cemetery)	Green buffer Reservation ROS1.5 (Garden / park) to Cemetery is shown.	Modification u/s 30 is proposed to be sanctioned.

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77	EP-S77	MS106	ES 38	ROS1.5 (Garden / Park)	Reservation of ROS1.5 (Garden / Park) is deleted	Modification u/s 30 is proposed to be sanctioned.
78	EP-S78	MS107	ES 45	DE2.2 (University / IIT)	Designation DE2.2 (University / IIT) changed to Reservation RE2.1 (Higher Education).	Modification u/s 30 is proposed to be sanctioned.
79	EP-S79	MS108	ES 45	NA	zone NA (Natural Area) is deleted and SDZ-II (special development Zone) is shown.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ..
80	EP-S80	MS109	ES 37, ES 38	DOS1.5 (Garden / park)	Designation DOS1.5 (Garden/Park) along with adjoining roads with cul-de-sac & zone NA is corrected as shown.	Modification u/s 30 is proposed to be sanctioned.
81	EP-S81	MS110	ES 34	ROS1.4 (Play Ground)	Reservation ROS1.4 (Play Ground) changed to Designation DOS1.4 (playground).	Modification u/s 30 is proposed to be sanctioned.
82	EP-S82	MS111	ES 37	NA	Partly zone NA (Natural Area) is deleted and SDZ-II (special development Zone) is shown on plan.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ..
83	EP-S83	MS115	ES 42	ROS1.5 (Garden /Park) + RSA6.1 (Care Centre)	Reservation ROS1.5 (Garden /Park) deleted & Reservation RSA6.1 (Care Centre) is retained.	Modification u/s 30 is proposed to be sanctioned with following changes. The land to be reserved for ROS1.5.
84	EP-S84	MS116	ES 49	I ZONE	Industrial Zone (I) changed to Residential zone (R).	Modification u/s 30 is proposed to be sanctioned.
85	EP-S85	MS117	ES 34	DT1.4 (BEST Bus Facilities)	Designation DT 1.4 (BEST Bus Facilities) extended upto 18.30m DP Road as shown on plan.	Modification u/s 30 is proposed to be sanctioned.
86	EP-S86			RPU3.2 (Police Chowky)	Reservation RPU3.2 (Police Chowky) deleted.	Modification u/s 30 is proposed to be sanctioned.
87	EP-S87	MS119	ES 45	DOS1.4 (Play Ground)	Designation DOS1.4 (Play Ground) changed to designation DE1.2 (Primary & Secondary School).	Modification u/s 30 is proposed to be sanctioned.
88	EP-S88	MS120	ES 38	DOS1.5 (Garden / park)	Designation DOS1.5 changed to designation DT1.4 (BEST Bus Facilities).	Modification u/s 30 is proposed to be sanctioned.
89	EP-S89	MS122	ES 34	RO2.1 (Government Office)	Reservation RO2.1 (Government Office) id deleted & reservation RSA3.6 (Art Gallery) & RE1.3 (Special School) are shown	Modification u/s 30 is proposed to be sanctioned.

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90	EP-S90	MS123	ES38	NA	NA Zone changed to residential zone	Modification u/s 30 is proposed to be sanctioned with following changes: 1) Zoning of the land for which MCGM has granted development permission wide its order dated 24/11/2006 and from time to time is proposed to be kept in Residential zone. 2) 18.30 m wide east-west road is proposed to be realigned, considering the existing road, on the southern side upto the boundary of the land on east side as shown on plan. 3) Reservation RSA1.2, RSA2.1 are relocated on the northern side of the relocated 18.3 m road as shown on plan. Reservation of RE1.2 & ROS1.4 are relocated on the southern side of the relocated 18.3 m road as shown on plan. Resultantly proposed North-South road in the plan is proposed to be deleted.
91	EP-S91	MS124	ES41	R Zone	Residential Zone changed to Industrial zone.	Modification u/s 30 is proposed to be sanctioned.
92	EP-S92	MS125	ES45	R Zone	Residential Zone changed to Commercial zone.	Modification u/s 30 is proposed to be sanctioned.
93	EP-S93	MS126	ES 38	RPU1.1 (Fire Station)	Reservation RPU1.1 is partly deleted.	Modification u/s 30 is proposed to be sanctioned.
94	EP-S94	MS127	ES 50	DOS2.6 (Recreation Ground)	DOS2.6 at CTS No. 339A/2, 339A/3, 340, 338(pt), 339A/4(pt) of Village Nahur changed to DMS3.1 (Solid Waste Management Facilities).	Modification u/s 30 is proposed to be sanctioned.
95	EP-S95	MS128	ES 49	RMS3.1 (Solid Waste Management Facilities)	Reservation of RMS3.1 (Solid Waste Management Facilities) at CTS No. 419/A/4 of Village Bhandup changed to DOS2.6 (Recreation Ground).	Modification u/s 30 is proposed to be sanctioned.

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96	EP-S96	MS130, 229	ES 45	ROS1.5 (Garden / Park)	PC- Part portion of reservation ROS1.5 (Garden/ Park) deleted as shown. PA- Portion of Reservation Garden/ Park (ROS1.5) retained by Planning Committee is changed to Municipal Maternity Home (RH1.3).	Sanctioned as proposed with following changes : ROS1.5 is included in RH1.3 on South side & remaining part of ROS1.5 is deleted as shown on plan.
97	EP-S97			RSA2.9 (Homeless Shelter)	reservation RSA2.9 (Homeless Shelter) deleted.	Modification u/s 30 is proposed to be Sanctioned with following changes : RSA2.9 is to be changed to ROS1.5.
98	EP-S98	MS131	ES 45	I Zone	Industrial zone & Play Ground reservation extended upto 13.40m DP Road.	Modification u/s 30 is proposed to be sanctioned.
99	EP-S99	MS131	ES 45	ROS1.4 (Play Ground)	Industrial zone & Play Ground reservation extended upto 13.40m DP Road.	Modification u/s 30 is proposed to be sanctioned.
100	EP-S100	MS132	ES 45	R Zone	Residential Zone corrected as SDZ-I as shown.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - I is changed to SDZ.
101	EP-S101	MS133	ES 38	DPU4.1 (Post & Telegraph)	Shape of designation DPU4.1 (Post & Telegraph) is corrected as per SRDP-1991.	Modification u/s 30 is proposed to be sanctioned.
102	EP-S102			DE1.2 (Primary & Secondary School)	Shape of designation DE1.2 (Primary & Secondary School) is corrected as per SRDP-1991.	Modification u/s 30 is proposed to be sanctioned.
103	EP-S103	MS134	ES 45	RR1.3 (Govt. Staff Quarters)	Reservation RR1.3 (Govt. Staff Quarters) changed to reservation RH1.2 (Hospital).	Modification u/s 30 is proposed to be sanctioned.
104	EP-S104	MS137	ES 42	RR2.2 (Affordable Housing)	Part of Reservation RR2.2 (Affordable Housing) deleted and reservation of Retail Market (RSA1.2) is shown.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
105	EP-S105	MS138	ES 38	RR2.1 (Rehabilitation & resettlement)	Part of Reservation RR2.1 (Rehabilitation & resettlement) changed to reservation of Retail Market (RSA1.2).	Modification u/s 30 is proposed to be sanctioned as shown on plan.
106	EP-S106	MS139	ES 50	DT1.6 (PT) (Public Parking Lot)	Designation DT1.6 (Pt) (Public Parking Lot) changed to RT1.6 (Parking Lot).	Refused to accord sanction, reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
107	EP-S107	MS140	ES 50	13.40M DP Road	13.40 m DP road is shifted touching south side of reservation RSA2.7 (Student's Hostel).	Modification u/s 30 is proposed to be sanctioned as shown on plan.

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108	EP-S108	MS140	ES 50	RT1.4 (Best Bus Facilities)	The reservation RT1.4 (Best Bus Facilities) is extended on southern side for equivalent area as shown.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
109	EP-S109	MS142, 72	ES 45	DOS1.5 (Garden / park)	PC- Designation DOS1.5 (Garden /Park) changed to Reservation ROS1.5 (Garden /Park). PA- Reservation Garden/ Park (ROS1.5) changed to Municipal Sports Complex (ROS2.4).	Modification u/s 30 is proposed to be sanctioned as shown on plan.
110	EP-S110			RE1.2 (Primary & Secondary School)	Shape of Reservation RE1.2 (Primary & Secondary School) corrected & Spill over is deleted.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
111	EP-S111	MS144	ES 42 ES 45	DOS1.5 (Garden / park)	Designation DOS1.5 (Garden /Park) deleted & shown as Layout RG Text.	Modification u/s 30 is proposed to be sanctioned.
112	EP-S112			RSA3.3 (Cultural Centre/ Drama Theatre/ Theatre)	Part Reservation RSA3.3 (Cultural Centre/Drama Theatre/ Theatre) deleted.	
113	EP-S113			RE1.1 (Municipal School)	Reservation RE1.1 (Municipal School) changed to RE1.2 (Primary & Secondary School).	
114	EP-S114	MS145	ES 49	DAM (Amenity Plot)	Designation DAM (Amenity Plot) deleted and included in surrounding zone & CTS is corrected as 211A.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
115	EP-S115	MS146	ES 40, ES 41	NDZ	NDZ changed to NA & marked as S/1 as shown.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - I is changed to SDZ .
116	EP-S116	MS147	ES 41	NDZ	NDZ changed to SDZ-II & marked as S/2 and reservation ROS 1.4 (Play Ground) is shown.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ .
117	EP-S117	MS148	ES 41	NDZ	NDZ changed to SDZ-II & marked as S/3 and reservation RR2.2 (Affordable Housing) is shown.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ .

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118	EP-S118	MS149	ES33, ES37	NDZ	NDZ zone changed to SDZ-II as shown on plan & marked as S/4 and reservation RR2.1 (Rehabilitation & Resettlement) changed to RR2.2 (Affordable Housing)	Modification u/s 30 is proposed to be sanctioned with following changes. All the land under this modification is proposed to be reserved for RR2.2 (Affordable Housing)
119	EP-S119	MS150	ES38	NDZ	NDZ changed to SDZ-II & marked as S/5.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ ..
120	EP-S120	MS151	ES38	NDZ	NDZ changed to SDZ-II & marked as S/6 and reserved as RR2.2 (Affordable Housing) with 18.30 m DP road through RE1.2 (Primary & Secondary School).	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ ..
121	EP-S121	MS152	ES38	NDZ	NDZ changed to SDZ-II & marked as S/7.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ ..
122	EP-S122	MS153	ES38	NDZ	NDZ changed to SDZ-I & marked as S/8.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ ..
123	EP-S123	MS154	ES 34, ES 38	NDZ	NDZ changed to SDZ-II & marked as S/9.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ ..
124	EP-S124	MS155	ES 38	NDZ	NDZ changed to SDZ-II & marked as S/10.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ ..
125	EP-S125	MS156	ES 38	NDZ	NDZ changed to SDZ-II & marked as S/11.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ ..
126	EP-S126	MS157	ES 38, ES 39, ES 42, ES 43	NDZ	NDZ changed to SDZ-II and NA & marked as S/12 as shown.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ ..
127	EP-S127	MS158	ES 45	NDZ	NDZ changed to SDZ-I & NA and marked as S/13 as shown.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ ..
128	EP-S128	MS159	ES 45	NDZ	NDZ changed to SDZ-I & NA and marked as S/14 as shown.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ ..



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129	EP-S129	MS160	ES 45	NDZ	NDZ changed to SDZ-I and marked as S/15 as shown.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ..
130	EP-S130	MS161	ES 49	NDZ	NDZ changed to SDZ-I & marked as S/16 as shown . Reservation RR2.1 (Rehabilitation & resettlement) deleted and included in SDZ-I.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ..
131	EP-S131	MS162	ES 49, ES 53	NDZ	NDZ changed to SDZ-I & marked as S/17 as shown.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ..
132	EP-S132	MS163	ES 49	NDZ	NDZ changed to SDZ-II & marked as S/18 as shown.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ..
133	EP-S133	MS164	ES 34	NDZ	NDZ changed to SDZ-II and marked as S/19.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ..
134	EP-S134	MS165	ES 34, ES 38	NDZ	1) NDZ changed to SDZ-II as shown.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ..
135	EP-S135			ROS1.5 (3 NO.) (Garden / Park)	2) ROS 1.5 (Garden /Park) modified and part portion is included in SDZ-II as shown.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ..
136	EP-S136	MS167	ES 45	R Zone	DE1.2 (Primary & Secondary School) shown.	Modification u/s 30 is proposed to be sanctioned.
137	EP-S137	MS168	ES 38	R Zone	DE1.2 (Primary & Secondary School) is shown.	Modification u/s 30 is proposed to be sanctioned.
138	EP-S138	MS169	ES 49	R Zone	DOS2.6 (RG) corrected as shown.	Modification u/s 30 is proposed to be sanctioned.
139	EP-S139	MS170	ES 38	R Zone	DE1.2 (Primary & Secondary School) is shown.	Modification u/s 30 is proposed to be sanctioned.
140	EP-S140	MS171	ES 42	R Zone	DE1.2 (Primary & Secondary School) is shown.	Modification u/s 30 is proposed to be sanctioned.
141	EP-S141	MS172	ES 45	R Zone	DSA3.8 (Public Hall) is shown.	Modification u/s 30 is proposed to be sanctioned.
142	EP-S142	MS173	ES 42	R Zone	DSA4.3 (Christian Cemetery) is shown.	Modification u/s 30 is proposed to be sanctioned.

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143	EP-S143	MS174	ES 44	DE2.2(University/IIT).	DSA4.2 (Muslim Cemetery) & it's access as existing road is shown by deleting part of DE2.2(University/IIT).	Modification u/s 30 is proposed to be sanctioned.
144	EP-S144	MS179	ES42, ES45		A label of Special Planning Authority (SPA) is shown on above land.	Modification u/s 30 is proposed to be sanctioned.
145	EP-S145	73	ES 45	DOS1.4 (Play Ground)	Designation Play Ground (DOS1.4) changed to Recreation Ground (DOS2.6).	Modification u/s 30 is proposed to be sanctioned.
146	EP-S146	74 & 159	ES 45	DOS2.6 (Recreation Ground)	Designation Recreation Ground (DOS2.6) changed to Play Ground (DOS1.4).	Modification u/s 30 is proposed to be sanctioned.
147	EP-S147	79	ES 49	RSA6.1 (Care Centre)	Reservation Care Centre (RSA6.1) changed to Reservation Fire Station (RPU1.1).	Modification u/s 30 is proposed to be sanctioned.
148	EP-S148	212	ES 45	RSA6.1 (Care Centre)	Reservation Care Centre (RSA6.1) changed to Reservation Old Age Home (RSA4.9).	Modification u/s 30 is proposed to be sanctioned.
149	EP-S149	237	ES 38	R Zone	12.20m DP Road shown.	Modification u/s 30 is proposed to be sanctioned.
150	EP-S150		ES33, ES34	R zone & RR2.2 (Rehabilitation & Resettlement) partly	R zone & RR2.2 (Rehabilitation & Resettlement) partly	Reservation of RRI.2 (Municipal Housing) is proposed to be shown on plot bearing CTS no. 2H (pt) of Village Ghatkopar as shown on plan.
151	EP-S151		ES42	DOS1.4 (Play Ground)	DOS1.4 (Play Ground)	Designation DOS1.4 Play ground is proposed to be changed to RH1.1 (Municipal Dispensary / Health Post) as per SRDP 1991 on plot bearing CTS no. 1285 A of Village Kanjur as shown on plan.
152	EP-S152		ES38	Play Ground DOS 1.4	Play Ground DOS 1.4	Reservation of ROS2.2 (Swimming pool) is proposed to be included in DOS1.4 (Play Ground) on plot bearing CTS no. 340 of Village Hariyali as shown on plan.
153	EP-S153		ES37	R Zone	R Zone	Reservation of RSA1.1 (Municipal Market with vending zone) is proposed to be shown as per SRDP 1991 on plot bearing CTS no. 10 (pt), 11 (pt), 12/3 (pt) of Village Powai as shown on plan.

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154	EP-S154		ES37	R Zone	R Zone	Reservation of RSA1.1 (Municipal Market with vending zone) is proposed to be shown as per SRDP 1991 on plot bearing CTS no. 7/1 of Village Kopri as shown on plan.
155	EP-S155		ES37	R Zone	R Zone	Reservation of RSA1.1 (Municipal Market with vending zone) is proposed to be shown as per SRDP 1991 on plot bearing CTS no. 7/3 of Village Kopri as shown on plan.
156	EP-S156		ES 36	ROS1.5	ROS1.5	Reservation of Public Housing as in SRDP 1991 on CTS no. 730, 657 and others of village Bhandup and Kanjur-E is proposed to be reinstated with change in nomenclature as RR2.2 as shown on plan.

**'T' Ward**

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<b>Sr. No.</b>	<b>EP No.</b>	<b>Modification No.</b>	<b>Sheet No.</b>	<b>Proposal as per published plan under Section 26 of the MR&amp;TP Act 1966</b>	<b>Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&amp;TP Act 1966</b>	<b>Substantial Modifications published by the Government under Section 31(1) of the MR&amp;TP Act 1966</b>
1	EP-T01	MT02	ES 53	ROS1.5 (Garden/ Park),	ROS1.5 ( Garden/Park) Reservation is deleted and shown as layout RG.	Modification u/s 30 is proposed to be sanction.
2	EP-T02	MT02	ES 53	DAM (Designated Amenity Plot)	DAM (Designated Amenity Plot) Designation is deleted and RAM (Reserved Amenity Plot) reservation is shown	Modification u/s 30 is proposed to be sanction.
3	EP-T03	MT03	ES48, ES52, ES56, ES57, ES 59,	ROS1.5 (Garden/Park), DP Road, NA -Natural Area	All the reservations deleted in the notified area except DP. Road along the duct line and Natural Area is shown and Tulsi Forest text is added. ROS1.5 (Garden/Park ) Reservation is	Modification u/s 30 is proposed to be sanction.

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			ES 60, ES61 ES 62		deleted and 45.70 m widening to existing road & the label is deleted. 12)Forest Officials have stated that the entire land has been notified as forest and Hon'ble High Court has already given order to remove all the hutments from the notified forest area and once the hutments are shifted, there is no necessity to place reservations. Hence the request is accepted and all the reservations to be deleted and the said land to be placed in Natural Area.	
4	EP-T04	MT03	ES48, ES52, ES56, ES57, ES 59, ES 60, ES61 ES 62	ROS1.5 (Garden/Park), DP Road, NA -Natural Area	13)Accepted. Correct label as Tulsi Forest shown on DP Sheets. 14)Accepted. Correct label as Tulsi Forest shown on DP Sheets. 15)Accepted. Correct label as Tulsi Forest shown on DP Sheets. 16)Accepted. Correct label as Tulsi Forest shown on DP Sheets. 17)Accepted as the reservation ROS1.5 (Garden) is placed in dense forest which is notified area and hence reservation is deleted. However, the proposed D.P. road along the duct line retained as the said land has been acquired by MCGM. 18)Accepted being the core area. No widening is to be shown.	Modification u/s 30 is proposed to be sanction.
5	EP-T05	MT04	ES 50	ROS1.4 (Playground)	Shape of Playground (ROS 1.4) reservation is corrected and Boundary of plot bearing CTS No.1061 is corrected.	Modification u/s 30 is proposed to be sanction.

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6	EP-T06	MT05	ES 54	13.40m Proposed widening , DE1.2 (Primary & Secondary School)	Road widening is deleted and 13.40M road width label shown	Modification u/s 30 is proposed to be sanction.
7	EP-T07	MT06	ES 50	Existing road, ROS1.5 (Garden/Park)	Road shown on North is deleted. ROS 1.5 (Garden/Park)Reservation is deleted and shown as layout RG.	Modification u/s 30 is proposed to be sanction.
8	EP-T08	MT09	ES 55	DOS1.1 (Tank/Pond/Lake)	DOS 1.1 (Tank/Pond) reservation overlapped on DMS 3.2 (Landfill site) is deleted .	Modification u/s 30 is proposed to be sanction.
9	EP-T09	MT10	ES 58	Nalla	Nalla & its buffer zone is deleted	Modification u/s 30 is proposed to be sanction.
10	EP-T10	MT17	ES 54	R Zone	RSA 1.2 (Retail market with vending zone) Reservation on CTS no 203 (PT), 204(PT) is shown.	Modification u/s 30 is proposed to be sanction.
11	EP-T11	MT18	ES 54	R Zone	RE1.2 (Primary & Secondary School) Reservation is shown.	Modification u/s 30 is proposed to be sanction.
12	EP-T12	MT19	ES 53	R Zone	RR2.1 (Rehabilitation & Resettlement) Reservations is shown. .	Modification u/s 30 is proposed to be sanction.
13	EP-T13	MT20	ES 54	R Zone	DE1.2 (Primary & secondary School) designation is shown.	Modification u/s 30 is proposed to be sanction.
14	EP-T14	MT21	ES 54	R Zone	DE1.2 (Primary & secondary School) designation is shown.	Modification u/s 30 is proposed to be sanction.
15	EP-T15	MT22	ES 50	DT4.3 ( Railway yard/track)	Boundaries & shape of DT 4.3 ( Railway yard/track) is corrected .	Modification u/s 30 is proposed to be sanction.
16	EP-T16	MT22	ES 50	Nalla	Nalla alignment is corrected.	Modification u/s 30 is proposed to be sanction.
17	EP-T17	MT23	ES 54	DOS1.5 (Garden/Park)	The G (Garden) designation is deleted and shown as DS A2.5 (Welfare Centre) as per Govt. notification u/s 37(2) u/no TPB-4399/510/CR-84/99/UD-11 dt. 2.2.2000.	Modification u/s 30 is proposed to be sanction.
18	EP-T18	MT24	ES 49 ES 53	ROS1.4 (Playground)	ROS1.4 (Play Ground) Reservation on CTS No 764C is deleted and shown on relocated position of plot bearing CTS No.564.	Modification u/s 30 is proposed to be sanction.

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19	EP-T19	MT25	ES 53	DAM (Designated Amenity Plot)	DAM (Designated Amenity Plot) is deleted and shown as RAM (Reserved Amenity Plot).	Modification u/s 30 is proposed to be sanction.
20	EP-T20	MT28	ES 49	R Zone	DAM (Designated Amenity Plot) Designation is shown.	Modification u/s 30 is proposed to be sanction.
21	EP-T21	MT29	ES 58	I Zone	RAM (Reserved amenity plot) is shown.	Modification u/s 30 is proposed to be sanction.
22	EP-T22	MT30	ES 54	DSA1.2+ (Retail Market+)	Boundary of the RSA 1.1 (Municipal Market with vending zone) reservation and CTS boundaries are corrected.	Modification u/s 30 is proposed to be sanction.
23	EP-T23	MT31	ES 50	2 ROS1.5 (Garden/Park)	ROS1.5 ( Garden/Park) Reservation is deleted and shown as layout RG.	Modification u/s 30 is proposed to be sanction.
24	EP-T24	MT31	ES 50	Existing Road	Existing Roads are deleted.	Modification u/s 30 is proposed to be sanction.
25	EP-T25	MT32	ES 50	ROS1.4 (Playground)	ROS 1.4 (Play Ground) is deleted and Layout RG is shown.	Modification u/s 30 is proposed to be sanction.
26	EP-T26	MT33	ES 54	Existing Road	13.30 mt. Wide existing road on side towards creek is realigned & the width of proposed 18.30 mt. wide DP Road, going towards creek is reduced to 13.40 mt.	Modification u/s 30 is proposed to be sanction.
27	EP-T27	MT33	ES 54	RT1.4 (Best Bus Facility)	The relocation and shape of RT 1.4 (Best Bus Facility) is changed.	Modification u/s 30 is proposed to be sanction.
28	EP-T28	MT34	ES 53	DAM (Designated Amenity Plot)	DAM (Designated Amenity Plot) Designation is deleted and RAM (Reserved Amenity Plot) reservation is shown at relocated position.	Modification u/s 30 is proposed to be sanction.
29	EP-T29	MT35	ES 53	DT1.6 (PT) (Parking Lot)	DT 1.6 (Parking Lot) designation size and shape is corrected as per layout.	Modification u/s 30 is proposed to be sanction.
30	EP-T30	MT35	ES 53	DP5.2 (Electricity, Transmission & Distribution Facility)	DPU 5.2 ( Electricity Transmission and distribution facility) designation is deleted.	Modification u/s 30 is proposed to be sanction.
31	EP-T31	MT36	ES 53, ES 54	ROS 1.4 (Playground)	ROS 1.4 (playground) part is deleted and DR 1.3 (Government Staff Quarters) designation is shown.	Modification u/s 30 is proposed to be sanction.

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32	EP-T32	MT37	ES 54	9.15m proposed DP Road	Proposed 9.15 m road is deleted.	Modification u/s 30 is proposed to be sanction.
33	EP-T33	MT37	ES 54	DSA4.1 (Hindu Traditional / Electric Cemetery)	Shape of designated cemetery DSA4.1 (Hindu traditional cemetery) is restored.	Modification u/s 30 is proposed to be sanction.
34	EP-T34	MT38	ES 58	18.30m Proposed DP Road	Proposed 18.30 mt wide road is deleted and 9.15 mts DP road is restored as per Sectioned Revised Development Plan 1991.	Modification u/s 30 is proposed to be sanction.
35	EP-T35	MT39	ES 49	Existing Road	Existing road shown in CTS No. 678 is deleted	Modification u/s 30 is proposed to be sanction.
36	EP-T36	MT40	ES 54	Existing Road	Alignment of existing 13.40 Mt. wide road is shown as per site condition.	Modification u/s 30 is proposed to be sanction.
37	EP-T37	MT42	ES 54	15.25m Proposed DP Road, Existing road	New proposed 15.25mt. DP Road through CTS no. 1389, 1391, 1391/1. is deleted & that portion added in ROS 1.4 (Play ground)/DOS 1.4(Play ground)and The existing road is deleted upto the school.	Modification u/s 30 is proposed to be sanction.
38	EP-T38	MT44	ES 50	Existing road	Existing road is deleted.	Modification u/s 30 is proposed to be sanction.
39	EP-T39	MT45	ES 54	18.30m Proposed DP Road	The existing road of 13.40m is extended up to the 13.40 wide Road & the width is reduced to 13.40 m.	Modification u/s 30 is proposed to be sanction.
40	EP-T40	MT46	ES 54	27.45m Proposed DP Road, DOS1.5 (Garden/Park)	The 27.45 mts DP road from Eastern Expressway highway to existing Veer Savarkar road is deleted and 18.30 mts DP road adjacent to Nalla is shown through bearing CTS No.115 of village Mulund -East.	Modification u/s 30 is proposed to be sanction.
41	EP-T41	MT47	ES 50	Existing Road	Existing road shown through the Slum Rehabilitation scheme plot is deleted.	Modification u/s 30 is proposed to be sanction.
42	EP-T42	MT48	ES 54	9.15m Proposed DP Road	proposed 9.15m wide road is deleted.	Modification u/s 30 is proposed to be sanction.
43	EP-T43	MT49	ES 58	Existing Road	Existing road shown in municipal staff Colony open space is deleted.	Modification u/s 30 is proposed to be sanction.
44	EP-T44	MT50	ES 50, ES 54	Existing Road	9.15M road widening is shown as per Sectioned Revised Development Plan 1991.	Modification u/s 30 is proposed to be sanction.

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45	EP-T45	MT51	ES 58	18.30m Proposed DP Roads, RMS 3.1 (Solid waste management facilities)	Proposed 2 nos.of 18.30m roads are deleted and RMS 3.1 (Solid waste management facilities) Reservation is relocated abutting to LBS Road & that portion is merged with ROS 1.5 reservation.	Modification u/s 30 is proposed to be sanction.
46	EP-T46	MT52	ES 54	C Zone	Existing road is shown as per site condition.	Modification u/s 30 is proposed to be sanction.
47	EP-T47	MT55	ES 54	ROS1.5 (Garden/Park)	ROS1.5 (Garden/Park) reservation is deleted.	Modification u/s 30 is proposed to be sanction.
48	EP-T48	MT57	ES 53, ES 54	DT1.6(PT)+(Parking Lot)	DT 1.6+ (parking lot) reservation is changed to RT1.6+ (Parking Lot) reservation.	Refused to accord sanction , Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
49	EP-T49	MT59	ES 54	ROS1.5 (Garden/Park)	Part DOS 1.5 ( Garden/Park) is shown instead of ROS 1.5 ( Garden/Park) and remaining part reservation ROS 1.5 ( Garden/Park) is shown as ROS 1.4 (Playground) reservation.	Modification u/s 30 is proposed to be sanction. With following changes remaining part reservation ROS 1.5 ( Garden/Park) is proposed to be shown as ROS 1.5 ( Garden/Park) as shown on plan
50	EP-T50	MT60	ES 54	DE 1.1 (Municipal Primary School)	DE 1.1 (Municipal Primary School) Reservation is changed to RH 1.2 (Hospital).	Modification u/s 30 is proposed to be sanction.
51	EP-T51	MT61	ES 54	DSA2.5 (Welfare Centre)	DE 1.2 (Primary & Secondary School) designation is shown & DSA2.5 (Welfare Centre) designation is deleted & DOS 1.4 (Playground) is shown and road width is reduced to 6.10 metres	Modification u/s 30 is proposed to be sanction.
52	EP-T52	MT61	ES 54	12.2m DP Road	Road width is reduced to 6.10 metres	Modification u/s 30 is proposed to be sanction.
53	EP-T53	MT63	ES 49	RMS3.1 (Solid Waste Management Facilities)	RMS 3.1 ( Solid Waste Management Facilities) reservation is deleted and RAM (Reserved Amenity Plot) reservation shown.	Modification u/s 30 is proposed to be sanction.
54	EP-T54	MT66	ES 50	ROS1.4 (Playground)	Reservation of ROS 1.4 (Playground) is deleted & ROS 1.5 (Garden/park) is shown.	Modification u/s 30 is proposed to be sanction.
55	EP-T55	MT66	ES 50	RE1.1 (Municipal School)	RE1.1 (Municipal School) reservation is equally divided in RE1.1(Municipal School)	Modification u/s 30 is proposed to be sanction.



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					reservation and RE1.2 (Primary & Secondary School) reservation.	
56	EP-T56	MT67	ES 50	RSA2.1+ (Multipurpose Community Centre+)	RSA 2.1(Multipurpose Community Centre) reservation shape is corrected as per Sectioned Revised Development Plan 1991.	Modification u/s 30 is proposed to be sanction.
57	EP-T57	MT69	ES 54 & ES 50	DOS2.6 (Recreation Ground)	Part DOS 2.6(Recreation Ground) designation on slum rehabilitation layout on CTS No 1124 is deleted & boundary of DOS2.6 is corrected.	Modification u/s 30 is proposed to be sanction.
58	EP-T58	MT71	ES 53	ROS1.5 (Garden/Park)	ROS1.5 (Garden/Park) reservation is deleted and reservation of RAM (Amenity ) is shown	Modification u/s 30 is proposed to be sanction.
59	EP-T59	MT72	ES 53	ROS1.5 (Garden/Park)	ROS1.5 (Garden/Park) reservation is deleted and reservation of RAM (Amenity ) is shown	Modification u/s 30 is proposed to be sanction.
60	EP-T60	MT73	ES 49	RSA2.9 (Homeless Shelter)	RSA2.9 (Homeless Shelter) reservation is deleted.	Modification u/s 30 is proposed to be sanction.
61	EP-T61	MT74	ES 53 ES 54	RE1.1 (Municipal School)	Reservation RE 1.1 ( Municipal Primary School) is deleted and RE 4.4 (Other Institute) reservation is shown.	Modification u/s 30 is proposed to be sanction.
62	EP-T62	MT74	ES 53 ES 54	RR 2.1 (Rehabilitation & Resettlement)	Internal roads are shown as existing Roads as per Sectioned Revised Development Plan 1991 and RR 2.1 (Rehabilitation & Resettlement) is deleted and shown in R Zone.	Modification u/s 30 is proposed to be sanction.
63	EP-T63	MT75	ES 48 ES 49 ES 53	NDZ (No Development Zone)	The NDZ land shown on Bhandup complex is as SDZ II & marked as T1, The part portion of DMS 5.3 (Water treatment plant) is shown ROS 1.5 (Garden/Park) reservation.	Modification u/s 30 is proposed to be sanction with following changes: nomenclature of SDZ II is to be changed to SDZ.
64	EP-T64	MT76	ES 49	NDZ (No Development Zone)	land between DMS 5.3 (Water treatment plant) and SDZ II (T/1) is shown as SDZ I and marked (T/2).	Modification u/s 30 is proposed to be sanction with following changes: nomenclature of SDZ I is to be changed to SDZ.

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65	EP-T65	MT77	ES 43 Es 46 ES 47 ES 50	NDZ (No Development Zone)	The part NDZ is shown as SDZ-II and Marked as T3. The part portion of NDZ land located on seaward side of HTL is now shown as NA	Modification u/s 30 is proposed to be sanction with following changes: nomenclature of SDZ II is to be changed to SDZ.
66	EP-T66	MT78	ES 50 ES 51	NDZ (No Development Zone)	The NDZ land bounded by Eastern expressway highway on West side, Mulund Airoli road on South side, ROS 1.5 (Garden/Park) reservation on North side and T ward boundary on East side is now shown as SDZ II and marked as T/4. The part portion of NDZ land located on seaward side of HTL is now shown as NA. the part portion of SDZ II land on West side of RMS 3.1 reservation is kept reserved as ROS 1.5 to create buffer area between NA and proposed Dumping ground. New RPU 2.1 (Fuel station) is proposed along Mulund Airoli road on left side of DO2.1 designation	Modification u/s 30 is proposed to be sanction with following changes: nomenclature of SDZ II is to be changed to SDZ.
67	EP-T67	MT79	ES 53	RE1.1 Municipal School)	RE 1.2 (Primary & secondary school) reservation Shape is shown as per sanctioned revised Development Plan 1991	Modification u/s 30 is proposed to be sanction.
68	EP-T68	MT80	ES 58	DT 1.4+ (Best Bus Facilities+)	DT 1.4 + (Best bus facilities) designation shape is corrected and subdivision is shown.	Modification u/s 30 is proposed to be sanction.
69	EP-T69	MT83	ES 54	RPU2.1 (Fuel station)	RPU2.1 (Fuel station) is deleted & designation of DOS 1.4 (Playground) is shown and RPU 2.1(Fuel station) is shown on land CTS No.1320C/1 of village Mulund (East).	Modification u/s 30 is proposed to be sanction.
70	EP-T70	MT84	ES 54	RSA4.8 (Cemetery)	RSA 4.8 (Cemetery) is deleted and ROS 1.5 (Garden/park) Reservation is shown.	Modification u/s 30 is proposed to be sanction.

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71	EP-T71	MT85	ES 54	DE1.2 (Primary & Secondary School)	DE 1.2 (Primary & Secondary School) is deleted and ROS1.4 (Playground) Reservation is shown.	Modification u/s 30 is proposed to be sanction.
72	EP-T72	MT86	ES 53	DE1.2 (Primary & Secondary School), DOS1.4 (Play Ground)	DE 1.2 (primary & Secondary School) designation shape is changed and ROS 1.4 (playground) reservation shown on remaining portion.	Modification u/s 30 is proposed to be sanction.
73	EP-T73	MT87	ES 53	R Zone, DAM (Designated Amenity Plot)	Industrial-zone is shown on plot and DAM (Designated Amenity Plot) is deleted and shown as RAM (Reserved Amenity Plot).	Modification u/s 30 is proposed to be sanction.
74	EP-T74	MT88	ES 57	RSA2.1 (Multipurpose Community Centre) RSA3.3 (Cultural Theatre/ Theatre)	RSA2.1(Rehabilitation & Resettlement) reservation is deleted & RR2.2 (Affordable Housing) is shown . RSA2.1 (Rehabilitation & Resettlement) reservation is added with reservation of RSA3.3 on CTS no. 32.	Modification u/s 30 is proposed to be sanction.
75	EP-T75	MT89	ES 44	ROS 2.3 (Zoo)	ROS 2.3(Zoo) reservation is deleted and ROS 1.4 (Playground) reservation is shown.	Modification u/s 30 is proposed to be sanction with following changes 1) Land out of ROS2.3 is proposed to be reserved for RMS5.5 HE Department Facilities having area 1.20 Ha. 2) Lands which are not included in Aarey are proposed to be deleted from reservation of ROS 2.3.
76	EP-T76	MT91	ES 53	R Zone	DE 1.2 (Primary & Secondary School) designation is shown.	Modification u/s 30 is proposed to be sanction.
77	EP-T77	MT92	ES 54	R Zone	DE 1.2 (Primary & Secondary School) designation is shown	Modification u/s 30 is proposed to be sanction.
78	EP-T78	MT93	ES 54	27.45m part DP Road	RPU 2.1 (Fuel Station) on CTS No 1320/B/22 is shown , part DOS 2.6 (Recreation Ground)	Modification u/s 30 is proposed to be sanction.

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					design and Reservation of RPU3.2 (Police Chowky)boundary is corrected accordingly.	
79	EP-T79	MT94	ES 54	R Zone	ROS1.5 (Garden/Park) reservation is shown	Modification u/s 30 is proposed to be sanction.
80	EP-T80	MT95	ES 53	R Zone	RR 2.1 (Resettlement Rehabilitation) Reservation is shown.	Modification u/s 30 is proposed to be sanction.
81	EP-T81	MT96	ES 49	NDZ (No Development Zone)	ROS1.5 (Garden/Park) reservation is shown	Modification u/s 30 is proposed to be sanction.
82	EP-T82	MT99	ES 54	ROS 1.5 (Garden/Park)	ROS 1.5(Garden/Park) reservation is deleted and ROS 2.5 (Sports Complex/ stadium) is shown.	Modification u/s 30 is proposed to be sanction.
83	EP-T83	130	ES 54	Nalla	Nallah position is corrected as per layout	Modification u/s 30 is proposed to be sanction.
84	EP-T84	175	ES 50	no road.	27.45M DP road is shown.	27.45m Road from CTS 828 of Nahur upto western boundary of CTS 1050 of Mulund-E is proposed to be sanctioned and the proposal on remaining land is reinstated as per plan published u/s 26 as shown on plan.
85	EP-T85	211	ES 50	RR2.1 (Rehabilitation & Resettlement)	RR2.1 (Rehabilitation & Resettlement) is changed to RE2.1 (Higher Education)	Modification u/s 30 is proposed to be sanction.
86	EP-T86	221	ES 54	R Zone	ROS1.5 (Garden/ Park) is proposed.	Modification u/s 30 is proposed to be sanction.
87	EP-T87	230	ES 54	DE2.1 (College)	Boundary of the given college corrected	Modification u/s 30 is proposed to be sanction with following changes : Width of Proposed road to be shown as 13.40 m as shown on plan.
88	EP-T88	236	ES 50	13.40m DP Road	The width of the DP road is increased to 18.30M	Modification u/s 30 is proposed to be sanction.
89	EP-T89	MGEN0 1	All Wards	Service Industrial Estate (DPU 6.1)	The land marked as Designation for Service Industrial Estate (DPU 6.1) is deleted and the land is included in surrounding zone.	Modification u/s 30 is proposed to be sanction.
90	EP-T90	MGEN0 2	All Wards	DOS/ROS	The designated or reserved as DOS/ROS but are shown as Layout RG in approved layout or part of garden in private possession is deleted by keeping label of 'Layout RG'.	Modification u/s 30 is proposed to be sanction.

1	2	3	4	5	6	7
91	EP-T91	MGENO 4	All Wards	Railway Buffer	The modified railway buffer of 30m is shown from the railway track boundary on all the Draft DP sheets.	Modification u/s 30 is proposed to be sanction.
92	EP-T92		ES54	C.T.S. No. 1029 is shown RSA 5.2 + (Multipurpose Housing for Working Women and Old Age Home) and CTS no 1030 is shown reserved for RSA 6.2 + (Adhar Kendra with Skill Development centre and Care Centre).	C.T.S. No. 1029 is shown RSA 5.2 + (Multipurpose Housing for Working Women and Old Age Home) and CTS no 1030 is shown reserved for RSA 6.2 + (Adhar Kendra with Skill Development centre and Care Centre).	Reservation of RSA5.2+ and RSA6.2+ shown on CTS no. 1029 and 1030 respectively of Mulund-West is proposed to be deleted and included in RH1.2 (Hospital) as shown on plan.
93	EP-T93		ES50, ES54	PG reservation & 18.30 M DP Road	PG reservation to be relocated & 18.30 m DP road to be realigned	Reservation of ROS 1.4 (Play Ground) shown on CTS no. 1090 of Mulund-E (North end) is proposed to be relocated on East side of 18.30 M road by realign 18.30 M DP Road as shown on plan.
94	EP-T94		ES50	RR2.1 (Rehabilitation & Resettlement)	RR2.1 (Rehabilitation & Resettlement)	The legend and text of Nahur Gaothan is proposed to be shifted on appropriate location as shown on plan.
95	EP-T95		ES58	Rehabilitation & Resettlement RR2.1	Rehabilitation & Resettlement RR2.1	Reservation of Rehabilitation & Resettlement RR2.1 shown on CTS 12D, 8A, 8B, 9 of Mulund-West is proposed to be deleted and to be reserved for ROS1.5 (Garden/Park) as shown on plan.
96	EP-T96		ES 50	Rehabilitation & Resettlement, Hospital RR1.2, RH1.2	Rehabilitation & Resettlement, Hospital RR1.2, RH1.2	Reservation of Rehabilitation & Resettlement, Hospital shown on CTS 1318 of Mulund-east is proposed to be deleted and to be reserved for ROS1.5 (Garden/Park) as shown on plan.
97	EP-T97		ES 50	Rehabilitation & Resettlement, Hospital RR2.1, RR1.2	Rehabilitation & Resettlement, Hospital RR2.1, RR1.2	Reservation of Rehabilitation & Resettlement, Hospital shown on CTS 1300, 1313, 1318 of Mulund-east is proposed to be deleted and to

1	2	3	4	5	6	7
						be reserved for ROS1.5 (Garden/Park) as shown on plan.
98	EP-T98		ES50, ES51, ES54	R-zone	R-zone	New reservation of RE1.1 (MUNICIPAL PRIMARY SCHOOL) is proposed to be shown on CTS 1320 of Mulund-East as shown on plan.
99	EP-T99		ES54	R-zone	R-zone	New reservation of RE1.2 ( PRIMARY AND SECONDARY SCHOOL) is proposed to be shown on CTS 1123, 1124, 1131, 1132of Mulund-East as shown on plan.
100	EP-T100		ES55	R-zone	R-zone	New reservation of RE1.1 (MUNICIPAL PRIMARY SCHOOL) is proposed to be shown on CTS 1320A/18/1, 1320A/18/2, 1320A/18/3 of Mulund-East as shown on plan.
101	EP-T101		ES55	R-zone	R-zone	New reservation of ROS1.5 (Garden/Park) is proposed to be shown on CTS 1320A/11, 1320A/16 of Mulund-East as shown on plan.

### Development Control and Promotion Regulations- 2034

The substantial modifications shown as EP-1 to EP-165 more specifically given in the booklet available on Government website/ MCGM website

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

**PRADEEP GOHIL,**  
**Under Secretary to Government.**

नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक ८ मे २०१८

सूचना

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६.

क्रमांक टीपीबी. ४३१७/६२९/प्र.क्र.११८/२०१७/(ई.पी.)/नवि-११.—ज्याअर्थी, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे याचा उल्लेख “ उक्त अधिनियम ” असा करणेत आलेला आहे) च्या तरतुदीनुसार बृहन्मंबई महानगरपालिकेच्या अधिकार क्षेत्राकरिता बृहन्मंबई महानगरपालिका (यापुढे याचा उल्लेख “ उक्त महानगरपालिका ” असा करणेत आलेला आहे) हे नियोजन प्राधिकरण आहे. उक्त महानगरपालिकेने तयार केलेला पहिला विकास आराखडा शासनाने सन १९६४-६७ मध्ये मंजूर केला. तद्नंतर उक्त अधिनियमाच्या तरतुदीनुसार सदर पहिला विकास आराखडा मुंबई महानगरपालिकेने सुधारीत केला व त्यानुसार सुधारीत विकास आराखडा हा सन १९९१-१९९४ या कालावधीत राज्य शासनाकडून मंजूर करण्यात आला. सदर सुधारीत विकास आराखड्याचा शेवटचा भाग दिनांक ४ मार्च १९९४ रोजी मंजूर होऊन त्यानुसार अंमलातही आलेला आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम २३ (१) सह कलम ३८ च्या तरतुदीनुसार उक्त महानगरपालिकेने दिनांक २० ऑक्टोबर २००८ चा ठराव क्र.७६७ अन्वये बृहन्मंबई महानगरपालिकेच्या अधिकारक्षेत्रातील क्षेत्राकरिता, विकास आराखडा सुधारीत करण्याच्या उद्देशास मंजुरी दिली. त्यानुसार या संदर्भातील सूचना दिनांक १ जुलै २००९ च्या शासकीय राजपत्रात प्रसिद्ध करण्यात आली. तद्नंतर, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ च्या कलम २५ मधील तरतुदीनुसार बृहन्मंबई महानगरपालिका क्षेत्रातील जमिनीच्या विद्यमान भू वापराचे सर्वेक्षण करण्यात येऊन त्यानुसार विद्यमान भू वापर नकाशे तयार करण्यात आले होते ;

आणि ज्याअर्थी, उक्त महानगरपालिकेने प्रारूप सुधारित विकास आराखडा विकास नियंत्रण नियमावलीसह तयार केलेला होता आणि सर्वसाधारण सभेची दिनांक २३ फेब्रुवारी २०१५ च्या ठराव क्र.११९५ अन्वये मंजुरी घेऊन प्रारूप सुधारित विकास आराखड्यावर नागरिकांच्या हरकती/सूचना मागविणारी उक्त अधिनियमाच्या कलम २६ च्या पोट-कलम (१) खालील सूचना दिनांक २५ फेब्रुवारी २०१५ रोजीच्या शासन राजपत्रामध्ये प्रकाशीत करणेत आली होती ;

आणि ज्याअर्थी, सुधारित प्रारूप विकास आराखड्यामध्ये असलेल्या त्रुटीच्या अनुषंगाने प्राप्त झालेल्या हरकती/सूचना, सर्वसाधारण जनतेची तसेच विविध संस्थांची निवेदने, विधानसभा/विधानपरिषद सदस्य यांची निवेदने विचारात घेऊन शासनाने उक्त अधिनियमाच्या कलम १५४(१) अन्वये, योजनेमधील सर्व त्रुटीची सखोल शहानिशा करून जागेवरील परिस्थितीनुसार, गुणवत्तेनुसार, नियोजनाचे दृष्टीने व कायदेशीर बाबी तपासून, त्यानुरूप दुरुस्ती करून प्रारूप सुधारित विकास योजना उक्त अधिनियमाच्या कलम २६ अन्वये नागरिकांच्या हरकती/सूचनासाठी पुनर्प्रसिद्ध करणेचे निदेश दिनांक २३ एप्रिल २०१५ रोजी उक्त महानगरपालिकेस दिलेले होते ;

आणि ज्याअर्थी, शासनाच्या निदेशाप्रमाणे उक्त महानगरपालिकेने, शासनाने उक्त अधिनियमाच्या कलम २६(१) अन्वये वाढवून दिलेल्या कालावधीमध्ये प्रारूप सुधारित विकास योजना विकास नियंत्रण नियमावलीसह तयार केलेली होती आणि महासभेची दिनांक २७ मे २०१६ च्या ठराव क्र.३०७ अन्वये मंजुरी घेऊन, उक्त अधिनियमाच्या कलम २६ च्या पोट-कलम (१) च्या तरतुदीनुसार आवश्यक असलेल्या नागरिकांच्या हरकती/सूचना मागविणारी सूचना महाराष्ट्र शासन राजपत्र, दिनांक २७ मे २०१६ मध्ये पुनर्प्रसिद्ध केलेली होती (यापुढे याचा उल्लेख “ उक्त प्रारूप विकास योजना ” असा केलेला आहे.) ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम २८(२) अन्वये गठित केलेल्या नियोजन समितीने उक्त प्रारूप विकास योजनेबाबत महानगरपालिकेकडे विहित मुदतीत प्राप्त झालेल्या हरकती आणि/किंवा सूचना विचारात घेऊन उक्त अधिनियमाचे कलम २८(३) नुसार, दिनांक ६ मार्च २०१८ रोजी उक्त महानगरपालिकेस त्यांच्या शिफारशीसह अहवाल सादर केलेला होता ;

आणि ज्याअर्थी, नियोजन समितीचा अहवाल विचारात घेऊन उक्त महानगरपालिकेने ठराव क्र.३९३, दिनांक ३१ जुलै २०१७ अन्वये महानगरपालिकेने सुचविलेल्या फेरबदलास अधीन राहून नियोजन समितीने सुचविलेल्या बदलासह उक्त प्रारूप विकास योजनेस मंजुरी दिलेली असून, सदर फेरबदल उक्त अधिनियमाचे कलम २८(४) नुसार प्रसिद्ध करून, उक्त अधिनियमाचे कलम ३० पोट-कलम (१) चे तरतुदीनुसार उक्त प्रारूप विकास योजना शासनास दिनांक २ ऑगस्ट २०१७ रोजीचे पत्रान्वये मंजुरीसाठी सादर केलेली आहे ;

आणि ज्याअर्थी उक्त अधिनियमाचे कलम ३१ चे पोट-कलम (१) अन्वये योग्य ती चौकशी करून तसेच संचालक, नगररचना यांचेशी बृहन्मंबई प्रारूप विकास योजने संदर्भात सल्लामसलत करून एस व जी/दक्षिण, के/पूर्व प्रभागाच्या भागशः प्रस्तावाच्या संदर्भात अधिसूचना टी.पी.बी./४३१७/प्र.क्र.११८/२०१७/नवि-११, दिनांक ९ ऑक्टोबर २०१७ आणि अधिसूचना क्र. टीपीबी. ४३१७/७७८/प्र.क्र.२६७/२०१७/नवि-११, दिनांक ७ फेब्रुवारी २०१८ अन्वये शासनाने मंजुरी दिली आहे ;

आणि ज्याअर्थी संचालक, नगररचना यांनी त्यांचे दिनांक २१ फेब्रुवारी २०१८ चे पत्र क्र.१२२५ अन्वये बृहन्मंबई विकास योजना २०३४ च्या प्रस्तावानुषंगाने प्रारूप विकास आराखडा व प्रारूप विकास नियंत्रण व प्रोत्साहन नियमावली-२०३४ बाबतच्या फेरबदलांचा अहवाल शासनास सादर केला ;

१०७२ महाराष्ट्र शासन राजपत्र भाग एक—कोकण विभागीय पुरवणी, गुरुवार ते बुधवार, मे १७-२३, २०१८ / वैशाख २७-ज्येष्ठ २, शके १९४०

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम ३१ चे पोट-कलम (१) अन्वये योग्य ती चौकशी करून तसेच संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत करून शासनाने बृहन्मुंबईचे प्रारूप विकास योजनेस शासन अधिसूचना क्र. टीपीबी. ४३१७/६२९/प्र.क्र. ११८/२०१७/विनि/नवि-११, दिनांक ८ मे २०१८ अन्वये सदर अधिसूचनेसोबतचे परिशिष्ट-अ मध्ये दर्शविलेल्या सुधारणेसह मंजूरी दिली असून सदर मंजूरीतून वगळलेले सारभूत स्वरूपाचे फेरबदल (ई.पी.) “ परिशिष्ट-ब ” मध्ये नमूद केले असून सदर परिशिष्ट सोबत जोडले आहे.

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ३१, पोट-कलम (१) अन्वये प्राप्त अधिकार आणि त्या संदर्भातील सर्व शक्तीचा वापर करून शासनाने खालीलप्रमाणे निर्णय घेतला आहे :-

(१) (अ) सोबतचे परिशिष्ट-ब मध्ये नमूद केलेल्या सारभूत स्वरूपाचे प्रस्तावित फेरबदल (ई.पी.) संदर्भात सदर सूचना शासन राजपत्रात प्रसिद्ध झाल्यापासून ३० दिवसांचे आंत जनतेकडून हरकती/सूचना मागविण्यात येत आहेत.

(ब) वरील अनु क्र (अ) मध्ये नमूद केल्यानुसार विहित मुदतीत प्राप्त होणाऱ्या हरकती/सूचनांना सुनावणी देऊन पुढील उचित कार्यवाहीसाठी व शासनास अहवाल सादर करण्यासाठी, उपसंचालक, नगररचना, बृहन्मुंबई यांची उक्त अधिनियमाचे कलम ३१(२) अन्वये अधिकारी म्हणून नियुक्ती करण्यात येत आहे.

(२) वर नमूद केल्यानुसार परिशिष्ट-ब मध्ये सारभूत स्वरूपाचे प्रस्तावित फेरबदल (ई.पी.) विषयी शासन राजपत्रात सदर सूचना प्रसिद्ध झाल्याच्या दिनांकापासून एक महिन्याच्या विहित कालावधीत उप संचालक, नगररचना, बृहन्मुंबई, इन्सा हटमेंटस, ई-ब्लॉक, आझाद मैदान, महापालिका मार्ग, मुंबई ४०० ००१ यांचेकडे प्राप्त होणाऱ्या हरकती/सूचना विचारात घेण्यात येतील.

(३) सदर सूचनेच्या प्रतीसह परिशिष्ट-ब आणि साराभूत स्वरूपाचे प्रस्तावित फेरबदल (ई.पी.) दर्शविणारा नकाशा सर्वसाधारण जनतेच्या निरीक्षणासाठी सर्व कामकाजाच्या दिवशी कार्यालयीन वेळेत खालील कार्यालयात उपलब्ध राहिल :-

(i) प्रमुख अभियंता (विकास नियोजन), बृहन्मुंबई महानगरपालिका, महापालिका मार्ग, फोर्ट, मुंबई ४०० ००१.

(ii) उप संचालक, नगररचना, बृहन्मुंबई, इन्सा हटमेंटस, ई-ब्लॉक, आझाद मैदान, महापालिका मार्ग, मुंबई ४०० ००१.

सदर फेरबदलाची सूचना महाराष्ट्र शासनाच्या [www.maharashtra.gov.in](http://www.maharashtra.gov.in) (कायदे व नियम) या वेबसाईटवर प्रसिद्ध करण्यात आली आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

प्रदीप गोहिल,  
शासनाचे अवर सचिव.