

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/

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 subordinate 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 alottee 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 (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

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

7	s per SRDP Sanctioned as proposed u/s 30	s per SRDP Sanctioned as proposed u/s 30	s per SRDP Sanctioned as proposed u/s 30	oad being not Sanctioned as proposed u/s 30 deleted	nema theatre Refused to accord sanction, Proposal u/s 26 is icipal office reinstated	deleted and Refused to accord sanction, Proposal u/s 26 is reinstated with following changes: Designation of DOS2.6 is changed to DOS2.6+DSA3.5	as water body Sanctioned as proposed u/s 30	in place of Sanctioned as proposed u/s 30	in place of Sanctioned as proposed u/s 30	9 to 1610 & Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30
9	Road widening lines corrected as per SRDP	Road widening lines corrected as per SRDP	Road widening lines corrected as per SRDP	The additional arm of Coastal road being not part of the final alignment is now deleted	Along with designation of cinema (DSA3.2) reservation of municipal (RO1.3) is also shown	Designation of RG (DOS 2.6) deleted and Designation of Museum (DSA 3.5) shown	Colour of water body is shown as water body exists on site.	Traffic Island (TI) text shown in place of Playground	Traffic Island (TI) text shown in playground	CS numbers changed from 9999 to 1610 1611 as per revenue records.	Text of Agairy shown	Text of Church shown
v	Existing Road Widening	Existing Road Widening	Existing Road Widening	Proposed DP road (Coastal Arm)	DSA3.2 (Cinema Theatre)	DOS2.6 (Recreation Ground)	R zone	DOS1.4	DOS1.5	I	ı	1
4	IC 05	IC 05	IC 05	IC 04, IC 05 & IC 07	IC 08	IC 07	IC 04	IC 07	IC 07	IC 07, IC 08 & IC 10	IC 04	IC 02 & IC
۲	MA20	MA21	MA22	MA23	MA25	MA26	MA28	MA32	MA33	MA34	MA36	MA37
2	SM-A13	SM-A14	SM-A15	SM-A16	SM-A17	SM-A18	SM-A19	SM-A20	SM-A21	SM-A22	SM-A23	SM-A24
-	13	41	15	16	17	18	19	20	21	22	23	24

7	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30																
9	Text of Church shown	Text of Church shown	Text of Church shown	Text of Temple shown	Text of Agairy shown	Text of Agairy shown	Text of Agairy shown	Text of Mosque shown	Text of Church shown	Text of Church shown	Text of Parsi Well shown	Text of Agairy shown	Text of Church shown	C.S.No. changed from 1481 to CS no. 1491 as per revenue record	C.S.No. changed from 1838 & 1896 to CS no. 1898 & 1856 as per revenue record			
S																		
	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	ı	1
4	IC 05	IC 04	IC 04	IC 08	IC 07	IC 07	IC 07	IC 08	IC 07	IC 05	IC 10	IC 08	IC 07	IC 05	IC 05	IC 05	IC 11	IC 07
ဇ	MA38	MA39	MA40	MA41	MA42	MA43	MA44	MA45	MA46	MA47	MA48	MA49	MA50	MA51	MA52	MA53	MA54	MA55
7	SM-A25	SM-A26	SM-A27	SM-A28	SM-A29	SM-A30	SM-A31	SM-A32	SM-A33	SM-A34	SM-A35	SM-A36	SM-A37	SM-A38	SM-A39	SM-A40	SM-A41	SM-A42
1	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42

7	Sanctioned as proposed u/s 30	The designation of DR 1.5 (Municipal Refused to accord sanction, Proposal u/s 26 is nousing) is deleted and land included in R-reinstated Zone
9	Designation of Botanical Garden (DOS 2.8) Sanctioned as proposed u/s 30 shown	The designation of DR 1.5 (Municipal Refused to housing) is deleted and land included in R-reinstated Zone
w	43 SM-A43 MA56 IC 04 DOS1.5 (Garden/Park)	135 IC 11 DR1.5 (Municipal Housing)
4	IC 04	IC 11
8	MA56	
2	SM-A43	SM-A44
1	43	44

'B' War

1	7	e	4	5	9	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
П	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 Sanctioned as proposed u/s 30 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
9	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

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

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

7	Modification sanctioned by Government under Section 31(1) of the MR & TP Act 1966	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30
9	Modification proposed by the Planning Authority and submitted under Section 30 of MR & TP Act 1966	Text of pork market is now shown	Label of Jama Masjid is shown as per sanctioned heritage list."C" (Commercial Zone) label is repositioned on CS No.1038.	Drafting overlap is corrected and designation Sanctioned as proposed u/s 30 code is made visible.	Drafting overlap is corrected and designation Sanctioned as proposed u/s 30 code is made visible	Re-position of the code DPU3.2 to make the plot visible.	Road text of SRDP 1991 'Abdul Rehman Sanctioned as proposed u/s 30 Street' is added.
w	Proposals as per published plan under Section 26 of MR & TP Act 1966	RSA1.2 (Retail Market with Vending Zone)	C zone	ROS1.4 (Play Ground)	DH3.5 (Other Medical Facilities)	DPU3.2 (Police Chowky)	1
4	Sheet No.	IC10	IC10	IC13	IC13	IC13	IC10
3	Modifi- cation No.	MC1	MC2	MC3	MC4	MC5	MC6
7	Sanctioned Modifi- cation No.	SM-C01	SM-C02	SM-C03	SM-C04	SM-C05	SM-C06
1	Sr.	_	2	æ	4	5	9

2 9	Reoriented Road Label 'Mumba Devi Road' as Sanctioned as proposed u/s 30	per road alignment.	CS no. 440 is corrected as CS no. 4403 as per Sanctioned as proposed u/s 30		CS No. 3139 is made visible on DP sheet. Sanctioned as proposed u/s 30	CS no. Corrected as per revenue record as Sanctioned as proposed u/s 30	939_941.	ondary Designation of DE1.2 (Primary and Refused to accord sanction, Proposal u/s 26 is	Secondary School), is changed to RE3.1 reinstated	(Other education) Reservation.	The label of 'Francis Xavier Church' is shown Sanctioned as proposed u/s 30	as 'Church' on DP as it is included in	sanctioned heritage list.	The label of 'Mahavir Swami Temple' is Sanctioned as proposed u/s 30	shown as 'Temple' on DP as it is included in	sanctioned heritage list.	The label of 'Godji Swetambar Jain Derasar' Sanctioned as proposed u/s 30	is shown as Temple' on DP as it is included in	sanctioned heritage list.	The label of 'Swaminarayan Temple' is Sanctioned as proposed u/s 30	shown as 'Temple' on DP as it is included in	sanctioned heritage list.	The label of 'Shree Krishna Mandir Complex Sanctioned as proposed u/s 30	(Motta Mandir)' is shown as 'Temple' on DP	as it is included in sanctioned heritage list.	as it is included in sanctioned heritage list. The label of 'Shree Digambar Temple' is Sanctioned as proposed u/s 30					ded in sanctioned heritage list. of 'Shree Digambar Temple' is emple' on DP as it is included in heritage list. f 'Shree Ram Temple' is shown as DP as it is included in sanctioned	ded in sanctioned heritage list. of 'Shree Digambar Temple' is 'emple' on DP as it is included in teritage list. f 'Shree Ram Temple' is shown as DP as it is included in sanctioned	
w	1		440		K Zone	R Zone		DE1.2 (Primary & Secondary	School)		R Zone			R Zone			R Zone			R Zone			R Zone			R Zone	R Zone	R Zone	R Zone R Zone	R Zone R Zone	R Zone R Zone	R Zone R Zone	R Zone R Zone
4	IC10		IC10	7	ICI3	IC10		IC10	ઝ	IC13	IC10			IC13			IC13			IC13			IC13			IC13	IC13	IC13	IC13	IC13	IC13	IC13	IC13
3	MC7		MC8		MC9	MC10		MC15			MC22			MC23			MC24			MC25			MC26			MC27	MC27	MC27	MC27	MC27 MC28	MC27 MC28	MC27 MC28	MC27 MC28
2	SM-C07		SM-C08		SM-C09	SM-C10		SM-C11			SM-C12			SM-C13			SM-C14			SM-C15			SM-C16			SM-C17	SM-C17	SM-C17	SM-C17 SM-C18	SM-C17 SM-C18	SM-C17 SM-C18	SM-C17 SM-C18	SM-C17
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MC29	•		•	•
11011	IC13	R Zone	The label of Bhuleshwar Devalaya Complex'	Sanctioned as proposed u/s 30
			is shown as Temple' on DP as it is included in sanctioned heritage list.	•
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
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
MC32	IC10	R Zone	The label of 'Dadiseth Agiari' is shown as 'Agiary' on DP as it is included in sanctioned heritage list.	Sanctioned as proposed u/s 30
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
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
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
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
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
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	Sanctioned as proposed u/s 30
					Atash Behram' is shown as 'Agiary' on DP as	
					it is included in sanctioned heritage list.	
30	SM-C30	MC40	IC13	R Zone	The label of 'Suryanarayan Temple' is shown	Sanctioned as proposed u/s 30
					as 'Temple' on DP as it is included in	
					sanctioned heritage list.	
31	SM-C31	MC41	IC13	R Zone	The label of 'Jagdish Temple' is shown as	Sanctioned as proposed u/s 30
					'Temple' on DP as it is included in sanctioned	
					heritage list.	
32	SM-C32	MC42	IC13	C zone	The label of 'Jama Masjid' is shown as	Sanctioned as proposed u/s 30
					'Mosque' on DP as it is included in sanctioned	
					heritage list.	
33	SM-C33	MC43	IC13	R Zone	The label of 'Madhavbaug Complex (South)'	Sanctioned as proposed u/s 30
					is shown as Temple' on DP as it is included in	
					sanctioned heritage list.	
34	SM-C34	MC44	IC13	R Zone	The label of 'Laxminarayan Temple' is shown	Sanctioned as proposed u/s 30
					as 'Temple' on DP as it is included in	
					sanctioned heritage list.	
35	SM-C35	MC45	IC10	C zone	The label of 'Mumbadevi Temple' is shown as	Sanctioned as proposed u/s 30
					'Temple' on DP as it is included in sanctioned	
					heritage list.	
36	SM-C36	MC46	IC13	R Zone	The label of 'Suryanarayan Temple' is shown	Sanctioned as proposed u/s 30
					as 'Temple' on DP as it is included in	
					sanctioned heritage list.	
37	SM-C37	MC47	IC13	R Zone	The label of 'Vitthal Mandir' is shown as	Sanctioned as proposed u/s 30
					Temple' on DP as it is included in sanctioned	
					heritage list.	
38	SM-C38	224	IC 13	RE1.1 (Municipal School)	Reservation of RE 1.1 (Municipal School)is	Refused to accord sanction, Proposal u/s 26 is
					now changed to designation of DSA 2.5	reinstated
					(Welfare Centre)	

'D' Ward

under Section 26 of uthority and submitted under Section 30 R & TP Act 1966 g Road stretched Name of the Road is corrected from S.K. arc records. I (Post & Telegraph) The designation code of DPU 4.1 (Post & Telegraph) is corrected to DPU 4.2 (Telephone Exchange) for the said plot. of Walkway for Width of Walkway for Mahalaxmi Temple is corrected as 4.00 Mtrs. From 3.00 Mtrs. I (Sample Corrected as 4.00 Mtrs. From 3.00 Mtrs.) or No. Corrected from 3B/755 to 4/755 as per corrected. No. as 10/572 CS No. 10/572 is corrected as 1C/572 as per corrected. Collector records / SRDP 1991 for D ward cond is dereserved from the said plot. St. Teresa Church is shown as 'Church' The Adishwar Jain Temple is shown as 'Temple' Temple'. The Sethna's Agairy'.		7	e	4	r.	9	7
MB & TP Act 1966 MO. MR & TP Act 1966 MD3 IC 16 Existing Road stretched Name of the Road is corrected from S.K. marked as S.K.Barodawala Barodawala to M.N. Dahanukar Marg as per Marg MD5 IC 09 DPU 4.1 (Post & Telegraph) IC 16 Width of Walkway for Width of Walkway for Width of Walkway for Mahalaxmi Temple MD10 All CS boundaries not touching to Gap between existing road & CS boundary is corrected as 4.00 Mrs. From 3.00 Mrs. MD11 IC 16 CS no. 3B/755 - Malabar Hill CS no. 10/572 CIClector records / SRDP 1991 for D ward MD28 IC 09 DR 1.3 + DOS 2.6 Designation of DR 1.3 Government Staff Government Staff + Quarters + DOS2.6 Recreation Ground is Recreation Ground) MD58 IC 16 RAD16 RAD28 IC 16 RAD38 RAD40 All CS boundaries not touching to Gap between existing road & CS boundary is corrected. AMD50 CTS 1570 is not visible in IC Government Staff + Quarters + DOS2.6 Recreation Ground is Recreation Ground) AMD51 IC 09 RECreation Ground) AD52 IC 09 RAD40 RAD50 IC 10 R	Sa	inctioned	Modifi-	Choot	Proposals as per published	Modification proposed by the Planning	Modification sanctioned by Government
No. MR & TP Act 1966 of MR & TP Act 1966 MD3 IC 16 Existing Road stretched Name of the Road is corrected from S.K. MD5 IC 09 DPU 4.1 (Post & Telegraph) The designation code of DPU 4.1 (Post & Telegraph) MD6 IC 16 Width of Walkway for Width of Walkway for Mahalaxmi Temple is Abeats Width of Walkway for Width of Walkway for Mahalaxmi Temple is corrected as 4.00 Mtrs. From 3.00 Mtrs		Modifi-	cation	Sneet	plan under Section 26 of	Authority and submitted under Section 30	under Section 31(1) of the MR & TP Act
MD5 IC 16 Existing Road stretched Name of the Road is corrected from S.K. marked as S.K.Barodawala Barodawala to M.N. Dahanukar Marg as per Marg 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. MD6 IC 16 Width of Walkway for Width of Walkway for Mahalaxmi Temple corrected as 4.00 Mtrs. From 3.00 Mtrs. Mahalaxmi Temple is sheets existing roads corrected. MD11 IC 16 CS no. 3B/755 - Malabar Hill CS No. Corrected from 3B/755 to 4/755 as per revenue record. MD12 IC 12 CTS No. as 10/572 CS No. 10/572 is corrected as 1C/572 as per CTS 1570 is not appearing. Collector records / SRDP 1991 for D ward CTS 1570 is not visible in IC 13. MD28 IC 09 DR 1.3 + DOS 2.6 Designation of DR 1.3 Government Staff + Quarters + DOS.6 Recreation Ground is Recreation Ground) All Recreation Ground St. Teresa Church is shown as 'Hindu MD58 IC 16 Part plot R Zone & Part plot The Adishwar Jain Temple is shown as 'Hindu ROS 1.5 (Garden/Park) Temple'.	၁	ation No.	No.	2	MR & TP Act 1966	of MR & TP Act 1966	1966
Marg Mandaaxmi (Post & Telegraph) Machalaxmi (Temple Mahalaxmi (Temple Mahalaxmi (Temple Mahalaxmi (Temple) Corrected as 4.00 Mrs. From 3.00 Mrs. MD11 C 16 CS no. 3B/755 - Malabar Hill CS No. Corrected from 3B/755 to 4/755 as per revenue record. MD22 CTS No. as 10/772 CS No. 10/772 is corrected as 1C/72 as per revenue record. MD28 C 13 S No. as 10/772 CS No. 10/772 is corrected as 1C/72 as per revenue record. MD56 IC 13 R Zone Collector records / SRDP 1991 for D ward Collector records / SRDP 1991 for D ward		SM-D01	MD3	IC 16	Road	Name of the Road is corrected from S.K.	Sanctioned as proposed u/s 30
MD5 IC 09 DPU 4.1 (Post & Telegraph) The designation code of DPU 4.1 (Post & Telegraph) MD5 IC 09 DPU 4.1 (Post & Telegraph) The designation code of DPU 4.1 (Post & Telegraph) MD6 IC 16 Width of Walkway for Width of Walkway for Mahalaxmi Temple Corrected as 4.00 Mtrs. From 3.00 Mtrs. MD10 All CS boundaries not touching to sheep sexisting roads Corrected as 4.00 Mtrs. From 3.00 Mtrs. MD11 IC 16 CS no. 3B755 - Malabar Hill CS No. Corrected from 3B/755 to 4/755 as per revenue record. MD11 IC 16 CS no. 3B775 - Malabar Hill CS No. 10/572 is corrected as 1C/572 as per revenue record. MD11 IC 16 CS no. 3B/755 - Malabar Hill CS No. 10/572 is corrected as 1C/572 as per revenue record. MD2 IC 13 No. 769 is not appearing. Collector records / SRDP 1991 for D ward. AMD28 IC 09 DR 1.3 DOS 2.6 Designation of DR 1.3 Government Staff MD56 IC 13 R Zone R Zone The Adishwar Jain Temple is shown as Thindu dereserved from the said plot. MD58 IC 16 Part plot R Zone & Part plot The Adishwar Jain Temple is shown as Thindu Temple is shown as Yeairy. MD59					as	Barodawala to M.N. Dahanukar Marg as per	
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. MD6 IC 16 Width of Walkway for Width of Walkway for Mahalaxmi Temple is corrected as 4.00 Mtrs. From 3.00 Mtrs. Mahalaxmi Temple is corrected as 4.00 Mtrs. From 3.00 Mtrs. MD10 All CS boundaries not touching to Gap between existing road & CS boundary is corrected. MD11 IC 16 CS no. 3B/755 - Malabar Hill CS No. Corrected from 3B/755 to 4/755 as per revenue record. MD12 IC12 CTS No. 769 is not appearing. Collector records / SRDP 1991 for D ward CTS 1570 is not visible in IC Government Staff + Quarters + DOS2.6 Recreation Ground is Recreation Ground) MD56 IC 13 R Zone MD57 IC 09 R Zone MD58 IC 16 Part plot R Zone & Part plot The Talao Mandir is shown as 'Hindu ROS1 IC 16 R Zone MD59 IC 16 R Zone The Setima's Agairy'. The Setima's Agairy'.					Marg	ward records.	
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MD6 IC 16 Width of Walkway for Mahalaxmi Temple MD10 All CS boundaries not touching to Gap between existing road & CS boundary is sheets existing roads MD11 IC 16 CS no. 3B/755 - Malabar Hill CS No. Corrected from 3B/755 to 4/755 as per revenue record. MD12 IC 12 CTS No. 769 is not appearing. Collector records / SRDP 1991 for D ward CTS 1570 is not visible in IC CS No. 10/572 is corrected as 1C/572 as per CTS 1570 is not visible in IC CS No. 10/572 is corrected as 1C/572 as per CTS 1570 is not visible in IC CS No. 10/572 is corrected as 1C/572 as per CTS 1570 is not visible in IC CS No. 10/572 is corrected as 1C/572 as per CTS 1570 is not visible in IC CS No. 10/572 is corrected as 1C/572 as per CTS 1570 is not visible in IC CS No. 10/572 is corrected as 1C/572 as per CTS 1570 is not visible in IC CS No. 10/572 is corrected as 1C/572 as per CTS 1570 is not visible in IC CS No. 10/572 is corrected as 1C/572 as per CTS 1570 is not visible in IC CS No. 10/572 is corrected as 1C/572 as per CTS 1570 is not visible in IC CS No. 10/572 is corrected as 1C/572 as per CTS 1570 is not visible in IC CS No. 10/572 is corrected as 1C/572 as per CTS 1570 is not visible in IC CS No. 10/572 is corrected as 1C/572 as per CTS 1570 is not visible in IC CS No. 10/572 is corrected as 1C/572 as per Rose Rose 1.3							
MD10 All CS boundaries not touching to sheets existing roads as 4.00 Mtrs. From 3.00 Mtrs. Amblalaxmi Temple corrected as 4.00 Mtrs. From 3.00 Mtrs. Sheets existing roads corrected. MD11 IC 16 CS no. 3B/755 - Malabar Hill CS No. Corrected from 3B/755 to 4/755 as per revenue record. MD12 IC12 CTS No. 769 is not appearing. Collector records / SRDP 1991 for D ward CTS 1570 is not visible in IC (Government Staff + Quarters + DOS2.6 Recreation Ground is Recreation Ground) MD56 IC 13 R Zone Staff + Quarters + DOS2.6 Recreation Ground is Temple (Government Staff CTS) (Gov						(Telephone Exchange) for the said plot.	
MD10 All CS boundaries not touching to Gap between existing road & CS boundary is sheets existing roads MD11 IC 16 CS no. 3B/755 - Malabar Hill CS No. Corrected from 3B/755 to 4/755 as per revenue record. MD12 IC12 CTS No. 769 is not appearing. Collector records / SRDP 1991 for D ward CTS 1570 is not visible in IC 13. MD28 IC 09 DR 1.3 + DOS 2.6 Designation of DR 1.3 Government Staff + Quarters + DOS2.6 Recreation Ground is Recreation Ground) MD56 IC 13 R Zone Start plot R Zone & Part plot R Zone & Part plot R Zone Temple*. MD59 IC 16 R Zone The Staff P Corrected as 1C/572 as per revenue records / SRDP 1991 for D ward CTS 1570 is not visible in IC 13. Recreation Ground) dereserved from the said plot. The Adishwar Jain Temple is shown as 'Hindu Temple'. MD59 IC 16 R Zone The Park) Temple*.		SM-D03	MD6	IC 16	of Walkway	Width of Walkway for Mahalaxmi Temple is	Sanctioned as proposed u/s 30
MD10 All CS boundaries not touching to Gap between existing road & CS boundary is sheets existing roads MD11 IC 16 CS no. 3B/755 - Malabar Hill CS No. Corrected from 3B/755 to 4/755 as per revenue record. MD12 IC12 CTS No. 769 is not appearing. Collector records / SRDP 1991 for D ward CTS 1570 is not visible in IC 13. MD28 IC 09 DR 1.3 + DOS 2.6 Designation of DR 1.3 Government Staff + Quarters + DOS2.6 Recreation Ground is dereserved from the said plot. MD56 IC 13 R Zone Start plot R Zone & Part plot R The Adishwar Jain Temple is shown as 'Hindu HD58 IC 16 R Zone The Sethna's Agairy'. MD59 IC 16 R Zone The Sethna's Agairy is shown as 'Hindu The Sethna's Agairy'.					Mahalaxmi Temple	corrected as 4.00 Mtrs. From 3.00 Mtrs.	
http://district care and service to the content of		SM-D04	MD10	All	CS boundaries not touching to	Gap between existing road & CS boundary is	Sanctioned as proposed u/s 30
MD11 IC 16 CS no. 3B/755 - Malabar Hill CS No. Corrected from 3B/755 to 4/755 as per revenue record. MD12 IC12 CTS No. 769 is not appearing. Collector records / SRDP 1991 for D ward CTS 1570 is not visible in IC 13. MD28 IC 09 DR 1.3 + DOS 2.6 Designation of DR 1.3 Government Staff (Government Staff + Quarters + DOS2.6 Recreation Ground is Recreation Ground) MD56 IC 13 R Zone Start plot R Zone & Part plot R Zone & Part plot R Zone Adishwar Jain Temple is shown as 'Hindu ROS9 IC 16 R Zone The Staff Temple' MD58 IC 16 R Zone Temple' MD59 IC 16 R Zone Tevenue record. CS No. 10/572 is corrected as 1C/572 as per revenue record. Collector records / SRDP 1991 for D ward Collector reco				sheets	existing roads	corrected.	
MD12 IC12 CTS No. as 10/572 CS No. 10/572 is corrected as 1C/572 as per CTS 1570 is not visible in IC IC13 CTS 1570 is not visible in IC I3. MD28 IC 09 DR 1.3 + DOS 2.6 Designation of DR 1.3 Government Staff (Government Staff + Quarters + DOS2.6 Recreation Ground is Recreation Ground) MD56 IC 13 R Zone MD57 IC 09 R Zone MD58 IC 16 Part plot R Zone & Part plot ROS 1.5 (Garden / Park) The Adishwar Jain Temple is shown as 'Hindu Temple'. The Sethna's Agairy'.		SM-D05	MD11	IC 16	CS no. 3B/755 - Malabar Hill	CS No. Corrected from 3B/755 to 4/755 as	Sanctioned as proposed u/s 30
MD12 IC12 CTS No. 769 is not appearing. CTS 1570 is not visible in IC MD28 IC 09 DR 1.3 + DOS 2.6 Designation of DR 1.3 Government Staff + Quarters + DOS2.6 Recreation Ground is Recreation Ground) MD56 IC 13 R Zone MD57 IC 09 R Zone MD58 IC 16 Part plot R Zone & Part plot ROS 1.5 (Garden / Park) MD59 IC 16 R Zone The Sethna's Agairy is shown as 'Hindu Temple'. The Sethna's Agairy'.						per revenue record.	
IC13 CTS 1570 is not visible in IC IMD28 IC 09 DR 1.3 + DOS 2.6 Designation of DR 1.3 Government Staff + Quarters + DOS2.6 Recreation Ground is Recreation Ground) MD56 IC 13 R Zone MD57 IC 09 R Zone MD58 IC 16 Part plot R Zone & Part plot ROS 1.5 (Garden / Park) MD59 IC 16 R Zone MD59 IC 16 R Zone The Sethna's Agairy is shown as 'Hindu Temple'. The Sethna's Agairy is shown as 'Agairy'.		SM-D06	MD12	IC12	No. as	CS No. 10/572 is corrected as 1C/572 as per	Sanctioned as proposed u/s 30
MD28 IC 09 DR 1.3 + DOS 2.6 Designation of DR 1.3 Government Staff (Government Staff + Quarters + DOS2.6 Recreation Ground is Recreation Ground) MD56 IC 13 R Zone MD57 IC 09 R Zone MD58 IC 16 Part plot R Zone & Part plot ROS 1.5 (Garden / Park) MD59 IC 16 R Zone The Adishwar Jain Temple is shown as 'Hindu Temple' Temple' Temple' Temple' Temple' Temple' The Adishwar Jain Temple is shown as 'Hindu Temple is shown as 'Hindu Temple' The Adishwar Jain Temple is shown as 'Hindu Temple' Temple' ROS 1.5 (Garden / Park) Temple' The Sethna's Agairy is shown as 'Agairy'.				IC13	CTS No. 769 is not appearing.	Collector records / SRDP 1991 for D ward	
MD28 IC 09 DR 1.3 + DOS 2.6 Designation of DR 1.3 Government Staff A Quarters + DOS2.6 Recreation Ground is dereserved from the said plot. MD56 IC 13 R Zone St. Teresa Church is shown as 'Church' MD57 IC 09 R Zone The Adishwar Jain Temple is shown as 'Hindu MD58 IC 16 Part plot R Zone & Part plot The Talao Mandir is shown as 'Hindu ROS 1.5 (Garden / Park) Temple' MD59 IC 16 R Zone The Sethna's Agairy is shown as 'Agairy'.					CTS 1570 is not visible in IC		
MD28 IC 09 DR 1.3 + DOS 2.6 Designation of DR 1.3 Government Staff + Quarters + DOS2.6 Recreation Ground is Recreation Ground is Recreation Ground is Recreation Ground MD56 IC 13 R Zone St. Teresa Church is shown as 'Church' MD57 IC 09 R Zone The Adishwar Jain Temple is shown as 'Tindu MD58 IC 16 Part plot R Zone & Part plot The Talao Mandir is shown as 'Hindu ROS 1.5 (Garden / Park) Temple' MD59 IC 16 R Zone The Sethna's Agairy is shown as 'Agairy'					13.		
MD56 IC 13 R Zone Staff + Quarters + DOS2.6 Recreation Ground is dereserved from the said plot. MD57 IC 09 R Zone The Adishwar Jain Temple is shown as Hindu ROS 1.5 (Garden / Park) Temple'. MD59 IC 16 R Zone The Standary is shown as 'Hindu Temple'. The Sethna's Agairy is shown as 'Agairy'.		SM-D07	MD28	IC 06	1.3 + DOS	Designation of DR 1.3 Government Staff	
MD56IC 13R ZoneSt. Teresa Church is shown as 'Church'MD57IC 09R ZoneThe Adishwar Jain Temple is shown as 'Temple'MD58IC 16Part plot R Zone & Part plotThe Talao Mandir is shown as 'HinduROS 1.5 (Garden / Park)Temple'Temple'MD59IC 16R ZoneThe Sethna's Agairy is shown as 'Agairy'.					Staff	Quarters + DOS2.6 Recreation Ground is	changes: - Only DR 1.3 Government Staff
MD56IC 13R ZoneSt. Teresa Church is shown as 'Church'MD57IC 09R ZoneThe Adishwar Jain Temple is shown as 'Temple'MD58IC 16Part plot R Zone & Part plot The Talao Mandir is shown as 'HinduMD59IC 16R ZoneROS 1.5 (Garden / Park)The Sethna's Agairy is shown as 'Agairy'.					Recreation Ground)	dereserved from the said plot.	Quarters is deleted and DOS 2.6 is retained.
MD57IC 09R ZoneThe Adishwar Jain Temple is shown as Temple'MD58IC 16Part plot R Zone & Part plot ROS 1.5 (Garden / Park)Temple' Temple'MD59IC 16R Zone		SM-D08	MD56	IC 13	R Zone	St. Teresa Church is shown as 'Church'	Sanctioned as proposed u/s 30
MD58 IC 16 Part plot R Zone & Part plot The Talao Mandir is shown as 'Hindu ROS 1.5 (Garden / Park) Temple'. MD59 IC 16 R Zone Temple'. The Sethna's Agairy is shown as 'Agairy'.		SM-D09	MD57	IC 09	R Zone		Sanctioned as proposed u/s 30
MD58 IC 16 Part plot R Zone & Part plot The Talao Mandir is shown as 'Hindu ROS 1.5 (Garden / Park) Temple'. MD59 IC 16 R Zone The Sethna's Agairy is shown as 'Agairy'.						'Temple'	
MD59 IC 16 R Zone The Sethna's Agairy is shown as 'Agairy'.		SM-D10	MD58	IC 16	Part plot R Zone & Part plot	Mandir is shown as	Sanctioned as proposed u/s 30
MD59 IC 16 R Zone The Sethna's Agairy is shown as 'Agairy'.					ROS 1.5 (Garden / Park)	Temple'.	
		SM-D11	MD59	IC 16	R Zone	The Sethna's Agairy is shown as 'Agairy'.	Sanctioned as proposed u/s 30

1	7	3	4	ĸ	9	7
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	WD63	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	99QW	IC 13	R Zone	The Emmanuel Church is shown as 'Church'.	Sanctioned as proposed u/s 30
19	SM-D19	<i>L</i> 90W	IC 13	R Zone	The Pitale Maruti is shown as Temple'.	Sanctioned as proposed u/s 30
20	SM-D20	WD68	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 Evrard 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

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	Modifi- Sheet F		Proposals as plan under	roposals as per published plan under Section 26 of	Modification proposed by the Planning Authority and submitted under Section 30	Modification sanctioned by Government under Section 31(1) of the MR & TP Act
o. No.	No.		MR & T	MR & TP Act 1966	of MR & TP Act 1966	1966
SM-E01 ME 02 IC 17 ROS1.4 + (Playground Municipal Primary School)	IC 17		ROS1.4 + (Municipal Prin	Playground + nary School)	(+) sign removed from Play Ground (ROS1.4)	Sanctioned as proposed u/s 30
SM-E02 ME 07 IC 16 R zone	IC 16		R zone		CS number and boundary corrected	Sanctioned as proposed u/s 30
SM-E03 ME 30 IC 17 DE2.1 (College)	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
SM-E04 ME 37 IC 16 DPU2.1 (Fuel Station)	IC 16			ion)	Designation of petrol pump changed to reservation of petrol pump (RPU2.1)	Refused to accord sanction, Proposal u/s 26 is reinstated
SM-E05 ME 48 IC 17 DE1.2 (Primary & Secondary School)	IC 17		DE1.2 (Primary & School)	Secondary	ST. Peter church is now shown as "Church"	Sanctioned as proposed u/s 30
SM-E06 ME 49 IC 17 R Zone	IC 17		R Zone		Text of Jain temple is now shown as "Temple"	Sanctioned as proposed u/s 30
SM-E07 ME 50 IC 16 R Zone	IC 16		R Zone		Text of Christ church is now shown as "Church"	Sanctioned as proposed u/s 30
SM-E08 ME 51 IC 17 DE1.2 (Primary & 5 School)	IC 17 DE1.2 (Primary & School)	DE1.2 (Primary & School)	DE1.2 (Primary & School)	Secondary	Text of Gloria church is now shown as "Church"	Sanctioned as proposed u/s 30
SM-E09 33 IC 17 DAM (designated Plot)	IC 17 DAM Plot)	DAM Plot)		amenity	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
SM-E10 98 IC 17 ROS 1.4 (Playground)	IC 17		ROS 1.4 (Playgrour	(þı	Reservation of ROS1.4 (Playground) deleted	Refused to accord sanction, Proposal u/s 26 is reinstated
SM-E11 104 IC 17 RE1.1 (Municipal Primary School) + RR1.1 (Municipal Staff Quarters)	IC 17		RE1.1 (Municipa School) + RR1.1 Staff Quarters)	l Primary (Municipal	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		(Municipal	Primary P. C.	proposed reservation
		_		School)	+	KOS1.4	KEI.1(Mumcipal Primary School) and reinstated
				(Playground)	(pun		ROS1.4 (Playground)
13	SM-E13	126	IC 16	RH1.2 (Hospital)	Hospital)		To delete the reservation of RH1.2 (Hospital) Refused to accord sanction, Proposal u/s 26 is
		_					from the plot and to reserve the land for reinstated
							RR2.1 (Resettlement Rehabilitation)
14	SM-E14	137	IC 16		ROS1.5 (Garden/Park)		Reservation of ROS1.5 (garden/park) is Refused to accord sanction, Proposal u/s 26 is
		_					deleted and to reserved for RSA2.1 reinstated
							(Multipurpose Community Centre)
15	SM-E15	138	IC 16	RR1.1	(Municipal	Staff	Reservation of RR1.1 (Municipal Staff Refused to accord sanction, Proposal u/s 26 is
				Quarters)			Quarters) is deleted and shown the plot in R reinstated
		_					zone
16	SM-E16	139	IC 17		I zone & DMS 4.3 (Sewage	(Sewage	Reservation of RSA4.8 (Cemetery) is shown Refused to accord sanction, Proposal u/s 26 is
				Pumping	Pumping Station)		and I zone is deleted reinstated
17	SM-E17	140	IC 13		ROS1.5 (Garden/Park)		Reservation of ROS1.5 (Garden) is deleted Refused to accord sanction, Proposal u/s 26 is
		_					and reservation of RE2.1 (Higher Education) reinstated
		_					is shown
18	SM-E18	145	IC 13		DR1.5 (Municipal Housing)	(guisi	Designation of DR 1.5 (Municipal Housing) is Refused to accord sanction, Proposal u/s 26 is
		_					deleted and reservation of ROS1.4 reinstated
		_					(Playground) shown
19	SM-E19	146	IC 16		DOS1.4 (Playground)		Designation of DOS1.4 (Playground) is Refused to accord sanction, Proposal u/s 26 is
		_					deleted and reservation of ROS1.4 reinstated
							(Playground) is shown.

'FN' Ward

7	Modification sanctioned by Government	under Section 31(1) of the MR & TP Act	1900	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30		Sanctioned as proposed u/s 30		Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30		Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30		Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30		Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30		Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30		Sanctioned as proposed u/s 30	
9	Modification proposed by the Planning	Authority and submitted under Section 30	01 WIK & 1F ACT 1900	NA code is shown	The text of "Chunabhatti Railway Station" is	shown	The division name is deleted as it overlapping	on other division area	Legend is shifted to side.	Legend is shifted to side.	Label of Sion Koliwada is slightly shifted.	The ward boundary of 'L' ward is corrected as	per the CTS records.	Colour of DAM and RAM is corrected	Colour of DMS 1.3 (Municipal Facilities) is	corrected.	Colour of DAM and RAM is corrected	Colour of DAM and RAM is corrected	The text of "Central Railway Harbour Branch	Line" is shown.	Road text "Sohrab Palamkot Road" is shown.	The text of "Rafi Ahmad Kidwai Marg" is	shown	The text of "East Island Freeway" is shown.	The text of "Central Railway Harbour branch	line" is shown.	The text of "Central Railway Harbour branch	line" is shown.
ĸ	Proposals as per published	plan under Section 26 of	MK & 1F ACT 1960	1					-			-			DMS1.3 (Municipal Facilities)		-	-			-				1		-	
4	Sheet	No.		IC-32	IC-32		IC-27		IC-30	IC-30	IC-30	IC-32		IC-22	IC-25		IC-25	IC-28	IC-24		IC-24	IC-27		IC-27	IC-27		IC-32	
3	Modifi-	cation	No.	FN 01	FN 02		FN 03		FN 04	FN 05	FN 06	FN 07		FN 08	FN 09		FN 10	FN 11	FN 12		FN 13	FN 14		FN 15	FN 16		FN 17	
7	Sanctioned	Modifi-	cation No.	SM-FN01	SM-FN02		SM-FN03		SM-FN04	SM-FN05	SM-FN06	SM-FN07		SM-FN08	SM-FN09		SM-FN10	SM-FN11	SM-FN12		SM-FN13	SM-FN14		SM-FN15	SM-FN16		SM-FN17	
1	Sr.	No.		-	2		3		4	S	9	7		∞	6		10	11	12		13	14		15	16		17	

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

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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 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	IC28	ROS 2.7 (Green Belt)	ROS 2.7 (Green Belt) only under HT line. Remaining ROS 2.7 (Green Belt) is shown	Sanctioned as proposed u/s 30
		FN 56	JC25		ROS 1.5 (Garden / Park)	
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
4	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 SM-FN48	FN 77 FN 78	IC27 IC27	DOS1.5 (Garden / Park) DOS1.5 (Garden / Park)	Legend of Traffic Island is shown as TI Legend of Traffic Island is shown as TI	Sanctioned as proposed u/s 30 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 SM-FN51	FN 80 FN 81	IC29 IC30	DOS1.5 (Garden / Park) DOS1.5 (Garden / Park)	Legend of Traffic Island is shown as TI Legend of Traffic Island is shown as TI	Sanctioned as proposed u/s 30 Sanctioned as proposed u/s 30
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7	Sanctioned as proposed u/s 30	Designation of DOS1.4 (Play Ground) deleted Refused to accord sanction, Proposal u/s 26 is	reinstated
9	Legend of Traffic Island is shown as TI	Designation of DOS1.4 (Play Ground) deleted	and existing road shown
S	52 SM-FN52 FN 82 IC28 ROS1.5 (Garden / Park)	IC29 DOS1.4 (Play Ground)	
4	IC28	IC29	
3	FN 82	162	
2	SM-FN52	53 SM-FN53	
1	52	53	

'FS' Ward

7	Modification sanctioned by Government under Section 31(1) of the MR & TP Act 1966	Sanctioned as proposed u/s 30 (bt)	ed Sanctioned as proposed u/s 30	ite Sanctioned as proposed u/s 30	ed Sanctioned as proposed u/s 30 is	NS Refused to accord sanction, Proposal u/s 26 is circles reinstated
9	Modification proposed by the Planning Authority and submitted under Section 30 of MR & TP Act 1966	Amenity plot is now shown as Designated DR 1.5 (pt) (Municipal Housing) + DR 1.1 (pt) (Municipal Staff Qtr.)	IC-21 13.40 m (Partly) & 18.30 M Incorrect width Text i.e. 13.40 m is removed wide Proposed RL and retained width 18.30m	High tension line corrected as per existing site condition.	Incorrect width Text i.e. 18.30 m is removed and retained width 9.10 m and existing road is deleted.	Ground Adjacent DOS 2.6 (Recreation Ground), ROS ROS 1.5 (Garden/park) is changed to RPU 5.2 DH1.1((Electricity Transmission & Distribution Health Facilities)
w	Proposals as per published plan under Section 26 of MR & TP Act 1966	DR 1 + D	13.40 m (Partly) & 18.30 M wide Proposed RL			DOS 2.6 (Recreation designation), 1.5(Garden/Park), Municipal Dispensary / Post) Partly
4	Sheet No.	IC-21	IC-21	IC 21	IC 19	IC 19
3	Modifi- cation No.	FS01	FS03	FS05	FS09,	FS10, FS 19
2	Sanctioned Modifi- cation No.	SM-FS01	SM-FS02	SM-FS03	SM-FS04	SM-FS05
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9	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
L	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
∞	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
6	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

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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	DR1.1 (Municipal Staff quarters) Designation	The plot is designated as DR 1.1(Municipal Staff Qurs.) + 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

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SM-FS23		FS78	IC-17,	As shown on plan	Two New zones as Port Operational zone and	Refused to accord sanction, Proposal u/s 26 is
			IC-19		Water front Development zone are proposed	reinstated
			& IC-		as per the plans submitted by MBPT.	
			21		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	
					Mazagaon Dock is shown as "Port operational	
					zone" and being the sensitive area, the	
					reservations are deleted which are proposed in	
					the RDDP 2034.	
SM-FS24		FS85	IC-24	DSA 4.1 (Hindu traditional/	DSA 4.1 (Hindu Traditional/ Electric	Sanctioned as proposed u/s 30
				Electrical Cemetery)	Cemetery) is changed to DSA 4.5 (
					Composite Cemetery)	
SM-FS25		FS90	IC-24	ROS1.5(Garden/Park)	Label of 'Mosque' is Shown.	Sanctioned as proposed u/s 30
				reservation		
SM-FS26		FS91	IC-24		Label of 'Church' is Shown.	Sanctioned as proposed u/s 30
SM-FS27		FS92	IC-24	ROS1.5(Garden/Park)	Label of 'Mosque' is Shown.	Sanctioned as proposed u/s 30
				reservation		
SM-FS28		32	IC-21	NIL	12.20 m wide DP road is proposed	Sanctioned as proposed u/s 30
SM-FS29		99	IC-21	ROS 1.4(Play Ground)	ROS 1.4 (Play Ground) is retained	Sanctioned as proposed u/s 30
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'GN' Ward

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	Sanctioned	Modifi-		Proposals as per published	Modification proposed by the Planning	Modification sanctioned by Government
Z. Z.	Modifi-	cation	Sheet	plan under Section 26 of	Authority and submitted under Section 30	under Section 31(1) of the MR & TP Act
Š	cation No.	No.		MR & TP Act 1966	of MR & TP Act 1966	1966
1	SM-GN01	MGN1	IC-29	DR1.4 +	Code DT 1.4 (BEST bus Facility) + is	Sanctioned as proposed u/s 30
				(BEST Staff Quarters)	shown Instead of DR1.4 (BEST Staff	
					Quarters)+	
2	SM-GN02	MGN2	IC-29	DPU1.1(PT)	DPU1.1 (Fire Station/Command Centre) is	Sanctioned as proposed u/s 30
				(Fire Station/Command	shown instead of DPU1.1 (PT) (Fire	
				Centre)	Station/Command Centre)	
3	SM-GN03	MGN3	IC-29	Existing Road with Property	Property Line is corrected and merged in to	Sanctioned as proposed u/s 30
				Line	existing layer	
4	SM-GN04	MGN5	IC 26	DR1.3(Government Staff	Designation Code DE3.1 (Other Education)	Sanctioned as proposed u/s 30
				Quarters) & DE2.1 (College)	is shown instead of DE2.1 (College)	
5	SM-GN05	WGN6	IC-27,	Natural Water Resources,	Water body represented in one single colour	Sanctioned as proposed u/s 30
			IC 29,	Mahim Sea	as per D.P.Sheet legend.	
			IC 31			
9	SM-GN06	MGN7	IC-	/ DAM	As the colour of DAM & RAM is printed	Sanctioned as proposed u/s 30
			31	RAM	same as social Amenity in RDDP 34 legend,	
					colour of DAM & RAM is corrected as per	
					that of shown on DP sheet legend.	
7	SM-GN07	WGN8	IC 29	Beach DOS1.3(Beach)	Colour of DP boundary is corrected to dark	Sanctioned as proposed u/s 30
					blue colour	
∞	SM-GN08	MGN10	IC-24	RSA6.3 (Public Convenience)	Colour of Reservation RSA6.3 (Public	Sanctioned as proposed u/s 30
					Convenience) is shown as per legend	
6	SM-GN09	MGN11	IC-32	No Name	Road Name of LALBAHADUR SHASTRI	Sanctioned as proposed u/s 30
					MARG' shown as per SRDP 1991.	
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

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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	7	3	4	S		9	7
22	SM-GN22	MGN34 12 95	IC-27	RE1.1 (Municipal School	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 (Prin Secondary Scl CHURCH	Primary and School) +	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 Market)+ DR1.1(Mu Staff Quarters	Retail 1(Municipal	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 Bunglow & RO	& 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 Resettlemen	ehabilitation & 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 Resettlemen	ehabilitation & 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 Resettlemen	ehabilitation & 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 Resettlemen	ehabilitation & 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

	is											
7	Refused to accord sanction, Proposal u/s 26	reinstated		Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30			
9	2(5) On FP No.681 reservation is changed Refused to accord sanction, Proposal u/s 26 is	and shown as RR2.1 (Rehabilitation & reinstated	Resettlement)	Label of temple is shown	Label of temple is shown	Label of Gurudwara is shown	Label of temple is shown on FP NO 208	Label of temple is shown	Label of Dargah is shown	Label of Dargah is shown	Label of Jamatkhana is shown	Label of Church is shown
S	(Rehabilitation &	Resettlement)		623	851	42	211	096	1083	1080	MGN63 IC 29 990, 988, 989	621
4	IC 29			IC 29	IC 24	IC 27	IC 27				IC 29	IC 29
3	MGN51	(2/5)		MGN56	MGN57	MGN58	MGN59	MGN60	MGN61	MGN62	WGN63	MGN64
2	SM-GN30 MGN51 IC 29 RR2.1			SM-GN31	SM-GN32	SM-GN33	SM-GN34	SM-GN35 MGN60 IC 29	SM-GN36 MGN61 IC 29	SM-GN37 MGN62 IC 29	SM-GN38	SM-GN39 MGN64
П	30			31	32	33	34	35	36	37	38	39

'GS' Ward

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

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

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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

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28	SM-GS28	MGS72	IC 18	Text Labelled as Haji Ali	Haji Ali Complex is in sanctioned heritage	Sanctioned as proposed u/s 30
				Mosque	list hence it is shown as 'Dargah' in RDDP2034	
29	SM-GS29	MGS73	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	MGS74	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	MGS75	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	MGS76	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	MGS77	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	MGS78	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	MGS79	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	MGS80	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	MGS81	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

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7	Sanctioned as proposed u/s 30		
9	Shri Prabhadevi Mandir Complex, is in S	sanctioned heritage list hence it is shown as	'Temple' in RDDP2034
w	IC23 R Zone		
4	IC23		
3	MGS82		
2	38 SM-GS38		

'HE' Ward

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Sar	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
S	SM-HE01	MHE2	60SM	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
0 1	SM-HE02	MHE5	8M 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
	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
	SM-HE04	WHE8	WS10	Nil	CTS No. 5610C is shown as per Revenue Record.	Sanctioned as proposed u/s 30
	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
	SM-HE06	MHE10	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
	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

8 SM-HE08 MHE20 WS 1830 mt. wide D.P. Road existing road. 9 SM-HE09 MHE21 WS 12.45 mt. D.P. Road width is reduced to Refused to accord sanction, Proposal us 26 is serving road. 10 SM-HE10 MHE28 WS10 9.15 mt. to be Widened road a connecting to the reinstated widened road a connecting to the reinstated connecting to the widened road or 18.30 mt. to be widened road or 18.30 mt. to be widened road is deleted & 12.20 mt. to be widened road is deleted & 12.20 mt. to be widened road is deleted & 12.20 mt. to be widened road is deleted & 12.20 mt. to be widened road is deleted & 12.20 mt. to be widened road is deleted & 12.20 mt. to be widened road is deleted & 12.20 mt. to be widened road is deleted & 12.20 mt. to be widened road is deleted & 12.20 mt. to be widened road is deleted & 12.20 mt. to be widened road is deleted & 12.20 mt. to be widened road is deleted & 12.20 mt. to be widened road is deleted & 12.20 mt. to be widened road is deleted & 12.20 mt. to be widened road is deleted & 12.20 mt. ob widened road is deleted on 0753 is deleted & 12.20 mt. ob 0753 is deleted when CTS No. 4949! & reinstated a proposed us 20 is Control Melania WS (ROS L.S) GardenPark) no CTS No. 4949! & reinstated a proposed us 20 is Control Melania of ROS I.S (Control Melania) and CTS No. 4949! & reinstated a proposed us 20 is Control Melania of ROS I.S (Control Melania) and CTS No. 7280 with the proposal us 20 is CandenPark is changed to reservation of ROS I.S (Control Melania) and CTS No. 7280 GardenPark is changed to reservation of ROS I.S (Control Melania) and CTS No. 7280 GardenPark is changed to reservation of ROS I.S (Control Melania) and CTS No. 7280 GardenPark is c	1	2	3	4	w	9	7
SM-HE09 MHE25 WS 27.45 mtr. D.P. Road & 27.45 mtr. D.P. Road width is reduced to the widehed road 18.30 mtr. D.P. Road connecting to the widehed road 18.30 mtr. De widehed road 18.30 mtr. De widehed road 18.30 mtr. De widehed road 19.15 mtr. & 12.20 mtr. wide Widehing of 9.15 mtr. D.P. Road on CTS No. 6538, 6539, 6540, 6603 of village Kolekalyan is deleted & 12.20 mtr. to be widehed road SM-HE11 MHE31 WS10 9.15 mtr. to be widehed road SM-HE12 MHE33 WS Existing road Existing road Widehing of 9.15 mtr. road on CTS No. 6852 10 6753 is deleted. SM-HE13 WHE33 WS Existing road Widehing of 9.15 mtr. road on CTS No. 6852 10 6753 is deleted. SM-HE14 MHE34 WS (ROS 1.5) Garden/Park is hown to the existing road between CTS No. 1639 A of village Kolekalyan. SM-HE14 MHE38 WS (RR 1.7) Govt. Housing Reservation of RO2 1.6 Govt. Office.) is added to the reservation of RRU 3.2) Roice Chowky is Police Chowky Carden/Park is changed to reservation of RPU 3.2) Police Chowky Carden/Park is changed to reservation of RPU 3.2) Police Chowky. Carden/Park is changed to reservation of RPU 3.2) Police Chowky. Carden/Park is changed to reservation of RPU 3.2) Police Chowky. Carden/Park is changed to reservation of RPU 3.2) Police Chowky. Carden/Park is changed to reservation of RPU 3.2) Police Chowky. Carden/Park is changed to reservation of RPU 3.2) Police Chowky. Carden/Park is changed to reservation of RPU 3.2) Police Chowky. Carden/Park is changed to reservation of RPU 3.2) Police Chowky. Carden/Park is changed to reservation of RPU 3.2) Police Chowky. Carden/Park is changed to reservation of RPU 3.2) Police Chowky. Carden/Park is changed to reservation of RPU 3.2) Police Chowky. Carden/Park is changed to reservation of RPU 3.2) Police Chowky. Carden/Park is changed to reservation of RPU 3.2) Police Chowky. Carden/Park is changed to reservation of RPU 3.2) Police Chowky. Carden/Park is changed to reservation of RPU 3.2) Police Chow	∞	SM-HE08	MHE20	MS	18.30 mt. wide D.P. Road		Sanctioned as proposed u/s 30
SM-HE09 MHE25 WS 27.45 mt. D.P. Road & 27.45 mt. D.P. Road width is reduced to the mt. to be Widened road 18.30 mt. D.P. Road, connecting to the widened road in to be widened road. SM-HE10 MHE28 WS10 9.15 mt. & 12.20 mt. wide widened road in to be widened road. 6538, 6539, 6540, 6603 of village Kolekalyan is deleted & 12.20 mt. to be widened road is shown to the existing road. SM-HE11 MHE31 WS10 9.15 mt. to be widened road widened road is shown to the existing road. Widening of 9.15 mt. road on CTS No. 6852 to 6738, 6539, 6540, 6603 of village Kolekalyan is deleted. SM-HE11 MHE31 WS10 9.15 mt. to be widened road widening of 9.15 mt. road on CTS No. 6852 to 6753 is deleted. SM-HE12 MHE33 WS Existing road widened road is shown to the existing road between CTS No. 4949/1 & 4945 village Kolekalyan. SM-HE13 MHE33 WS (ROS 1.5) Garden/Park Reservation of ROS 1.5) Garden/Park is deleted. SM-HE14 MHE38 WS (RR 1.7) Govt. Housing Reservation of ROS 1.5 Garden/Park is deleted. SM-HE14 MHE39 WS10 Reservation of RPU 3.2 Reservation of ROJ 1.6 Govt. Office.) is added to the reservation of ROJ 1.6 Govt. Office.) is added to the reservation of ROJ 1.6 Govt. Housing to the reservation of ROJ 1.6 Govt. Housing to the reservation of ROJ 1.6 Govt. Housing to the reservation of R				90		existing road.	
18.30 mtr. to be Widened road 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. be widened road connecting to BKC is reduced to 18.30 mtr. to be widened road connecting to BKC is reduced to 18.30 mtr. to be widened road connecting to BKC is reduced to 18.30 mtr. to be widened road is shown to the existing road is shown to the existing road on CTS No. 6852 and 19.15 mtr. to be widened road is shown to the existing road on CTS No. 6852 and 19.15 mtr. to be widened road is shown to the existing road on CTS No. 6852 and 19.15 mtr. to be widened road is shown to the existing road on CTS No. 6852 and 19.15 mtr. to be widened road is shown to the existing road on CTS No. 6852 and 19.15 mtr. to be widened road is shown to the existing road between CTS No. 4949/1 & 4945 village Kolekalyan. SM-HE13	6	SM-HE09	MHE25	MS	27.45 mtr. D.P. Road & 27.45	27.45 mtr. D.P. Road width is reduced to	Refused to accord sanction, Proposal u/s 26 is
SM-HE10 MHE28 WS10 9.15 mtr. & 12.20 mtr. wide Widening of 9.15 mtr. DP. Road on CTS No. 5538, 6539, 6540, 6603 of village Kolekalyan is deleted & 12.20 mtr. to be widened road is shown to the existing road. SM-HE11 MHE31 WS10 9.15 mtr. to be widened road widening of 9.15 mtr. road on CTS No. 6822 to 6738 is deleted. SM-HE12 MHE33 WS Existing road Widening of 9.15 mtr. road on CTS No. 6822 to 6733 is deleted. SM-HE13 MHE37 WS (ROS 1.5) Garden/Park Reservation of (ROS 1.5) Garden/Park is deleted from CTS No. 5589A of village Kolekalyan. SM-HE14 MHE38 WS (RR 1.7) Govt. Housing Reservation of RR1.7 (Govt. Housing) SM-HE15 MHE39 WS10 Reservation of (RPU 3.2) Reservation of RR1.7 (Govt. Housing) SM-HE15 MHE39 WS10 Reservation of (RPU 3.2) Reservation of RR1.7 (Govt. Housing)				90	mtr. to be Widened road	18.30 mtr. D.P. Road, connecting to the	
SM-HE10 MHE28 WS10 9.15 mtr. & 12.20 mtr. wide Widening of 9.15 mtr. to be widened road SM-HE10 MHE28 WS10 9.15 mtr. & 12.20 mtr. wide Widening of 9.15 mtr. DP. Road on CTS No. 6673 of village Kolekalyam is deleted & 12.20 mtr. to be widened road is shown to the existing road. 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. SM-HE12 MHE33 WS Existing road Widening of 9.15 mtr. road on CTS No. 6852 to 6753 is deleted. SM-HE13 MHE37 WS (ROS 1.5) Garden/Park Reservation of (ROS 1.5) Garden/Park is deleted from CTS No. 4949/1 & 4945 village Kolekalyan. SM-HE14 MHE38 WS (RR 1.7) Govt. Housing Reservation of (ROS 1.5) Garden/Park is deleted from CTS No. 5589 A of village Kolekalyan. SM-HE15 MHE39 WS10 Reservation of (RPU 3.2) Police Chowky is deleted from CTS No. 7531 SM-HE15 MHE39 WS10 Reservation of (RPU 3.2) Police Chowky is deleted from CTS No. 7280 SM-HE15 MHE39 WS10 Reservation of ROS 1.5) Garden/Park is changed to reservation of ROS 1.5) Garden/Pa						Western Express Highway & 27.45 mtr. to be	
SM-HE10 MHE28 WS10 9.15 mtr. & 12.20 mtr. wide 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. 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. SM-HE12 MHE33 WS Existing road Widening of 9.15 mtr. road on CTS No. 6852 to 6753 is deleted. SM-HE13 MHE33 WS (ROS 1.5) Garden/Park Reservation of (ROS 1.5) Garden/Park is deleted from CTS No. 55894 of village Kolekalyan. SM-HE14 MHE38 WS (RR 1.7) Govt. Housing Reservation of RR 1.7 (Govt. Housing) Reservation of						widened road connecting to BKC is reduced	
SM-HE10 MHE28 WS10 9.15 mtr. xe 12.20 mtr. wide Widening of 9.15 mtr. D.P. Road on CTS No. to be widened road is sleeted & 12.20 mtr. to be widened road is shown to the existing road. 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. SM-HE12 MHE33 WS Existing road Widening of 13.40 mtr. is shown to the existing road between CTS No. 4949/1 & 4945 village Kolekalyan. SM-HE13 MHE37 WS (ROS 1.5) Garden/Park Reservation of (ROS 1.5) Garden/Park is deleted from CTS No. 5589 A of village Kolekalyan & retained reservation of ROS 1.5 (Garden/Park is deleted from CTS No. 7531 SM-HE15 MHE39 WS10 Reservation of (RPU 3.2) Reservation of RR1.7 (Govt. Housing) to the reservation of RR1.7 (Govt. Housing) (Garden/Park is reserved for (ROS 1.5) Garden/Park is cleated 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 (ROS 1.5) Garden/Park is changed to reservatio						to 18.30 mtr. to be widened road.	
SM-HE11 MHE31 WS10 9.15 mtr. to be widened road is shown to the existing road. SM-HE12 MHE33 WS Existing road Widening of 9.15 mtr. road on CTS No. 6852 to 6753 is deleted. SM-HE13 MHE33 WS Existing road Widening of 13.40 mtr. is shown to the existing road between CTS No. 4949/1 & 4945 village Kolekalyan. SM-HE14 MHE38 WS (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 SM-HE14 MHE38 WS (RR 1.7) Govt. Housing 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 (RPU 3.5) Garden/Park is changed to reservation of RPU 3.5) Garden/Park is changed to reservation of (RPU 3.2) Police Chowky.	10	SM-HE10	MHE28	WS10	9.15 mtr. & 12.20 mtr.		Refused to accord sanction, Proposal u/s 26 is
SM-HE11 MHE31 WS10 9.15 mtr. to be widened road widening of 9.15 mtr. robe widened road is shown to the existing road. SM-HE12 MHE33 WS Existing road Widening of 9.15 mtr. road on CTS No. 6852 to 6753 is deleted. SM-HE13 MHE37 WS (ROS 1.5) Garden/Park Reservation of (ROS 1.5) Garden/Park is deleted from CTS No. 5589A of village Kolekalyan. SM-HE14 MHE38 WS (RR 1.7) Govt. Housing Reservation of RRPU 3.2) Police Chowky is deleted from CTS No. 7248A village Kolekalyan. SM-HE15 MHE39 WS10 Reservation of (RPU 3.2) 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 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.					to be widened road	6538, 6539, 6540, 6603 of village Kolekalyan	reinstated
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. SM-HE12 MHE33 WS Existing road Widening of 13.40 mtr. is shown to the existing road between CTS No. 4949/1 & 4945 village Kolekalyan. SM-HE13 MHE37 WS (ROS 1.5) Garden/Park Reservation of (ROS 1.5) Garden/Park is deleted from CTS No. 5589A of village Kolekalyan. SM-HE14 MHE38 WS (RR 1.7) Govt. Housing Reservation of RO2.1 (Govt. Office.) is added to the reservation of RRI.7 (Govt. Housing) SM-HE15 MHE39 WS10 Reservation of (RPU 3.2) Reservation of (RPU 3.2) Police Chowky is deleted from CTS No. 728A8 village Kolekalyan. Equivalent area of CTS No. 7280 & 722A8A village Kolekalyan. Equivalent area of CTS No. 7280 & 722A(pt) which is reserved for (ROS 1.5) Garden/Park is changed to reservation of (RPU 3.2) Police Chowky.						is deleted & 12.20 mtr. to be widened road is	
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. SM-HE12 MHE33 WS Existing road Widening of 13.40 mtr. is shown to the existing road between CTS No. 4949/1 & 4945 village Kolekalyan. SM-HE13 MHE37 WS (ROS 1.5) Garden/Park Reservation of (ROS 1.5) Garden/Park is deleted from CTS No. 5589A of village Kolekalyan. SM-HE14 MHE38 WS (RR 1.7) Govt. Housing Reservation of RO2.1 Govt.Office.) is added to the reservation of ROY. 150 Garden/Park is deleted from CTS No. 7631 SM-HE15 MHE39 WS10 Reservation of (RPU 3.2) Reservation of ROY. 100vt. Housing) SM-HE15 MHE39 WS10 Reservation of (RPU 3.2) Reservation of ROS 1.5) Garden/Park is reserved for (ROS 1.5) Garden/Park is changed to reservation of (RPU 3.2) Police Chowky.						shown to the existing road.	
SM-HE12 MHE33 WS Existing road Widening of 13.40 mtr. is shown to the existing road between CTS No. 4949/1 & 4945 village Kolekalyan. SM-HE13 MHE37 WS (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. 5589A of village Kolekalyan & retained reservation of ROS 1.5 Garden/Park) on CTS No. 7631 SM-HE15 MHE38 WS (RR 1.7) Govt. Housing 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.	11	SM-HE11	MHE31	WS10	9.15 mtr. to be widened	Widening of 9.15 mtr. road on CTS No. 6852	Refused to accord sanction, Proposal u/s 26 is
SM-HE12 MHE33 WS Existing road Widening of 13.40 mtr. is shown to the existing road between CTS No. 4949/1 & 4945 village Kolekalyan. SM-HE13 MHE37 WS (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 Kolekalyan & retained reservation of ROS 1.5 Garden/Park) on CTS No. 7631 SM-HE14 MHE38 WS (RR 1.7) Govt. Housing Reservation of RO2.1 (Govt. Office.) is added to the reservation of RR 1.7 (Govt. Housing) SM-HE15 MHE39 WS10 Reservation of (RPU 3.2) 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.						to 6753 is deleted.	reinstated
SM-HE13 MHE37 WS (ROS 1.5) Garden/Park Reservation of (ROS 1.5) Garden/Park is 10 Ageleted from CTS No. 5589A of village Kolekalyan. SM-HE14 MHE38 WS (RR 1.7) Govt. Housing Reservation of RO2.1 (Govt.Office.) is added to the reservation of RR1.7 (Govt. Housing) SM-HE15 MHE39 WS10 Reservation of (RPU 3.2) Reservation of RR1.7 (Govt. Housing) SM-HE15 MHE39 WS10 Reservation of (RPU 3.2) Reservation of RR1.7 (Govt. Housing) Rolice Chowky Ageleted from CTS No. 7248A village Kolekalyan. Equivalent area of CTS No. 7280 Rolce Chowky Garden/Park is changed to reservation of (RPU 3.2) Police Chowky.	12	SM-HE12	MHE33	SM	Existing road		Refused to accord sanction, Proposal u/s 26 is
SM-HE13 MHE37 WS (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 SM-HE14 MHE38 WS (RR 1.7) Govt. Housing Reservation of RO2.1 (Govt. Office.) is added to the reservation of RR1.7 (Govt. Housing) SM-HE15 MHE39 WS10 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.				10		existing road between CTS No. 4949/1 &	
SM-HE13 MHE37 WS (ROS 1.5) Garden/Park Reservation of (ROS 1.5) Garden/Park is deleted from CTS No. 5589A of village Rolekalyan & retained reservation of ROS 1.5 SM-HE14 MHE38 WS (RR 1.7) Govt. Housing Reservation of RO2.1 (Govt.Office.) is added to the reservation of RR1.7 (Govt. Housing) SM-HE15 MHE39 WS10 Reservation of (RPU 3.2) Police Chowky is deleted from CTS No. 7248A village Rolece Chowky Rolekalyan. 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.						4945 village Kolekalyan.	
SM-HE14 MHE39 WS (RR 1.7) Govt. Housing (Garden/Park) on CTS No. 5589A of village (Garden/Park) on CTS No. 7631 SM-HE15 MHE39 WS10 Reservation of (RPU 3.2) 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 reservation of (RPU 3.2) Police Chowky. (RPU 3.2) Police Chowky.	13	SM-HE13	MHE37	MS	(ROS 1.5) Garden/Park	Reservation of (ROS 1.5) Garden/Park is	
SM-HE14 MHE38 WS (RR 1.7) Govt. Housing Reservation of RO2.1 (Govt.Office.) is added to the reservation of RR1.7 (Govt. Housing) SM-HE15 MHE39 WS10 Reservation of (RPU 3.2) 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.				10		deleted from CTS No. 5589A of village	reinstated
SM-HE14 MHE38 WS (RR 1.7) Govt. Housing Reservation of RO2.1 (Govt.Office.) is added to the reservation of RR1.7 (Govt. Housing) SM-HE15 MHE39 WS10 Reservation of (RPU 3.2) 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.						Kolekalyan & retained reservation of ROS 1.5	
SM-HE14 MHE38 WS (RR 1.7) Govt. Housing Reservation of RO2.1 (Govt.Office.) is added to the reservation of RR1.7 (Govt. Housing) SM-HE15 MHE39 WS10 Reservation of (RPU 3.2) 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.						(Garden/Park) on CTS No. 7631	
SM-HE15 MHE39 WS10 Reservation of (RPU 3.2) 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.	14	SM-HE14	MHE38	MS	(RR 1.7) Govt. Housing	Reservation of RO2.1 (Govt.Office.) is added	Sanctioned as proposed u/s 30
SM-HE15 MHE39 WS10 Reservation of (RPU 3.2) Reservation of (RPU 3.2) Police Chowky is Rolected 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.				90		to the reservation of RR1.7 (Govt. Housing)	
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.	15	SM-HE15	MHE39	WS10	Reservation of (RPU		Refused to accord sanction, Proposal u/s 26 is
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.					Police Chowky	deleted from CTS No. 7248A village	reinstated
& 7272(pt) which is reserved for (ROS 1.5) Garden/Park is changed to reservation of (RPU 3.2) Police Chowky.						Kolekalyan. Equivalent area of CTS No. 7280	
Garden/Park is changed to reservation of (RPU 3.2) Police Chowky.						& 7272(pt) which is reserved for (ROS 1.5)	
(RPU 3.2) Police Chowky.						Garden/Park is changed to reservation of	
						(RPU 3.2) Police Chowky.	

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16	SM-HE16	MHE 40	WS06	. —	Reservation of ROS 1.5 & RSA 3.3 is retained & Beservation of (BE 3.1+ BSA 2.7)	Refused to accord sanction, Proposal u/s 26 is
		ે સ		1) 3.3) (TER/DRAM, TER / THE	Other Education + Student Hostel is changed to (ROS 1.4) Play Ground.	reminated
17	SM-HE17	MHE44	WS 07	(RH 1.2) Hospital & C Zone	Reservation of (RH 1.2) Hospital on CTS No. 5438, 5441 & 5436of 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	8W 00	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	8M 80	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

325	3 MHIE MHIE	356 W	4 VS06 /S10	1 2 3 4 5 25 SM-HE25 WHE56 WS06 (DOS 2.6) Recreation Ground 26 SM-HE26 MHE57 WS10 (ROS 1.5) Garden/Park	123456725SM-HE25MHE56WS06(DOS 2.6) Recreation Ground is changed to Traffic Islands "TI".Designation of DOS 2.6 (Recreation Ground) is changed to Traffic Islands "TI".Sanctioned as proposed u/s 30 changed to Traffic Islands "TI".	Sanctioned as proposed u/s 30 Sanctioned as proposed u/s 30
\mathcal{Z}_{i}	27 SM-HE27 6	A	VS03	WS03 Existing Road	Reservation of Police Chowky (RPU 3.2) is Refused to shown on vacant area of North Side of CTS reinstated No 601.	Reservation of Police Chowky (RPU 3.2) is Refused to accord sanction, Proposal u/s 26 is shown on vacant area of North Side of CTS reinstated No 601.

'HW' Ward

7	Modification sanctioned by Government under Section 31(1) of the MR & TP Act 1966	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30
9	Modification proposed by the Planning Authority and submitted under Section 30 of MR & TP Act 1966	St Theresa Church is marked & labelled.	DH1.1 (Municipal Dispensary) retained & added RH 1.1 (Municipal Hospital).	The plot is shown in blue and not white. (water body)	CTS No. 485(pt) is shown as DOS 1.4 (Play Ground)	Width 'tag' is removed	CTS No. 679 and 684 changed to 676/A and 679 respectively.	CTS No. 1235 changed to CTS No. 1238 on plan.	CTS boundaries of CTS No. 1555 of Village Bandra C is corrected and Shown.
w	Proposals as per published plan under Section 26 of MR & TP Act 1966	R Zone	RH1.2 (Hospital)	R Zone	DOS2.6 (Recreation Ground)	Existing Road	R zone	R zone	R zone
4	Shee t No.	90	WS 05	WS 01	WS 02	WS 05	WS 03	WS 03	WS- 05
ဇ	Modifi- cation No.	MHW01	MHW02	MHW04	MHW05	MHW08	MHW10	MHW11	MHW12
2	Sanctioned Modifi- cation No.	SM-HW01	SM-HW02	SM-HW03	SM-HW04	SM-HW05	SM-HW06	SM-HW07	SM-HW08
1	Sr.	-	2	8	4	2	9	7	∞

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7	60MH-WS	MHW13	SM	DE 1.2 (Primary & Secondary	CTS No 1145 changed to CTS No. 1127 on	Sanctioned as proposed u/s 30
			05	School)	plan.	
				DOS 1.4 (Play Ground)		
_	SM-HW10	MHW14	SM	R zone	CTS rectified to CTS No. 1561B/1 and CTS	Sanctioned as proposed u/s 30
) 		05		No. 1555 as per revenue record.	
4	SM-HW11	MHW15	WS		Ward boundary is corrected and amenity plot	Sanctioned as proposed u/s 30
			02		is included within the ward boundary.	
4	SM-HW12	MHW20	MS	DSA1.1 (Municipal Retail	Designated Municipal Retail Market	Sanctioned as proposed u/s 30
			03	Market)	(DSA1.1) is shown on plan by deleting the	
					spill over and the deleted spill over area is	
					included in R Zone.	
Ż	SM-HW13	MHW27	MS	DMS4.1 (Sewage Treatment	In order to have proper link of roads, it is	Refused to accord sanction, Proposal u/s 26 is
			02	Plant/facilities)	proposed to provide 18.30 mt. wide D.P.Road	reinstated
					connecting the existing road on the North side	
					of the plot boundary passing through plot	
					designated for DMS4.1.	
7	SM-HW14	MHW29	SM	ROS1.4 (Play Ground)	Reservation of ROS1.4 (Play Ground)	Refused to accord sanction, Proposal u/s 26 is
			90		deleted & same reserved as RR2.2	reinstated
					(Affordable Housing)	
Ż	SM-HW15	MHW31	SM	ROS1.5 (Garden/Park)	Reservation of ROS 1.5 (Garden/Park)	Refused to accord sanction, Proposal u/s 26 is
		8	02		deleted & replaced by reservation of RR2.2	reinstated
		MHW44			(Affordable Housing).	
Ż	SM-HW16	MHW32	SM	DE 1.2 (Primary & Secondary	Reservation of DE 1.2 & RE 1.2 retained	Refused to accord sanction, Proposal u/s 26 is
			90	School) & DOS 1.4 (Play	whereas DOS 1.4 deleted.	reinstated
				Ground)		
I -	SM-HW17	MHW51	WS-	DPU 3.1 (Police Station)	RPU 3.4 (Police facilities) reservation is	Sanctioned as proposed u/s 30
			03		added to DPU 3.1 (Police Station).	

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<u>×</u>	SM-HW18	MHW5/	× ×	18.30 mt. & 13.40 mt. Wide	The 18.5 mt wide DP road passing through	Refused to accord sanction, Proposal u/s 26 is
			80	Road Retained	CTS No 522, 907, 908, 903, 902, 906 and the	reinstated
					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.	
19	SM-HW19	MHW58	-SM	Part Existing new 13.40 mt.	The cul-de-sac portion of 13.4 mt DP road	Refused to accord sanction, Proposal u/s 26 is
			05	New DP Road	affecting CTS No 1329(pt), 1326(pt) deleted	reinstated
					and included in ROS 1.5 (Garden/Park).	
20	SM-HW20	09MHM	-SM	374- PT ROS 1.1 (POS)	Reservation ROS1.5 deleted and included in	Refused to accord sanction, Proposal u/s 26 is
			60	375- PT ros 1.1 (POS)	R Zone.	reinstated
				385- no reservation		
21	SM-HW21	ELMHW	SM	2) RO 2.1 (Government	PC: 2) corrected to new legend RPU4.1 as the	Refused to accord sanction, Proposal u/s 26 is
		&	80	Office)	land belongs to Post &Telegram.	reinstated
		234	_		PA.: Reservation of RO2.1 Government	
			_		office is deleted and included in SDZ I on	
					CTS No 1053.	
22	SM-HW22	MHW74	-SM	ROS 1.5 (Garden/Park)	Gardens and Parks situated at the junction of	Sanctioned as proposed u/s 30
			01		roads to be shown as Traffic islands "TI"	
23	SM-HW23	MHW75	WS-	ROS 1.5 (Garden/Park)	Gardens and Parks situated at the junction of	Sanctioned as proposed u/s 30
			02		roads to be shown as Traffic islands "TI"	
24	SM-HW24	9LMHW	-SM	DOS 1.5 (Garden/Park)	Gardens and Parks situated at the junction of	Sanctioned as proposed u/s 30
			02		roads to be shown as Traffic islands "TI"	
25	SM-HW25	WHW77	WS-	DOS 1.5 (Garden/Park)	Gardens and Parks situated at the junction of	Sanctioned as proposed u/s 30
			02		roads to be shown as Traffic islands "TI"	
26	SM-HW26	MHW78	WS-	Nil	Gardens and Parks situated at the junction of	Sanctioned as proposed u/s 30
			03		roads to be shown as Traffic islands "TI"	
27	SM-HW27	MHW79	WS-	DOS 1.5 (Garden/Park)	Gardens and Parks situated at the junction of	Sanctioned as proposed u/s 30
			05		roads to be shown as Traffic islands "TI"	

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28	SM-HW28	MHW80	WS-	DOS 1.5 (Garden/Park)	Gardens and Parks situated at the junction of	Sanctioned as proposed u/s 30
			90		roads to be shown as Traffic islands "TI"	
29	SM-HW29	MHW81	WS-	Nil	Gardens and Parks situated at the junction of	Sanctioned as proposed u/s 30
			90		roads to be shown as Traffic islands "TI"	
30	SM-HW30	MHW82	WS-	Nil	Gardens and Parks situated at the junction of	Sanctioned as proposed u/s 30
			90		roads to be shown as Traffic islands "TI"	
31	SM-HW31	MHW83	WS-	ROS 1.5	Gardens and Parks situated at the junction of	Sanctioned as proposed u/s 30
			80		roads to be shown as Traffic islands "TI"	
32	SM-HW32	MHW84	WS-	ROS 1.5 (Garden/Park)	Reservation of ROS 1.5 garden/park is	Refused to accord sanction, Proposal u/s 26 is
			60		changed to RR2.1 Rehabilitation &	reinstated
					Resettlement.	
33	SM-HW33	MHW85	WS-	Nil	Since "St. Andrew Church" is on Heritage list,	Sanctioned as proposed u/s 30
			02		"Church" text marked on DP Sheet	
34	SM-HW34	WHW86	-SM	Nil	Since "Sacred Heart Church" is on Heritage	Refused to accord sanction, Proposal u/s 26 is
			60		list, "Church" text marked on DP Sheet	reinstated
35	SM-HW35	MHW87	WS-	Nil	Since "Bandra Mosque" is on Heritage list,	Sanctioned as proposed u/s 30
			03		"Mosque" text marked on DP Sheet	
36	SM-HW36	26	MS	ROS1.5 (Garden/Park)	Reservation of ROS 1.5 (Garden / Park) is	Refused to accord sanction, Proposal u/s 26 is
			02		deleted and Reservation of RR 1.1 (Municipal	reinstated
					Staff Quarters) is shown on CTS No 917	
37	SM-HW37	96	MS	R Zone	Existing road passing through CTS No. 933 is	Refused to accord sanction, Proposal u/s 26 is
			02		shown.	reinstated
38	SM-HW38	155	WS	ROS1.5 (Park/Garden)	Reservation of RSA 2.1 (Multipurpose	Refused to accord sanction, Proposal u/s 26 is
			90		Community Centre) is shown on F.P. No. 78	reinstated
39	SM-HW39	156	MS	ROS1.4 (Play Ground)	Reservation of Play Ground (ROS 1.4) is	Refused to accord sanction, Proposal u/s 26 is
			05		deleted from CTS No C/1183, and included in	reinstated
					R Zone and Reservation of Play Ground	
					(ROS 1.4) is shown on CTS No 1189, 1190A,	
					1195A & 1196A, 1188(pt), 1198(pt).	

7	WS DOS1.4 (Play Ground), Designation of Primary and Secondary School Refused to accord sanction, Proposal u/s 26 is	reinstated		Land Abutting west side of CTS 572 is shown Refused to accord sanction, Proposal u/s 26 is	reinstated	
9	Designation of Primary and Secondary School	DE 1.2 (Primary & Secondary (DE 1.2) is shown on F.P. No 85, TPS reinstated	Santacruz II.	Land Abutting west side of CTS 572 is shown	as Multipurpose Community Centre (RSA reinstated	2.1).
5	WS DOS1.4 (Play Ground),	12 DE 1.2 (Primary & Secondary	School)	WS Nil	90	
				2		
3	193			202		
2	40 SM-HW40			41 SM-HW41		
1	40			41		

'KE' Ward

7	Modification sanctioned by Government under Section 31(1) of the MR & TP Act 1966	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30
9	Modification proposed by the Planning Authority and submitted under Section 30 of MR & TP Act 1966	Final plot boundary line is shown.	Designation of DE2.1 (College) is reduced by deleting the designation from CTS No. 104/5A of village Gundavali.	The spill over of designation of DPU3.4 Sanctioned as proposed u/s 30 (Police Facilities) is corrected.	DMS4.3 (Sewage Pumping Station) is corrected by deleting the portion of designation spilled over existing road.	CTS No. 443/1 is corrected as CTS No. 443/7 Sanctioned as proposed u/s 30 of village Marol.	CTS No. 214 is corrected as CTS No. 236 of village Marol.	CTS No. 1499 is corrected as CTS No. 1498/A/4 of village Marol.
v	Proposals as per published plan under Section 26 of MR & TP Act 1966	Existing Road	DE2.1 (College)	DPU3.4 (Police Facilities)	DMS4.3 (Sewage Pumping Station)	CTS No. 443/1	CTS No. 236	CTS No. 1499
4	Sheet No.	WS 15	WS 18	WS 19	WS 16	WS 16	WS 19	WS 16
3	Modifi- cation No.	MKE01	MKE02	MKE03	MKE04	MKE05	MKE06	MKE07
2	Sanctioned Modifi- cation No.	SM-KE01	SM-KE02	SM-KE03	SM-KE04	SM-KE05	SM-KE06	SM-KE07
_	Sr.	-	2	8	4	5	9	7

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

7	Refused to accord sanction, Proposal u/s 26 is reinstated	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Refused to accord sanction, Proposal u/s 26 is reinstated	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	1. Refused to accord sanction, Proposal of ROS1.4 u/s 26 is reinstated.	Refused to accord sanction, Proposal u/s 26 is reinstated	Refused to accord sanction, Proposal u/s 26 is reinstated
9	4) Only the portion of plot which is being used for DSA2.5 (Welfare Centre) is designated as per SRDP 1991 and balance designation 5) Part portion of DMS5.5 (BMC Store) is reserved as RSA1.1 (Municipal Market with Vending Zone) admeasuring area about 1000 Sq.Mt.	Existing Road part of the 18.30 mt. Proposed Road Widening is shown.	Part of existing 18.30 mt. road is shown and proposed road widening is shown.	New 13.40 mt. wide DP road is proposed.	The shape of DOS1.4 (Play Ground) on CTS No. 8 of village Sahar is retained as per demarcation.	Zone is changed to 'Residential Zone' from 'No Development Zone'.	MKE65 1) P.G is designated as per site condition as DOS1.4 (Play Ground) & remaining portion of reservation is deleted.	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)	ROS1.4 on CTS No. 2 & 4 of village Gundavali is deleted and the shape of DOS1.4 (Play Ground) is retained.
w	SA2.5 (Welfare Co DMS5.5 (Hydr eering Depart ties)	18.30 mt. Proposed Road Widening	18.30 mt. Proposed Road Widening	ı	DOS1.4 (Play Ground)	No Development Zone	ROS1.4 (Play Ground)	ROS1.5 (Garden/Park)	ROS1.4 (Play Ground)
4	WS 19	WS 18	WS 18	WS 15, WS 18	WS 16	WS 29	WS 18, WS 19	WS 19	WS 18
3	MKE49	MKE52	MKE53	MKE56	MKE60	MKE62	MKE65	MKE66	MKE74
2	SM-KE16	SM-KE17	SM-KE18	SM-KE19	SM-KE20	SM-KE21	SM-KE22	SM-KE23	SM-KE24
1	16	17	18	19	20	21	22	23	24

	2	3	4	S	9	7
S	SM-KE25	MKE76	WS	RH1.1 (Hospital)	2) Reservation of RH1.1 (Hospital) is deleted	Refused to accord sanction, Proposal u/s 26 is
			18		from CIS No. 352B.	reinstated
S	SM-KE26	MKE79	SM	DSA4.1 (Hindu Traditional/	Temple is carved out from CTS. No. 232 from	Refused to accord sanction, Proposal u/s 26 is
			28	Electric Cemetery) + Temple	DSA 4.1, and shown as text Temple' in	reinstated
					Residential Zone.	
01	SM-KE27	MKE85	MS	RE1.1 (Municipal School)	MKE85 -	Refused to accord sanction, Proposal u/s 26 is
			29		The reservation of RE1.1 (Municipal School)	reinstated
		15			is changed to RE2.1 (Higher Education).	
					15	
					RH3.4 (Veterinary Hospital) is shown by	
					deleting the reservation of RE1.1 (Municipal	
					School).	
	SM-KE28	MKE89	MS	DSA3.2 (Cinema Theatre)	The designation of DSA3.2 (Cinema Theatre)	Sanctioned as proposed u/s 30
			15		is changed as DSA3.2 (Pt) (Cinema Theatre).	
	SM-KE29	MKE90	MS	ROS1.5 (Garden/Park)	ROS1.5 (Garden/Park) is deleted.	Refused to accord sanction, Proposal u/s 26 is
			19			reinstated
	SM-KE30	MKE92	WS	ROS 1.5 (Garden/Park)	Reservation of ROS1.5 (Garden/Park) from	Refused to accord sanction, Proposal u/s 26 is
			16		CTS No. 433A of village Chakala is deleted.	reinstated
	SM-KE31	MKE93	MS	DPU3.4 (Police Facilities)	Reservation of DPU3.4 (Police Facilities) is	Refused to accord sanction, Proposal u/s 26 is
			19		changed to RR2.2 (Affordable Housing).	reinstated
	SM-KE32	MKE94	MS	RSA2.1 (Multipurpose	- MKE94	Refused to accord sanction, Proposal u/s 26 is
			19,	Community Centre)	3) The reservation of RR2.2 (Affordable	reinstated.
		18	WS		Housing) is shown as per pull back of SRDP	
			24		1991.	
					PA 18 - Reservation of RSA2.1	
					(Multipurpose Community Centre) is shown	
					as per RDDP 2034.	
	SM-KE33	MKE97	MS	DSA3.8 (Public Hall)	Designation is shown as DSA3.8(Pt) (Public	Sanctioned as proposed u/s 30
			18		Hall)	

1 2 34 SM-KE34 35 SM-KE35	3 334 MKE99	<u>'</u>	S RPU3.1 (Police Station)	- 9	
			RPU3.1 (Police Station)	- MKE99	
					Refused to accord sanction, Proposal u/s 26 is
		24		32) CTS No. 169/7A of village Majas - Plot is	reinstated
				reserved for RPU3.1 (Police Station) + RSA	
				6.2 (Aadhar Kendra with Skill Development	
				Centre) instead of RPU 3.1.	
	335 36	MS	DPU4.2 (Telephone	36	Refused to accord sanction, Proposal u/s 26 is
		12	Exchange)	9.15 mt. wide proposed DP Road is shown	reinstated
	195			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).	
36 SM-KE36	336 40	MS	DSA1.2 (Retail Market)	Part of DSA1.2 (Retail Market) which is	Sanctioned as proposed u/s 30
		16		shown over the property of Taruwel CHS is	
				deleted by reducing the shape of DSA1.2.	
37 SM-KE37	337 41	WS	DE1.2 (Primary & Secondary	Designation of DE1.2+ (Primary & Secondary	Refused to accord sanction, Proposal u/s 26 is
		19	School) + DOS1.4 (Play	School) is deleted from CTS Nos. 6 & 7 of	reinstated
			Ground) + ROS1.5	village Chakala.	
			(Garden/Park)		
38 SM-KE38	338 44	WS	Existing Road	Existing Road with cul-de-sac shown on CTS	Refused to accord sanction, Proposal u/s 26 is
		19		No. 124 of village Marol is deleted.	reinstated
39 SM-KE39	339 48	WS	RR2.1 (Rehabilitation &	ROS1.5 (Garden/Park) is shown by deleting	Refused to accord sanction, Proposal u/s 26 is
		24	Resettlement)	the reservation of RR2.1 (Rehabilitation &	reinstated
				Resettlement).	
40 SM-KE40	340 81	WS 23,	1	CTS Nos. 170, 171 of village Majas are	Refused to accord sanction, Proposal u/s 26 is
		WS 28		reserved for ROS1.5 (Garden/Park).	reinstated
41 SM-KE41	341 123	WS	DOS1.4 (Play Ground)	9.15 mt. wide Proposed DP Road connecting	Refused to accord sanction, Proposal u/s 26 is
		15		Shahaji Raje Marg with Tejpal Scheme No. 1	reinstated
				Road passing through DOS1.4 is shown.	

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

'KW' Ward

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

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

-	C	7	V	V	y	L
-	1	3	t			
14	SM-KW14	MKW1	MS	36.60 mt wide Proposed D.P.	1) Proposed 36.60 mt. wide road from	1) Refused to accord sanction, Proposal u/s 26
		90	17	road	existing Military Road towards South side	is reinstated
					along the Nalla upto C.T.S.No.196/C is	
					deleted and shown ROS1.5.	2) &3) Sanctioned as proposed u/s 30
					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	
15	SM-KW15	MKW1	MS	RO 2.1 (Govt. office)	Major portion of this reservation is shown as	Refused to accord sanction, Proposal u/s 26 is
		60	80		designated Post & Telegraph (DPU4.1).	reinstated
					Govt. Office (RO2.1)is deleted from	
					remaining area	
16	SM-KW16	MKW1	MS	ROS 1.5 (Garden/Park)	The reservation of ROS1.5 (Garden/Park) is	Refused to accord sanction, Proposal u/s 26 is
		11	23		changed to RR2.2 (Affordable Housing).	reinstated
17	SM-KW17	MKW1	MS	DP 2.1 (Dhobi Ghat)	Reservation changed to RR	Refused to accord sanction, Proposal u/s 26 is
		15	17		2.1.(Rehabilitation & Resettlement)	reinstated
18	SM-KW18	MKW1	WS	RSA 5.2 +Multipurpose	Reservation of Multipurpose housing for	Refused to accord sanction, Proposal u/s 26 is
		16	22	Housing for Working Women	Working Women (RSA 5.2) deleted	reinstated
19	SM-KW19	MKW1	WS	ı	CRZ boundary & CRZ Buffer line shown as	Sanctioned as proposed u/s 30
		19	27		per the SRDP 1991.	
20	SM-KW20	MKW1	SM	43.88 proposed Dp road	4) Reservation of ROS 1.4 on CTS 1583 is	Refused to accord sanction, Proposal u/s 26 is
		22	12		deleted & is changed to RR 2.1	reinstated
21	SM-KW21	MKW1	-SM	DSA1.1 (MUN. RETAIL	The designation of DSA 2.5 is added to DSA	Sanctioned as proposed u/s 30
		24	23	MARKET) + DR1.5	1.1on said CTS	
				(MUN.HOUSING)		
22	SM-KW22	MKW1	SM	27.45 PROPOSED DP ROAD	The break test track for RTO is shown in	Refused to accord sanction, Proposal u/s 26 is
		25	22		dotted lines on said plot by deleting 27.45 mt.	reinstated
					wide D.P. Road.	

3 4		4		W	9	7
WS Existing road in	WS		Existing road junction		The junction of 27.45 mt & 18.30 mt wide	Refused to accord sanction, Proposal u/s 26 is
18	18		·		road affecting CTS no. 519 is realigned	reinstated
SM-KW24 35 WS Mun. Market with Vending	WS Mun. Market with	Mun. Market with	Market with		Reservation of Retail Market with vending	Refused to accord sanction, Proposal u/s 26 is
27 Zone (RSA1.1)			Zone (RSA1.1)		Zone (RSA1.2) on CTS no.1263/D is changed to Multipurpose Community Centre (RSA2.1)	reinstated
SM-KW25 64 WS 36.60 proposed Road widening 3	WS 36.60 proposed Road widening	36.60 proposed Road widening			30 Feet wide strip of land on North side of	Refused to accord sanction, Proposal u/s 26 is
28	((α	36.60 mt wide DP road is reserved for	reinstated
<u>re</u>	<u> </u>	<u> </u>	<u> </u>	124	Rehabilitation & Resettlement (RR2.1)	
SM-KW26 112 WS Garden ROS1.5 56	WS Garden ROS1.5	Garden ROS1.5		5	50% reservation of Garden (ROS1.5) on land	Refused to accord sanction, Proposal u/s 26 is
18			<u>q</u>	.0	bearing CTS no. 484 along road side is	reinstated
a de	de de		de de	ğ	deleted and remaining 50% reservation of	
5	5	5	<u>5</u>	Ö	Garden (ROS1.5) is retained.	
SM-KW27 125 WS Proposed 12.20 mt D P Road Pr	WS Proposed 12.20 mt D P Road	Proposed 12.20 mt D P Road	oad	Ы	Proposed D.P.Road on CTS no.368,368/1 to	Refused to accord sanction, Proposal u/s 26 is
9,5			.,6	6	9,370,370/1 to 9,425,425/1 to 44 is deleted in	reinstated
	R. R.	R	R	\mathbb{R}	RDDP 2034	
SM-KW28 189 WS Garden ROS1.5 T	WS Garden ROS1.5	Garden ROS1.5		Ξ	The reservation of Garden (ROS1.5) on CTS	Refused to accord sanction, Proposal u/s 26 is
nc 17 nc			ри	п	no. 6 is changed to Koli Housing (RR3.1)	reinstated
SM-KW29 200 WS DT3.1 Airport/Heliport DC	WS DT3.1 Airport/Heliport	DT3.1 Airport/Heliport		Ŏ	DOS 1.1 (Tank/Pond/Lake) is shown on CTS	Refused to accord sanction, Proposal u/s 26 is
11, 12 nc			и	ű	no. 334(Pt) of Vile Parle as per existing site	reinstated
S	8	8	8	S	status of Ponds.	
SM-KW30 201 WS DT3.1 Airport/Heliport Re	WS DT3.1 Airport/Heliport	DT3.1 Airport/Heliport		R	Reservation Of Affordable Housing (RR2.2)	Refused to accord sanction, Proposal u/s 26 is
14,15 is s			is	is s	is shown on slum area on CTS no.334 (Pt).	reinstated for Airport use.
SM-KW31 241 WS 12.20 Proposed DP Road Pra	WS 12.20 Proposed DP Road	12.20 Proposed DP Road		Pr	Proposed 12.20 mt wide D.P. Road along	Refused to accord sanction, Proposal u/s 26 is
22 De			De	Ď	Designation of Primary & Secondary school	reinstated
T)		T) (T	<u>n</u>	U	(DE1.2) on CTS no 195(Pt) connecting 18.30	
п	п	ш	п	П	mt wide D.P. Road & existing road is deleted.	
SM-KW32 247 WS Municipal School (RE 1.1) TI	WS Municipal School (RE 1.1)	Municipal School (RE 1.1)		E	The reservation of Mun. School (RE1.1) is	Refused to accord sanction, Proposal u/s 26 is
27 cl			[<u>S</u>	ਹ	changed to Play Ground (ROS1.4)	reinstated
SM-KW33 259 WS Primary & Secondary School T	WS Primary & Secondary School	Primary & Secondary School	& Secondary School	H	The reservation of Mun. School (RE1.1) is	Refused to accord sanction, Proposal u/s 26 is
28 (RE1.2) c	(RE1.2)	(RE1.2)		.O.	changed to Rehabilitation & Resettlement	reinstated
		7)	0)	\supset	(KR2.1)	

15	
Refused to accord sanction, Proposal u/s 26 reinstated Refused to accord sanction, Proposal u/s 26 reinstated	
Play The reservation of Mun. School (RE1.1) is Refused to accord sanction, Proposal u/s 26 is changed to Rehabilitation & Resettlement reinstated (RR2.1) and Play Ground (ROS1.4) Proposed 13.40 mt wide D.P. Road is deleted from CTS no. 45(pt), 49(Pt), 50(Pt), 55 (Pt), 96 (Pt), 304(Pt), 305(Pt), 306(Pt), 305(Pt), 305	307(11), 300(11), 313
WS Mun. School (RE1.1) & Play 28 Ground WS 13.40 Proposed DP Road 28	
WS 28 WS 28 28 28	
260	
1 2 34 SM-KW34 35 SM-KW35	
NS NS	_

'L' Ward

7	Modification sanctioned by Government	under Section 31(1) of the MR & TP Act	1966	Sanctioned as proposed u/s 30				Market) DSA 1.2 is changed to DSA 1.2 Pt(Retail Refused to accord sanction, Proposal u/s 26 is	reinstated					Sanctioned as proposed u/s 30		Sanctioned as proposed u/s 30		Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30
9	Modification proposed by the Planning	Authority and submitted under Section 30	of MR & TP Act 1966	Legend of DH 1.1, DSA 1.1 is changed to DH	1.1Pt, Municipal Dispensary & DSA 1.1Pt	Municipal Retail Market.		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)	CTS No.1654 of village Marol is shown in "I" Sanctioned as proposed u/s 30	zone	CTS boundaries of CTS No. 189A and 190A	are corrected.	HT line alignment corrected.	New CTS 1850 shown separately
S	Proposals as per published	plan under Section 26 of	MR & TP Act 1966	(DH 1.1) Municipal	Dispensary	(DSA 1.1) Municipal Retail	Market.	DSA 1.2 (Retail Market)	,RPU 5.2 (Electricity	Transmission & Distribution	Facility)			I Zone		CTS No. 189A and 190A		HT line	ES 16 DOS 2.6 RG
4	Sheet		.01	ES 33				ES 33						ES 32		ES 37		ES 37	ES 16
e	Modifi-	cation	No.	ML4				ML5						ML9		ML10		ML17	ML18
2	Sanctioned	Modifi-	cation No.	SM-L01				SM-L02						SM-L03		SM-L04		SM-L05	90T-WS
1	Sr.	Ž	•	1				2						3		4		2	9

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7	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Refused to accord sanction, Proposal u/s 26 is	reinstated		Refused to accord sanction, Proposal u/s 26 is	reinstated		Sanctioned as proposed u/s 30		Refused to accord sanction, Proposal u/s 26 is	reinstated	Refused to accord sanction, Proposal u/s 26 is	reinstated	Refused to accord sanction, Proposal u/s 26 is	reinstated	Refused to accord sanction, Proposal u/s 26 is	reinstated	Refused to accord sanction, Proposal u/s 26 is	reinstated
9	Boundary of CTS 459 corrected	Ward Boundary Corrected as per SRDP 1991.	DSA 3.2 Corrected as per revenue record.	CTS 5/2 & 5/5 corrected.	CTS 36/7 corrected.	Designation of parking lot is changed to Designation of Parking Lot DT 1.6 (Pt.)	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.	Reservation of Primary Secondary	School(RE 1.2) is changed to Multipurpose	Community Centre (RSA 2.1)	Reservation of Municipal School (RE 1.1) is	changed to Other Education (RE 3.1).	The reservation of ROS1.5 Garden/ Park is	deleted.	The reservation of RMS3.1 Solid Waste	Management Facility is deleted.	Reservation of Rehabilitation and	Resettlement (RR 2.1) is deleted.	Part reservation of Garden/Park ROS	1.5)deleted	Part reservation of Garden/Park(ROS 1.5)	and is shown in R zone
w	CTS 459	Ward Boundary	DSA 3.2 Cinema Theatre	CTS 512 & 515	CTS 36/A/7	Parking Lot DT 1.6		quarters and ROS 1.4 PG		RE 1.2 Primary Secondary	School		RE 1.1 Municipal School		ROS1.5 Garden/ Park		RMS3.1 Solid Waste	Management	RR 2.1 of Rehabilitation and	Resettlement	ROS 1.5 Garden/Park		ROS 1.5 Garden/Park	
4	ES 16	ES 16	ES 24	ES 32	ES 33	ES 25	ES 24			ES 28			ES 33		ES 37		ES 37		ES 37		ES 37		ES 37	
e	ML19	ML20	ML21& 129	ML22	ML24	ML39	ML63			ML70			ML74		ML76		ML76		ML77		ML78		ML79	
7	2M-L07	SM-L08	SM-L09	SM-L10	SM-L11	SM-L12	SM-L13			SM-L14			SM-L15		SM-L16		SM-L17		SM-L18		SM-L19		SM-L20	
1	7	∞	6	10	11	12	13			14			15		16		17		18		19		20	
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21	SM-L21	ML 80,	ES 37	RH 1.2 Hospital	The hospital needs to be increased due to the	Refused to accord sanction, Proposal u/s 26 is
		111			increase in the population, so the reservation	reinstated
					development plan 2034 and the	
					recommendation of the Planning Committee	
					the ML 80 to cancel.	
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	Refused to accord sanction, Proposal u/s 26 is
					land is included in T' zone and reserved for	reinstated
					Service Industrial Estate (RPU 6.1).	
24	SM-L24	ML90	ES 33	RR 2.1 Rehabilitation &	Reservation of Rehabilitation & Resettlement	Refused to accord sanction, Proposal u/s 26 is
				Resettlement, I Zone	is deleted and CTS no 19, 20A included in T	reinstated
					Zone & CTS 20B included in 'R' Zone.	
25	SM-L25	ML109	ES 16	DOS 1.5 Garden/Park	A separate text as Traffic Island (TI) is	Sanctioned as proposed u/s 30
					shown instead of DOS1.5	
26	SM-L26	ML110	ES 16	DOS 1.5 Garden/Park	A separate text as Traffic Island (TI) is	Sanctioned as proposed u/s 30
					shown instead of DOS1.5	
27	SM-L27	ML111	ES 16	DOS 1.5 Garden/Park	A separate text as Traffic Island (TI) is	Sanctioned as proposed u/s 30
					shown instead of DOS1.5	
28	SM-L28	ML112	ES 16	DOS 1.5 Garden/Park	A separate text as Traffic Island (TI) is	Sanctioned as proposed u/s 30
					shown instead of DOS1.5	
29	SM-L29	ML113	ES 16	ROS 1.5 Garden/Park	A separate text as Traffic Island (TI) is	Sanctioned as proposed u/s 30
					shown instead of ROS1.5	
30	SM-L30	ML114	ES 25	ROS 1.5 Garden/Park	A separate text as Traffic Island (TI) is	Sanctioned as proposed u/s 30
					shown instead of ROS1.5	
31	SM-L31	ML115	ES 28	ROS 1.5 Garden/Park	A separate text as Traffic Island (TI) is	Sanctioned as proposed u/s 30
					shown instead of ROS1.5	
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	Refused to accord sanction, Proposal u/s 26 is
					18.30 mt DP Roads in said layout plan	reinstated. Action to be taken as per MMC Act.

7	Reservation of cemetery (RSA 4.8) should be Refused to accord sanction, Proposal u/s 26 is	reinstated.	Due to residential area over the reserved road, Refused to accord sanction, Proposal u/s 26 is	reinstated.		Reservations should be made developable and Refused to accord sanction, Proposal u/s 26 is	reinstated.	Reservation should be shown to the library/ Refused to accord sanction, Proposal u/s 26 is	reinstated.		Plot under reference to be Reserved for R. O Refused to accord sanction, Proposal u/s 26 is	reinstated.
9	Reservation of cemetery (RSA 4.8) should be	shown by deleting existing Reservation.	Due to residential area over the reserved road,	the road reservation should be shown reinstated.	according to development plan of 1991.	Reservations should be made developable and	shown in R zone.	Reservation should be shown to the library/	study room on this plot(Multipurpose reinstated.	community centre RSA2.1)	Plot under reference to be Reserved for R. O	S.2.1 Club and Gymkhana.
w	ES 16 ROS 1.5 Garden/Park		ES 20 18.30 mt DP Road			ROS 1.5 Garden/Park		ES 41 DAM (Amenity)			ES 36 DAM (Amenity)	
4	ES 16	ES 20	ES 20			ES 28		ES 41			ES 36	
3	06		110			117		118			119	
7	SM-L33		SM-L34			SM-L35		36 SM-L36			37 SM-L37	
1	33		34			35		36			37	

'ME' Ward

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

3 4	3 4		6	v i	9	7
SM-ME06 MME8 ES17 DSA3.2 (Cinema Theatre)	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
SM-ME07 MME9 ES 13 CTS No.133	ES 13		CTS No.133		2. CTS No.133 is corrected	Sanctioned as proposed u/s 30
SM-ME08 MME10 ES 18 CTS No.43& CTS No.43/1	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
SM-ME09 MME12 ES13 R Zone (Inside BARC Boundary)	MME12 ES13 R Zone (Inside E Boundary)	R Zone (Inside E Boundary)	(Inside E		The boundary of BARC is corrected taking out M/S Saras CHS.	Sanctioned as proposed u/s 30
SM-ME10 MME15 ES 17 DOS1.4 (Playground), DE1.2 (Primary & Secondary School)	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
SM-ME11 MME16 ES 17 DE1.2 (Primary & Secondary School)	ES 17 DE1.2 (Primary & School)	DE1.2 (Primary & School)	(Primary &)		The spill over of designation of DE1.2 on CTS no.221, 221/1 to 4 is corrected.	Sanctioned as proposed u/s 30
SM-ME12 MME36 ES06 13.40m Proposed DP Road	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
SM-ME13 MME39 ES11 Proposed Road Widening	MME39 ES11		Proposed Road Widening		Road widening is shown continuously as shown on plan.	Sanctioned as proposed u/s 30
SM-ME14 MME47, ES 15 RR2.1 (Rehabilitation & MME54, Resettlement) MME55, Resettlement) MME69	MME54, ES 15 RR2.1 (Rehabilitation MME54, Resettlement) MME65, MME69	RR2.1 (Rehabilitation Resettlement)	(Rehabilitation ement)		RR2.1 (Rehabilitation & Resettlement) is changed to R zone.	Refused to accord sanction, Proposal u/s 26 is reinstated
SM-ME15 MME50 ES18 ROS1.4 (Playground)	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
SM-ME16 MME56 ES 09 ROS1.5 (Garden/Park)	MME56 ES 09		ROS1.5 (Garden/Park)		ROS1.5 (Garden/ Park) is partly deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated
SM-ME17 MME58 ES13 RH1.3 (Municipal Maternity Home)	ES13 RH1.3 Home)	RH1.3 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
SM-ME18 MME59 ES09 RPU1.1(Fire Station)	MME59 ES09		RPU1.1(Fire Station)		RPU 1.1 (Fire Station) is retained.	Sanctioned as proposed u/s 30

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19	SM-ME19	MME63	ES18,	DMS3.1(Solid Waste	The designation of DMS3.1 is changed to	Sanctioned as proposed u/s 30
			ES22	Management Facilities)	DMS3.1 (Solid Waste Management Facilities) + RMS3.2 (Land fill sites).	
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	& Resettlement) R zor is shown partly	Refused to accord sanction, Proposal u/s 26 is reinstated
					reservation of RR2.1 (Rehabilitation & Resettlement).	
22	SM-ME22	MME71	ES18		RR2.1 (Rehabilitation & Resettlement) is	Refused to accord sanction, Proposal u/s 26 is
				Resettlement) - Rehabilitation & Resettlement	changed to R zone.	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	ES13, ES17	DOS1.5 (Garden/Park)	Designation of DOS1.5 (Garden/Park) is changed to Designation of Traffic Island (TD).	Sanctioned as proposed u/s 30
26	SM-ME26	MME11	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

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

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12	SM-MW12 MMW16	MMW16	ES 17	Extra lines boundaries	along	CTS	Extra lines of road are deleted.	Sanctioned as proposed u/s 30.
13	SM-MW13	MMW 17 & 29	ES 17	ROS 1.4 (Playground)	yground)		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	MMW2 0	ES 17	CTS not shown	wn		CTS No 439 is corrected as per revenue record.	Sanctioned as proposed u/s 30.
15	SM-MW15	MMW2	ES 17	ROS 1.4 (Playground)	ayground)	0, 0	Shape is corrected as per CTS boundaries of 619/1,619/3 of PG	Sanctioned as proposed u/s 30.
16	SM-MW16	MMW3 0	ES 21	9.15 mt w widening	wide DP	road	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	MMW3	ES 17	Existing road in layout	l in layout		Existing road in layout is deleted.	Sanctioned as proposed u/s 30.
18	SM-MW18	MMW4 0	ES 17	RR 2.1 (R	RR 2.1 (Rehabilitation Resettlement)	ઝ	Reservation of RR 2.1 (Rehabilitation & Resettlement) changed to Municipal Housing (RR1.5).	Sanctioned as proposed u/s 30.
19	SM-MW19	MMW4 3	ES 09, ES 06 & ES 03	ROS 1.5 (Garden / Park)	rden / 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	MMW4	ES 21	RSA1.1 (Municipal with vending zone)		Market 1	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.

SM-MW21 MMW6 9 SM-MW22 MMW7 3 SM-MW23 MMW7 7 SM-MW24 MMW7 7 7 SM-MW25 MMW8 9 SM-MW27 MMW8 9 SM-MW29 1 1 SM-MW30 MMW9 2 SM-MW31 MMW9 3 SM-MW31 166	ES 21 ES 17	RE 1.1(Municipal School)	Dort nortion of Becausation of Municipal	
SM-MW22 MMW7 SM-MW24 MMW7 SM-MW25 MMW8 SM-MW26 MMW8 SM-MW27 MWW8 9 SM-MW29 0 SM-MW29 0 SM-MW29 MMW9 SM-MW31 MMW9 SM-MW31 MMW9 SM-MW31 MMW9	ES 17		portion	Refused to accord sanction, Proposal u/s 26 is
SM-MW22 MMW7 SM-MW23 MMW7 SM-MW24 MMW8 SM-MW25 MMW8 SM-MW27 MWW8 SM-MW27 MMW8 SM-MW29 0 SM-MW29 MMW9 SM-MW31 MMW9 SM-MW31 MMW9 SM-MW31 MMW9 SM-MW31 166	ES 17		School (RE 1.1) is deleted on CTS 518(pt).	reinstated.
SM-MW23 MMW7 SM-MW24 MMW7 7 SM-MW25 MMW8 8 SM-MW26 MMW8 9 SM-MW29 MMW9 1 SM-MW29 MMW9 2 SM-MW31 MMW9 2 SM-MW31 MWW9 3 SM-MW31 166		DPU2.1 (Petrol Pump)	Fuel Station (DPU 2.1) is deleted and	Refused to accord sanction, Proposal u/s 26 is
SM-MW23 MMW7 SM-MW24 MMW7 7 SM-MW25 MMW8 8 SM-MW27 MMW8 9 SM-MW27 MMW9 0 SM-MW29 MMW9 2 SM-MW30 MMW9 2 SM-MW31 MMW9 3 SM-MW31 MMW9			reservation of fuel station (RPU 2.1) is shown	reinstated.
SM-MW23 MMW7 SM-MW24 MMW7 7 SM-MW25 MMW8 8 SM-MW26 MMW8 9 SM-MW29 MMW9 0 SM-MW29 MMW9 1 SM-MW30 MMW9 2 SM-MW31 MMW9 3 SM-MW31 MMW9			on east of same CTS.	
SM-MW24 MMW7 SM-MW25 MMW8 SM-MW26 MMW8 SM-MW27 MMW8 9 SM-MW29 MMW9 CM-MW30 MMW9 SM-MW31 MMW9 SM-MW31 MMW9 SM-MW31 MMW9	ES 09	DOS 2.5	Designation of Sport Complex / Stadium	Refused to accord sanction, Proposal u/s 26 is
SM-MW24 MMW7 SM-MW25 MMW8 SM-MW26 MMW8 SM-MW27 MMW8 9 SM-MW29 MMW9 1 SM-MW30 MMW9 2 SM-MW31 MMW9 3 SM-MW31 MMW9		(Sport Complex / Stadium)	(DOS 2.5) is changed to reservation of Sport	reinstated.
SM-MW24 MMW7 SM-MW25 MMW8 SM-MW26 MMW8 SM-MW27 MMW8 9 SM-MW29 MMW9 1 SM-MW30 MMW9 2 SM-MW31 MMW9 3 SM-MW31 MMW9			Complex/Stadium (ROS 2.5).	
7 SM-MW25 MMW8 SM-MW26 MMW8 SM-MW29 MMW9 1 SM-MW30 MMW9 1 SM-MW31 MMW9 2 SM-MW31 MMW9 3 SM-MW31 MMW9 3 SM-MW32 166	ES 17	DOS 2.6 (Recreation Ground)	Recreation Ground (DOS 2.6) is changed to	Refused to accord sanction, Proposal u/s 26 is
SM-MW25 MMW8 SM-MW26 MMW8 SM-MW27 MMW9 9 SM-MW29 MMW9 1 SM-MW30 MMW9 2 SM-MW31 MMW9 3 SM-MW31 166			Club / Gymkhana (DOS 2.1).	reinstated.
SM-MW26 MMW8 8 8 8 8 SM-MW27 MMW8 9 9 SM-MW28 MMW9 1 1 SM-MW30 MMW9 2 2 SM-MW31 MMW9 3 SM-MW31 166	ES 17	DOS 2.6 (Recreation Ground)	The text 'TDA' is shown.	Refused to accord sanction, Proposal u/s 26 is
SM-MW26 MMW8 SM-MW27 MMW8 9 SM-MW28 MMW9 0 SM-MW29 MMW9 1 SM-MW30 MMW9 2 SM-MW31 MMW9 3 SM-MW31 166				reinstated.
8 SM-MW27 MMW8 9 SM-MW28 MMW9 0 SM-MW29 MMW9 1 SM-MW30 MMW9 2 2 SM-MW31 MMW9 3 SM-MW31 166	ES 17	DOS 1.5 (Garden/Park)	Designation of DOS1.5 (Garden/Park) is	Sanctioned as proposed u/s 30.
SM-MW27 MMW8 SM-MW28 MMW9 SM-MW29 MMW9 1 SM-MW30 MMW9 2 SM-MW31 MMW9 3 SM-MW31 166			changed to Designation of Traffic Island (TI).	
SM-MW28 MMW9 0 SM-MW29 MMW9 1 SM-MW30 MMW9 2 SM-MW31 MMW9 3 SM-MW32 166	ES 17	DOS 1.5 (Garden/Park)	Designation of DOS1.5 (Garden/Park) is	Sanctioned as proposed u/s 30.
SM-MW28 MMW9 0 0 SM-MW29 MMW9 1 SM-MW30 MMW9 2 2 SM-MW31 MMW9 3 SM-MW31 166			changed to Designation of Traffic Island (TI).	
SM-MW29 MMW9 SM-MW30 MMW9 2 SM-MW31 MMW9 3 SM-MW32 166	ES 21	DOS 1.5 (Garden/Park)	Designation of DOS1.5 (Garden/Park) is	Sanctioned as proposed u/s 30.
SM-MW29 MMW9 1 SM-MW30 MMW9 2 SM-MW31 MMW9 3 SM-MW32 166			changed to Designation of Traffic Island (TI).	
SM-MW30 MMW9 2 SM-MW31 MMW9 3 SM-MW32 166	ES 17	R - Zone	Rishabhdev Jain Temple shown as 'Temple'	Sanctioned as proposed u/s 30.
SM-MW30 MMW9 2 SM-MW31 MMW9 3 SM-MW32 166			on RDDP 2034.	
SM-MW31 MMW9 3 SM-MW32 166	ES 17	DE 1.2 (Primary and	St. Anthony's Church shown as 'Church' on	Sanctioned as proposed u/s 30.
SM-MW31 MMW9 3 SM-MW32 166		Secondary School)	RDDP 2034.	
3 SM-MW32 166	ES 21	C - Zone	Deul wadi is shown as 'Temple' on RDDP	Sanctioned as proposed u/s 30.
SM-MW32 166			2034.	
CM MW22 101	ES 16	RMS 1.3 (Municipal	The reservation of Multipurpose Community	Refused to accord sanction, Proposal u/s 26 is
CM MW72 101		Facilities), RT1.6 Parking Lot	Centre (RSA 2.1) nearby 1000 sq.m. Shown	reinstated.
SM MW722 101			on the portion of parking lot where railway	
CAA AAXX722 101			reservation of SRDP 91 which is cancelled.	
33 SWI-IMW33 181 ES	ES 21	DPU 3.2 Designation of	Reservation of the Multipurpose Community	Refused to accord sanction, Proposal u/s 26 is
		Police Chowky	Centre (RSA2.1) is shown on the half portion	reinstated.
			of designation of Police Chowky.	

	wing ,			ž: 20
7	ctioned as proposed u/s 30 with follo	changes.	ROS 1.5 is changed to Traffic Island (TI).	a/" lead of Droppe of beat
	II Sa	che	RC	Do
9	Park (Reservation of Garden / Park (ROS 1.5) shall Sanctioned as proposed u/s 30 with following	be corrected as it's a part of road.		183 FS 21 Designation of Plavoround (Designation of Plavoround is changed to Refused to accord cancrion Proposal 1/s 26 is
5	ES 21 Reservation of Garden / Park (ROS 1.5)		Designation of Playeround (
4	ES 21			ES 21
3	182	_	_	183
2	34 SM-MW34			35 SM-MW35
	4			35

'N' Ward

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Sr.	Sanctioned Modifi-	Modifi- cation	Sheet	Proposals as per published plan under Section 26 of	Modification proposed by the Planning Authority and submitted under Section 30	Modification sanctioned by Government under Section 31(1) of the MR & TP Act
Š.	cation No.	No.	Z	MR & TP Act 1966	of MR & TP Act 1966	1966
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	Sanctioned as proposed u/s 30
					to Designation of DE 1.2 (primary &	
					secondary school)	
3	SM-N03	WN3	ES 25	RE 1.1 - Municipal Primary	Reservation of RE 1.1 (Municipal school) is	Sanctioned as proposed u/s 30
				school	changed to RE 4.4 (Other Institute).	
4	SM-N04	MN5	ES 26	DSA 1.1 - Municipal Retail	The Designation code of DSA 1.1-Municipal	Sanctioned as proposed u/s 30
				Market	retail market is changed to DSA 1.2 -Retail	
					Market	
2	SM-N05	6NIM	ES 25	DSA 3.8 - Public Hall	The area of DSA 3.8 - public hall is reduced	Refused to accord sanction, Proposal u/s 26 is
					& the reduced area is designated as DOS1.4 - reinstated	reinstated
					Play Ground	
9	90N-WS	MN14	ES 34	ROS 1.5 - Garden/ Park	Reservation of Garden/ Park (ROS 1.5) is Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30
					extended upto Existing road.	
7	SM-N07	91NW	ES 25	DSA 2.5 - Welfare centre	The shape of the welfare centre is corrected	Sanctioned as proposed u/s 30
					as per development permission.	

Γ		S								S				S						S				S					S		
	7	Refused to accord sanction, Proposal u/s 26 is	reinstated	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30		Sanctioned as proposed u/s 30	Refused to accord sanction, Proposal u/s 26 is	reinstated			Refused to accord sanction, Proposal u/s 26 is	reinstated					Refused to accord sanction, Proposal u/s 26 is	reinstated	Sanctioned as proposed u/s 30		Refused to accord sanction, Proposal u/s 26 is	reinstated	Sanctioned as proposed u/s 30			Refused to accord sanction, Proposal u/s 26 is	reinstated	
	9	Buffer is deleted for that portion of CTS 50		CTS 1343 is shown instead of 1342	The CTS no. 3034 is shown	The CTS no. 195/172 is changed to 195/170	CTS no. 233 is shown instead of 194A/9/9		CTS no. 489/11 is shown instead of 999	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	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	Reservation of RH 1.2 (Hospital) is changed	to RE 3.1 (Other Education)	The is spill over of ROS1.5 - Garden/ Park	reservation on CTS no. 66A is deleted	The reservation of RR 2.2 - Affordable	Housing is deleted	Code is changed from designated railway	station DT4.1 to designation of railway track	DT4.3.	13.40m wide DP road widening on existing	road on eastern side of Eastern Express	T. Charles de la
•	\$	Nallah buffer		CTS No. 1342	Nii	CTS No. 195/172	CTS No. 194A/9/9		CTS No. 999	Existing road				13.40m wide existing road						RH1.2 - Hospital reservation		ROS 1.5 - Garden/ Park		RR2.2 - Affordable Housing		DT1.4-Railway station			13.40m widening to existing	road	
•	4	ES 34	ES 30	ES 29	ES 29	ES 25	ES25	ES 26	ES 25	ES 29				ES 25						ES 25		ES 29		ES 29		ES 34			ES 34		
•	3	MN20		MN21	MN22	MN23	MN24		MN25	MN46,	238			MN57						MN58		09NW		MN61		WN65			WN65		
•	2	SM-N08		8M-N09	SM-N10	SM-N11	SM-N12		SM-N13	SM-N14				SM-N15						SM-N16		SM-N17		SM-N18		SM-N19			SM-N20		
Ţ	1	∞		6	10	11	12		13	14				15						16		17		18		19			20		

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21	SM-N21	WN68	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	9LNW	ES 25	DOS 1.5 - Garden/Park	A separate text as Traffic Island (TI) is Sanctioned as proposed u/s 30 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)	(Higher Refused to accord sanction, Proposal u/s 26 is for RSA reinstated
25	SM-N25	85	ES 30	R Zone	The Mentioned CTS is reserved for RSA 1.1 (Municipal Retail Market)	The Mentioned CTS is reserved for RSA 1.1 Refused to accord sanction, Proposal u/s 26 is (Municipal Retail Market)
26	SM-N26	98	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 Refused to 18.30m widening from Rajawadi road No reinstated 7 upto Jhawar road	The 27.45m widening of MG road is reduced Refused to accord sanction, Proposal u/s 26 is to 18.30m widening from Rajawadi road No reinstated 7 upto Jhawar road

'PN' Ward

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

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α	SM-PN03	MPN5	WS47	27.45m DP road	Typing error of 27.45 m label is corrected as	Sanctioned as proposed u/s 30
					18.30 m	
4	SM-PN04	WPN8	WS 43	417	CTS NO 410 is shown.	Sanctioned as proposed u/s 30
S	SM-PN05	MPN9	WS 43	281	CTS NO 282 is shown.	Sanctioned as proposed u/s 30
9	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	Sanctioned as proposed u/s 30
					(West) which were interchanged are	
					corrected.	
∞	SM-PN08	MPN12	WS 47	450	CTS No 450 is corrected as 449A	Sanctioned as proposed u/s 30
6	SM-PN09	MPN36	WS 43	Existing Road	Internal layout roads shown as existing road	Refused to accord sanction, Proposal u/s 26 is
					are deleted	reinstated
10	SM-PN10	MPN53	MS	36.6m proposed widening road	36.6m proposed widening is corrected by	Sanctioned as proposed u/s 30
			44	and 18.3m Dp road	showing along the boundary of CTS 692A/3.	
11	SM-PN11	MPN54	SM	CTS 1406A/8	CTS 1406/A/8 of village Malad (South) is	Sanctioned as proposed u/s 30
			42, 43		corrected as 1406/A/10.	
12	SM-PN12	MPN55	SM	Existing road shown	C.S. /C.T.S. Numbers checked as per	Sanctioned as proposed u/s 30
			43		revenue record and the same are corrected on	
					D.P.	
13	SM-PN13	MPN60	SM	Parking Lot (RT1.6)	The reservation of Parking Lot (RT1.6) is	Refused to accord sanction, Proposal u/s 26 is
			43		deleted and the land is kept in Commercial	reinstated
					Zone	
14	SM-PN14	MPN65	MS	Hindu Traditional/Electric	Designation of Hindu Traditional/Electric	Sanctioned as proposed u/s 30
			43	Cemetery (DSA4.1)	Cemetery (DSA4.1) is changed to	
					designation of Cemetery (DSA4.8).	
15	SM-PN15	99 NAW	SM	Garden/Park (ROS1.5), 18.3m	The zone of land is changed from Natural	Refused to accord sanction, Proposal u/s 26 is
			39	proposed widening and NA	area (NA), NDZ and Green Zone (GZ) to I	reinstated
					(Industrial) Zone. Reservation of	
					Garden/Park (ROS1.5) is deleted.	

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16	SM-PN16	MPN67	WS	Playground (ROS1.4)	Strip of reservation of Playground (ROS1.4)	Refused to accord sanction, Proposal u/s 26 is
			39		on CTS No 610A/1A/1B on East side is	reinstated
					deleted & reserved it as reservation of	
					Rehabilitation & Resettlement (RR2.1).	
17	SM-PN17	MPN76,	MS	Municipal School (RE 1.1)	Reservation on CTS No. 321, village Kurar	Sanctioned as proposed u/s 30
		MPN 95	44		of Municipal school (R.E. 1.1) is now	
					changed as Special school (RE1.3).	
18	SM-PN18	MPN77	SM	Existing Road	Industrial Zone is shown by deleting existing	Refused to accord sanction, Proposal u/s 26 is
			26		road	reinstated
19	SM-PN19	MPN82	SM	Reservation of Garden/Park	Reservation of Electricity Transmission &	Refused to accord sanction, Proposal u/s 26 is
			47, 52	(ROS1.5), Affordable Housing	Distribution Facility (RPU5.2) and	reinstated
				(RR2.2), Municipal	Garden/Park (ROS1.5) are deleted and	
				Dispensary/Health Post	reserved the plot for Affordable Housing	
				(RH1.1), Electric Transmission	(RR2.2).	
				and Distribution Facility		
				(RPU5.2) and Municipal		
				Ξ.		
20	SM-PN20	MPN84	WS	Garden/Park (ROS1.5)	The reservation of Hospital (RH1.2) is kept	Refused to accord sanction, Proposal u/s 26 is
			43		as per SRDP 1991 and reservation of	reinstated
					Garden/Park (ROS1.5) is deleted.	
21	SM-PN21	MPN85	MS	Garden/Park (ROS1.5)	Reservation of Garden/Park (ROS1.5) is	Refused to accord sanction, Proposal u/s 26 is
			43		deleted and reservation of Primary and	reinstated
					Secondary School (RE1.2) is shown.	
22	SM-PN22	WPN86	SM	Garden/Park (ROS1.5)	The reservation of Garden/Park (ROS1.5) is	Refused to accord sanction, Proposal u/s 26 is
			43		deleted and the reservation of Municipal	reinstated
					school (RE1.1) is shown.	
23	SM-PN23	MPN	MS	NDZ & 18.3m DP road,	NDZ is deleted & shown as R Zone with	Refused to accord sanction, Proposal u/s 26 is
		92, 30	39, 44	827A/4A	reservations as per Govt. Modification u/No.	reinstated
					CMS/TPB 4304/105/CR-206/04/UD-11 Dtd	
					18.08.2004.	

7	Sanctioned as proposed u/s 30	Refused to accord sanction, Proposal u/s 26 is reinstated	Refused to accord sanction, Proposal u/s 26 is reinstated	Refused to accord sanction, Proposal u/s 26 is reinstated	Refused to accord sanction, Proposal u/s 26 is reinstated	Refused to accord sanction, Proposal u/s 26 is reinstated	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Refused to accord sanction, Proposal u/s 26 is reinstated
9	CTS no 827A/4A is corrected as 827A/4A/1	Corrected Railway buffer zone is marked.	The zone of land is changed from Natural area (NA), NDZ and Green Zone (GZ) to I (Industrial).	Reservation for Sewage Pumping Station (RMS4.3) on CTS 1596 of village Malvani is incorporated	Reservation of Adhar Kendra with Skill Development Centre(RSA6.2) is added to the reservation of Primary & Secondary school (REI.2) i.e. (REI.2+)	Reservation of Rehabilitation & Reservation of RR2.1) is converted to Designation of Public Hall (DSA3.8) and Reservation of Garden/Park (ROS1.5) is retained as it is.	Plot is shown as Traffic Island (TI)	Plot is shown as Traffic Island (TI)	A label of Special Planning Authority (SPA) is shown on the land.	Reservation of Multipurpose Community Centre (RSA 2.1) is shown on CTS 733 of village Erangal
ß	NDZ & 18.3m DP road, 827A/4A	Railway Buffer and Garden/Park (ROS1.5)	NDZ	NDZ	Primary & Secondary School (RE1.2)	Garden/Park (ROS1.5) & Rehabilitation & Resettlement (RR2.1)	Garden/Park (ROS1.5)	R Zone	Sports Club/Stadium (ROS2.5), Care Centre (RSA6.1), Adhar Kendra with skill development centre (RSA6.2), Primary & Secondary School (RE1.2)	R Zone
4	WS 39, 44	WS 43	WS 39	WS 47	WS 47	WS 43	WS 44	WS 48	WS 47	WS 31, 36
æ	MPN 92	MPN96	MPN 112	MPN120	MPN130	MPN140	MPN141	MPN142	MPN144	53
7	SM-PN24	SM-PN25	SM-PN26	SM-PN27	SM-PN28	SM-PN29	SM-PN30	SM-PN31	SM-PN32	SM-PN33
П	24	25	26	27	28	29	30	31	32	33

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

'PS' Ward

Modification sanctioned by Government under Section 31(1) of the MR & TP Act	1966	Sanctioned as proposed u/s 30		Sanctioned as proposed u/s 30	
Modification proposed by the Planning Modifi	of MR & TP Act 1966	Chincholi Gaothan label shown Sanctione		Label of temple is shown Sanctione	
hed	MR & TP Act 1966	WS R Zone Chi		WS R Zone Lab	
Sheet		MS	43	SM	
3 Modifi- cation	No.	MPS1		MPS2	_
2 3 Sanctioned Modifi- Modifi- cation	cation No.	SM-PS01		SM-PS02	
1 Sr.		1		2	

2 3	8		4	v	9	7
S19 MPS26 WS	WS			DOS2.6 (Recreation Ground)	MPS 26 is deleted and boundaries of DOS2.6	Refused to accord sanction, Proposal u/s 26 is
33		33			(Recreation Ground) are restored as per RDDP	reinstated
SM-PS20 MPS30 WS DI 39	WS 39			DH 1.2 (Municipal Hospital)	(DH 1.2) Municipal Hospital shown in RDDP 2034 is shown as (DH1.3) Municipal	Sanctioned as proposed u/s 30
	Ç.		1		maternity nome	
SM-PS21 MPS37 WS 1Z	WS &			I Zone	RAM is shown on said plot and land is	Refused to accord sanction, Proposal u/s 26 is
C+ CT2000	C+ 5		ļ		placed in a zone	Tellibrated
SM-PS22 MPS70 WS RH	% 38 38		RH	RH 1.2 (Hospital)	CTS No. 50A is shown as (DE 1.2) Primary & Secondary School and (RH 1.2) Hospital	Refused to accord sanction, Proposal u/s 26 is reinstated
					is deleted.	
SM-PS23 MPS71 WS ROS	WS		RO	S 1.4 (Playground)	The reservation of (RE1.1) Municipal School	Refused to accord sanction, Proposal u/s 26 is
38 RE1.1			RE1	(Municipal	+ (RSA2.7) Student's hostel is changed to	reinstated
RSA	RS/	RSA	RS/	RSA2.7 (Students Hostel)	(RR 2.2) Affordable housing	
SM-PS24 MPS72 WS RE1	WS		RE1	RE1.1 (Municipal School)	The reservation of RE 1.1 is changed to Care	Refused to accord sanction, Proposal u/s 26 is
33	33	33			Centre (RSA 6.1) + (RSA 6.2) Aadhar	reinstated
					Kendra with skill Development centre.	
SM-PS25 MPS73 WS ROS	MS		ROS	ROS 1.5 (Garden/Park)	The ROS 1.5 is relocated in CRZ area.	Refused to accord sanction, Proposal u/s 26 is
33						reinstated
	SM		1. F	1. ROS2.4 (Municipal Sports	The reservations of (ROS 1.5) Garden/Park,	Refused to accord sanction, Proposal u/s 26 is
38, Con			Con	Complex), ROS 1.5	(ROS 2.4)Municipal Sports Complex,	reinstated
			(Ga	(Garden/Park)	proposed in RDDP2034 is replaced by	
33 2.			5.	2. RMS3.1 (Solid waste	(RR2.2) Affordable Housing	
mar	mar	mar	mar	management facilities)		
3.8	3. R	3. R	3. R	3. ROS1.4 (Playground)		
SM-PS27 MPS77 WS ROS	WS		ROS	ROS 1.5+ RT 1.6 (Garden/Park	1) The ROS 1.5 on west side of western	Sanctioned as proposed u/s 30
33 +			+	Parking Lot)	express highway is kept as ROS1.5 along	
RO	RO	RO	RO	ROS 1.5+ RT 1.6 (Garden/Park	with the I zone.	
+ P	+ P	+ P	+ P	+ Parking Lot)		
SM-PS28 MPS79 WS RE 39	WS 39		RE	RE1.1 (Municipal School)	(RE 1.1) Municipal School is shown as (RE 2.1) Higher Education	Sanctioned as proposed u/s 30
)	

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

'RC' Ward

Sr. Sunctioned Modification proposals as per published Modification proposed by the Planning Modification sanctioned by Government No. No. No. American No. Authority and serior section \$50 or \$1.00 or \$1.	1	2	æ	4	S	9	7
Modifi- cation cation No. No. plan under Section 26 of MR & TP Act 1966 Authority and submitted under Section 30 SM-RC01 MRC1 WSS8 DOSI-5 (Garden) DOSI-5 (Garden) CTS number is charged to DOS2-6 SM-RC02 MRC2 WSS3 1) DE1.2 (Primary & The appropriate legends are shown on Secondary CTS number is corrected. SM-RC03 MRC7 WSS8 1) DE1.2 (Primary & The appropriate legends are shown on Secondary CTS number is corrected. SM-RC04 MRC8 WSS8 DSA1.2 (Retail Market) The designation of Retail Market (DSA1.2) SM-RC04 MRC8 WSS8 DSA1.2 (Retail Market) The text "All India Radio" is shifted from Amarket) SM-RC05 MRC11 WS63 Text "ALL INDIA RADIO" on The text "All India Radio" is shifted from CTS 22, 24 to CTS 21, 29 SM-RC06 MRC14 WS64 RR2.1 (Rehab.& Resettle), PSCA 10 PC : RR2.1 is replaced by ROS1.5 PA : MRC14 SM-RC07 MRC14 WS64 RR2.1 (Rehab.& Resettle), PSCA 10 PC : RR2.1 is partly cancelled & CTS no. SAI-RC09 SM-RC09 MRC14 WS64 ROS1.4 (Play Ground), RSCA 10 Reservation of Play Ground (ROS1.4) is PSCA 10	Sr.	Sanctioned	Modifi-	Sheet	Proposals as per published	Modification proposed by the Planning	Modification sanctioned by Government
cation No. MR & TP Act 1966 of MR & TP Act 1966 SM-RC01 MRC1 WSS3 DOSI.5 (Garden) (Recreation Ground) SM-RC02 WRC2 WSS3 (Recreation Ground) SM-RC03 MRC7 WSS3 (Primary & The appropriate legends are shown on Gesignations as per approved relocation. SM-RC04 MRC7 WSS3 DSA1.2 (Retail Market) The designation of Retail Market (DSA1.2) is changed to DSA1.1 (Municipal Retail Market). SM-RC05 MRC10 WSS3 DSA1.2 (Retail Market) The designation of Retail Market (DSA1.2) is changed to DSA1.1 (Municipal Retail Market). SM-RC05 MRC12 WS63 Text "ALL INDIA RADIO" on The text "All India Radio" is shifted from CTS on SM-RC06 SM-RC06 MRC12 WS63 RE1.1 (Municipal School) The land reserved as extension to secondary school): SM-RC07 MRC14 WS64 RR2.1 (Rehab.& Resettle), PC : RR2.1 is partly cancelled & CTS no. 571 by deleting the reserved as extension to cancelled & CTS no. 571 by deleting the school in SRDP is shown as R-Zone SM-RC08 MRC14 WS64 RR2.1 (Rehab.& Resettle), Reservation of Play Ground (ROS1.4) is shown as R-Zone SM-RC09 MRC14 WS64	No.	Modifi-	cation	No.	plan under Section 26 of	Authority and submitted under Section 30	under Section 31(1) of the MR & TP Act
SM-RC01 MRC1 WS58 DOSI.5 (Garden) DOSI.5 (Garden) Crass number is corrected. SM-RC02 MRC2 WS53 1 DE1.2 (Primary & The appropriate legends are shown on Secondary CTS number is corrected. SM-RC03 MRC7 WS58 1) DE1.2 (Primary & The appropriate legends are shown on Secondary SM-RC04 MRC8 WS58 DSA1.2 (Retail Market) The designation of Retail Market (DSA1.2) SM-RC05 MRC10 WS63 Text "ALL INDIA RADIO" on The text "All India Radio" is shifted from CTS no. 22.24 SM-RC06 MRC12 WS63 RE1.1 (Municipal School) The land reserved as extension to secondary school). SM-RC07 MRC14 WS64 RR2.1 (Rehab.& Resettle), Recordary school). PC : RR2.1 is replaced by ROS1.5 PA : MRC14 is partly cancelled & CTS no. 521 is shown as R-Zone SM-RC08 MRC14 WS64 ROS1.4 (Play Ground), Reservation of Play Ground (ROS1.4) is shown as R-Zone SM-RC09 MRC14 WS69 DH1.1(pt.) (on total amenity The amenity DH1.1 (PT) is changed to plos) SM-RC10 MRC15 WS69 Nil Road name 'Cross Road no.7' is shown. SM-RC11 MRC17 WS63 Ni		cation No.	No.		MR & TP Act 1966	of MR & TP Act 1966	1966
SM-RC02 MRC2 WS53 CTS number is corrected. SM-RC03 MRC7 WS53 1) DE1.2 (Primary & The appropriate legends are shown on Secondary School) CTS number is corrected. SM-RC04 MRC3 WS58 DSA1.2 (Retail Market) The designations as per approved relocation. SM-RC04 MRC19 WS63 Text "ALL INDIA RADIO" on The text "All India Radio" is shifted from CTS no. 22,24 SM-RC05 MRC12 WS63 RE1.1 (Municipal School) The land reserved as extension to secondary school in SRDP is shown as RE1.2 (Primary School in Shown on CTS no. 517 by deleting the reservation of School. SM-RC09 MRC14 WS64 ROS1.4 (Play Ground), Reservation of School. PA : MRC14 is partly cancelled & CTS no. 517 by deleting the reservation of School. SM-RC09 MRC15 WS69 DH1.1 (pt.) (on total amenity The amenity DH1.1 (PT) is changed to plot) SM-RC10 MRC16 WS64 Nil Road name "Cross Road no.7" is shown. SM-RC11 MRC17 WS63 Nil Road name "Cross Road no.7" is shown. SM-RC11 MRC17 WS64 Nil Road name	1	SM-RC01	MRC1	WS58			Sanctioned as proposed u/s 30
SM-RC02 MRC2 WS53 1) DE1.2 (Primary & The appropriate legends are shown on Secondary CTS number is corrected. SM-RC03 MRC7 WS58 1) DE1.2 (Primary & The appropriate legends are shown on Secondary The appropriate legends are shown on Secondary SM-RC04 MRC18 WS58 DSA1.2 (Retail Market) The designation of Retail Market (DSA1.2) is changed to DSA1.1 (Municipal Retail Market). SM-RC05 MRC10 WS63 Text "ALL INDIA RADIO" on The text "All India Radio" is shifted from CTS 22.24 to CTS 21.29 SM-RC06 MRC12 WS63 RE1.1 (Municipal School) The land reserved as extension to secondary school). SM-RC07 MRC14 WS64 RR2.1 (Rehab.& Resettle), Recondary school). PC : RR2.1 is replaced by ROS1.5 PA : MRC14 is partly cancelled & CTS no. 571 is shown as R-Zone SM-RC09 MRC14 WS64 ROS1.4 (Play Ground), Reservation of School. Reservation of School. PA : MRC14 is partly cancelled & CTS no. 577 by deleting the reservation of School. SM-RC09 MRC15 WS64 Nil Road name "Cross Road no.7" is shown. SM-RC10 MRC11 WS64 Nil Road name "Cross Road no.7" is shighted lightly away from railway track so as to be legible.						(Recreation Ground)	
SM-RC03 MRC7 WSS8 1) DE1.2 (Primary School) The appropriate legends are shown on School SM-RC04 MRC8 WSS8 DSA1.2 (Retail Market) The designation of Retail Market (DSA1.2) SM-RC04 MRC10 WS63 Text "ALL INDIA RADIO" on The text "All India Radio" is shifted from CTS 20.24 SM-RC05 MRC12 WS63 RE1.1 (Municipal School) The land reserved as extension to secondary School) SM-RC07 MRC14 WS64 RR2.1 (Rehab.& Resettle), Resettle), Reservation of Part in Srbown as RE1.2 (Primary School) SM-RC08 MRC14 WS64 RR2.1 (Rehab. & Resettle), Reservation of School. SM-RC09 MRC15 WS64 RR2.1 (Municipal School) SM-RC09 MRC15 WS64 RR2.1 (Municipal School) SM-RC09 MRC15 WS64 RC1.1 (Municipal School) SM-RC09 MRC15 WS64 RC1.1 (Municipal School) SM-RC09 MRC15 WS64 RC1.1 (Municipal School) SM-RC10 WRC15 WS64 RC1.1 (Municipal School) SM-RC10 MRC15 WS64 RC1.1 (Municipal School)	2	SM-RC02	MRC2	WS53		CTS number is corrected.	Sanctioned as proposed u/s 30
SM-RC04 MRC8 WS58 DSA1.2 (Retail Market) SM-RC05 MRC10 WS63 Text "ALL INDIA RADIO" on The text "All India Radio" is shifted from CTS no. 22.24 SM-RC06 MRC12 WS63 RE1.1 (Municipal School) SM-RC07 MRC14 WS64 RR2.1 (Rehab.& Resettle), PC : RR2.1 is replaced by ROS1.5 177 RE1.1 (Municipal School) SM-RC08 MRC14 WS64 RR2.1 (Rehab.& Resettle), PC : RR2.1 is replaced by ROS1.5 SM-RC09 MRC15 WS63 DH1.1 (pt.) (on total amenity DH1.1 (PT) is changed to DH1.3 (PT). SM-RC10 MRC17 WS64 Nil Read and a magnetic description of School. SM-RC11 MRC17 WS64 Nil Read and a magnetic description of School. SM-RC11 MRC17 WS63 Nil Read and a magnetic description of School. SM-RC11 MRC17 WS63 Nil Read and a magnetic description of School. SM-RC11 MRC17 WS63 Nil Read and a magnetic description of School. SM-RC11 MRC17 WS63 Nil Read and a magnetic description of School. SM-RC11 MRC17 WS63 Nil Read and a magnetic description of School. SM-RC11 MRC17 WS63 Nil Text "Western Railway" is shifted slightly away from railway track so as to be legible.	3	SM-RC03	MRC7	WS58	(Primary	appropriate legends are shown	Sanctioned as proposed u/s 30
SM-RC04 MRC8 WS58 DSA1.2 (Retail Market) The designation of Retail Market (DSA1.2) is changed to DSA1.1 (Municipal Retail Market). SM-RC05 MRC10 WS63 Text "ALL INDIA RADIO" on The text "All India Radio" is shifted from CTS 22, 24 to CTS 21, 29 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). SM-RC07 MRC14 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 SIA. SM-RC08 MRC14 WS64 ROS1.4 (Play Ground), Reservation of Play Ground (ROS1.4) is shown on CTS no. 517 by deleting the reservation of School. SM-RC09 MRC15 WS59 DH1.1(pt.) (on total amenity The amenity DH1.1 (PT) is changed to plot) SM-RC10 MRC16 WS64 Nil Reservation of School. Reservation of School. SM-RC10 WS64 Nil RRC11 (Municipal School) Reservation of School. SM-RC10 WS64 Nil RRC14 "Western Railway" is shifted slightly away from railway track so as to be legible.					Secondary School) 2) DOS1.4 (Play Ground)	designations as per approved relocation.	
SM-RC05 MRC12 WS63 Text "ALL INDIA RADIO" on The text "All India Radio" is shifted from CTS no. 22,24 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). SM-RC07 MRC14 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 SM-RC08 MRC14 WS64 ROS1.4 (Play Ground), Reservation of Play Ground (ROS1.4) is shown on CTS no. 517 by deleting the reservation of School. SM-RC09 MRC15 WS69 DH1.1 (pt.) (on total amenity The amenity DH1.1 (PT) is changed to plot) SM-RC11 MRC17 WS63 Nil Road name "Cross Road no.7" is shown. SM-RC11 MRC17 WS63 Nil Text "Western Railway" is shifted slightly away from railway track so as to be legible.	4	SM-RC04	MRC8	WS58		The designation of Retail Market (DSA1.2)	Sanctioned as proposed u/s 30
SM-RC05 MRC12 WS63 Text "ALL INDIA RADIO" on The text "All India Radio" is shifted from CTS 22, 24 to CTS 21, 29 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). SM-RC07 MRC14 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 SM-RC08 MRC14 WS64 ROS1.4 (Play Ground), Reservation of Play Ground (ROS1.4) is shown as RE1.1 (Municipal School) shown on CTS no. 517 by deleting the reservation of School. SM-RC09 MRC15 WS69 DH1.1(pt.) (on total amenity The amenity DH1.1 (PT) is changed to plot) SM-RC10 MRC16 WS64 Nil Road name "Cross Road no.7" is shown. SM-RC11 MRC17 WS63 Nil Read name "Cross Road no.7" is shown. SM-RC11 MRC17 WS63 Nil Read name "Cross Road no.7" is shown. Analy from railway track so as to be legible.						is changed to DSA1.1 (Municipal Retail	
SM-RC05 MRC10 WS63 Text "ALL INDIA RADIO" on The text "All India Radio" is shifted from CTS 21, 29 SM-RC06 MRC12 WS63 RE1.1 (Municipal School) The land reserved as extension to secondary school in SRDP is shown as RE1.2 (Primary School in SRDP is shown as RE1.2 (Primary SM-RC07 SM-RC07 MRC14 WS64 RR2.1 (Rehab.& Resettle), PC : RR2.1 is replaced by ROS1.5 SM-RC08 MRC14 WS64 ROS1.4 (Play Ground), Reservation of Play Ground (ROS1.4) is shown as R-Zone SM-RC09 MRC15 WS64 ROS1.4 (Play Ground), Reservation of Play Ground (ROS1.4) is shown on CTS no. 517 by deleting the reservation of School. SM-RC09 MRC15 WS69 DH1.1(pt.) (on total amenity Pl1.3 (PT). The amenity DH1.1 (PT) is changed to DH1.3 (PT). SM-RC10 MRC16 WS64 Nil Road name "Cross Road no.7" is shown. SM-RC11 MRC17 WS63 Nil Text "Western Railway" is shifted slightly away from railway track so as to be legible.						Market).	
SM-RC06 MRC12 WS63 RE1.1 (Municipal School) The land reserved as extension to secondary school in SRDP is shown as RE1.2 (Primary School in MRC14 The land reserved as extension to secondary school in SRDP is shown as RE1.2 (Primary SM-RC07 SM-RC07 MRC14 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 SM-RC08 SM-RC08 MRC14 WS64 ROS1.4 (Play Ground), Reservation of Play Ground (ROS1.4) is shown on CTS no. 517 by deleting the reservation of School. SM-RC09 MRC15 WS69 DH1.1(pt.) (on total amenity The amenity DH1.1 (PT) is changed to plot) SM-RC10 MRC16 WS64 Nil Road name "Cross Road no.7" is shown. SM-RC11 MRC17 WS63 Nil Text "Western Railway" is shifted slightly away from railway track so as to be legible.	5	SM-RC05	MRC10	WS63	Text "ALL INDIA RADIO" on	The text "All India Radio" is shifted from	Sanctioned as proposed u/s 30
SM-RC06MRC12WS63RE1.1 (Municipal School)The land reserved as extension to secondary school).SM-RC07MRC14/MS64RR2.1 (Rehab.& Resettle), RR2.1 is replaced by ROS1.5SM-RC08MRC14/MS64ROS1.4 (Play Ground), Reservation of Play Ground (ROS1.4) is shown as R-ZoneSM-RC09MRC15/MS64ROS1.4 (Play Ground), Reservation of Play Ground (ROS1.4) is shown on CTS no. 517 by deleting the reservation of School.SM-RC09MRC15/MS69DH1.1(pt.) (on total amenity The amenity DH1.1 (PT) is changed to plot)SM-RC10MRC16/MS64NilRoad name "Cross Road no.7" is shown.SM-RC11MRC17/MS63NilRoad name "Cross Road no.7" is shown.SM-RC11MRC17/MS63NilText "Western Railway" is shifted slightly away from railway track so as to be legible.					CTS no. 22,24	CTS 22, 24 to CTS 21, 29	
SM-RC07 MRC14/ WS64 RR2.1 (Rehab.& Resettle), PC : RR2.1 is replaced by ROS1.5 177 PA : MRC14 is partly cancelled & CTS no. 521 is shown as R-Zone SM-RC08 MRC14/ WS64 ROS1.4 (Play Ground), Reservation of Play Ground (ROS1.4) is reservation of Play Ground (ROS1.4) is shown on CTS no. 517 by deleting the reservation of School. SM-RC09 MRC15 WS59 DH1.1(pt.) (on total amenity The amenity DH1.1 (PT) is changed to plot) SM-RC10 MRC16 WS64 Nil Road name "Cross Road no.7" is shown. SM-RC11 MRC17 WS63 Nil Text "Western Railway" is shifted slightly away from railway track so as to be legible.	9	SM-RC06	MRC12	WS63	RE1.1 (Municipal School)	The land reserved as extension to secondary	Sanctioned as proposed u/s 30
SM-RC07 MRC14/ WS64 RR2.1 (Rehab.& Resettle), PC : RR2.1 is replaced by ROS1.5 SM-RC08 MRC14/ WS64 ROS1.4 (Play Ground), Reservation of Play Ground (ROS1.4) is shown on CTS no. 517 by deleting the reservation of School. SM-RC09 MRC15 WS59 DH1.1(pt.) (on total amenity The amenity DH1.1 (PT) is changed to plot) SM-RC10 MRC16 WS64 Nil Road name "Cross Road no.7" is shown. SM-RC11 MRC17 WS63 Nil Text "Western Railway" is shifted slightly away from railway track so as to be legible.						school in SRDP is shown as RE1.2 (Primary	
SM-RC07MRC14/WS64RR2.1 (Rehab.& Resettle), 177PC : RR2.1 is replaced by ROS1.5SM-RC08MRC14/WS64ROS1.4 (Play Ground), Reservation of Play Ground (ROS1.4) is shown on CTS no. 517 by deleting the reservation of School.SM-RC09MRC15WS59DH1.1(pt.) (on total amenity The amenity DH1.1 (PT) is changed to plot)SM-RC10MRC16WS64NilRoad name "Cross Road no.7" is shown.SM-RC11MRC17WS63NilText "Western Railway" is shifted slightly away from railway track so as to be legible.						/ Secondary school).	
SM-RC08 MRC14/ WS64 ROS1.4 (Play Ground), Reservation of Play Ground (ROS1.4) is shown as R-Zone SM-RC09 MRC15 WS59 DH1.1(pt.) (on total amenity DH1.1 (PT) is changed to plot) SM-RC10 MRC17 WS63 Nil SM-RC11 MRC17 WS63 Nil SM-RC11 MRC17 WS63 Nil SM-RC11 amenity DH1.3 (PT). Text "Western Railway" is shifted slightly away from railway track so as to be legible.	7	SM-RC07	MRC14/	WS64	RR2.1 (Rehab.& Resettle),	: RR2.1 is replaced by	Refused to accord sanction, Proposal u/s 26 is
SM-RC08 MRC14/ WS64 ROS1.4 (Play Ground), Reservation of Play Ground (ROS1.4) is 177 RE1.1 (Municipal School) shown on CTS no. 517 by deleting the reservation of School. SM-RC09 MRC15 WS69 DH1.1(pt.) (on total amenity The amenity DH1.1 (PT) is changed to plot) SM-RC10 MRC16 WS64 Nil Road name "Cross Road no.7" is shown. SM-RC11 MRC17 WS63 Nil Text "Western Railway" is shifted slightly away from railway track so as to be legible.			177				reinstated
SM-RC08 MRC14/ WS64 ROS1.4 (Play Ground), Reservation of Play Ground (ROS1.4) is 177 RE1.1 (Municipal School) shown on CTS no. 517 by deleting the reservation of School. SM-RC09 MRC15 WS69 DH1.1(pt.) (on total amenity The amenity DH1.1 (PT) is changed to plot) DH1.3 (PT). SM-RC10 MRC16 WS64 Nil Road name "Cross Road no.7" is shown. SM-RC11 MRC17 WS63 Nil Text "Western Railway" is shifted slightly away from railway track so as to be legible.						521 is shown as R-Zone	
SM-RC09 MRC15 WS69 DH1.1(pt.) (on total amenity The amenity DH1.1 (PT) is changed to plot) SM-RC10 MRC17 WS63 Nil Text "Western Railway" is shifted slightly away from railway track so as to be legible.	8	SM-RC08	MRC14/	WS64	(Play Ground),	Reservation of Play Ground (ROS1.4) is	Refused to accord sanction, Proposal u/s 26 is
SM-RC09MRC15WS59DH1.1(pt.) (on total amenityThe amenity DH1.1 (PT) is changed to plot)SM-RC10MRC16WS64NilRoad name "Cross Road no.7" is shown.SM-RC11MRC17WS63NilText "Western Railway" is shifted slightly away from railway track so as to be legible.			177		RE1.1 (Municipal School)		reinstated
SM-RC09 MRC15 WS59 DH1.1(pt.) (on total amenity The amenity DH1.1 (PT) is changed to plot) SM-RC10 MRC17 WS63 Nil Text "Western Railway" is shifted slightly away from railway track so as to be legible.						reservation of School.	
SM-RC10MRC16WS64NilRoad name "Cross Road no.7" is shown.SM-RC11MRC17WS63NilText "Western Railway" is shifted slightly away from railway track so as to be legible.	6	SM-RC09	MRC15	WS59	DH1.1(pt.) (on total amenity	The amenity DH1.1 (PT) is changed to	Sanctioned as proposed u/s 30
SM-RC10MRC16WS64NilRoad name "Cross Road no.7" is shown.SM-RC11MRC17WS63NilText "Western Railway" is shifted slightly away from railway track so as to be legible.					plot)	DH1.3 (PT).	
SM-RC11 MRC17 WS63 Nil Text "Western Railway" is shifted slightly away from railway track so as to be legible.	10	SM-RC10	MRC16	WS64	Nil	Road name "Cross Road no.7" is shown.	Sanctioned as proposed u/s 30
away from railway track so as to be legible.	11	SM-RC11	MRC17	WS63		Text "Western Railway" is shifted slightly	Sanctioned as proposed u/s 30
						away from railway track so as to be legible.	

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7	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Sanctioned as proposed u/s 30	Refused to accord sanction, Proposal u/s 26 is reinstated	Refused to accord sanction, Proposal u/s 26 is reinstated			
9	Plot number is removed.	C.T.S. Numbers are corrected	CTS numbers are corrected	C.T.S. number is changed from 1 to 1A/2.	Village boundary is corrected as per SRDP1991.	Plot boundaries are corrected as per TP scheme.	F.P. numbers are incorporated by deleting CTS nos. as per TP scheme.	CTS number is corrected as 374.	CTS Number is corrected as per Revenue Record.	1) CTS No. is corrected as CTS No.2059 instead of CTS No.2049.	CTS number is corrected as CTS No.55 (A) instead of CTS No.55C.	Wrongly shown CTS numbers in Mhada layout are deleted	The wrongly marked bridge alignment is deleted.	The ramp and the low level roads are shown as were shown in SRDP1991.	The proposed road is relocated on North side of Tata Steel co. by maintaining the reservation areas affected by the road.	DOSI.4 is changed to RE1.2 as per SRDP1991 and is included in the adjoining reservation of RE1.2.
\$	WS57 Nil	WS58 CTS no. 155	WS58 CTS no. 155	WS63 CTS no. 1	WS58 Nil	WS58 Nil	WS58 Nil	WS58 CTS no. 374	WS59 CTS no. 164B	WS64 Nil	WS58 CTS no. 55C /63	WS58 Nil	WS58 Bridge & road both shown	WS58 Existing road	WS59 18.30m DP road	WS59 2) DOS1.4 (Play Ground) 3) ROS1.4 (Play Ground) 4) RE1.2 (Primary Secondary School)
3	MRC19	MRC24	MRC25	MRC26	MRC27	MRC28	MRC29	MRC30	MRC32	MRC57,	MRC65	MRC68	MRC71	MRC73	MRC76	MRC76
7	SM-RC12	SM-RC13	SM-RC14	SM-RC15	SM-RC16	SM-RC17	SM-RC18	SM-RC19	SM-RC20	SM-RC21	SM-RC22	SM-RC23	SM-RC24	SM-RC25	SM-RC26	SM-RC27
1	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27

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87	SM-RC28	MKC86	WS58	KOS1.4 (Play Ground)	The reservation of ROS1.4 (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	ROS1.5 (Garden/Park)	Area & shape of reservation are maintained as per SRDP1991 by deleting the additional reservation area of ROS1.5	Refused to accord sanction, Proposal u/s 26 is reinstated
34	SM-RC34	MRC10 2	WS58	ROS1.4 (Playground)	The reservation of ROS1.4 is deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated
35	SM-RC35	MRC10 3	WS64	ROS1.5 (Garden), 9.15mt. DP road	Reservation of ROS1.5 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	WS64	ROS1.4 (PG)	The reservation of ROS1.4 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

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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	89SM	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	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	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	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

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Sr.	Sanctioned	Modifi-	Sheet	Proposals as per published	Modification proposed by the Planning	Modification sanctioned by Government
No.	Modifi-	cation	No.	plan under Section 26 of	Authority and submitted under Section 30	under Section 31(1) of the MR & TP Act
	cation No.	No.		MR & TP Act 1966	of MR & TP Act 1966	1966
Т	SM-RN01	MRN03	WS-	DH1.2(Municipal Hospital)	The developed reservation of Hospital of	Sanctioned as proposed u/s 30
			63		SRDP'1991 is shown as DH1.2 pt (Municipal	
					Hospital) Part.	
2	SM-RN02	MRN04	WS-	RSA2.2(Non Existing	The code RSA2.2 is corrected to RSA1.2	Sanctioned as proposed u/s 30
			69	Reservation Code)	(Retail Market with Vending Zone).	
8	SM-RN03	MRN10	WS-	ı	C.S./CTS Number is Corrected to 1426/10B	Sanctioned as proposed u/s 30
			74			
4	SM-RN04	MRN11	WS-	ı	C.S./CTS Number is Corrected to 668	Sanctioned as proposed u/s 30
			89			
5	SM-RN05	MRN12	WS-	ı	C.S./CTS Numbers is Corrected to 1727E,	Sanctioned as proposed u/s 30
			69		1727F	
9	SM-RN06	MRN13	WS-	ı	C.S./CTS Number is Corrected to 1727B	Sanctioned as proposed u/s 30
			69			
7	SM-RN07	MRN14	WS-	ı	C.S./CTS Numbers is Corrected to 1727A,	Sanctioned as proposed u/s 30
			69		1727B, 1727, 1727D	
∞	SM-RN08	MRN15	WS-	1	C.S./CTS Number is Corrected to 1065	Sanctioned as proposed u/s 30
			89			
6	SM-RN09	MRN36	WS-	R-Zone	The 9.15m D.P. Road passing though CTS	Refused to accord sanction, Proposal u/s 26 is
			69		1654 pt and 1663B, and 9.15m proposed	reinstated
				DOS2.6	widening passing through CTS 1654/12 is	
					brought back.	
10	SM-RN10	MRN37	-SM	ROS1.5(Garden /Park)	The reservation of Garden is changed to	Refused to accord sanction, Proposal u/s 26 is
			69		RSA2.7 (Students Hostel)	reinstated
11	SM-RN11	MRN38	WS-	I-Zone	Industrial zone is converted into R-Zone	Refused to accord sanction, Proposal u/s 26 is
			74			reinstated

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12	SM-RN12	MRN40	WS-	ROS1.4 (Playground)	The reservation of ROS1.4 (Playground)	Refused to accord sanction, Proposal u/s 26 is
		•	69		affecting CTS No. 2860, 2867 and 2853/C of	reinstated
		MRN48			village Dahisar is changed to RR2.2	
					(Affordable Housing).	
13	SM-RN13	MRN43	WS-	ROS1.4(Playground)	R- Zone is shown by deleting the reservation	Refused to accord sanction, Proposal u/s 26 is
		•	69		of ROS1.4 (Playground) affecting the plot	reinstated
		MRN44			under reference. 13.40 m D.P.Road is	
		•			retained.	
		MRN46				
14	SM-RN14	MRN47	WS-	ROS1.4(Playground)	The reservation of ROS1.5(Garden/park) is	Refused to accord sanction, Proposal u/s 26 is
			73		changed to RSA1.2(Retail Market with	reinstated
					Vending Zone)	
15	SM-RN15	MRN50	WS-	RT1.2(State Transport	The reservation of RT1.2 (State Transport	Refused to accord sanction, Proposal u/s 26 is
			64	Depot)	Depot) is changed to ROS1.4 (Playground).	reinstated
16	SM-RN16	MRN50	WS-		Reservation of RSA6.2 (Aadhar Kendra with	Refused to accord sanction, Proposal u/s 26 is
			64	RSA6.2 (Aadhar Kendra	Skill Development Centre) + RSA6.1 (Care	reinstated
				with Skill Development Centre)	Centre) + RSA6.3 (Public Convenience) is	
				+	relocated from CTS No.2353 of Village	
				RSA6.1(Care Centre) + RSA6.3	Dahisar to the plot under reference.	
				(Public		
				Convenience)		
17	SM-RN17	MRN54	WS-	RSA1.2(Retail Market with	Small triangular spill over portion of RSA1.2	Sanctioned as proposed u/s 30
			69	Vending Zone)	(Retail Market with Vending Zone)	
					admeasuring approximately 28 sqm is	
					deleted.	
18	SM-RN18	MRN55	-SM	ROS1.5(Garden/Park)	Reservation of ROS1.5 (Garden/Park) is	Refused to accord sanction, Proposal u/s 26 is
			69		changed to RSA6.2 (Aadhar Kendra with	reinstated
					Skill development Centre).	
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19	SM-RN19	MRN57	WS-	RO1.3(Municipal	The reservation of RO1.3 (Municipal Office)	Refused to accord sanction, Proposal u/s 26 is
			74	Office)	is deleted and changed to CBD +Adhar	reinstated
					Kendra with Skill Development Centre.	
20	SM-RN20	MRN59	-SM	ROS1.4 (Playground)	Reservation of RE1.1(Municipal School) as	Refused to accord sanction, Proposal u/s 26 is
			69		per SRDP'1991 is extended upto CTS 2687	reinstated
					& 2688 by deleting ROS1.4 (Playground)	
21	SM-RN21	MRN61	WS-	ROS1.5(Garden/Park)	The reservation of ROS1.5 (Garden/Park) is	Refused to accord sanction, Proposal u/s 26 is
			63		deleted and reserved for RSA2.1	reinstated
					(Multipurpose Community Centre).	
22	SM-RN22	MRN63	WS-	ROS1.5(Garden/Park)	The reservations of ROS1.5(Garden/Park),	Refused to accord sanction, Proposal u/s 26 is
			69		RSA1.2(Municipal Market with Vending	reinstated
					Zone) affecting CTS No. 2937, 2940, 2941,	
					2942, 2943 and 2957 of Village Dahisar is	
					changed to RR2.2(Affordable Housing)	
23	SM-RN23	MRN67	-SM	ROS1.4(Playground)	The reservation of ROS1.4(Playground) is	Refused to accord sanction, Proposal u/s 26 is
			74		deleted	reinstated
24	SM-RN24	MRN70	-SM	ROS1.4(Playground)	Reservation of ROS1.4(Playground) is	Refused to accord sanction, Proposal u/s 26 is
			63		changed to RSA2.1(Multipurpose	reinstated
					Community Centre)	
25	SM-RN25	MRN71	-SM	RH1.2(Hospital)	The reservation of RH1.2(Hospital) is	Sanctioned as proposed u/s 30
			89		changed to RH1.1 (Municipal Dispensary /	
					Health Post)	
26	SM-RN26	MRN73	-SM	ROS1.5(Garden/Park)	The legend ROS1.5(Garden/Park) is	Sanctioned as proposed u/s 30
			64		corrected to ROS1.4(Play Ground)	
27	SM-RN27	23	-SM	Existing Road	12.20m D.P. Road is proposed upto CTS	Refused to accord sanction, Proposal u/s 26 is
			69		976, 969	reinstated
28	SM-RN28	61	-SM	DOS2.6(Recreation Ground)	DOS1.4(Playground) is changed to	Refused to accord sanction, Proposal u/s 26 is
			69		Recreation Ground(DOS2.6)	reinstated
53	SM-RN29	62	-SM	RE1.1(Municipal School)	RE1.1(Municipal School) is changed to	Sanctioned as proposed u/s 30
			64		RE3.1(Other Education)	

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7	The plot is reserved for RO1.3(Municipal Refused to accord sanction, Proposal u/s 26 is	reinstated	The reservation of ROS1.4(Play Ground) is Refused to accord sanction, Proposal u/s 26 is	reinstated
9	The plot is reserved for ROI.3(Municipal	Office)	The reservation of ROS1.4(Play Ground) is	changed to ROS1.5(Garden/Park)
w	WS- R Zone		WS- ROS1.4(Playground)	
4	-SM	73	-SM	63
ĸ	71		223	
7	30 SM-RN30		31 SM-RN31	
-	30		31	

'RS' Ward

7	Modification sanctioned by Government	under Section 31(1) of the MR & TP Act	1966	Sanctioned as proposed u/s 30					Sanctioned as proposed u/s 30		Sanctioned as proposed u/s 30		Sanctioned as proposed u/s 30		Sanctioned as proposed u/s 30		Sanctioned as proposed u/s 30		Sanctioned as proposed u/s 30	
9	Modification proposed by the Planning	Authority and submitted under Section 30	of MR & TP Act 1966	Pt. is added after DH 1.3 (Municipal	Maternity Home).				13.4m DP road nomenclature is shown		Entire CTS no. 67 marked as DSA2.8	(Library).	CTS boundary corrected.		CTS boundary corrected.		CTS no. is corrected from 84 to 84A		CTS no. is corrected from 174A to 174B/2	
w	Proposals as per published	plan under Section 26 of	MR & TP Act 1966	DH1.1 (Municipal Dispensary)	DH1.3 + DH1.1+ DSA2.8	(Municipal Maternity Home+	Municipal Dispensary+ Welfare	centre)	18.30m DP road		DSA2.8+DSA2.5 (Library+	Welfare centre)								
4	Sheet	No.		MS	54				MS	49	MS	48	MS	49, 54	MS	49, 54	MS	48	MS	49
3	Modifi-	cation	No.	MRS1					MRS4		MRS6		MRS7		MRS8		MRS9		MRS10	
2	Sanctioned	Modifi-	cation No.	SM-RS01					SM-RS02		SM-RS03		SM-RS04		SM-RS05		SM-RS06		SM-RS07	
1	Sr.	No.		1					2		3		4		2		9		7	

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• ×	SM-PS08	MPS11	. M	,	CTS number & boundary are corrected	Sanctioned as proposed 11/c 30
•	OUCAL-INIC	HCMIMI	49 &		C13 number & boundary are corrected.	Sanctioned as proposed as 30
			WS			
-			54			
6	SM-RS09	MRS12	WS		CTS boundary and number corrected from	Sanctioned as proposed u/s 30
-			53		1064 & 1065 to 1065 & 1055 respectively.	
10	SM-RS10	MRS17	MS	RE1.1 (Municipal School)	Reservation of RE1.1 is changed to RE1.2.	Sanctioned as proposed u/s 30
-			48			
11	SM-RS11	MRS27	MS	5. RH1.2 (Hospital)	5. Reservation for RH 1.3 maternity home is	Sanctioned as proposed u/s 30
			54	9. DOS1.4 (Playground)	revised for hospital RH 1.2.	
12	SM-RS12	MRS27	WS	9. DOS1.4 (Playground)	9. The reservation DOS 1.5 instead of DOS	Sanctioned as proposed u/s 30
			54		1.4.	
13	SM-RS13	MRS33	WS	1. ROS1.4 (Playground)	CTS boundary corrected.	Sanctioned as proposed u/s 30
			54			
14	SM-RS14	MRS37	WS	RSA1.1 (Municipal market	RSA 1.1 changed to RSA1.2 on CTS no.	Sanctioned as proposed u/s 30
			54	with Vending zone)	809A/1/19A/1/5.	
15	SM-RS15	MRS59	MS	13.4M Wide proposed DP Rd.	Road is shown as per Demarcation issued.	Refused to accord sanction, Proposal u/s 26 is
			52			reinstated
16	SM-RS16	MRS63	SM	RSA4.8 (Cemetery)	7) Reservation of Cemetery Is deleted and	Refused to accord sanction, Proposal u/s 26 is
			50		replaced by RR2.2 (Affordable Housing) and	reinstated
			WS		RSA 2.9. (Homeless Shelter).	
			54			
17	SM-RS17	MRS68	MS	Existing Rd	13.4M wide DP road is proposed as per	Refused to accord sanction, Proposal u/s 26/
			53		Draft DP published in Feb. 2015	approved SRA layout is reinstated
18	SM-RS18	MRS72	WS	ROS1.5 (Garden/ Park),	The Land is being utilised for Industrial Use,	Refused to accord sanction, Proposal u/s 26 is
			53	RMS3.1(Solid Waste	The reservations and roads of SRDP 91 are	reinstated
				Management Facility),	continued. The Reservations of ROS1.5	
				RE1.1(Municipal School),	(Garden/ Park), RMS3.1 (Solid Waste	
				RH1.3(Municipal Maternity	Management Facility), RE1.1 (Municipal	
				Home)	School), and RH1.3 (Municipal Maternity	
					Home) are Deleted.	

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

7		Zentre) reinstated	e. Refused to accord sanction, Proposal u/s 26 is	reinstated	nity Centre) Refused to accord sanction, Proposal u/s 26 is	reinstated	2.1 (Multi- Refused to accord sanction, Proposal u/s 26 is	reserved on reinstated		ed on said Refused to accord sanction, Proposal u/s 26 is	reinstated	red on said Refused to accord sanction, Proposal u/s 26 is	reinstated	nity Centre) Refused to accord sanction, Proposal u/s 26 is	reinstated	Refused to accord sanction, Proposal u/s 26 is	reinstated	to ROS1.4 Sanctioned as proposed u/s 30		changed to Sanctioned as proposed u/s 30	
9		Kendra with Skill Development Centre)	Road is shown as existing on site.		RSA2.1 (Multi-purpose Community Centre)	is reserved on said plot.	ROS1.5 (Gerden/Park) +RSA2.1 (Multi-	purpose Community Centre) is reserved on	said plot.	ROS1.5 (Gerden/Park) is reserved on said	plot.	ROS1.5 (Gerden/Park) is reserved on said	plot.	RSA2.1 (Multi-purpose Community Centre)	is reserved on said plot.	RO1.3 is changed to RE2.1		ROS1.5(Gerden/Park) is changed to ROS1.4	(Playground)	DOS1.5 (Gerden/Park) is cl	DOC1.4
w	RSA1.1 (Municipal market	with vending zone)	Existing Road		R Zone		ROS1.5 (Gerden/Park)			RR2.1 (Rehabilitation &	Resettlement)	R Zone		R Zone		RO1.3 (Municipal Office)		ROS1.5 (Garden/Park)		DOS1.5 (Gerden/Park)	
4	WS	48	SM	53	MS	53	MS	52		MS	52	MS	47	MS	47	MS	48	MS	54	MS	V
3	178		500		210		215			216		218		219		252		253		254	
7	SM-RS31		SM-RS32		SM-RS33		SM-RS34			SM-RS35		SM-RS36		SM-RS37		SM-RS38		SM-RS39		SM-RS40	
1	31		32		33		34			35		36		37		38		39		40	

'S' Ward

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Sr.	Sanctioned	Modifi-	Sheet	Proposals as per published	Modification proposed by the Planning	Modification sanctioned by Government
No.	Modifi-	cation	No.	plan under Section 26 of	Authority and submitted under Section 30	under Section 31(1) of the MR & TP Act
	cation No.	No.		MR & TP Act 1966	of MR & TP Act 1966	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 LABLE	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
S	SM-S05	MS6	ES39	DMS3.1 (landfill site)	Designation DMS3.1 changed to DMS3.2 (Landfill sites).	Sanctioned as proposed u/s 30
9	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
∞	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
6	8M-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

14 SM-S14 15 SM-S15 16 SM-S16 17 SM-S17 18 SM-S18 19 SM-S19	5 MS15 6 MS17 7 MS18 8 MS21 9 MS24	ES 45 ES 41 ES 41 ES 41 ES 41	cTS NO.1331	CTS Nos corrected as 231A instead of 1331	Sanctioned as proposed u/s 30
		ES 45 ES 41 ES 41 ES 45	CTS NO.1331	CTS Nos corrected as 231A instead of 1331	Sanctioned as proposed u/s 30
		ES 41 ES 45		.f. V:11 V (NY)	
		ES 41 ES 45		of village Kanjur (W).	
		ES 45		Village Boundary corrected.	Sanctioned as proposed u/s 30
		45	CTS NO. 269	CTS Nos corrected as 261 instead of 269 of	Sanctioned as proposed u/s 30
				Village Kanjur (W).	
		ES42	CTS NO. 51	CTS No. corrected as 951 instead of 51 of	Sanctioned as proposed u/s 30
				Village Kanjur (E).	
_		ES 34	DSA1.4 (Shopping Centre)		Sanctioned as proposed u/s 30
		ES 38		Designation of DSA1.4 (Shopping Centre) is	
				corrected.	
		ES	EXISTING ROAD SEEN	Existing road is shown.	Sanctioned as proposed u/s 30
		45	UPTO CTS NO. 63.		
20 SM-S20	0 MS28	ES	ROS1.5 (Garden / park)	Part of Reservation ROS1.5 (Garden / park)	Sanctioned as proposed u/s 30
		45		deleted.	
21 SM-S21	1 MS55	ES	DSA1.1 (Municipal Retail	Shape of Designation DSA1.1 (Municipal	Sanctioned as proposed u/s 30
		45	Market)	Retail Market) is corrected.	
22 SM-S22	2 MS62	ES 38	DH1.3 (PT.)(Municipal	Designation DH1.3 (pt) is corrected as shown.	Sanctioned as proposed u/s 30
		ES 42			
23 SM-S23	3 MS66	ES	HTL	Alignment of electric line deleted.	Sanctioned as proposed u/s 30
		41			
24 SM-S24	4 MS68	ES	Existing road parallel to	Existing road corrected.	Sanctioned as proposed u/s 30
		45	Bhandup station road		
25 SM-S25	5 MS74	ES49	Existing Road	Small strip is included in 13.40 m DP road.	Sanctioned as proposed u/s 30
26 SM-S26	92SM 9	ES	27.45m DP Road	27.45 m DP road connecting 36.60m DP Road	Refused to accord sanction, Proposal u/s 26 is
		49		& GMLR is deleted and shown as	reinstated
				≺	
				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.	

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27	SM-S27	MS87	ES	RE1.1 (Municipal School)	Part reservation RE1.1 (Municipal School) is	Refused to accord sanction, Proposal u/s 26 is
			49		deleted and included in Residential zone.	reinstated
28	SM-S28	96SW	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	1		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,	ES 46	RE1.2 (Primary & Secondary School)	PC- Reservation RE1.2 (Primary & Secondary School) Chool deleted. PA- Shown as Reservation Multipurpose Community Centre (RSA2.1).	Refused to accord sanction, Proposal u/s 26 is reinstated

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

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48	SM-S48	51	ES 42	DSA2.3 (Orphanage)	Designation Orphanage (DSA2.3) changed to	Refused to accord sanction, Proposal u/s 26 is
			7			Chistaca
49	SM-S49	92	ES	DAM (Amenity Plot)	Designated Amenity Plot (DAM) changed to	Refused to accord sanction, Proposal u/s 26 is
			46		Rehabilitation & Resettlement (RR2.1) for PAP's.	reinstated
20	SM-S50	77	ES	DAM (Amenity Plot)	Designated Amenity Plot (DAM) changed to	Refused to accord sanction, Proposal u/s 26 is
			46		Municipal Chowky (RMS1.2) Reservation.	reinstated
51	SM-S51	78	ES	RH1.1(Municipal Dispensary/	Reservation Municipal Dispensary/ Health	Sanctioned as proposed u/s 30
			45	Health Post)+ RMS1.2	Post (RH1.1) + Municipal Chowky (RMS1.2)	
				(Municipal Chowky)	changed to Reservation Municipal	
					Dispensary/ nearm rost (Rn1.1)	
52	SM-S52	80	ES	DAM (Amenity Plot)	Designated Amenity Plot (DAM) changed to	Refused to accord sanction, Proposal u/s 26 is
			49		Care Centre RSA6.1) Reservation.	reinstated
53	SM-S53	91	ES	Existing Road	2 No. of layout roads shown as 12.20m &	Refused to accord sanction, Proposal u/s 26 is
			46		18.30m DP Roads.	reinstated
54	SM-S54	213	ES	RSA5.2(Multipurpose	Reservation Multipurpose Housing for	Refused to accord sanction, Proposal u/s 26 is
			45	Housing for Working Women	Working Women (RSA5.2) + Care Centre	reinstated
)+ RSA6.1(Care	(RSA6.1)+ Adhar Kendra with Skill	
				Centre)+ RSA6.2(Development Centre (RSA6.2)changed to	
				Adhar Kendra with Skill	Reservation Municipal Sports Complex	
				Development Centre)	(ROS2.4).	
55	SM-S55	214	ES	ROS1.4 (Play Ground)	Reservation Play Ground (ROS1.4) changed	Refused to accord sanction, Proposal u/s 26 is
			45		to Reservation Cultural Centre/ Drama	reinstated
					Theatre/ Theatre (RSA3.3).	
99	SM-S56	220	ES	RR1.1(Municipal Staff	Reservation Municipal Staff Quarters	Refused to accord sanction, Proposal u/s 26 is
			50	Quarters) + ROS1.5(Garden/	(RR1.1)+ Garden/ Park (ROS1.5) changed to	reinstated
				Park)	Reservation Play Ground (ROS1.4).	
27	SM-S57	262	ES	18.30M DP Road	18.30m DP Road width reduced to 9.15m DP	Refused to accord sanction, Proposal u/s 26 is
			46		Road.	reinstated

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Sr.	Sanctione	Modifi-	Sheet	Proposals as per published	Modification proposed by the Planning	Modification sanctioned by Government
No.	d Modifi-	cation	No.	plan under Section 26 of	Authority and submitted under Section 30	under Section 31(1) of the MR & TP Act
	cation No.	No.		MR & TP Act 1966	of MR & TP Act 1966	1966
1	SM-T01	MT01	ES 53,	DSA1.2 pt (Retail Market)	DSA1.1 (Municipal retail market with	Sanctioned as proposed u/s 30
			ES 54		vending zone) Designation is shown	
2	SM-T02	MT07	ES	36.6m DP Road	Road width label of 36.60 m is deleted and	Sanctioned as proposed u/s 30
			49		24.00 m label is shown.	
3	SM-T03	MT08	ES	DE1.2 (Primary & Secondary	DE 1.2 (Primary & Secondary School)	Sanctioned as proposed u/s 30
			54	School)	designation Spill over on CTS No. 1123A/1/3	
					is deleted	
4	SM-T04	MT11	ES	1402	CTS No.1402 is deleted and CTS No.1412	Sanctioned as proposed u/s 30
			54		is shown.	
2	SM-T05	MT12	ES	1051	CTS No.1051 is deleted and CTS No.1329	Sanctioned as proposed u/s 30
			50		is shown.	
9	90T-MS	MT13	ES	CTS No. 551/77	CTS No.551/77 is deleted and CTS	Sanctioned as proposed u/s 30
			54		No.551/47 is shown.	
7	SM-T07	MT14	ES	CTS No. 392/9999	CTS No.392/9999 is deleted & CTS	Sanctioned as proposed u/s 30
			53		No.392 is shown and subdivision line is	
					deleted.	
∞	SM-T08	MT15	ES	1454	Plot Boundary of CTS No. 1454 is	Sanctioned as proposed u/s 30
			54		corrected.	
6	8M-T09	MT16	ES	795B	CTS No.795B & 795A are deleted & CTS	Sanctioned as proposed u/s 30
			54		No.795A/1B & 795A are shown and	
					boundaries are corrected.	
10	SM-T10	MT26	ES	DAM (Designated Amenity	RAM (Reserved amenity plot) area is shown	Sanctioned as proposed u/s 30
			53	Plot)	at relocated position.	
11	SM-T11	MT27	ES	R Zone	RAM (Reserved amenity plot) area is shown	Refused to accord sanction, Proposal u/s 26 is
			49		on CTS No. 730D.	reinstated

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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 53	ROS1.5 (Garden/Park) RR2.1 (Rehabilitation & Resettlement)	ROS1.5 (Garden/Park) reservation is deleted on CTS No.840. RR2.1 (Rehabilitation & Resettlement) reservation deleted and RR2.2 (Affordable Housing) is shown.	Refused to accord sanction, Proposal u/s 26 is reinstated 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

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22	SM-T22	WT68	ES	DE1.1 (Municipal School)	Part of DE1.1 (Municipal school) designation	Sanctioned as proposed u/s 30
23	SM-T23	MT70	ES 57	DOS2.6 (Recreation Ground)	DOS 2.6 (recreation Ground) designation Shane 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	REI.1 (Municipal School), ROS1.4 (Playground) (Play Ground)	MT82: 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. 258: 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 55 55 55 55 55 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

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SM-T31 MGEN03 All DH 3.1	MGEN03 All	All DH 3.	DH 3.	1 Charitable Dispensary	The designation for DH 3.1 is changed from	Sanctioned as proposed u/s 30	
Wards	Wards	Wards			Charitable Dispensary to Dispensary		

Notes :-

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 22.5 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 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 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 PromotionRegulations 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 byelaws, 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 a Action of the Commissioner in respect of the implementation of Development Planin 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 their under. (EP-2)

(IV) **Date of coming into force:** These Regulations shall come into force enfrom the date of publication in Maharashtra Government Gazettesanction 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)ofGreater Mumbaiunder 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

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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 proposedreservation in RDDP, thenthe reservation as per DP 1991 shall provail 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.

Development Control and Promotion Regulation-2034

- **DCPR-2034**
- (3) "Accessory/Ancillary use" means use of the building, subordinate and customarily incidental to the principal use.
- "Accommodation Reservation" means aland 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 amenityto MCGM, for the intended public purpose and developing balance land with permissible Development Right (DR) for the entire plotwith 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) "Additionand/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 displayingdetails of the project as per IOD/IOA condition, at the site of the project.
- (8) "Affordable Housing" meanssocial housing in the nature of housing meant for economically weaker section, lower income group, middle income group and which also includes rental housing.

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- (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 regulationsspace for public amenities such as Recreational Open Spaces, Markets, Welfare Centres, AdharKendras, Pelice Chewkies, Public Sanitary Conveniences, Municipal Library, Reading Rooms, Gymkhanas/Gymnasium, Municipal Chewkies, 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) "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.

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- (15)(16) "Biotechnology Unit" means and includes Biotechnology units which are certified by the Development Commissioner (Industries) or any other officer authorized by himon 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 publicbuilding 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 otherpublic 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-

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- (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 Trustsor 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.
- (j)(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;

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- 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)(I) "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.
- (H)(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-intheatre, 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 airconditioned building which exceeds
- (a) 15m in height, or
- (b) a total built-up area of 1000 sq.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 elevatorand barn.
- (o)(p) "Temporary Building/structure" means any building/structureof whatever size and of whatever material which the Commissioner has allowed to be built as a temporary measurein accordancewith 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,

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- (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.
- (q)(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

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- without sprinklers for cleaning and ending at the ground floor on the top of the collecting chambers.
- (26)(27) "Cluster" means any defined areawith 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 ofbuilding 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 darner 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 100150sq. 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 Corporationspecial 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

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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/cm2 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/cm2 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 floorscombined gross floor area of all floors, excepting areas specifically exempted under these Regulations, to the grossarea of the plot, viz.:

(EP-8)

- (58)(62) "Footing" means a foundation unit constructed in brick work, stone masonry or concrete under the base of a wall or columnfor 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 FSIby a special permission of theCommissioner 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

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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) "Gaothan" means portion of the land shownas 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-oftopmost 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) "High Rise Building" means a building having height more than 32mabove the average surrounding ground level.
- $\frac{(71)(77)}{(76)}$ "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 andmaterials 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) "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.
- (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) "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 orauthorisation in writing by the competent authority to carry out development or a work regulated by the Regulations.
- (87)(96) "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 theplinth 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) "Podium" means aone or morefloorsof 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.

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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 instructionsor 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.

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- (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

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PART-I ADMINISTRATION

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- 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 theremotest Apartment/office/unit/Premisespoint 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 anaccidental 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

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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;

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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

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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 ofdesignations 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.

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- 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 Railand 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, footover 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 TrainingRoom, 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) Exclusionfrom 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 shallbe 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 Panelshaving 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 thedevelopment 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 IOD as per the then Regulations.

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- (6) Applicability to partially completed works:
- (a) Forworkswhere 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, 1966or 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 some into force, where part development is completed and full Occupation Certificate or Building Completion Certificate 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 grantedor are not assessed to the Municipal taxesand 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 AppendixII 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 1Drawing sheet sizes

Serial No.1 (1)	Designation (2)	Trimmed Size (mm) (3)
1	AO	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.

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(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 colouringnotations 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 copyof 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 anIndemnity 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 ownerascertifying 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 least70%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 Advocatewho 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.

- (iii) Key plan or location plan-A Key plan drawn to a scale of not less than 1: 4000shall be submitted along with the application in Appendix Ilfor 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 architectshowing 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;

- 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;
- Overhead electric supply lines including space for electrical transformersubstation 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 dulysigned by the Owner& licensed surveyor or architectcontaining the following:
 - a) Scale used andthe 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 setbacks 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 subdivision/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) BuildingPlan -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 certifiedstructural planby Structural Engineer/Consultantgiving details of all structural elementsand 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 forhigh rise or special buildings, the following additional information shall be furnished or indicated on the building plans;
- I. Access to fire appliances/vehicles with details of vehicular turning circle and clear motorableaccess 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 (CO₂) 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 specifications of 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 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

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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 dateself-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 thenotice.
- (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 besigned by the owner and the licensed surveyor/engineer/structural engineer/supervisor or architect or any Professional on Recordas 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 licensedsurveyor/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	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 wallfor 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.
(b)	For bridges and overhead Tanks	Foundation and Construction work upto the base Floor.
(c)	For Underground works	Foundation and Construction

PART II DEVELOPMENT PERMISSION

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		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 <u>Municipal</u> Commissioner with <u>special permission</u> may decide the modalities of procedure for Development Permission, <u>including online approval process</u>, 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.

(EP-18)

(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 10on 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 ownerthrough his licensed surveyor, or his architect shall give notice in the formgiven 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, priorsanction 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 departurenot 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 atAnnexure 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 atAnnexure 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, theowner, 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, falling 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 /partbuilding completion certificate: When requested by the owner, the Commissioner may issue a part occupancy certificate /acceptpart building completioncertificate 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/acceptbuilding 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 oras 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 surveyoror the architect, site supervisor, professional on record and persons who are directly are indirectly responsible for such unauthorizeddevelopment 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/inconveniencedoes not render MCGMliable 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 thereuponsuchwork 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 adesignation 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 inthese 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 amenityplot, 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 schoolswhich 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.

(EP-19)

Provided further that ifa 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.

(EP-20)

- 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/partlyof existing amenity: Where a building exists on a site shown as designation existing amenityor reservation in the DP, only its appropriate part of landas 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 forpublic purpose as decided by the Municipal Commissioner, without applying provisions of Accommodation Reservation (AR) underRegulation 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 theprevious 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 forotherpurposes 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/SanctionedPrescribedRegular line/Existing Municipal Road affecting the reservation.
- (6) Shifting designations existing and/or interchanging the purpose of case amenity/reservations:In the of specific designationsexisting amenity/reservations in the DP, the Commissioner, with the consent of ownersmay shift, interchange the designation existing amenity/reservation in the same or on, adjoining lands/buildings in the same zone, provided thatthe relocated designation existing 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 designation existing 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.

(EP-22)

- (7) Art and Culture: The Commissioner maypermit 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 undervending 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/Bajar-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.

(EP-23)

14 Amenities and Facilities

(A) In Plots/lay-outsof the land admeasuring4000 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, amenityareas as specified below shall be fronting, a public road or shall be provided with a perpetual independent right of way. Such amenityarea 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 of500 sq. m plus10% of plot areain excess of 10000 sq. m to MCGM as public amenityspace.50% of such public amenity spaceshall 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 publicamenities 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 publicamenity 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 (ROSLOS) 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 publicpurpose.

(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 landin theIndustrial 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/SanctionedPrescribedRegular 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 Zonein 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 20004000 sq. 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 **20004000**sq. 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	20004000sq. 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	20 2000 plus 20% of plot area in excess of 2 ha	At least 50% of the amenity a shall be designated as POS reservation.
3	5 ha or more	258000 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).

(EP-24)

- (d) These areas will be in addition to the ROSLOS 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 landshall 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 IndustrialZone 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 DProads/ road setback) is less than the required area of public amenity space as per this Regulation, only the additional land area shall be provided for publicamenity 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 20004000 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 BUAup to50sq.m (without fungible compensatory area) or 67.50 sq. minclusive of fungible compensatory area.

(EP-25)

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 Regulationsubject 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 publicamenity 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 landhaving gross plot area admeasuring 4000sq.m. or more (excluding the area under Road set back/DP Road/designationexisting amenity/reservation) shall have the provision of IH as described below:

- 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 twelve24months 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 toMCGM or before availing Zonal (basic) FSI beyond 50%75% of gross plot area or granting Occupation Certificate to last 25% of Zonal(basic) FSIintoany 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 185 of admissible FSIinany of the buildings in the layoutother 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 27.88-25 sq. m. and 4227.88 sq. 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 = (Rg/Rr) *Y

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

Rg = 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 MCGMfor 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_be27.8825sq. m. and42_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 IHi.e. 20% of the Zonal (basic) FSIof 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 reckonerof 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.

(EP-26)

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 Ratefor 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 BUAin lieu of cost of construction of tenements as stated below:

BUA in lieu of cost of construction of IH = $\frac{1.501.25}{1.25}$ [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 FSIas specified in Regulation No.30, table 12 orcan 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 toMCGMor before availing Zonal (basic) FSI beyond **50%-75%** of gross plot area or granting Occupation Certificate **to last 25% of admissible FSIinto** 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 ever the BUA in the form of IH tenements/plot areawould 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.

(EP-28)

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 I redevelopment is undertaken by Govt. or Semi-Govt. organization itselfor 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/IHtenements 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 Ownerhands 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 RegulationNo.30 (A)except in respect of proposal processed under Regulation 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), orby owner, wherever permissible, entirely for the intended purposeare 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 10002000sq. m. or more

i. The owner will be allowed to develop the land if he agrees to construct BUAequivalent to 'X'% of Basic (zonal) FSland 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 BUAof 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 MCGMalong with the land as stated above under ARmay be allowed to be developed in independent building/semidetached 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 departmentfor the necessary mutation entry. Revenue department shall enterin other rights column a mutation entry of plot or BUA handed over to MCGM andcorrect 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 FSlinto any of the building, whichever is earlier other than amenity.

2) For plot having reservation area less than 10002000 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 BUAequivalent 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 5subject topayment 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 MCGMas 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 Authorityfor making a mutation entry shall be submittedby owner/developer. Thereafter, Commissioner shall also take up the matter with Revenue department for the necessary mutation entry. Revenue department shallenter 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 FSIintoany 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/BUAwhich 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/BUAshall be deemed to be reservations/designationsexisting amenityof DP and shall be developed for the intended purposes, even if such reservations/designationsexisting amenity/amenities are not reflected on the DP.
- 5) Constructions required for ingressand egressof passengers using Public Mass Transit Facilities shallbe 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

Note: EP shown in **Bold and Italic**

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PART III LAND USES AND MANNER OF DEVELOPMENT

	Reservation basis.
Za	Maximum % of plot area that can be used for ancillary uses.
Zb	Maximum % of permissible built up area atZonal (basic)FSI of the built-up reservation area that can be used for ancillary users.
Х	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.
Υ	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	Reservati Category		• •		Applicable conditions for
	-	Code Name		Permissible uses	Ancillary Activities	development
1		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 with permissible FSI of 0.025	Ancillary compatible uses with the special permission of the Commissioner	1
3	PublicOpen Spaces	ROS2.4	Municipal Sports Complex	Sports Complex for various or individual sports activity, Enclosed Sports Facility for indoor games, Facility for Indian sports, Gymnasium, Swimming Pool, DramaTheater, Public Toilet facilities, Changing Rooms, Locker Room	Open air stage, cafeteria, restaurant, rest rooms, changing rooms, 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	Reservati Category	on Sub	Users Perm	itted	Applicable conditions for
	outegory	Code	Name	Permissible uses	Ancillary Activities	development
					watchman's cabin, gardener's chowky, instrument room, Sport Store/Shop etc.	
4		ROS2.5	Sports Complex/S tadium	Sports Complex for various or individual sports activity, Enclosed Sports facility for indoor games, Gymnasium, Swimming Pool	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.	1 or 2, a) Za= 25 b)Zb= 50
54		ROS2.7	Green Belt	Green belt / Promenades and Substation, Distribution Facility	Watchman cabin, Gardener chowky, toilet block. (at suitable location)	4,
5		ROS2.8	Botanical Garden	Botanical Garden	Watchman cabin, Gardener chowky, toilet block. (at suitable location	1,
6		RR1.2	Police Staff Quarters	Police Staff Quarters with Police Station		4
-7	Housing	RR1.3	Government Staff Quarters	Govt. Staff Quarters, Govt. Office		1
8	Housing	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	Reservati Category	on Sub	Users Perm	nitted	Applicable conditions for
	-	Code	Name	Permissible uses	Ancillary Activities	development
_9				House/ Hostel		
10		RR3.1	Koli Housing	Koli Housing	Art and Culture related uses,	1
116	Public Utility and Facilities	RPU2.1	Fuel Station	Fuel filling station with vehicle washing, <i>City gate station, Gas distribution stationand battery charging</i> facility.	Administrative building, area, Ancilla ry uses of ATM, book shop, cafeteria, canteen(without cooking with open flame) with subject to NOC from CFO and NOC from controller of Explosive.	1 or 2 Za=10 Zb=10
12		RPU 3.1	Police Station	Police station, Police Chowky, Lock up Facility, Canteen, Toilet Blocks, Rest Rooms, Residential Quarters	Branch of Bank, Bill payment Kiosk	 1, Zb=10
13		RPU 3.2	Police Chowky	Police chowky, Toilet Blocks, Rest Rooms		4
14		RPU3.3	Correction Facilities	Jail, Juvenile Home, Police Station etc.as decided by Appropriate Authority	Bank ATM, Ancillary uses as decided by Appropriate Authority	1 Za= 10 Zb=10
15		RPU3.4	Police Facilities	Police Station, Police chowky, Lockup Facility, Canteen, Toilet Blocks, Rest Rooms, Residential Quarters, Marching ground, court, Fuel Station for Police Facilities	a bank, stationary shop, meeting rooms for lawyers, photo copying shop, Ancillary uses as	—1 Zb=15
16		RPU 3.5	Courts	Court, along with other uses if any, such as Library, Canteen, Meeting Rooms for Lawyers, Administrative Office	Branch of a bank stationary shop cafeteria, Photocopying shop book store	·

Development Plan 2034 Municipal Corporation of Greater Mumbai

Note: EP shown in *Bold and Italic* भाग एक (को.वि.पु.)---१९अ

Sr. No	Reservati on main Category	Reservati Category		Users Perm	nitted	Applicable conditions for
	outegory	Code	Name	Permissible uses	Ancillary Activities	development
17		RPU5.2	Electricity Transmission &Distribution Facility	Sub Station, Receiving station, Bill Collection Centres, Administrative Office		-1,
18		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, Zb =10
19		RSA3.5	Museum	Museum, Art Gallery, Exhibition Hall, Display Hall	Auditorium, Drama Theatre	1 or 2 Zb=30
20		RSA4.8	Cemetery	Cometery, Cremation Ground, Burial Ground, Electric/gas Cremation Unit, Pyre shed	Facilities for	4 Zb=15
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, Prefunction 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			Users Perm	nitted	Applicable conditions for
		Code Name		Permissible uses	Ancillary Activities	development
				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		RMS3.1	Solid Waste managementFa cilities and Allied Activity	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		1
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	, ,	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	Unit, Branch of a	1, Zb=10
				Water Reservoir,	Canteen, Dispensary	

Sr. No	Reservation Sub on main Category		on Sub	Users Perm	itted	Applicable conditions for
	gy	Code	Name	Permissible uses	Ancillary Activities	development
28 13		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, Ancillary Uses as decided by the Commissioner	1, Zb=10
29 14	Municipal	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, Ancillary Uses as decided by the Commissioner	1, Zb=10
30 15	Services	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, Ancillary Uses as decided by the Commissioner	1, Zb=10
31 16		RMS6.1	Storm Water Pumping Station	Storm Water Pumping Station		1, Zb = 10
32	Primary Activities	RP1.1	Fish & Net Drying yards	Fish & Net Drying yards, fish drying related industries along with other uses if any, such as, diesel storage, Fish Godown, Fishing Related Industry	Art and culture related uses,Footstalls/ Restaurant, Bank Branch	1 or 2 a) Za= 15 b) Zb=15
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, Ancillary uses as decided by the Appropriate Authority.	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 as	1, Zb=15

Note: EP shown in Bold and Italic

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PART III LAND USES AND MANNER OF DEVELOPMENT

Sr. No	Reservati on main Category	Reservati Category	on Sub	Users Perm	Applicable conditions for	
	outoget y	Code	Name	Permissible uses	Ancillary Activities	development
	Transport		Water Transport Terminal	Rickshaw and Taxi Parking	decided by the Appropriate Authority	
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 asdecided by the	1, Zb=15
					Appropriate Authority	
36 20			Metro/Mono Rail Car shed	Metro/Mono Car Shed, along with other uses if any, such as, Material Depot Store, Workshop, Office.	As may be decided by MMRDA or Appropriate Authority	1

Social/Education/Health

services & facilities as

Commissioner considering deficiency in Amenity in

by

Municipal

Appropriate

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Reservation.

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Table No 5

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

decided

ward/

Authorities

Sr No	Reservatio n main Category		ation Sub tegory	Users Permitted			Applicable conditions for developm	
		Code	Name	Permissible u	Permissible uses Ancillary Activities			
				Primary	school,	Other	non-	1 or 2 or 3
		RE1.1		Secondary Higher	School, Secondary	educational compatible	uses	Zb = 10 In case of
				School, <i>High</i>	School,	such as brai	nch of a	3
			Municipal	College,Integ	rated	Bank, Sta	tionery	a) X= 50
			School	School with	hostel, Pre-	Shop, Disp	ensary,	b) Y=50
				SchoolCentre	, Nurseryor	Canteen,		
				other	educational			

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Note: EP shown in Bold and Italic

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Reservation

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Sr No	Reservatio n main Category	Reservation Sub Category		Users Permitted		Applicable conditions for developm
		Code	Name	Permissible uses	Ancillary Activities	ent
1				purposes Auditorium,art and culture related users After hours of principal uses, other educational / permitted usesincluding Aadhar Kendra with skill development centre, Yogalaya, welfare centreas decided by the Commissioner.		
2		RE1.2	Primary and Secondary School	Primary School, Secondary School, Higher Secondary School, High School, College, Integrated School with hostel, Pre- School Centre, Nursery or other educational purposes Auditoriumand art and culture related users. After hours of principal uses, other educational / permitted uses including Aadhar Kendra with skill development centre, Yogalaya, welfare centreas decided by the Commissioner.	compatible uses	1 or 2 or 3 Zb = 10 In case of 3 a)X= 50 b)Y=50
3	Education	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	Reservatio n main Category		Reservation Sub Users Category		Users Permitted	
		Code	Name	Permissible uses	Ancillary Activities	developm ent
				treating students with certain conditions. After hours of principal uses other educational / permitted uses including Aadhar Kendra with skill development centre, Yogalaya, welfare centreas decided by the Commissioner.		
4		RE2.1	Higher Education	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 usesincluding Aadhar Kendra with skill development centre, Yogalaya, welfare centreas decided by the Commissioner.	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	Primary School, Secondary School, Higher Secondary School, High School, College, Integrated SchoolGeneral CollegeVocational Training Institutes Training Centre, Industrial Training	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	Reservatio n main Category	Reservation Sub Category		Users Permitted		Applicable conditions for developm
		Code	Name	Permissible uses	Ancillary Activities	ent
				Institute, etc., Medical College (Including General Hospital), Sports School, Skill Development Center, Hostel, or other educational purposes, Auditoriumand art and culture related uses. After hours of principal uses other educational / permitted usesincluding Aadhar Kendra with skill development centre, Yogalaya, welfare centreas decided by the Commissioner.		
6		RE 4.1	Urban Planning Institute	Urban Planning, Environmental Planning and other related Institutes Viz.Transportation,Housi ng, 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 fieldwith/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

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Sr No	Reservatio n main Category	Reservation Sub Category		Users Permitted		Applicable conditions for
		Code	Name	Permissible uses	Ancillary Activities	developm ent
				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	MunicipalD ispensary/ Health Post	Dispensary, Health Post, Urban Primary Health Centre, Urban Community Health Centre, Pathology Lab, Physiotherapy etc.	Post-Partum center, Recovery centers, Generic Medicine dispensing facility. Medical Stores/Shops, Public toilet facilities	3 a) X= 50 b)Y=40
11	Health	RH1.2	Hospital	Hospital, Dispensary, Maternity Home, Municipal Health Facility, Diagnosticcentre, Rehabil itation Centre, Peripheral / General Hospital, Specialty Hospital, Multi-specialty / Tertiary Hospital, Peripheral / Intermediate Hospital, Dharmashala.	such as Branch of a	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, NightCare takerSheltersfor 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	Reservatio n main Category	Reservation Sub Category		Users Permitted		Users Permitted		Applicable conditions for developm
		Code	Name	Permissible uses	Ancillary Activities	ent		
					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	Rehabilita tion Centre	Rehabilitation Centre, Dispensary, Health Post, Physiotherapy Centre Sanitarium, Hospice etc.		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 and minimum area of reserved plot shall be 1000 sq. m.		
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 and minimum area of		

Sr No	Reservatio n main Category	Reservation Sub Category		Users Perm	Applicable conditions for developm	
		Code	Name	Permissible uses	Ancillary Activities	ent
					toilet block.	reserved plot shall be 1000 sq. m
17		ROS2.1	Club/ Gymkhana	Club/ Gymnasium/ Yogalaya, swimming pool	Art and culture related uses, Vipassana/ yoga meditation, Watchm an cabin, Gardener chowky, toilet block	b)Y=40
18		ROS2.5	Sports Complex/S tadium	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	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.	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.
18 19	Housing	RR1.1	Municipal Staff Quarters	Municipal Staff Quarters, Municipal chowky, Municipal OfficeAdministrative area		1 or 3, Zb=10 In case of 3 a) X=50 b) Y=40
20		RR1.2	Police Staff Quarters	Police Staff Quarters with Police Station		1 or 3, Zb=10 In case of 3 a) X=50

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

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

Sr No	Reservatio n main Category		vation Sub tegory	Users Perm	itted	Applicable conditions for developm
		Code	Name	Permissible uses	Ancillary Activities	ent
				Office, judicial quarters		and Judiciary Departme nt. In case of 3 a) X=50 b) Y=40
34	,	RPU4.1	Post & Telegraph ic Office	Post & Telegraphic 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
35		<i>RPU5.2</i>	Electricity Transmissio n & Distribution Facility	Sub Station, Receiving station, Bill Collection Centres, Administrative Office	Emergency/essentia I staff quarters	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
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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Note: EP shown in Bold and Italic

Sr No	Reservatio n main Category		vation Sub tegory	Users Perm	nitted	Applicable conditions for developm
		Code	Name	Permissible uses	Ancillary Activities	ent
					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 Managem ent 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)	Bank,Refuse shed,Public toilet	1 or 3. Zb =30. In case of 3, a) X = 50 b) Y =
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		main Category egory		Applicable conditions for developm
		Code	Name	Permissible uses	Ancillary Activities	ent		
				Public toilets, Community hall, exhibition hall	Centre	b) Y= 4050		
28 43	Social Amenities	RSA2.7	Students Hostel	Students Hostel including quarters for faculty and staff	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 =		
30 44		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= 4050		
31 45		RSA3.3	Cultural Centre/Dr ama 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=4050		
46		RSA3. 5	Museum	Museum, Art Gallery, Exhibition Hall, Display Hall	Auditorium, Drama Theatre	1 or 2 or 3 Zb=30 In case of 3 a) X = 50 b) Y = 4050		
32 47		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=4050		

Sr No	Reservatio n main Category		ation Sub tegory	Users Permitted		Applicable conditions for developm
		Code	Name	Permissible uses	Ancillary Activities	ent
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, Amphitheaters, water sports facility etc.	Watchman cabin, Gardener chowky, Public toilet facilities.	1 or 3 In case of 3 Y=70
49		RSA4. 8	Cemetery	Cemetery, Cremation Ground, Burial Ground, Electric/gas/Diesel/Petro I Cremation Unit, Pyre shed	Mourners, For	1 or 3 Zb=15 In case of 3, Y=70and minimum area of reserved plot shall be 1000 sq. m.
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	ATM, shops,	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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Sr No	Reservatio n main Category	Reservation Sub Category		Users Perm		Applicable conditions for developm
		Code	Name	Permissible uses	Ancillary Activities	ent
				centreshall not be more than 10% of the zonal basic FSI.		
36 52		RSA6.1	Care Centre	Care centre for Childrenand 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			Kendrawith skill developmen t centre	Women Skill Development Centre & Livelihood Centre, Municipal Purpose	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 Convenienc e	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		RMS1.1	Road Depot	Municipal Material Depot, Municipal LabourChowky, Store, Workshop, Municipal Office		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
4 1 57	Municipal Services	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

Sr No	Reservatio n main Category	Reservation Sub Category		Users Perm		Applicable conditions for developm
		Code	Name	Permissible uses	Ancillary Activities	ent
				Workshop	uses as decided with the special permission of the Commissioner	a) X=50 b) Y=40
59		RMS3.1		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		1 or 3 In case of 3 Y=60 and minimum area of reserved plot shall be 1000 sq. m.
43 60		RMS3.3	Scrap Yard	Scrap Yard	ATM of bank, canteen, store, Ancillary uses as decided with the special permission of the Commissioner	1 or 3, Za= 10 Zb=10 In case of 3 a) X=50 b) Y=40
44 61			Hydraulic Engineering Store/Office	Municipal Store, Municipal Office, Municipal Chowky, 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	RP1.1	Fish & Net Drying yards	Fish & Net Drying yards, fish drying related industries along with other uses if any, such as, diesel storage, Fish Godown, Fishing Related Industry	related uses, Footstalls/ Restaurant, Bank	1 or 2 or 3 a) Za= 15 b) Zb=15 In case of 3, Y=70and minimum area of reserved plot shall

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Sr No	Reservatio n main Category	Reservation Sub Users Permitted Category		Category		Category				Applicable conditions for developm
		Code	Name	Permissible uses	Ancillary Activities	ent				
						be 1000 sq. m.				
63		RP2.1	Dhobi Ghat	Art and culture related uses	Public Toilet facilities	1 or 2 or 3 Za= 10, Zb=10 In case of 3 a) X=50 b) Y=40				
46		RP3.1	Cattle Pound	-Animal shelter, shed for animals with animal eating & drinking facilities	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	Branch of Bank, ATM, Information	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, Helipadswithout affecting traffic, Essential staff quarters for operational uses Rickshaw and Taxi Parking and Administrative office, fuel station	Cafeteria, Canteen, Police Chowky, CFC, ATM of a Bank,	1 or 3, Zb=10				
49 66		RT1.6	Parking Lot	Parking Lot, Municipal Chawky	PSC SecurityChowky	1 or 3 Zb=10 In case of 3 X= 100 125				
67	Industrial Training			ITI as per the Norms prescribed by the	Art and culture, Cafeteria,	1 or 3 Zb=10				

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

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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

= $\frac{1.501.25}{Rate}$ of construction per sq. m as per ASRrate/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 MCGMIOD/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 againstunutilized 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 landwithout any encumbrances to MCGM/ Appropriate Authority, then he shall be entitled for the grant of TDRas 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 TDRas 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 transportationauthorities (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 purposeonterms & conditions as decided by GOM. MCGMshall 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 Hotelplus commercial purpose subject to condition that the parties should develop and maintain the parks and shall keep themitopenpermanentlyfor 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) Not withstanding 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.

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17 (2)Redevelopment of authorisedly closed designated/allocated existing Cinema/Theater:

Notwithstanding anything contained in these Regulations, designated/existing authorisedly closed cinema/theatershall be redeveloped in the following manner:

 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 deemedfit 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 timeshall 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 mentionedin 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

 The Owner/Developer may develop the entire designated/ allocatedplot 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 10092000 sq. m, 40 % of BUA as per Zonal (basic) FSI and incase of the plot area more than 10092000 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/Minitheater/Production studio for cinema & or Tele-serial/Dubbing & Recording studio/ Preview theater. In case of plots up to 10002000 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 cossed structure/s and having reservation in the DP, the land component of the said cossed 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 noncessed 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/Cemetry, 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.

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- 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 shallbe 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 $\frac{67\%}{65\%}$ of the reservation and leaving $\frac{33\%}{35\%}$ 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 byreservation 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 (I) (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 Regulationby insisting handing over of amenity as detailed below:

Sr. No	Plot Area Under Developmentexcluding area under DP Road/ prescribed RL as per MMC Act	BUA of built up amenity to be handed over
1	Up to 2000 sq. m	BUA equal to 16% of plot area under development
2	More than 2000 sq. m, but up to 1 ha	BUA equal to 14% of plot area under development
3	More than 1 ha, but up to 2 ha	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

		road
4	More than 2 ha, but up to 5 ha	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.
5	More than 5 ha, but up to 10 ha	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
6	More than 10 ha	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

- (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 Regulationby insisting handing over of amenity as detailed below:

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

(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 wherea water course passes throughlow-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-

- (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;
- (I) 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 buildingsfrom any streetas stated below in the Table No6

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

Andone end of streetshall 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 ofaroad, the plot owners/owner

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handoverthelandrequiredfor wideningofroadasrequiredforthe proposed development on plot,provided furtherthat thewidthofthestretchproposedtobewidened will not be morethanthe widthof theroadtowhichitconnects.

Provided further that the Commissioner may allow access to buildingwith 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)Throughtwo 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 heightfor 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.

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(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 gaothan which give access to other properties outside the gaothan),
- (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 gaothan/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 gaothan/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 gaothan/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 prescribed 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 prescribed 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:

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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 Lineof a street under the MMC Act, 1888, the larger of the two shall prevail. Further, if there is variation in the alignment of DPR oad and sanctioned Regular Lineunder the MMC Act, 1888 of same width, the alignment as per the Regular Lineshall 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 portionforderivingvehicularaccessfrom the carriage-waytotheplot shallbe 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 near est to the public street. The cost of land acquisition and development of such access shall be borne by the owner of land-

lockedplotandsubjecttootherconditionsprescribedbytheCommissioner.Alternativel y,iftheowneroftheadjoiningplot,whichisaccessiblefroma public street,iswillingtoprovideright ofaccesstosuchland-lockedplotthenthesamemay bepermittedfromtherequiredmarginalsideopenspaceofthebuildingonsuchadjoining

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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 TableNo 7 hereunder for residential and commercial zones and as given in Table No8 hereunder foran industrial zone.

TABLE No 7

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

Access length in meters	Area served (sq.m)				
(m)	Less than 1500	More than1500 & up to 4,000	More than 4000 & up to10,000	More than 10,000	
		Width in	meters (m)		
(1)	(2)	(3)	(4)	(5)	
Less than 75	6	7.5	9	12	
More than 75 & upto150	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, ineach 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 zonesforplot area to be served

Access length in meters	Width of means of	
(m)	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 8above-
- (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

WINDONAMIWATO				
Types of Development	Length of Pathway	Width		
(1)	in meters (m)	in meters (m)		
	(2)	(3)		
	Upto 50	3.0		
(i)Residential building	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		

WIDTHS OF PATHWAYS

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 subdivision/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/amalgamationofplots;
- (c) when the land under development admeasures 2000sq.m ormore 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	Land use	Plot area (sq.m)	Type ofDevelopment
(1)	(2)	(3)	(4)
1	Residential and Commercial	(i)25 and above but less than 40	Row
	(except those in 2,3 and 4 below)	(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 upgradation/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).and for filling stations of only compressed Natural Gas minimum area of plot shall be 300 sq. m.	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/PlotRecreational Ground/Open Spaces (ROS)(LOS)in Layout/Plot

- (1) **ROSLOS**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, ROSLOS 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 ROSLOS 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, ROSLOS 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. LOSand 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 mange, neem, jackfruit, banyan, pipleetc.

(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 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 1Water 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 ROSLOS subject 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 ROSLOSshall 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 ROSLOSshall be provided exclusively on the ground and at least 50% of this shall be provided on mother earth to facilitate the percolation of waterand balance 40% of required ROSLOSmay be provided on podium area extending beyond the building line. The ROSLOSon

mother earth shall not be paved and all ROSLOSshall 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 Hsq. 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

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 CSSshall 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 ROSLOS in such a way that areashall 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/DSSremain inexistence and functional.
- (g)The sub-stationproposed 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 safetyrequirements, 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) Theheight 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 conditionsand 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 upperfloors 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 /BUAcomputation
 - 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		Permis sible FSI (4+5+ 6)
1	2 1	3 2	3	4	5	6	7
	Island City	Reside	up to 9m	1.33	-	_	1.33
		ntial/C ommer cial	More than 9m up to 12.20m	1.33	0.34 0.5	0.33 0.17	2.0
			More than 12.20 m up to 18.3m	1.33	0.62	0.45	2.4
			More than 18.3 m up to 30m	1.33	0.73	0.64	2.7
			more than 30m	1.33	0.84	0.83	3.0
П	Suburbs and Extended Suburbs						
	i The area earmarked for BARC from M Ward 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 creek and on the south by the southern boundary of N	ntial/C		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)
		ward.						
	ii	areas of Erangal in P/North	Reside ntial/C ommer cial		0.5	-	-	0.50
	iii		Reside	up to 9m	1.0	-	-	1.0
		, , , , , , , , , , , , , , , , , , , ,	ntial/C ommer cial	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	Indust rial		1.0	0.5 -	0.5 -	1.0 2. 0*
IV		Suburbs and Extended Suburbs	Indust rial		1.0	0.5 -	0.5 -	1.0 2. 0*

*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)

The permissible FSI shall be on gross plot areaincludingexcludingarea under DP roads/roads for which sanctioned Regular line as per MMC Act is prescribed, and DP Reservation, and wherealso excluding the land isto be surrendered to MCGM/Appropriate Authority under Regulationno 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 BU/Lequal to area ofland 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 number17(1) note 1(d)shall be permissible over and above permissible BUA or owner may avail the TDRthereof if not consumed on the remainder land.
- d) If owner/developer is unable to consume even Zonal (basic) FSI due to planning constraints, heshall 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 Authorityunder 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 MCGNI 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)

- BUA so arrivedshall 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.

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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 column6 of the Table 12 of this regulation, utilization of minimum20% 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 Surchargecessup to at the rate of 100% of Development charge, for BUA over and above the Zonal (basic) FSI (includingexcludingfungiblecompensatory area BUA) in accordance with the Time Schedule for such payment as may be laid down by the Commissioner, MCGM shall be paid. This Surchargedevelopment cessshall not be applicable to BUAto be handed over to MCGM/Appropriate authority &BUA which are excluded from FSI computation. ThisDevelopment Surchargecessshall be in addition to development charges levied as per section 124 of MR&TP Act 1966. This Surchargedevelopmentcess shall not be applicable for proposals of Govt. /MCGM executed departmentally.

The payment of Development Surchargecess as detailed above will not be payable in cases where development cessis 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 fordevelopment 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.

- 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 offall encumbrances and complete the formalities towards transferring the land in the name of MCGM/MHADA/Appropriate Authority in Land Revenue Record.
- The aforesaid encumbrances.shall plot,free of 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 Authorityin Land Revenue Records before seeking occupation to last 25% of admissible FSlinary of the buildings in the layout other than amenity.

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- 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 gress 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 **FSICompensatory 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 theapplicable 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 andwhere 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 earlierdevelopment 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.

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- (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, Railwayauthorities 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 housingplots/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 perrelevant 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

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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 RegulationNo 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 machinerooms 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

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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 (119) 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.

- (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. inGaothan 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 byelevated/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 RegulationNo.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 widthdepth. 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 **0.300.60**m 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 theparking 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 structurespecified in Regulation No 37(3331)

 (EP-67)
- (xxxi) Electrical Duct/ fire ductof clear width not more than 0.45 m and not abutting to any habitable room.
- (xxxii) Area of electricmeter/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(1412)
- (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.
- (xxxxviii) 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, xxiii 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 midlanding level, stilt 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 onlywith a slope of 1:5, in case of residential/Non-residential/Industrialdevelopment 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 exceptprovided in basement.
- (vii) Service floor of height exceeding 1.8 mas per Regulation No.37(32).
- (viii) Area of balconies as provided in sub regulation 2220 of Regulation No 37.

- (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 levelother than allowed as per Regulation No 31(1) (ii).
- (xii) Ornamental projection, flower bed etc. over a balcony or galleryother 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 levelother 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 FSIarea, 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 Fslarea 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 FSIarea 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 FSlareashall 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.

(EP-68)

Explanatory Note: -

- (i) Where IOD/IOA has been granted butthe 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 areaFSI is useable as regular FSI,

Note:

- (a)The premium paid for fungible compensatory areaBUAprior to coming into force of this Regulation particularly in case of Commercial/Industrial development will not be adjusted forgrant of additional fungible compensatory areaBUAunder 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.

(EP-69)

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 prospectived evelopment:

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 MCGMor 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

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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)

InstancesinwhichTDRcanbeavailed.

Sr No	Instances	Extent of TDR	Remarks/conditions	
4	a) If entire plot of land reserved forpublicpurposein—theDP—and land-issurrendered to transferred in—the—name ofMCGM/Appropriate Authority.	BUA as per the Zonal (basic) FSI of land so surrendered transferred BUA equal to plot area of land so surrendered transferred	a)Where land is not handed over yet and FSIbenefit is not approved in the development proposal on remainder plot&no TDR/monitory compensationis 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. Act2013 or any compensation has not been paid	
	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		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.	
	c) DP Roads/RL under MMC Act/land under River widening, major Nalla widening surrendered-transferred-to-in the	BUA as per the Zonal (basic) FSI of land so surrendered transferred+ BUAequal to plot area of	Only if FSI benefit is not approved in the development proposal/ availed and	

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Sr	Instances	Extent of TDR	Remarks/conditions		
No	mstances	Extent of TDR	Kemarks/Conditions		
	name of MCGM	land so surrenderedtransferred	not proposed to be utilized on remainder plot nor TDR is availed		
	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.	BUA as per the Zonal (basic) FSI of land so surrenderedtransferred. In case of SDZ-II, BUA equal to Zonal (basic) FSI prevailing in adjoining zone of land so surrendered.			
2	If owner/developer develops the reservation under provisions of AR and is unable to consume evenZonal (basic) FSI, BUA equal to plot area of land so surrendered 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.	If no BUAis availed in the form of FSI or such unutilized BUA on the balance plot.	Due to planning constraints.		
3	BUA in lieu of cost of construction of BUAbuilt up amenity to be handed over to MCGM/Appropriate Authority as per the Regulation No.14,15 &17	If no BUAis availed in the form of FSI or such unutilized BUA on the balance plot.	Due to planning constraints.		
4	In case of redevelopment of Cessed buildings 33(7), 33(7)(B), 33(8), Urban renewal schemesCluster Development Scheme 33(9) and slum redevelopmentscheme33(10), Permanent transit tenementsin the form of permanent structuresfor Slum Rehabilitation Scheme/Rental housing under	As prescribed under the relevant provision of DCPR			

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Sr No	Instances	Extent of TDR	Remarks/conditions
	Regulation No.33(11),		
5	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).	As prescribed under the under the provision of corresponding regulation	
6	Heritage buildings	{BUA as per Zonal (basic) FSI+ area of plot on which Heritage Structure is existing} - BUA consumed by Heritage building	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 on recommendation of MHCC The potential of the plot shall be perpetually reduced to the extent of Existing BUA of the Structure.
7	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,	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	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

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Sr No	Instances	Extent of TDR	Remarks/conditions
		to the extent of 50% of BUA as per Zonal (basic) FSI of the vacant plot area.	and demarcated,
\$	Unreserved accessible plot not falling in NSDZ/NA	BUA as per the Zonal (basic) FSI of land so surrendered transferred+ BUA equal to plot area of land so surrendered transferred	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.
g	Reserved Land of for D. P. Road/public purpose in N SDZ-larea accessible from existing Road.	BUA equal to 0.8 times of land area so surrendered BUA as per the Zonal (basic) FSI prevailing in the adjoining Zone of land so transferred + BUA equal to plot area of land so transferred	
10	Roads/uninterrupted access to SH/POS/OA to be handed over to MCGM in proposed development under Regulation No 33(8)	BUA equal to area of land so surrendered/transferred	

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

-TDRr=TDRo x (RRLo/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 ROSLOS, shall be eligible for the award of TDR in the form of FSIto 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 BUAin 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, CS No/CTS No/FP Nofrom 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.
- c. 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 developmentpermission 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 theRevenue 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 StateGovernment. 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.
- 11. 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, prioritizingDP 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. DRCshall 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 StateGovernment/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).

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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):-

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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 theuse 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:-

Sr No	Instances	Extent of TDR	Remarks/conditions
1	a) If entire plot of land reserved for public purpose in the DP and land is transferred in the	Area under Entitlement	a) Where land is not handed over yet and FSI benefit is not

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Sr No	Instances	Extent of TL)R	Remarks/conditions
	name of MCGM/Appropriate Authority.	Mumbai City area (island City) Mumbai Suburban/ Extended Suburban	2.5 times the area of surrendered land. (Maximum 2.5) 2 times the area of surrendered land. (Maximum 2.00)	approved in the development proposal on remainder plot & no TDR/monitory compensation is availed. 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
	b) Development of lands of cotton textile mill under the provision of Regulation No. 35 in lieu of land to be transferredin the name of MCGM/MHADA/Appropriate Authority	•	r the Zonal of land so	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.
	c) DP Roads/RL under MMC Act/land under River widening, major Nalla widening transferred to in the name of MCGM	Area under reservation Mumbai City area (island City)	Entitlement for TDR/DR 2.5 times the area of surrendered land. (Maximum 2.5)	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
		Mumbai Suburban/ Extended Suburban	2 times the area of surrendered land. (Maximum 2.00)	

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Sr No	Instances	Extent of TDR	Remarks/conditions
	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.	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.	
2	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 transferredin 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.	If no BUA is availed in the form of FSI or such unutilized BUA on the balance plot.	•
3	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 &17	If no BUA is availed in the form of FSI or such unutilized BUA on the balance plot.	Due to planning constraints.
4	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),	relevant provision of	
5	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).	As prescribed under the under the provision of corresponding regulation	

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Sr No	Instances	Extent of TDR	Remarks/conditions
6	Heritage buildings	(BUA as per Zonal (basic) FSI+ area of plot on which Heritage Structure is existing) – BUA consumed by Heritage building	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 & on recommendation of MHCC The potential of the plot shall be perpetually reduced to the extent of Existing BUA of the Structure.
7	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,	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	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. The owner has to follow the procedure

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Sr No	Instances	Extent of TD)R	Remarks/conditions
				laid down by the MCGM for availing the DRC.
8	Unreserved accessible plot not falling in SDZ/NA	Area under reservation Mumbai City area (island City)	Entitlement for TDR/DR 2.5 times the area of surrendered land. (Maximum 2.5) 2 times the	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.
		Suburban/ Extended Suburban	area of surrendered land. (Maximum 2.00)	
9	Reserved Land for D. P. Road/public purpose in SDZ area accessible from existing Road.	Area under reservation Mumbai City area (island City)	Entitlement for TDR/DR 2.5 times the area of surrendered land. (Maximum 2.5)	
		Mumbai Suburban/ Extended Suburban	2 times the area of surrendered land. (Maximum 2.00)	
10	Roads/uninterrupted access to AH/POS/OA to be handed over to MCGM in proposed development under Regulation No 33(8)	so transferred		

(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

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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,

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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

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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 premiumfor the use of slum TDR i.e.10% of normal premium shall be

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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.

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- (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

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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

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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". (EP-70)

- (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)differencebetween 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). DRCshall 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 Nofrom 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

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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 ofFSI 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 ForgeneratingTDR,agreementwithMCGMshallbeexecutedstating thattheheritagestructure willbe maintainedby theOwner as decidedby theCommissioneralongwitha clauseofpenaltyforbreachofconditionsofagreementasmay bedecidedbyCommissioner 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 PoliceAuthority 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) (1617) (g): -

The Municipal Commissioner, by special permission, may permitup 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 12in 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 Actsubject 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, premiumfor 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

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(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 times hall 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 bedsand free treatment shall be given toEWS/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 forobservance 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 conditionsbefore 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) FSIshall 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 conditionsbefore allowing utilization of 50% of additional permissible FSI beyond Zonal (basic) FSI.

(C) Terms and Conditions forBuildings 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, byspecial permission, may permit FSI *up to*5 including Zonal (basic) FSI specified in Table No 12foroffice use& other allied purposes except residentialuse 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	Up to 2000 sq. m	12m	Up to 3
2	Above 2000 and up to 3000 sq. m	18m	Up to 4
3	Above 3000 Sq. m	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 permitFSI up to 4 including Zonal (basic) FSI specified in Table No 12on 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 theirstatutory 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 MCGMor 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. Aninfrastructure 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 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 FSIcompensatory 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, liftand 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 IHshall 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

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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 ofGovt. /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 & MCGMandthe 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 Suburbs	&Extended	80%

(iii)FSI including Zonal (basic)/permissible FSI shall be used on the same plot and as stated in the Table below.

Plot Area	Minimum Road Width	Maximum permissible FSI
2000 sq. m or more but less than 4000 sq. m	12m	3.00
4000 sq. m or more	18m	4.00

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Note: EP shown in **Bold and Italic**

- (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.
- Aninfrastructure 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 underShramSaphalya 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	Plot area excluding area	Minimum	Maximum
	covered under to be handed	Road	Permissible FSI
	over in lieu of Reservation/	Width	
	Designation in the DP		
	except affected by proposed		
	DP roads/Sanctioned RL		
	under MMC Act		
1	Up to 2000 sq. m	12m	Up to3
2	Above 2000 and up to 3000	18m	Up to4

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	sq. m		
3	Above 3000 Sq. m	30m	Up to 5

Conditions:

- (1) 5% of total rooms shall be reserved for total 30 days in a year for Govt./MCGMfree of cost (only room charges) & it may be monitored by the MTDC and Protocol Department.
- (2) Aninfrastructure 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 4.0on 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 so operative societies or the occupiers of such buildings or by the lessees of MHADA, the Rehabilitation Area Entitlement, Insentive 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, inaccordance with the Table-A below:

Table-A

Area of the Plot under	Additional Carpet Area on the	
Redevelopment	Existing Carpet Area of Tenement	
	,	
Above 4000 sq. m to 2 ha	15%	
Above 2 ha to 5 ha	25%	
Above 5 ha to 10 ha	35%	
Above 10 ha	45%	

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

Basic Ratio (LR/RC)	Incentive (As % of Admissible Rehabilitation Area)	
Above 6.00	40%	
Above 4.00 and up to 6.00	50 %	
Above 2.00 and up to 4.00	60 %	
Up to 2.00	70 %	

Explanation

Land Rate (LR)*—Rate of Open Land for FSI 1in 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

	Sharing of Balance FSI		
Basic Ratio (LR/RC)	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 isundertaken 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 (includingfungible 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 vacantplot, 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 Regulationsexcept 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. Incase 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 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 MHADAIands 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

	Additional Carpet Area on the Existing Carpet Area of Tenement	
Above 4000 sq. m to 2 ha	15%	
Above 2 ha to 5 ha	25%	
Above 5 ha to 10 ha	35%	
Above 10 ha	45%	

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

Racic Datio (ID/DI)	Incentive (As % of Admissible Rehabilitation Area)
Above 6.00	40%
Above 4.00 and up to 6.00	50%

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Above 2.00 and up to 4.00	60%
Up to 2.00	70%

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

	Sharing of Balance FSI	
Basic Ratio (LR/RC)	Cooperative Society Share	MHADA Share
Above 6.00	<i>30</i> %	70%
Above 4.00 and up to 6.00	35%	65%
Above 2.00 and up to 4.00	40%	60%
Up to 2.00	45%	55%

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

LR/RC Ratio	EWS/LIG	MIG	HIG

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0 to 2	40%	60%	80%
2 to 4	45%	65%	85 %
4 to 6	50%	70%	90%
above 6	55%	75%	95%

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 HousingDepartment.

- 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

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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. Subdivision 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 inRegulation No. 33(10) of these Regulations except clause6.11, 6.15, 6.16 &6.18shall apply. The payment ofpremium 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 permanentaccommodation 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 clause2.2 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 12m9mto 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 allowedto be reconstructed with FSInot exceeding that of the original buildingas 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 acertificate 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 premiumat 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 tenantsplus 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 buildingsexisting prior to 30.09.1969, which were earlier "A" category cessed buildingsand were attracting the provisions of MHAD Act, 1976but 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 (7531292 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 residentialpurpose exceeds 70–120 sq. m (7531292 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 (7531292 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 beyondarea 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 FSICompensatory 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/MCGMshall 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 *oradjoining* 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 buildingexisting 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 FSIshall 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 withcessed buildings existing prior to 30/9/1969, the FSI permissible will be 3.00 or FSI required for rehabilitation to exiting 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.

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Provided further, that if the number of plots jointly undertaken for redevelopment is **six three** or morewith 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 in accordance with the Regulations no. 32.
- 7. Construction or reconstruction of old cessedbuildingfalling under reservation/zones contemplated in the DP shall be permitted as 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 spacereservations admeasuring only upto 500 sq. mshall 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. msuch sites may be allowed to be redeveloped in asserdance 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/designatedopen 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 cossed 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 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

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- (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 uponconstruction 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(I) (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 madeavailable 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) Not withstanding 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&6.18shall apply. The payment of premiumat 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 moreshall 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 Societymay convertwith the priorapproval 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 thatin 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. FSlunder 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 5above is dependent upon the number of occupiers and the actual area occupied by them, no new tenancy created after 13.6.1996or 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 landsituated 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 FSIcompensatory area/BUA), or Rs 5,000 per sq. m whichever is more for BUA over and above the Zenal (basic)FSIexisting BUAshall 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. Theseinfrastructuralcharges Development cess shall be addition development charges levied as per section 124 of MR&TP Act 1966.

16.As per the provision of clause 2above, each residential/non-residential occupant shall be rehabilitated only for carpet area mentioned in the said clause No.2above 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 schemeof 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 Appendixbelow, 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 7051per 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 residentialpurpose 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 Cooperative 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

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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 cessedbuildings proposed by Housing societies/land lords or through their proponents where existing members are proposed to be re-accommodated on the same plot, incentiveadditionalBUA 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 ifclaimed free of FSI as per then prevailing regulation)

Provided further that if the existing authorized BUA and incentive thereon as perstated abovei.e. incentiveAdditional BUA is less than the permissible FSI2.0 as per regulation 30(A)(1), then society shall first may avail 'Additional FSI on payment of premium/TDR' up to limit of permissible FSIef. 2. If the existing authorized BUA and incentive thereon as per above i.e. incentiveAdditional BUA is more than the permissible FSI 2.0, then society shall be eligible for incentiveadditional BUA in lieu of cost of construction of authorized existing BUA, which exceeds the permissible FSI of 2. However, this provise shall not be applicable to redevelopment of building falling under Regulation No 45, in which case, the full incentiveadditional BUA 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 shallbe without charging premium and also be allowed over the incentiveadditional BUAby 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.

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(EP-81)

33(8) Construction for Rehabilitation & Resettlement:

For the construction of the building by the Corporation/Appropriate Authorityin 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 1.2 ha may come together to create contiguous land parcels of 1 ha 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
4	Not less than1 ha	30%	15 %	16%	39%

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Note: EP shown in Bold and Italic

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	&up to 2 ha				
2	More Not less than 2 ha & up to 4 ha	30%	15 %	14%	41%
3	More than 4 ha	30%	15 %	12%	43%

The Owner shall submit his proposal as per 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, 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.
- (b) 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.
- (c) 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.
- (d) 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.
- (e) Provision of amenities as per Regulation No. 14(A) and 15 shall not be applicable for development under this Regulation.
- (f) 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.
- (g) The proposal under this Regulation shall be considered with the approval of the Municipal Commissioner.
- (h) 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.

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(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 SHAH 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 & allSHAH

- 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\$HAHtenements/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 inSDZ#

1. General

Notwithstanding anything contained in these Regulations for lands of Govt./Semi-Govt./Appropriate Authority falling in SDZ II, 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
4	Not loss than1 ha & up to 2 ha	30%	-15 %	16%	39%
<u>2</u> 1	More Not less than 2 ha & up to 4 ha	30%	15 %	14%	41%
2	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 seekingcommencement 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 shallmay be developed by Government/semigovernment/ 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 shareof 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 RenewalCluster DevelopmentScheme(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 moreas 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 1218 m wide whether existing or proposed in the D.P. or URP or a road for which Sanctioned Regular line of street has beenprescribed 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 RenewalCluster DevelopmentPlan (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.

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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.

(EP-84)

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 URCCD 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 underMHAD 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.

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(b) Any land belonging to the State Govt, any semi-GovtOrganization, 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 theGovt, 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

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Note: EP shown in **Bold and Italic**

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 aboveMezzanine 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.

TheEC 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 theEC 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.

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- 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 URCCD and there are dangerous buildings, declared as such by the Competent Authority, on the balance lands contained in the URCCD. 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 schemeof 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 schemeof tenants/occupiers for reconstruction or redevelopment shall not be required, if MHADA/MCGM undertakes redevelopment, on its own land, directly without any developer.

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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).

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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 URCCD accordance with the Table-A below

Table-A

Area of the Urban Renewal ClusterCluster Development	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 commercialslum 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:

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 **FSICompensatory 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 andLand 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 URCCD 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 BUAbetween MHADA and the Promoter/Developer in accordance with Table-C below:

Table-C

Basic Ratio	Sharing of Balance FSI		
(LR / RC)*	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 sameor 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 shareshall be used by MHADA for PAPs or Transit Accommodation or shall be sold as AHwith prior permission of the Govt.

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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 17th April 1964 or 1st April 1962 respectivelyor date as decided by Govt.

fe) It shall be permissible to implement the sanctioned URSCDS in phases provided the area of URCCD 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 $\frac{\text{URSCDS}}{\text{URSCDS}}$ 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 &Resettlementunder 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 URSCDS 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 URSCDS may be allowed to 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 anURSCDS 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 otherwisepermissible under the DCR.
- 10. ASurcharge 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 URSCDS 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 be in addition to development charges levied as per section 124 of MR&TP Act 1966.

This surchargedevelopment 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 URCCD 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 URSCDS 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.

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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 mrespectively.

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 inRegulation 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 reduced to make the project URSCDS viable, at least 10 percent of URCCD plot area shall be provided as ROSLOS. In addition, 10 percent of URCCD 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.
- 13.14All 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 MRTP 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

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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 URCCD, 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 theDP, 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 Govtunder 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 **GovtHPG** 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 to to 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 forthe 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, aswhich 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 SRAfor 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 forgenerating additional

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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 couldgo 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 1st 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.

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- (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-Owning 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 underRegulation No. 4 of 33(10) (A).

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- 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 **60days** 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, thetotal 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 ASRfor FSI 1shall 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

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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 DPhereinafter 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
- (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

- Eligible Religious structure/Eligible onsite amenities/Eligible any other nonresidential structure shall be given existing carpet area or as decided by the
- Each eligible slum dweller shall be entailed to a tenement of carpet area of (iii) 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).

- The FSI for Urban Renewal Schemes in CRZ area shall be governed by the MOEF Notifications issued from time to time.
- The incentive FSI admissible against the FSI required for rehabilitation, **c**) 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 Basic Ratio Incentive (LR/RC)*(As % of Admissible Rehabilitation Area) For 1.0 ha to For 10ha **For** 0.4ha For 5.0 ha to 5.0 ha 10.0 ha to1.0 ha. and above **Above 6.00** *65% 55% 60% 70%* Above 4.00 and 80% 65% **70%** *75%* upto 6.00 Above 2.00 and *75% 80%* **85% 90%** upto 4.00 85% 90% 95% **Upto 2.00** 100%

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 asper 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 areafor rehabilitation or tenements to be handed over to the Planning Authority, the following shall be applicable.

- 11.1Calculation 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 Regulation41 (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:

Length	Width
Upto 20 m	1.5m
21 to 30 m.	2.0m
31 to 40 m.	2.5m
41 to 59 m	3.0m

- 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:

IEligibility 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.

IIDefinition 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.

IVDenotification 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.

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VApplicability: The following provisions will apply for redevelopment/construction of accommodation for hutment/pavement-dwellers through owners/developers/cooperative 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.

VIRight of the Hutment Dwellers:

- 1.1 Hutment-dwellers, in the slum or on the pavement, eligible in accordance with the provisions of this Regulationshall in exchangeof 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 *plotscheme* 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-suitabledue to other statutory restrictionshall not be rehabilitated insitu 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/cooperative 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 Hutmentsdwellers 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 authoritysuch as MHADA, MCGM, MMRDA as the case may beas 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 asletter 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 Cooperative 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.

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(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.

(EP-89)

- 1.17The 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.

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- 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 belongingto 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 shallbe 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, againwadi, health centre / outpost, community hall /gymnasium / fitness centre, skill development centre, women entrepreneurship centre, yuvakendra/ library, Balwadi/s society office, religious structuresas 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-

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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.
- 3.5In 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.

(EP-90)

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
5 acre up to 10 acres	5 %
upto 1 ha	NIL
above 10 acre up to 20 acres	10 %
2 to 4 ha	5%
above 20 acre up to 40 acres	15 %
4 ha to 8 ha	10%
- above 40 acres 8 ha to 16 ha	20% 15%
16 ha & above	20%

(EP-91)

- 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 insitu 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

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Office. Thereupon the difference between sanctioned FSI that can be utilized insitu, 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 6.86.6 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 sanctionedFSI (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 FSIcompensatory areadmissible 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 hector 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, Hifrehabilitation 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-situSRS 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. 8of table 12(A)equal-toforthe 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
- 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

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(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 competed but not occupied and where the TDR in lieu of this rehab area is already availed;in such casesat the option of owner/developer andwith 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 **650500** 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.

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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 thanless rehab tenements so constructed under any Slum Rehabilitation Schemethen remaining tenements shall be usedby 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.

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- 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.

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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.

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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.
- 4.2The eligible slum dwellers shall be shifted to temporary transit camp or on rent as may be mutually decided between the proposed society and developer.
- 4.3The 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.
- 4.4Such 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 uptoan 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 BUA rehabilitation the In the component, 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.

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- 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

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- 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.
- 6.7Where 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 provided at least on one side of nalla, marginal open space of 6 m is provided.
- 6.8The distance between any two rehab/composite buildings up to height of 32 m shall not be less than 6 m
- 6.9A 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.
- 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,
- 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.
- 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.
- 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
- 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 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.
- 6.16Relaxations 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 *or 10% of normal premium whichever is more*.
- 6.17 In order to make the SRS viable, the CEO of SRA shall be competent to

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make any relaxation wherever necessary for reasons to be recorded in writing.

6.18Notwithstanding 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
- 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.
- (i) Any plot/layout having area under non-buildable/open space reservations admeasuring up to 500 sq. m shall be cleared by shifting the slumdwellers 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 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 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 (I) (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 anyother 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 contagiouscontiguous to a slum plot getting developed under 33(10) & is needed for better planning, SRA may sanctioned 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 ofor 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(119). However, if the number of rehab tenements exceeds 100 then for every 100 rehab

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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.

(EP-98)

- 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/sand 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 SRAand 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

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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 (*includingexcluding* 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.

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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

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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 thathave 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 underwithin Dharavi Notified Area (DNA) for DharaviRedevelopment 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 1st 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 byOfficer 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 1st 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 freesale 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 1st Jan 2000.

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- "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.

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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 owing 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.

(EP-100)

- 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 DRPcell 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

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intimation of such approval to the Project is communicated. In the event of itsrefusal to grant NOC, reasonsthereof shall be stated and in the event of its not been 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, aaganwadi, 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 Cooperative society, and the further 5 percent incentive commercial area for the NGO, Govt./Public Authority/Govt. Company wherever eligible.and also including BUA ofvarious 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 anganwadi, 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 & 8.2BUA given for buildable

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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.
- 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.
- 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.
- 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 1st January, 2000, subject to the provisions in the subregulation 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 the slum/pavement, he shall be considered as eligible for a residential unit and also for commercial/office/shop/Industrial establishments/structures potter's/economic activity, both free of cost.
- 5.3(a)Commercial& Industrial Structures:

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 to	arpet Area to be provided (in sq. ft.)				
Carpet Area in	At free of	With C	With Cost			
the range of (in sq. ft.)	cost, as a	But not as part of	But not as part of incentive sale area			
(III Sq. It.)	part of Rehab	With 10%	With 20%	With 30%		
	component	Reduction	Reduction	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 reaccommodated 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:

BUAStructures 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 to	be provided (in s	q. ft.)		
Carpet Area in the range of (in sq. ft.)	At free of cost, as a	With Cost But not as part of incentive sale area			
	part of Rehab component	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 FreeSale 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.

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- 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.
- 6.12The 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.
- 6.13Even 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 lands on 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

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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 STRUCTUREAganwadi, 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 ofor part of 250100hutment 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 20,00040000/- 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 BUAorsuch 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 DRPto 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 & f	acilities to be	provided ur	nder DRP	
				Sector I	Sector II	Sector III	Sector IV	Sector V	Total I to V
Build for Incer	able Amenities which Sale itive is available.	hich Sale							
1	Primary and SecondarySchoo I	RE1.2	sq. m	9066.97	16433.89	13600.46	12467.09	5100.17	56668.58
2	Higher EducationSecon dary School	RE2.1	sq. m	6066.97	16433.89	12650.55	11517.18	10000.00 (with 2 colleges)	56668.58
3	Municipal Dispensary / Health Post & Municipal Maternity Homes / Polyclinics	RH1.1& RH1.3	sq. m	6272.00	11368.00	9408.00	8624.00	3528.00	39200.00
4	Welfare Centres + Gysm + Community Hall	_	sq. m	200.00	200.00	200.00	200.00	200.00	1000.00
5	Library		sq. m	200.00	200.00	200.00	200.00	200.00	1000.00
6	Fire Station	RPU1.1	sq. m	0.00	0.00	0.00	3990.00	0.00	3990.00
7	Post Office	-	sq. m	665.00	0.00	0.00	665.00	0.00	1330.00
8	Police Station	RPU3.1	sq. m	1995.00	1995.00	0.00	0.00	0.00	3990.00
9	Retail Market	RSA1.2	sq. m	2511.04	4551.26	3766.56	3452.68	1412.46	15694.00
10	Police Chowky	RPU3.2	sq. m	140.00	140.00	140.00	140.00	140.00	700.00
11	Potters Institute (common work space)	-	sq. m	0.00	2230.00	0.00	0.00	0.00	2230.00
	Total			27116.99	53552.04	39965.57	41255.95	20580.64	182471.17
Build not t	Land Area of able Amenities to be constructed e developers.								
12	Best Bus FacilityStation	RT1.4	На	0.00	0.00	0.06	0.00	0.00	0.06

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Note: EP shown in **Bold and Italic**

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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	1.30
14	Pumping station		На	0.00	0.00	0.37	0.00	0.00	0.37
15	NID & ITI (Other Education)	RE3.1	На	0.00	0.30	0.000.30	0.00	0.00	0.30
	Total			0.00	1.60 1.30	0.430.73	0.00	0.00	2.03
	Land Area of Un- able Amenities								
16	Parking Lot	RT1.6	ha	0.00	0.00	0.00	0.00	1.841.28	1.84 1.28
17	Public Open Spaces (can be mixed user / part of layout)		ha	1.58	0.00	1.58	1.58	1.58	6.32
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	4.81
19	Play Ground attached to schools (mixed use / part of layout)		На	0.40	0.73	0.60	0.55	0.23	2.50
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)		На	0.00	0.00	0.00	0.00	3.20	3.2
21	Potters Institute (common open	-	На	0.00	0.22	0.00	0.00	0.00	0.22

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Development Plan 2034 Municipal Corporation of Greater Mumbai

Note: EP shown in **Bold and Italic**

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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.		На	0.00	0.40	0.00	0.00	0.00	0.40
	Total			2.75	2.74	3.33	3.19	7.286.72	19.2918.73
Not e				ilities 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 tenementsfor 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:

Locatio	Plot area	Minimu	Total	Zon	Addition	%FSI for	
n	excluding area	m Road	permissib	al	al FSI	Transit	sale
	to be handed	Width	le FSI	FSI		tenemen	component
	over in lieu of					ts for	of total
	Reservation					SRA/	additional
	/Designation					Rental	FSI
	in the DP					Housing	
	except					of total	
	affected by					addition	
	proposed DP					al FSI	
	roads/Sanctio						
	ned RL under						
	MMC Act						
	1	2	3	4	5	6	7

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Development Plan 2034 Municipal Corporation of Greater Mumbai

Note: EP shown in Bold and Italic

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Island	Up to 2000 sq.	12m	Up to 3.0	1.33	Up to		1.0
City	m				1.67	1.67	<i>37%</i>
	Above 2000 sq.	18m	Up to 4.0	1.33	Up	63 %	
	m				to 2.67		
Suburb	Up to 2000 sq.	12m	Up to 3.0	1.00	Up to	1.50	1.50
s &	m				2.0	<i>50</i> %	<i>50%</i>
Extend	Above 2000 sq.	18m	Up to 4.0	1.00	Up		
ed	m				to 3.00		
Suburb							
S							

- (B)Such Schemes shall not be permissible on lands reserved/designated existing amenity in the DP& in NDZSDZ/GZ.
- (C)Transit tenements for SRAout of additional FSI could be used for construction of Transit Campof tenements having carpet area of 25 sq. m (269sq.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 GovtStaff 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 permittedfor 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 those 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.

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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 Thetotal 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 wardhaving 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 timeshall 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 ofcost to the respective tenant by the Developer/Owner, while for

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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/protectedstructures 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 partyregistered 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.
- I) 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.

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- 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 BUAcompensatory areashall 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 asgiven in the following table, to all registeredPublic & 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 belowthis table.

Sr No	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	Maximum Permissible FSI
1	Up to 2000 sq. m	12m	Up to 3
2	Above 2000 and up to 3000 sq. m	18m	Up to 4
3	Above 3000 Sq. m	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) d)The additional FSI shall be granted beyondpermissible FSI as per regulation 30(A)(1)upon the payment of premium. Such premium shall be recovered for the BUA at the rateof 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 usersof the present market value of the land under reference as indicated in the Ready Reckener

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 borned 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 MRTP

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 quidelines)

- 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 MRTP 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 16th 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:

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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;
- 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.
- 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, FSlup to 4.0 including Zonal (basic) FSI shall be allowed onland 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 least100%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 5.0as 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	Plot area excluding area to be handed over in lieu of Reservation /Designation in the DP except affected by proposed DP reads/Sanctioned RL under MMC Act	Minimum Road Width	Maximum Permissible FSI
1	Up to 2000 sq. m	12m	Up to 3
2	Above 2000 and up to 3000 sq. m	18m	Up to 4
3	Above 3000 Sq. m	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, premiumrecovered *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 GovtforFor development of Multi-storeyed PPL on any plot abutting aroad 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 MCGMwith 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. ATIII the formation of Parking Authority, aCommittee 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 4.0in the Island City and 3.0 in the Suburbs and extended Suburbs as detailed below:

Plot Area	Maximum permissible FSI
Up to 2000 sq. m	3.00
Above 2000 sq. m	4.00

(EP-110)

VIII. Public Parking shall be limited to G + 4 and three basements.

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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 BUAcorresponding to the Incentive FSI admissible under this Regulationshall 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 Zoneor Independent plot converted in Residential or Commercial Zone from Industrial zone:

The Commissioner may allow FSlup to 5.0including permissible FSI as per provision of Regulation 30(A)1 Table No 12 for commercial user/development on plots *inmarked* as *CBD* orindependent plot converted in Residential or Commercial zone from Industrial zone after compliance of Regulation 14(B) of these Regulationson payment of premium subject to following conditions: - (EP-112)

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- 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 IHshall not be applicable for development in CBD.

Provided further that in case the entire commercial development is on aplot 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	Plot area excluding area covered under	Minimum	Maximum	
	to be handed over in lieu of	Road Width	Permissible FSI	
	Reservation/Designation in the DP except			
	affected by proposed DP			
	roads/Sanctioned RL under MMC Act			
1	Up to 2000 sq. m	12m	3	
2	Above 2000 and up to 3000 sq. m	18m	4	
3	Above 3000	30m	5	

(EP-113)

33(20) Affordable Housing (AH)/Rehabilitation & Resettlement (R & R):

(A) Development or redevelopment of plots earmarked/reserved for AH/R&Ron the lands of MCGM/Govt./Appropriate Authority as notified by Govt.or unreserved plot of these authorities and in possession, may undertake development for AHand/or R&Rfor 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/MUIPand other vital public projects with permissible FSI 4.0subject to the following conditions as detailed below:

Plot Area Minimum Road Maximum

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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 FSIcompensatoryarea and for features covered under the provision of Regulation No 31(1) for the development for AH/R&Rtenements.
- 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 tenementsi.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 convenienceshopping along layout road for use of residential occupants of layout. (EP-115)
- (B) Development of AH/R&Ron private plotor 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:

Locatio n	Plot area excluding area to be handed over in lieu of Reservation /Designation in the DP except affected by proposed DP roads/Sanctio ned RL under MMC Act	Minim um Road Width	Total permissi ble FSI	Zon al FSI	Additio nal FSI	%FSI for Transit teneme nts for SRA/ Rental Housing of total addition al FSI	% FSI for sale componen tof total additional FSI
	1	2	3	4	5	6	7
Island City	Up to 2000 sq. m Above 2000 sq. m	12m 18m	Up to 3.0 Up to 4.0	1.3 3 1.33	Up to 1.67 Up to2.67	1.67 63%	1.0 37%
Suburb s & Extend ed Suburb s	Up to 2000 sq. m	12m	<i>Up to</i> 3.0	1.0 0	<i>Up to</i> 2.0	1.50 50%	1.50 50%
	Above 2000 sq. m	18m	Up to 4.0	1.00	<i>Up</i> <i>to</i> 3.00		

(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 BUAto 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 forsale portion shall be given.
- (h) No premium shall be charged for fungible FSIcompensatory 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 tablefor 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/AshrayYojana

The tenements required for Shramsafalya/Ashrayyojana 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 orland 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:

Sr No	Plot area excluding area affected		Maximum
	by proposed DP roads/Sanctioned RL under MMC Act	Road Width	Permissible FSI
1	Up to 2000 sq. m	12m	3

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2	Above 2000 and up to 3000 sq. m	18m	4
3	Above 3000 Sq. m	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 BUAcompensatory 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 throughpublic 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 FSIcompensatory 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	Plot area excluding area	Minimum	Maximum
	affected by proposed DP	Road Width	Permissible FSI
	roads/Sanctioned RL under		
	MMC Act		
1	Up to 2000 sq. m	12m	3
2	Above 2000 and up to 3000 sq.	18m	4
_	m		7

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Note: EP shown in Bold and Italic

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3	Ahoyo 3000 Sa. m	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 FSIcompensatory 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 (II, 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

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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 $2/3^{rd}$ 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 2/3rd 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 1/3rd of the total built up area, on such plot may be allocated for Support Services as described below in Table-1.

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TABLE-1

Sr. No.	Support Services
1.	Hotels not less than 3-star category Hotels
2.	Dining Areas: Food Courts, Cafeteria, Fine Dining Restaurants, Restaurants & Bar, Convenience Store
3.	Recreation Areas: Indoor children's play area, Indoor games area, Fitness center
4.	Fire Services
5 .	Health post for emergency services with ambulance facility shall be provided.
6.	Staff quarters for minimum 25 tenements per 5 Ha. Each having not less than 25 Sq.mtr. BUA
7.	Space for Police Chowky of minimum 100 sq. mtr. shall be provided as per requirement of Police Department.
8.	Sewerage treatment system as per design and drawings approved by MCGM.
9.	Rain water harvesting plant shall be provided.
10.	Special provisions for Drinking water & PSC blocks for gents & ladies shall be provided.
11.	Dedicated Electric Sub-station as per requirement of Power Supply Company, shall be provided

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 1/6th 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.

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Note: EP shown in Bold and Italic

- 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:-
 - 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 shallbe 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 sessed 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 underRegulation No 33(5),33(7),33(8),33(9),33(9),33(10),33(10),33(10) (A),33(20) (A),33(21).

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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 buildingavailable 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)	С	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

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.
NoSpecial Development Zone	₩SDZ	No 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.
Port's Operational Zone	POZ	Port's Operational Zone (POZ) is a zone for development of Port and Port related activities
Port's Water Front Development Zone	PWFDZ	Port's Water Front Development Zone (PWFDZ) is a zone with a focus on the water front development with mixed land use.
Natural Areas /Zone	NA	Natural Area Zone (NA) is an environmentally sensitive zonenot amenable to buildable development with the approval of the Competent Authority.
Green Zone	GZ	Green Zone (GZ) is a large area predominantly with green cover.

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/parametersunder 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 st &2 nd 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 below(a)in regulation below this table
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 than100 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 RoadGeneralArun 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, Vithalbhai 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, Tatya Tope Road, V.N. Purav Marg uptoAnushakti Nagar.
- (5)a)Other Roads viz. ShahidBhagatsingh Road, LokmanyaTilak Road, L.Jagmohandas Road (Napean Sea Road), Bhulabhai Desai Road (Warden Road), August KrantiMarg,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.

Note: EP shown in **Bold and Italic**

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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			
		R	С	1	Additional Conditions/ Parameters
1	Residential	Р	1 or 2 or 3 or 4	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	Р	1 or 2 or 3 or 4	NP	
3	Residential care activities for the elderly and disabled, orphanages, boarding homes/institutions for children and women	1or 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 or 3 & 11,16,21	1 or 2 or 3&11,16,21	1 or 2 or 3&11,16,21 ,28	
	(ii)3 Star category hotels	1 or 2 or 3 &15,21	1 or2 or 3&15,21	1 or 2 or 3 &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 or 3 & 21,28	
	iv)Motels, resorts,	1 or 2 & 14,21	1 or 2 or 3 &,21	1 or 2 or 3&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/Parameters under which land uses and occupancies will be permitted in zones			
		R	С	I	Additional Conditions/ Parameters
	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 or 3 or 8	1 or 2 P	NP P	
	General agriculture, horticulture and poultry farming (but not dairy farming)	1 or 2	1 or 2	NP1-or2	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	1 or 2 or 3 or 6 or 9₽	NP 1 or 2	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	1 or 2 or 3 or 6 or 9 <u>P</u>	NP <u>1 or</u> 2	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	1 or 2 or 3	NP 1 or	Hospital principally for contagious diseases shall

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Note: EP shown in Bold and Italic

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Sr. No.	Uses and Occupancies		arameters (under which tted in zones	n land uses and
		R	С	I	Additional Conditions/ Parameters
	institutions for children, the aged or widows sanatoria and hospitals (except veterinary hospitals)	&16	&16P	2	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 3 or 6 or 9 & 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	1 or 2 or 3& 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 6 <mark>or 9</mark>	1 or 2 or 3 or 4 or 6	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		arameters ι will be permi	under which tted in zones	land uses and
		R	С	I	Additional Conditions/ Parameters
	&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 2 or 5 & 12	1 or 2	
13	Convenience Shops	5 , 14 & 18	P	NP	In Gaonthan&Koliwadas 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	Р	P	Each employing not more than 9 persons & Power not more than 3.75 KW for Photographic studios with laboratories, Photocopying, 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	5 or 6P	Р	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 & 1614 ,17	5 or 6 P	Р	In case of 5,6 in residential premises shall be subject to condition no

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Note: EP shown in Bold and Italic

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Sr. No.	Uses and Occupancies		arameters uwill be permi		land uses and
		R	С	I	Additional Conditions/ Parameters
					Each employing not more than 9 persons. Tailoring, embroidery and buttonhole making shopsmay be permitted in service industrial estate
17	Cleaning and pressing establishments for clothes,	5 or 6 & 16,17	5 or 6₽	P	Each occupying a floor area not more than 200 sq. m. and not employing solvents with a flash point lower than 59° 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	1 or 2 or 3 or 5 or 6.	Р	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 airconditioning purposes.	1 or 2 or 3 or 5 or 6 & 16,17	1 or 2 or 3 or 5 or 6 ^P	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,	1 or 2 or 3 or 5 or 6 & 21 ,26	P& 21, 26	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	under which land uses and nitted in zones			
		R	С	I	Additional Conditions/ Parameters
21	Fish or meat, Vegetable, fruit, flower, frozen fish, frozen meat or frozen food shops, <i>Coal or firewood shops</i>	5,14 &17 & 18	5,14	NP	In Gaonthan&Koliwadas 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	1 or 2 or gp	1 or 2P	In Gaonthan&Koliwadas 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. 	1or 2 or 3 or 5 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 & 16	NP	In case of 3 in residential premises it shall be subject to condition no 18 There shall be no restriction of width of street in case of business office in commercial zone.

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Note: EP shown in Bold and Italic

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Sr. No.	Uses and Occupancies		Parameters will be permi	under which tted in zones	n land uses and
		R	С	I	Additional Conditions/ Parameters
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 or 6 or 9	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 & 1615 ,17 , 18	6 or 20 or 9 &17 <u>P</u>	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 or 3 & 16	1 or 2 or 3&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	1or 2P	P	
30	Storage of furniture and household goods	1 or 2 or 3 or 6 & 16,17	1or 2P 14	Р	
31	Retailing of building materials, open or enclosed,	1 or 2 & 16,17	1or 2P14	Р	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&14	P	
33	Repair, cleaning shops and analytical experimental or testing laboratories	1 or 2 or 3 or 6 or 20 & 16,17	1 or 2 or 6 or 20P 14	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 dryload capacity not exceeding 30 kg. or any

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Sr. No.	Uses and Occupancies			under which tted in zones	n land uses and
		R	С	I	Additional Conditions/ Parameters
					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, 14	P	Each employing not more than 9 persons with motive power not exceeding 3.75 KW and area not more than 100 sq. m.
35	Establishments requiring power for sealing tins, package, etc.	NP	1 or 2 or 5 or 6, 14	Р	Each employing not more than 9 persons with motive power not exceeding 2.25 KW
36	Ice factories in independent buildings.	1 or 2 & 16,17	1 or 2, 14	P	In case of R & C Zone each with an area of not more than 250 sq. m and power not more than 34 KW
37	Aquariums.	1 & 16,17	1, 16	Р	
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	1,16	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	1 or 2 or 3 or 6 or 9P14	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		arameters uwill be permi	under which tted in zones	land uses and
		R	С	I	Additional Conditions/ Parameters
			&22	&22	
43	Multipurpose Community halls, welfare centers,	1 or 2 or 3 & 14	1 or 2 or 3 & 14 P	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 & 1716	1 or 2 or 3 or 4 or 5 or 6 &1416P	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 or 3 & 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	1 or 2 or 3P	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	Р	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	1or 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, or 6 or 14 & 21, 26	1, or 6 & 21, 26	1, or_6 & 21, 26	In case of 6 in residential premises it shall be subject to condition no 18

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Note: EP shown in Bold and Italic

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Sr. No.	Uses and Occupancies	Conditions/Parameters under which lan occupancies will be permitted in zones					
		R	С	I	Additional Conditions/ Parameters		
	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, <i>15</i>	1 or 6 or 20P	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	1 or 2 or6P16	-P 16			
53	Bus stations, taxi stands, autorickshaw 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	NPP			
56	Cottage Industries,	1 or 2 or 3 or 4 or 6	1 or 2 or 3 or 4 or 6P	Р	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 & 16	Р	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 3,16 & 17	Р	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	Р			
60	Warehousing,	NP	N P	Р			
61	Ware housing activities of hazardous material	NP	NP	25,26,27			
62	Logistics activities and truck terminals	NP	1 & 15, 16	1 & 15			

Note: EP shown in Bold and Italic

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Sr. No.	Uses and Occupancies	Conditions/Parameters under which land uses and occupancies will be permitted in zones				
		R	С	I	Additional Conditions/ Parameters	
63	I.T.&I.T.E.S unit/s (pertaining to software only as per IT policy of GoM or Central Govt.)	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 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	1 or 2 or 3 or 1 P 15	Р		
	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	Р	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	1 or 2 or 3or 20P 15	Р	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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Sr. No.	Uses and Occupancies		Parameters u		n land uses and
		R	С	I	Additional Conditions/ Parameters
					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	<u>5</u> or 20P 14	Р	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 50 sq.m	5 or 20 or 16,17,18	5 or 20 P 16	Р	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	5 or 20 P 14	Р	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 <i>or 3</i>	1 or 2 or 3 or4P	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	Р	

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Sr. No.	Uses and Occupancies			under which tted in zones	n land uses and
		R	С	I	Additional Conditions/ Parameters
71	Filling stations of petrol, diesel, compressed natural gas stations and/or any other motor vehicle fuel	1 or 2 or 3,26,16	1 or 2 or 3, 26,16	26, 16	In case of existing petrol pump, criteria of road width may not be insisted
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	
7 3	Ready Mix Plant	NP	N P	P	Subject to NOC from the Environment Department of MCGM

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TABLE No. D

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Service Industrial users and conditions governing such uses:

Se	Category of Industry	Service Indus	try permitted subje	ect to	Special conditions, if any
ria I N o.	(2)	Maximum permissibl e power (in KW) (3)	Maximum permissible employmen t. (4)	Maximum permissibl e floor area (sq. m) (5)	(6)
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	50 250	
	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	50 250	
	ix. Manufacture of ice	45.0	20	250	
	x. Sugarcane and fruit juice crashers	1.5	9	25 250	
II	Textile and Textile Products-	3.75	9		

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	xi. Embroidery and making of			50 250		
	crepe laces and fringes.					
	xii. Manufacture of textile goods, such as wearing apparel, curtains, mosquito net, mattresses, bedding material, pillow cases, and textile bags. xiii.Mattress making andcotton cleaning.	2.25	9	50 250		
III	Wood Products and Furniture-					
	xiv. Manufacture of wooden furniture and fixtures.	2.75	9	50 250	Not permitted under or	
	xv. Manufacture of bamboo and cane furniture and fixtures.	2.25	9	50 250	adjoining a dwelling unit.	
IV	Paper products and Printing Publishing-	3.75	9		(i)Manufacture with paper pulp not permitted.	
	xvi.Manufacturing of containers and boxes from paper board.			50 250	(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.	
	xvii.Printing and publishing periodicals, books, journals, atlases, maps, envelopes, picture post-cards and embossing.	7.5	9		(i)Manufacture with paper pulp not permitted. (ii)No restrictions on power, number of employees, area or hours	
_	xviii.Engraving, etching, block- making etc.			120 250	of operation shall apply, if located in a building on a separate plot not less	
	xix. Book binding.				than 500 sq. m in area and if special permission of the Commissioner is obtained.	
V	Leather products excluding tanning-	3.75	9	50 250	Manufacture of leather or leather processing not permitted.	
	xx. Manufacture of leather footwear.	5.75		50200	ренницец.	

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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. xxv Manufacture of rubber balloons, hand-gloves and allied products.	1.5	9	50 250	
VII	Metal products- xxvi. Tool sharpening and razor sharpening works. xxvii Umbrella assembly works	0.75 0.75	9	25 250 50 250	
VII I -	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	50 250	No spray painting permitted.
	xix. Electronic industry of assembly type.	3.75	9	50 250	Only permitted on ground floor.
IX	Transport Equipment xxx. (a)Servicing of motor vehicles and motor cycles. (b) Repair of motor vehicles and motor cycles.	3.75	9	100250	No floor above. No spray painting permitted.

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Note: EP shown in **Bold and Italic**

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	(c)Battery charging and repairs.	5.0	6	25 250	
	(d) Repair of bicycles and cycle rickshaws.	3.75	6	50 250	
Х	Other Manufacturing and Repairs, Industries and Services-				
	xxxi. Manufacture of jewellery and related articles.				
	xxxii. Repairs of watches, clocks and jewellery.	2.25	9	50 250	
	xxxiii. Manufacture of musical instruments and their repairs.				
	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	50 250	
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	

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Note: EP shown in Bold and Italic

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xxxviFilling 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 (B) Filling stations of only Compressed Natural Gas Minimum area of plot 300 sq.mt	(a) 15 (b) 30 per compressor or (not more 3 compressor) (c) 150 per compressor(not more than 3 compressor)	9 6	No limit No limit No limit	(i)quantities in (b) or (c) will be permitted for daughter booster pumping station and on pumping station respectively over(a) (ii)permissible power mentioned in (b) & (c) will be used exclusively for compressing and filling gas in vehicle (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.
Xxxvii Audio, taping recording, manufacture of equipment for the same and recording studio.	4.0	9	50	
xxxviiii Laundries, laundry services and cleaning, dyeing, bleaching and dry cleaning.	4.0	9	50	i) Cleaning and dyeing fluid used should not have a flash point lower than a 59 0 C. (ii)Machinery having dry load capacity of 20 kg. and above.
xxxix Data Procession units with use of computer.	4.0	9	50	
xlPhoto-processing, laboratories, Xeroxing, photocopying, video taping and their laboratories.	3.75	9		
xli Repacking and mixing of liquids, powders, pastes etc. not involving any chemical reaction which is non-hazardous in nature.	2.25	9	50	

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XII	Xlii Business /Administrative office		
	Xliii Business /Administrative offices of the Service Industry/Small Scale Industry within the same premises	50% of the area under the Service Industry/ Small Scale Industry	

(EP-124)

Note 1 i) Service industrial uses amended from time to time by government shall be allowed.

ii) With the approval of Corporationspecial 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 suboffices, 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 inredevelopment/reconstruction.
- b) Any lawful use of land/building premises existing before the coming into force of these Regulations may continue even afterredevelopment/reconstructionof land/buildingeven 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 OctroiCheckNakas, shown for existing 'Truck Terminus'or otherwise, shall be developed as 'Comprehensive Transport Hub', which will interalia 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 developmentapart from primary function of octroinaka and mayand shall be developed as per the relevant provisions of these Regulations.

Provided that, if development is proposed by MCGM on itsown, 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 interalia 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.

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.

Planning Considerations

- (a) The proposed development, as far as possible, shall be planned in such a way that the Public Open Space (POS) falls centrally 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.		pen Spaces & itional Area 33%	Affordabl	Affordable Housing, Education, Health & Social Amenities 33%			
	Public Open Space	Institutional Area	Affordable Housing	Educational	Medical	Social	Development
4	25 %	8 %	25%	4%	3%	1%	34 %

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

Note: EP shown in **Bold and Italic**

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 shallbe EWS (30 m²), LIG (45 m²) and MIG (60 m²) 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. Pormissible 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:

BUA in lieu of cost of constriction of AH/Built up Amenities including entire infrastructure development for MCGM = share of Land

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 & all AH

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:

Sr.	Public Open Spaces & Institutional Area	Affordable Housing, Education, Health & Social Amenities	Area for
No.	33%	33%	Other

	Public Open Space	Institutional Area	Affordable Housing	Educational	Medical	Social	Development
4	25%	8 %	25%	4 %	3 %	1%	34 %

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 sovered 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 m²), LIG (45 m²) and MIG (60 m²) 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.
- t) '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.
- 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, 1971shall 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 #:

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 4-12.0ha 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:

- a. 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.
- b. Ground coverage shall not exceed 10% of the area of plot.
- c. 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.
- d. 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:

- a) The total permissible FSI shall not exceed 0.2 (excluding area of DP road).
- b) Out of the permissible BUA equivalent to 0.2 FSI; BUA of supporting uses shall not exceed 1/3 of permissible FSI 0.2.
- c) 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

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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 **0.20**0.50 (excluding area of DP road) notwithstanding anything contained in these Regulations, additional FSI in such Zone shall not be admissible.

(EP-128)

Note- If such sites are situated in zone other than NDZSDZ-4 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 DepartmentMantralaya	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:-

Special Development Zone- II					
Total SDZ-II Holding	Maximum TDA area permissible (fixed) (in ha.)	Maximum FSI Permissible			
More than 2 but less	40%	0.5 FSI over the TDA area			
than 5 Ha		subject to premium of 10% of			
Equal to or more than	50%	A.S.R. over and above the			
5 Ha but less than 6 Ha		Zonal (basic) F.S.I.			
6 - 7 Ha	60%	i.e.0.025for SDZ-II, out of the			
7 - 8 Ha	70 %	amount of premium 50% is			

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8 - 9 Ha	80%	payable to State Government
9 10 Ha	90%	and 50% payable to MCGM
Equal to or more than	100%	
10 Ha		

Explanation:

- 1. After deducting the area of TDA, FSI will be available for the rest of the land in SDZ-H, as provided for the area in SDZ-Has per clause (VI) (xii).
- 2. In case of plots having area more than 2 ha in SDZ-H, no subdivision of plots shall be permitted.

(EP-129)

(a) Smaller Plots:

For existing landholders having smaller plots in $\frac{NDZSDZ}{H}$, 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 $\frac{B(A)}{VI}$ 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 H 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 Table15 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.

(EP-130)

(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.
- I) 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)

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- (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/redevelopmentin 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, Seaguariums, 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.
- I) 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/designationslisted belowin Port's Operational Zone (POZ) and in Port's Water Front Development Zone (PWFDZ) 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)
Α	IC 11	DR1.3	Government staff Quarters	2273.13	0.23
Α	IC 11	DO2.1	Government office	5217.92	0.52
В	B IC 14 DPU1.1		Fire Station/ Command Centre	1582.82	0.16
	Port Oper	ational Zone 1 Total	9073.87	0.91	

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
	Port Oper	rational Zone 2 Total	1920.11	0.19	

Mazagaon Port Operational Zone

Designation

iviazagaon i ort operational zone							
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		
	Mazaga	on Port Operational Zo	6071.28	0.61			

Port's Water Front Development Zone (PWFDZ)

Port's Waterfront Development Zone

Designation

Ward Sheet no Designation Code	Designation Name	Plot Area
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				(Ha)
В	IC 14	DMS3.1	Solid waste Management Facilities	0.02
В	IC 14	DPU2.1	Fuel station	0.12
Е	IC 14	DH1.1	Municipal Dispensary/ Health Post (2nos)	0.06
E	IC 17	DH1.2	Municipal Hospital	0.12
Е	IC 14,17	DMS4.3	sewage Pumping station (2nos)	0.19
Е	IC 14	DO2.1	Government Office (5nos.)	0.83
Е	IC 19	DPU2.1	Fuel station (5nos.)	0.36
Е	IC 17	DPU3.1	Police station	0.14
Е	IC 17	DPU3.2	Police chowky (2nos)	0.15
Е	IC 17	DPU4.1	Post & Telegraph	0.04
Е	IC 14,17	DR1.3	Government staff Quarters (2nos.)	1.85
Е	IC 17	DR1.4	BEST Staff Quarters	0.04
E	IC 17	DR1.5	Municipal Housing	0.64
Е	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
Port's \	Naterfront I	Development Zone T	otal Area (Designation)	22.65

Port's Waterfront Development Zone

Reservation

Ward	Sheet no	Reservation Code	Reservation Name	Area (HA)
Е	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

Note: EP shown in **Bold and Italic**

Development Control and Promotion Regulation-2034

			Adhar Kendra with Skill	0.50		
E	IC 17	RSA6.2	Development Centre	0.50		
Е	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		
Port's Waterfront Development Zone Total Area (Reservation)						

3.57Natural Areas (N A)

It is an environmentally sensitive zone amenable to buildable development with the approval of the Competent Authoritywhere following facilities may be permissible

- a) Board walks in mangroves, trekking facilities, Public Sanitary Conveniences for visitors, Sewerage Pumping Station.
- b) 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.

(EP-132)

3.8 Green Zone (GZ)

It is a large areapredominantly with green coverwherefollowing facilities may be permissible

a) Construction of Zoo with FSI of 0.025;

Development Plan 2034 Municipal Corporation of Greater Mumbai

Note: EP shown in Bold and Italic

- 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;

(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	— Extent	Percentage to be earmarked for 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	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)		(3)	(4)	
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) & (1) 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. (1),

(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/chawlsto 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 1st 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 0.4part 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 ofcessed 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 inRegulation 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 escrew 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

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:-

Sorial	Extent	Percentage to	Percentage to be	Percentage to be
No.		be earmarked	earmarked and	earmarked and to be
140.		for Garden/	handed over for	developed for residential
		Playground or	development by	or commercial use
		any other POS	MHADA for	(including uses
		as specified by	Public	permissible in residential
		the	Housing/for mill	or commercial zone as
		Commissioner	worker's housing	per these Regulations) or
			as per guidelines	diversified Industrial uses
			approved by	as per Industrial Location
			Government, to	Policy, to be developed
			be shared equally	by the owner

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4	2	3	4	5
4	Up to and inclusive of 5	33	27	40
2	Between 5Ha and up to 10 Ha.	33	3 4	33
3	Over 10 Ha.	33	37	30

Serial No.	Extent	Percentage to be earmarked for Garden/ Playground or any other POS as specified by the Commissioner	handed over for development by MHADA for Public Housing/for mill worker's housing	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
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), excludingarea 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 underdifferent/common ownership or otherwise, upon which the lands comprised in the integratedscheme 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 layoutand 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 orredevelopment 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 (300 405 sq. 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 ((300 405 sq. 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/chawlsshall 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

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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 Regulationshall 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 escrowaccounts;
- (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 CottonTextile 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.

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^{**} 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

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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 15cmabove 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.	9.5	2.4
	other room/rooms	7.5	2.4
	Kitchen	5.5	1.8
	One room Kitchen tenements		
3	one room	9.5	2.4

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Serial No.	Occupancy	Minimum size in sq.m	Minimum width in m
(1)	(2)	(3)	(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 studentoras decided by Govt. from time to time.	5.5
9	Institutional building (a) special room	9.5	3.0
	(b) general ward	40.0	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 w Maharashtra Ci	
14	Multiplex/Multiplex theatre complex	Entertainment	vith the Bombay Duty Act 1923, prest Dept. Govt.

(ii) **Height**-(i) The minimum and maximum height of a habitable room shall be as given in **T**ableNo 15hereunder: -

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- (ii) Notwithstanding the above restriction as stated in **T**ableNo. 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.	Flat roof.		
	(a) Any habitable room	2.75	3.94.2
	(b) Bathrooms, Water Closets, combined Bath & WC (Measured from the surface of the floor to the lowest point of the ceiling)	2.2	3.9-4.2
	(c) Air-conditioned habitable room.	2.4	3.9 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	3.6	4.26.0*
	departmental stores and assembly, Data Centre, Data ware	2.75	4.2*
	house, Large/ Big Box Retailors	4.2	8.8*
	ii) IT buildings, office buildings	4.2	12*
	(e)i) Exhibition cum Convention	2.75	3.9. 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)	3.9.4.2 (Average with 2.8 m at the lowest point).

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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 3.94.2 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-
 - (a) 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;
 - (b) on an upper floor, an impermeable floor;
 - (c) 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

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^{*} Subject to the special permission of the Commissioner greater height may be permitted.

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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 2927 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.mif 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.

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- (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 roomshall not be less than 2.2 m.
- (iii)Store Room shall be treated as non-habitable room

(7) PrayerRoom:

- (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 roofslab 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, airconditioning 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 schoolif 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 1st 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

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flush with the average surrounding ground level beyond building line, Provided further thatthe height of basement above average surrounding ground level within building line may be reduced up to 0.15 m 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 1st anyfloor 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 UtilityRoom: 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 properventilation, 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 chutemay 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.
- (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 stair- way/corridor (in meters) for buildings more than 70.00 m height
1	Residential buildings-		
	(a) General	1.20 1.50	1.50 2.00
	(b) Row housing (2 storeyed) or internal staircase in duplex flat	0.75 0.90	-
	(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	Industrial Building	2.00	

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 toother 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 moreless than 1 in 128 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 beyond200 parking or part thereof shall be provided.

Sr.	Type of Vehicle	Clear width of Ra	mp in meters(m)
No		One Way Ramp	Two Way Ramp without
			central divider
	Light Motor Vehicle (LMV)	3.00	6.00
li	Medium Commercial Vehicle (MCV)	3.50	7.00
lii	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 108.
- 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.

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- 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.

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(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 completelycommercial 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 1.151.50m from the finished floor level and shall not more than 1.30m in height above the finished floor level. Parapet wall having height more than 1.301.50m 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 $\frac{2.02.4}{2.000}$ m above the surrounding ground level of plot. A boundary wall uptomore 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-stationsa height up to 3.6 m may be permitted.

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- (e) In case a boundary wall around a POS such asPlay 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 mor 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 ISCode 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 Centreshall be handed over

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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 centreactivities 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 ofthese 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. mBUA shall be provided for Institutional, Assembly, Business or Mercantile Building where total number of employeesis 1000or 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 liftsup 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 admeasuring 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 podiumopen to skymay also be permitted without affecting recreational area if provided and if other requirements of these Regulations are fulfilled.

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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 DCRegulation37(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 mor 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

(I) 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 orpart 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-

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- (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 dueand 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 areaabutting 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:

- a) minimum area of general wards shall be 40sq.m with no side less than 5.5 m;
- b) 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(3129)

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

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under Differently Abled People. The provisions made under Differently Abled 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 &	Drop-off zones if provided should be at the same grade as	
Location	the driveway	
Dimensions	Min width of drop-off zone 1.5 m, and min length 4.5 m.	
	 Change in level between the drop-off and the plinth 	

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Note: EP shown in Bold and Italic

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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	 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. 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. Directional signs bearing the symbol shall be displayed at all other non-accessible entrances to direct to the accessible entrance. The access path should have an even surface without any slope.
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	 Slope if any shall not have gradient greater than 1 in 20. 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.
Design and Finish	 The surface of an access route shall be firm and non-slippery. Tactile guiding path is requirement to ensure visually impaired person familiarize with the road and path. It shall be avoided with the vehicular movement.

D) Ramps:

Provision and Location	 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.
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	Where there is a large change in elevation that requires multiple ramps and landing combinations, other solutions such as elevators should be considered.	
Design and Finish	 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. Ramps and landing surfaces should be slip resistant. 	

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:
- a) 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.
- b) The width of parking bay shall be minimum 3.6 m.
- c) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.
- d) 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:

- 1. Approach to plinth level.
- 2. 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 8 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	 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 b. Thresholds of doorways should not exceed12 mm. Raised threshold and floor level changes at doorways should be leveled off with a slope on each side of threshold. 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). 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. 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 SketchNo 2 in Annexure 23 b On Pull Side-Minimum space of 0.6 m c On Push Side-Minimum Space of 0.3 m

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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.

- f. If frameless doors are used, it shall be prominently marked so as to make it visible.
- g. Double action self-closing door shall have a check mechanism to prevent the door swinging beyond closed position
- 3.1.4 Entrance Landing- Entrance landing shall be provided adjacent to ramp with the minimum dimension $1.8 \text{ m} \times 2.0 \text{ m}$. 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.

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- 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 a. In cinemas, theaters, concert halls, stadia or other places of &Location 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. b. Guideline: All entertainment and assembly areas should be able to cater for and accommodate Differently abled persons using various mobility aids. Wheelchair spaces should be an integral part of any seating

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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.

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- f. There should be a provision of slope ramps/lifts at both ends to enable wheelchair accessibility.
- q. 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 inmetres (m).
Upto12	2.8	1.2

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4.0	1.5
5.4	1.8
8.0	2.4
9.0	3.0
	5.4 8.0

Mechanical ventilation system shall invariably be installed in such ventilation shafts. Further, such ventilation shaft shall be adequately accessible for maintenance.

(EP-139)

- (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 bythe 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 theopen space between the two wings, the said open space shall be the one required for the higher wingor 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 openspace /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)	Plot up to 1000 sq. m or where average width/depth of plot is less than 20 m		Side & rear margispace Plot size more than more more and width/depth of plom	1 1000 sq. average
		Light & ventilation	Dead wall	Light & ventilation	Dead wall
1	Up to 32 m	Min - 3.6in case of Residential building & 4.5 m in case of commercial building subject to H/5	3.6 m	Min - 3.6in 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	•	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

		0:1	 	0:1 0	
Sr.	Ht. of	Side & rear n	narginal open	Side & rear marg	ınal open
No.	Building	space		space	
	(H)	Plot up to 1000 s	q. m or where	Plot size more than	1 1000 sq.
		average width/de	pth of plot is	m and average with	dth/depth
		less than 20 m		of plot more 20 m	
		Light &	Dead wall	Light &	Dead
		ventilation		ventilation	wall
1	Up to 32 m	Min - 3.6 in case	3.6 m	Min - 3.6 in case	3.6m
		of Residential		of Residential	
		building &4.5 m		building &4.5m in	
		in case of		case of	
		commercial		commercial	
		building subject		building subject	
		to H/6		to H/5	
2	More than	10 m or H/6	6 m	12 m or H/5	6m
	32 m & up	whichever is less		whichever is less	
	to				
	70 m				
3	More than			14 m or H/5	9m
	70m & up			orwhichever is	
	to 120 m			loss.	
4	More than			18 m	9m
	120 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 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	Side & rear marginal open space		Side & rear marg	i nal open
	(H)	Plot up to 1000 sq. m or where average width/depth of plot is less than 20 m		Plot size more than m and average wid of plot more 20 m	•
		Light & Dead wall ventilation		Light & ventilation	Dead wall
4	Up to 32 m	Min - 3.6 in case	3.6 m	Min - 3.6 in case	3.6m

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		of Residential building &1.5 m in case of commercial building subject to H/7		of Residential building &4.5m in case of commercial building subject to H/6	
2	More than 32 m & up to 70 m	9 m or H/7 whichever is less	6-m	12 m or H/6 whichever is less	6m
3	More than 70m & up to 120 m			14 m or H/6 orwhichever is less.	9m
4	More than 120 m			-16-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 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.

(EP-140)

Note i) Provision of glass facade without construction ofdead wall inside the facade shall be treated as side deriving Light & Ventilation.

- ii) In case of residential building Glass façade shall be permissiblein 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 ROSLOSin 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 tomake 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 towerlike structure may be permitted only with 6 m open space at the ground level and onestep-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 be6 m on rear and one side and 9mon 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 mfour 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 storeysare 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	Minimu (in met	um open ers) (4)	spaces
(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 forsemi-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 spacein 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 18hereunder.

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)	Residen tial Zone (3)	Commercia I 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 roadisland city -elsewhere	4.5 4.5	4.5 4.5	4.5 6.0
4	For plots in gaothans/Koliwadas/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.

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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^{*}GopalraoDeshmukh Marg (Pedder Road), Bhulabhai BabasahebDahanukar Marg (Carmichael Road), Salebhoy Karim Barodawalla Marg (Altamount Road), Gamadia Road (Walkeshwar Road), Bal GangadharKher Marg LaxmibaiJagmohandas (Nepean (Ridge Road), Marq 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.

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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	Industrial Building- (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
	Salt Pans	(b)Otherwise	9 m and 52.50 m in case of hazardous building
5	Do.	Residential building ifpermitted 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 32min 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.

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- (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 tress 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 buildingin 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 mand 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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(EP-141)

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.

Seria I No.	Plot size/dimension	Relaxation	Restrictions on building
(1)	(2)	(3)	(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, 5storeys 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	Semi-detached	(i) Depth of the building not to
	than 11.5 m	structure on adjoining	exceed 5.5 m
		plots with open spaces	(ii) Height not to exceed 5
		as at	storeys or 15 m
		Sr. Nos. 3 or 4 above.	
6	Depth or width less	Open space may be	Only ground floor or stilt + one
	than 9 m	reduced to 1.5 m all	structure.
		around	

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.N o	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 (6)	Width between 12m upto 18 m	Depth betwee n 12m upto18 m
(1)	(2)		(4)	(5)			(8)
1	Open space	Side open space may be reduce d 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 reduce d 1.8 m

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2.	Building dimension s, etc (i) Maximum width	6 m	30 m	6 m	30 m	6 m	30 m
	(ii) Maximum depth	30 m	6 m	30 m	6 m	30m	6 m
	(iii)Maxim -um height	4.5 m	4.5 m	8 m	8 m	8 m	8 m
	(iv)No. of storeys	One	One	Two	Two	Two	Two
	(v) Walls	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 regulationplot 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:

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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:

(EP-142)

- (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 wallwithout affecting maneuverability of vehicles;

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- (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 levelas specified in Regulation No. 37 ($\frac{2018}{1}$). 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 Verticalfins (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. Furtherchajja, 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
- (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 redevelopmentscheme 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. Heights of Buildings

Note: EP shown in **Bold and Italic**

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(1) Height vis-à-vis the road width- The height of a building shall not exceed twethree 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 roadhaving 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 underRegulations33(5), 33(6), 33(7), $\frac{33(7)(A),33(8)}{33(11),33(15)}$ and33(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 minimum1.2 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.

<u>Provided that the Government may change parking requirements, as per the recommendations of the committee constituted by the Government in this regard.</u>

Table No: 21

Off Street Parking Spaces

Sr. No. (1)	Occupancy (2)	Parking Space required (3)
1	(i)Residential	In the Island City areas, Suburbs and Extended Suburbs;
		One parking space for every. a) 4 tenements having carpet area upto45 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.	Occupancy	Parking Space required
No. (1)	(2)	(3)
		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) & (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) & 33(20) (A)the parking shall be as follows. One parking space for every. a) 8 tenements having carpet area upto45sq.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 In addition to the parking spaces specified in (a), (b), (c) & (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
	(ii)For five, four and three star hotels. For all starred category hotels	One parking space, for every 75-100 sq.m of total floor area.
	(iii)For lodging establishments.	One parking space, for every 120-sq.m of totalfloor areaof a lodging establishment.
	iv) For Hotels	One parking space for every 75–100sq. m of total floor areaof a lodging establishment b) For hotels and eating houses, one parking space for every 30-25sq.m of restaurant including hall, dining room, pantry & bar
2	Educational	One Parking space for 35 sq.m carpet area of

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Sr.	Occupancy	Parking Space required
No. (1)	(2)	(3)
		the administrative office area and public service area.
3	Assembly and assembly halls or auditorium (including those for educational uses and hostels)	 a) One parking space for 12 seats / persons. b) Without fixed seats, one parking space for every 15-sq.m of floor area. 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.
4	Government or semi- public or private office business buildings	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.
5	Mercantile (Markets, Departmental stores, Shops and other commercial uses). (I.T.Parks)	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	Industrial	One Parking space for every 150-sq.m thereof subject to a minimum of two spaces
7	Storage	One Parking space for every 150-sq.m thereof subjectto a minimum of two spaces
8	Hospitals and Medical Institutions	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.
9.	Cinemas and theatres	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.

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Sr.	Occupancy	Parking Space required
No. (1)	(2)	(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)Ingaothan/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.

(EP-143)

- (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.

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- (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 3.75mx 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 parkingfloors or in separate structuresif exclusively used for parking.

Note:

- (i) The deck parkinginclusive 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. and40 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
- (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.

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(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

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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

(e)(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 athe 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 onColour Coded Zoning Maps(CCZM) prepared by the Airport Authority of India (AAI) published onits web site.
- b)For theany 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 theprior 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, nobuilding, 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 TrackBoundary:

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 landtrack boundary boundary to the condition that no part of building shall project within 30 m from the Railway landtrack 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)	for every

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 27by 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) RestrictiononDevelopmentofsitesofexisting Fuel Station-Notwithstanding anything contained in these regulation, 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

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retaining minimum area requiredas 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 & accesssubject to NOC from Controller of Explosive and CFO.

(EP-146)

(G) Structures notincluded 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 the policy of MCGM if any or otherwise it 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. 1sq.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)(A),33(9)(B),33(10),33(10)(A),33(11),33(15),34(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 firefightingappliances (fire engines and other equipment) by a ramp, the above restriction shall not apply.

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(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 firefightingappliances (fire engines and other equipment) by a ramp, the above restriction shall not apply.

- (c) Courtyard/ramp/podium accessible to firefightingappliances (fire engines and other equipment) shall be capable of taking the load up to 10 Kg/cm2.
- (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 materialused instairways, 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

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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		
	row-housing/Duplex Flats (2 storeys)	0.750.90	0.213	_	0.053
	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				
	-over 10 beds	1.5 2.0	.089* .067*		0.044 0.044
4	Assembly**			1.0	
	-fixed seats or loose seats and dance floor.-no seating facilities and	2.0	0.694		0.926
	dining rooms	2.0	0.278		0.370
5	Mercantilestreet floor and basement -upper sales floors	1.5	0.222		0.222
		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

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*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 atleast 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.

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- (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 atleast 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 atleast 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 $\frac{1.52.0}{\text{m}}$ m.

- (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.

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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,

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(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.

(EP-148)

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 Section1- Loads, Section 2-Foundation, Section 3-Wood, Section 4-Masonry, Section5-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:

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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:

- 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

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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 airconditioning 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.

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Municipal Corporation of Greater Mumbai

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 offstreet 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), JointCommissioner 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 secretory.

The General Functions of the Parking Authority:

- 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/tempo, 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 prescribe;
 - 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 read 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.

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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

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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 precinctsof 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 inInexceptional 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 undertheseRegulations.
- (b) In case of reconstruction andredevelopmentof 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 thebuilding to be reconstructed/redevelopedexceeds 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 orif 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.oras 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 consultation with MHCC or as may be decided by the MunicipalCommissioner shall require sanction by Government. the guidelines framed by the Commissioner in consultation with MHCC.Guidelines for display of hoarding, sinage, 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 thebuilding. 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 Budgetor 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 definitionmeaning of these Grades and basic guidelines for development permissions and Precincts, objectives, scope for changes and procedure for obtaining development permissionare as follows

Grade – I	Grade - II	Grade – III/PRECINCT
A. Definition –	A. Definition –	A. Definition –
A. Definition – Heritage Grade – I comprises buildings, and procinctssites 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. It may also comprise natural sites of	Heritage Grade - II comprises building/ precincts, of regional or local importance, possessing special architectural or aesthetical	A. Definition – Grade – III 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
heritage value eg. Waterfronts, creeks, mangroves, Hillocks,	They may be the work of master craftsmen or may be models of proportion	or region and may also be distinguished by setting on

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Grade – I	Grade - II	Grade – III/PRECINCT
forestlands, open spaces, etc. They have been and are the prime landmarks of the City. Vista of Grade 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.	and ornamentation, or designed to suit particular climate. 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.	a street line or special character of the façade and uniformity of height, width and scale. PRECINCT A. Definition – 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. 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.
B. Objective– Heritage Grade – I richly deserves careful preservation.	B. Objective— Heritage Grade – II deserves intelligent conservation.	B. Objective— Grade - III Heritage Grade -III Deserves protection of unique features and attributes. PRECINCT Precincts deserve sensitive development in terms of mass, scale, setting and require conservation of its heritage and cultural significance.
C. Scope for Changes – i)No interventions would be permitted either on the exterior or interior unless	Scope for development Grade - II A: In addition to the scope for development permissible for Grade -I,	Grade – III External and internal changes and adaptive reuse would generally be

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Grade - I

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.

Repairs shall follow conservation norms based on proven standards with use of like to like or similar material.

Additional buildinas /new interventions in a Grade-I complex shall 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 mainheritage structure. iii) Development in surrounding area/vista:

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

Grade - II

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 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.

Grade -II(B):

addition to above, additional building(s) in plot the same or compound may, in certain circumstances, allowed; provided that, such additional building(s) shall be in harmony with (and shall not detract from) the Grade-IIB heritage building(s) precinct, especially terms of height and/or facade and such building shall be termed as Grade-II (B).

Grade - III/PRECINCT

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 building heritage especially precincts 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 reconstruction is required to consume the permissible FSI and no option other than reconstruction is available.

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.

Reconstruction may be allowed in those buildings being repaired / reconstructed by MHADA. However, unless absolutely essential, nothing should speil or destroy any special features or attributes for which it is placed in the Heritage List.

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Grade – I	Grade – II	Grade – III/PRECINCT
Grade – I. 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 fromHeritage Grade-I. In case of world Heritage sites, the directives given by the Govt. from time to time will be applicable.		ii) Reconstruction / redevelopment shall be allowed with the permission of Commissioner as detailed below. PRECINCT 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. ii) Essential structural and nonstructural repairs shall be allowed for structural stability while retaining the original architectural features. iii) Reconstruction / redevelopment shall be allowed with the permission of Commissioner as detailed below.
D. Procedure Development permission for the changes wouldshall be given by the planning authority—Commissioner in consultation with/taking into consideration the recommendation of the MHCC 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.	Development permission wouldshall be given by the Commissioner in consultation with/taking into consideration the recommendation of the MHCC.	Grade - III 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. 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

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Grade - I	Grade - II	Grade – III/PRECINCT
Grade – I	Grade – II	Grade-III heritage structure; approval may be granted byCommissioner 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 & pattern etc. as the case may be. 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. 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
		be taken while finalising the
		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

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Grade - I	Grade - II	Grade – III/PRECINCT
		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 & pattern etc. as
		the case may be.
		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.
		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.

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Grade – I	Grade – II	Grade – III/PRECINCT
E. Vistas/Surrounding		
Development - All the		
development in the areas		
surrounding Heritage		
Grade - Iwithin 100 m		
periphery or as may be		
delineated on plan shall		
be regulated and		
controlled , ensuring that		
it does not mar the		
grandour of or views from		
Heritage Grade - I.		

(EP-154)

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. UsesPermissiblebelowFlyovers:

Following usesmaybepermittedbelowtheflyovers:

- (1) Garden, park, Promenades
- (2) Electricity Distribution Stations;
- (3) Municipal chowkies, road depot, municipal store, public to ilet;
- (4)Policechowky,RTOvehiclechowky,payandparkfacility/busstands/taxistands/autorickshawstand;

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- (5) Homeless shelters, welfarecentresforstreetchildren/activitiescentersfordestitute
- (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 Theportion 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, includingresettlement 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.

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58.

CommonAntennaforTelevisionTransmissionReception/Telecomm unication/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. SpecialPurpose 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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Note: FP shown in **Bold and Italic**

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Completion cum Occupancy shall be as per **Risk Based Classification** of Building given in Table below:-

Sr.	Parameters to be	Risk Category		
No.	consider for Risk	Low Risk Category	Moderate Risk Category	
	Base.			
1	Plot Area	Buildings on a plot	Buildings on a plot area	
	considered for	area upto 150 sq.m .	between 151 sq m and	
	Risk Based		upto 200 sq.m.	
	Assessment.			
2	Permissibility In	Residential Zone,	Residential Zone,	
	Development	Commercial zone and	Commercial zone and	
	Plan Zone	Public-Semi-public	Public-Semi-public Zone	
		Zone		
3	Plot status	The plot should be	The plot should be	
		vacant. The Plot	vacant. The Plot Status,	
		Status, Plot criteria	Plot criteria and	
		and permissibility in	permissibility in above	
		above land use zone	land use zone shall be	
		shall be as per	as per respective	
		respective DCR/DCPR.	DCR/DCPR.	
4	Type of building	Residential and other	Residential and other	
		buildings as per	buildings as per	
		DCR/DCPR	DCR/DCPR	
5	Proposed	G.F. / P+1	G.F.+1/P+2	
	Structure of	RCC./Load Bearing	RCC./Load Bearing	
	Building/Storey			
6	Front and side	As per the provisions	As per the provisions of	
	open spaces,	of Development	Development Control	
	Provision of	Control Regulations.	Regulations.	
	Basement,			
	Parking			

	requirement and other requirements.		
7	Tree cutting/	Not permitted.	Not permitted
	Tree replantation.		
8	Experience	As per Appendix-C of	As per Appendix-C of the
	Criteria for	the respective DCR /	respective DCR / DCPR
	Architect	DCPR regarding	regarding licensing and
	/L.S./Engineer for	licensing and	qualifications of the
	self-certification	qualifications of the	technical person.
	and all approval	technical person.	
	mentioned in this		
	regulation.		
9	NOCs and	Wherever required as	Wherever required as per
	Documents	per the respective	the respective DCR /
		DCR / DCPR	DCPR
10	Site inspection	No site inspection is	Site inspection at Plinth
	and Computer	necessary by the	level is necessary by the
	based allocation	Planning Authority at	Planning Authority.
	of inspector for	any stage. Approval	Approval Procedure is to
	site inspection.	Procedure is to be	be followed as mentioned
		followed as mentioned	in Point No.11 including
		in Point No.11	point no 11 (c).
		excluding 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

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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 Authoritywithin **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

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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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PART - XIMISCELLANEOUS PROVISIONS

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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.

PART- XII ENVIRONMENTAL SUSTAINABILITY

61. Public Sanitary Convenience (PSC) Blocks/Toilets

With theapproval of the Commissioner, PSC blocksmaybe 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 plotor as decided by the Commissioner.
- iii)On plots having non-buildable/POS reservation/designation existing amenityand 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 maybe constructed.
- v) On plots having buildable reservation—Idesignation existing amenity and having area more than 4,0002000 sq. m and abutting to Public Street, 1 toilet and 2 urinals each for ladies and gents—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 PSCso 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 ishigher.

- vii) The PSC to the extent specified shall be permissible free of FSI.
- viii) Availability of PSC shall be displayed insucha way that it isclearly 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 certifythat the RWHSystem /Structures have been constructed as per the specification or of specifications different from those in Schedule, subject to the minimum capacity of RWHSystem 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 andminimum 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 lose soil entering into pits/trenches. The projection of the wall above ground shall be atleast 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 course 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 buildingswhere 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) SWHsystems 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.

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- 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 plotswhich attract requirements/provisions of Notifications of Ministry of Environment and Forest (MoEF), Government of India, issued from time to timeshall 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 therecycle 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) Reuseof Waste Water:

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- 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 timeshallbe 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 /Biodegradable Waste Treatment Plant issued by Environmental Consultant shall be submitted before asking for Occupation Certificate/Building Completion Certificate." (EP-161)

67. Tree Plantation Provisionsfor 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.

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- 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 begrown 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 amendedCoastal 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. Landsshown as Natural Area in DPand situated on the seaward side of High Tide Line, ifafter 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 landunless, 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

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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.

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(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 isshall 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 electromagnetic 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.

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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 though a lobby provided with fire-resisting self-closing doors of one hour fire resistance. If the travel distance exceeds 18.50mthe 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 enclose.
- (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 flamearrester.

(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).

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- (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 verniculire 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 compiled 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.
- (I) 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.

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- (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: -

		Requirements					
Sr.	Type of the	Water Supply			Pump Capacity		
No.	building occupancy	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/comme rcial 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/commercial 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 2 at the top most hydrant.	900 litres per minute giving pressure not less than 3.2 kg/cm2 at the top most hydrant.
	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.	1,00,000l itres	20,000l itres	1400 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 top hydrant.
(3)	(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	1,00,000l itres	30,000l itres	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 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.	1,50,000l itres	30,00 litres	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 top hydrant.
	e) Above 70 m. in height buildings. (If area of plot is more than 600 sq. m)	Wet riser- cum-down corner.	3,00,000l itres.	50,000 litres	2800 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 top hydrant.

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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

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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 tricklecharged 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: -

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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.

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- 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

[Regulations10.1, 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 the buildingon/in Noof	plot llage/Town	No.	C.S.No./C.T.S.
wardand in accordance with se Town Planning Act, 1966/section 337, 342 of the Maharashtra Development Plan Rules, 1970	the Mumbai Mur		•
2. I enclose the following plans and state quadruplicate	tements (Items 1	1 to 6) wherever	applicable, in
, signed by (Name in block letter)			
Licensed surveyor/engineer/structural enginee	r/supervisor, Licer	nse No	
or architect, who has prepared the plans statements/documents as applicable (Items 7 t	•	my behalf and co	pies of other

- 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 arrearsSelf 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 blo	ck 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 LandTrack Boundary.
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 abuttingfalling within highwaybuffer 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. Incase 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

Development ControlandPromotion Regulation-2034

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А	PPE	ועו	Cra	ANI	AININ	IP/AU	KLY

No. Dy.Ch.E./BP/

of

Office of the:

Dy. Chief Engineer (B.P.)

ADVANCE POSSESSION RECEIPT

Sub: -H	Handing (over and tal	king over the	advanc	e poss	ession c	of plot/	Area of	D.P.
F	Road/Res	ervation/am	enity area et	c. as pe	er prov	isions c	of DCR	2034 o	ut of
S	Survey	No./H.No.		CTS	No.	/C.S.	No./	F.P.	No.
			. of village /D	ivision/	T.P. Sc	heme N	lo		
i	n	Ward.							
		J	Assistant Engir				,	. ,	
and			•				,		
behalf of MCGM as p	er provis	ions of DCR	and handed	over the	e repre	sentativ	e posse	ession c	of the
above said land resp	ectively.	The posses	ssion of the la	and mer	ntioned	d below	has be	en take	en as
required by the Depu	ty Superi	ntendent La	nd Records as	per Ind	lian Re	gistratio	n Act, 1	1908, fo	r the
rectification in the La	nd Recor	d. This pos	session Receip	ot does	not me	ean that	MCGN	1 have t	aken
final possession of the	e said Ian	d.							

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 MCGMAdvocate/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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महाराष्ट्र शासन राजपत्र भाग एक-कोकण विभागीय पुरवणी, गुरुवार ते बुधवार, मे १७-२३, २०१८ / वैशाख २७-ज्येष्ठ २, शके १९४० ५४१

APPENDICES AND ANNEXURES		DCPR-2034
On Da	ay of the month of	
Handed over by	Taken over by	
OWNER	Sub Engineer/Assistant Engineer	
Address:	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,
5th 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 dtd
<u></u>	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
nanded over the po	ossession of the above mentioned vacant land.

The particulars of land are as mentioned below-

Survey No.	H. No.	CTS No./ No./F.P. No.	C.S.	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 Title Clearance has been certified by Legal Department of MCGMAdvocate/Solicitor who has experience in this field of a minimum 10 yearsunder no.

Development ControlandPromotion Regulation-2034

- 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.

Or	•	Day of t			,	: hossess	ion receip	ι.
На	inded over by		Taken ove	er by				
O۷	WNER		Sub/Asstt	:. Eng	jineerDevelopment	Plan (Ward)	
Ad	ldress:							
		MUNICIPAL COI	RPORATION O	F GR	EATER MUMBAI			
No	o. Ch.E. /DP/	of						
		FINA	L POSSESSION	N REC	CEIPT			
	Sub:-	Handing over and out of Surveyin Ward.	No./H.No			C.S. No.	./ F.P. I	Vo.
(Es	states) / Ward for essession of the ab	working working as Asset the said plot of the overmentioned vacants of land is as men	sistant Engine e land have ro ant land.	er in espe	the Office of Ass	istant C	ommissio	ner
	Survey No.	H. No.	CTS No./ No./F.P. No.	C.S.	Village/Division	Area in S	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 Title Clearance has been certified by Legal Department of MCGMAdvocate/Solicitor who has experience in this field of a minimum 10 yearsunder no. dateddated
- 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	f 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 10 5)
Darticu	· · · · · · · · · · · · · · · · · · ·
	llars of Development
ı) (a) (i)Applicant's Full Name
	(in block letters)
	(ii)Applicant's address
	Name and address of Licensed Surveyor/Engineer/Structural Engineer or Supervisor/Architect employed/Professionals on Records
(c)N	o. and date of issue of license
	e plot affected by any reservation or road lines? If so, are these correctly and clearly marked the block plan?
3)*(a)V	What is the total area of the plot according to the document?
*(b)l	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.
*Permi	ission 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 a	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) Prescribedwidth 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)76or (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 3644(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) (l) 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?

3U) T	ha datails	of the mate	erials to be u	isad in ca	netruction	with spacif	fications are	as follows.
.5(1) [HE OFIAIIS	COLUMP IIIAIR	-11417 10 00 1	1800 111 00	HSHHICHOH V	wiii soecii	III AHOHN ALE	4 10110W/

R0015
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"
(EP-165)

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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)
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	Floor	Plinth	Total floor area	Use or
No.	No.	Area	of the Existing	Occupancy

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(1)	(2)	(3)	Building	of floors
			(4)	(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. GrossPlot area under Development $\frac{[4+2(A)+2(B)]}{[4-(2(A)+2(B))]}$
- 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 upCompensatory area for Rehab component without charging premium
 - ii) Fungible Built upCompensatory area availed for Rehab component without charging premium
 - b) i) Permissible Fungible Built upCompensatory area by charging premium.
 - ii) Fungible Built upCompensatory area availed on payment of premium
- 16. Total Built up Area proposed including Fungible Built upCompensatory Area [13 +15(a)(ii) +15(b)(ii)]
- 17. FSI consumed on Net Plot [13/4]

(EP-163)

- (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 guidelineonly. The proforma may be modified to suit the provisions of DCR under which the development is proposed.

FORM II

ADDENDICEC	ABIT	ANNEXTIBED	
APPENDICES		ANNEXIRES	

(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 Description
Date 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

To

DCPR-2034

ANNEXURE 2

FORM OF SUPERVISION ACCEPTANCE

(By Architect/Licensed Surveyor for Building Permission)

	icipal Corporation of Greater abai, Mumbai	
	Subject: Acceptance of superv	ision of proposed development
Sir,		
	The development work of th	e
	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	

willbe 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.	

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

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,	
Executiv	ve Engineer,
Building	Proposalward, M.C.G.M.
Su	ıbject: Proposed development on plot
	articular of the work
	ot bearing C.S.No./C.T.S.No./F.P.No./
	vision/village/T.P. Scheme No.
Ward	
Name	e of Owner
	Reference: Building Proposal File No
Sir,	
	submitted a proposal on behalf of my/our client Shri/M/s
i ilave	for the proposed development on the above
obtained area, I/V ascertaid said surv	I plot. The area of the plot issq. m as per the P.R. Cards d from city Survey office dated In order to verify the plot We have carried out the survey of the said plot through our staff to n correctness of the area mentioned in the Property Register Card. The vey has been carried out on the basis of the boundaries of the plot shown owner/client.
The said area as per	the survey no works out tosq. mand FSI is claimed for the
plot area	
	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)

То
The Executive Engineer,
B.PwardMumbai.
Subject: Proposed development on property bearing C.S./C.T.S.No./ F.P No,OfDivision/village/T.P. Scheme Noat Road inward.
Reference:Building Proposal File No./Proposal No.
I, possessing the right of development by virt ofconveyance/Lease/DevelopmentAgreement/PowerofAttorneydatedor the property bearing C.S./C.T.S.No./F.P.No,ofDivision/village/T.P.Scher Noat
Road inward and having my residence/office at
solemnly affirm and say as under:
I have submitted the plans through my Architect/Licens surveyorhavingLicenseNofordevelopment of the aforesa property.
In order to verify the area, I have also carried out survey of the said plot through my Architecticensed surveyor to ascertain the correctness of the area.
I say that my Architect/Licensed Surveyor has certified the said area on the basis of t property register card duly certified by the Superintendent of Land Records and/or on the basurvey carried out as per the boundaries of the property shown by me/us.
The said area works out to sq. m (in wordssq. Oand F.S.I is claimed for the plot areasq.m.
It may also be stated here that I/we do not hold /own any contiguous land with the subjection.
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)

(0.1.1.1.0 20110. 1.1044 0.101.	NOCTORAL ENGINEER)
	Name of Structural Engineer LicenseNo. Date:
Го,	
Executive Engineer,	
Building Proposalward, M.C.G.M.	
Subject: Proposed development wo	ork 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 the Owner, I hereby confirm that I have agreed the above proposal.	
I further confirm that the structural design an pro- visions of IS Code nos. 1875,1893 &4326 etc.as required by the planning authority.	
Thanking	յ you,
	Yours Faithfully
Na	ame of the Consulting Structural Engineer
	egistration No
Ac	Idress:
Te	I. No.:
Sig	gnature:
Da	ate:

C.C.to: 1. Owner.

2.. Architect /Licensed Surveyor

ANNEXURE 6

SUPERVISION MEMO OF LICEN	SED PLUMBER	
(On the Letter Head of Licens	sed Plumber)	
	Name of Plumb License No.	per
Date_		
To, ExecutiveEngineer, BuildingProposalward, M.C.G.M.		
Subject: Drainage &Sanitation work of propo	sed 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. Division/village/T.P. Scheme No	o./ Of	
Type of development		
Road Name:		
Ward		
Name of Architect / Licensed Surveyor		
Name of Owner		/6
This is in reference to the letter of appointment issuconfirm having agreed to act as Licensed Plumber for th		Developer, I hereby
Thanking you,		
	Yours faith	nfully,
	Name of the Lice License No.	ensed Plumber
	Address:	
	Tel.No.:	
	Signature:	
	Date:	

Copies submitted to:

- i) Architect/Licensed Surveyor
- ii) Structural Engineer
- iii) Owner/Developer

ANNEXURE 7

SUPERVISION MEMO OF LICENSED PLUMBERSite 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

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ANNEXURE 8 SUPERVISION MEMO OF OTHER PROFESSIONAL ON RECORD

	SUPERVISION MEMO OF OTH	EK PKUFE33IUI	NAL OIN	KECUKD	
	(On the Letter Head o	•	•	f Dua fasalana	1
To,			License	f Professiona No	I
•	Engineer,				
Building Propos	al				-
ward, M.0	C.G.M.				
Dear Sir,					
S	ubject:Proposed development v	work of			
	Building proposal No				
	Full Particular of the work				
	On plot bearing C.S. No./C.T.S.		Of		
	Division/village/T.P. Scheme No)			
	Type of development				
	Road Name				
	Ward				
	Name of Architect /Licensed Su	urveyor			
	Name of Owner				
confirm that I had I further reconficients and a		bove proposal led out in con lons, Annexure t work shall be	l. Iformity efor Duti	with the project	ovisions of IS onsibilities of
	Thank	ing you,		.,	
		N CH D	· · · · · · · · · ·		ours Faithfully
		Name of the P		nal	
		Registration N Address:	0		
		Tel.No.:			
		Signature:			
		Date:			
C.C.t	0:				
1.Ov	vner.				

2.Architect/Licensed-Surveyor

ANNEXURE 9

[Regulations 10 (3) (ix)]

Form for Supervision

To	
The	
Municipal Corporation of Greater Mumb	ai,
Mumbai.	
Sir,	
building on Plot Division/village/Town Planning Schem Road/Streetward supervision. All the materials (type and generally tally with the general specifica	on/demolition or material alteration of the No./C.S. No./C.T.S. No
	Yours faithfully,
	Signature of Licensed/Surveyor/Engineer/
	Structural Engineer/supervisor of Architect.
	Name: (in block letters)
	License No:
	Address:
	Audi 633

Date:

ANNEXURE-10 DETAILSOFTHEQUALIFICATION, DUTIES, RESPONSIBILITIES AND REGISTRATION PROCESS

Sr. No	Profession als	Qualification	Registration	Duties	Responsibilities
1	Architect	TheArchitectmusthave degree in architecture from recognized college/ university and minimum of two years of experience in a practice of architecture.	Registration withtheCouncil ofArchitecture, India,issuedas per the pro- visions of the ArchitectsAct, 1972	Todesign and carry outwork related to development permission as given below and to submit a) allplans/documents/information/ area certification & other details asspecifiedinDCR connected with development permission; b) Work StartNotice Certificate ofplinth completion. Certificate of supervision completion certificate for building with plans.	TheArchitect/ Licensed Surveyorshallbe responsible for designing the building in conformity with theseRegulations, 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.
2	Town Planner	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.	town planner shall be the Associate Membership of the Institute of Town Planners or graduate or post graduate degree in town and country planning.	The registered town planner shall be competent to carryout the work related to the development permit as given below: a) Preparation of plans for land sub division / layout and related information connected with development permit for all areas.	Town Planner shall 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.

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Sr. No	Profession als	Qualification	Registration	Duties	Responsibilities
				b) Issuing of certificate of supervision for development of land of all areas.	
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 architecturearchitectural field.	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 except legal documentand 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

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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	TheAdvocateorSolicitor onRecord must hold avalid registrationwiththeBarCouncil ofIndia. TheAdvocateorSolicitor onRecord must havea minimum of threeten years of experience in a practice ofLandrelatedmatters.	Registration withtheBarCou ncilofIndia.	Torender services related to development permission and to submit- a) Title Clearance C ertificate for the Landunder development after exercising the procedure of search etc. at the time of submission of proposal, ownership for each CTSNo. along with all rights on proposed development at the time of Submission of proposal. b) Details of anyearlier court matters related to land at the time of submission of proposal.	AdvocateorSolici tor 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 diplomain Civil/Construction Engineering or any other qualification in the field of Civil Engineering recognized by the board / universities	Registeredwith theMunicipal Corporation with the valid license issued as per the procedure	Tocarry out work inaccordance with the development permission and approved plans and to submit-	TheSiteSupervisor shall be responsible for the workmanship and material quality and tests of material required

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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. The failure of test results shall be intimated to MCGM. He shall ensure that the development is as per the structural design and approved plans and lifteenotices any deviation he shall be responsible for intimating the Authority.
7	Licensed Plumber	The "Licensed Plumber" must ho Idadiploma in Civil Engineering or any other qualification in the field of Civil Engineering recognized by the board / universities in Maharashtra Licensed Plumber must have a minimum of two years of experience in Plumbing works.	Registeredwith MunicipalCorp oration with the valid license issued as per the procedure adopted by MCGM.	Tocarry out plumbing work related to development permission and approved plans and to submita) 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 CompletionCertificatealongwith plans.	TheLicensedPlumb er shall be responsible for the workmanship and material quality and tests of material required for plumbing and water supply.Thefailureo f test results shall be intimatedtoMCGM .Heshallensuretha t the plumbing layout proposed is as per approved plans and Ifhenotices any deviation he shall be responsible for intimating the Authority.
8	Consultant for Rain Water Harvesting	TheConsultantfor Rain WaterHarvesting(RWH)musth olda Diploma/DegreeinCivilEnginee ring.		Tocarry out work relatedto RainWaterHarv estingandto submit-	TheConsultantsfor RainWaterHarvesti ng shall be responsible for the work of

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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 andIf 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.		Tocarry 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 AndIf henotices any deviation he shall be responsible for intimatingthe Authority.

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Sr. No	Profession als	Qualification	Registration	Duties	Responsibilities
10	Consultant for conservation of Energy	TheConsultantforConservation ofEnergymusthold anyvaliddegreein Electrical/Mechanical Engineering andmust have a minimum of two years of experience in a field practice in energy conservation.		a. Tosubmit certificate &all related information connectedwithC onservation ofEnergy; b. Tosubmit detailsfor ConservationofE nergy Plantwithpropos al for implementin. c. TosubmitComplet ion Certificatewithco mpletion plan with respect to ConservationofEn ergy for building	TheConsultantsfor ConservationofEn ergy shall be responsible for the workof 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	FireProtectionConsultant shall be a licensed agency undertheFirePrevention &FireSafetyMeasuresAct, 2006.	Mustbe registeredwith Director,Mahar ashtra FireServices	Tocarry out work related to development permission with respect to Fire Safetymeas ures and to submital) Certificate & all related information concerned with developme nt permission in accordance with requirement of Fire Act 2008; b) details for fire safety measures for all parts of building Completion Certificate along with plans for building stating all fire	Theconsultant for fire protection shall beresponsibleforde sign and implementation of firefighting system and shall also responsible for its implementation on site in consultation with fire department of MCGM.

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Sr. No	Profession als	Qualification	Registration	Duties	Responsibilities
				safety measuresasper CFO NOC has been installed and tested with completion plans.	
12	Consultant for Heating/ Ventilation and Air Condition (HVAC)	HVACConsultantshallbe agraduateinElectrical Engineeringandmust possess minimum two years of experience in installation of HVAC		Tocarry 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 forHVA Canberesponsible for planning, designing and implementation of HVACsystemasper theNBCandrelevant code of practices.
13	Consultant for Solid Waste Managemen t(SWM)	SWMConsultantshallbea graduatein Civil/Environmental EngineeringorEnviron- mentalPlanningandmust possess minimum two years of experienceinfieldofSWM.		Tocarry out work relatedto SWMsystemand tosubmit- a) Certificate&all related information concerned withSWM; b) Detailsfor SWMforimplem entation regarding waste segregation, onsite treatment and disposal. c) CompletionCertific ate along with plans with respect to SWM system	The consultant forSWMshallbe responsible for planning, designing and implementation ofSWMsystemasp er theNBCandrelevan t code of practices.

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.

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ANNEXURE 11

Regulation (10) (5)(i)

	n of sanction of ficate.	development	permission,	building	permission	and	Commencement
То							
Sir,							
-	/ith reference to vo	ur application	No d	ated	for Develo	nmer	nt Permission and
With reference to your application Nodatedfor 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	the Mumbai Municipal Corporation Act 1888, to erect/additions /alterations to building						
On p	olot No./CS/C.T.S./F	P No	Div./\	/illage/Tov	wn Planning S	Schem	ne
Commencement certificate/building permit is granted on the following conditions:							
	The land vacated in	•	f the enforce	ment of t	he set-back l	ine/ro	oad widening line
5	shall form part of the	e public street.					
	No new building or permitted to be used						
ŀ	bermitted to be used	a by arry persor	i uritii occupa	ncy permi	33101111143 Det	en gra	meu.
	The commencemer commencing from the		•	permissio	n shall rema	ain va	llid for one year
1 T	his normission doos	not ontitle you	ı ta dayalan la	and which	door not you	t in w	211
4. I	his permission does	not entitle you	i to develop ia	and winch	does not ves	t III ye	ou.
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	
the erection of a building/execution No./C.S.No./C.T.S.No/F.P No .of	for the grant of sanction of the development works; now of work for Building on
1	
J	Yours faithfully,
Executive Engineer, (Buildir	ng Proposal)(Ward)
	Municipal Corporation of Greater Mumbai.
	Office No
	Office Stamp
	Office Starry

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

То	
The Executive Engineer	
(Building Proposal),Ward,	
Municipal Corporation of Greater Mumbai,	
Mumbai.	
Sir,	
The development work/erection/re-erection/Noon/in PlotDivision/Village/Town Planning	demolition or material alteration in/of Building No./C.S. No./C.T.S.No/F.P No. Scheme No.
situated atwill start ondate.	No.
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:

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ANNEXURE 14

[Regulations No.11(4)]

Form of intimation of Completion of Work upto Plinth Level

То	
The Executive Engineer	
(Building Proposal)Ward	1
Municipal Corporation of Greater Mun	nbai.
Sir,	
Noon/in Plot No./C.S. Division/Village/Town Planning Road/StreetWard permission Nodate accordance with the sanctioned plan.	n upto plinth level has been completed in Building No./ C.T.S.No/F.P No. Scheme No. Scheme No. in accordance with your edunder my supervision and in 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 :

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ANNEXURE 15

[Regulations No.11(4)]

Form of Approval/Disapproval of Development Work upto Plinth Level

То		
Sir,		
Please refer to your intimation No	inth/columns up to plinth No/C.S. No./C.T.S. g Scheme No	level in Building No/F.P No situated a You
		Yours faithfully
Executive Engineer (Building Proposal (W	ard)	
	Municipal Corporation of Gr	eater Mumbai.
	Office No	
	Office Stamp	
	Nate ·	

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,				
certify that the erection/re-erection or part/full develo Noon/in Plot No., C.S.No./C,T,S, No/F.P No				
Division/Village/Town Planning Scheme No	Situated at			
Road/StreetWard				
has been supervised by me and has been completed on	according			
to the plans sanctioned (office communication No				
dated). The work has been completed and all the materials (type and grade) have been used detailed specifications. No provisions of the Act or Exequisitions made, conditions prescribed or orders issue the course of the work. I am enclosing three copies of the mounted. The building is fit for occupancy for which it constructed and enlarged.	strictly in accordance with general and Development Control Regulations or no d thereunder have been transgressed in e completion plans, one of which is cloth			
I have to request you to arrange for the inspection and give permission for the occupation of the building.				
Yours faithfully	1			
Signature of Licensed surveyor/Engineer/Architect/				
	Structural Engineer/Site Supervisor/ Architect.			
	Name (In Block letters)			
	AddressLicense No			
	Date :			

ANNEXURE 17

(Regulations No. 11(6))

(See sub-section (3) of section 259-A of the Mumbai Municipal Corporation Act, 1888)

ANNEXURE 18

(Regulations No. 11(6))

(See sub-section (I) of section 353-A of the MumbaiMunicipal Corporation Act, 1888)

	Building completion Certificate
То	
Executive Engineer	
Sir,	
has been completed to my satisfa are good; and no provision of th	rt full particulars of the work) has been supervised by me and action; the workmanship's and the whole of the materials used e Act or the Regulations, Bye-laws and no requisitions made, ued there under, has been transgressed in the course of the
	Yours faithfully,
	Signature of Licensed Surveyor/
	Engineer/Structural
	Engineers/Supervisor or Architect,
Name (in block letters)	
	Address
Date :	License No

Note: EP shown in **Bold and Italic** भाग एक (को.वि.पु.)---७३अ

ANNEXURE 19

(Regulations 11(6) and 11 (7)

Form of Acceptance of Drainage Completion Certificate

Municipal Corporation of Greater Mumbai

Noof
То,
Subject :
Reference:
Sir,
The Completion certificate submitted by you onfor the above work is hereby accepted
Yours faithfully)
Executive Engineer/Asst. EngineerDn.
Municipal Corporation of Greater Mumbai
Zone
Date:
Office Stamp :
Noof
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

То	
Sir,	
311 ,	
The part/full development work/erection Noon/in Plot N	/re-erection or alteration in/of building/part building lo
Block Nosituated	d atRoad/
Street	C.S No/C.T.S. No/F.P no. S. No. Division/Village/Town
Planning scheme NoSituated	at
Road/StreetWa	ard
completed under the	supervision of
Licensed surveyor/Engineer/Structural Eng	ineer/Supervisor, Architect/License No
may be occupied on the follow	owing conditions:-
1)	
2)	
3)	
4)	
A set of certified completion plans is return	ned 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

То
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
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)

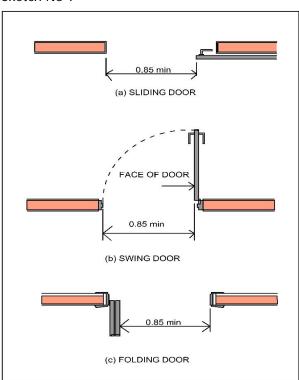
Form of Acceptance of Completion Certificate Municipal Corporation of Greater Mumbai

No	Municipal Corporation of Greater Mumbai
NU	01
То	
Subject: Reference:	
Sir,	
The Compl	etion certificate submitted by you onfor the above work is hereby the premises may be occupied.
	Yours faithfully,
	Executive Engineer/Asst. EngineerDn.
	Municipal Corporation of Greater Mumbai
Zone	···
Date :	
Office Stamp: Copy forwar	Noof
The Assistant Executive Eng Development Chief Enginee Vigilance,	ineer, Plan/
•	For information
Executive Eng	ineer Zone

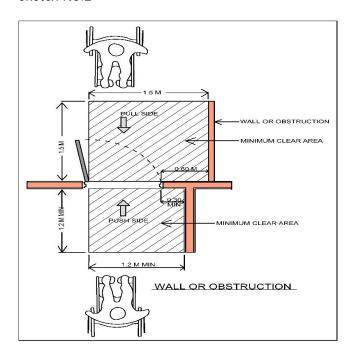
ANNEXURE 23

Sketches

Sketch No 1

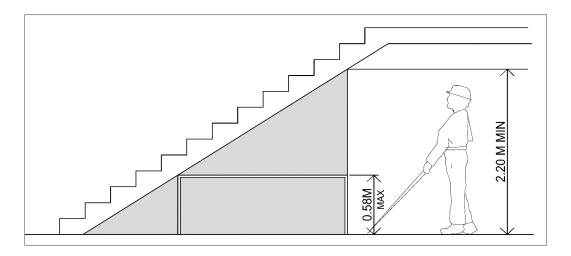


Sketch No.2

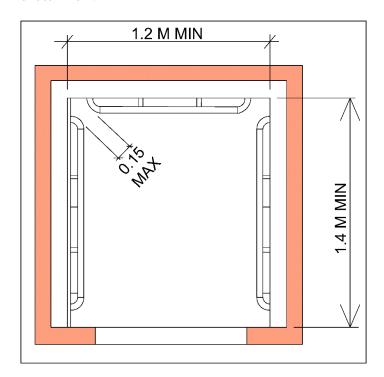


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Sketch No. 3

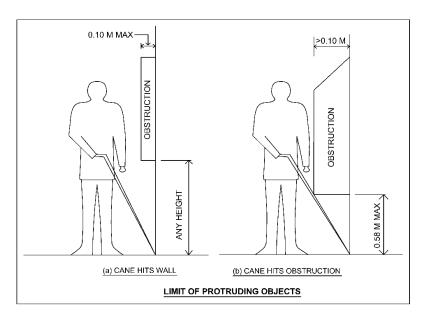


Sketch No. 4



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Sketch No 5



Sketch No. 6

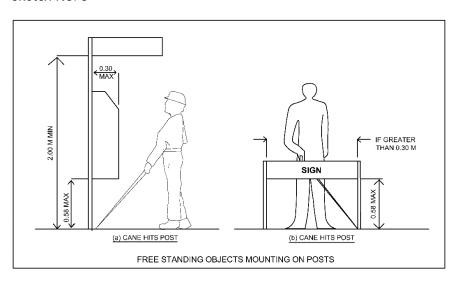
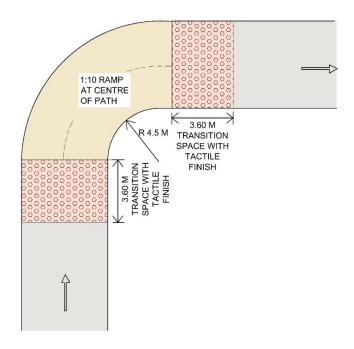
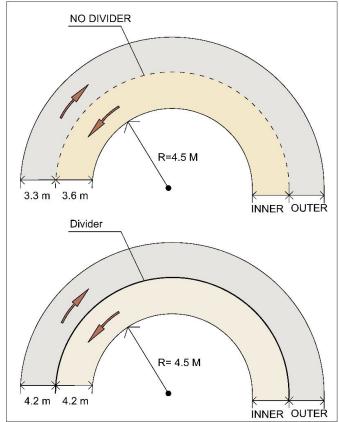


Fig 7- Illustrative example:





Note - Sketches not to scale

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Annexure 24 Appropriate Authority

Sr. No	Reservation	Reservation Sub Category		Appropriate Authority
	main Category	Code	Name	
1		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	Education	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		RH1.1	Municipal Dispensary/ Health Post	MCGM
11		RH1.2	Hospital	MCGM/ Medical Education & Drug Department, GOM / Public Health Department, GOM
12	Health	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

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Sr. No	Reservation	Reservation Sub Category		Appropriate Authority
	main Category	Code	Name	
15		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	Municipal	RMS5.1	Reservoir	MCGM
25	Services	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		RO1.3	Municipal Office	MCGM
30	Public Offices	RO2.1	Government Office	Concerned Department of State/Central Govt.
31		RO3.1	Disaster Management Facility	MCGM
32		ROS1.2	Promenades	MCGM
33		ROS1.4	Play Ground	MCGM
34		ROS 1.5	Garden/ Park	MCGM
35	Public Open Spaces	ROS2.1	Club/ Gymkhana	MCGM
36	P. 1.1.2	ROS2.3	Zoo	MCGM

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Sr. No	Reservation	Reservation Sub Category		Appropriate Authority
	main Category	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	Drimory Activity	RP1.1	Fish & Net Drying yards	Fisheries Department, GOM
41	Primary Activity	RP2.1	Dhobi Ghat	MCGM
42		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	Public Utilities	RPU3.4	Police Facilities	Home Department, GOM
48	& Facilities.	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

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Sr. No	Reservation	Reservation Sub Category		Appropriate Authority
	main Category	Code	Name	
54		RR1.3	Government Staff Quarters	Concerned Department of State/Central Govt
55	Housing	RR 1.5	Municipal Housing	MCGM
56	J	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		RSA1.1	Municipal Market with Vending Zone	MCGM
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	Social Amenities	RSA3.5	Museum	MCGM /Tourism &Cultural Affairs, GOM
68		RSA3.6	Art Gallery	MCGM /Tourism &Cultural Affairs, GOM
69		RSA3.7	Leisure Park	MCGM

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Sr. No	Reservation	Reservation Sub Category		Appropriate Authority
	main Category	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		RT1.1	Truck Terminus	MCGM/Transport Department, GOM
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	Transport	RT2.2	Jetty	Port and Transport Department, GOM
84		RT3.1	Metro/Mono Rail Car shed	Urban Development Department, GOM
85		RAM	Reservation Amenity	MCGM

DCPR-2034

ANNEXURE 25

Abbreviation of criteria (classification) for heritage listing

(a) Value for architectural historical or cultural reasons				
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	F		
part of a chain of architectural development that would be broken if it were lo	ost.			
(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 havi	ng			
a distinctive way of life and for which are and have the potential to be areas				
of recreation.	J			

SCHEDULE - B

Substantial Modifications published by Government under Section 31(1) of MR&TP Act 1966 Development Plan - 2034 of Municipal Corporation of Greater Mumbai -

'A' Ward

1	2	3	4	5	9	7
Sr.	EP No.	Modifi- cation	Sheet	Proposal as per published plan under Section 26 of the	Modification proposed by Planning Authority and shown on submitted plan	Substantial Modifications published by the Government under Section 31(1) of the
		No.	j	MR&TP Act 1966	under Section 30 of the MR&TP Act 1966	MR&TP Act 1966
-	EP-A01	MA4	IC 05	ROS1.5 (Garden/Park)	Reservation of ROS 1.5(Garden/Park) is continue as ner 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	Modification u/s 30 is proposed to be sanction.
					shown on C S No 2/729 & 6/729 and	
					Designation of DOS 2.6 is retained on C S No	
					6/729	
3	EP-A03	MA6	IC 05	DPU2.1 (Fuel Station)	Designation of Fuel station (DPU 2.1) shown	Modification u/s 30 is proposed to be sanction.
					on entire CS No 1/324	
4	EP-A04	MA9	IC 05	DPU3.4 (Post Office)	Designation of Post & telegraph (DPU 4.1) is	Modification u/s 30 is proposed to be sanction.
					retained on C S 38 and Designation of	
					DPU4.1 (Post & telegraph) is deleted from C	
					S No 39	
S	EP-A05	MA11	IC 05	ROS1.5 (Garden/Park) &	Reservation of ROS1.4(PG) is deleted from C	Modification u/s 30 is proposed to be sanction.
				RE1.1 (Municipal Primary	S No 326 & 327 and reservation RE1.1(MAP)	
				School)	is deleted from C S No 346	
9	EP-A06	MA12	IC 05	ROS1.5 (Garden/Park)	Reservation of Garden/Park (ROS 1.5) is	Modification u/s 30 is proposed to be sanction.
					deleted	
7	EP-A07	MA13	IC 05	ROS1.5 (Garden/Park)	Reservation of Garden/Park (ROS 1.5) is	Modification u/s 30 is proposed to be sanction.
					deleted	
8	EP-A08	MA24	IC 02	Existing Road	proposed Hazarimal somani road to be	Modification u/s 30 is proposed to be sanction.
					widened from 60 feet to 80 feet	

1	2	ب	4	N.	9	7
6	EP-A09	MA27	IC 02	DPU3.1 (Police Station)		Modification u/s 30 is proposed to be sanction.
					(DPU3.1) reservation of government staff	
10	EP-A10	MA29	IC 11	RT1.6+ (Parking Lot)	Reservation of RT 1.6 (Parking Lot) is	Modification u/s 30 is proposed to be sanction.
					changed to KMS 2.1+(Transport garage +)	
11	EP-A11	MA30	IC 02	C-Zone	Designation of fuel station (DPU2.1) is shown	Modification u/s 30 is proposed to be sanction.
					as per existing site conditions.	
12	EP-A12	MA31	IC 05	R zone	Designation of Primary and secondary school	Modification u/s 30 is proposed to be sanction.
					(DE1.2) shown as per existing site condition.	
13	EP-A13	MA35	IC 03	DOS2.6 (Recreational	Designation of RG (ODS 2.6) is deleted. The	Modification u/s 30 is proposed to be sanction.
				Ground)	spill over of Designation of RG (DOS2.6) is	
					also removed from C S No 659.	
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 &	RR2.1 (Resettlement & Rehabilitation)	New Reservation of RE1.1 (Municipal school)
				Rehabilitation)		is to be proposed as shown on plan.
16	EP-A16		IC02,	R zone	R zone	New Reservation of ROS1.4 (Playground) on
			IC04			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	w	9	7
5		Modifi-	CIL 224	Proposal as per published	Modification proposed by Planning	Substantial Modifications published by the
Sr.	EP No.	cation	Sneet	plan under Section 26 of the	Authority and shown on submitted plan	Government under Section 31(1) of the
Ċ		No.	V	MR&TP Act 1966	under Section 30 of the MR&TP Act 1966	MR&TP Act 1966
1	EP-B01	MB 13	IC 14	ROS1.5 (Garden/Park)	Spill over of ROS1.5 (Garden/Park)	Modification u/s 30 is proposed to be sanction.
					reservation is removed and the reservation is	
					shown as per SRDP1991.	
2	EP-B02	MB 14	IC 11	Railway Buffer	The modified railway buffer of 30 meters is	Modification u/s 30 is proposed to be sanction.
					shown from the railway track boundary.	
3	EP-B03	MB 15	IC 14	Railway Buffer	The modified railway buffer of 30 meters is	Modification u/s 30 is proposed to be sanction.
					shown from the railway track boundary.	
7	EP-B04	MB 21	IC14	R zone	Reservation of ROS1.5 (Garden/Park) shown	Modification u/s 30 is proposed to be sanction.
					as per SRDP1991.	
5	EP-B05	MB 22	IC14	R zone	Reservation of ROS1.5 (Garden/Park) shown	Modification u/s 30 is proposed to be sanction.
					as per SRDP1991.	
9	EP-B06	MB 23	IC 13,	Existing Road, DR1.5	Existing Road is removed from C.S no. 1521	Modification u/s 30 is proposed to be sanction.
			IC14	(Municipal Housing)	and DR1.5 is retained as per SRDP 1991.	
<i>L</i>	EP-B07	MB 25	IC14	R zone	Designation of DE1.2 (Primary & Secondary	Modification u/s 30 is proposed to be sanction.
					School) is shown	
8	EP-B08	MB 26	IC14	R zone	Designation of DE1.2 (Primary & Secondary	Modification u/s 30 is proposed to be sanction.
					School) is shown	
6	EP-B09	MB 27	IC13	C zone	Designation of DE1.2 (Primary & Secondary	Modification u/s 30 is proposed to be sanction.
					School) is shown	
01	EP-B10	114	IC 14	DSA 3.8 (Public Hall)	Designation of DSA 3.8 (Public Hall) is	Modification u/s 30 is proposed to be sanction.
					deleted and is reserved for RE1.2 (Primary /	
					Secondary School)	
11	EP-B11	136	IC 13	RH1.3 (Municipal Maternity	Reservation of RH 1.3 (Maternity Hospital) is	Modification u/s 30 is proposed to be sanction.
				Home)	deleted and is now reserved for RH 1.2	
					(Hospital)	

-	·	7	V	ч	9	L
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	S	9	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	Czone	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	w	9	7
ż		Modifi-	Shoot	Proposal as per published	Modification proposed by Planning	Substantial Modifications published by the
	EP No.	cation	No.	plan under Section 26 of the	Authority and shown on submitted plan	Government under Section 31(1) of the
		No.	j	MR&TP Act 1966	under Section 30 of the MR&TP Act 1966	MR&TP Act 1966
-	EP-C01	MC11	IC10	DR1.5 (Municipal Housing)	Designation now shown is DR1.5 (Municipal	Modification u/s 30 is proposed to be sanction.
				+ RR1.1 (Municipal Staff	Housing) + RR1.1 (Municipal Staff Quarters)	
				Quarters) + RH1.1 (Municipal	+ RH1.1 (Municipal Dispensary/Health Post).	
				dispensary/ Health post) +	The designation shape on CS no. 2/430 is	
				RO3.1 (Disaster Managment	corrected as per site condition and revenue	
				Facilities) + RMS1.2	records.	
				(Municipal Chowky)		
2	EP-C02	MC12	IC10	12.2 m wide DP road and	Reservation of Playground is shown as per	Modification u/s 30 is proposed to be sanction.
				ROS1.4 (Play Ground)	SRDP 1991 and 12.20m wide road shown in	
					RDDP 2034 is deleted	
α	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,	Reservation of ROS1.4 (Play Ground), is	Modification u/s 30 is proposed to be sanction.
				ROS1.4	changed to DOS1.4 (Play Ground).	
S	EP-C05	MC16	IC10	RSA 1.2 + RR2.1, ROS 1.4 ,	DP road passing through the market is deleted	Modification u/s 30 is proposed to be sanction.
				RE1.1, RR2.1, ROS1.5,	designation is shown as	
				RT1.6, DP road	DSA1.2+DSA1.3+RSA2.9+RT1.6+ROS1.5+	
					RSA6.3	
9	EP-C06	MC17	IC10	RSA 1.2 + RR2.1, RSA1.1,	DP road passing through the market is deleted	Modification u/s 30 is proposed to be sanction.
				ROS 1.4 , RH1.1, ROS1.5,	& designation is shown as	
				RT1.6, RPU5.2, DP road	DSA1.2+DSA1.3+RSA2.9+RT1.6+ROS1.5+	
					RSA6.3	
7	EP-C07	MC18	IC10	R Zone	The designation of DE1.2 (Primary/Secondary	Modification u/s 30 is proposed to be sanction.
					School) is shown.	
∞	EP-C08	MC19	IC10	R Zone	The designation of DE1.2 (Primary/Secondary	Modification u/s 30 is proposed to be sanction.
					School) is shown on DP sheet,	

1	2	3	4	S	9	7
6	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	DEI.1+ (Municipal school)	DEI.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	S.	9	7
Sr.	4	Modifi-	Sheet	Proposal as per published	Modification proposed by Planning	Substantial Modifications published by the
No.	EP No.	cation	No.	plan under Section 26 of the	Authority and shown on submitted plan	Government under Section 31(1) of the
		No.		MR&TP Act 1966	under Section 30 of the MR&TP Act 1966	MR&TP Act 1966
1	EP-D01	MD1	IC 12	R zone, Water body	The said land is marked as ROS 1.5 (Garden	Modification u/s 30 is proposed to be sanction.
			IC 15		/Park) & Natural water course.	
7	EP-D02	MD2	IC 16	DT 1.6 + RPU 6.1	The said plots are shown as reservation of	Refused to accord sanction, Reservation of
				Parking Lot + Service	RT 1.6 Parking Lot.+ RPU6.1 Service	RT1.6 u/s 30 is proposed to be deleted and
				Industrial Estate	Industrial Estate	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)	On the said plot Railway Buffer has been	Modification u/s 30 is proposed to be sanction.
				& Railway Buffer	marked from the track boundary as per	
					direction of Railway Authority and is	
					designated as DPU 4.1(Pt.) (Post & Telegraph	
•	4		7	-		
4	EP-D04	MD/	IC 13	DI 1.6 (Pt.)	The said plot is reserved as RT 1.6 Parking	Retused to accord sanction, Reservation u/s
				Public Parking Lot	Lot	30 is proposed to be deleted and included in
						adjoining predominant zone
5	EP-D05	WD8	IC 13	R zone & Railway Buffer	Railway Buffer has been marked from the	Modification u/s 30 is proposed to be sanction.
					track boundary as per direction of Railway	
					Authority.	
9	EP-D06	MD9	IC 13	R zone & Railway Buffer	Railway Buffer has been marked from the	Modification u/s 30 is proposed to be sanction.
					track boundary as per direction of Railway	
					ority.	
_	EP-D07	MD13	IC 13	R Zone	The plot is reserved as RE 1.2	Modification u/s 30 is proposed to be sanction.
					(Primary/Secondary School).	
∞	EP-D08	MD14	IC 16	RR 2.1 (Rehabilitation &	Designation of DOS 2.7 Green belt is shown	Modification u/s 30 is proposed to be sanction.
				Resettlement)	as per steep slope and existing buildings	
					shown in approved lay out is included in R	
					portion of land	
					retained as RR 2.1 (Rehabilitation &	
					Resettlement)	

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7	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	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.	Modification u/s 30 is proposed to be sanction.	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. Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Refused to accord sanction, Designation/ Reservation u/s 26 & u/s 30 is proposed to be deleted	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
9	Out of the land, 50 % area is changed to Residential Zone and the remaining 50 % area is placed in ROS 1.5 (Garden/Park)	Designated as DE 1.1 Municipal School.	The alignment of the Central Island Express Way is proposed as per the proposed modification of State Government.	Coastal road alignment from Priyadarshani park to A ward boundary through Sea is deleted.	The alignment of the Central Island Express Way is proposed as per the proposed modification of State Government.	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	9.00 mtr wide DP Road is proposed up to the slum colony through CS no. 51 & 52 of Malabar hill.	The designation of DSA 2.5 Welfare Centre shown on the said plot.	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
w	ROS 1.5 (Garden / Park)	R Zone	Central Island Express Way	Coastal road alignment	Central Island Express Way	Proposed 12.20 mtr DP Road	R Zone & DP 2.1 (Dhobi Ghat)	DE 1.2 (Primary & Secondary School)	RPU 1.1, RO 2.1 & DOS 1.5 (Fire Brigade, Government Office & Garden / Park)
4	IC 13	IC 13	IC 13	IC 12, IC 10	IC 13,	IC 16	IC 09	IC 13	IC 12
3	MD15	MD16	MD17	MD18	MD19	MD20	MD21	MD22	MD 23 MD 29(6) MD 30 MD 33 227
2	EP-D09	EP-D10	EP-D11	EP-D12	EP-D13	EP-D14	EP-D15	EP-D16	EP-D17
1	6	10	111	12	13	14	15	16	17

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7	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.	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.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.
9	The said plot is reserved as RT 1.6 (Parking Lot).	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.	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.	The plot is reserved as ROS 1.4 (Play Ground) instead of designation of DOS 1.4 (Play Ground).	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.	2) Designation of DR 1.3 Government staff quarters is deleted from the said plot and included in surrounding zone.	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.	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.	(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
5	DT 1.6(PT) & DAM (public Parking Lot & Amenity)	DOS 2.7 (Green Hill Slope)	ROS 1.5 & RT 1.6 (Garden / Park & Parking Lot)	DOS 1.4 (Play Ground)	1) ROS 1.4 (Play Ground) & R Zone	2) DR 1.3 (Government Staff Quarter)	3) DOS 2.7 (Green Belt)	4) DOS 2.7 (Green Belt)	DMS 4.3 (Sewage Pumping Station)for CS no. 947 & 1/858 & DOS 1.5 (Garden / Park) for PDP plot.
4	IC 16	IC 12	IC 13	IC 13	IC 12	IC 12	IC 12	IC 12	IC 12
3	MD24	MD25	MD26	MD27	MD 29 (1) MD 39	MD 29 (2) MD 34	MD 29 (3) MD 31	MD 29 (4)	MD 29 (6) MD40, 227
2	EP-D18	EP-D19	EP-D20	EP-D21	EP-D22	EP-D23	EP-D24	EP-D25	EP-D26
	18	19	20	21	22	23	24	25	26

2	3	4	S	9	7
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.
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.
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.
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.
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.
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.
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.
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.
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.
 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.
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.
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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	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction. Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction. Modification u/s 30 is proposed to be sanction. Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction. Anotification u/s 30 is proposed to be sanction. Modification u/s 30 is proposed to be sanction. Anotification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction. Modification u/s 30 is proposed to be sanction with following changes: Change of User (Fue Station) shall not be permissible. Modification u/s 30 is proposed to be sanction.
e c: ;									
reserved as RMS 1.3 + RMS 3.1 + RMS 1.2 (Municipal Facility + Solid Waste	Management Facility + Municipal Chowky). The said plot is designated as DE 1.2 Primary & Secondary School	Management Facility + Municipal Chowky). The said plot is designated as DE 1.2 Primary & Secondary School The said plot is designated as DE 1.2 Primary & Secondary School	Management Facility + Municipal Chowky). The said plot is designated as DE 1.2 Primary & Secondary School The said plot is designated as DE 1.2 Primary & Secondary School The said plot is designated as DE 1.2 Primary & Secondary School The said plot is designated as DE 1.2 Primary & Secondary School	Management Facility + Municipal Chowky). The said plot is designated as DE 1.2 Primary & Secondary School The said plot is designated as DE 1.2 Primary & Secondary School The said plot is designated as DE 1.2 Primary & Secondary School The said plot is designated as DE 1.2 Primary & Secondary School The said plot is designated as DE 1.2 Primary & Secondary School	Management Facility + Municipal Chowky). The said plot is designated as DE 1.2 Primary & Secondary School The said plot is designated as DE 1.2 Primary & Secondary School The said plot is designated as DE 1.2 Primary & Secondary School The said plot is designated as DE 1.2 Primary & Secondary School The said plot is designated as DE 1.2 Primary & Secondary School The said plot is designated as DE 1.2 Primary & Secondary School The said plot is designated as DE 1.2 Primary & Secondary School	Management Facility + Municipal Chowky). The said plot is designated as DE 1.2 Primary & Secondary School The said plot is designated as DE 1.2 Primary & Secondary School The said plot is designated as DE 1.2 Primary & Secondary School The said plot is designated as DE 1.2 Primary & Secondary School The said plot is designated as DE 1.2 Primary & Secondary School The said plot is designated as DE 1.2 Primary & Secondary School The said plot is designated as DE 1.2 Primary & Secondary School 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)	Management Facility + Municipal Chowky). The said plot is designated as DE 1.2 Primary & Secondary School The said plot is designated as DE 1.2 Primary & Secondary School The said plot is designated as DE 1.2 Primary & Secondary School The said plot is designated as DE 1.2 Primary & Secondary School The said plot is designated as DE 1.2 Primary & Secondary School The said plot is designated as DE 1.2 Primary & Secondary School 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) The said plot is designated as DE 1.2 Primary & Secondary School, Recreational Ground)	Management Facility + Municipal Chowky). The said plot is designated as DE 1.2 Primary & Secondary School The said plot is designated as DE 1.2 Primary & Secondary School The said plot is designated as DE 1.2 Primary & Secondary School The said plot is designated as DE 1.2 Primary & Secondary School The said plot is designated as DE 1.2 Primary & Secondary School The said plot is designated as DE 1.2 Primary & Secondary School The said plot is designated as DE 1.2 Primary & Secondary School RE 1.2 and DOS 2.6 (Municipal School + Primary & Secondary School, Recreational Ground) The said plot is designated as DE 1.2 Primary & Secondary School The said plot is designated as DE 1.2 Primary & Secondary School Designation of DPU 2.1 (Fuel Station) is deleted from the said plot.	Management Facility + Municipal Chowky). The said plot is designated as DE 1.2 Primary & Secondary School The said plot is designated as DE 1.2 Primary & Secondary School The said plot is designated as DE 1.2 Primary & Secondary School The said plot is designated as DE 1.2 Primary & Secondary School The said plot is designated as DE 1.2 Primary & Secondary School The said plot is designated as DE 1.2 Primary & Secondary School 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) The said plot is designated as DE 1.2 Primary & Secondary School Designation of DPU 2.1 (Fuel Station) is deleted from the said plot. Designation of DE1.1 (Municipal School) is deleted from the said plot.
Solid Waste Management Facility + Municipal Chowky)	Part plot DE 1.2 (Primary & Secondary School) Part plot R	Part plot DE 1.2 (Prin Secondary School) Part Zone R Zone	Part plot DE 1.2 (Prin Secondary School) Part Zone R Zone R Zone	Part plot DE 1.2 (Prin Secondary School) Part Zone R Zone R Zone R Zone	Part plot DE 1.2 (Prin Secondary School) Part Zone R Zone R Zone R Zone R Zone R Zone	Part plot DE 1.2 (Prin Secondary School) Part Zone R Zone R Zone R Zone R Zone R Zone C Municipal School DE 1.1 + DE1.2, RE 1.2 C Municipal School Primary & Secondary	Part plot DE 1.2 (Prin Secondary School) Part Zone R Zone R Zone R Zone R Zone R Zone C (Municipal Schoprimary & Secondary Sec	Part plot DE 1.2 (Prin Secondary School) Part Zone R Zone R Zone R Zone R Zone R Zone P Zone R Zone R Zone R Zone R Zone R Zone R Zone DE 1.1 + DE1.2, RE 1.2 2.6 (Municipal SchoPrimary & Secondary & Recreational Ground) R Zone R Zone R Zone	Part plot DE 1.2 (Prin Secondary School) Part Zone R Zone Primary & Secondary & Recreational Ground) R Zone DE 1.1 + DE1.2, RE 1.2 2.6 (Municipal Schoprimary & Secondary & Recreational Ground) R Zone DPU 2.1 (Fuel Station) DE 1.1 (Municipal Schoprimary & Secondary & Rone)
21 21									
MD49		MD50	MD50 MD51	MD50 MD51 MD52	MD50 MD51 MD52 MD53	MD50 MD51 MD53 MD53 MD54	MD51 MD52 MD53 MD54 MD55	MD51 MD52 MD53 MD54 MD55	MD51 MD52 MD53 MD54 MD55 25 25
EP-D40		EP-D41	EP-D41 EP-D42	EP-D41 EP-D42 EP-D43	EP-D41 EP-D42 EP-D43 EP-D44	EP-D41 EP-D42 EP-D43 EP-D44 EP-D44	EP-D41 EP-D42 EP-D43 EP-D44 EP-D45	EP-D41 EP-D43 EP-D44 EP-D45 EP-D45 EP-D46	EP-D41 EP-D42 EP-D43 EP-D44 EP-D46 EP-D46
40	_	41	41	41 42 43	43 44 44	43 43 45 45 45	42 44 44 44 44 44 44	41 43 44 45 46 47	41 42 43 43 44 47 47 48

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7	Modification u/s 30 is proposed to be sanction.	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	Modification u/s 30 is proposed to be sanction.	Pathway shown on CS 217, 1/217 of Malabar Hill Division is proposed to be widen to 9.0 m as shown on plan.	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.	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.
9	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)	The said plot is reserved as RSA 6.1 (Care Centre)	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.	No Reservation, Existing Pathway is shown	RR2.1(Rehabilitation and Resettlement)	1.45.mt proposed road 2.R-zone 3.existing road and R-zone 4.Kamala Nehru park DOS2.6
w	R Zone & DOS 2.7 (Green Belt)	DE 1.1 + RSA 4.9 (Municipal School + Old Age Home)	RPU 6.1 + RSA 3.3 (Service Industrial Estate + Cultural Centre / Drama Theatre / Theatre)	No Reservation, Existing Pathway is shown	RR2.1(Rehabilitation and Resettlement)	1.45.mt proposed road 2.R-zone 3.existing road and R-zone 4.Kamala Nehru park DOS2.6
4	IC 16	IC 10	IC 13	IC 09	IC 16	1. IC13 2. IC15 3. IC09 4. IC09
3	158	206	228			
7	EP-D50	EP-D51	EP-D52	EP-D53	EP-D54	EP-D55
1	50	51	52	53	54	55

1 2 3 4 5 6 CS no. 4276 of Bhuleshwar is proposed to be reserved for Police Chowky RPU3.2 as shown on plan. 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 CS no plan. 57 EP-D57 IC15 DOS2.6 + DOS2.2 (Recreation DOS2.6 + DOS2.2 (Recreation Ground + Swimming Pool) Swimming Pool) Swimming Pool) Swimming Pool) SWIPU., 883, 822, 2881 is proposed to be reserved for Parking 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. 60 EP-D59 IC13 R Zone R Zone R Zone New Reservation of ROS 1.4 (Play Ground) is to be proposed on CS no. 3/14/3 of Girgson as shown on plan. 60 EP-D60 IC13 R Zone 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-D60 IC12 Funnel of Vision Funnel of Vision Funnel of Vision shown in DV Ward is proposed to CS no. 4/231, 8/231 of Tardeo as shown		^ '				. 3	
2 3 4 5 EP-D56 IC13 R-Zone EP-D57 IC15 DOS2.6 + DOS2.2 (Recreation Ground + Swimming Pool) EP-D58 IC13 R Zone EP-D59 IC13 R Zone EP-D60 IC 13 R Zone EP-D61 IC13 R Zone EP-D62 IC13 R Zone IC13 R Zone IC13 IC13 R Zone IC13 IC13 IC13 IC13 IC13 IC13 IC13 IC13 IC13 IC13 IC13 IC13 IC13	7	CS no. 4276 of Bhuleshwar is proposed to be reserved for Police Chowky RPU3.2 as shown on plan.		New Reservation of RMS1.1 (Road Depot) is to be proposed on CS no. 27 of Tardeo as shown on plan.	New Reservation of ROS 1.5 (Garden / park) is to be proposed on CS no. 3/1473 of Girgaon as shown on plan.	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.	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.
2 3 4 EP-D56 IC13 EP-D57 IC15 EP-D58 IC13 EP-D60 IC13 EP-D60 IC13 EP-D61 IC13 EP-D61 IC13 EP-D61 IC13 IC13 IC13 IC13 IC13 IC13 IC13 IC13 IC15 IC16 IC16 IC16 IC16 IC16 IC16	9	R-Zone		R Zone	R Zone	R Zone	Funnel of Vision
EP-D56 EP-D57 EP-D58 EP-D59 EP-D60 EP-D60	5	R-Zone	DOS2.6 + DOS2.2 (Recreation Ground + Swimming Pool)	R Zone	R Zone		
	4	IC13	IC15	IC13	IC13	IC 13	IC12, IC13, IC15, IC16
	3						
1 56 57 58 59 59 60 60 61 61	2	EP-D56	EP-D57	EP-D58	EP-D59	EP-D60	EP-D61
	1	56	57	28	59	09	61

2 3 4	3 4	4		5	9	<i>L</i>
Modifi- Proposal as per published			Proposal as per published		Modification proposed by Planning	Substantial Modifications published by the
	Sheet		plan under Section 26 of the		Authority and shown on submitted plan	Government under Section 31(1) of the
No. No. MR&TP Act 1966	ė Z		MR&TP Act 1966		under Section 30 of the MR&TP Act 1966	MR&TP Act 1966
EP-E01 ME 01 IC 19 RR.2.2 (Affordable housing)					Reservation of RR 2.2 (affordable Housing) is Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.
					corrected as Resettlement & rehabilitation	
					(RR 2.1).	

7	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.
	Modification u/s 30	Modification u/s 30	Modification u/s 30		Modification u/s 30	Modification u/s 30	Modification u/s 30	Modification u/s 30	Modification u/s 30		Modification u/s 30
9	Designation of DSA 3.8 is corrected as DE1.2+ (Primary & secondary school)+DAS 3.8 (Public Hall)	Reservation of RR 2.2 (Affordable Housing) is corrected as RR2.1 (Resettlement & rehabilitation).	Reservation of RR 2.2 (Affordable Housing) is corrected as RR 2.1 (Resettlement & rehabilitation)	Designation of Fuel Station (DPU 2.1) shown in part (PT)	Reservations of M.T.N.L. Housing changed to RR2.1 (Resettlement & Rehabilitation) and shown along with reservation of RSA2.9 (Night Shelter)	Reservation of playground (ROS1.4) is now shown on CS No. 1928	Industrial zone is now shown on said plot	Reservation of play ground (ROS1.4) and resettlement rehabilitation (RR2.1)is now shown	Reservation of playground (ROS1.4) is now shown	Designation of DPU 2.1 changed to Reservation of VJB udyan (ROS1.5) + (ROS 2.8) + (ROS2.3) is now shown	Shape of Designation of Botanical Garden + Garden + Zoo (DOS2.8 + DOS1.5+DOS 2.3) is changed as per SRDP 1991.
ß	DE1.2 (Primary Secondary School) & DSA3.8 (Public Hall)	RR2.2 (Affordable Housing)	RR2.2 (Affordable Housing)	DPU2.1 (Fuel Station)	R zone	R zone	I zone	R zone	R zone	DPU2.1 (Fuel Station)	R zone
4	IC 19	IC 16	IC16	IC 14	IC 13	IC 16	IC17	IC 17	IC 16	IC 17	IC 17
3	ME 03	ME 04	ME 05	ME 06	ME 08	ME 09	ME 10	ME 11	ME 12	ME 13	ME 14
2	EP-E02	EP-E03	EP-E04	EP-E05	EP-E06	EP-E07	EP-E08	EP-E09	EP-E10	EP-E11	EP-E12
1	2	3	4	5	9	7	∞	6	10	111	12

1	2	3	4	w	9	-
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	ROS 1.4 (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 1C/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	Modification u/s 30 is proposed to be sanction.
					existing road is retained.	
27	EP-E27	ME 29	IC 17	Existing Road	The road lines on CS 643 is deleted and	Modification u/s 30 is proposed to be sanction.
					RE1.2 (primary & Secondary School) and	
					NOS 1.3 (Oaldell/1 alls) is exteriod	
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	Modification u/s 30 is proposed to be sanction.
					& 1/773	
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	Designation of sewerage pumping station	Modification u/s 30 is proposed to be sanction.
				Station) & I zone	(DMS4.3) is deleted	
32	EP-E32	ME 35	IC 16	DO2.1 (Government Office)	Designation of government office (DO 2.1)	Modification u/s 30 is proposed to be sanction.
					changed to Best bus facilities (DT1.4)	
33	EP-E33	ME 36	IC 16	RSA2.9 (Night Shelter)	Reservation of night shelter (RSA2.9)	Modification u/s 30 is proposed to be sanction.
					changed to other education (DE3.1)	
34	EP-E34	ME 38	IC 16	DT1.6 (Public Parking Lot)	Designation of parking lot (DT1.6) (pt)	Refused to accord sanction, Reservation u/s 30
					changed to reservation of parking lot (RT1.6)	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)	Refused to accord sanction, Reservation u/s 30
					changed to reservation of parking lot (RT1.6)	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)	Refused to accord sanction, Reservation u/s 30
					changed to reservation of parking lot (RT1.6)	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)	Refused to accord sanction, Reservation u/s 30
					changed to reservation of parking lot (RT1.6)	is proposed to be deleted and included in
						adjoining predominant zone.
38	EP-E38	ME 42	IC 16	DE1.2 (Primary Secondary	Designation of Children's home is shown with	Modification u/s 30 is proposed to be sanction.
				School)	primary secondary school as (DSA2.2 +DE1.2)	

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36	EP-E39	ME 43	IC 17	R zone	Designation of fuel station is shown as	Modification u/s 30 is proposed to be sanction.
					DPU2.1 (PT)	
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.
4	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	(Municipal Hos	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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99	EP-E56		IC17	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.
22	EP-E57		IC 16,	IC 16, R zone	R zone	New Reservation of ROS1.4 (Playground) on
			IC 18			CS no, 1950, 1949, 1951, 1951/1 of Byculla is
						to be proposed as shown on plan.
28	EP-E58		IC19	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.
69	EP-E59		IC 16	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.

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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		DSA3.8 + DSA2.7 + DSA4.9	CS no 24 is shown as per revenue records.	IC 32 DSA3.8 + DSA2.7 + DSA4.9 CS no 24 is shown as per revenue records. Modification u/s 30 is proposed to be
				(Public Hall + Student Hostel	(Public Hall + Student Hostel Designation DSA3.8 + DSA2.7 + DSA4.9 sanctioned	sanctioned
				+ Other Social Amenity)	(Public Hall + Student Hostel + Other Social	
					Amenity) is shown as per SRDP91 by	
					deleting existing road and ROS1.5 (Garden /	
					Park)	

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	proposed	proposed to	proposed	proposed	proposed	proposed	proposed
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	30	30	30	30	30	30	30
	s/n	s/n	s/n	s/n	s/n	s/n	s/n
	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned
9	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)	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)	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)	ROS 2.7 (Green Belt) is retained only below HTL. Remaining area is shown as R Zone	Part ROS1.5 (Garden / Park) is deleted and shown as RPU 5.2 (Electric Transmission & Distribution Facilities).	Part RSA2.9 (Homeless Shelter) is deleted and shown as RPU 5.2 (Electric Transmission & Distribution Facilities).	The existing roads / internal roads are deleted and land is now reserved as DR1.5 (Municipal Housing) as per SRDP1991
w	Existing Road	ROS 1.5 (Garden / Park)	ROS 1.5 (Garden / Park)	ROS 2.7 (Green Belt)	ROS 1.5 (Garden / Park)	RSA 2.9 (Homeless Shelter)	Existing Road
4	IC 32	IC 32	IC28	IC 28	IC 32	IC 32	IC 24
3	FN 24	FN 24	FN 25, FN41	FN 26	FN 27	FN 27	FN 29
2	EP-FN02	EP-FN03	EP-FN04	EP-FN05	EP-FN06	EP-FN07	EP-FN08
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to	5 5 5	9 9 9 9	5 5	5 5	5 5
	30 30	30 30 30	30 30 30 30	30 30 30 30 30	30 30 30 30 30 30 30
s/n	s/n	Modification u/s sanctioned	Modification u/s sanctioned	Modification u/s sanctioned Sanctioned Modification u/s sanctioned Sanctioned Modification u/s sanctioned	Modification u/s sanctioned
NOS 1.3 (Galdell / Falk) defeted.	Internal roads deleted DP road deleted	Internal roads deleted DP road deleted The designations of DOS 1.5 (Garden/ park) is deleted and shown as Layout RG. The designations of DOS 2.6 (Recreational Ground) is deleted and shown as Layout RG.	Internal roads deleted DP road deleted The designations of DOS 1.5 (Garden/ park) is deleted and shown as Layout RG. The designations of DOS 2.6 (Recreational Ground) is deleted and shown as Layout RG. Existing internal roads are deleted. Designation of DMS 1.2 (Municipal Chowky).	Internal roads deleted The designations of DOS 1.5 (Garden/ pa is deleted and shown as Layout RG. The designations of DOS 2.6 (Recreation Ground) is deleted and shown as Layout RC. Existing internal roads are deleted. Designation of DMS 1.2 (Municipal Chowly). Realignment of DP road as per SRDP 1991. Road width is changed to 18.30	Internal roads deleted DP road deleted The designations of DOS 1.5 (Garden/ park) is deleted and shown as Layout RG. The designations of DOS 2.6 (Recreational Ground) is deleted and shown as Layout RG. Existing internal roads are deleted. Designation of DMS 1.2 (Municipal Chowky). Realignment of DP road as per SRDP 1991. Road width is changed to 18.30 m. The width of the DP road is made 9.00 mt, The alignment of the East Island Express Way is reflected in DP.
,	Internal roads de DP road deleted				
	Internal Roads 12.20 M wide D.P. Road				
ICJ0					C28
22	FN 30	FN 30 FN 31 FN 31	FN 30 FN 31 FN 31 FN 31 FN 31	FN 30 FN 31 FN 31 FN 31 FN 31 FN 33 FN 33	FN 30 FN 31 FN 31 FN 31 FN 33 FN 34 FN 35 FN 36
L D L	EP-FN12	EP-FN12 EP-FN13 EP-FN14	EP-FN12 EP-FN13 EP-FN14 EP-FN15 EP-FN16	EP-FN12 EP-FN13 EP-FN14 EP-FN15 EP-FN16 EP-FN16 EP-FN17	EP-FN12 EP-FN13 EP-FN14 EP-FN15 EP-FN16 EP-FN16 EP-FN19 EP-FN19 EP-FN19
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	EP-FN22	FN 38	IC25.I	27.45 M wide DP Road.	Realign 27.45 m. road as per SRDP1991.	Modification u/s 30 is proposed to be
			C28		•	•
1	EP-FN23	FN 38	IC25,I		Delete 18.30 m DP road	Modification u/s 30 is proposed to be
			C28	18.30 M wide DP Road.		sanctioned
	EP-FN24	FN 38	IC25,I		Proposed new 13.40 m D.P. Road	Modification u/s 30 is proposed to be
			C28			sanctioned
25	EP-FN25	FN 38	IC25,I		Proposed new 13.40 m D.P. Road	Modification u/s 30 is proposed to be
			C28			sanctioned
26	EP-FN26	FN 39	IC- 25	27.41 M DP Road	Delete the 27.45 m DP road and to widen the	Modification u/s 30 is proposed to be
					existing road to 27.41 m.	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	Modification u/s 30 is proposed to be
					deleted as road is realigned over this	sanctioned
					reservation	
59	EP-FN29	FN 41	IC28	27.45 M wide DP Road	Alignment of 27.45 M DP Road is shown as	Modification u/s 30 is proposed to be
					per SRDP 1991	sanctioned
Ì	EP-FN30	FN 41	IC28	R- Zone	'R' zone shown as T Zone	Modification u/s 30 is proposed to be
						sanctioned
	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
	EP-FN32	FN 43	IC 29		Existing Road Shown	Modification u/s 30 is proposed to be
						sanctioned
	EP-FN33	FN 44	IC 30		The designation is deleted and included in	Modification u/s 30 is proposed to be
				DOS 1.1 (Tank / Pond / Lake)	RR2.1 (Rehabilitation & Resettlement)	sanctioned
34	EP-FN34	FN 44	IC 30	DOS 1.1 (Tank / Pond / Lake)	The designation is deleted and included in	Modification u/s 30 is proposed to be
					RR2.1 (Rehabilitation & Resettlement)	sanctioned
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	30	30	30	30	30	30	30	30	30	30	30
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	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned
9	ROS 1.5 deleted and RH 1.2 (Hospital) is shown.	ROS2.7 (Green Belt) deleted and shown as RMS 1.3 (Municipal Facilities)	RSA3.3 (Cultural Centre / Drama Theatre / Theatre) is shown instead of RMS3.1 (Solid Waste Management Facility)in multiple reservation	RMS 3.1 (Solid Waste Management facility) is shown on CS No. 210 of Salt Pan Division	The shape of reservation is modified.	DSA 2.4 (Old age Home) deleted and shown as designation of DH 3.5 (Other Medical Facilities).	Reservation of ROS1.5 (Garden / Park) is deleted & shown as DOS1.5 (Garden / Park).	Reservation of ROS1.5 (Garden / Park) is deleted & shown as DOS1.5 (Garden / Park).	ROS 1.5 (Garden / Park) deleted and shown as RE 2.1 (Higher Education)	RH 1.2(Hospital)deleted and shown as DH 3.2 (Private Hospital)	RH 1.2(Hospital)deleted and shown as DH 3.2 (Private Hospital)
w	ROS 1.5 (Garden/ Park)	ROS 2.7 (Green Belt)	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)		RMS 6.1 (Storm Water Pumping Station)	DSA 2.4 (Old Age Home)	ROS 1.5 (Garden/ Park)	ROS 1.5 (Garden/ Park)	ROS 1.5 (Garden/ Park)	RH 1.2 (Hospital)	RH 1.2 (Hospital)
4	IC 32	IC 28	IC 28	IC 25	IC 28	IC 28	IC28	IC28	IC30 & IC32	IC30 & IC32	IC30 & IC32
8	FN 45	FN 48	FN 49	FN 49	FN 52	FN 54	FN 62	FN 62	FN 66	FN 66	FN 66
7	EP-FN35	EP-FN36	EP-FN37	EP-FN38	EP-FN39	EP-FN40	EP-FN41	EP-FN42	EP-FN43	EP-FN44	EP-FN45
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28	EP-]	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
09	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			IC32	17.20 m wide DP Road	17.20 m wide DP Road	roa he of m uinec
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
49	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
99	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

7	New reservation of RH 1.3 (Municipal	Maternity Home) as per SRDP1991 is to be	proposed as shown on plan	New reservation of ROS 1.5 (Garden /Park) as	per SRDP1991 is to be proposed as shown on	plan	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.
9	Nii			Nil			Park) ROS1.5 (Garden / Park) (2no.s)				
5	Nii			Nil			(Garden /	(2no.s)			
3 4	IC28 Nii			IC25, Nil	IC28		IC29				
2	EP-FN67			EP-FN68			EP-FN69				
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	published	ion 31(1)	MR&TP Act 1966	proposed		proposed					
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	ificat	nder	&TP	30		30					
	Mod	int m	MR	s/n		s/n					
	Substantial Modifications published by the	Government under Section 31(1) of the		Designation of DOS 2.6 (Recreation Ground) Modification u/s 30 is proposed to be	sanctioned	RMS 3.1 (Solid Waste Management Modification u/s 30 is proposed to be	sanctioned				
			9	d) 1	-	nt	-				
	Planning	Authority and shown on submitted plan	under Section 30 of the MR&TP Act 1966	tion Groun	ark).	Manageme					
9	osed by	n on subi	he MR&	6 (Recrea	(Garden/F	Waste					
	Modification proposed by Planning	and show	on 30 of t	of DOS 2.	is changed to ROS 1.5 (Garden/Park).	(Solid	deleted				
	dific	ority	Secti	tion (ged to	3.1	s) is				
	\mathbf{M}_0	Auth	under	Designa	is chang	RMS	Facilities) is deleted				
	shed	plan under Section 26 of the	9	IC 21 DOS 2.6 (Recreation Ground		waste			2) 9.10 m & 18.30 m wide DP		
	Proposal as per published	on 26	MR&TP Act 1966	tion (solid	ties)		m w		
w	s per	Section	[P Ac	ecrea		.1	facili		18.30		ad
	sal a	ıder	[R&]	.6 (R	tion)	S 3	ment	tion	m &		ing rc
	ropo	an m	Σ	S 2.	Designation)	RM	management facilities)	Reservation	9.10	Road,	3) Existing road
				D	De	1)	ms	Re	5	Ro	3)
4	Choot		j Z	IC 21		IC 19 1) RMS 3.1 (solid					
3	Modifi-	cation	No.	FS08,	FS 23	FS09,	FS02				
2		EP No.		EP-FS01		EP-FS02					
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	l			I		I					

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EP-FS03 FS09, IC 19 1)	IC 19		1)	1) RMS 3.1 (solid waste	RR2.1 (2Nos.) Rehabilitation & Resettlement	Modification u/s 30 is proposed to be
FS02			man Rese 2) 9 Roa	gement facilities vation 0 m & 18.30 m wig	and ROS 1.4 (Play Ground) is shown as per SRDP 1991	sanctioned
EP-FS04 FS10, FS IC 19 DC 19 des 19 des 1.5 Mu	IC 19		DC des des 1.5 Mu	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
EP-FS05 FS11, IC 24 CS FS20 (Rec Desi, Desi, CS	IC 24	0 0 7 7 0 0	R 9 9 8 8	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
EP-FS06 FS12, IC 24 RR FS16, Rese FS21, FS66, 2	IC 24		Res Res	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)
EP-FS07 FS13 IC 24 DE Se Se Se Se Se St. Se	IC 24		DE Se 1.4	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
EP-FS08 FS14 IC 24 DE Sci	IC 24		DE Scl 1.4	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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, u/s 30 is p		u/s 30 is p	30 is 30 is	30 is 30 is 30 is 30 is	30 is 30 is 30 is 30 is 30 is	30 is	30 is
Modification sanctioned		Modification t	Modification sanctioned Modification sanctioned	Modification sanctioned sanctioned Modification sanctioned Modification sanctioned	Modification sanctioned sanctioned Modification sanctioned Modification sanctioned Modification	Modification sanctioned sanctioned Modification sanctioned Modification sanctioned Modification sanctioned Modification	Modification sanctioned sanctioned Modification sanctioned Modification sanctioned Modification sanctioned Modification sanctioned Modification sanctioned sanctioned
SRDP 1991.	ead of Existing road		is to be shown as RH 3.4 Hospital Reservation) as per				
	DP road is shown Instead of Existing road		Reservation is to be (Veterinary Hospital R	<u> </u>	Reservation is to be (Veterinary Hospital F SRDP 1991 Reservation is to be s (Rehabilitation & Resettl 1991 shape of designations s 1991.	Reservation is to be (Veterinary Hospital R SRDP 1991 Reservation is to be servation is to be servation of Resettl 1991 Shape of designations shape of designations shape of designations state 1.2 (Primary/S reservation is shown	Reservation is to be s (Veterinary Hospital Re SRDP 1991 Reservation is to be sh (Rehabilitation & Resettle 1991. RE 1.2 (Primary/Se reservation is shown RE 2.1 (Rehabilitation reservation is shown
		Dri 3.4 (Veterinary Hospital Designation (Part of larger Designation) and Existing road	larger ng road on and lospital larger	of larger isting road tation and hospital of larger of larger isting road tation and hospital of larger of larger of larger isting road hospital of larger isting road string road string road isting road isting road isting road	of larger isting road tation and hospital of larger of larger isting road tation and hospital of larger lasting road hospital of larger isting road School)	of larger isting road tation and nation and larger of larger isting road tation and hation and hation and of larger isting road School)	of larger isting road tation and nation and larger of larger isting road tation and hospital of larger isting road School)
		Designation Designation)					
	IC 21	_	IC 21				
	FS17		FS17	FS17	FS17 FS17 FS18	FS17 FS17 FS18 FS24	FS17 FS17 FS24 FS24 FS24
	EP-FS10		EP-FS11	EP-FS11	EP-FS11 EP-FS12 EP-FS13	EP-FS11 EP-FS12 EP-FS13 EP-FS14	EP-FS11 EP-FS12 EP-FS13 EP-FS14 EP-FS14
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	proposed to be			proposed to be	5 5	01 01 01	01 01 01	5 5
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Modification		sanctioned	Modification sanctioned		Modification	Modification sanctioned Modification sanctioned	Modification sanctioned Modification sanctioned Modification sanctioned	Modification sanctioned sanctioned Modification sanctioned Modification sanctioned sanctioned
Reservation is shown RAM (Amenity plot) N		instead of DAM (Amenity plot).	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).				proposed by the State Government under section 37(1)(AA). 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. The widening lines of the proposed D. P. Road of the SRDP 1991, to be shifted towards the Digvijay Mills Compound Existing road is Deleted and area of deleted road is included in DR 1.1 (Municipal Staff Quarters) Cul de Sac is shown on southern end of 13.40m Proposed DP road width is reduced to 13.40m from 30.40 m
	instead of DAM (Am			Section 5 / (1)(AA).		RL	RL	RL ide DP
DAM and R zone			Central Island Expressway of width 42.6		18.30 m wide DP road	18.30 m wide DP road	18.30 m wide DP ros 13.40 M wide Propo Existing road	18.30 m wide DP ros 13.40 M wide Propo Existing road 13.40 m & 30.40 n road
IC 19 I	_	& IC 21	IC 19 (
FS26) 		FS27		FS29, FS4, FS28, FS33	FS29, FS4, FS28, FS33	FS29, FS4, FS28, FS33 FS33	FS29, FS4, FS28, FS33 FS33 FS34 FS34 FS34, FS35, FS35, FS35, FS37, FS35, FS35, FS35, FS35, FS35, FS35, FS35, FS35,
נוסני	EP-FSI/		EP-FS18		EP-FS19	EP-FS19 EP-FS20	EP-FS19 EP-FS20 EP-FS21	EP-FS19 EP-FS21 EP-FS21 EP-FS22
4	17		18	,	61	20	20 21 21	22 22 29

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	to		to	ot	to	to	to	to
	proposed		proposed	proposed	proposed	proposed	proposed	proposed
7	is		.S	ls.	is	.S	is.	is
	30		30	30	30	30	30	30
	s/n		s/n	s/n	s/n	s/n	s/n	s/n
	Modification	sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned
9	13.40 m DP road is change to 12.20 mtrs.	wide D. P. Road	18.30 mtrs. wide D.P. Road alignment is to be shifted on the South side overlapping the existing road.	For CS no. 3/8: 12.20 m wide DP road running parallel to railway line should be deleted.	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 The working women hostel (RSA 5.2) is shifted adjacent to ROS 1.5 (Garden/Park).	Part of Existing road is shown as 12.20 m wide DP Road and remaining Part is shown as per the approved Realignment.	12.20 m wide DP road road is shown.	12.20 m wide DP road is shown .
S.	1) 13.40 m wide DP road	3) 18.30 m wide DP road	1) 13.40 m wide DP road 3) 18.30 m wide DP road	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.	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.	Partly 12.20 m wide DP road & partly existing road	NIL	Existing road
4	IC 21		IC 21	IC 24	IC 24	IC-24	IC-21	IC 21
3	FS42,	FS31	FS42, FS31	FS43,	FS43, FS69	FS44	FS45	FS46
2	EP-FS24		EP-FS25	EP-FS26	EP-FS27	EP-FS28	EP-FS29	EP-FS30
1	24		25	26	27	28	29	30

	be	be	be	pe	pe	be	pe	þe
	to	to	to	to	to	to	to	to
	proposed	proposed	proposed	proposed	proposed	proposed	proposed	proposed
7	is	13.	is	is	.S	is	.IS	is
	30	30	30	30	30	30	30	30
	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n
	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned
9	The road is shown as 18.30 m wide Existing road instead of 12.20 m wide DP road as per sanction RL	Designation of DPU 3.4 (Police Facilities) is deleted and the remaining area & designation is continued.	DR 1.2 (Police Staff Quarters) is deleted from said CS no and including in surrounding zone	Shivadi Koliwada school is relocated,hence Designation of DE 1.1 (Municipal School) is Deleted	DOS 1.4 (Play Ground) and DOS 2.6(Recreation Ground) is Deleted and Shown as Layout RG	Internal Existing road is deleted.	Reservation of ROS 1.4 proposed on plot bearing CS no. 233 & 1/233 of Parel Sewee Division is deleted.	Handed over18.30 m DP road is Marked as Existing road and remaining stretch is marked as 18.30 m wide DP road
w	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	DPU3.4 (Police Facilities) Designation	DR1.2 (Police staff quarters) Designation , DSA1.2 (Retail Market)Designation ,DPU4.1 (Post and Telegraph) Designation	DE 1.1 (Municipal School) Designation	DOS 1.4 (PlayGround) & DOS 2.6 (Recreation Ground) Designation & existing roads	DOS 1.4 (PlayGround) & DOS 2.6 (Recreation Ground) Designation & existing roads	partly ROS 1.4 (play Ground)	12.20 m wide DP Road
4	IC 21	IC 24	IC-24	IC 21	IC 21	IC 21	IC 21	IC-21
3	FS47	FS55	FS57	FS58	FS64	FS64	FS65	FS70
2	EP-FS31	EP-FS32	EP-FS33	EP-FS34	EP-FS35	EP-FS36	EP-FS37	EP-FS38
1	31	32	33	34	35	36	37	38

1	2	3	4	S.	9	7
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
4	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	Designation of DE 1.2 andary school) is Shown.	u/s 30 is proposed to
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	NIL	The plot is reserved for RSA1.2 (Retail	Modification u/s 30 is proposed to be
			& IC		Market), Shape of the reservation is modified	sanctioned
			19		due to the realignment of High Tension Line	
					passing through the reservation	
20	EP-FS50	FS87	IC-21	NIL	The plot is reserved for RSA1.2 (Retail	Modification u/s 30 is proposed to be
			& IC		Market), , Shape of the reservation is	sanctioned
			19		modified due to the realignment of High	
					Tension Line passing through the reservation	
51	EP-FS51	FS88	IC 19	NIL	Reservation of RSA1.2 (Retail Market with	Modification u/s 30 is proposed to be
					vending zone) is shown.	sanctioned
25	EP-FS52	68SH	IC-21	NIL	The plot is Reserved for Retail market	Modification u/s 30 is proposed to be
					RSA1.2	sanctioned
53	EP-FS53	19	IC-24	Partly DR 1.3(Government	Designation of DR 1.3 (Government staff	Modification u/s 30 is proposed to be
				staff quarters)	Quarters) to be deleted	sanctioned
54	EP-FS54	141, 124	IC-21	RMS 1.3(Municipal Facilities)	Municipal Facilities(RMS1.3) & Fish cold	Modification u/s 30 is proposed to be
					storage/ Godown/ fishing related Industries	sanctioned with following changes
					(DP1.2) are Deleted and reserved as	20 % area of the reservation abuting road is
					Rehabilitation & Resettlement (RR 2.1)	proposed to be retained for RMS 1.3
						(Municipal Facilities) as shown on plan
SS	EP-FS55	243	-OI	NIL	120Ha land is reserve as	Modification u/s 30 is proposed to be
			21,19		ROS1.4(Garden/Park)	sanctioned
99	EP-FS56		IC21	ROS 1.5 (Garden/Park) (part	ROS 1.5 (Garden/Park) (part of larger	Delete the designation of DPU 3.2 (Police
				of larger reservation), RMS	reservation), RMS 3.1 (Solid waste	chowky) and revised shape of the ROS 1.5
				3.1 (Solid waste management	management facilities) and Designated DPU	(Garden/Park), RMS 3.1 (Solid waste
				facilities) and Designated DPU	3.2 (Police chowky).	management facilities) as per sanctioned RL is
				3.2 (Police chowky).		to be proposed on CS no 211 of parel Seweri
						Division
LS	EP-FS57		61) I	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	FP-FS58		1C21	R zone	R zone	New reservation of 'RR2 1 Rehabilitation &
)						
						Resettelment is to be proposed as snown 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
09	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,	R zone	R zone	New reservation of 'RH1.3 MUNICIPAL
			IC21			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

7	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	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	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	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
9	R zone				R zone					R zone				RSA 6.3 (Public convenience) +			
w	R zone				R zone					R zone				RSA 6.3 (Public convenience)	+		
4	IC24				IC18,	IC19,	IC20,	IC21		IC21,	IC24			IC 24			
ĸ																	
7	EP-FS65				EP-FS66					EP-FS67				EP-FS68			
_	65				99					<i>L</i> 9				89			

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	sildud sı	ction 31 (1	MR&TP Act 1966	s propos		s propos		
7	icatio	der Se	TP A	30 is		30 is		
	Modif	nt un	MR&	s/n		s/n		
	Substantial Modifications published by the	Government under Section 31(1) of the		Modification	sanctioned	Modification	sanctioned	
9	Modification proposed by Planning	Authority and shown on submitted plan	under Section 30 of the MR&TP Act 1966	The portion in front of FP 428 & FP 429 TPS- Modification u/s 30 is proposed to be	III is shown as DT4.3 (Railway Yards/Tracks sanctioned	EP-GN02 MGN9 IC 24 RR2.1 (Rehabilitation & Merged Part portion of FP No.569 TPS-IV is Modification u/s 30 is proposed to be	shown as Existing Road.	
ĸ	Sheet Proposal as per published	plan under Section 26 of the	MR&TP Act 1966	R zone		RR2.1 (Rehabilitation &	Resettlement)	Part Portion R Zone
4	Sheet	No.		IC-29		IC 24		
3	Modifi-	cation	No.	EP-GN01 MGN4 IC-29 R zone		MGN9		
2	Sr. EP No.			EP-GN01		EP-GN02		
1	Sr.	No.		1		2		

EP-GN03 MGN15 IC-27 DSA1.1(Municipal retail Designation shape is corrected and shown as Modification u's 30 is proposed in the proposed in the control of the proposed in the propo		2	3	4	w	9	7
EP-GN04 MGN16 IC-27 DELL2 (Primary & Secondary Dasignation DELL2 (Primary & Secondary Designation DELL2 (Primary & Secondary DELL2 (Primary & Secondary DELL2) (Primary & Secondary DELL2 (Primary & Secondary DELL2) (Primary & Secondary DELL2 (Primary & Secondary DELL2) (Primary DELL2)	1	EP-GN03	MGN15	IC-27	Municipal	Designation shape is corrected and shown as	u/s 30 is
EP-GN04 MGN16 IC27 Delt.2 (Primary & Secondary Designation DELt.3 (Puel Station) shape is Modification us 30 is proportion of Corrected as per SRDP1991 Modification us 30 is proportion of Gynikhana) is changed as per SRDP1991 Modification us 30 is proportion of Station DELt.3 Modification us 30 is proportion DELt.3 Modification us 30 is proportioned DELT.3 Modification us 30 is					. + RSA2.9 (Hor	DSA1.2 (Retail Market) instead of DSA1.1 (
EP-GN04 MGN16 IC-27 DE1.2 (Primary & Secondary Designation DE1.2 (Primary & Secondary School) School) and existing Road shape is sunctioned School) Corrected Corrected Corrected Corrected Corrected Corrected Sametioned S					Shelter)	Municipal retail Market). +	
EP-GN05 MGN19 IC-29 DPU2.1 (Fuel Station) School) and existing Road shape is sanctioned sanctioned EP-GN06 MGN19 IC-29 DPU2.1 (Fuel Station) Devicted as per SRDP1991 Sanctioned 30 is proponent as proponent and shape is an antitioned as an antitioned as a per SRDP1991 Sanctioned 30 is proponent as an antitioned as a per SRDP1991 Sanctioned 30 is proponent as a per SRDP1991 Sanctioned Sanc		EP-GN04	MGN16	IC-27		8	u/s 30 is
EP-GN05 MGN19 IC-29 BPU2.1 (Fuel Station) Designation DPU2.1 (Fuel Station) shape is anactioned corrected as per SRDP1991 Sanctioned u.s. 30 is proposed as per SRDP1991 Sanctioned u.s. 30 is proposed as existing road as road is shown as RSA2.9 (Homeless Shelter) in sanctioned and road is shown as RSA2.9 (Homeless Shelter) in sanctioned and road is shown as RSA2.9 (Homeless Shelter) in sanctioned and road is shown as RSA2.9 (Homeless Shelter) in sanctioned and road road is shown as RSA2.9 (Homeless Shelter) in sanctioned and road as existing road and road is shown as per TP layout Road as Modification u/s 30 is proposed 1C.2. No. 1682 is changed as Modification u/s 30 is proposed 1C.2. No. 1682 is changed as existing road and road it is. EP-GN12 MGN23 IC 27 Existing road DP Road is shown as per TP layout Road as Modification u/s 30 is proposed IC 24 R Zone Iz 20					School)	and existing Road shape	sanctioned
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EP-GN07 MGN21 IC-27 R						Gymkhana) is changed as per SRDP1991	sanctioned
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EP-GN13MGN36IC 24R ZoneI Zone is shown instead of R ZoneModificationu/s30is proposedMGN39AGN37IC 24DH3.2+ (Private Hospital)Designation of DH3.2 (Private Hospital) is deletedModificationu/s30is proposed					Lot		
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		Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification	Modification sanctioned	Modification sanctioned
	9	I zone is shown instead of R Zone	Designation DE1.2 (Primary & Secondary School) is changed into reservation and shown as RSA2.1(Multipurpose Community Centre)	Designation DE1.2 (Primary & Secondary School) is changed to Designation DE1.2(Primary & Secondary School)+ Reservation RE2.1(Higher Education)	Designation DE1.2 (Primary & Secondary School) is changed to Designation DE1.2(Primary & Secondary School)+ Reservation RE2.1(Higher Education)	Reservation RSA2.9 (Homeless Shelter) is deleted and Designation DSA1.1 (Municipal Retail Market) is shown	Shape of Designation DE1.2 (Primary and Secondary School) is corrected as per approved layout	6) (1) Part portion of Designation DOS2.6 (Recreational Ground) is changed to reservation and Shown as ROS1.5 (Garden/ Park)	I zone is shown instead of R Zone	Part portion FP. No. 617 is shown as RSA1.1 (Municipal Market with Vending Zone) +
	'n	R Zone	DE1.2 (Primary & Secondary School)	DE1.2 (Primary & Secondary School)	DE1.2 (Primary & Secondary School)	DSA1.1 (Municipal Retail Market) + RSA2.9 (Homeless Shelter)	DE1.2 (Primary & Secondary School)	DOS2.6 (Recreational Ground)	R Zone Existing Road	DMS4.1 (Sewage Treatment Plant/Facilities)
•	4	IC 24	IC-27	IC 27	IC 27	IC 27	IC 24	IC 27	IC 24	IC 24
,	8	WGN38	MGN40	MGN41	MGN42	MGN43	MGN44	MGN46(6/1)	MGN47	MGN48
•	7	EP-GN15	EP-GN16	EP-GN17	EP-GN18	EP-GN19	EP-GN20	EP-GN21	EP-GN22	EP-GN23
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24	EP-GN24	MGN49	IC27		own as reservation remaining portion c Centre) + RMS nt 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	868	Designation DE1.2 (Primary & Secondary Modification u/s 30 is proposed to 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	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

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	Substantial Modifications published by the	Government under Section 31(1) of the	MR&TP Act 1966	Modification u/s 30 is proposed		s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n
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	5.0	lan	under Section 30 of the MR&TP Act 1966	nidu		Spill over of ROS 1.4(Play Ground) on CS 481 is Rectified.			Modified Railway buffer of 30 m is shown from the railway track boundary	The reservation of Rehabilitation & Resettlement (RR2.1) is shown as per SRDP 1991.			Designated boundary of Govt Staff Qtrs.(DR1.3)near Milk Dairy is corrected as per site condition.	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
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	Modification proposed by Planning	Authority and shown on submitted plan	TL	/age		roun	Spill over colour of I zone removed	Spill over colour of I zone removed	0 m	Rehabilitation shown as per Si		The ROS 1.5(Garden/Park) is deleted	Govt s corre	(DO) & e e is c is c (Gar 5.2 5.2 Fa
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		ΨI	amount	Boundary of DMS 4.3 (Sewage Pumping	Stati	Spill over of R 481 is Rectified	Spill	Spill	Modified Railway buffer of 30 from the railway track boundary	The reservation of Resettlement (RR2.1) is 1991.	DAM (Amenity Plot) is deleted	The	Designated bou Qtrs.(DR1.3)near per site condition.	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
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	Proposal as per published	of tl	9	ou	(i)					ion n	nity)			den /Park) & 5.2(Electricity bistribution and 1.4 (BEST Bus
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	Pro	plan under Section 26 of the		DMS 4.3 (Designation	Sewage Pumping Station)	ROS 1.4(Play Ground)	I Zone	I Zone	Railway Buffer	R R 2.1 (Rehabilitatic Resettlement) not shown	DAM (Designated Amenity)	ROS 1.5(Garden / Park)	DR 1.3(Govt Staff Qtrs.)	DOS 1.5 (Garden /Park) & RPU 5.2(Electricity Transmission & Distribution Facility)& RT 1.4 (BEST Bus Facility)
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4	Sheet	No.		IC 20	& IC 23	IC 20	IC 23	IC 26	IC 18	IC 23	IC 23	IC 23	IC 20	IC 20
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e	Modifi-	cation	No.	MGS13		MGS14	MGS15	MGS16	MGS17	MGS22	MGS23	MGS24	MGS25	MGS26 & PA11
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	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.
	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
	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.
	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.
	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.
	EP-GS29	MGS46	IC 20	DE1.1(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
. —	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.
	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
	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
. — —	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
	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.
	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
	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 27,		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	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	ch are operational shown as PU 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) PUBLC 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

3 4	3 4	4		5	9	7
EP-GS56 IC 23 R Zone			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
EP-GS57 IC 20 ROS 1.5			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
EP-GS58 IC 23 22.80 m wide DP Road			22.80 m wide DP Ro	ad	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
						z) NOS 1.3 is to be detected and to be snown as nallah
EP-GS59 IC 18 DSA4.2 Muslim Cemeter			DSA4.2 Muslim Ceme	tery	DSA4.2 Muslim Cemetery	Part Designation of DSA4.2 Muslim Cemetery is proposed to be deleted and reserved for
						DPUS.2 Electricity Transmission &
						Distribution Facilities as per SRDP 1991 as
						shown on plan.
EP-GS60 IC23 DOS2.6			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

7	ing Substantial Modifications published by the	plan Government under Section 31(1) of the	t 1966 MR&TP Act 1966	1) Designation of (DSA 5.2) Abattoir is Modification u/s 30 is proposed to be sanction.	Hostel.	Ground	ged to	.el.
9	Modification proposed by Planning	Authority and shown on submitted plan	under Section 30 of the MR&TP Act 1966	1) Designation of (DSA 5.2) Abar	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.
w	Proposal as per published	plan under Section 26 of the	MR&TP Act 1966	WS06 (DSA 5.2) Abattoir				
4	Sheet	No.		90SM				
3	Modifi-	cation	No.	MHE1				
2	EP No.			EP-HE01				
1	Sr.	No.						

of Church shown on CTS No. & 622 & text of Church shown on CTS No. 621. 621. 2) Alignment of D.P. Road is shifted towards the north on CTS No. 619.
R Zone is changed to C Z modification u/no. TPB/4. 171/2003/UD -11 dtd 11.02.2004.
of (DSA 2.8) Designation of (DSA 2.8) Library is deleted from access road on north & south side & included in C Zone.
(RSA 1.2) Retail Market with vending Zone rending Zone rending Zone rending Zone) is deleted on CTS NO 463 & 465 & included in R Zone.
(DSA 1.1) Municipal Retail 1) DP road on CTS No. 455 is retained & Market & 13.40 mt. wide D.P. Existing road is shown. Road 2) Designation of (DSA 1.1) Municipal Retail Market is change to reservation of (RSA1.1) Municipal Retail Market with vending zone.
(DE 1.2) Primary and The Designation of (DE 1.2) Primary and Secondary School Secondary School (RE 1.2) Primary secondary School.
(DOS 1.4) Play Ground The existing land use is shown as designation (DMS 5.2) Water Pumping DSA 3.8 (Public Hall), DMS 5.2+ (Water Station+ Pumping Station+) and DOS 1.4 (Play Ground) and remaining plot is shown as reservation of ROS 1.4 (Play Ground).
Existing road Existing road from CTS No. 5803 to 4834 is deleted upto the existing road.

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7	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	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.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.
9	9.15 mt. wide D.P. road on CTS No. 3182 A village Koleklayan is deleted. Existing layout road is retained.	Designation of (DPU 3.4) Police Facility is deleted & designation of (DOS 1.5)GARDEN/ PARK is shown as layout RG.	Reservation of (ROS 1.5) Garden/Park is deleted on F.P. No. 144 of TPS Santacruz V & shown as layout RG.	18.30 mt. wide D.P. Road is shown as existing road.	Existing road from CTS No. 3263 upto CTS No. 4110/115 of village Kolekalyan connecting Hansbhugra road is deleted.	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.	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	Alignment of 12.20 mtr. wide existing road is changed as per site condition.	9.15 mtr. existing road in Vijay Nagar MHADA layout is deleted & included in R Zone.
5	9.15 mt. wide D.P. Road	(DPU 3.4) Police Facility (DOS 1.5)GARDEN/ PARK	(ROS 1.5) Garden/Park	18.30 mt. wide D.P. Road	Existing road	13.40 mt. wide D.P. road	18.30 mt. wide D.P. Road	12.20 mtr. existing road	9.15 mtr. existing road
4	WS09	WS03	WS12	90SM	WS09	WS 07 & 10	WS-	WS10	WS 06
3	MHE17	MHE18	MHE19	MHE21	MHE23	MHE24	MHE 22 & 52	MHE26	MHE27
2	EP-HE10	EP-HE11	EP-HE12	EP-HE13	EP-HE14	EP-HE15	ЕР-НЕ16	EP-HE17	EP-HE18
1	10	11	12	13	14	15	16	17	18

	2	3	4	æ	9	L
	EP-HE19	MHE29	WS 00	C Zone 18.30 mtr. D.P. Road		Modification u/s 30 is proposed to be sanction.
	EP-HE20	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.
	EP-HE21	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.
•	ЕР-НЕ22	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.
	ЕР-НЕ23	MHE35	60SM	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.
	EP-HE24	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.
-	EP-HE25	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.

7	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.
9	Reservation of (RSA 2.1+) Multipurpose Community Centre is changed to (RE 1.2) Primary/Secondary School.	Yard + 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.	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.	1) C Zone shown on CTS No. 5530A is Modification u/s 30 is proposed to be sanction. changed to RMS 3.3 +(Scrap yard +) changed to RMS 1.3 (Municipal Facilities) on CTS No. 5530A.
S	(RSA 2.1+) Multipurpose Community Centre	(RMS 3.3 +) Scrap Yard + 27.45 mtr. wide D.P. Road	RMS 3.1 (Solid Waste Management Facility)	C Zone & RMS 3.3 +(Scrap yard +)
4	90SM	WS 07	WS07	WS 07 & WS 10
3	MHE42	MHE43	MHE47	MHE48
2	EP-HE26	EP-HE27	ЕР-НЕ28	ЕР-НЕ29
1	26	27	78	29

7		Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.
9	The reservation of RE 1.1(Munic lol) and adjoining ROS 1.4 is change 1.2(Hospital). So as to adjust vation of Hospital, area which ed from plot CTS No. 5438 of vill kalyan. 9.15 mtrs. Wide DP Road along vation of ROS 1.4(Play ground) 1.1(Municipal School) is dele e two reservation of ROS 1.4 (Play ground) on C.T S. No. 25(pt),26(pt) & 27 (proposed from CS No. 2/Str) (proposed from CS No. 2/Str) (proposed from CT S. No. 25(pt),26(pt) & 27 (proposed from CT S. No. 25(pt),26(pt) & 27 (proposed from CT S. No. 25(pt),26(pt) & 27 (proposed from CT S. No. 9 (proposed from CTS 25(pt)) (proposed from CR S. No. 9 (proposed from CTS 25(pt)) (proposed from CROS 1.4) is changed bilitation & Resettlement (RR 2.1).	Part designation of DE 1.2 (Primary/Secondary School) is changed to DSA 4.3 (Christian Cemetery).	Reservation of Hydraulic Engineer & department Facilities (RMS 5.5) is deleted on F.P. No. 107 & 108 TPS Santacruz V & R Zone is shown.
S	Municipal School, Play Ground	(DE 1.2) Primary/Secondary School	Hydraulic Engineer & department Facilities (RMS 5.5)
4	WS09	WS10	WS09
3	& 09	MHE53	1
2	EP-HE30	EP-HE31	ЕР-НЕ32
1	30	31	32

33 EP-HE33 WS10 (DOS 1-4) Play Ground & (DE 1.2) Designations of (DOS 1-4) Play Ground & (DE 1.2) Designations of (DOS 1-4) Play Ground & (DE 1.2) Designations of (DOS 1-4) Play Ground R. School shown on CTS 220 mL existing road 12.20 mL exist	1	7	8	4	w	9	7	
1.2) Primary/Secondary Primary/Secondary School School School 12.20 mt. existing road 12.20 mt. existing road 12.20 mt. existing road 12.20 mt. to be widened 45.70 mtr. to	33	EP-HE33	WS	S10	(DOS 1.4) Play Ground & (DE	1.4) Play Ground & (DE	Designations of (DOS 1.4) Play Ground & (DE	1.
School 12.20 mt. existing road 12.20 mt. existing road 12.20 mt. existing road 12.20 mt. to be widened 45.70 mtr. to	_				Primary/Secondary	Primary/Secondary School	1.2) Primary/Secondary School shown on CTS	
EP-HE34 WS09 12.20 mt. existing road 12.20 mt. existing road EP-HE35 WS09 45.70 mtr. to be widened 45.70 mtr. to be wide					School		No. 6455 & 6456 village Kolekalyan is	
EP-HE34 WS09 12.20 mt. existing road 12.20 mt existing road 12.20 mt. to be widened EP-HE35 WS09 45.70 mtr. to be widened (DOS 2.6) Recreation Ground (DOS 2.6) Recreation Ground (DOS 2.6) Recreation Ground (DOS 2.8) Library + (DH 1.1) Municipal Municipal Dispensary/Health Dispensary/Health post post (DH 1.1) Municipal Dispensary/Health post + (DE 1.2) Primary/Secondary School School							proposed to be deleted and proposed to be	
EP-HE34 WS09 12.20 mt. existing road 12.20 mt. existing road EP-HE35 WS09 45.70 mtr. to be widened 45.70 mtr. to be wide							reserved for ROS 1.4 (Play Ground) as shown	
EP-HE34 WS09 12.20 mt. existing road 12.20 mt. existing road EP-HE35 WS09 45.70 mtr. to be widened 45.70 mtr. to be widened EP-HE36 WS09 (DOS 2.6) Recreation Ground (DOS 2.6) Recreation Ground EP-HE37 WS09 (DSA 2.8) Library + (DH 1.1) (DSA 2.8) Library + (DH 1.1) (DSA 2.8) Library + (DH 1.1) Municipal Dispensary/Health Dispensary/Health post Dispensary/Health post + (DE 1.2) Primary/Secondary School Beb-HE38 WS12 (DH 1.1) Municipal (DH 1.1) Municipal Dispensary/Health post + Dispensary/Heal							on plan.	
EP-HE35 WS09 45.70 mtr. to be widened 45.70 mtr. to be widened EP-HE36 WS09 (DOS 2.6) Recreation Ground (DOS 2.6) Recreation Ground (DOS 2.6) Recreation Ground (DOS 2.8) Library + (DH 1.1) (DSA 2.8) Library + (DH 1.1) Municipal Municipal Dispensary/Health post post (DH 1.1) Municipal Dispensary/Health post + (DE 1.2) Primary/Secondary School School School	34	EP-HE34	M	60S	12.20 mt. existing road	12.20 mt. existing road	12.20 mt. D.P. road is proposed to be realigned	<u> </u>
EP-HE35 WS09 45.70 mtr. to be widened 45.70 mt							on CTS No. 3182A of village Kolekalyan as	
EP-HE35 WS09 45.70 mtr. to be widened 45.70 mtr. to be widened 45.70 mtr. to be widened EP-HE36 WS09 (DOS 2.6) Recreation Ground (DOS 2.6) Recreation Ground (DOS 2.6) Recreation Ground (DOS 2.8) Library + (DH 1.1) (DSA 2.8) Library + (DH 1.1) Municipal Municipal Dispensary/Health post post (DH 1.1) Municipal (DH 1.1) Municipal Dispensary/Health post + (DE 1.2) Primary/Secondary School (DE 1.2) Primary/Secondary (DE 1.2) P							shown on plan.	
EP-HE36 WS09 (DOS 2.6) Recreation Ground (DOS 2.6) Recreation Ground EP-HE37 WS09 (DSA 2.8) Library + (DH 1.1) (DSA 2.8) Library + (DH 1.1) Municipal Municipal Dispensary/Health post post EP-HE38 WS12 (DH 1.1) Municipal (DH 1.1) Municipal Dispensary/Health post + Dispensary/Health post + (DE 1.2) Primary/Secondary School School	35	EP-HE35	M	60S	45.70 mtr. to be widened	45.70 mtr. to be widened	45.70 mt. to be widened road is proposed to be	
EP-HE36 WS09 (DOS 2.6) Recreation Ground (DOS 2.6) Recreation Ground EP-HE37 WS09 (DSA 2.8) Library + (DH 1.1) (DSA 2.8) Library + (DH 1.1) Municipal Municipal Dispensary/Health post post EP-HE38 WS12 (DH 1.1) Municipal Dispensary/Health post + (DE 1.2) Primary/Secondary School School							realigned on CTS No. 4094 village Kolekalyan	
EP-HE36 WS09 (DOS 2.6) Recreation Ground (DOS 2.6) Recreation Ground EP-HE37 WS09 (DSA 2.8) Library + (DH 1.1) (DSA 2.8) Library + (DH 1.1) Municipal Dispensary/Health Dispensary/Health post post EP-HE38 WS12 (DH 1.1) Municipal (DH 1.1) Municipal Dispensary/Health post + (DE 1.2) Primary/Secondary School School							shown on plan.	
EP-HE37 WS09 (DSA 2.8) Library + (DH 1.1) (DSA 2.8) Library + (DH 1.1) Municipal Municipal Dispensary/Health post post EP-HE38 WS12 (DH 1.1) Municipal Dispensary/Health post + (DE 1.2) Primary/Secondary School School 1.2) Primary/Secondary School School	36	EP-HE36	M	60S		(DOS 2.6) Recreation Ground	Designation of (DOS 2.6) Recreation Ground	
EP-HE37 WS09 (DSA 2.8) Library + (DH 1.1) (DSA 2.8) Library + (DH 1.1) Municipal Municipal Dispensary/Health post post post WS12 (DH 1.1) Municipal (DH 1.1) Municipal Dispensary/Health post + Dispensary/Health post + (DE 1.2) Primary/Secondary School School							shown on CTS No. 3460, 3461, 3473 of	,.
EP-HE37 WS09 (DSA 2.8) Library + (DH 1.1) (DSA 2.8) Library + (DH 1.1) Municipal Municipal Dispensary/Health Dispensary/Health post post EP-HE38 WS12 (DH 1.1) Municipal (DH 1.1) Municipal Dispensary/Health post + (DE 1.2) Primary/Secondary School School							Kolekalyan is proposed to be deleted and land	
EP-HE37 WS09 (DSA 2.8) Library + (DH 1.1) (DSA 2.8) Library + (DH 1.1) Municipal Dispensary/Health Dispensary/Health post post EP-HE38 WS12 (DH 1.1) Municipal Dispensary/Health post + Dispensary/Health post + (DE 1.2) Primary/Secondary School School							proposed to be reserved for RAM as shown on	
EP-HE37 WS09 (DSA 2.8) Library + (DH 1.1) Municipal Municipal Dispensary/Health Dispensary/Health post EP-HE38 WS12 (DH 1.1) Municipal Dispensary/Health post + (DE 1.2) Primary/Secondary School School							plan.	
EP-HE38 WS12 (DH 1.1) Municipal Dispensary/Health post Dispensary/Health post + (DE 1.2) Primary/Secondary School School	37	EP-HE37	W	60S		l	Designation of (DSA 2.8) Library + (DH 1.1)	1
EP-HE38 WS12 (DH 1.1) Municipal (DH 1.1) Municipal Dispensary/Health post + (DE 1.2) Primary/Secondary School School					Dispensary/Health	Dispensary/Health post	Municipal Dispensary/Health post shown on	
EP-HE38 WS12 (DH 1.1) Municipal (DH 1.1) Municipal Dispensary/Health post + (DE 1.2) Primary/Secondary School School School					post		CTS No. 2270, 2779, 2780, 2781, 2782, 2784	
EP-HE38 WS12 (DH 1.1) Municipal (DH 1.1) Municipal Dispensary/Health post + Dispensary/Health post + (DE 1.2) Primary/Secondary School School							of Kolekalyan is proposed to be deleted and	
EP-HE38 WS12 (DH 1.1) Municipal (DH 1.1) Municipal Dispensary/Health post + Dispensary/Health post + (DE 1.2) Primary/Secondary School School							land proposed to be reserved for (RSA 2.8)	
EP-HE38 WS12 (DH 1.1) Municipal (DH 1.1) Municipal Dispensary/Health post + Dispensary/Health post + (DE 1.2) Primary/Secondary School School							+	
EP-HE38 WS12 (DH 1.1) Municipal (DH 1.1) Municipal Dispensary/Health post + Dispensary/Health post + (DE 1.2) Primary/Secondary School 1.2) Primary/Secondary School							Dispensary/Health as shown on plan.	
sary/Health post + (DE 1.2) Primary/Secondary School Primary/Secondary	38	EP-HE38	W	S12	1.1)	(DH 1.1) Municipal Dispensary/Health post +	Designation of (DH 1.1) Municipal	
Primary/Secondary					Dispensary/Health post + (DE	(DE 1.2) Primary/Secondary School	Dispensary/Health post + (DE 1.2)	_
							Primary/Secondary School shown on F.P. No.	
deleted and land proposed to be reserved fo (RH 1.1) Municipal Dispensary/Health a					School		133 of TPS Santacruz V.is proposed to be	
(RH 1.1) Municipal Dispensary/Health a shown on plan.							deleted and land proposed to be reserved for	
shown on plan.							(RH 1.1) Municipal Dispensary/Health as	
							shown on plan.	

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7	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.	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.	Reservation of RMS1.3 shown on CTS	629/1259(pt)(near Western Express Highway)	is proposed to be deleted as shown on plan.
9	(RR 2.1) Rehabilitation & Resettlement					13.40 M DP ROAD						RMS1.3		
5	(RR 2.1) Rehabilitation &	Resettlement				WS09 13.40 M DP ROAD						RMS1.3		
4	WS12					60SM						-SM	90	
3														
2	EP-HE39					EP-HE40						EP-HE41		
1	36					40						41		

'HW' Ward

	16			n.			n.				
7	Substantial Modifications published by the	Government under Section 31(1) of the	MR&TP Act 1966	Modification u/s 30 is proposed to be sanction			Modification u/s 30 is proposed to be sanction				
9	Modification proposed by Planning	Authority and shown on submitted plan	under Section 30 of the MR&TP Act 1966	WS R - Zone, Access, DOS 1.4 Internal Access road merged into DE1.2 Modification u/s 30 is proposed to be sanction.	designation and Green spaces retained as per	approved Relocation.	WS DE1.2 (Primary & Secondary Designation DSA4.3 extended till the Modification u/s 30 is proposed to be sanction.	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
S	Proposal as per published	plan under Section 26 of the	MR&TP Act 1966	R - Zone, Access, DOS 1.4	(Play Ground)		DE1.2 (Primary & Secondary	School)	DSA4.3 (Christian Cemetery)		
4	Sheet	No.		WS	02			07			
3	Modifi- Sheet	cation	No.	MHW03			MHW06				
2	EP No.			EP-HW01 MHW03			EP-HW02 MHW06				
1	Sr.	No.		1			2				

1	2	3	4	w	9		_
					carved out church part on CTS 1145, 1146.		
	EP-HW03	MHW07	WS 05	R Zone	The road widening is shown as per the Legend	Modification u/s 30 is proposed to be sanction.	
	EP-HW04	60MHW	WS 08	R zone	Nalla alignment corrected as per site conditions.	Modification u/s 30 is proposed to be sanction.	ı
	EP-HW05	MHW16	WS 02	R Zone 22(pt) DH3.2 (Private 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.	T
	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.	1
1	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.	· · · · · · · · · · · · · · · · · · ·
	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.	
	EP-HW09	MHW21	WS 08 05 02 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 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 DP 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	Refused to accord sanction, Proposal u/s 26 is reinstated Modification u/s 30 is proposed to be sanction.	
	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.	- 1
	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.	

1	2	3	4	w	9	7
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	80 80	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	8M 00	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 and included in R zone.	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 and included in R Zone.	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 and included in R Zone.	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)	The shape of designation corrected on east and west side as per CTS plan, college DE2.1 shown with plus sign	Modification u/s 30 is proposed to be sanction.
50	EP-HW20	MHW36	WS- 08	DOS 1.2 (Promenade)	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	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

•	7	deleting t., 902,	theritage CTS 8-b 2,3,4 and DP 1991 boxed and boxed and con CTS on CTS an of the box 4.59 box 4.59 box 4.59 box where per site cut from Modification u/s 30 is proposed to be sanction. Modification u/s 30 is proposed to be sanction. Modification u/s 30 is proposed to be sanction. Modification u/s 30 is proposed to be sanction. Additional control of the control o		7 E changed to (Garden/Park) shown on CTS 837 E and (Garden/Park). DPU5.2 shown on CTS 837 D of Bandra-B is proposed to be deleted as shown on plan	
	9	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 DEI.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		2)DOS1.4 (Play Ground) on 83 DOS1.5	3) Part CTS No 837D shown as designated as electricity distribution & facility centre DPU
	5		S 1)8- SAS (Designation) 2 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	1)plot mentioned not for	2)DOS 2.6	
	3 4		MHW37 WS 02	MHW38 WS 02		
•	2		EP-HW21	EP-HW22		
,	1		21	22		

7		Modification u/s 30 is proposed to be sanction.	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.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction. Modification u/s 30 is proposed to be sanction.
9	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.	1) RSA 1.1+ shown on (1588 pt, 1587 pt, 1607 pt, 1592,1593,1595 pt, 1576pt,1575 pt,1478 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, pt, 1622pt) 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.	Designation of DP1.1 is deleted and included in R Zone	The designation of DP 1.1 Deleted and shown as Reservation of RP1.1	D-1144(14-17) shown as church and D 1144 (10-13) as school DE1.2.	Reservation of ROS1.4 (Play Ground) is deleted on CTS No. 1130(pt) and 1133(pt) of village Bandra C.	RE 1.1 is deleted and the plot is reserved as RR 2.1. DOS 1.5 (Garden/Park) & ROS 1.5
S		DE 1.2 (Primary & Secondary School)	2) RE 1.2 ROS 1.4 3) RSA 1.1+ 4) ROS 1.5 5) DE 1.2+	DP 1.1	DP 1.1	DE 1.2 (Primary & Secondary school)	C/1131 ROS 1.4 C/1131- ROS 1.4 C/1133-ROS 1.4	RE 1.1 (Municipal School) 592 - ROS 1.5 (Garden/Park)
4	02	WS 02	WS 05	WS 08	80 SM	80 SM	WS05	WS 05 WS
3		MHW40	MHW41	MHW42	MHW43	MHW45	MHW46	MHW47 MHW48
7		EP-HW24	EP-HW25	EP-HW26	EP-HW27	EP-HW28	EP-HW29	EP-HW30 EP-HW31
1	uas (as	24	25	26	27	28	29	30

1	7	8	4	w	9	7
			05	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	-SW 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	-SW	R Zone	Reservation of ROS1.2 is shown.	Modification u/s 30 is proposed to be sanction.
35	EP-HW35	MHW53	WS-	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	90 -SM	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	-SW	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	-SW	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	SW SW	DE1.2 (Primary & Secondary School)	Designation of DE1.2 (Primary & Secondary School) is deleted and included in R Zone.	Modification u/s 30 is proposed to be sanction.
40	EP-HW40	MHW61	60 SM	DE 1.2 (Primary & Secondary School)	Part designation of DE1.2 (Primary & Secondary School) deleted and included in R Zone.	Modification u/s 30 is proposed to be sanction.
41	EP-HW41	MHW62	8M 00	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	\$M \$M	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

1	7	т	4	w	9	7
						deleting reservation of RPU4.1 as shown on
4	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.	plan. 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.
94	EP-HW46	MHW68	ws 00		1) DSA 4.3 removed from the portion where the church /Chapel exists as per site conditions and the drawings submitted by St Assisis 4) Marked with respect to heritage list as "Our Lady of Mount Carmel's Church" hence shown 5) B-543 Near Mehboob studio is shown as DSA 2.8 (Library) as MCGM library for deaf & dumb 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 7) DP Road shown as per SRDP 1991. 10) 36.5 mt. wide DP Road deleted and same shown as ROS 1.2. 11) 18.3 mt. wide DP Road passing within DMS 4.1 along the Northern edge of DMS 4.1 extended 12) Shown as per the Heritage List.	1), 4), 5), 7), 12) & 13) Modification u/s 30 is proposed to be sanction. 6), 10), 11) Refused to accord sanction , Proposal u/s 26 is reinstated
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.

			I	1	l	
7		Modification u/s 30 is proposed to be sanction with following changes: nomenclature of SDZ II is changed to SDZ.	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.		Modification u/s 30 is proposed to be sanction.	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
9	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	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).	CTS No. 515 of village Bandra B shown as designated Film/TV studio DSA7.1	Designation of DH 3.2 (Private Hospital) is deleted from CTS No 23 & 24	Reservation of Rehabilitation and Resettlement (RR 2.1) is deleted and plot is shown in R zone on CTS No 1222, Bandra C	Proposed 13.40M DP Road is shown from Kadeshwari road till access road of Worli Sea Link Road.
w		NDZ	R Zone	DH3.2 (Private Hospital)	RR2.1 (Rehabilitation and Resettlement)	DOS2.6 (Recreation Ground), DMS4.1 (Sewage Treatment Plant / Facilities)
4		WS &	WS- 02	WS 02	WS 05	WS 01
3		MHW71	MHW72	26	157	233
7		EP-HW49	EP-HW50	EP-HW51	EP-HW52	EP-HW53
1		49	50	51	52	53

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 of Plan. 6. Part portion of reservation of RMS4.1 is deleted and changed to ROS1.5 as shown on plan.	Modification u/s 30 is proposed to be sanction.	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)	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.	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.	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.
9		Designation of Government staff Quarters (DR 1.3) is deleted from CTS No 65A Bandra G.	RMS3.1 (SWM Facility)	DH 3.4 (veterinary hospital)	DOS2.6 (recreation ground)	DOI.3 RSA5.2+ DSA2.3+
5		DR1.3 (Government Staff Quarters)	RMS3.1 (SWM Facility)	DH 3.4 (veterinary hospital)	DOS2.6 (recreation ground)	DO1.3 RSA5.2+ DSA2.3+
4		8M 00	ws 02	WS09	WS02	WS03
3		235				
2		EP-HW54	EP-HW55	EP-HW56	EP-HW57	EP-HW58
1		54	55	56	57	58

1	2	3	4	w	9	7
						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 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 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.
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.
09	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

No. Proposal as per published Modification proposed by Planning Substantial No. Plan under Section 26 of the Muthority and shown on submitted plan Government		2	3	4	w	9	7
Cation No. plan under Section 26 of the MKE12 Authority and shown on submitted plan Government NKE12 WS 24 RR2.1 (Rehabilitation and RESTATE Act 1966 MKE12 Modification MKE107 Resettlement) Resettlement) Resettlement) Anodification and Resettlement). MKE13 WS 24 RR2.1 (Rehabilitation and RESTATE (REHABILITATE AND	EPN	o	Modifi-	Sheet	Proposal as per published	Modification proposed by Planning	Substantial Modifications published by the
No. MR&TP Act 1966 under Section 30 of the MR&TP Act 1966 Modification MKE12 WS 24 RR2.1 (Rehabilitation and Resettlement) Reservation of ROS1.5 (Garden/Park) is sanctioned shown by deleting RR2.1 (Rehabilitation and Resettlement) AMKE107 MKE13 WS 24 RR2.1 (Rehabilitation and ROS1.4 (Play Ground) is shown by deleting mactioned the reservation of RR2.1 (Rehabilitation and ROS1.4 (Play Ground) is shown by deleting mactioned the reservation of RR2.1 (Rehabilitation and ROS1.4 (Rehabilitation & Resettlement) Modification Modification and ROS1.4 (Rehabilitation & Resettlement) Resettlement MKE15 WS 13 - CTS Nos. 366(Pt) and 367(Pt) are reserved for New reservation of RR2.1 (Rehabilitation & Resettlement) Nos. 366(Pt) as shown on plant and shown in verge colour. MKE16 WS 13 - All reservations in SPA area which are part of designations are shown in verge colour. Modification sand sanctioned designations are shown in verge colour. MKE16 WS 24 Aarey is shown as Green Zone. Land approximation on to form a sprown as RPU			cation	No.	plan under Section 26 of the	Authority and shown on submitted plan	Government under Section 31(1) of the
MKE12 WS 24 RR2.1 (Rehabilitation and MKE12 MKE107 MKE107 MKE107 MKE107 MKE1107 MKE1107			No.		MR&TP Act 1966	under Section 30 of the MR&TP Act 1966	MR&TP Act 1966
MKE197 Resettlement) Reservation of ROS1.5 (Garden/Park) is sanctioned shown by deleting RR2.1 (Rehabilitation and Resttlement). MKE13 WS 24 RR2.1 (Rehabilitation and ROS1.4 (Play Ground) is shown by deleting Modification the reservation of RR2.1 (Rehabilitation and Resettlement). MKE14 WS 24 - CTS Nos. 366(Pt) and 367(Pt) are reserved for Resettlement) MKE15 WS 13 - CTS Nos. 366(Pt) are are deleted and sanctioned designations are shown in verge colour. MKE16 WS 19 No Development Zone Aarey is shown as Green Zone. MKE17 WS 24 Aarey is shown as Green Zone. MKE18 WS 24 Aarey is shown as RPU shown as RPU shown as RPU shown as RPU	EP-KI	E01	MKE12	WS 24	(Rehabilitation		Modification u/s 30 is proposed to be
MKE107 MKE107 MKE107 MKE107 Land bearing CTS No. 85 of village Majas is reserved for ROS1.5 (Garden/Park). MKE13 WS 24 RR2.1 (Rehabilitation and RoS1.4 (Play Ground) is shown by deleting Modification the reservation of RR2.1 (Rehabilitation and Resettlement) MKE14 WS 24 - CTS Nos. 366(Pt) and 367(Pt) are reserved for New reservations in SPA area which are part of Modification was 15 All reservations in SPA area which are part of Modification and designations are shown in verge colour. MKE16 WS 19 No Development Zone Aarey is shown as Green Zone. MAKE16 WS 29 MKE17 All reservations in SPA area which are part of Modification sanctioned designations are shown in verge colour. Modification sanctioned Land approximately approximately colour. MS 29 MKE19 WS 29 All reservations in SPA area which are part of Modification sanctioned designations are shown in verge colour. Modification out of Survey Is shown as RPU		_			Resettlement)	Reservation of ROS1.5 (Garden/Park) is	sanctioned
MKE107 Land bearing CTS No. 85 of village Majas is reserved for ROS1.5 (Garden/Park). Land bearing CTS No. 85 of village Majas is reserved for ROS1.4 (Play Ground) is shown by deleting the reservation of RR2.1 (Rehabilitation and ROS1.4 (Play Ground) is shown by deleting modification and Resettlement). Resettlement) Resettlement) Resettlement) Resettlement) Resettlement) Resettlement) Nos. 366(Pt) and 367(Pt) are reserved for RR2.1 (Rehabilitation & Resettlement) Resettlement) Resettlement) Resettlement) Nos. 366(Pt) a shown on plan MKE15 WS 13 All reservations in SPA area which are part of Modification CSIA notified area are deleted and sanctioned designations are shown in verge colour. Modification Sanctioned Land approximation MS 29 All reservations are shown as Green Zone. Land approximate the shown as RPU Sh			MKE107			shown by deleting RR2.1 (Rehabilitation and	
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MKE14 WS 24 - CTS Nos. 366(Pt) and 367(Pt) are reserved for RR2.1 (Rehabilitation and Resettlement). MKE15 WS 13 - All reservations in SPA area which are part of WS 15 WS 15 WS 15 WS 15 WS 24 Aarea shown as Green Zone. MKE16 WS 19 No Development Zone Aarey is shown as Green Zone. WS 24 - CTS Nos. 366(Pt) and 367(Pt) are reserved for New reservations in SPA area which are part of Modification CSIA notified area are deleted and designations are shown in verge colour. WS 24 Aarey is shown as Green Zone. WS 25 Aarey is shown as Green Zone. Land approximately Shown as RPU shown as RPU	EP-k	Œ02	MKE13	WS 24	(Rehabilitation		Modification u/s 30 is proposed to be
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MKE14 WS 24 - CTS Nos. 366(Pt) and 367(Pt) are reserved for New reservations of Resettlement) RR2.1 (Rehabilitation & Resettlement) RR2.1 (Rehabilitation & Resettlement) RR2.1 (Rehabilitation & Resettlement) Nos. 366(Pt) and separation of Shown on plant of Modification of Sanctioned designations are shown in verge colour. MKE15 WS 15 WS 16 WS 24 WS 24 WS 29 Wodification sanctioned Land approximation of Survey I shown as RPU shown as RPU shown as RPU						Resettlement).	
MKE15 WS 13 - All reservations in SPA area which are part of Modification wRE16 WS 19 No Development Zone Aarey is shown as Green Zone. MKE16 WS 24 Modification SPA area which are part of Modification and designations are shown in verge colour. MKE16 WS 29 Modification sanctioned wS 24 Aarey is shown as Green Zone. MS 24 Land approximation approximation out of Survey Is shown as RPU shown as RPU shown as RPU	EP-k	Œ03	MKE14	WS 24	ı	CTS Nos. 366(Pt) and 367(Pt) are reserved for	New reservation of RR2.1 (Rehabilitation &
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MKE15 WS 13 - All reservations in SPA area which are part of Modification CSIA notified area are deleted and sanctioned designations are shown in verge colour. MKE16 WS 19 No Development Zone Aarey is shown as Green Zone. Sanctioned wS 24 WS 24 WS 29 Racey is shown as Green Zone. Sanctioned Land approxir shown as Green Zone. Sanctioned Survey!							Nos. 366(Pt) and 367(Pt) of village Mogra as
MKE15 WS 13 - All reservations in SPA area which are part of Modification Modification WS 15 WS 16 Assignations are shown in verge colour. Assignations are shown in verge colour. Modification MKE16 WS 19 No Development Zone Aarey is shown as Green Zone. Modification WS 24 Sanctioned Land approxir WS 29 Card and Aarey is shown as Green Zone. Land approxir WS 29 Assignations are shown as RPU							shown on plan.
WS 15 CSIA notified area are deleted and designations are shown in verge colour. Assignations are shown in verge colour. MKE16 WS 19 No Development Zone Aarey is shown as Green Zone. Modification sanctioned WS 24 WS 24 Land approximation out of Survey leads approximation of Survey leads approximation out of Survey	EP-I	KE04	MKE15	WS 13	ı	All reservations in SPA area which are part of	Modification u/s
MKE16 WS 19 No Development Zone Aarey is shown as Green Zone. Modification sanctioned WS 24 Suve 29 Road approximate with the control of Survey 1 Subown as Green Zone. Sanctioned approximate with the control of Survey 1 Subown as RPU Survey 2 Subown as RPU Survey 2 Subown as RPU Survey 3 Subown as RPU Subown as		_		WS 15			
MKE16WS 19No Development ZoneAarey is shown as Green Zone.ModificationWS 24Early approximately approximat				WS 16		designations are shown in verge colour.	
	EP-I	KE05	MKE16	WS 19	No Development Zone	Aarey is shown as Green Zone.	Modification u/s 30 is proposed to be
		_		WS 24			sanctioned with following changes -
out of Survey No. 129 of village Prajapur shown as RPU2.1.				WS 29			Land approximately admeasuring 200' x 200'
shown as RPU2.1.							out of Survey No. 129 of village Prajapur to be
							shown as RPU2.1.

1	2	3	4	w	9	7
9	EP-KE06	MKE18	WS 24	1	MKE18 -	Modification u/s 30 is proposed to be
					Reservation of RR2.2 (Affordable Housing) is	sanctioned with following changes -
		45			shown for the entire layout. except for vacant	Reservation of RR2.2 (Affordable Housing) is
					lands.	shown on CTS Nos. 4 to 7 of village Mulgaon
						for the entire layout.
					ROS1.5 (Garden/Park) is shown on vacant	
					lands of CTS Nos. 4 to 7 of village Mulgaon.	
7	EP-KE07	MKE19	WS 24	1	Reservation of RR2.2 (Affordable Housing) is	New reservation of RR2.2 (Affordable
					shown on M.H.B. Colony.	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	Reservation on CTS No. 166(Pt) is shown as	Modification u/s 30 is proposed to be
				School)	RR2.1 by deleting RE1.2 (Primary and	sanctioned with following changes -
					Secondary School) and remaining portion of	CTS No. 166(Pt) is reserved as RR2.1
					RE1.2 is merged with adjoining RSA2.1	(Rehabilitation & Resettlement) by deleting
					(Multipurpose Community Centre).	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.
6	EP-KE09	MKE22	SM	ROS1.5 (Garden/Park)	Reservation (ROS1.5) is deleted from CTS	Modification u/s 30 is proposed to be
			15,		No. 386(Pt) and relocated to CTS Nos. 379(Pt)	sanctioned
			WS 16		& 379/2 of village Chakala.	
10	EP-KE10	MKE23	WS 16	ROS1.5 (Garden/Park)	ROS1.5 (Garden/Park) is deleted as the same	Modification u/s 30 is proposed to be
					is relocated from CTS No. 437(Pt), 432(Pt) to	sanctioned
					CTS Nos. 459(Pt) & 453(Pt) of village	
					Chakala.	
111	EP-KE11	MKE24	WS 16	1	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	w	9	7
12	EP-KE12	MKE25	WS 24	DOS2.6 (Recreation Ground)	MKE25 -	Modification u/s 30 is proposed to be
					DOS2.6 (RG) shown on CTS No. 368/5A is	sanctioned with following changes:
		50			deleted being Layout RG, labelling it as DOS2.6 (RG) shown on CTS No. 368/5A is to	DOS2.6 (RG) shown on CTS No. 368/5A is to
					Layout RG'.	be deleted being Layout RG, labelling it as
						'Layout RG'.
					DOS2.6 (Recreation Ground) and ROS1.5	
					(Garden/Park) are shown on Layout RG plots	
					within Sher-E-Punjab Layout.	
13	EP-KE13	MKE26	WS 19	ROS1.5 (Garden/Park)	ROS1.5 (Garden/Park) is retained on CTS No.	Modification u/s 30 is proposed to be
					138/1 to 33 as per SRDP 1991 and remaining	sanctioned.
					ROS1.5 is deleted by labelling Text of 'Layout	
					RG'.	
14	EP-KE14	MKE27	WS 24	DOS1.5 (Garden/Park)	MKE27 -	Modification u/s 30 is proposed to be
					i. DOS1.5 (Garden/Park) and Existing road is	sanctioned with following changes -
		46			corrected as per approved layout, IOD & CC.	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
					ii. Reservation of RSA3.7 (Leisure Park) is	included in Residential Zone.
					shown instead of DOS1.5 on CTS. Nos. 175A, ii. Reservation of RSA3.7 (Leisure Park) is	ii. Reservation of RSA3.7 (Leisure Park) is
					175A/2 of village Majas.	shown on CTS Nos. 175A, 175A/2 of village
						Majas as shown on plan.

1 2 3 4 5 5 5																					_		
P-KE15 MKE28 WS 29 DEL2 (Primary & Secondary MKE28 MKE28 MKE43 School) School) School School School School School School School School MKE43 MKE44 MKE44 MKE45 MKE46 MKE50 MKE46 MKE50 MKE50 MKE46 MKE50 MKE5																							
BP-KE15 MKE28 MS 29 DEI.2 (Primary & Secondary MKE28 MKE43 School) BEI.2 (Primary & Secondary MKE28 MKE43 School) BEI.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. MKE113 MKE43 The North-South 13.40 mt. DP road is realigned touching the plot designated for School by deleting earlier proposed 13.40 mt. MKE113 MKE113 The North-South 13.40 mt. DP road is realigned touching the plot designated for School by deleting earlier proposed 13.40 mt. MKE113 MKE113 The North-South 13.40 mt. DP road is realigned touching the plot designation is realignment. DAY 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. DAY 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. DAY CTS no. 375/981 of Village Majas - The road passing through school designation is anortioned reservation. DAY CTS no. 375/981 of Village Majas - The road and shape of school designation is maintained. DAY CTS no. 375/981 of Village Majas - The road and shape of school designation is maintained. DAY CTS no. 375/981 of Village Majas - The road and shape of school designation is maintained. DAY CTS no. 375/981 of Village Majas - The road and shape of school designation with the proposed DAY Road alignment with the proposed DAY Road alignment with the school designation with the school designation with the proposed DAY Road alignment with the school designation with the school designation with the proposed DAY Road alignment with the school designation with the schoo																					1 to		
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PP-KE15 MKE28 MKE28 MKE28 MKE28 Secondary MKE28 MKE28 MKE43 School) 13.40 mt DP. Road is realigned abutting the sanctioned school designation of DE1.2 (Primary & Secondary School) and designation is shown as per SRDP 1991.		pro														pro					pro		
BP-KE15 MKE28 WS 29 DEL.2 (Primary & Secondary MKE28 MKE43 MKE43 WS 29 DEL.2 (Primary & Secondary MKE28 MKE413 School) Berl (13.40 mt DP Road is realigned abutting the sanctioned sachool designation of DEL.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 is realigned touching the plot designation ws 30 per SRDP 1991. MKE113 MKE29 WS 19 ROS 1.5 (Garden/Park) 1) The Industrial zone as per SRDP 1991 is realigned towards west side and shape of school designation is reservation of RAM. 2) Portion of existing road beyond amenity is deleted. EP-KE17 MKE30 WS 18 18.30 mt. DP Road alignment as per SRDP 1991 is retained hydification ws 30 per SRDP 1991 is retained sanctioned shown in RDDP 2034.	7																						
EP-KE15 MKE28 WS 29 DE1.2 (Primary & Secondary MKE28 MKE28 MKE43 School) School designation of DE1.2 (Primary & Secondary School and designation is shown as per SRDP 1991.																							
EP-KE15 MKE28 WS 29 DE1.2 (Primary & Secondary MKE28 MKE43 MKE43 MKE43 MKE113 MKE43 MKE43 MKE43 MKE43 MKE43 MKE43 Per ond designation is realigned abutting the school designation of DE1.2 (Primary & Secondary School) and designation is shown as per SRDP 1991. MKE43 MKE43 MKE43 MKE43 MKE43 MKE43 MKE43 MKE43 Proad is realigned abutting the school of DE1.2 (Primary & Secondary School) and designation is shown is realigned touching the plot designation is realignment. DP road alignment. MKE113 MKE113 MKE113 MKE113 MKE113 Proad is shown as realigned abutting the plot designation is realigned towards wests side and shape of school designation is maintained. 1) The Industrial zone as per SRDP1991 is continued. ROS1.5 (Garden/Park) is shown as reservation of existing road beyond amenity is deleted. EP-KE17 MKE30 WS 18.30 mt. DP Road Boad alignment as per SRDP 1991 is retained by deleting the proposed DP Road alignment shown in RDDP 2034.		s/n																					
EP-KE15 MKE28 WS 29 DE1.2 (Primary & Secondary MKE28 MKE43 MKE43 MKE43 MKE113 MKE43 MKE43 MKE43 MKE43 MKE43 MKE43 Per ond designation is realigned abutting the school designation of DE1.2 (Primary & Secondary School) and designation is shown as per SRDP 1991. MKE43 MKE43 MKE43 MKE43 MKE43 MKE43 MKE43 MKE43 Proad is realigned abutting the school of DE1.2 (Primary & Secondary School) and designation is shown is realigned touching the plot designation is realignment. DP road alignment. MKE113 MKE113 MKE113 MKE113 MKE113 Proad is shown as realigned abutting the plot designation is realigned towards wests side and shape of school designation is maintained. 1) The Industrial zone as per SRDP1991 is continued. ROS1.5 (Garden/Park) is shown as reservation of existing road beyond amenity is deleted. EP-KE17 MKE30 WS 18.30 mt. DP Road Boad alignment as per SRDP 1991 is retained by deleting the proposed DP Road alignment shown in RDDP 2034.		ation	pa													ntion	pa				ation	pa	
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EP-KE15 MKE28 WS 29 DE1.2 (Primary & Secondary School) MKE43 MKE113 MKE113 MKE29 WS 19 ROS 1.5 (Garden/Park) EP-KE16 MKE29 WS 19 ROS 1.5 (Garden/Park) EP-KE17 MKE30 WS 16 WS 16																Mo	san						
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EP-KE15 MKE28 WS 29 DE1.2 (Primary & Secondary School) MKE43 MKE113 MKE113 MKE29 WS 19 ROS 1.5 (Garden/Park) EP-KE16 MKE29 WS 19 ROS 1.5 (Garden/Park) EP-KE17 MKE30 WS 16 WS 16		ı	Roa	hool	H		outh	ching	eting	Ľ		375/9	thro	/ards	ation	trial	S1.5		exist		nt as	e pre)P 2(
EP-KE15 MKE28 WS 29 DE1.2 (Primary & Secondary School) MKE43 MKE113 MKE113 MKE29 WS 19 ROS 1.5 (Garden/Park) EP-KE16 MKE29 WS 19 ROS 1.5 (Garden/Park) EP-KE17 MKE30 WS 16 WS 16		,	DP	y Sc	be		rth-S	ton	y del			100.	sing	tow	signa	snpu	I. RC	no	u of		gnme	ng th	RDI
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EP-KE15 MKE28 MKE43 MKE113 MKE113 EP-KE16 MKE29 EP-KE17 MKE30		DE ~ .	Sch																		18.		
EP-KE16 EP-KE16 EP-KE17	4	WS 29														WS 19					WS	15,	WS 16
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	7	P-KE														P-KE					P-KE		
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4 ∞ ;	EP-KE18	MKE31	WS 23	mt. DP Road	d is shown	with following changes -south 13.40 mt. DP Road ds east side affecting CTS N Pt) of village Mogra abutting y Ground) by reducing RE chool). The shifted road portion ROS1.4 (Play Ground) a abilitation and Resettlemer vest 13.40 mt. DP Road passi Nos. 359(Pt), 361(Pt) of villa ted slightly towards north and the portion is merged into RR, in and Resettlement) as shown
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	WS 12	1	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 Gaothan is shown as per the alignment of SRDP 1991.	n/s
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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47	EF-NE24	MINE3/	W2 I &	13.40 mt. DP Road	the augment of 13.40 mt DP road is snown as per SRDP 1991.	Modification u/s 30 is proposed to be sanctioned
25	EP-KE25	MKE38	WS	13.40 mt. DP Road	13.40 mt DP road is deleted and the existing	Modification u/s 30 is proposed to be
			15,		internal road from CTS No. 525 of Chakala is	sanctioned with following changes -
			WS 18		retained as per SRDP 1991.	4
						ii. The deleted road portion adjoining the
						designation of DOS1.5 (Garden/Park) is
						merged into DOS1.5.
76	EP-KE26	MKE39	WS 23	13.40 mt. DP Road	Existing road is shown as per SRDP 1991 with	Modification u/s 30 is proposed to be
					road widening of 13.40 mt.	sanctioned
27	EP-KE27	MKE40	WS 16	18.30 mt. Proposed Road	Proposed widening of existing road shown is	Modification u/s 30 is proposed to be
				Widening	removed.	sanctioned
28	EP-KE28	MKE41	WS 18	Existing Road	Existing road shown affecting the plot is	Modification u/s 30 is proposed to be
					deleted.	sanctioned
56	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	WS 19	12.20 mt. DP Road	MKE45 -	Modification u/s 30 is proposed to be
					2) The 12.20 mt. wide D.P. road is shown as	sanctioned with following changes -
		MKE75			per approved realignment and existing road is	12.20 mt. wide D.P. Road is shown as existing
					in MCGM possession.	road by slightly realigning it towards west
						side. Reservations of ROS1.5 (Garden/Park)
					MKE75	and RT1.6 (Parking Lot) are extended upto the
					2.Alignment of road is corrected as per	realigned road.
					approved realignment	
31	EP-KE31	MKE46	WS 16	13.40 mt. DP Road	The alignment of 13.40 mt. DP road is shown	Modification u/s 30 is proposed to be
					as per SRDP 1991.	sanctioned
32	EP-KE32	MKE47	WS 23	9.15 mt. Proposed Road	DP Road is shown as per SRDP 1991.	Modification u/s 30 is proposed to be
				Widening		sanctioned
33	EP-KE33	MKE48	WS 15	12.20 mt. DP Road	As the layout is approved by SRA, the road	Modification u/s 30 is proposed to be
					passing through CTS No. 538, 539 C-1 pt of	sanctioned
					village Chakala is deleted.	

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	proposed	proposed	proposed	proposed	proposed	with following changes	SA5.2. Noi	ed and inc		rden/Park)	on plan.												proposed		
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7	30	30	30	30	30	h L	ged t	is c		\$1.5	ıs sh												30		
	s/n	s/n	s/n	s/n	s/n	wit	chang	Road		f RO	leted a												s/n		
	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification	sanctioned	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.												Modification	sanctioned	
			M							: <u>:</u> :			50						•		7				
9	9.15 mt. proposed DP Road shown at north boundary of Marol Bus Depot.	Existing Road is shown as per width and alignment reflected in SRDP 1991.	Access to CTS No. 173 is shown.	9.15 mt. Proposed DP Road is shown as per EDDP alignment.		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.	ROS1.5 (Garden/Park) shown newly in RDDP	on CTS No. 145B/8 of village Sahar is	deleted.
S	DT1.4 (BEST Bus Facilities) + DR1.4 (BEST Staff Quarters)	Existing Road	ı	Part Existing Road	1. ROS1.5 (Garden/Park)	2. 9.15 mt. DP Roads																	ROS1.5 (Garden/Park)		
4	WS 19	WS 18	WS 23	WS 16	WS 18																		WS 16		
3	MKE50	MKE54	MKE55	MKE57	MKE58		MKE101																MKE29		
7	EP-KE34	EP-KE35	EP-KE36	EP-KE37	EP-KE38																		EP-KE39		
1	34	35	36	37	38																		39		

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40	EP-KE40	MKE61	WS 23	ROS1.4 (Play Ground)	The reservation ROS1.4 (Play Ground) on	Modification u/s 30 is proposed to be
					CTS No. 338 of village Mogra is changed to	sanctioned
					DSA2.3 (Orpnanage).	
41	EP-KE41	MKE63	WS 16	DT1.6(Pt) (Public Parking	DT1.6(Pt) (Public Parking Lot) is deleted and	Refused to accord sanction, reservation u/s 30
				Lot)	reserved for RT1.6 (Parking Lot).	is proposed to be deleted and included in
						adjoining predominant zone.
42	EP-KE42	MKE64	WS 19	RH1.3 (Municipal Maternity	Reservation of RMS3.1 (Solid Waste	Modification u/s 30 is proposed to be
				Home), RMS3.1 (Solid Waste	Management Facilities) is changed to RH1.3	sanctioned with following changes -
				Management Facilities)	(Municipal Maternity Home) and reservation	Reservation of RMS3.1 is changed to RH1.3
					of RH1.3 on CTS 24E is deleted.	and reservation of RH1.3 is changed to
						RMS3.1 as shown on plan.
43	EP-KE43	MKE65	MS	ROS1.4 (Play Ground)	MKE65	2. Modification u/s 30 is proposed to be
			18,		2) Industrial Zone is changed to Residential	sanctioned
		MKE72	WS 19		zone.	
		MKE73			MKE72 -	
					Industrial zone is shown as Residential Zone	
					MKE73 -	
					The plot is shown in Residential Zone.	
44	EP-KE44	MKE67	MS	13.40 mt. DP Road, RE1.2	1) Reservation RE1.2 (Secondary School) is	Modification u/s 30 is proposed to be
			23,	(Secondary School)	modified to RSA3.3 (Cultural Centre/ Drama	sanctioned with following changes -
			WS 24		Theatre).	i. RE1.2 (Secondary School) is modified to
					2) Road width is modified to 9.15 mt.	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	Modification u/s 30 is proposed to be
					Facilities) is retained as per SRDP 1991.	sanctioned
46	EP-KE46	MKE69	WS 19	Existing Road, 9.15 mt. DP	Widening of existing road to 18.30 mt.	Modification u/s 30 is proposed to be
				Road	between Marol Maroshi Road and Seven Hills	sanctioned
					Hospital is shown.	

	sed to be		sed to be			ation u/s 30	included in			sed to be	sed to be	sed to be	sed to be	sed to be	sed to be sed to be sed to be	sed to be sed to be sed to be	sed to be sed to be sed to be	sed to be sed to be sed to be	sed to be sed to be sed to be	sed to be	sed to be sed to be sed to be sed to be	sed to be sed to be sed to be sed to be	sed to be sed to be sed to be sed to be	sed to be sed to be sed to be sed to be	sed to be sed to be sed to be sed to be	sed to be	sed to be
7	is proposed		is proposed			ction, reserv	eleted and	zone.		is proposed	is	is is	. IS	11.	15. IS	. IS IS IS.	. I. Si	.sss.	si si si	si is is	. S	. I	ısı ısı ısı	. I I I	ısı ısı ısı	.ssssss.	.sssss.
•	n/s 30		n/s 30			cord sanc	to be de	dominant		n/s 30																	
	Modification	sanctioned	Modification	sanctioned		Refused to accord sanction, reservation u/s 30	is proposed to be deleted and included in	adjoining predominant zone.	H	Modification																	
9	Reservation of RH1.2 (Hospital) on CTS Nos.	180A, 180B and 152B is deleted.	Reservation of RH1.1 (Municipal	Dispensary/Health Post) is shown as RH1.2	(Hospital).	1. Designation of DT1.6(Pt) (Public Parking	Lot) is deleted and the plot is reserved as	RT1.6 (Parking Lot).	Zone is shown as I' (Industrial) Zone, since		RAM / DAM is not handed over.	RAM / DAM is not handed over. Zone is shown as T' (Industrial) Zone, since	RAM / DAM is not handed over. Zone is shown as T' (Industrial) Zone, since RAM / DAM is not handed over.	M / DAM is not handed over. le is shown as T' (Industrial) Zone, since M / DAM is not handed over.	RAM / DAM is not handed over. Zone is shown as T' (Industrial) Zone, since RAM / DAM is not handed over. Reservation of RMS1.2 (Municipal Chowky)	RAM / DAM is not handed over. Zone is shown as T' (Industrial) Zone, since RAM / DAM is not handed over. Reservation of RMS1.2 (Municipal Chowky) on CTS Nos. 409/B & 410 of village	RAM / DAM is not handed over. Zone is shown as T' (Industrial) Zone, since RAM / DAM is not handed over. Reservation of RMS1.2 (Municipal Chowky) on CTS Nos. 409/B & 410 of village Gundavali is deleted and placed on CTS No. 7	M / DAM is not handed over. e is shown as T' (Industrial) Zone, since M / DAM is not handed over. ervation of RMS1.2 (Municipal Chowky) CTS Nos. 409/B & 410 of village ndavali is deleted and placed on CTS No. 7 illage Vile Parle by reducing an equivalent	RAM / DAM is not handed over. Zone is shown as T' (Industrial) Zone, since RAM / DAM is not handed over. 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).	M / DAM is not handed over. le is shown as T' (Industrial) Zone, since M / DAM is not handed over. Ervation of RMS1.2 (Municipal Chowky) CTS Nos. 409/B & 410 of village and placed on CTS No. 7 illage Vile Parle by reducing an equivalent of RE1.1 (Municipal School).	RAM / DAM is not handed over. Zone is shown as T' (Industrial) Zone, since RAM / DAM is not handed over. 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). MKE81 Commercial Zone is changed to Residential	M / DAM is not handed over. le is shown as T' (Industrial) Zone, since M / DAM is not handed over. ervation of RMS1.2 (Municipal Chowky) CTS Nos. 409/B & 410 of village davali is deleted and placed on CTS No. 7 illage Vile Parle by reducing an equivalent of RE1.1 (Municipal School). E81 - marcial Zone is changed to Residential ie.	RAM / DAM is not handed over. Zone is shown as T (Industrial) Zone, since RAM / DAM is not handed over. 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). MKE81 Zone. MKE100	RAM / DAM is not handed over. Zone is shown as T' (Industrial) Zone, since RAM / DAM is not handed over. 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). MKE81 Commercial Zone is changed to Residential Zone. MKE100 Industrial zone is deleted and land is shown in	RAM / DAM is not handed over. Zone is shown as T' (Industrial) Zone, since RAM / DAM is not handed over. 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). MKE81 Commercial Zone is changed to Residential Zone. MKE100 Industrial zone is deleted and land is shown in Residential Zone.	M / DAM is not handed over. le is shown as T' (Industrial) Zone, since M / DAM is not handed over. M / DAM is not handed over. ervation of RMS1.2 (Municipal Chowky) CTS Nos. 409/B & 410 of village hadavali is deleted and placed on CTS No. 7 illage Vile Parle by reducing an equivalent of RE1.1 (Municipal School). E81 mmercial Zone is changed to Residential e. E100 Lstrial zone is deleted and land is shown in idential Zone. portion of DOS1.4 (Play Ground) on	RAM / DAM is not handed over. Zone is shown as T' (Industrial) Zone, since RAM / DAM is not handed over. 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). MKE81 Commercial Zone is changed to Residential Zone. MKE100 MKE100 Industrial zone is deleted and land is shown in Residential Zone. The portion of DOS1.4 (Play Ground) on CTS. No. 9 of Sahar is reserved as ROS1.4
w	RH1.2 (Hospital)	180A	RH1.1 (Municipal Dispensary/	Health Post) Dispe	(Hos	DT1.6(PT) (Public Parking	Lot) Lot)	RT1.	Residential Zone	MYD	NAIN	Residential Zone Zone		Residential Zone	Residential Zone RMS1.2 (Municipal Chowky),	Residential Zone RMS1.2 (Municipal Chowky), RE1.1 (Municipal School)	Residential Zone RMS1.2 (Municipal Chowky), RE1.1 (Municipal School)	Residential Zone RMS1.2 (Municipal Chowky), RE1.1 (Municipal School)	Residential Zone RMS1.2 (Municipal Chowky), RE1.1 (Municipal School)	Residential Zone RMS1.2 (Municipal Chowky), RE1.1 (Municipal School) Part Industrial Zone & part	Residential Zone RMS1.2 (Municipal Chowky), RE1.1 (Municipal School) Part Industrial Zone & part Commercial Zone	Residential Zone RMS1.2 (Municipal Chowky), RE1.1 (Municipal School) Part Industrial Zone & part Commercial Zone	Residential Zone RMS1.2 (Municipal Chowky), RE1.1 (Municipal School) Part Industrial Zone & part Commercial Zone	Residential Zone RMS1.2 (Municipal Chowky), RE1.1 (Municipal School) Part Industrial Zone & part Commercial Zone	Residential Zone RMS1.2 (Municipal Chowky), RE1.1 (Municipal School) Part Industrial Zone & part Commercial Zone	Residential Zone RMS1.2 (Municipal Chowky), RE1.1 (Municipal School) Part Industrial Zone & part Commercial Zone DOS1.4 (Play Ground)	Residential Zone RMS1.2 (Municipal Chowky), RE1.1 (Municipal School) Part Industrial Zone & part Commercial Zone DOS1.4 (Play Ground)
4	WS 16		WS 16			WS 19			WS 19			WS	WS 18,	WS 18, WS 19	WS 18, WS 19 WS 18	WS 18, WS 19 WS 18	WS 18, WS 19 WS 18	WS 18, WS 19 WS 18	WS 18, WS 19 WS 18	WS 18, WS 19 WS 18	WS 18 WS 19 WS 18 WS 18	WS 18, WS 19 WS 18 WS 15, WS 18	WS 18 WS 19 WS 18 WS 18 WS 18	WS 18, WS 19 WS 18 WS 15, WS 18	WS 18, WS 19 WS 18 WS 18 WS 18	WS 18, WS 19 WS 18 WS 18 WS 18	WS 18, WS 19 WS 18 WS 18 WS 18 WS 16
ಣ	MKE70		MKE71			MKE75			MKE77			MKE78	MKE78	MKE78	MKE78 MKE80	MKE78 MKE80	MKE78 MKE80	MKE78 MKE80	MKE78 MKE80	MKE78 MKE80 MKE81	MKE78 MKE80 MKE81	MKE78 MKE80 MKE81	MKE78 MKE80 MKE81	MKE78 MKE80 MKE81	MKE78 MKE81 MKE81	MKE78 MKE80 MKE81 MKE82	MKE80 MKE81 MKE81 MKE82
7	EP-KE47		EP-KE48			EP-KE49			EP-KE50			EP-KE51	EP-KE51	EP-KE51	EP-KE51 EP-KE52	EP-KE51 EP-KE52	EP-KE51 EP-KE52	EP-KE51 EP-KE52	EP-KE51 EP-KE52	EP-KE51 EP-KE52 EP-KE53	EP-KE51 EP-KE52 EP-KE53	EP-KE51 EP-KE52 EP-KE53	EP-KE51 EP-KE52 EP-KE53	EP-KE51 EP-KE52 EP-KE53	EP-KE51 EP-KE52 EP-KE53	EP-KE51 EP-KE52 EP-KE53 EP-KE54	EP-KE51 EP-KE52 EP-KE53 EP-KE54
1	47		48			46			50			51	51	51	51	51	51	51	51	52 53	52 53	52 53	52 53	52 53	52 53	52 53 54	52 53 54

the land is designated for DH5.3 Modification ion Centre) which is being used for sanctioned on of Women. I land is designated for DSA2.6 [ostel) which is being used for stel, and remaining land is reserved ation of DE1.2 (Primary and ation of DE1.2 (Primary and School) & reservation of ROS1.5 rk). Garden/Park) is deleted and shown Modification Layout RG/ Pvt. RG'.	Rehabilitation Centre) which is being used for 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):	and 1. Fart of the land is designated for DH3.5 DE3.1 (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).	y and 1. Part of the land is designated for DH3.5 + DE3.1 (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	and 1. Fart of the land is designated for DH3.5 DE3.1 (Rehabilitation Centre) which is being used for Rehabilitation 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).	(Primary and I. Part of the land is designated for DH3.5 lary School) + DE3.1 (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).	and 1. Part of the land is designated for DH3.3 + DE3.1 (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	Secondary School) + DE3.1 (Rehabilitation Centre) which is being used for (Other Education) Rehabilitation of Women. 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	WS 19 DE1.2 (Frimary and 1. Part of the land 1s designated for DH3.5 Secondary School) + DE3.1 (Rehabilitation Centre) which is being used for (Other Education) 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	Secondary School) + DE3.1 (Rehabilitation Centre) which is being used for (Other Education) 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	WS 19 DE1.2 (Frimary and 1. Part of the land 1s designated for DH3.3 Secondary School) + DE3.1 (Rehabilitation Centre) which is being used for (Other Education) 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.
ion Centre) which is being used for on of Women. 2. land is designated for DSA2.6 [lostel] which is being used for stel, and remaining land is reserved ation of DE1.2 (Primary and School) & reservation of ROS1.5 rk). (Garden/Park) is deleted and shown Layout RG/Pvt. RG'.		DE3.1	+ DE3.1	DE3.1	+ DE3.1	+ DE3.1	+ DE3.1	+ DE3.1	+ DE3.1	+ DE3.1
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		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).	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	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).	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).	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	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	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	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	Part of the land is designated for DSA2.6 (Women Hostel) which is being used for Women Hostel, and remaining land is reserved
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		(Garden/Park).	(Garden/Dark)	(Garden/Park).	(Garden/Park).			_	Secondary School) & reservation of ROS1.5	Secondary School) & reservation of ROS1.5
		2 DOC1 & (Conden Douly is doloted and shours				(Garden/Park).	(Garden/Park).	(Garden/Park).	(Garden/Park).	(Garden/Park).
		2. NOS 1.3 (Galuell/Faik) is defered and shown	2. ROS1.5 (Garden/Park) is deleted and shown	2. ROS1.5 (Garden/Park) is deleted and shown	2. ROS1.5 (Garden/Park) is deleted and shown		ROS1.5 (Garden/Park) 2. ROS1.5 (Garden/Park) is deleted and shown	WS 19 ROS1.5 (Garden/Park) 2. ROS1.5 (Garden/Park) is deleted and shown	ROS1.5 (Garden/Park) 2. ROS1.5 (Garden/Park) is deleted and shown	WS 19 ROS1.5 (Garden/Park) 2. ROS1.5 (Garden/Park) is deleted and shown
	as Text of 'Layout RG/ Pvt. RG'.									
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the existing road Industries Premises area is relocated on 86 (PT) of village M of DO1.3 (Munic morth-west corner of morth-west corner of		ice),	(ce),	ice),	ice),	ice),	RT1.4 (Best Bus Facilities) DO1.3 (Municipal Office), Industrial Zone	WS 16 RT1.4 (Best Bus Facilities) WS 19 WS 19 DO1.3 (Municipal Office), Industrial Zone	WS 16 RT1.4 (Best Bus Facilities) WS 19 WS 19 DO1.3 (Municipal Office), Industrial Zone	MKE84 WS 16 RT1.4 (Best Bus Facilities) WS 19 WKE86 WS 19 DO1.3 (Municipal Office), Industrial Zone
the existin Industries Planear is reloc 86 (PT) of vin of DO1.3		(ce),	ice),	ice),	(ce),	(ce),	RT1.4 (Best Bus Facilities) DO1.3 (Municipal Office), Industrial Zone	WS 16 RT1.4 (Best Bus Facilities) WS 19 WS 19 Industrial Zone	WS 16 RT1.4 (Best Bus Facilities) WS 19 WS 19 DO1.3 (Municipal Office), Industrial Zone	MKE84 WS 16 RT1.4 (Best Bus Facilities) WS 19 MKE86 WS 19 DO1.3 (Municipal Office), Industrial Zone
the the Indust area is $86 (P)$		(ce),	(ce),	ice),	(ce),	(ce),	RT1.4 (Best Bus Facilities) DO1.3 (Municipal Office), Industrial Zone	WS 16 RT1.4 (Best Bus Facilities) WS 19 WS 19 DO1.3 (Municipal Office), Industrial Zone	WS 16 RT1.4 (Best Bus Facilities) WS 19 WS 19 DO1.3 (Municipal Office), Industrial Zone	MKE84 WS 16 RT1.4 (Best Bus Facilities) WS 19 MKE86 WS 19 DO1.3 (Municipal Office), Industrial Zone
		(ce),	(ce),	(ce),	(ce),	(ce),	RT1.4 (Best Bus Facilities) DO1.3 (Municipal Office), Industrial Zone	WS 16 RT1.4 (Best Bus Facilities) WS 19 MS 19 DO1.3 (Municipal Office), Industrial Zone	WS 16 RT1.4 (Best Bus Facilities) WS 19 MS 19 DO1.3 (Municipal Office), Industrial Zone	MKE84 WS 16 RT1.4 (Best Bus Facilities) WS 19 MKE86 WS 19 DO1.3 (Municipal Office), Industrial Zone
		ties) Offic	Facilities) ipal Offic	t Bus Facilities) funicipal Officone	t (Best Bus Facilities) (Municipal Official Zone	RT1.4 (Best Bus Facilities) DO1.3 (Municipal Offic Industrial Zone	RT1.4 (Best Bus Faciliti TOO1.3 (Municipal C Industrial Zone	WS 16 RT1.4 (Best Bus Faciliti WS 19 DO1.3 (Municipal CIndustrial Zone	WS 16 RT1.4 (Best Bus Faciliti WS 19 DO1.3 (Municipal CIndustrial Zone	MKE84 WS 16 RT1.4 (Best Bus Faciliti WS 19 MKE86 WS 19 DO1.3 (Municipal CIndustrial Zone

Modification u/s 30 is proposed to be sanctioned Modification u/s 30 is proposed to be sanctioned 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		salicitories
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). 3. 12.20 mt DP road is proposed along CTS Nos. 288, 289, 290. 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).	MKE94 1) I avour PG is marked with I avour PG' as	per the approved layout by deleting ROS1.5 (Garden/Park).
Existing Road DT1.6(Pt) (Public Parking Lot), RE1.1 (Municipal School)	ROS1.5 (Garden/Park)	
WS 23, WS 28 WS 28 WS 28 WS 28 WS 29	WS	. WS 24
3 MKE88 MKE113 MKE88 MKE91	MKE94	18
EP-KE61 EP-KE62 EP-KE63	EP-KE64	
62 63 63	64	

1	2	3	4	w	9	7
9	EP-KE65	MKE95	WS 29	No Development Zone	- MKE95	Modification u/s 30 is proposed to be
					No Development Zone (NDZ) is deleted and	sanctioned
		MKE113			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.	
99	EP-KE66	MKE96	WS 13	RE1.1 (Municipal School)	Reservation of RE1.1 (Municipal School) is	Modification u/s 30 is proposed to be
					changed to RSA6.2 (Aadhar Kendra with Skill	sanctioned
					Development Centre) with 9.15 mt. wide	
					proposed access.	
29	EP-KE67	MKE98	WS 24	DOS2.6 (Recreation Ground)	14) DOS2.6 (Recreation Ground) on CTS No.	Modification u/s 30 is proposed to be
					368/2A of village Mogra is deleted and	sanctioned
					reserved for ROS1.4 (Play Ground) .	
					27) All schools shown as designation in EDDP	
					are pulled back.	
89	EP-KE68	MKE99	WS 24	RE1.1 (Municipal School)	- WKE99	Modification u/s 30 is proposed to be
					36) CTS No. 166A/1 of village Majas - Plot is	sanctioned
					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).	
69	EP-KE69	MKE102	WS 18	Part Existing Road, RE1.1	9.15 mt wide D.P road is Proposed along	Modification u/s 30 is proposed to be
				(Municipal School)	DOS2.6 (Recreation Ground) by removing	sanctioned
					cul-de-sac.	
					Reservation of RE1.1 (Municipal School) is	
					deleted and reserved for ROS1.5	
					(Garden/Park) as per SRDP 1991.	

	be	pe	be	pe	be
	to t	ð	ರ	đ	to
	proposed	proposed	proposed	proposed	proposed
7	.s	30 is	1.5	30 is	1.8
	30	30	30	30	30
	s/n	n/s	s/n	n/s	n/s
	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned
9	DOS1.5 (Garden/Park) is shown as ROS1.5 (Garden/Park).	Designation of DE1.2 (Primary & Secondary School) from CTS No. 280 of village Marol is deleted and designation on CTS No. 281 is retained.	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).	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.	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).
S	DOS1.5 (Garden/Park)	DEI.2 (Primary & Secondary School)	9.15 mt. DP Road, ROS1.5 (Garden/Park), RSA2.9 (Homeless Shelter)	DOS2.6 (Recreation Ground), ROS1.5 (Garden/Park)	DE1.1 (Municipal School), RE1.1 (Municipal School)
4	WS 24	WS 19	WS 19	WS 24	WS 28
3	MKE103	MKE104	MKE105	MKE106	MKE113
2	EP-KE70	EP-KE71	EP-KE72	EP-KE73	EP-KE74
1	70	71	72	73	74

	ŀ	JYYC.	
l	1		MKE109 WS 23 -
			MKE113
	ı	WS 29 -	
	39.60 mt. DP Road	WS 12 39.60 mt. DP Road	
	39.60 mt. DP Road		WS 29 WS 12

	3e - 5, - 35, - 35, - 35 - 35 - 35 - 35 -	pe	þe	pe	pe	þe
	to be ;es - os. 65, wwn as chool). No. 25 (Other	to t	to t	to b	to t	to k
	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).	30 is proposed (proposed	30 is proposed (30 is proposed to	proposed
7	is ollow ollow te be Gun d Se site b	1S.	is	is	is	is
	30 for the following the second secon		30		30	30
	u/s with with sting of vil nary sting sting	n/s	s/n	s/n	s/n	s/n
	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).	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification	Modification sanctioned
9		18.30 mt wide DP Road is shown connecting to existing road i.e. in between Saifee Foundation Layout.	Shown as designated DPU5.2 (Electricity Modification u/s 30 is proposed to Transmission and Distribution Facilities).	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.	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).	Reservation of RR2.2 (Affordable Housing) is Modification u/s 30 is proposed to shown on F.P. No. 152A, 152B.
		DH1.2	and		(Composite	and
w		ROS1.4 (Play Ground), D (Municipal Hospital)	(Rehabilitation ement)		y) & ROS	(Rehabilitation ement)
		ROS1.4 (Munic	RR2.1 (Red Resettlement)	1	DSA4.5 Cemeter Belt)	DR2.1 (Rel Resettlement)
4	WS 18	WS 19	WS 24	WS 19	WS 16	WS 15
3	MKE112	MKE114	MKE115	MKE116	MKE117	MKE118
2	EP-KE78	EP-KE79	EP-KE80	EP-KE81	EP-KE82	EP-KE83
1	78	79	08	81	82	83

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	5	to	to	to	2	to	to
	proposed	30 is proposed	proposed	30 is proposed	u/s 30 is proposed to	proposed	proposed
	is	is.	1S.	is	.sı	1S.	is
7	30	30	30 is	30	30	30 is	30
	s/n	s/n	s/n	s/n	s/n	s/n	s/n
	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned
9	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.	Land bearing CTS No.11 (Pt) of village Prajapur is reserved for RSA4.8 (Cemetery).	ROS1.5 (Garden/Park) as shown in RDDP 2034 is deleted. And, reservation of ROS1.5 is shown as per approved relocation.	Bal Vikas Mandir School - Designation of DE1.2 (Primary and Secondary School) is shown.	Swami Vivekananda High School - Designation of DE1.2 (Primary and Secondary School) is shown.	Matoshri Sundarabai Samant Marathi Medium - Designation of DE1.2 (Primary and Secondary School) is shown.	Greater Mumbai Edu Society High School & Jr College - Designation of DE1.2 (Primary and Secondary School) is shown.
2	RH1.2 (Hospital), SPA -	1	ROS1.5 (Garden/Park)	RH1.3 (Municipal Maternity Home) + RH1.1 (Municipal Dispensary/ Health Post)	RR2.1 (Rehabilitation and Resettlement)	1	1
4	WS 24	WS 24	WS 16, WS 19	WS 24	WS 24	WS 19	WS 15
3	MKE119	MKE120	MKE121	MKE122	MKE123	MKE124	MKE125
2	EP-KE84	EP-KE85	EP-KE86	EP-KE87	EP-KE88	EP-KE89	EP-KE90
	84	85	98	28	88	68	06

	be	be	be	be	be	be
	Q	to	to	to	5	to
	proposed	proposed	proposed	proposed	proposed	proposed
	is	30 is	is	is	13.	is
7	30	30	30	30	30	30
	n/s	s/n	s/n	s/n	s/n	u/s
	Modification	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification
9	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.	Garden and Parks situated at the junction of roads is shown as 'Traffic Islands (TI)'	Garden and Parks situated at the junction of roads is shown as 'Traffic Islands (TI)'	ROS1.5 (Garden/Park) is shown by deleting the reservation of ROS1.4 (Play Ground).	Reservation of RSA2.1 (Multipurpose Community Centre) is shown in addition to existing Student Hostel as 'DSA2.7+'.	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.
S	1	DOS1.5 (Garden/Park)	ROS1.5 (Garden/Park)	ROS1.4 (Play Ground)	DSA2.7 (Students Hostel)	1. RH1.3 (Municipal Maternity Home) + RH1.1 (Municipal Dispensary/Health Post) 2. ROS1.4 (Play Ground)
4	WS 16	WS 18	WS 29	WS 23, WS 28	WS 24	WS 18
3	MKE126	MKE127	MKE128	14	16	24
7	EP-KE91	EP-KE92	EP-KE93	EP-KE94	EP-KE95	EP-KE96
1	91	92	93	94	95	96

	2	3	4	8	9		7				
EP-F	EP-KE97	42	WS 24	Existing Road	Proposed Road Widening of 13.40 mt. is Modification	Modification u/s	30	is pro	proposed t	to	þe
					shown for road adjoining Hemant Karkare sanctioned	sanctioned					
					Garden.						
\mathbf{EP}	EP-KE98	43	WS 24	Existing Road	12.20 mt. DP Road is shown as 13.40 mt. DP	Modification u/s	30	is pro	proposed t	to	þe
					Road and existing D.G. Waikar Road is shown	sanctioned					
					with Proposed Road Widening of 13.40 mt.						
EF	EP-KE99	47	WS 24	RR2.1 (Rehabilitation &	DE1.2 (Primary & Secondary School) is	Modification u/s	30 is	is prop	proposed t	to be	e e
				Resettlement)	shown by deleting the reservation of RR2.1	sanctioned					
					(Rehabilitation & Resettlement).						
H	EP-KE100	49	WS 24	12.20 mt. DP Road	12.20 mt. DP Road is shown as 13.40 mt. wide Modification u/s 30 is proposed to be	Modification u/s	30	is prop	osed t	to b	e e
					Proposed DP Road.	sanctioned					
Ħ	EP-KE101	55	WS 24	13.40 mt. DP Road	13.40 mt. DP Road is shown as 18.30 mt. wide	Modification u/s	30	is pro	proposed t	to	þe
					Proposed DP Road.	sanctioned					
Щ	EP-KE102	09	SM	Part Existing Road & part	Proposed Road Widening of 18.30 mt. is	Modification u/s	30	is pro	proposed t	to	þe
			23,	18.30 mt. Proposed Road	shown to existing B.T. Road connecting	sanctioned					
			WS	Widening	Western Express Highway and JVLR.						
			24,								
			WS 29								
П	EP-KE103	194	WS 12	DSA3.8 (Public Hall)	Designation of DSA3.8 (Public Hall) is Modification	Modification u/s	30	is pro	proposed t	to	þe
					deleted and placed in Residential Zone.	sanctioned					
\mathbf{E}	EP-KE104	196	WS 12	1	F.P. No. 177 of TPS V - Vile Parle is reserved	Modification u/s		is prop	30 is proposed to	to b	þe
					for RT1.6 (Parking Lot).	sanctioned					

7	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.
9				1		
ĸ	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)	ROS1.5 (Garden/Park)	18.30 mt. DP Road	9.15 mt. DP Road	DH1.3+ (Municipal Maternity Home)	1
4	WS 23, WS 24	WS 16	WS 23, WS 28	WS 18	WS 28	WS 19
3						
2	EP-KE105	EP-KE106	EP-KE107	EP-KE108	EP-KE109	EP-KE110
1	105	106	107	108	109	110

As per sanctioned mountainon vide cove. Notification No TPB/4035/1040/ CR-	: As per sauction	- As per sauction					No Dandonment Zeno
Notification			•			No Development Zone - As per Sanc	
	Notificatio	Notificatio					•
2/06/UD-11 dtd. 08.12.2008, CTS No.	2/06/UD-	2/06/UD-	2/06/UD-	2/06/UD-	2/06/UD-	2/06/UD-	WS 29 2/06/UD-
190A/1A/1, etc. of village Majas are shown in	190A/1A/	190A/1A/	190A/1A/	190A/1A/	190A/1A/	190A/1A/	190A/1A/
Residential Zone.	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Reservation of ROS1.5 (Garden/Park) is	- Re	- Re	- Re	- Re	- Re	- Re	WS 24 - Re
shown on CTS No. 166(Pt) of village Majas as	sh	sh	sh	sh	shc	hy sh	l sh
		1	ark) -	rden/Park) -	1.5 (Garden/Park)	ROS1.5 (Garden/Park) -	WS 16 ROS1.5 (Garden/Park) -
							0.7
		1	1	1	1	<u></u>	
		1	ark) -	rden/Park) -	1.5 (Garden/Park)	ROS1.5 (Garden/Park) -	WS 16 ROS1.5 (Garden/Park) -
		1	ark) -	rden/Park) -	1.5 (Garden/Park)	ROS1.5 (Garden/Park) -	WS 16 ROS 1.5 (Garden/Park) -
		1 1	ark) -	rden/Park) -	- 1.5 (Garden/Park) -	ROS1.5 (Garden/Park)	WS 24 WS 16 ROS 1.5 (Garden/Park)
		1 1	ark) -	- urden/Park) -	- 1.5 (Garden/Park) -	ROS1.5 (Garden/Park)	WS 29 WS 24 - WS 16 ROS1.5 (Garden/Park) -
WS 29 WS 24 - WS 16 ROS1.5 (Garden/Park)	24, WS 29 WS 24 - WS 16 ROS1.5 (Garden/Park)	24, WS 29 WS 24 - WS 16 ROS1.5 (Garden/P			WS 24, WS 29 WS 24 WS 16		
			24, WS 29 WS 24 WS 24 3 WS 16	1 WS 24, WS 29 2 WS 24 3 WS 16	3 2 1	3 2 1	3111
WS 29 WS 24 WS 24 WS 24 WS 24 WS 16 ROS1.5 (Garden/Park) WS 16 WS 16	EP-KE112 EP-KE113	EP-KE112 EP-KE113	EP-KEIII WS 29 WS 29 EP-KEII2 WS 24 EP-KEII3 WS 16	EP-KE111 WS 24, WS 29 EP-KE112 WS 24 EP-KE113 WS 16	EP-KE111 EP-KE112 EP-KE113	EP-KEII1 EP-KEII2 EP-KEII3	

'KW' Ward

1	2	3	4	S	9	7
Sr.	Sr. EP No.	Modifi- Sheet	Sheet	Proposal as per published	Modification proposed by Planning	Substantial Modifications published by the
No.		cation	No.	plan under Section 26 of the	Authority and shown on submitted plan	Government under Section 31(1) of the
		No.		MR&TP Act 1966	under Section 30 of the MR&TP Act 1966	MR&TP Act 1966
1	EP-KW01 MKW1 WS23	MKW1	WS23	I	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	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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	be ges-	be	þe	be	be	be	be	be	be	be	þe	be
	to be changes-d in SDZ	to	to	to	to	to	to	to	to t	to	5	to
	sed cl	sed	sed	sed	sed	sed	sed	sed		pes	seq	sed
	is proposed to be following changes-to be included in SDZ	ropo	proposed to	proposed	proposed	proposed to	proposed to	proposed	proposed	proposed	proposed to	proposed to
	is proportion is proportion is to be inclined in the proportion in the property of the propert	Id s	ıd si									
L	folisitc	30 is proposed to be		o is	30 is	30 is	30 is	0 is	si 0	o is	30 is	o is
	u/s 30 with	S 3	s 30	s 30				s 30	s 30	s 30		s 30
	<u>~</u>	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n
	ation ed nder	Modification sanctioned	ation ed	Modification sanctioned	Modification sanctioned	Modification sanctioned	ation ed	Modification sanctioned	Modification sanctioned	ation ed	Modification sanctioned	Modification sanctioned
	Modifications sanctioned Area und	Modificati	Modificatios sanctioned	Modificati sanctioned	Modification sanctioned	Modificati sanctioned	Modification sanctioned	Modificati sanctioned	Modificati sanctioned	Modification sanctioned	Modificati sanctioned	Modificati
	Modification sanctioned Area under	Moc	Modification sanctioned	Moc sanc	Moc sanc	Mod	Modification sanctioned	Moc	Mod	Modification sanctioned	Moc	Mod
		pu		pu	pu	is		% :s	wc by		nd ah	
	Text of Tourist Development zone shown in DP sheet	Text of Pvt Garden is shown in DP sheet and DOS 1.5 is deleted.	Shown as designated Electric substation (DPU 5.2)	is shown in DP sheet and	shown in DP sheet and	Text of RE1.1 (Municipal Primary School) is changed to ROS1.4	Reservation of Garden (ROS1.5) is extended upto CTS boundary.	Area of DOS 1.4 (Play Ground designation) & DE 1.1(designated Municipal School) is corrected as per approved layout.	Designation of DMS1.2 of Municipal chow key is restricted on CTS No 671(pt) by deleting spill over on CTS No. 672.	Designation of Fuel pump is restricted on CTS no. 1322/2 by deleting the spill over.	Buffer is shown on either side of Nallah and shape of Garden/Park corrected as per Nallah boundary.	
	e sh	P sh	atior	P sh	P sh	Sch	is ex	igna Scho	cipal 71(ted o	Nall per	
	zon	n D	ubst	in D	in D	mary	.5)	des al	Auni o 6 672.	stric over	e of d as	
	nent	wn	tric s	wn	own	Pri	OS1	ound nicip ayou	of N No.	is re spill	side	wn
9	Idole	shc	Elec	s shc		cipal	n (F	Area of DOS 1.4 (Play Ground of DE 1.1 (designated Municipal corrected as per approved layout.	Designation of DMS1.2 of Mun key is restricted on CTS No 6 deleting spill over on CTS No. 672.	Designation of Fuel pump is restrict no. 1322/2 by deleting the spill over.	ither	missing Nalla buffer is shown
	Deve	en is d.	ited		Text of Pvt Garden is ROS 1.4 is deleted.	1 4	arde ry.	(Pla ed ppro	on o	el pu eting	on e Park	fer is
	rist	Text of Pvt Garder DOS 1.5 is deleted.	signs	Text of Pvt Garden DOS 1.5 is deleted.	Text of Pvt Garder ROS 1.4 is deleted.	Text of RE1.1 (Mu changed to ROS1.4	Reservation of Gar upto CTS boundary	1.4 ignat	of I icted over	of Fu / del	/wap	Jnq 1
	Ton	Pvt (s de	Pvt (is de	Pvt (is de	RE1 to R	ion S bou	DOS (des:	ion restri spill	ion (/2 by	s shc Gar /.	Nalla
	Text of DP sheet	of]	wn a	of] \$ 1.5	t of 3 1.4	of	rvat CT	a of] 1.1 ected	gnat is ting	gnat 1322	Buffer is shape of boundary.	ing]
	Tex DP	Text	Sho 5.2)	Text	Tex ROS	Text	Rese upto	Area DE corr	Desi key dele	Desi no.	Buff shap boun	miss
				/Park		ary			nd) 1.2			
	N1			/Pg		Primary			Ground)			
	TDZ		al		(pur		rk			(uoı	ıffer	
v	tt of		spit		Gro	Municipal	n/Pa	4.	(Play owky	Stati	la Bı	
	r Tey		ın.Ha		Play	Mu	arde	SOC	t Cho	Fuel	la N	
	\$ 5.	5:	2-Mu	n 1.5	0 4.1	1	1.5 G	8	1.4 zipal C	2.1 (.5 &	
	ROS1.5 & Text of TDZ	DOS15	DH1.2-Mun.Hospital	Garden DOS 1.5	ROS 1.4 (Play Ground)	RE 1.1 school	ROS 1.5 Garden/Park	DE1.1 & DOS1.4	ROS 1.4 (Play DMS Municipal Chowky	DPU 2.1 (Fuel Station)	ROS1.5 & Nalla Buffer	
	R	Δ	Д	0				Δ	M D Z		<u> </u>	1
4	WS 18	WS 71 WS 41	WS 15	WS 11	WS17	WS12	WS17	WS 27	WS 23	WS22	WS 15	WS 14, 15 & 17
-												
۲,	MKW3	MKW4	MKW5	MKW6	MKW7	MKW8	MKW9	MKW11	MKW12	MKW13	MKW16	MKW17
	MK	MK	MK	MK	MK	MK	MK	MK	MK	MK	MK	MK
	03	40	05	90	07	80	60	10	11	12	13	41
2	EP-KW03	EP-KW04	EP-KW05	EP-KW06	EP-KW07	EP-KW08	EP-KW09	EP-KW10	EP-KW11	EP-KW12	EP-KW13	EP-KW14
	EP-	EP-	EP-	EP-	EP-	EP-	EP-	EP-	EP-	EP-	EP-	EP-
_	6	4	5	9	7	~	6	10	=	12	13	41

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1	1	•	•			,
15	EP-KW15	MKW20	WS17	Proposed 9.15mt Road	9.15m wide DP road is deleted.	Modification u/s 30 is proposed to be
					9.0 mt wide layout road of approved SRA	sanctioned
					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	
16	EP-KW16	MKW21	WS17	RPU1.1	Reservation of Fire Station (RPU 1.1) is	Modification u/s 30 is proposed to be
					deleted & reservation of Library as RSA 2.1	sanctioned
					shown.	
17	EP-KW17	MKW22	SM	ROS 1.5 (Garden/Park) (With	1. Pulled back area of ROS 1.5 As per	Modification u/s 30 is proposed to be
			15	additional CTS)	SRDP1991.	sanctioned
					3. Road along Nalla shown green belt.	
18	EP-KW18	MKW23	WS23	Municipal Maternity Home	Municipal Maternity Home reservation is	Modification u/s 30 is proposed to be
					deleted Municipal Dispensary (RH 1.1)	sanctioned
					reservation is shown on area as per SRDP	
					1991.	
19	EP-KW19	MKW24	WS17	S 1.5 a	Reservation of RE1.1 (Mun.School) changed	30 is propose
		ૹ		1.1 Dispensary and Health	to Parking Lot (RT1.6).	sanctioned with following changes-
		186		post		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 /	Modification u/s 30 is proposed to be
					is shown	
22	EP-KW22	MKW27	WS14	NO Reservation	The Designation of DE1.2 (Primary /	Modification u/s 30 is proposed to be
					Secondary School) is shown on DP sheet	sanctioned
23	EP-KW23	MKW28	WS14	NO Reservation	The Designation of DE1.2 (Primary /	Modification u/s 30 is proposed to be
					Secondary School) is shown on DP sheet	sanctioned
24	EP-KW24	MKW29	WS15	NO Reservation	The Designation of DE 2.1 (College) is shown	Modification u/s 30 is proposed to be
					P sheet.	sanctioned
25	EP-KW25	MKW30	WS 17	NO Reservation	The Designation of DE1.2 (Primary /	Modification u/s 30 is proposed to be
			1.1		Secondary semont is shown on the sheet	Saircuoirea

Modification u/s 30 is proposed to sanctioned	Modification u/s 30 is proposed to be sanctioned with following changes-SDZII is changed to SDZ
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	Modification sanctioned SDZII is char
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bell (Mun) DP sheet. of DE1.2 shown on I of DE1.2	(Pr pmer
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	DE VII.
esignation of Designation of Designation dary School)	of an of show n No n No n idh is
Designation of CTS	national) is and is Ma
The Designation of DE1.1 (Municipal Primary School) is shown on DP sheet. The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet. The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet. The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet. The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet. The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet. The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet. The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet. The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet. The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet The Designation of DE1.2 (Primary / Secondary School) is shown on DP sheet	Designation of DE 1.2 (Primary / Secondary School) is shown. The land in No Development Zone (NDZ) of village Madh is now shown in SDZ-II marked KW 1
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NO Reservation	NDZ
WS18 WS23 WS23 WS27 WS27 WS27 WS27 WS28 WS28 WS28 WS28	WS 26 WS 21
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3	MKW45
EP-KW26 EP-KW27 EP-KW28 EP-KW30 EP-KW31 EP-KW31 EP-KW33 EP-KW34 EP-KW35 EP-KW35 EP-KW36 EP-KW36 EP-KW36 EP-KW36	EP-KW40
	EP-
1 26 27 28 30 31 31 32 33 34 35 36 37 38 38 39 39 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 30 40	40

EP-KW41 MKW46 WS 26 WS 21 EP-KW42 MKW47 WS 21 21 EP-KW44 MKW49 WS EP-KW45 MKW50 WS 22 EP-KW46 MKW51 WS22 EP-KW46 MKW51 WS22 EP-KW46 MKW51 WS22 EP-KW46 MKW53 WS 27	WS NDZ 21 WS NDZ 21 WS NDZ WS NDZ WS DOS 1.5, DP 1.2, DP 1.1 & WS NDZ WS DOS1.3 &NDZ WS DO 1.1, DOS 1.3 &NDZ WS NOS 1.3 &NDZ WS NOS 1.3 &NDZ WS NO Reservation R Zone	The part portion of No Development Zone (NDZ) land in Madh village shown on Seaward side of HTL is shown as Natural Area (NA). The No Development Zone (NDZ) shown on Island is now shown SDZ-II are marked KW 2. 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. The part portion NDZ land shown Seaward side of HTL is shown as Natural Area (NA) barring DOS1.3. 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 Modification u/s 30 is proposed to be sanctioned with following changes-SDZII is changed to SDZ Modification u/s 30 is proposed to be sanctioned with following changes-SDZII is changed to SDZ Modification u/s 30 is proposed to be sanctioned Modification u/s 30 is proposed to be sanctioned
MKW47 MKW49 MKW51 MKW52 & 185 & 185	NDZ DOS 1.5, DP 1.2, DP NDZ DOS1.3 &NDZ DP 1.1, DOS 1.3 &NDZ	(NDZ) land in Madh village shown on Seaward side of HTL is shown as Natural Area (NA). The No Development Zone (NDZ) shown on Island is now shown SDZ-II are marked KW 2. 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. The part portion NDZ land shown Seaward side of HTL is shown as Natural Area (NA) barring DOS1.3. 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 sanctioned with following chang SDZII is changed to SDZ Modification u/s 30 is proposed to sanctioned with following chang SDZII is changed to SDZ Modification u/s 30 is proposed to sanctioned Modification u/s 30 is proposed to sanctioned
MKW49 MKW49 MKW51 MKW52 & 185 MKW53	NDZ DOS 1.5, DP 1.2, DP NDZ DOS1.3 &NDZ DP 1.1, DOS 1.3 &NDZ	Seaward side of HTL is shown as Natural Area (NA). The No Development Zone (NDZ) shown on Island is now shown SDZ-II are marked KW 2. 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. The part portion NDZ land shown Seaward side of HTL is shown as Natural Area (NA) barring DOS1.3. 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 sanctioned with following chang SDZII is changed to SDZ Modification u/s 30 is proposed to sanctioned with following chang SDZII is changed to SDZ Modification u/s 30 is proposed to sanctioned Modification u/s 30 is proposed to sanctioned
MKW47 MKW49 MKW50 MKW51 MKW52 & 185	NDZ DOS 1.5, DP 1.2, DP NDZ DOS1.3 &NDZ DP 1.1, DOS 1.3 &NDZ	The No Development Zone (NDZ) shown on Island is now shown SDZ-II are marked KW 2. 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. The part portion NDZ land shown Seaward side of HTL is shown as Natural Area (NA) barring DOS1.3. 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 sanctioned with following chang SDZII is changed to SDZ Modification u/s 30 is proposed to sanctioned with following chang SDZII is changed to SDZ Modification u/s 30 is proposed to sanctioned Modification u/s 30 is proposed to sanctioned
MKW48 MKW49 MKW51 MKW52 & 185 MKW53	DOS 1.5, DP 1.2, DP NDZ DOS1.3 &NDZ DP 1.1, DOS 1.3 &NDZ	Island is now shown SDZ-II are marked KW 2. 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. The part portion NDZ land shown Seaward side of HTL is shown as Natural Area (NA) barring DOS1.3. 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.	sanctioned with following chang SDZII is changed to SDZ Modification u/s 30 is proposed to sanctioned with following chang SDZII is changed to SDZ Modification u/s 30 is proposed to sanctioned Modification u/s 30 is proposed to sanctioned
MKW49 MKW51 MKW52 & 185 MKW53	DOS 1.5, DP 1.2, DP NDZ DOS1.3 &NDZ DP 1.1, DOS 1.3 &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. The part portion NDZ land shown Seaward side of HTL is shown as Natural Area (NA) barring DOS1.3. 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.	SDZII is changed to SDZ Modification u/s 30 is proposed to sanctioned with following chang SDZII is changed to SDZ Modification u/s 30 is proposed to sanctioned Modification u/s 30 is proposed to sanctioned
MKW49 MKW51 MKW52 & 185 MKW53	DOS 1.5, DP 1.2, DP NDZ DOS1.3 &NDZ DP 1.1, DOS 1.3 &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. The part portion NDZ land shown Seaward side of HTL is shown as Natural Area (NA) barring DOS1.3. 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 sanctioned with following chang SDZII is changed to SDZ Modification u/s 30 is proposed to sanctioned Modification u/s 30 is proposed to sanctioned
MKW50 MKW51 MKW52 & 185 MKW53			sanctioned with following chang SDZII is changed to SDZ Modification u/s 30 is proposed to sanctioned Modification u/s 30 is proposed to sanctioned
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MKW51 MKW52 & 185 MKW53			Modification u/s 30 is proposed to sanctioned
MKW51 MKW52 & 185 MKW53	<u>'</u>		
MKW51 MKW52 & 185 MKW53		Zone (NDZ) is now shown as NA.	
MKW51 MKW52 & 185 MKW53			
MKW51 MKW52 & 185 MKW53	_		
MKW52 & 185 MKW53		R zone is changed to Commercial zone.	Modification u/s 30 is proposed to be
MKW52 & 185 MKW53		+	
& 185 MKW53	VS ROS1.5 Garden	t no.6 Plot	on u/s 30 is proposed
MKW53	22	no. 3 reserved for ROS1.5 (Garden)	sanctioned with following changes-
MKW53			Reservation of ROS1.5 (Garden/Park) is
MKW53		-+	
27	WS ROS 1.5	ROS 1.5 is deleted and Text of "Layout RG" is	Modification u/s 30 is proposed to be
	27		sanctioned
EP-KW49 MKW54 WS	VS ROS 1.5	ROS 1.5 is deleted and Text of "Layout RG" is	Modification u/s 30 is proposed to be
27	27	shown.	sanctioned
EP-KW50 MKW55 WS	WS DE2.1 (College)& DOS1.4	DOS 1.4 is deleted and Text of "Layout RG"	Modification u/s 30 is proposed to be
15	15	is shown.	sanctioned
EP-KW51 MKW56 WS27	S27 ROS 1.5	ROS 1.5 is deleted and Text of "Layout RG" is	Modification u/s 30 is proposed to be
		shown.	sanctioned
EP-KW52 MKW57 WS	WS ROS 1.5		Modification u/s 30 is proposed to be
12	12	ROS 1.5 is deleted and Text of "Layout RG" is	sanctioned
		shown	

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		Modification	sanctioned	Modification sanctioned	Modification sanctioned	Modification	sanctioned	Modification sanctioned	Modification	sanctioned	Modification	sanctioned		Modification sanctioned	Modification	sanctioned	Modification sanctioned	Modification sanctioned	Modification	sanctioned	Modification	sanctioned	Modification
)	0	Reservation of RMS 1.3 (Municipal Store) is	deleted & shown as Layout RG.	DOS 1.5 is deleted and Text of "Layout RG" is shown.	Road alignment shifted in AAI land on West side and road alignment made Straight	Both 9.15 mt. wide D.P. Roads are completely	deleted.	Existing road affecting the plot deleted		Corrected the alignment of existing Road.	DP Road connecting12.20 mt road on West	side is deleted & designation of DOS 2.6	(Recreation Ground) is restored.	The alignment of existing road is corrected as per SRDP-1991.	36.60 mtr. Wide DP road is shown.		Proposed 12.20 mt. wide D.P. Road is deleted.	The proposed 13.40mtr wide road is realigned in straight line and ROS 1.5 interchanged	The alignment of 27.45 mt. widening of road is	corrected.	Boundaries of existing road & CTS is	corrected.	12.20 mt D.P. Road is corrected & 9.15 mt
	S	RMS1.3 (Municipal Facilities)		ROS1.5- Garden	DP Road	DP Road		Existing Road	9.15 mt. Existing road		12.20 mt. D.P. Road		_	Existing Road	36.60 mt. Existing Road		12.20 mt w Proposed Road	13.40 mt. Proposed D.P. Road ROS 1.5 (Garden/Park)	proposed widening of 27.45	mt. D.P. Road	Existing Road		DP ROAD
•	†	SM	27	WS28	WS 18	WS18		WS17	MS	12	SM	23		WS12	SM	27	WS 22	WS17	WS	22	SM	17	WS18
·	c	WKW58		65WXW	MKW60	MKW61	& MKW63	WKW62	MKW64		29MXI			MKW66	MKW67	& MKW76	MKW68	69MXW	MKW70		MKW71		MKW72
·	7	EP-KW53		EP-KW54	EP-KW55	EP-KW56		EP-KW57	EP-KW58		EP-KW59			EP-KW60	EP-KW61		EP-KW62	EP-KW63	EP-KW64		EP-KW65		EP-KW66
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EP-KW67 MKW73 WS11 12.2 mt Proposed DP road	MKW73 WS11		12.2 mt Proposed DP r	oad	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
EP-KW68 MKW74 WS DP Road 18, WS 15	MKW74 WS 18, WS WS		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
EP-KW69 MKW75 WS15 DP Road	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
EP-KW70 MKW78 WS DPU4.5 (Wireless Station) 17 & 18	MKW78 WS 17 & 18		DPU4.5 (Wireless Station	(ι	Parallel D.P. road of 18.3 mt.wide is proposed through CTS no.199	Modification u/s 30 is proposed to be sanctioned
EP-KW71 MKW79 WS ROS 1.5 &MKW8 27 7	MKW79 WS &MKW8 27 7		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.	of Modification u/s 30 is proposed to be nd sanctioned of
EP-KW72MKW81WSRH1.1(Municipal22Dispensary)	MKW81 WS RH 1.1 22 Dispensary)	RH 1.1 Dispensary)	1.1 pensary)	cipal	Reservation of RH 1.1 (Municipal Dispensary) Modification u/s 30 is proposed to be is deleted from CTS No. 1374B/395.	Modification u/s 30 is proposed to be sanctioned
EP-KW73 MKW82 WS18 RE1.1 (Mun. School)	MKW82 WS18		RE1.1 (Mun. School)		The reservation of RE1.1(Municipal School) Modification changed to Secondary school RE1.2 (Primary sanctioned & Secondary School).	Modification u/s 30 is proposed to be sanctioned
EP-KW74 MKW83 WS23 ROS 1.5 (Garden/Park)	MKW83 WS23	WS23	ROS 1.5 (Garden/Park)		Reservation of ROS1.5 is changed to ROS 2.4 Modification u/s Municipal Sports Complex.	Modification u/s 30 is proposed to be sanctioned

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	MKW85 & 34, 246	WS27	v4.8 Cemetery		i) 6),7),12) ,28) & 36) Modification u/s 30 is proposed to be sanctioned ii) 34) Modification u/s 30 is proposed to be sanctioned with following changes-The reservation boundary is corrected as per CTS record & REI.1 (Mun.School) is proposed to be changed to RE 3.1 (Other School)
	MKW86	WS 17	RH1.1	Reservation of RH 1.1 changed to RH1.2 (Hospital).	Modification u/s 30 is proposed to be sanctioned
	MKW90	WS 27	3.1 (koli Housing)	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
	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
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.
EP-KW80	MKW94	WS28	ROS 1.5 (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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	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned
	S				. , ,		N s
		changed from	2. Pvt Garden text is shown by deleting ROS 1.5	The reservation of Play Ground (ROS 1.4) is is retained on land bearing CTS no. 782 part & 863 part	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.	1. DE1.2 is changed to designation of DSA 2.3. on CTS no.23	
		ıged	ting	OS 1	hang per 5 eserv ap s shov shov as s zone	DS/	
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9	out is	sch	is sl	Pla	2 (Hospital g yard RP) per SRDP mentally netery DS/SRDP1991 S 1.4 affect is include eleting DS/eleting DS/elet	to d	1.5)
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	g ro	vate to R	Gar	serv ned rt	vation on the number of the nu	.2 is	n/Pa
	Existing road in layout is deleted	1. Private primary school RE1.1 to RE 1.2.	Pvt 5	The rese is retaine 863 part	Reservation RH1.2 (Hospital) is Fish and net drying yard RP1.1 as 1991. DE1.3 is shown as per SRDP 1991 of Physically and mentally hand! Designation of Cemetery DSA4.3 per SRDP1991 Reservation of ROS 1.4 affecting Cretained Portion of DSA4.3 where Church as per SRDP 1991 is included in I text of Church by deleting DSA 4.3	1. DE1.2 is ch on CTS no.23	Garden/Park (ROS1.5) is deleted
	田田田田田田田田田田田田田田田田田田田田田田田田田田田田田田田田田田田田田田田			T is			
		2)	2)		JS 1.4. let Drying O. 1221 On CTS 1228 1/Park on 1228 at Drying O. 1271 round on 1271 round on 1268 Christian no. 1270 esservation e road on	8	
	_	ipal)	ipal)	(p	ROS I Net D no. ital on den/Par den/Par no. ygroun ygroun Chr Chr S no. reserv	ary	k)
	nown	unici	unici	roun	Round Nond Nond Nond Nond Nond Nond Nond No	(Primary hool)	ı/Par
5	Existing Road Shown	1) RE 1.1 (Municipal) ROS1.4	1.1 (Municipal)	ROS 1.4 (Play Ground)	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 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. 1271 7) ROS 1.4 Playground on CTS 9) DSA 4.3 Christian CEMS 9) The proposed reservation from 9.15 meter wide road on CTS no. 1270 9) The proposed reservation from 9.15 meter wide road on CTS no. 1270	Ş	ROS 1.5 (Garden/Park)
	g Roa	1.1		4 (PI	Playground 2) RP 1.1 Fish yard on C 3) RH 1.2 H No. 4) ROS 1.5 CTS r 5) RP 1.1 F Yard on C 6) ROS 1.4 CTS r 7) ROS 1.4 CTS r 8) ROS 1.4 CTS r	1.2 dary \$	5 (G
	sting	1) RE ROS1.4	1) RE ROS1.4	S 1.	Playground 2) RP 1.1 F yard on 3) RH 1.2 No. 4) ROS 1. CTS 5) RP 1.1 Yard on 6) ROS 1 CTS 7) ROS 1 CTS 7) ROS 1 CTS 8) DSA Cemetery 6 9) The profitom 9.15 I	ond	S 1.
	Exi	1) RO	1) RO	RO	Playgr 2) RPP yard 3) RH No. 4) RO CTS 5) RP Yard 6) RC CTS 7) RC CTS 7) RC CTS 9) Th Hom 9	DE	RO
4	WS11	WS17	WS17	WS15	27 27	WS15	WS27
3	MKW95	MKW97	MKW97	АКW98 & 197	MKW99	MKW10 0	MKW10 1
	MK	MK	MK	MKW98 & 197	MK	MK (MK]
	781	782	783	784		98,	787
2	EP-KW81	EP-KW82	EP-KW83	EP-KW84	EP-KW85	EP-KW86	EP-KW87
	EP	EP	EP.	EP	EP	EP	EP
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		30		30	30		30	30		30	30		30	30	30	30	
		s/n		s/n	s/n		s/n	s/n		s/n	s/n		s/n	s/n	s/n	s/n	
		Modification	sanctioned	Modification sanctioned	Modification	sanctioned	Modification sanctioned	Modification	sanctioned	Modification	Modification	sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	
	0		and land is reserved for Affordable Housing (RR2.2).	The designation of DE2.1 is changed to DE3.1	The 18.30M. DP Road is deleted & reservation	of ROS1.4 & RR2.1 is restored on the deleted portion.	Spill over of DT 1.6 is deleted and replaced by RPIT6 1 colour code	1) 18.30 mt. wide Military Road from Juhu	Circle to Rutambhra College widened to 36.60 mt. on North side only.	Said CTS is partly shown as DE1.2 and	The land is included in I zone as per SRDP	1991 and RAM is deleted.	The reservation of RSA 2.1 (Multipurpose Community Centre) on plot is changed to RR2.2 (Affordable Housing).	The designation of DT3.1 on CTS no. 943, 944 /1 and 944 is deleted and the land is included in R zone	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.	Reservation of RSA1.1 (Municipal Market) deleted from CTS no. 214 and retained on CTS no. 211	110: 411
u	5	On CTS no. 1374 A/8/1 -	RSA3.3 (Cinema Theatre) & On CTS no.1374 A/8/5-RH 1.2 (Hosnital)	1	18.30 mt. D.P. Road		D.T. 1.6 (Parking Lot)	36.60 mt wide Proposed D.P.		DOS 1.4 (PG)	I Zone		Existing Road & RSA 2.1 ((Multipurpose Community Centre)	DT 3.1 (Airport & Heliport)	RH1.1, ROS1.5 RMS3.3	RSA1.1(Municipal Market)	
-	†	WS	22	WS17	WS	23	WS15	WS17		WS23	WS28		WS23	WS 14	WS23	WS18	
C	S	MKW10	7	MKW10	MKW10	4	MKW10	MKW10	9	MKW10	MKW10	∞	MKW11 0	MKW11 2	MKW11 3	MKW11 4	
·	7	EP-KW88		EP-KW89	EP-KW90		EP-KW91	EP-KW92		EP-KW93	EP-KW94		EP-KW95	EP-KW96	EP-KW97	EP-KW98	
-	1	88		68	96		91	92		93	94		95	96	97	86	

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	1	C	t		P	
	EP-	MKW12	WS15	ROS1.4	The reservation on CTS No. 705(Pt) is changed	5
∠	KW 104	3 & 198			The reservation on CTS no.725(Pt) & 708 is	sanctioned with following changes- The reservation on CTS no 705 (pt) & 706 is to be
					changed from RE 1.1 to ROS 1.4 for	changed from ROS 1.4 to RR2.2 (Affordable
					equivalent area deleted from CTS No. 705 (Pt). The reservation of PG ROS1.4 is restored on	Housing). The reservation on CTS 725 (pt) & 708 is to be changed from RE1.1 to ROS1.4
					CTS no.706.	for equivalent area deleted from CTS no. 705(pt) & CTS no. 706
	EP-	MKW12	WS27	DPU 2.1	Designation of DPU2.1 on plot no. R-18 is	Modification u/s 30 is proposed to be
-	KW105	9		P.P	deleted and on remaining portion, designation	sanctioned
					of DPU 2.1 is continued.	
	EP-	MKW12	WS23	ROS1.5	Text of 'Private Garden' is shown on CTS 776	Modification u/s 30 is proposed to be
	KW106	7			by deleting ROS 1.5. The CTS 632 is reserved	sanctioned
					as RMS3.1 (SWM Facility) and small part of	
					CTS 632 on the other side is reserved as RAM	
					(Reservation of Amenity).	
	EP- KW107	MKW12 8	WS22	RMS4.3 (Sewage Pumping Str.)	The portion to be carved out and shown as RPU 5.2	Modification u/s 30 is proposed to be sanctioned
	EP-	MKW12	WS12	ROS1.5	Reservation of Gardens and Parks situated at	Modification u/s 30 is proposed to be
	KW108	6			the junction of roads shown as Traffic islands "TI"	sanctioned
	EP-	MKW13	WS14	ROS1.5	Reservation of Gardens and Parks situated at	Modification u/s 30 is proposed to be
	KW109	0			the junction of roads shown as Traffic islands "TI"	sanctioned
	EP-	MKW13	WS15	ROS1.5	Reservation of Gardens and Parks situated at	Modification u/s 30 is proposed to be
	KW110	Н			the junction of roads shown as Traffic islands "TI"	sanctioned
'	EP-	MKW13	WS17	Vacant Circle	The junction of roads shown as Traffic islands	Modification u/s 30 is proposed to be
	KW111	2			"IL"	
	EP-	MKW13	WS18	DOS1.5- Garden	Designation of Garden and Parks situated at	Modification u/s 30 is proposed to be
<u> </u>	KW112	m			the junction of roads shown as Traffic islands "TI"	sanctioned
	EP- KW113	MKW13 4	WS27	Vacant Circle	The junction of roads shown as Traffic islands "TT"	Modification u/s 30 is proposed to be sanctioned
1	21111	-			11	

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114	EP-	MKW13	WS28	DOS1.5- Garden	Reservation of Gardens and Parks situated at	Modification u/s 30 is proposed to be
	KW114	ν			the junction of roads $% \left(1\right) =\left(1\right) +\left(1\right) =\left(1\right) +\left(1$	sanctioned
115	EP-	MKW13	SM		Existing Road is deleted & CTS No. 255B &	Modification u/s 30 is proposed to be
	KW115	9	18		255A are shown in place of existing road.	sanctioned
116	EP-	MKW13	WS	Existing road	44' Existing Purshotam Tandan Marg from	Modification u/s 30 is proposed to be
	KW116	7	27		Lokhandwala circle upto Maharana Pratap	sanctioned
					Road is widened to 27.45 Mtr.	
117	EP-	MKW13	SM	Existing road	Existing road leading to Adarsha Nagar from	Modification u/s 30 is proposed to be
	KW117	8	27		Tulajabhavani Chowk is widened to 18.30 mt.	sanctioned
118	Eb-	MKW13	SM	Existing road	Existing 60' wide R.G. Gadkari Marg from	Modification u/s 30 is proposed to be
	KW118	6	15		Cooper Hospital to S.V. Road is widened to	sanctioned
					27.45 mtr.	
119	EP-	MKW14	WS	Municipal Facilities (RMS	Municipal office (RO 1.3) is added in	Modification u/s 30 is refused and
	KW119	0	23	1.3)	proposed reservation of Municipal Facilities	Reservation of Municipal Facilities (RMS 1.3)
					(RMS 1.3) on plot bearing CTS No. 844/13	is proposed to be deleted.
120	Eb-	99	WS27	No Road	Road is retained from CTS NO.1374/B/500 -	Modification u/s 30 is proposed to be
	KW120				1374/B/506 to 1374/B/1.	sanctioned
121	EP-	89	WS22		Reservation of Garden(ROS1.5) & Homeless	Modification u/s 30 is proposed to be
	KW121			Shelter (RSA2.9)	Shelter (RSA2.9) is changed to Play ground (ROS1.4)	sanctioned
122	EP-	232	8 SM	ROS1.5	50% of reservation is shown as	Modification u/s 30 is proposed to be
	KW122				Museum(RAS3.5) on CTS 1213(Pt) and	sanctioned with following changes - RSA3.5
					remaining 50% of reservation is retained as Garden(ROS1.5)	is added to ROS1.5
123	EP-		WS28	6.20 mt and 7.50 mt. wide	6.20 mt and 7.50 mt. wide Existing road	Existing 6.20 mt and 7.50 mt. wide road
	KW123			pao)	α
				3		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.

3	4	S.	9	7
	WS17	36.60 mt. D.P. Road &	36.60 mt. D.P. Road & ROS1.7	36.60 mt wide road from CTS no.30 of
		ROS1.5		village JUHU upto Military road junction is shown as ner site condition and carden (2)
				Sollege
				relocated towards North - East of Nalla as
				shown on the Plan.
	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.
	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 sue condution.
	WS18	DMS 5.5	DMS 5.7	Part portion of Municipal store, DMS5.5 (pt)
				of CTS no.4/8/15 is deleted and included in CTS no. 478/16 as DDIII 1/FB)
	WS23	Partly Existing & nartly 9 15	Partly Existing & nartly 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.
MX51	51 WS15	Partly Designated DE1.2 (Partly Designated DE1.2 (Secondary School)	Designation of DE3.1 (Other Education) is
		and Partly	and Partly RE1.1 Mun. School	proposed to be shown on CTS no.845 of
		RE1.1 Mun. School		Village Vile Parle as shown on the plan.
MX59	59 WS18	DOS 2.6 (Designated	DOS 2.6 (Designated Recreation Ground)	Reservation of ROS2.2 (Swimming Pool) is
		Recreation Ground)		proposed to be added in
				DOS2.6 as shown on plan.
MX141	41 WS23	RSA3.3 (Cultural		Reservation of RSA3.3 (Cultural
		rama	Theatre) & DOS2.4 (Municipal Sport	is)
		Theatre) & DOS2.4	Complex)	to be deleted & included in DOS2.4
		(Municipal Sport Complex)		(Municipal Sport Complex) of Village
				Ambivali as shown on the plan
	WS28	1)R Zone	1)R Zone	Reservations of "Metro Rail & Allied Use" is
		2) R Zone & DP Road	2) R Zone & DP Road	proposed to be shown on i) CTS no. 1(pt),
				9B(pt), $11(pt)$ & 11) C1S no.22/(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

7	Reservation of ROS1.4 (Play Ground) is proposed to be shown on CTS no. 35 (pt) of Village Juhu as shown on the plan	& 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.	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.	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	Designation of DTI.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	Reservation of RSA6.3 (Public Convenience)) is proposed to be shown on CTS no. 1262D & 1263A of Village Versova as shown on the plan
9	DR2,1 (Rehabilitation & Resettlement)	ROS1.4 (Play Ground) RR2.1(Rehabilitation & Resettlement)	RR2.1(Rehabilitation & Resettlement)	R Zone	R Zone	R Zone
S	DR2,1 (Rehabilitation & Resettlement)	ROS1.4 (Play Ground) & RR2.1 (Rehabilitation & Resettlement)	RR2.1(Rehabilitation & Resettlement)	R Zone	R Zone	R Zone
4	WS17	WS28	WS28	WS15	WS22	WS27
3						
2	EP- KW134	EP- KW135	EP- KW136	EP- KW137	EP- KW138	EP- KW139
1	134	135	136	137	138	139

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	olish	31(1	9				proposed		proposed to		proposed		proposed		proposed					proposed		proposed		proposed		proposed		proposed to	
	pnd s	tion	196				prc		prc		prc				prc					prc		prc		prc		prc		prc	
7	tion	Sec	Act				is		is		is		is		is					is		is		is		is		is	
	ifica	nder	MR&TP Act 1966				30		30		30		30		30					30		30		30		30		30	
	Substantial Modifications published by the	Government under Section 31(1) of the	MR	nce			s/n		s/n		s/n		s/n		s/n		nce			s/n		s/n		s/n		s/n		s/n	
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	g	plan	under Section 30 of the MR&TP Act 1966	3.2	Management		Location of Mun. Dispensary is changed as per				Designation of DAM deleted & included in R		γM		R Zone is shown & Public Convenience(RSA		Reservation of RT 1.4 is changed to RPU 5.2	Electric Sub Station, Spillover of Reservation		Undeveloped designation of DE 1.2 is changed		ed.		Plots & Existing Road Corrected as per layout	& Railway buffer shown from Railway track.	Designation of DOS 2.6 is changed to layout		Railway buffer shown 30m from railway track.	
	nnir	ted 1	Act	MS	lanag		nged		ange		lude		R/		ienc	ıı.	0 R	Rese		is cl		delet		per	ay tı	d to		lway	
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	atio	and	ion 3	of (I		S 3.1	Aun.	CTS	Poli	Ą.	of D		of DAM changed to RAM	zon	own	on sł	of R'	Stat	elete	desi	of F	reser		ting	ıffer	of D	ıs pe	er sh	
	Modification proposed by Planning	ority	Sect	ion	ا بر	DM	l of I	te on	Jo 1	. 105	ion		ion	in R	is sh	rvati	ion	Sub	l is d	oped	atior	r of		Exis	ay bı	ion	oad a	JJnq	
	\mathbf{M}_0	Authority and shown on submitted plan	ıder	Designation of (Land Fill Site) DMS 3.2	Changed to	Facility) DMS 3.	ation	actual site on CTS No. 569(pt)	Location of Police Chowky is changed	CTS No. 105A	ignat	()	Designation	included in R zone	one	6.3) reservation shown as per JM plan.	ervat	xric	RMS 1.1 is deleted	level	to reservation of RG(ROS 1.5)	Spill over of reservation ROS 1.5 is deleted.		8 8	ailw	ignat	RG & Road as per Layout shown.	way	
		¥	ın	Des	Cha	Fac	оот	actu	Гос	CL	SəQ	zone	Des	incl	R Z	6.3)	Res	Elec	RM	υn	to r	[idS		Plot	& F	SəQ	RG	Rai	
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	lished	plan under Section 26 of the	99	te)					(3)		e		e		(Pu			d De		/									
	and .	on 2	ct 19	11 Si			(/		owk		Zon		Zon			one	Best	Roa		(Primary	ά,	Park							
w	Proposal as per publ	Secti	MR&TP Act 1966	DMS 3.2 (Land fill Site)			DH1.1(Dispensary)		DPU3.2(Police Chowky		DAM(Amenity), I Zone		DAM(Amenity), I Zone		6.3	Convenience), I Zone	ш	Facilites, RMS 1.1 Road		(Pri	Secondary School),	ROS 1.5 (Garden/Park)		1				ĸ	
	ial a	der	R&I	2 (L2			ispe		Polic		neni		neni			ence)	1.4	RM		1.2	Sc.	(Ga		Roac		RG		Railway buffer	
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4	Sheet	No.		ES 20			ES 24		ES 29		ES 37		ES 32		ES 32		ES 20			ES 24		ES 28		ES 16		ES 20		ES 20	
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3	Modifi-	cation	No.	ML1			ML2		ML3		ML6		ML7		ML8		ML11			ML12		ML13		ML14		ML15		ML16	
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2	EP No.			EP- L01			EP- L02		EP- L03		EP- L04		EP- L05		EP- L06		EP- L07			EP- L08		Eb- T00		EP- L10		EP- L11		EP- L12	
1	Sr.	No.		1			2		3		4		5		9		7			8		6		10		11		12	
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I Zone	ES 32 L Zone	I Zone		CTS 5/4 corre	CTS 5/4 corrected and shown in commercial	Modification u/s 30 is proposed to be
& ES zone. 33			zone.	zone.		sanctioned.
College, DOS 1.4 Play CTS 126/1	ES 16 DE 2.1 College, DOS 1.4 Play CTS 126/1	DE 2.1 College, DOS 1.4 Play CTS 126/1	College, DOS 1.4 Play CTS 126/1	126/1	& CTS Boundary is	Modification u/s 30 is proposed to be
Ground corrected as p	corrected as	corrected as	corrected as	corrected as p	Plan. College & PG	sanctioned.
shown as a designation.	shown as a desi	shown as a desi	shown as a desi	shown as a desi	gnation.	
EP- L15 ML26 ES 20 Existing Road 45.70 m Road	ES 20 Existing Road	Existing Road		45.70 m Road v	45.70 m Road widening is shown Up to SCLR	Modification u/s 30 is proposed to be
EP- L16 ML27 ES 20 Existing Road 27.45 mt Road	ES 20 Existing Road	Existing Road		27.45 mt Road	27.45 mt Road widening is shown	Modification u/s 30 is proposed to be sanctioned.
EP- L17 ML28 ES 20 Existing Road 23.75 mt road widening is	ES 20 Existing Road	Existing Road		23.75 mt road	shown	Modification u/s 30 is proposed to be
						sanctioned.
EP- L18 ML29 ES 20 Existing Road 13.40 mt road	ES 20 Existing Road	Existing Road		13.40 mt road	13.40 mt road widening shown.	Modification u/s 30 is proposed to be sanctioned.
EP- L19 ML30 ES 16 13.40 mt DP Road 13.40 mt road	ES 16 13.40 mt DP Road	13.40 mt DP Road		13.40 mt road	13.40 mt road widening shown,	Modification u/s 30 is proposed to be
						sanctioned.
EP- L20 ML30 ES 16 DOS 2.6 RG Designation D	ES 16 DOS 2.6 RG	DOS 2.6 RG		Designation D	Designation DOS 2.6 is changed to Layout RG	Modification u/s 30 is proposed to be
& Ward bound	& Ward bound	& Ward bound	& Ward bound	& Ward bound	& Ward boundary corrected.	sanctioned.
EP-L21 ML31 ES 16 R Zone Reservation	ES 16 R Zone Reservation	Reservation Reservation	Reservation		of RR 2.1 Rehabilitation &	Modification u/s 30 is proposed to be
Resettlement is shown	Resettlement	Resettlement	Resettlement	Resettlement		sanctioned.
EP- L22 ML32 ES 20 DPU 2.1 Fuel Station Designation o	ES 20 DPU 2.1 Fuel Station	DPU 2.1 Fuel Station		Designation o	Designation of DPU 2.1 Fuel Station is Deleted	Kept in abeyance
and shown in R zone.		and shown in	and shown in	and shown in	R zone.	
EP-L23 ML33 ES 33 ROS 1.5 Garden/Park Area of Re	ES 33 ROS 1.5 Garden/Park Area of	ROS 1.5 Garden/Park Area of	Area of		Reservation of RG ROS 1.5 is	Modification u/s 30 is proposed to be
corrected.	corrected.	corrected.	corrected.	corrected.		sanctioned.
EP-L24 ML34 ES 37 DAM(Amenity) Designation of	ES 37 DAM(Amenity)	DAM(Amenity)		Designation	Dam is changed to RAM &	Modification u/s 30 is proposed to be
shape corrected.	shape correcte	shape correcte	shape correcte	shape correcte	.d.	sanctioned.
EP-L25 ML35 ES 37 Existing Road, DAM (Road alignment	ES 37 Existing Road, DAM (Road	Existing Road, DAM (Road	Road, DAM (Road		is corrected, CTS no	Modification u/s 30 is proposed to be
Amenity) Amenity				191/A/C/2 is		sanctioned.
EP-L26 ML36, ES 37 DAM(Amenity) Multi-special	ES 37 DAM(Amenity)	DAM(Amenity)		Multi-special	Multi-specialty hospital should be constructed	Modification u/s 30 is proposed to be
				on this plot. (on this plot. (RH 1.1 and RH 1.2)	sanctioned.
		-				

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	proposed					proposed			proposed																		proposed			proposed	
7	is					is			30 is																		18			is	
	30					30																					30			30	
	s/n					s/n			s/n																		s/n			s/n	
	Modification	sanctioned.				Modification	sanctioned.		Modification	sanctioned.																	Modification	sanctioned.		Modification	sanctioned.
	School,	Rehabilitation & Resettlement, is deleted &	Reservation of Mun School is shown as per	layout, The Designated Play Ground is deleted		ed to	Reservation of Hospital & amenity area is		Reservation/Designation shown as per SRDP	& approved MHADA layout submitted by BP																	all	18.30mt,13.40mt and 9.15 mt wide DP roads			
		dele	lown	si bi	ıt	changed	uty		ber;	tted b																		le DF			
	Municipal	nt, is	is sk	Groui	& Layout RG is shown as per layout	is c	ameı		vn as	ubmi																	for	ıt wic			
	Muni	leme	hool	Play (s per		~ ~	yout.	shov	out s																		15 m			
9		esett	n Scl	ted F	wn as	I ospi	spital	ed la	ıtion	A lay																	ent	.d 9.		òd.	
	nated	& R	Mu	signa	s sho	Jt J	Ho	prov	signs	HAD,																	ignm	nt an		lelete	
	Designated	tion	n of	e De	RG is	u c	o u	er ag	n/De	d ME																	/reali	3.40n	7	oad c	
	D	bilita	vatio	t, Th	yout	natic	vatio	n as I	vatio	orove																	ment	mt,1.	arke	ing R	
	The	Rehal	Rese	layon	& La	Designation of Hospital	Rese	shown as per approved layout.	Reser	& apl																	Alignment/realignment	18.30	are marked.	Existing Road deleted.	
	8	8	4.1																												7
	(1.1)		SOC			ΥW			u																		9.15 mt				
	(DE	Rehab	1),L			+ D/			natio																		and				
w	school (DE1	×	resettlement (DR2.1),DOS			DH 1.2 (Hospital) + DA			Reservation/Designation																		18.30mt,13.40mt and 9.	_:		1	
		per	ent (pund		Host			ion/I																		,13.4	road		Roac	
	Municipal	Designated	ettlen	Play Ground		1.2 (ervat																		30mt	wide DP road		Existing Road	
	Mu	Des	rese	Pla		DH			Res																		18.	wid		Exi	
4	ES 20					ES 24			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	ES 20			ES 20	
3	.37					ML38			ML40																		741			ML42	
.,,	ML37					MI			MI																		ML41			MI	
7	EP- L27					EP- L28			EP- L29																		EP- L30			EP- L31	
	EP-					EP-			EP-																		EP-			EP-	
1	27					28			56																		30			31	

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		to		to	to		to		to	SA	t to	zone		to				to			to			to			to	
		besodord		besodoid	proposed		proposed		psoodoad	sanctioned with following changes, RSA 1.1	(Municipal retail market)is proposed to be	deleted and land to be included in "I "zone as		besodord				besodord			pesodoad			besodord			besodord	
ı	./	30 is		30 is	30 is		30 is		30 is	owing	arket	e inc		30 is				30 is			30 is			30 is			30 is	
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		Modification	sanctioned.	Modification sanctioned.	Modification	sanctionic	Modification sanction	saliciolica	Modification	sanctioned	(Municipal	deleted and	shown on plan.	Modification	sanctioned	Kept in abeyance		Modification	sanctioned		Modification	sanctioned.		Modification	sanctioned.		Modification	canctioned
	9	18.30 mt wide Proposed road widening shown	equally on both side of existing road.	Location of 12.20 mt DP Road changed and same is extended up to Pipe road.	Designation of Cemetery changed to	Galden ar (NOS 1.2)	Reservation of RMS 1.1 (Road depot) is	Chowky RMS 1.2.	Reservation of Municipal Market and	Municipal Chowky should be retained as per	the demand of the Ward office and local	citizens. (RSA 1.1 +)		Deleted reservation of RT 1.4. and changed to	ROS1.5	Reservation of RSA 4.9 Old Age home + Care	centre is deleted	part of reservation of Municipal Market	RSA1.1 is deleted and land is reserved for	ROS1.5	Designation of cemetery Reservation RSA 4.8	Cemetery, Designation RG is changed to ROS	1.5 Garden/Park	Reservation of Multipurpose community	centre(RSA 2.1) is changed to Mun	Dispensary(RH 1.1).	the reservation of DE 1.1 + ROS 1.5 is	dalated
	5	18.3 mt. road		12.20 mt DP road	DSA 4.8 Cemetery		RH 1.1 + Municipal Chowky	2.1 CIVIN	RSA1.1 + Municipal Retail	Market	RSA1.1+RSA2.9+RMS1.2+R	SA6.3		RT 1.4. Parking Lot		RSA 4.9 Old Age home +	RSA 6.1 Care centre	Municipal Market	RSA1.1+RMS3.1+RSA6.3		Designation of cemetery & RG	DOS 2.6		RSA 2.1 Multipurpose	Community Centre		DE 1.1 Municipal School,	DOC 1 & Condon/Dody
,	4	ES 20		ES 37	ES 16	į	ES 16		ES 16					ES 20		ES 20		ES 20			ES 24			ES 24			ES 24	
,	3	ML54		ML55	ML56		ML57		ML58,	68				ML59		ML60		ML61			ML62			ML64			ML65	
,	7	EP- L44		EP- L45	EP- L46		EP- L47		EP- L48					EP- L49		EP- L50		EP- L51			EP- L52			EP- L53			EP- L54	
,	T	44		45	46	į	47		48					49		50		51			52			53			54	_

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55	EP-L55	ML 66, 131	ES 24	DE 1.2 & DOS 1.4+ RSA 2.7		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 EP- L57	ML67	ES 24 ES 24	DR 2.1 Rehabilitation & Resettlement DSA 4.6 Jewish Cemetery	designation DR 2.1 is deleted & shown as R zone designation DSA 4.6 cemetery is change to	Kept in abeyance Modification u/s 30 is proposed to be
58	EP- L58	ML69	ES 28	Hospital RH 1.2 , I Zone		u/s 30 is proposed to
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.
09	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.

63 EP-L63 ML75 ES 33 DR 2.1 Rehabilitation & Designation of DR 2.1 Rehabilitation & Modification us 30 is propose Resettlement. NA Concourated in to Garden ROS 1.5 GEP-L64 ML81 ES 24 ROS 1.5 Garden Park Designation of POS 1.5 is shown and the sanctioned. GEP-L65 ML82 ES 16 RH 1.2 Hospital, ROS 1.4 Play Reservation of RH 1.2 Hospital is deleted and Modification us 30 is propose Reservation of RH 1.2 Hospital RE 1.1 Recommendation Committee ML83 cancels. Modification us 30 is propose Primary Secondary School and its shown as per Reservation of RH 1.2 Play Ground ROS 1.4, primary and Reservations of RE 1.2 Therefore playground ROS 1.4, primary and Reservations of RE 1.2 Reservations should be shown as per RH 1.2 Hospital RE 1.1. Reservation of garden (DOS 1.5) is Modification us 30 is proposed to the part of reservations of ROS 1.4, primary and Reservations of ROS 1.4(PO), RE11. Reservations of ROS 1.4, primary and ROS 1.4, p	1	2	3	4	v	9	7
EP-L64 ML81 ES 24 ROS 1.5 Garden/Park Designation of DOS 1.5 is shown sanctioned.	63	EP- L63	ML75	ES 33	2.1 Rehabilitation	Designation of DR 2.1 Rehabilitation &	n/s 30
EP-L64 ML81 ES 24 ROS 1.5 Garden/Park Designation of DOS 1.5 is shown sanctioned. EP-L65 ML82 ES 16 RH 1.2 Hospital, ROS 1.4 Play Reservation of Play ground Modification and Modification of RH 1.2 Hospital RE 1.1 Recommendation Committee ML83 cancels. Multiple School RE 1.2 Printed Printed Printed School RE 1.2 Printed Printed Printed School RE 1.2 Reservation of Play ground ROS 1.4, printed ROS 1.4 poptinal Reservation of Play ground ROS 1.4, printed sanctioned Printed School RE 1.2 Printed ROS 1.4 poptinal Reservation of ROS 1.4 pG, secondary School RE 1.2 Reservation of School ROS 1.2, printed Reservation of ROS 1.4 pG, secondary School RE 1.2 Reservation of School ROS 1.3 multipla School RE 1.1. Reservation of School ROS 1.4 pG, secondary School RE 1.2 multipla School RE RE 2 Reservation of School ROS 1.3 multipla School RE RES 2 RAH1.1(Municipal Dispensary) Plot bearing CTS no. 638/3 to be reserved only Modification changed LOS 1.5) sanctioned and sanctioned for RSA6.1 (Care Centre) for (RSA 6.1)					Resettlement. NA	Resettlement changed to Reservation of RR	sanctioned.
EP-L64 ML81 ES 24 ROS 1.5 Garden/Park Designation of DOS 1.5 is shown sanctioned. EP-L65 ML82 ES 16 RH 1.2 Hospital, ROS 1.4 Play Reservation of RH 1.2 Hospital is deleted and Modification and EP-L66 ML83, ES 16 Existing Road EP-L67 ML83, ES 16 RH 1.2 Hospital RE 1.1 Recommendation Committee ML83 cancels. Modification and Prinary Secondary School, RE 1.2 Therefore playground ROS 1.4, prinary and Prinary Secondary School, 1.2. Roservations should be shown as per ROS 1.4 PG, 1.1. Reservations should be shown as per Ros additional development plan 2034. RH 1.2 Hospital is and land is increased as per ROS 3.4 ML84 ES 37 Garden(DOS2.6) The part of reservation of garden (DOS 1.5) is Modification changed to designation (ROS 1.5) is sanctioned. EP-L69 ML 85, ES 28 RH1.1(Municipal Dispensary) Plot bearing CTS no. 638.3 to be reserved only Modification sanctioned.						2.1 Rehabilitation & Resettlement. Part NA	
EP-L64 ML81 ES 24 ROS 1.5 Garden/Park Designation of DOS 1.5 is shown Modification EP-L65 ML82 ES 16 RH 1.2 Hospital, ROS 1.4 Play Reservation of Play ground(ROS 1.4) shown. sanctioned. EP-L66 ML82 ES 16 Existing Road Existing road is widened to 18.30 mt is shown. sanctioned. EP-L66 ML82 ES 16 Existing Road Existing road is widened to 18.30 mt is shown. sanctioned. EP-L67 ML83 ES 16 RH 1.2 Hospital RE 1.1 Recommendation Committee ML83 cancels. Modification and included. EP-L67 ML83 ES 16 RH 1.2 Hospital RE 1.1 Recommendation Committee ML83 cancels. Modification and included. ROS 1.4 PG, 1.2.Play Ground ROS 1.4, primary and Primary and Primary Secondary School, ROS 1.4, primary and Reservation of Bevelopment plan 2034. Reservation and Ros school) and its development plan 2034. EP-L68 ML84 ES 37 Garden(DOS2.6) The part of reservation of garden (DOS 1.5) is and land is included. EP-L69 ML 85, ES 28 RH1.1(Municipal Dispensary) Plot bearing CTS no. 638/3 to be reserved only solutioned.						zone converted in to Garden ROS 1.5	
EP-L65 ML82 ES 16 RH 1.2 Hospital, ROS 1.4 Play Reservation of RH 1.2 Hospital is deleted and ground	2	EP- L64	ML81	ES 24		Designation of DOS 1.5 is shown	s/n
EP-L65 ML82 ES 16 RH 1.2 Hospital, ROS 1.4 Play Reservation of RH 1.2 Hospital is deleted and ground and ground ROS 1.4) shown. Banctioned. EP-L66 ML83 ES 16 Existing Road Existing road is widened to 18.30 mt is shown Modification and the sanctioned. EP-L67 ML83, ES 16 RH 1.2 Hospital RE 1.1 Recommendation Committee ML83 cancels, Modification Primary Secondary School, RE 1.2 Therefore playground ROS 1.4, hospital RH sanctioned ROS 1.4 primary and Reservation of Secondary school RE 1.2, municipal school RE 1.1. Reservation of Secondary school RE 1.2 municipal school RE 1.2 municipal school ROS 1.4 primary and development plan 2034. EP-L68 ML84 ES 37 Garden(DOS2.6) The part of reservation of garden (DOS 1.5) is Modification changed to designation (ROS 1.5) is Modification and L28 HR1.1(Municipal Dispensary) Plot bearing CTS no. 638/3 to be reserved only Modification sanctioned.							sanctioned.
EP-L66 ML82 ES 16 Existing Road Existing road is widened to 18.30 mt is shown Modification EP-L67 ML83, ES 16 RH 1.2 Hospital RE 1.1 Recommendation Committee ML83 cancels, Modification and the primary Secondary School, 1.2,Play Ground ROS 1.4, primary and Reservation of Primary Secondary School, 1.2,Play Ground ROS 1.4, primary and Reservation of ROS 1.4 PG, Secondary School RE 1.2 municipal school RE 1.2 municipal school RE 1.2 municipal school RE 1.2 municipal school RE 1.1. Reservation of School), ROS 1.4 PG, Secondary School RE 1.2 municipal school RE 2.4 pditional development plan 2034. EP-L68 ML84 ES 37 Garden(DOS2.6) The part of reservation of garden (DOS 1.5) is Modification changed to designation (ROS 1.5) is Modification and to the Reservation of garden (DOS 1.5) is Modification for Reserved only Modification for Reserved only for (RSA 6.1) sanctioned.	65	EP- L65	ML82	ES 16	RH 1.2 Hospital, ROS 1.4 Play	Reservation of RH 1.2 Hospital is deleted and	n/s 30
EP-L66 ML83, ES 16 Existing Road Existing road is widened to 18.30 mt is shown Road in Sectioned. EP-L67 ML83, ES 16 RH 1.2 Hospital RE 1.1 Recommendation Committee ML83 cancels, Modification Primary Secondary School, 1.2, Play Ground ROS 1.4, primary and Reservation of Secondary School, 1.2, Play Ground ROS 1.4, primary and Reservation of Secondary School, 1.1. Reservations should be shown as per school) and its development plan 2034. EP-L68 ML84 ES 37 Garden(DOS2.6) The part of reservation of garden (DOS 1.5) is Modification changed to designation (ROS 1.5) is Modification for Reserved only Modification for Reserved only Modification for Reserved only ROS 1.5 is RH1.1(Municipal Dispensary) Plot bearing CTS no. 638/3 to be reserved only Rodification for Rose RH1.1(Municipal Dispensary) Rot (RSA 6.1) sanctioned.					ground	Reservation of Play ground(ROS 1.4) shown.	sanctioned.
EP-L67 ML83, ES 16 RH 1.2 Hospital RE 1.1 Recommendation Committee ML83 cancels. Modification 122 Municipal School, RE 1.2 Therefore playground ROS 1.4, hospital RH sanctioned Primary Secondary School, 1.2,Play Ground ROS 1.4, primary and ROS 1.4 PG, 1.1. Reservations should be shown as per school) and its development plan 2034. EP-L68 ML84 ES 37 Garden(DOS2.6) The part of reservation of garden (DOS 1.5) is Modification changed to designation (ROS 1.5) is Modification and the shown as per plan. EP-L69 ML 85, ES 28 RH1.1(Municipal Dispensary) Plot bearing CTS no. 638/3 to be reserved only Modification for (RSA 6.1) and the sanctioned.	99	EP- L66	ML82	ES 16		Existing road is widened to 18.30 mt is shown	
EP-L67 ML83, ES 16 RH 1.2 Hospital RE 1.1 Recommendation Committee ML83 cancels, Modification Municipal School ,RE 1.2 Therefore playground ROS 1.4, hospital RH sanctioned Primary Secondary School, 1.2,Play Ground ROS 1.4, primary and Reservation of Secondary School, 1.2,Play Ground ROS 1.4, primary and Reservation of Secondary School, 1.2,Play Ground ROS 1.4, primary and Reservation of Secondary School, 1.2,Play Ground ROS 1.4, primary and Reservation of Secondary School, 1.1, Reservations should be shown as per school) and its development plan 2034. EP-L68 ML84 ES 37 Garden(DOS2.6) The part of reservation of garden (DOS 1.5) is Modification changed to designation (ROS 1.5) is Anotification plan. EP-L69 ML 85, ES 28 RH1.1(Municipal Dispensary) Plot bearing CTS no. 638/3 to be reserved only Modification sanctioned.							sanctioned.
Municipal School ,RE 1.2 Therefore playground ROS 1.4, hospital RH sanctioned with Primary Secondary School, 1.2, Play Ground ROS 1.4, primary and Reservation of RE 1.2, municipal school RE 1.2, m	<i>L</i> 9	EP- L67	ML83,	ES 16	RH 1.2 Hospital RE		Modification u/s 30 is proposed to be
ROS 1.4 PG, secondary School, 1.2,Play Ground ROS 1.4, primary and Reservation of RE 1.2, municipal school RE 1.1. Reservations should be shown as per school) and its area development plan 2034. RH1.2(Hospital) are an and land is included corrected as per Cit and land is in			122				
EP-L68 ML 85, ES 28 RH1.1(Municipal Dispensary) secondary school RE 1.2, municipal school RE 1.1. Reservations should be shown as per school) and its area development plan 2034. RH1.2(Hospital) are additional reservation of garden (DOS 1.5) is modification u/s changed to designation (ROS 1.5) is Modification u/s sanctioned. EP-L69 ML 85, ES 28 RH1.1(Municipal Dispensary) Plot bearing CTS no. 638/3 to be reserved only Modification u/s sanctioned.						1.2, Play Ground ROS 1.4, primary and	Reservation of RE 1.2(Primary and secondary
EP-L68 ML 85, ES 28 RH1.1(Municipal Dispensary) 1.1. Reservations should be shown as per & additional reser development plan 2034. RH1.2(Hospital) are and land is included and land is included corrected as per Cit plan. Corrected as per Cit plan. Changed to designation (ROS 1.5) is sanctioned. EP-L69 ML 85, ES 28 RH1.1(Municipal Dispensary) Plot bearing CTS no. 638/3 to be reserved only Modification u/s sanctioned.					ROS 1.4 PG,	secondary school RE 1.2, municipal school RE	school), ROS 1.4(PG), RE1.1(Municipal
EP-L68ML 85,ES 28RH1.1(Municipal Dispensary)Plot bearing CTS no. 638/3 to be reserved onlyRevelopment plan 2034.& additional reservation of EP1.CHospital) are and land is included corrected as per Cit plan.EP-L68ML 84ES 37Garden(DOS2.6)The part of reservation of garden (DOS 1.5) is plan.EP-L69ML 85,ES 28RH1.1(Municipal Dispensary)Plot bearing CTS no. 638/3 to be reserved only plot faction u/s sanctioned.						1.1. Reservations should be shown as per	school) and its area are proposed to be shown
EP-L68 ML84 ES 27 Garden(DOS2.6) The part of reservation of garden (DOS 1.5) is sanctioned. EP-L69 ML 85, ES 28 RH1.1(Municipal Dispensary) Plot bearing CTS no. 638/3 to be reserved only wodification u/s sanctioned.						development plan 2034.	& additional reservations of ROS 1.4(PG),
EP-L68 ML84 ES 37 Garden(DOS2.6) The part of reservation of garden (DOS 1.5) is Modification u/s changed to designation (ROS 1.5) as sanctioned. EP-L69 ML 85, ES 28 RH1.1(Municipal Dispensary) Plot bearing CTS no. 638/3 to be reserved only Modification u/s sanctioned.							RH1.2(Hospital) are proposed to be deleted
EP-L68 ML84 ES 37 Garden(DOS2.6) The part of reservation of garden (DOS 1.5) is Modification u/s changed to designation (ROS 1.5) sanctioned. EP-L69 ML 85, ES 28 RH1.1(Municipal Dispensary) Plot bearing CTS no. 638/3 to be reserved only Modification u/s sanctioned.							and land is included in "R"zone also CTS nos
EP-L68 ML84 ES 37 Garden(DOS2.6) The part of reservation of garden (DOS 1.5) is Modification u/s changed to designation (ROS 1.5) is sanctioned. EP-L69 ML 85, ES 28 RH1.1(Municipal Dispensary) Plot bearing CTS no. 638/3 to be reserved only Modification u/s rRSA6.1 (Care Centre) for (RSA 6.1) sanctioned.							corrected as per City survey plan as shown on
EP-L68 ML84 ES 37 Garden(DOS2.6) The part of reservation of garden (DOS 1.5) is Modification u/s changed to designation (ROS 1.5) anortioned. EP-L69 ML 85, ES 28 RH1.1(Municipal Dispensary) Plot bearing CTS no. 638/3 to be reserved only Modification u/s anortioned.							plan.
EP-L69 ML 85, ES 28 RH1.1(Municipal Dispensary) Plot bearing CTS no. 638/3 to be reserved only Modification u/s for (RSA 6.1) for (RSA 6.1) sanctioned.	89	EP- L68	ML84	ES 37		The part of reservation of garden (DOS 1.5) is	
EP-L69 ML 85, ES 28 RH1.1(Municipal Dispensary) Plot bearing CTS no. 638/3 to be reserved only Modification u/s +RSA6.1 (Care Centre) for (RSA 6.1) sanctioned.						changed to designation (ROS 1.5)	sanctioned.
+RSA6.1 (Care Centre) for (RSA 6.1)	69	Eb- T69	ML 85,	ES 28	RH1.1(Municipal Dispensary)		
			128		+RSA6.1 (Care Centre)	for (RSA 6.1)	sanctioned.

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1	EP- L70	ML86	ES 29	MAP + PG + Dispensary	Reservation of MAP + PG + Dispensary is deleted and it is designated as Plavoround	Modification u/s 30 is proposed to be sanctioned
_						
_					north & east of this iis 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)	
71	EP- L71	ML88	ES 37	hospitals (RH 1.2)	Reservation of RH 1.2 Hospital changed to RR	Modification u/s 30 is proposed to be
					2.2 Affordable Housing.	sanctioned.
72	EP- L72	ML89	ES 33,	Garden (ROS 1.5), R Zone	Reservation of Garden/Park(ROS 1.5) in R	Modification u/s 30 is proposed to be
_			ES 37		zone & same is converted in SDZ II with 13.40	sanctioned with following changes.
					mt Access by deleting garden (ROS1.5).	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)	Refused to accord sanction, reservation u/s 30
_					is shown.	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	Modification u/s 30 is proposed to be
					Retail Market (RSA 1.2) is shown.	sanctioned.
92	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	96TW	ES 20	R Zone	Primary & Secondary School (DE1.2) is shown	Modification u/s 30 is proposed to be
						sanctioned.
62	EP- L79	ML97	ES 20	R Zone	Primary & Secondary School (DE1.2) is shown	Modification u/s 30 is proposed to be
						sancioneu.

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	to	to	to	to										
	proposed	proposed	proposed	proposed										
7	.S.	.S	.S.	.S	.S.	.S	.S.	.S.	.S	.S.	.1S	.S	.S.	.IS
	30	30	30	30	30	30	30	30	30	30	30	30	30	30
	s/n	s/n	s/n	s/n										
	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.										
9	Primary & Secondary School (DE1.2) is shown	New reservation RSA 3.7 (Leisure Park) is added to the designation of Lake/ Pond (DOS 1.1) and village boundary corrected.	Reservation of RE 2.1 is to be added with Existing Designation	Reservation of RE 2.1 is to be added with Existing Designation	A residential building is constructed on this plot and this land is owned by the private owner so shown as R Zone.									
w	R Zone	RR 2.1 Rehabilitation & Resettlement.	R Zone	R Zone	R Zone	Lake/ Pond (DOS 1.1)	DE 1.2 Primary & Secondary School	DE 1.1 Primary & Secondary School	DPU 3.4 Post office					
4	ES 20	ES 20	ES 24	ES 24	ES 25	ES 28	ES 29	ES 37	ES 37	ES 37	ES 37	ES 40	ES 37	ES 24
3	ML98	ML99	ML100	ML101	ML102	ML103	ML104	ML105	ML106	ML107	ML108	Ŋ	63	121
2	EP- L80	EP- L81	EP- L82	EP- L83	EP- L84	EP- L85	EP- L86	EP- L87	EP- L88	EP- L89	EP- L90	EP- L91	EP- L92	EP- L93
1	08	81	82	83	8	85	98	87	88	68	06	91	92	93

7	Reservation should be done as municipal Modification u/s 30 is proposed to be	sanctioned.	Boundary of Existing school to be demarcate Modification u/s 30 is proposed to be	sanctioned.			Reservation of RH 1.1 (Municipal Dispensar.	/ Health care Centre is proposed to be deleted	on plot bearing CTS No.223 of village Kurla-	2 as shown on plan.
9	Reservation should be done as municipal	playground on this plot (ROS 1.4)	Boundary of Existing school to be demarcate	and Designation of DE 1.2 is to be shown by sanctioned.	deleting Reservation of Garden shown Revised	Development Plan 2034	ES 24 RH 1.1 (Municipal Dispensary RH 1.1 (Municipal Dispensary / Health care Reservation of RH 1.1 (Municipal Dispensary	Centre		
5	ES 33 DSA 1.1 Municipal Market		ES 33 ROS 1.5 Garden/Park				RH 1.1 (Municipal Dispensary	/ Health care Centre		
4	ES 33		ES 33				ES 24			
3	134		154							
2	EP- L94		EP- L95				EP- L96			
1	94		95				96			

'ME' Ward

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	the t	he		Modification u/s 30 is proposed to be		o pe		o pe					o pe	
	ed by	of t		d tc		d to		d to					d tc	
	Substantial Modifications published by the	Government under Section 31(1) of the	99	obose		obose		obose					obose	
	nd su	ction	MR&TP Act 1966	s pr		s pr		s pr					s pr	
7	atio	er Se	PA	30 is		30 is		30 is					30 is	
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	al Mo	ment	Z	n uc		n uc		n uc					n uc	
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	Sabs	පි		Modi	sanctioned.	Modi	sanctioned.	Modi	sanctioned.				Modi	sanctioned.
		_	9	till		Existing road is deleted and shown under I Modification u/s 30 is proposed to be		The reservation of RH1.1 (Municipal Modification u/s 30 is proposed to be		is			ROS 1.5 (Garden) is added near CTS 263 as Modification u/s 30 is proposed to be	
	ing	Authority and shown on submitted plan	ıt 196	own		nnde		unici	ed 2	H1.1)			\$ 263	
	'lann	nitted	IP AC	is sh		own		\mathbb{S}	add	I+ R			CTS	
	Modification proposed by Planning	anpu	[R&]	2.7		ys pu		H1.1	is	SA2.			near	
9	posed	no n	he M	ROS		ed ar		R	Post)	+ (R			dded	
	pro	show	0 of 1	ur of	ntfer	delet		Jo	lth	A2.1	1.		is a	
	ation	and	ion 3	Colo	the b	d is		'ation	Не	of RS	SA2		arden	ın.
	odific	ority	r Sect	ation	tch of	g roa		reserv	sary/	tion (d to R		5 (G	on pla
	M	Auth	under Section 30 of the MR&TP Act 1966	Reservation Colour of ROS 2.7 is shown till	the stretch of the buffer.	kisting	Zone	ıe ı	ispens	servat	ange		OS 1.	shown on plan.
		<u>.</u>	_	R	th	田田	Ž	1 I	(Multipurpose Community Dispensary/ Health Post) is added and	Municipal reservation of RSA2.1+ (RSA2.1+ RH1.1) is	Dispensary/ Health Post) and changed to RSA2.1.		R	sk
	Proposal as per published	plan under Section 26 of the	9					RH1.1	munit	nicipa	st) an			
	lqnd	on 26	MR&TP Act 1966						Com	Mu	th Po			
S	s per	Secti	[P A			pı			se	+	Heal			
	osal a	nder	IR&	4)		g Ro		1+	odruc		sary/	4)	e	
	Prop	lan u	2	R Zone		Existing Road		SA2.	Multi	Centre +	ispen	R Zone	? Zon	
					9	8 E		5 R		0	Д	R	5 F	
4	Sheet	No.		ES03,	ES06	ES 18		ES 15 RSA2.1+					ES 15 R Zone	
3	Modifi-	cation	No.	MME2		MME6		MME11					MME11	
	Mo	cat	Z	M									MIN	
	No.			IE01		EP-ME 02		EP-ME03					EP-ME04	
2	EP No.			EP-ME01		EP-N		EP-N					EP-N	
1	Sr.	No.				2		3					4	
Ь	1							<u> </u>					1	

revation of ROS1.5 (Garden/ Park) is Modification u/s 30 is proposed to be on CTS no. 118A is deleted. ROS1.5 (Garden/ Park) is Modification u/s 30 is proposed to be extended till 24.4M proposed road widening (V.N.Purav Marg) towards south side. ROS1.1 as shown on plan by sanctioned. NAA. Marg) towards south side. ROS1.5 (Garden/ Park) is to be extended till 24.4M proposed road widening (V.N.Purav Marg) towards south side. ROS1.1 as shown on plan by sanctioned. Nodification u/s 30 is proposed to be sanctioned. Resetutement) is shown on Modification u/s 30 is proposed to be sanctioned. Rest Bus Facilities) as shown on plan. Bearing CTS no. 323 is deleted from Modification u/s 30 is proposed to be sanctioned as shown on plan. Rodification u/s 30 is proposed to be sanctioned. Children's Home) on the said plot is modification u/s 30 is proposed to be sanctioned. An on said plot is deleted. Modification u/s 30 is proposed to be sanctioned. Modification u/s 30 is proposed to be sanctioned.	
	Modification u/s 30 is proposed
The reservation of ROS1.5 (Garden/ Park) is shown on CTS no. 118 and reservation of ROS1.5 on CTS no. 118A is deleted. The reservation of Municipal Market with vending Zone (RSA1.1) as shown on plan by deleting NA. The designation DE1.1 (pt) (Municipal School) is changed to Reservation of RE1.1.(pt) Reservation of hospital (RH1.2) is shown on plan. DR2.1 (Rehabilitation & Resettlement) is deleted partly and included in the designation of DT1.4 (Best Bus Facilities) as shown on plan. The designation of DSA4.2 is shown on plan. The land bearing CTS no. 323 is deleted from 12 zone and included in R zone. DSA2.2 (Children's Home) on the said plot is deleted partly and is included in R zone. DAM is deleted and RAM is added on said plot as shown on plan. The DAM on said plot is deleted. The designation of DOS2.6 (Recreational Ground) is deleted and text "Layout RG" is	put on the same plot. The Part portion of DOS2.6 (Recreational
School) RH1.2 (Hospital), R Zone DT1.4 (BEST Bus Facilities) partly and DR2.1 (Rehabilitation & Resettlement) Partly NDZ (No Development Zone) I Zone DSA2.2 (Children's Home) Part DAM (Designated Amenity Plot) DAM (Designated Amenity Plot) DOS2.6 (Recreation Ground)	DOS2.6 (Recreation Ground)
ES 15 ES 11 ES 11 ES 17 ES 17 ES 17 ES 18 ES 18 ES 18 ES 18 ES 18 ES 18	ES 18
3 MME13, MME54 MME14, MME17, MME67 MME19 MME20, MME21 MME21 MME22 MME23 MME24 MME24	MME26
2 EP-ME05 EP-ME06 EP-ME07 EP-ME09 EP-ME10 EP-ME11 EP-ME11 EP-ME12 EP-ME12 EP-ME15	EP-ME16
1 6 9 8 9 10 11 12 13 14 15	16

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7		30 i	30 i	30 i		30 i	30 i on p	30 is n on pla	30 i on p	. 00
		s/n	s/n	u/s shown		u/s hown	n/s hown	s/n shown	u/s shown	7
		tion xd.	tion	tion cd as s		tion rd as s	tion d as s	tion cd as s	tion ed as s	4:00
		Modification sanctioned.	Modification sanctioned	Modification u/s 30 is sanctioned as shown on plan.		Modification u/s 30 is sanctioned as shown on plan	Modification u/s 30 is sanctioned as shown on plan.	Modification u/s 30 is sanctioned as shown on plan	Modification u/s 30 is sanctioned as shown on plan.	Modification
			_							+
	G" is	The reservation of RSA6.1 (Care Centre) is deleted.	The reservation RSA2.9 (Homeless Shelter) is deleted and the label T avoirt RG' is shown	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.	Two numbers of 9.15 m wide DP roads, 13.40m Wide DP road and 18.30m wide DP road are deleted.	on of s).	The designations of two DOS 1.4(Playground) and DOS 1.5 (Garden/Park) are deleted and the text 'layout RG is shown on the same of DOS 2.2 (Swimming Pool) is deleted as shown on plan.	12.2m wide DP road is deleted partly as shown on plan.	D D Dood is shown as
	of "Layout RG"	Cent	Shel	(Mur), 1 .5 (Grated of	on OP roa on	DP n wic	Reservation nity Centre).	wo arden s sho ming	ly as	100
	'Layo	(Care	neless 'G' is	E1.1 round roS1.	ide DP ide DP on eted.	wide	Rese	t 5 (G RG i Swim	i parti	, pool
		16.1	(Hon	of Ri Playgi of F	shown shown shown ad is dele	m and 1	to	of DOS1.2 Tayout S2.2 (5	leleteα	Jac
9	label	RS/	A2.9	tion the property of the prope	s 13.4(shα road	9.15 road	changed irpose Co	nd D text 'I text 'I DOS	d is d	1 00:
	the	on of	on RS	Reservation of RE1.1 (M ROS1.4(Playground), two numbers of ROS1.5 in etery RSA4.8 are relocate	as ers of as le DP	s of DP ed.	cha	nation (d) al d the on of	P roa	
	and	ervati	rvatic ind the	Rei R(1), tw emete	plot o numbe sed tOm wid	mber Wide delete	is Multij	designations 'ground) and ted and the te ignation of I id as shown or	ide D	10.2
	DOS2.6 and the label shown	The rest	The reservation RSA2.9 (Homeless Shelte deleted and the label 'I avont RG' is shown	School), (Hospital Park), C	said plot as shown 2. Two numbers of 13.40M wide I proposed as shown 3. 13.40m wide DP road is deleted.	Two numbers 13.40m Wide L road are deleted	DSA2.5 is changed to Reservation RSA2.1(Multipurpose Community Centre).	The designations of two DOS 1.4(Playground) and DOS 1.5 (Garden/Park) are deleted and the text 'layout RG is shown on the same. The designation of DOS 2.2 (Swimming Pool) is deleted as shown on plan.	12.2m w on plan.	The man 18 30 m mide
	Ŏ Š	Th	Th		٥		D. R.S		12 on	D T
			elter)	ROS1.4 RE1.1 ROS1.5 RSA4.8	Zone	ed DP	re)	(Playground), (Garden/Park), uning Pool)	oad	
		ntre)	ss She	tal), F ol), F	ad, I ed DF	opose	Cent	Playg rarder ing Pc	OP Rc	(Pacaryoir+)
S		rre Ce	omele	Hospital 1), School Park),	metery) Existing Road, 3.40m Proposed	n Pr m Pr m P	elfare	(C)	osed I	(Rec
		.1 (Cɛ	.9 (Hc	1.2 (J rounc cipal 'n/	tery) isting 10m P	9.15 ₁ 13.40 18.30	.5 (W	5. 2 (Sv	Prop	1
		RSA6.1 (Care Centre)	RSA2.9 (Homeless Shelter)	1. RH1.2 (Hospital), ROS1.4 (Playground), RE1.1 (Municipal School), ROS1.5 (Garden/ Park), RSA4.8	(Cemetery) 2. Existing Road, I 3. 13.40m Proposed DP	Two 9.15m Proposed Roads One 13.40m Proposed Road One 18.30 m Proposed	DSA2.5 (Welfare Centre)	DOS1.4 (Playgroun DOS1.5 (Garden/Pa DOS2.2 (Swimming Pool)	12.2m Proposed DP Road	DMS5 1+
4		ES 06 ES 09	ES 21	ES 09		ES 13	ES 13	ES 13	ES 13	FC 13
3		MME27	MME28	MME29		MME30	MME30, MME62	MME31	MME32	WIME32
7		EP-ME17	EP-ME18	EP-ME19		EP-ME20	EP-ME21	EP-ME22	EP-ME23	FP-MF24
1		17	18	19		20	21	22	23	24

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7	shown on plan	u/s 30 is shown on plan.	Modification u/s 30 is sanctioned as shown on plan	30 is	30 is	30 is	30 is	30 is	Modification u/s 30 is sanctioned as shown on plan	Modification u/s 30 is sanctioned as shown on plan.	Modification u/s 30 is sanctioned as shown on plan	Modification u/s 30 is sanctioned as shown on plan	Modification u/s 30 is sanctioned as shown on plan.	Modification u/s 30 is sanctioned as shown on plan	Modification u/s 30 is sanctioned as shown on plan
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	sanctioned as	Modification sanctioned as	Modification sanctioned as	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned as	Modification sanctioned as	Modification sanctioned as	Modification u/s sanctioned as show	Modification sanctioned as	Modification sanctioned as	Modification sanctioned as
			+	/1.	d 75 is	own as		ion are	gned as		sed as		shown on	iged to	sed as
		is realig	wide DP road is realigned as shown	d on 74A	1A/3A ar	V/5 is sh		reservat	l is reali		is proposed	nanged to	as	is changed	is proposed
9		.P. Road	ad is rea	c) is adde	S no. 7	d on 747	deleted.	g to the	DP road	is deleted	DP road is	oad is cl	Road is realigned	widening is ag.	OP road
		wide D m.	le DP ro	den/ parl	aring CT R zone.	DP roa	ng line is	ls leadin m.	.4m wide m.	DP road	wide	vide DP 1 shown or	Road is	road v	wide I m.
	per plan.	The 18.30m wide D.P. Road is realigned as shown on plan.	13.40m wic on plan.	ROS1.5 (Garden/ park) is added on 74A/1.	The plot bearing CTS no. 74A/3A and 75 is shown under R zone.	18.3m Wide DP road on 74A/5 is shown as existing road.	Road widening line is deleted.	Internal roads leading to the reservation are shown on plan.	Proposed 13.4m wide DP road is realigned as shown on plan.	9.15m wide DP road is deleted	The 9.15 m shown on plan	The 13.4m wide DP road is changed to 13.4m widening as shown on plan.	18.30m DP plan.	The 23.80m road w 18.30m road widening.	The 9.15 m wide DP road is shown on plan.
	per	The sho	13. ²	RO	The	18.3 exis	Ros	Inte	Prc	9.1	The		18.30 plan.	Road The 18.30	Road The
		OP Road	OP Road	ដ			lening		OP Road	P Road			OP Road		d Ro
S		roposed I	roposed I	alla Buffe		road	Road wic		roposed I	Desodo		roposed I Proposed	roposed I	Proposed	Proposed, Existing 1
	Zone	18.30m Proposed DP Road	13.40m Proposed DP Road	I Zone, Nalla Buffer	I Zone	18.3m DP road	Proposed Road widening	I Zone	13.40m Proposed DP Road	9.15m Proposed DP Road	R Zone	13.40m Proposed DP 13.4m Proposed widening	18.30m Proposed DP Road	23.80m Widening	9.15m Proposed 1 Widening, Existing Road
4		ES 18	ES 13	ES18	ES18	ES18	ES18	ES06	ES 17	ES21	ES21	ES13	ES21	ES18, ES21, ES17	ES 17
3		MME33	MME34	MME35	MME35	MME35, MME41	MME35	MME36	MME37	MME38	MME38	MME40	MME42	MME43	MME44
2		EP-ME25	EP-ME26	EP-ME27	EP-ME28	EP-ME29	EP-ME30	EP-ME31	EP-ME32	EP-ME33	EP-ME34	EP-ME35	EP-ME36	EP-ME37	EP-ME38
1		25 E	26 E	27 E	28 E	29 E	30 E	31 E	32 E	33 E	34 E	35 E	36 E	37 E	38 E

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39	EP-ME39	MME44	ES 17	Existing Road	The 13.40m wide DP road is proposed as	Modification u/s 30 is proposed to be
_					shown on plan.	sanctioned as shown on plan.
40	EP-ME40	MME45	ES 13	RSA2.1 (Multipurpose	The additional reservation of ROS1.5	Modification u/s 30 is proposed to be
_				Community Centre), ROS1.5 (Garden/ Park)	(Garden/Park) is deleted.	sanctioned.
41	EP-ME41	MME45	ES 13	RSA2.1 (Multipurpose	The reservation of ROS1.5 (Garden/Park) is	Modification u/s 30 is proposed to be
				unity Ce	adjusted in reservation of Multipurpose	llowing o
				(Garden/ Park)	Community Welfare Centre (RSA2.1)as shown	on plot bearing CTS No. 266 is proposed as
					on plan.	RSA2.1+ROS1.5 as shown on plan.
42	EP-ME42	MME46	ES 21	RSA2.1+	Reservation of RSA2.1+ (Multipurpose	Modification u/s 30 is proposed to be
				RSA6.1(Multipurpose	Community Centre) is deleted.	sanctioned.
				Community Centre + Care Centre)		
43	EP-ME43	MME47,	ES 15	12.2m Proposed DP Road		Modification u/s 30 is proposed to be
		MME57			12.2m wide DP road through CTS no. 113 is	sanctioned as shown on plan.
					widened to 24.4m DP road as shown on plan.	
44	EP-ME44	MME47,	ES 15	18.30m DP road	The 18.30m DP road is widened to 24.4m and	Modification u/s 30 is proposed to be
		MME57			extended as shown on plan.	sanctioned as shown on plan.
45	EP-ME45	MME47,	ES11,	12.20 m DP road, RT1.4	The 12.20 m DP road proposed along the	Modification u/s 30 is proposed to be
		MME57	ES 15	(BEST Bus facilities),	reservation of RT1.4 (BEST Bus facilities) is	sanctioned as shown on plan.
				RMS4.1(sewage treatment	deleted and this portion is included in	
				plant facilities)	reservation of RT1.4. The reservation of	
					sewage treatment plant facilities is shifted to	
					front of V. N. Purav marg as shown on plan.	
46	EP-ME46	MME48	ES 06	ROS2.7 (Green Belt)	Reservation of ROS2.7 (Green Belt) is	Modification u/s 30 is proposed to be
					corrected as shown on plan.	sanctioned.
47	EP-ME47	MME49	ES 06	R zone	The plot bearing CTS No.523 is shown in	Modification u/s 30 is proposed to be
					Industrial Zone.	sanctioned.
48	EP-ME48	MME51	ES18	DR1.1(Municipal Staff	1. The DR1.1 (Municipal staff quarters) is	Modification u/s 30 is proposed to be
				Quarters)	changed to DR1.5 (Municipal Housing).	sanctioned as shown on plan.
					2. The DR1.1 is changed to DR1.1 (Mumcipal	

				to be					to be				to be			to be			to be		to be		to be		to be		to be		to be	changes :	
				proposed					proposed				proposed			proposed			proposed		proposed		proposed		proposed		proposed		30 is proposed		
7				.s	ı plan.				is				is			is	ı plan.		is		is		is		is		is		is	following	
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				Modification	sanctioned as shown on plan.				Modification	sanctioned.			Modification	sanctioned.		Modification	sanctioned as shown on plan		Modification	sanctioned.	Modification	sanctioned.	Modification	sanctioned.	Modification	sanctioned.	Modification	sanctioned.	Modification	sanctioned	
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	+ DR1.5(Municipal Housing).	3. The R zone is changed to DR1.5 (Municipal Housing) as shown on plan		RSA2.1 (Multipurpose	(Municipal	Market with vending zone) and the 9.15 m			ROS1.4	(Playground) and reservation of ROS1.4 on	other Cts Nos. (487, 488, 489, 490, 491pt, 492,			DE1.2 (Primary and	plan.	.0m.			Play Ground DOS1.4 is		RH1.2 is changed to RH1.2 (Hospital) +RE2.1		DOS1.4				ry &	plan.	All garden/park reservations are shown as ROS		
	d Ho	(Mu		Aultip		the 9			from R	ROS	491p	ı		rimar	no n'	24.4			DOS		tal) +				plan.		(Primary	wn on	own a		
	nicipa	DR1.5		1. G	A1.1	and				n of	, 490			2 (I	show	ged to			round		Hospi		and	plan.	ıs per			s sho	are sh	plan.	
	5(Mu	ed to]	1a11.	SSA2	RS	one	ġ.		deleted	vatio	, 489			DE1.2	led as	chang			ay G		11.2 (DE1.2	s per	own a		DE1.2	ded a	ions a	no n'	
9	DR1.	hange	и оп р	of F	re),	ing z	lelete		is d	rese	7, 488				is ado	ing is				NA.	to RE	<u>.</u>		e uwc	is sh		jo	is ad	servat	show	
		e is c	INOII	tion	Cent	vend	l are c		512	and	s.(487	ed.		tion	loot)	/ideni			ion o	ting]	nged 1	ation	jo	is sho	Area)		ation	(lood	ırk res	at) as	
	quarters)	R zon	5) as s	reservation of	nity	with	road		no.	(punc	ts No:	retain		signa	ry scł	4M W			ignat	y dele	s cha	Educ	tion	(punc	tural		designation	rry Sc	len/pa	sen be	
	staff qu	3. The R zone is changed to	Surreno:	The re	Community Centre), RSA1.1	Iarket	wide DP road are deleted.		CTS	Playgro	her C	493) is retained.		The designation of	secondary school) is added as shown on plan.	The 13.4M Widening is changed to 24.40m.			The designation of	added by deleting NA	H1.2 i	(Higher Education)	Designation	(Playground) is shown as per plan.	NA (Natural Area) is shown as per plan.		The d	Secondary School) is added as shown on plan.	11 gard	2.7 (Green belt) as shown on plan.	
	st	3	7			Market M	9.15m w			(I	ō	4			SE	T	Road				R	(I	Ω	(I	Z		T	Ñ			
				ø	Centre),	Mar			k)								Ř		Area partly, R						ne)				Station),	l), RH1.2	
				RSA2.1(Multipurpose		oal	With Vending Zone,	oad	ROS1.5 (Garden/Park)								Proposed		Area 1		(T)				Tunnel Portion (R zone					ROS1.4 (Playground),	
T.				f ultip	Ľ	unici	ding	DP R	Jarde								Prop				ospita				rtion				ire	Playg	
				2.1(N	Community	RSA1.1Municipal	ı Ven	Proposed DP Road	1.5 ((ne				Ш	Widening	NA- Natural	Zone Partly	RH1.2 (Hospital)		Je		nel Po		ne		RPU1.1(Fire	1.4 (
			-		Com	RSA	With	Prop					R Zone				13.4m	Wide		Zone			I Zone		Tunı		R Zone		RPU	ROS	,
4				ES 09					ES 06				ES15			ES 15			ES 15		ES 15		ES 09		ES13		ES13,	ES09	ES09		
8				MME52		_			MME53				MME54,	MME98	_	MME55	_		MME55,	MME92	MME55,	MME57	MME56		MME57		MME58,	MME101	MME59	_	-
				N N					MIV				MW	M		MIV			MM	M	MM	M	MIN		MIV		MW	MM	MIV		
				Œ49					Œ50				Œ51			Œ52			Æ53		IE54		Œ55		Œ56		Œ57		Æ58		
2				EP-ME49					EP-ME50				EP-ME51			EP-ME52			EP-ME53		EP-ME54		EP-ME55		EP-ME56		EP-ME57		EP-ME58		
1				49					20				51			52			53		54		22		99		22		28		_

7	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - I is changed to SDZ .	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - I is changed to SDZ.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ .	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ .
9	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.	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.	The NDZ land located on CTS no. 6pt, 10pt of Mandala Village and located opposite to RT3.1reservation is now changed to SDZI and marked as M/5.	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.	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
S	Development	Development	Development	Development	Development
7	(N)	o _N	(N)	NO NO	(N ₀
	NDZ Zone)	NDZ Zone)	NDZ Zone)	NDZ Zone)	NDZ Zone)
4	ES15	ES14, 15	ES14,	ES18	ES18
3	MME74	MME75	MME76	MME77	MME78
2	EP-ME67	EP-ME68	EP-ME69	EP-ME70	EP-ME71
1	19	89	69	70	71

	30 is proposed to be	following changes.	following changes. to SDZ. 30 is proposed to be following changes. to SDZ.	following changes. SDZ. SDZ. SDZ. SDZ. SDZ. SDZ. SDZ. SDZ	wing chang proposed to wing chang wing chang proposed to wing chang wing chang
	_	with	anged anged with with anged	u/s with anged anged with anged anged anged	u/s with anged u/s with anged u/s with anged u/s with anged t
no. Modification u/s		ked E/8. cept			
		as ME/8. The entire land excluding existing roads is kept reserved for RT3.1 & ROS1.5.			
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 reserved for RT3.1 & ROS1.5.	reserved for RT3.1 & ROS1.5. 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.	reserved for RT3.1 & ROS1.5. 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. 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.	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. The NDZ land located on CTS no. 6pt Mandala & 5pt Deonar bounded by 'S' & 'N' ward boundary of CTS no. 1pt of Mandala. 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 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 SDZ-I and marked as NE/11. The part portion on NDZ land located on seaward side of High Tide Line is now shown as NDZ-I and marked as NE/11.
	East side is n as The entire lan reserved for R				
Development			Development	Development	Development Development Development
o No		(No		OZ)	
NDZ Zone)		NDZ Zone)		NDZ Zone)	
ES18		ES18, ES14		ES18	ES18 ES18
MME79		MME80		MME81	MME81
EP-ME72		EP-ME73		EP-ME74	EP-ME74
72		73		47	77

L	SDZ - II is changed to SDZ .	dary of Modification u/s 30 is proposed to be marked sanctioned with following changes. ME/13. SDZ - I is changed to SDZ. ated on shown	nkhurd Modification u/s 30 is proposed to be c Road sanctioned with following changes. West is SDZ - I is changed to SDZ . ME/14. shown shown	station Modification u/s 30 is proposed to be ME/15. sanctioned with following changes. ted on SDZ - II is changed to SDZ . shown	jinagar Modification u/s 30 is proposed to be own as sanctioned with following changes. SDZ - I is changed to SDZ.
9		The NDZ land located on North boun Mankhurd is now shown as SDZ-I and as The part portion on NDZ land loca seaward side of High Tide Line is now as NA.	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.	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.	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.
v		NDZ (No Development Zone)	NDZ (No Development Zone)	NDZ (No Development Zone)	NDZ (No Development Zone)
4		ES18	ES18	ES18	ES22
۲	,	MME84	MME85	MME86	MME87
C		EP-ME77	EP-ME78	EP-ME79	EP-ME80
-	-	77	78	79	08

1	2	3	4	3	9	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 The part portion on NDZ land located on seaward side of High Tide Line is now shown as 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.
8	EP-ME84	MME91	ES 22	(F	Designation of Municipal Hospital DH1.2 is changed to Reservation of RH1.2 (Hospital).	Modification u/s sanctioned.
85	EP-ME85	MME94	ES22	DR2.1 (Rehabilitation and Resettlement)	Replanning is done for seven slum Pockets (which are represented by code MEP- MEast Planning on map) and The amenities proposed are in addition to the reservations of RDDP34. as follows: A. Shivajinagar + Baiganwadi- CTS No.1pt (Deonar) 1. Newly proposed Public Open Spaces- CTS No.1pt 3 Numbers of ROS1.5 (Garden/Park), 2 Numbers of ROS1.4(Playground), ROS1.5+ 2. Newly proposed Educational Amenities-	Modification u/s 30 is proposed to be sanctioned as shown on plan.

7	tes- 1pt 1pt ttre fire fire ing 6.2 ent	on Modification u/s 30 is proposed to be 1PT sanctioned as shown on plan. on 1PT rage nent hich hich coad 4m. rom ands.	6pt Modification u/s 30 is proposed to be rd) sanctioned as shown on plan.
9	RE1.1 (Municipal School)- CTS No. 1pt 3. Newly proposed Social Amenities- CTSNo. a. RSA 2.1- Multipurpose Community Centre b. RSA2.9 - Homeless Shelter c. RSA5.2 (Multipurpose Housing for Working Women) + RSA6.1 (Care Centre) + RSA6.2 (Aadhar Kendra with Skill Development Centre)	4.Newly proposed Health Amenities- on CTS RH1.3+RH1.1 (Maternity Home+Health Post) 5.Newly proposed Municipal Services- on CTS a. RMS2.1- Transport Garage b. RMS3.1 - Solid Waste Management Facilities 6.Changes in widths of Existing Roads. 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. 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.	B. Mandale- Kurla Scrap (CTS No. 6pt Village-Mandale and 1pt Village -Mankhurd) 1. Newly proposed Public Open Spaces
w		DR2.1 (Rehabilitation and Resettlement), Existing Road	R Zone, RR2.1(Rehabilitation and Resettlement)
4		ES14, ES18, ES22	ES14, ES18,
3		MME94	MME94
2		EP-ME85	EP-ME85
1		88	88

7		Modification u/s 30 is proposed to be sanctioned as shown on plan.
9	i. ROS1.4(Playground)-CTS No.1pt Mankhurd, ii. ROS2.7 (Green Belt), ROS1.5 (Garden/Park) on CTS No. 6pt Mandale. 2. Newly proposed Educational Amenities RE1.1(Municipal School)- CTS no.1pt Mankhurd, RE2.1 (Higher Education)-CTS No. 3. Newly proposed Social Amenities- CTS No.6pt- Amenities- CTS No.6pt- BSA2.1- Multipurpose Community Centre b. RSA2.9 - Homeless Shelter c. RSA5.2 (Multipurpose Housing for Working Women) + RSA6.1 (Care Centre) + RSA6.2 (Aadhar Kendra with Skill Development Centre) d. RSA1.1- Municipal Market with Vending Zone	4.Newly proposed Health Amenities- RH1.2(Hospital) - CTS No.6pt, Mandale 5.Newly proposed Municipal Services-CTS No.6pt a. RMS3.1 - Solid Waste Management Facilities b. RMS3.3- Scrap Yard C. Annabhau Sathe Nagar + Lallubhai Compound 1. Newly proposed Public Open Spaces i. ROS1.4 (Playground)- CTS No. 1pt (Mankhurd), 6pt Mandale ii. ROS1.4 (Playground) CTS No. 1/2
w		R Zone, RR2.1(Rehabilitation and Resettlement)
4		ES18
3		MME94
2		EP-ME85
1		88

7		Modification u/s 30 is proposed to be sanctioned as shown on plan.
9	4 (Playground) (5 (Garden/Park)- CC) proposed Educations of RE1.1 (Municipal S) 1/2pt roposed Social Ameni 1/ (Multipurpose Comm (Care Centre) + RSA 1 Skill Development C	4.Newly proposed Health Amenities-RH1.3+RH1.1 (Maternity Home+Health Post) -CTS No. 1pt Mankhurd 5. Newly proposed Transport Facility: RT1.6 (Parking Lot) -CTS No. 1/2pt Mankhurd D. Govandi 1. Newly proposed Health Amenities-on CTS No. 386pt RH1.3 (Municipal Maternity Home+RH1.1 (Dispensary/ Health Post) 2. Newly proposed Social Amenities- on CTS No. 386pt a. RSA6.1 (Care Centre) + RSA6.2 (Aadhar Kendra with Skill Development Centre) b. RSA4.9- Old Age Home
w		KR2.I(Kehabilitation and Resettlement), ROS1.4 (Playground)
4	1 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	ES14, ES18
3		MME94
2		EP-ME85
1	i c	&

	eq _	pe
7	Modification u/s 30 is proposed to be sanctioned as shown on plan.	Modification u/s 30 is proposed to sanctioned as shown on plan.
9	E. Willage- Anik 1. Newly proposed Public Open Spaces ROS1.4 (Playground)- CTS No. 307pt, 308pt, 301pt 2. Newly proposed Educational Amenities RE1.1(Municipal School)- CTS No. 307pt, 306pt, 306pt, 3. Newly proposed Social Amenities- a.RSA 2.1- (Multipurpose Community Centre) + RSA6.1 (Care Centre) + RSA6.2 (Aadhar Kendra with Skill Development Centre) - CTS No. 298pt. b.RSA1.1- Municipal Market with Vending Zone- on CTS No. 298pt. 4.Newly proposed Health Amenities-on CTS No. 298pt. RH1.3 (Municipal Maternity Home+RH1.1 (Dispensary/ Health Post) F. Cheeta Camp 1. Newly proposed Public Open Spaces ROS1.4 (Playground)- CTS No. 55pt, 38pt, 39pt, 39pt, etc. 2. Newly proposed Educational Amenities REZ.1 (Higher Education)- CTS No. 81pt, 82pt, 94pt, 92pt, 96pt, 10pt	 KE1.2+KE1.3- C1S No. 35pt, 35pt, 38pt, 40pt, 36, 34pt, 39pt. Newly proposed Health Amenities RH1.2(Hospital)- CTS No. 63pt, 65pt, 57pt, 61, 60, 66, 67pt, 75pt, 65pt, 68pt, 76pt, 85pt, 86pt etc.
w	I Zone, R Zone, RR2.1(Rehabilitation and Resettlement)	RR2.1(Rehabilitation and Resettlement), Existing road, R Zone
4	ES15	ES15
3	MME94	MME94
2	EP-ME85	EP-ME85
1	88	85

7		Modification u/s 30 is proposed to be sanctioned as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
9	4. Newly proposed Social Amenities- a. RSA 2.1 (Multipurpose Community Centre) - CTS No. 49pt, 43pt. b. RSA6.1 (Care Centre) + RSA6.2 (Aadhar Kendra with Skill Development Centre) - CTS No. CTS No. 43pt. c. RSA1.1- Municipal Market with Vending Zone - CTS No. 90pt, 69pt, 88pt, 100pt, 89pt etc. d. RSA2.9 - Homeless Shelter - CTS No. 10pt. 5. Changes in widths of existing roads as per requirements: 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 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.	RAM is shown on said plot.	The designation of DE1.1 (Municipal school) is added as shown on plan.	The designation of DE1.2 (Primary and secondary school) is added as shown on plan.	The designation of DE1.2 (Primary and secondary school) is added as shown on plan.
S		IZone	R Zone	R Zone	R Zone
4		ES18	ES15	ES15	ES15
3		MME95	MME96	MME97	MME99
2		EP-ME86	EP-ME87	EP-ME88	EP-ME89
1		98	87	88	68

	3	4	S	_	7
MME100 E	Щ	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.
MME102 F	Щ	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.
MME103 E	Н	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.
MME104 1		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.
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.
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.
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.
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.
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.
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.
MME119 I		ES-18	RSA4.8 (Cemetery)	Reservation of RSA4.8- Cemetery is deleted.	Modification u/s 30 is proposed to be sanctioned.
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.
		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
					Times Comm no month on France

1	2	ဧ	4	w	9	7
103	EP-ME103	田	ES17	ROS1.4 (Playground),	id), ROS1.4 (Playground),	The reservation of RR2.1 (Rehabilitation &
				RR2.1 (Rehabilitation	& RR2.1 (Rehabilitation & Resettlement)	Resettlement) is proposed to be deleted and
				Resettlement)		included in ROS1.4 (Playground) on plot
						bearing CTS no.259pt, 259/1 of village Borla
						as shown on plan.
104	EP-ME104	H	ES22	DR2.1 (Rehabilitation	& DR2.1 (Rehabilitation & Resettlement)	The designation of DR2.1 (Rehabilitation &
				Resettlement)		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	田	ES22	DR2.1 (Rehabilitation	& DR2.1 (Rehabilitation & Resettlement)	The designation of DR2.1 (Rehabilitation &
				Resettlement)		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	T	ES22	DR2.1 (Rehabilitation	& DR2.1 (Rehabilitation & Resettlement)	The designation of DR2.1 (Rehabilitation &
				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.
107	EP-ME107	T	ES22	DR2.1 (Rehabilitation	& DR2.1 (Rehabilitation & Resettlement)	The designation of DR2.1 (Rehabilitation &
				Resettlement)		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	田	ES22	DR2.1 (Rehabilitation	& DR2.1 (Rehabilitation & Resettlement)	The designation of DR2.1 (Rehabilitation &
				Resettlement)		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	H	ES22	DR2.1 (Rehabilitation	& DR2.1 (Rehabilitation & Resettlement)	The designation of DR2.1 (Rehabilitation &

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1	7	c	t	c	0	1
				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 &	& DR2.1 (Rehabilitation & Resettlement)	The designation of DR2.1 (Rehabilitation &
				Resettlement)		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 &	& DR2.1 (Rehabilitation & Resettlement)	The designation of DR2.1 (Rehabilitation &
				Resettlement)		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.

Hereact and included in Rel.2 (Municipal School) Rel.2 (Municipal Schoo		(loc	in	SL	wn		ted	s as		10	ted	
5 ES13 RE1.2 (Municipal School) ES 17 Existing Road ES 15 RMS4.1	7	The reservation of RE1.2 (Municipal Scho	is proposed to be deleted and included	ROS1.4 (Playground) on plot bearing C	no.164pt,165pt of village Marvali as shc	on plan.	Existing road is proposed to be dele	passing through CTS no. 273/1 to 20 & 785	shown on plan.	Reservation of RMS4.1 shown on CTS no.	of village Turbhe is proposed to be dele	and reserved for RT1.4 as shown on plan.
<i>κ</i>	9	RE1.2 (Municipal School)					Existing Road			RMS4.1		
ю	w	RE1.2 (Municipal School)					Existing Road			RMS4.1		
11 2 3 117 EP-ME117 118 EP-ME118 119 EP-ME119	4	ES13					ES 17			ES 15		
117 EP-ME117 118 EP-ME118 119 EP-ME119	ĸ											
1 117 118 119	2	EP-ME117					EP-ME118			EP-ME119		
	1	117					118			119		

'MW' Ward

7	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.	Modification u/s 30 is proposed to be	sanctioned.	Modification u/s 30 is proposed to be	sanctioned.	Modification u/s 30 is proposed to be	sanctioned.
9	Modification proposed by Planning	Authority and shown on submitted plan	under Section 30 of the MR&TP Act 1966	The said plot shown in Residential Zone, .		Partly The plot is shown in Industrial Zone.		EP-MW03 MMW6 ES 08, NDZ, Reservation of Truck The said plot shown in Industrial zone.		The plot included in Residential Zone	
w	Sheet Proposal as per published	plan under Section 26 of the	MR&TP Act 1966	ES 06 I Zone, Partly NDZ		MMW4 ES 08, Partly R Zone and Partly	NDZ	NDZ, Reservation of Truck	Terminus	I Zone	
4		No.		ES 06		ES 08,	ES 12	ES 08,	60	ES 17	
3	Modifi-	cation	No.	MMW3			MMW5 ES 12 NDZ	9MMM		MMW8	
2	EP No.			EP-MW01		EP-MW02		EP-MW03		EP-MW04 MMW8 ES 17 I Zone	
1	Sr.	No.		1		2		3		4	

1	2	3	4	w	9	7
5	EP-MW05	MMW10	ES 17	Existing road affecting	Existing road is deleted. on plot bearing CTS	Modification u/s 30 is proposed to be
		MMW21		reservation	no. 431,430,428,429, 431,432/1 of village	sanctioned as shown on plan.
					Borla which shown on DP sheet is deleted and	
					included in surrounding reservation.	
9	EP-MW06	MMW11	ES 16	Existing road affecting	Existing road is deleted.	Modification u/s 30 is proposed to be
				reservation		sanctioned as shown on plan.
7	EP-MW07	MMW12	ES 21	Spill over Colour of C Zone	Spill over colour of zone on road is deleted.	Modification u/s 30 is proposed to be
				on Existing NG Acharya		sanctioned as shown on plan.
				Road		
8	EP-MW08	MMW14	ES 17	DE 1.1 (Municipal School)	13.40 M wide proposed road is added and	Modification u/s 30 is proposed to be
				DR 1.1 (Municipal Staff	part portion of Municipal School (DE	sanctioned as shown on plan.
				Quarters) DOS 1.4	1.1), Municipal Staff Quarters (DR 1.1)	
				(Playground)	&Playground (DOS 1.4) is deleted.	
6	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	ES 17	12.20 m wide proposed DP	PC:12.20 m wide proposed road is deleted and	Modification u/s 30 is proposed to be
		MMW36		road, R zone,	area of road is included in reservation of	sanctioned with following changes.
		38		RE 1.1(Municipal School),	Municipal School (RE 1.1) and Multipurpose	13.40 m (12.20 m wide DP road u/s26) wide
				RSA 2.1(Multipurpose	Welfare Centre (RSA 2.1).	proposed road is deleted.
				Community Centre)	PA: Road width to be shown as 13.40 m.	
11	EP-MW11	MMW17	ES 17	13.40 m wide proposed DP	Reservations added as per SRDP 91(RSA 2.1	Modification u/s 30 is proposed to be
				roads ,	(Multipurpose Community Centre).	sanctioned as shown on plan.
				RSA 1.1 (Municipal Market		
				with vending Zone), RR 1.5 (
				Municipal Housing) and 9.15		
				m wide proposed DP road.		

Reservation Affordable Housing (RR 2.2) is changed to Rodification with the control of Higher Education (RE 2.1) is changed to Court (RPU 3.5). Part portion of Existing road is deleted. Alignment of 9.15 m wide DP road is slightly Modification with the court of the control o		of of maged to of salightly of the caristing of the caris			
of unged to b. 2.1) is slightly					
servation fordable Hous habilitation & servation of Fanged to Court portion of Extra portio	servation fordable Housing habilitation & Re servation of Hig anged to Court () rt portion of Exist rt portion of Exist fted towards east fted towards east d which connect d existing 13.40 9/6 to 619/5 of vil e spill over colou servation	servation fordable Housing habilitation & Re servation of Hig anged to Court (rt portion of Exis ignment of 9.15 fted towards east fted towards east fted towards cast de existing 13.40 9/6 to 619/5 of vi e spill over colou servation hool(RE1.2) is sl	servation fordable Housing habilitation & Res servation of High anged to Court (R rt portion of Existi gnment of 9.15 n fled towards east s ad which connect p d existing 13.40 n 9/6 to 619/5 of vill e spill over colour servation Figure 1.2 is sho hool(RE1.2) is sho e shape of des	servation fordable Housing (habilitation & Reset anged to Court (RP rt portion of Existing rt portion of Existing ignment of 9.15 m flted towards east sig ad which connect pr d existing 13.40 m 9/6 to 619/5 of villag e spill over colour o servation Pri servation Pri hool(RE1.2) is show e shape of desig	servation fordable Housing habilitation & Res servation of High anged to Court (F rt portion of Exist gnment of 9.15 r fted towards east fted towards east d which connect d existing 13.40 r 9/6 to 619/5 of vil e spill over coloun servation hool(RE1.2) is she e shape of de own as per appro
Municipal Housing) and 9.15 m wide proposed DP road. ES 17 RR 2.2 (Affordable Housing) ES 17 RE 2.1 (Higher Education) ES 13 Existing Road ES 17 I Zone	ES 17 RR 2.2 (Affordable Housing) ES 17 RR 2.2 (Affordable Housing) ES 17 RE 2.1 (Higher Education) ES 17 ES 17 I Zone ES 17 Existing Road ES 21 Existing Road ES 21 Existing Road	ES 17 RR 2.2 (Affordable Housing) ES 17 RR 2.1 (Higher Education) ES 13 Existing Road ES 17 EX 17 EX 17 EX 18 Existing Road ES 17 EX 18 Existing Road ES 17 EX 18 Existing Road ES 17 EX 18 Ex 18 Ex 18 Ex 19	ES 17 RR 2.2 (Affordable Housing) RR 2.1 (Higher Education) ES 17 ES 13 Existing Road ES 17 ES 17 ES 17 ES 18 ES 17 ES 17 ES 17 ES 17 ES 17 ES 18 ES 17 ES 17 EX 12 One ES 18 ES 18 ES 18 ES 18 ES 18 ES 11	Municipal Housing) and 9.15 m wide proposed DP road. ES 17 RR 2.2 (Affordable Housing) ES 17 RE 2.1 (Higher Education) ES 17 I Zone ES 17 Existing Road ES 17 ES 18 Zone ES 18 Zone ES 21 R Zone ES 21 R Zone	ES 17 RR 2.2 (Affordable Housing) ES 17 RR 2.1 (Higher Education) ES 13 Existing Road ES 17 EX 17 EX 17 EX 16 EX 17 EX 16 EX 17 EX 17 EX 18 EX 18 EX 18 EX 18 EX 18 EX 19 EX 19 EX 19 EX 10 EX 10 EX 10 EX 10 EX 10 EX 10 EX 11 EX 11 EX 12 EX 12 EX 11 EX 12 EX 12 EX 14 EX 15 EX 15 EX 17 EX 15 EX 17 EX 15 EX 17 EX 15 EX 17 EX 16 EX 16 EX 17 EX 1
MMW41 MMW41 MMW17 ES 17 MMW18 ES 13 I	MMW41 MMW41 MMW17 ES 17 MMW18 ES 13 II MMW20 ES 17 II MMW22 ES 08, II ES 12 MMW23 ES 21 II	MMW41 MMW41 MMW17 ES 17 MMW20 ES 17 MMW22 ES 08, 1 ES 12 MMW22 ES 08, 1 MMW23 ES 21 1	MMWV17 ES 17 MMWW17 ES 17 MMWW18 ES 13 1 MMWW20 ES 17 1 MMWW22 ES 08, 1 ES 12 MMWW23 ES 21 1 MMWW24 ES 17 1	MMW41 MMW41 MMW17 ES 17 MMWW20 ES 17 I MMW22 ES 08, I ES 12 MMW23 ES 12 MMW24 ES 12 I MMW24 ES 17 I I I I I I I I I I I I I	MMW17 ES 17 MMW17 ES 17 MMW18 ES 13 II MMW20 ES 17 II MMW22 ES 08, II ES 12 MMW23 ES 21 II MMW24 ES 17 II
MMW17 ES 17 MMW18 ES 13 1 MMW20 ES 17	MMW17 ES 17 MMW20 ES 17 MMW22 ES 08, 1 ES 12 MMW22 ES 08, 1 ES 12	MMW17 ES 17 IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	MMW17 ES 17 MMW20 ES 17 MMW22 ES 08, 1 ES 12 MMW23 ES 21 MMW24 ES 17	MMW17 ES 17 IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	MMW17 ES 17 IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII
MMW17 ES 17 RE 2.1 (Higher Education) MMW18 ES 13 Existing Road MMW20 ES 17 I Zone	MMW17ES 17RE 2.1 (Higher Education)MMW18ES 13Existing RoadMMW20ES 17I ZoneMMW20ES 17Existing RoadMMW22ES 08, NDZES 12R Zone	MMW17ES 17RE 2.1 (Higher Education)MMW18ES 13Existing RoadMMW20ES 17I ZoneMMW20ES 17Existing RoadMMW22ES 08, NDZES 12ES 12MMW23ES 21R Zone	MMW17ES 17RE 2.1 (Higher Education)MMW18ES 13Existing RoadMMW20ES 17I ZoneMMW22ES 17Existing RoadMMW22ES 08, NDZES 12R ZoneMMW23ES 21R ZoneMMW24ES 17DOS 1.5 (Garden/Park)	MMW17 ES 17 RE 2.1 (Higher Education) MMW20 ES 17 IZone MMW20 ES 17 Existing Road Existing Road MMW22 ES 08, NDZ ES 12 MMW23 ES 21 R Zone MMW24 ES 17 DOS 1.5 (Garden/Park)	MMWV20 ES 17 RE 2.1 (Higher Education) MMWV20 ES 17 I Zone MMWW22 ES 08, NDZ ES 12 MMWV23 ES 21 R Zone MMWV24 ES 17 DOS 1.5 (Garden/Park)
MMW18 ES 13 Existing Road MMW20 ES 17 I Zone	MMW18ES 13Existing RoadMMW20ES 17I ZoneMMW20ES 17Existing RoadMMW22ES 08, NDZES 12R Zone	MMW18ES 13Existing RoadMMW20ES 17I ZoneMMW20ES 17Existing RoadMMW22ES 08, NDZES 12ES 12MMW23ES 21R Zone	MMW18ES 13Existing RoadMMW20ES 17I ZoneMMW20ES 17Existing RoadMMW22ES 08, NDZES 12R ZoneMMW23ES 21R ZoneMMW24ES 17DOS 1.5 (Garden/Park)	MMW20 ES 17 I Zone MMW20 ES 17 Existing Road MMW22 ES 08, NDZ ES 12 MMW23 ES 21 R Zone MMW24 ES 17 DOS 1.5 (Garden/Park)	MMW20 ES 17 I Zone MMW20 ES 17 Existing Road
MMW18 ES 13 Existing Road MMW20 ES 17 I Zone	MMW18ES 13Existing RoadMMW20ES 17I ZoneMMW20ES 17Existing RoadMMW22ES 08, NDZES 12ES 12MMW23ES 21R Zone	MMW18ES 13Existing RoadMMW20ES 17I ZoneMMW20ES 17Existing RoadMMW22ES 08, NDZES 12R Zone	MMW18ES 13Existing RoadMMW20ES 17I ZoneMMW20ES 17Existing RoadMMW22ES 08, NDZES 12R ZoneMMW23ES 21R ZoneMMW24ES 17DOS 1.5 (Garden/Park)	MMW18ES 13Existing RoadMMW20ES 17I ZoneMMW20ES 17Existing RoadMMW22ES 08, NDZES 12R ZoneMMW23ES 21R ZoneMMW24ES 17DOS 1.5 (Garden/Park)	MMW18ES 13Existing RoadMMW20ES 17I ZoneMMW22ES 17Existing RoadMMW22ES 08, NDZES 12R ZoneMMW23ES 21R ZoneMMW24ES 17DOS 1.5 (Garden/Park)
MMW18 ES 13 Existing Road MMW20 ES 17 I Zone	MMW18 ES 13 Existing Road MMW20 ES 17 Existing Road MMW22 ES 08, NDZ MMW22 ES 08, NDZ ES 12 R Zone	MMW18 ES 13 Existing Road MMW20 ES 17 I Zone MMW20 ES 17 Existing Road MMW22 ES 08, NDZ ES 12 R Zone MMW23 ES 21 R Zone	MMW18 ES 13 Existing Road MMW20 ES 17 Existing Road MMW22 ES 08, NDZ ES 12 R Zone MMW23 ES 21 R Zone MMW24 ES 17 DOS 1.5 (Garden/Park)	MMW18 ES 13 Existing Road MMW20 ES 17 Existing Road MMW22 ES 08, NDZ ES 12 R Zone MMW23 ES 21 R Zone MMW24 ES 17 DOS 1.5 (Garden/Park)	MMW18 ES 13 Existing Road MMW20 ES 17 Existing Road MMW22 ES 08, NDZ ES 12 MMW23 ES 21 R Zone MMW24 ES 17 DOS 1.5 (Garden/Park)
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MMW20 ES 17 I Zone	MMW20 ES 17 I Zone MMW20 ES 17 Existing Road MMW22 ES 08, NDZ ES 12 ES 12 MMW23 ES 21 R Zone	MMW20 ES 17 I Zone MMW20 ES 17 Existing Road MMW22 ES 08, NDZ ES 12 ES 12 MMW23 ES 21 R Zone	MMW20 ES 17 I Zone MMW20 ES 17 Existing Road MMW22 ES 08, NDZ ES 12 R Zone MMW23 ES 21 R Zone MMW24 ES 17 DOS 1.5 (Garden/Park)	MMW20 ES 17 I Zone MMW20 ES 17 Existing Road MMW22 ES 08, NDZ ES 12 R Zone MMW23 ES 21 R Zone MMW24 ES 17 DOS 1.5 (Garden/Park)	MMW20 ES 17 I Zone MMW20 ES 17 Existing Road MMW22 ES 08, NDZ ES 12 MMW23 ES 21 R Zone MMW24 ES 17 DOS 1.5 (Garden/Park)
	MMW20 ES 17 Existing Road In MMW22 ES 08, NDZ In ES 12 MMW23 ES 21 R Zone In MMW23 ES 21 R Zone	MMW20 ES 17 Existing Road In In MMW22 ES 08, NDZ ES 12 R Zone MMW23 ES 21 RMMW23 ES 21	MMW20 ES 17 Existing Road MMW22 ES 08, NDZ ES 12 R Zone MMW23 ES 21 R Zone S MMW24 ES 17 DOS 1.5 (Garden/Park)	ES 17 Existing Road ES 08, NDZ ES 12 ES 21 R Zone ES 21 R Zone ES 17 DOS 1.5 (Garden/Park)	MMW20 ES 17 Existing Road MMW22 ES 08, NDZ ES 12 MMW23 ES 21 R Zone MMW24 ES 17 DOS 1.5 (Garden/Park)
	Existing Road	Existing Road	Existing Road	MMW22 ES 08, NDZ ES 12 MMW23 ES 21 R Zone MMW24 ES 17 DOS 1.5 (Garden/Park)	MMW22 ES 08, NDZ ES 12 MMW23 ES 21 R Zone MMW24 ES 17 DOS 1.5 (Garden/Park)
MMW20	MMW22 ES 08, NDZ ES 12 MMW23 ES 21 R Zone	MMW22 ES 08, NDZ ES 12 MMW23 ES 21 R Zone	MMW22 ES 08, NDZ ES 12 MMW23 ES 21 R Zone MMW24 ES 17 DOS 1.5 (Garden/Park)	MMW22 ES 08, NDZ ES 12 MMW23 ES 21 R Zone MMW24 ES 17 DOS 1.5 (Garden/Park)	MMW22 ES 08, NDZ ES 12 MMW23 ES 21 R Zone MMW24 ES 17 DOS 1.5 (Garden/Park)
MMW20 ES 17 Existing Road	MMW22 ES 08, NDZ ES 12 MMW23 ES 21 R Zone	MMW22 ES 08, NDZ ES 12 MMW23 ES 21 R Zone	MMW22 ES 08, ES 12 MMW23 ES 21 R Zone MMW24 ES 17 DOS 1.5 (Garden/Park)	MMW22 ES 08, NDZ ES 12 MMW23 ES 21 R Zone MMW24 ES 17 DOS 1.5 (Garden/Park)	MMW22 ES 08, NDZ ES 12 MMW23 ES 21 R Zone MMW24 ES 17 DOS 1.5 (Garden/Park)
MMW20 ES 17 Existing Road	MMW22 ES 08, NDZ ES 12 MMW23 ES 21 R Zone	MMW22 ES 08, NDZ ES 12 MMW23 ES 21 R Zone	MMW22 ES 08, NDZ ES 12 MMW23 ES 21 R Zone MMW24 ES 17 DOS 1.5 (Garden/Park)	MMW22 ES 08, NDZ ES 12 MMW23 ES 21 R Zone MMW24 ES 17 DOS 1.5 (Garden/Park)	MMW22 ES 08, NDZ ES 12 MMW23 ES 21 R Zone MMW24 ES 17 DOS 1.5 (Garden/Park)
MMW20 ES 17 Existing Road	MMW22 ES 08, ES 12 ES 12 R Zone	MMW22 ES 08, NDZ ES 12 MMW23 ES 21 R Zone	MMW22 ES 08, ES 12 NDZ MMW23 ES 21 R Zone MMW24 ES 17 DOS 1.5 (Garden/Park)	MMW22 ES 08, NDZ ES 12 MMW23 ES 21 R Zone MMW24 ES 17 DOS 1.5 (Garden/Park)	MMW22 ES 08, NDZ ES 12 MMW23 ES 21 R Zone MMW24 ES 17 DOS 1.5 (Garden/Park)
MMW20 ES 17 Existing Road	MMW23 ES 21 R Zone	ES 12 MMW23 ES 21 R Zone	MMW23ES 12R ZoneReservationMMW24ES 17DOS 1.5 (Garden/Park)The shape of	ES 12 MMW23 ES 21 R Zone MMW24 ES 17 DOS 1.5 (Garden/Park)	ES 12 MMW23 ES 21 R Zone MMW24 ES 17 DOS 1.5 (Garden/Park)
MMW20 ES 17 Existing Road MMW22 ES 08, NDZ Column	MMW23 ES 21 R Zone	MMW23 ES 21 R Zone	MMW23 ES 21 R Zone Reservation MMW24 ES 17 DOS 1.5 (Garden/Park) The shape of	MMW23 ES 21 R Zone MMW24 ES 17 DOS 1.5 (Garden/Park)	MMW23 ES 21 R Zone MMW24 ES 17 DOS 1.5 (Garden/Park)
MMW20 ES 17 Existing Road Description		School(RE1.2) is	MMW24 ES 17 DOS 1.5 (Garden/Park) The shape of	MMW24 ES 17 DOS 1.5 (Garden/Park)	MMW24 ES 17 DOS 1.5 (Garden/Park)

DOS 2.6 (Recreation Ground) Part portion of Recreation Ground (DOS 2.6) is Changed to Rehabilitation and resettlement
is
(KK 2.1)
round)
, DOS 1.4(Playground) Ground (DOS 2.6) is deleted and 'Layout RG' (text) is added.
DOS 2.6 (Recreation Ground) Excess area of Playground (DOS 1.4) and Garden / Park (ROS 1.5) is deleted.
S 1.5),
KOS 1.4(Playground) no. 019/13 is detected and Kecreation Ground (DOS2.6) is corrected.
RE 1.2 (Primary / Secondary Primary
reduced slightly.
Best Bus Depot (RT 1.4) is deleted from CTS
Best Bus Depot (RT 1.4) no. 334pt.
DOS 2.6 (Recreation Ground) Recreation Ground (DOS 2.6)
1811 is deleted and 'Layout R.G'.text shown.
ROS 1.5 (Garden / Park) Garden / Park (ROS 1.5) on CTS no 1 (pt) is
deleted and 'layout RG' (text) is shown.
(Storm Water Reservation of Storm Water Pumping Station
(RMS 6.1) is deleted.
Existing Layout road Existing Layout road 20.00 m wide shown.
18.30 m. proposed D.P. road 18.30 m. proposed D.P. road
SCLR is deleted
and RR 2.1 The network of 9.15m DP road overlapping the
and existing road from N. G. Acharya Marg to CTS
no 17 and other roads for layout is shown
9.15 m wide Proposed road is shown.

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EP-MW35 MMW39 ES 13 RSA	ES 13 RSA 4.8	RSA 4.8	4.8 8.			Modification u/s 30 is proposed to be
),Proposed 18.30 m road				•	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.	sanctioned as shown on plan.
EP-MW36 MMW39 ES 13 18.30 mt wide DP road widening.	MMW39 ES 13 18.30 mt wide DP road widening.	18.30 mt wide DP road widening.	mt wide DP road ng.		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.
EP-MW37 MMW39 ES 13 RSA 4.8 (Cemetery) RAW978 RSA 4.8 (Cemetery)	ES 13 RSA 4.8 (Cemetery)	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.
ES 05 ROS 1.5 (Garden / Park)	ES 05 ROS 1.5 (Garden / Park)	ROS 1.5 (Garden / Park)		H 2 1	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.
EP-MW39 MMW44 ES 17 ROS 1.4 (Playground) T	ES 17 ROS 1.4 (Playground)	ROS 1.4 (Playground)		T	The reservation of Playground (ROS 1.4) is deleted.	Modification u/s 30 is proposed to be sanctioned.
EP-MW40 MMW45 ES 03 DPU 5.1 (Electric Power TI Plant) 5.	ES 03 DPU 5.1 (Electric Power Plant)	DPU 5.1 (Electric Power Plant)	5.1 (Electric Power	TI 5.	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.
EP-MW41 MMW45 ES 03 DPU 5.1 (Electric Power TI Plant)	ES 03 DPU 5.1 (Electric Power Plant)	DPU 5.1 (Electric Power Plant)	5.1 (Electric Power	Ξ	The legend DPU 5.1 is deleted.	Modification u/s 30 is proposed to be sanctioned.
EP-MW42 MMW46 ES 05 ROS 1.5 (Garden / Park) Pa del	ES 05 ROS 1.5 (Garden / Park)	ROS 1.5 (Garden / Park)		Pa de]	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.
EP-MW43 MMW48 ES 09 RE1.1 (Municipal School) M 'C	ES 09 RE1.1 (Municipal School)	RE1.1 (Municipal School)		A S	Municipal School (RE1.1) is changed to 'Cultural Centre' Drama Theatre' Theatre' (RSA3.3)	Sanctioned as proposed u/s 30.
EP-MW44 MMW49 ES 02, NDZ The ES 03, ES 03, ES 05, ES 06, ES 06	ES 02, NDZ ES 03, ES 05, ES 06	NDZ		The Ma sho	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,	NDZ		Modification u/s 30 is proposed to be
			ES 03,		New 18.30 mtr 'L' shape DP road is shown	sanctioned with following changes.
			ES 05,		connecting existing road on east side 13.40 mtr	SDZ - II is changed to SDZ.
			ES 06		DP road on north side.	
46	EP-MW46	MMW49	ES 02,	NDZ		Modification u/s 30 is proposed to be
			ES 03,		- New two nos of ROS 1.5 reservations are	sanctioned with following changes.
			ES 05,		proposed and marked on east side of newly	SDZ - II is changed to SDZ.
			ES 06		proposed 18.30 mtr proposed road.	
47	EP-MW47	MMW49	ES 02,	NDZ		Modification u/s 30 is proposed to be
			ES 03,		One no. of ROS 1.4 reservation proposed and	sanctioned with following changes.
			ES 05,		marked on east side of newly proposed 18.30	SDZ - II is changed to SDZ.
			ES 06		mtr proposed road.	
48	EP-MW48	MMW49	ES 02,	NDZ		Modification u/s 30 is proposed to be
			ES 03,		- New 18.30 mtr road is shown on north west	sanctioned with following changes.
			ES 05,		side of MW /1 (West boundary of CTS no.	SDZ - II is changed to SDZ.
			ES 06		363 Mahul Village) for giving access to MW1.	
49	EP-MW49	MMW49	ES 02,	NDZ		Modification u/s 30 is proposed to be
			ES 03,		- Part portion of NDZ land located on sea word	sanctioned with following changes.
			ES 05,		side of HTL is now shown as NA.	SDZ - II is changed to SDZ.
			ES 06			
20	EP-MW50	MMW50	ES 05	NDZ	The NDZ land shown on DOS 2.6, DOS 1.1 -	Modification u/s 30 is proposed to be
					DSA 4.1, RSA 4.8 and on CTS no. 640,354 is	sanctioned with following changes.
					now shown as SDZ - II and marked as MW /2.	SDZ - II is changed to SDZ.
51	EP-MW51	MMW50	ES 05	NDZ	Part portion of NDZ land located on sea word	Modification u/s 30 is proposed to be
					side of HTL is now shown as NA.	sanctioned with following changes.
52	EP-MW52	MMW50	ES 05	NDZ		Modification u/s 30 is proposed to be
					1	sanctioned with following changes.
					- Portion of SDZ II land excluding DOS 2.6,	SDZ - II is changed to SDZ.
					DOS 1.1, DSA 4.1, RSA 4.8 is now kept	
					reserved as RR 2.2 (Affordable Housing)	

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53	EP-MW53	MMW51	ES 05	NDZ	The NDZ land shown on west side of CTS no.	Modification u/s 30 is proposed to be
					2/1A of Mahul village is now shown as SDZ II,	sanctioned with following changes.
					marked as MW/3	SDZ - II is changed to SDZ.
54	EP-MW54	MMW51	ES 05	NDZ	Entire zone kept reserved for ROS 2.7(Green	Modification u/s 30 is proposed to be
					Belt).	sanctioned with following changes.
						SDZ - II is changed to SDZ.
55	EP-MW55	MMW52	ES 08,	NDZ	The NDZ land located on CTS no. 233 of	Modification u/s 30 is proposed to be
			ES 09		Anik village is now shown as SDZ II and	sanctioned with following changes.
					marked as MW /4.	SDZ - II is changed to SDZ.
99	EP-MW56	MMW52	ES 08,	NDZ	Part portion of NDZ land located on sea word	Modification u/s 30 is proposed to be
			ES 09		side of HTL is now shown as NA.	sanctioned with following changes.
						SDZ - II is changed to SDZ.
57	EP-MW57	MMW52	ES 08,	NDZ	New 18.30 mtr proposed DP road is shown in	Modification u/s 30 is proposed to be
			ES 09		NA zone along west boundary of DT1.1	sanctioned with following changes.
					designation giving an access to MW / 4from	SDZ - II is changed to SDZ.
					existing road to be widened to 18.30 Mtr since	
					MW/4 area is become land lock.	
28	EP-MW58	MMW52	ES 08,	NDZ	New 27.45 mtr proposed DP road is shown on	Modification u/s 30 is proposed to be
			ES 09		east side of MW/4 at intersecting boundary of	sanctioned with following changes.
					DOS 1.4 and RT 1.1 giving an access to MW /	SDZ - II is changed to SDZ.
					4 from 27.45 mtr proposed D P road on east	
					side which already shown in RDDP 2034.	
59	EP-MW59	MMW53	ES 08	NDZ	The triangular NDZ land shown on CTS 230 pt	Modification u/s 30 is proposed to be
					of Anik village bounded by water course on	sanctioned with following changes.
					three side is now shown as SDZ II and marked	SDZ - II is changed to SDZ.
					as MW / 5.	
09	EP-MW60	MMW54	ES 08,	ZQN	The part portion of SDZ II on west side of	Modification u/s 30 is proposed to be
			ES 12		existing road near Vashi gaothan is kept	sanctioned as shown on plan.
					reserved for ROS 1.5.	

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61	EP-MW61	MMW54	ES 08,	NDZ	The NDZ land shown on west side of Anik	Modification u/s 30 is proposed to be
			ES 12		village and southern edge of Maravali village	sanctioned with following changes.
					is now shown as SDZ II and marked as MW /	SDZ - II is changed to SDZ.
					6.	
62	EP-MW62	MMW54	ES 08,	NDZ	6 no's 18.30 mtr proposed DP road is shown Modification u/s	Modification u/s 30 is proposed to be
			ES 12		along North- West edge of ROS 1.5 to	sanctioned with following changes.
					facilitate sectorial development of SDZ II.	SDZ - II is changed to SDZ.
63	EP-MW63	MMW54	ES 08,	NDZ	The part portion of SDZ II on west side of	Modification u/s 30 is proposed to be
			ES 12		existing road near Vashi gaothan is kept	sanctioned with following changes.
					reserved for RR 2.2 (Affordable Housing)	SDZ - II is changed to SDZ.
49	EP-MW64	MMW54	ES 08,	NDZ	Part portion of NDZ land located on sea word	Modification u/s 30 is proposed to be
			ES 12		side of HTL is now shown as NA.	sanctioned with following changes.
						SDZ - II is changed to SDZ.
9	EP-MW65	MMW55	ES 17	ROS 1.4 (Playground)	Reservation of Playground (ROS 1.4) changed	Modification u/s 30 is proposed to be
					to reservation of Affordable Housing (RR	sanctioned with following changes.
					2.2).	SDZ - II is changed to SDZ.
99	EP-MW66	MMW56	ES 17	DPU 3.2 (Police Station)	The designation of Police Station (DPU 3.2) Modification u/s 30 is proposed to be	Modification u/s 30 is proposed to be
					is deleted.	sanctioned.
<i>L</i> 9	EP-MW67	MMW57	ES 05	RE 1.2 (Primary / Secondary	Primary / Secondary School (RE 1.2) is deleted	Modification u/s 30 is proposed to be
			& ES	School)	on CTS no.339 pt, 340pt,341pt and 342 pt.	sanctioned.
			90			
89	EP-MW68	MMW58	ES 13	RE 1.1(Municipal School)	The reservation of Municipal School (RE 1.1)	Modification u/s 30 is proposed to be
					is changed to Multipurpose Community	sanctioned.
					Centre (RSA 2.1) and remaining half portion	
					for Garden / Park. (ROS 1.5).	

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	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n
	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification u/s 30 is sanctioned as shown on plan	Modification u/s 30 is sanctioned as shown on plan	Modification sanctioned.	Modification sanctioned.
		si ((ROS 1.4) is shown.	Reservation of Fuel Station (RPU 2.1) is deleted.	Designation of Recreation Ground (DOS 2.6) is changed and reorganised as Reservation of Garden /Park (ROS 1.5) parallel to railway track.	Designation of Garden/Park (DOS 1.5) is changed to Reservation of Garden/Park (ROS 1.5)	Reservation of Garden /Park (ROS 1.5) is deleted and 'Layout RG' text is shown.	ROS 1.4) is of Disaster
	1.4 open open 24, 2 as GOV Reloc buill IAD.	S 1.	S 1.4	J 2.1	DOS rvatic raï	ark (S 1.5	5. 1.4 Dis
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	ivitie ding che	Park Text)	ıd Text)) uc	Grouda as Jarall	urk (Gard	ark et is s	d (on 3.1).
9	groun: y act buil- at at E / 2 B by OG OI		groun 3' (Statio	tion (unised)	en/Pa n of	in /F 3' tey	roun rvatic (RC
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	of unit the mollication of the m	of (layou	of layou	of F	of Read rand r	of (of C Layo	to Int Faci
	ape to see the	tion and '	ation and '	tion	ged a	tion to F	tion and	tion t ment
	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.	Reservation of Garden / Park (ROS 1.5) deleted and 'layout RG' (Text) is shown.	Reservation of Playground (ROS 1.4 deleted and layout RG' (Text) is shown.	Reserva deleted.	Designation of Recreation Ground (DOS 2.6) is changed and reorganised as Reservation of Garden /Park (ROS 1.5) parallel to railway track.	signa unged	Reservation of Garden /Park (ROS deleted and 'Layout RG' text is shown.	Reservation of Playground (changed to Reservation Management Facilities (RO3.1).
	The chan of e Subb Layc LON porti	Re del	Re del	Re del		Des chai 1.5)	Re	Re chi
		∑	· ·		DOS 2.6 (Recreation Ground)	©	⊋	
	(puna	/ Par	(ROS 1.4	ation	Jion C	/Park	/Park	(pund)
ß	aygro	arden	(RO	el St	ecreat	arden	ırden	aygrc
	(P)	5 (G	puno	1 (Fu	6 (Re	4 (G	5 (G	4 (Pl
	DOS 1.4 (Playground)	ROS 1.5 (Garden / Park	Playground	RPU 2.1 (Fuel Station)	OS 2.	ROS 1.4 (Garden /Park)	ROS 1.5 (Garden /Park)	ROS 1.4 (Playground)
4	ES 17	ES 09 & ES 12	ES 09 & ES 12	ES 21	ES 16	ES 17	ES 17	ES 13
3	MMW59	MMW60	09MWM	MMW61	MMW62	MMW63	MMW64	MMW65
	M	MM	MM	MIM	MM	MM	MM	
	69 M	W70	W71	W72	W73	W74	W75	W76
2	EP-MW 69	EP-MW70	EP-MW71	EP-MW72	EP-MW73	EP-MW74	EP-MW75	EP-MW76
1		70	71	72	73	74	75	76
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7.	ED MW77	37/11/11/1	EG 12	DOC 1 4 (Discussional)	December of Division of Division (DOC 1 4) with the	2) is 50 %
	EF-MW//	CO W IVIIVI	ES 13	ROS 1.4 (Flayground)	Reservation of Flayground (ROS 1.4) winch	Modification u/s 50 is proposed to be
					is deleted, area of Playground (ROS 1.4) is	sanctioned.
					adjusted on adjoining land CTS no. 326 as	
					Garden / Park (ROS 1.5)with equivalent area	
					with proper access.	
78	EP-MW78	99MMW	ES 17	RR 1.5(Municipal Housing)	Reservation of Municipal Housing (RR1.5)	Modification u/s 30 is proposed to be
					adjoining to Rehabilitation and Resettlement (sanctioned as shown on plan.
					RR 2.1) is changed to reservation of	
					Playground (ROS 1.4).	
62	EP-MW79	L9MMW	ES 17	RH 1.2 (Hospital)	Reservation of Hospital (RH 1.2) is deleted	Modification u/s 30 is proposed to be
					and 75% of the land is reserved for Garden /	sanctioned.
					Park (ROS 1.5).	
80	EP-MW80	L9MMM	ES 17	RH 1.2 (Hospital)	Remaining portion and remaining of portion	Modification u/s 30 is proposed to be
					of Hospital (RH 1.2) is shown in R Zone.	sanctioned.
81	EP-MW81	89MWW	ES 21	DOS 2.6 (Recreation Ground)	Designation of Recreation Ground (DOS 2.6)	Modification u/s 30 is proposed to be
					is deleted and 'Layout RG' text is shown.	sanctioned.
82	EP-MW82	0LMMM	ES 08	NDZ		Modification u/s 30 is proposed to be
					No Development Zone is changed and shown	sanctioned with following changes.
					as SDZ- II.	SDZ - II is changed to SDZ.
83	EP-MW83	0LWMM	ES 08	ROS 1.5 (Garden /Park)		Modification u/s 30 is proposed to be
					Green Belt kept below High Tension Lines.	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	Modification u/s 30 is proposed to be
					(DSA 3.2) is changed to Rehabilitation and	sanctioned.
					Resettlement (RR 2.1).	
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.
98	EP-MW86	MMW74	ES16	DOS 1.4 (Playground)	Playground (DOS 1.4) is deleted and layout	Modification u/s 30 is proposed to be
					RG' text is shown.	sanctioned.

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	Modification	sanctioned.		Modification	sanctioned.	Modification	sanctioned.	Modification	sanctioned.	Modification	sanctioned.		Modification															
	Park (ROS	n of Police		Secondary		Secondary		Secondary		Secondary		Secondary		Secondary		Secondary		Secondary		Garden/Park.		to RC Marg		vards eastern	(RE1.2) is		Reservation of Hospital (RH1.2) shown on the	
9	The 30 % reservation of Garden / Park (ROS	changed to Reservation of Police		Primary/	wn	9.15 m wide DP Road changed to Garden/Park.		36.60 m proposed road widening to RC Marg		The reservation of Playground towards eastern	side of the Higher Education (RE1.2) is		ital (RH1.2) s															
	rvatic	ged t	(+.6	Jo	s sho	Roa		sed ro		of P	Highe		Hosp	•														
	e 30 % rese	1.4) is changed	o milconiio	Designation	School(DE1.2) is shown	5 m wide DI		.60 m propo	is shown.	e reservatior	e of the	relocated.	servation of															
		1.4 Fra	3 1	<u>Ď</u>	Sc	De	Sc	De	Sc	Ď	Sc	De	Sc	Ď	Sc	De	Sc	Ď	Sc			existing	.i.	Reservation of Th	sic	rel	Community Re	
w	ROS 1.5 (Garden /Park)			R zone		R zone		R Zone		R Zone		R Zone		R Zone		R Zone		R Zone		9.15 proposed Road		27.45 m widening to	road	ROS 1.4 Rese	Playground		Multipurpose	
4	ES 21			ES 17		ES 17		ES 17		ES 17		ES 21		ES 17		ES 21		ES 21		ES 21		ES 17,	ES 21, ES 08	ES 21			ES 17	
3	MMW75			MMM79		MMW80		MMW81		MMW82		MMW83		MMW84		MMW85		WMW86		39		54		102			167	
7	EP-MW87			EP-MW88		EP-MW89		EP-MW90		EP-MW91		EP-MW92		EP-MW93		EP-MW94		EP-MW95		EP-MW96		EP-MW97		EP-MW98			EP-MW99	
1	87			88		68		06		91		92		93		94		95		96		26		86			66	

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100	EP-		ES08	ROS 1.4(Playground)	ROS 1.4(Playground)	Reservation ROS1.4 Play ground proposed to
	MW100					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	Eb-		ES09	R zone	R zone	Designation of Garden / Park' is proposed to
	MW101					be shown as per SRDP 1991 on plot bearing
						CTS no. 166C, 199 of Village Anik as shown
						on plan.
102	Eb-		ES 21	DOS 1.4 Playground	DOS 1.4 Playground	Designation of DOS 1.4 Playground is
	MW102					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-		ES 21	RMS3.1 Solid Waste	RMS3.1 Solid Waste Management facilities	Reservation of RMS3.1 Solid Waste
	MW103			Management faculties		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-		ES 17	R Zone	R Zone	Reservation of RPU 3.1 (Police Station) is
	MW104					proposed to be shown on plot bearing CTS
						No.416 of village Chembur as shown on
						plan.

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	ions	Secti	Act	is					is		is			is	Plan							is		is		is			
7	icat	der	TP	30					30		30			30	n on							30		30		30			
	Substantial Modifications published by the	Government under Section 31(1) of the	MR&TP Act 1966	u/s 30 is proposed to					s/n		s/n			s/n	sanctioned as shown on Plan.							s/n		s/n		s/n			
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	ಶ್	olan	under Section 30 of the MR&TP Act 1966	- 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		CTS no.'5288' and '5289' is shown instead of			distribution facility is changed to RT 1.4			DE 1.1-	Municipal school & DH 1.3- Municipal	maternity home & 13.40m wide proposed road	and	designation of DOS1.4 (Playground) & DH1.1-	are	reduced as per realignment of existing road.	ą		The reservation of RH1.2 - Hospital is deleted					
	Modification proposed by Planning	Authority and shown on submitted plan	Act		\$ 1.4	ymk	sho		inst		- Electricity transmission	RT		Rehabilitation	DE	Mu	bose	road	8 L	Post	ting	Spill over designation of DPU3.1 removed		l is c		5.5)	department facility on CTS 89, Kirol		
	y Pla	bmit	&TP	The Designation of DOS 2.1	DO	ē.	puno		lown		ansn	d to		shabi	Jo	1.3-	e pro		(pun	_	exis	1 reı		spita	581.	SM	89,		
	iq pa	ns u	MR	SO	o pı	whe	ıy gr		is sh	ayer	, tr	ange		- R(n	Ή	wide	xistiı	ygro	[ealt]	nt of	PU3		- Ho	8	η (D	SL		
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	brc	shov	o of	10 O	wn i	t por	1.4	a.	25' b	on C	3lect1	ty is	SS	RR2	esig	8	13.	upto	S1.4	senss	alig	tion		f RH	/A, 5	ssign	ty c		
	atior	and	0n 3	atior	sho	e par	DOS	the remaining area.	s' an	'Heritage III' text on CTS layer	- H	acili	BEST Bus facilities	Reservation of RR2.1	Resettlement, Designation	choo	ne &	extended upto Existing	f DO	Municipal Dispensary/Health	er re	igna		o uo	from the CTS 525/A, 525/E & 581.	Spill over of Designation (DMS	facili		
	dific	rity	Secti	sign	na is	n th	and	uinin	528	H		on	us fa	ion	nent,	al s	y hoi	ende	o uo	ਬ	as b	r des		rvati	CTS	er o	int i	_	
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	pa	the									city	ibution														ulic	ent		
	olished	plan under Section 26 of the	99	q							Electricity	ribut										on				Hydraulic	department		
	and .	on 2	ct 19	roun							回	distr										stati				H	def		
w	Proposal as per publ	Secti	MR&TP Act 196	DOS 1.4 - Play ground							1	8		7								DPU 3.1 - Police station		oital		1			
	sal a	der	R&1	t - PI							5.2	transmission		Existing road								l - P(RH 1.2-Hospital		5.5	ring		
	odo.	un u	Z	S 1.							b	smis	facility	sting								U 3.		1.2-		S	Engineering	facilities	
	Pı	pla		DO					Ξ̈̈́		RPU	trar	fac	Exi								DP		RH		DMS	Eng	fac	
4	Sheet	No.		ES 25					ES 25		ES 21,	22		ES 29								ES 29		ES 29		ES 29			
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3	Modifi-	cation	No.	MN4					9NIM		MN7			MN8								MN10		MN11		MN12			
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	No.			101					102		103			104								105		901		107			
2	EP No.			EP-N01					EP-N02		EP-N03			EP-N04								EP-N05		EP-N06		EP-N07			
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∞	EP-N08	MN13	ES 29	ROS 2.7 - Green Belt &	The Existing road on CTS 4, $4/224$, 3 & 2 is	Modification u/s 30 is proposed to be
				existing road	realigned along the edge of HE's land towards	sanctioned.
					west side on which 24.00m wide road & ROS	
					2.7 - green belt is proposed.	
6	60N-43	MN15	ES 34	NA	The NA - Natural Area is extended upto the	Modification u/s 30 is proposed to be
					existing road	sanctioned.
10	EP-N10	MN17	ES 25	DT 1.6(pt) - Public parking	The designation of DT 1.6 (pt) - public parking	Modification u/s 30 is proposed to be
				lot	lot is retained on CTS 227 and deleted from	sanctioned.
					CTS 201 to 226, 228 to 231, 232A; 232B;	
					233; 234; 235/1; 235/2 of village Kirol.	
11	EP-N11	MN18	ES 30		RSA 5.1 - Exhibition ground spill over	Modification u/s 30 is proposed to be
				RSA 5.1 - Exhibition Centre	Reservation on CTS 51/B is corrected.	sanctioned as shown on Plan.
12	EP-N12	MN18	ES 30		18.3m wide DP road is realigned as per	Modification u/s 30 is proposed to be
				18.3m DP road	approved layout.	sanctioned as shown on Plan.
13	EP-N13	MN18,	ES 30	RSA 5.1 - Exhibition Centre	The part portion of CTS 194, Ghatkopar	Modification u/s 30 is proposed to be
		82			village, between Nallah & Vikhroli village	sanctioned as shown on Plan.
					boundary is reserved for RSA 4.8 (Cemetery)	
14	EP-N14	MN18	ES 30	RSA 5.1 - Exhibition Centre	The shape of the Car shed is changed so that it	Modification u/s 30 is proposed to be
				& RT 3.1 - Metro Car shed	is not bifurcating the reservation of RSA 5.1 -	sanctioned as shown on Plan.
					Exhibition centre into bits & parcels	
15	EP-N15	MN19	ES 25	DOS 2.6- RG	The plot under reference is designated as DE	Modification u/s 30 is proposed to be
					2.1 - college & it is shown in 'N' ward along	sanctioned.
					with adjoining nallah as per approved layout,	
					Survey drawing & SRDP 1991 & N ward	
					boundary is corrected accordingly	
16	EP-N16	MN19	ES 25	DE 1.2-Primary & Secondary	The designation of plot under reference is	Modification u/s 30 is proposed to be
				school	changed from DE 1.2- primary & secondary	sanctioned.
					school to DE 2.1.	
17	EP-N17	MN19	ES 25	ROS 1.4- Play Ground	The reservation of ROS 1.4 - Play Ground is	Modification u/s 30 is proposed to be
					shown as Designation of DOS 1.4 - play	sanctioned.
					ground.	

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		Modification	sanciioned.	Modification	sanchoned.	Modification	sanctioned.	Modification	sanctioned.	Modification	sanctioned as shown on Plan	Modification	sanctioned.		Modification	sanctioned.		Modification	sanctioned as shown on Plan.			Modification	sanctioned as shown on Plan.	Modification	sanctioned as shown on Plan.						
9		Reserved for KR1.5 - Municipal Housing		Reserved for Retail Market RSA1.2 & RR2.1	Kenadintation & Kesettlement	Designated as DH 3.2 - Private Hospital		Designated DSA 3.8 - Public Hall is shown.		The 13.40m wide proposed road is retained as	per SRDP 1991 & also existing on site	The 18.30m widening to existing road along	saryodaya hospital is shown as per SRDP	1991.	The land bearing CTS 4025, 4026, 4027, 4028,	4029 & 4033A of village Ghatkopar Kirol are	reserved for RMS 1.3 Municipal facilities	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	The shape of RG and Policy Chowky is	modified by keeping both the areas intact.	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
V		R Zone		R Zone		R Zone		R Zone		R Zone & Multiple	Reservations	Existing Road			I Zone			RPU 3.2 - Police Chowky				DOS2.6 - Recreation Ground	& RPU 3.2 - Police Chowky	ROS 1.5 - Garden Park							
4	r 0	ES 29		ES 25		ES 29		ES 29		ES 30		ES 29			ES 29			ES 29				ES 29		ES 34	& 38						
۲		MN26		MN27		MN28		MN29		MN30		MN31			MN32			MN33				MN33		MN34							
C		EP-N18		EP-N19		EP-N20		EP-N21		EP-N22		EP-N23			EP-N24			EP-N25				EP-N26		EP-N27							
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28	EP-N28	MN34	ES 34	I Zone	In this case the Development permission for	Modification u/s 30 is proposed to be
			& 38		een approved u	sanctioned as shown on Plan.
					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	
56	EP-N29	MN34	ES 34	ROS 1.5 - Garden Park	In this case the Development permission for	Modification u/s 30 is proposed to be
			& 38		relocation has been approved under no	sanctioned as shown on Plan.
					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.	
30	EP-N30	MN34	ES 34		In this case the Development permission for	Modification u/s 30 is proposed to be
			& 38	27.45m widening to existing	relocation has been approved under no	sanctioned as shown on Plan.
				road	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	
31	EP-N31	MN34	ES 34	ROS 2.7- Green Belt	In this case the Development permission for	Modification u/s 30 is proposed to be
			& 38		relocation has been approved under no	sanctioned as shown on Plan.
					CHE/5480/DPES dt. 08/09/2011	

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7		Modification u/s 30 is proposed sanctioned as shown on Plan.	Modification u/s 30 is proposed to sanctioned as shown on Plan.	Modification u/s 30 is proposed sanctioned as shown on Plan.	Modification u/s 30 is proposed sanctioned as shown on Plan.	Modification u/s 30 is proposed sanctioned as shown on Plan.	Modification u/s 30 is proposed sanctioned as shown on Plan.	Modification u/s 30 is proposed to sanctioned.
9	IOD - CE/6408/BPES/AN dt. 28/03/2008 CC dt. dt. 29/03/2008 Accordingly the cognizance is taken as per the details as under 24.00m wide proposed DP road over defunct TANSA pipe line & 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	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.	The boundary of DAM - Designated amenity space is corrected as per approval	The existing road is deleted	Shown as 'C' zone instead of I zone as I to R is approved	Shown as RAM - Reserved amenity space instead of DAM - as per approved layout	Alignment of road is shown as per approved amended layout	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
w		DAM-Designated Amenity Space	DAM -Designated Amenity Space	Existing Road	Izone	DAM-Designated Amenity Space	& 12.20m wide existing road	DOS2.6- Recreation Ground
4		ES 29	ES 29	ES 29	ES 29 & ES 30	ES 29 & ES 30	ES 29 & ES 30	ES 29
3		MN35	MN36	MN36	MN37	MN37	MN37	MN38
2		EP-N32	EP-N33	EP-N34	EP-N35	EP-N36	EP-N37	EP-N38
П		32	33	34	35	36	37	38

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		Modification	sanctioned.			Modification	sanctioned.	Modification	sanctioned as shown on Plan.	Modification	sanctioned.	Modification	sanctioned as shown on Plan.		Modification	sanctioned as shown on Plan			Modification	sanctioned as shown on Plan.	Modification	sanctioned as shown on Plan.			Modification	sanctioned.	Modification	sanctioned.	Modification	sanctioned.	
	O	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.	6.10m wide proposed DP road is deleted		The Jhawar road is maintained (widening / DP	Road) with 18.30m width upto the AGLR	Existing road is deleted		The proposed 13.40m road is deleted & the	parallel road in front of Fatema school is	widened to 18.30m upto MG 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.	The road is shown as existing on site which is a	layout road. Hence it is deleted	13.40m wide proposed road is deleted & 9m	wide existing road is widen to 13.40m width			9.15m wide DP road is deleted		Existing road adjoining school through CTS	59 is deleted	The proposed 13.40m wide DP road alignment	is changed.	
t,	e	13.40 mtr. DP road				6.10m wide DP road		18.30m proposed widening		Existing Road		13.40m wide proposed DP	road		18.30m wide proposed DP	road			Existing Road		1. 13.40m wide proposed	road	13.40m wide proposed road	3.approx 6m wide existing	9.15m wide proposed road		Existing road		13.40m wide DP road with	same alignment as SRDP	1991
•	4	ES 29				ES 29		ES 29		ES 29		ES 25			ES 25				ES 25		ES 33				ES 29		ES 34		ES 29		
,	ç	MN39				MN40		MN41 &	87	MN42		MN43			MN43				MN43		MN44 &	∞			MN45		MN47		MN48		
•	7	EP-N39				EP-N40		EP-N41		EP-N42		EP-N43			EP-N44				EP-N45		EP-N46				EP-N47		EP-N48		EP-N49		
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9	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.	18.30m proposed widening after junction is	reduced to 12.2m width.		The 13.40m wide existing road is realigned as	per approved layout	Proposed road is deleted and shown as	existing from CTS 778/9	Exiting road from MG road to welfare centre is	proposed to widen to 9.15m.	9.15m wide road is proposed from Ramji ashar	lane upto welfare centre as a DP road	Width of LBS road is corrected from 36.60m	to 30.50m	Alignment of the road is corrected as per CTS	boundary of the layout	The existing road is shown with actual width of	13.40m	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
w	Existing road				Part 18.30m wide existing	road & part 18.30m wide	proposed road widening	13.40m wide DP road		13.40m wide Proposed DP	Road	6m wide existing road		R Zone		36.6m Proposed widening		Existing road		Existing road		ROS1.4- Playground,	DOS1.4 Playground, RE1.1-	Municipal School, RE1.2-	Primary & Secondary School,	RH1.2- Hospital, DR1.2-	R&R				
4	ES 34				ES 25			ES 30		ES 25		ES 25		ES 25		ES 34		ES 29		ES 29		ES 25									
3	MN49				MN50			MN51		MN52		MN53		MN53		MN54		MN55		MN56		MN59									
7	EP-N50				EP-N51			EP-N52		EP-N53		EP-N54		EP-N55		EP-N56		EP-N57		EP-N58		EP-N59									
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9	is retained & the internal D.P.Road is deleted e. All other Reservations, Designations & Dead on maintained of SDDD 1001	Designation of DO 2.1 - Government office is deleted & shown in Residential zone	The Designation of DOS 2.6 - Recreation Ground is shown as per SRDP 1991 relocation	The reservation of RSA 6.1 - Care centre is deleted & is reserved for ROS 1.5- Garden/Park	The reservation of RMS 3.1 - solid waste management facility is deleted & reserved for RSA 6.1 - care centre	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	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	The reservation of RH 1.2 - Hospital is changed to Municipal Facilities RMS1.3 on part plot & ROS 1.5 - Garden/ Park on remaining Ref: Approved layout vide no. CE/196/BSI/LON dated. 15/10/93	Shown as ROS 2.5 - Sports Complex instead of ROS 1.5 & ROS 2.4	The proposed Ghatkoper Kopairkhairne link
w		DO 2.1 - Government Office	DOS 2.6 - Recreation Ground	RSA 6.1 - Care centre	RMS3.1+RSA6.3- SWM Facilities+Public Convenience	DR 1.4 - BEST Housing	ROS 1.5 - Garden/Park	RH 1.2 - Hospitals & RPU 2.1- Fuel station	ROS1.5 -public open space & ROS 2.4-Municipal sports complex	Ghatkopar Kopairkhairne link
4		ES 25	ES25	ES 29	ES 29	ES 26	ES 26	ES 26	ES 34	ES 34
3		MN59	MN59	MN62	MN63	MN64	MN64	MN64	MN65	MN65
2		EP-N60	EP-N61	EP-N62	EP-N63	EP-N64	EP-N65	EP-N66	EP-N67	EP-N68
1		09	61	62	63	29	65	99	29	89

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		ss to	partly home ad	The Designation of DE 1.2 - Primary & secondary school & reservation of ROS 1.4 - Play ground is retained as per SRDP 1991	RE 1.1 - Municipal school & ROS 1.4 - Play Ground deleted and reserved as RR2.2 - Affordable housing	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	Designated as DE 1.2 (Primary & Secondary School)	kopar ard is	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
		acce	nent remity im ros	- Primary of ROS 1.	1.4 - Pla RR2.2	is res s of 9	Seco	Ghat 'L' w N/1	94A (ge bou de & now s as as to pr to pr
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	eted.	de ro PGi	Sehab RH le of	Designation of DE 1.2 dary school & reservation ground is retained as per SF	Muni eleted hous	shov Play Grou	l as 1	land ing ir as S	ADZ land located of copar & 1(pt) of V atural water cours ward boundary on SDZ I and m new proposed m new proposed east boundary of access to part portion of
	s del	n wid nated	F - F ged as set sic	Desig dary groun	.1 -] nd de dable	67 is 0S1.4 Play	natec ol)	VDZ e fall howr	IDZ I
	road is deleted	9.15m wide road is proposed as access to designated PG in 'L' ward.	RR2.1 - Rehabilitation & resettlement partly changed as RH 1.3- Municipal Maternity home on west side of newly proposed 9.15m road	The Designation of DE 1.2 - Prima secondary school & reservation of ROS Play ground is retained as per SRDP 1991	RE 1.1 - Municipal school & ROS Ground deleted and reserved as Affordable housing	CTS 67 is shown as ROS1.4 Play Gr to the Play Ground	Designa School)	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	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
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			ation	ROS 1.5 - Garden & Park		ation			
			Rehabilitati	en &	RE1.1 - Municipal ROS 1.4 - Playground	Rehabilitati ıt			
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	road	R Zone	RR2.1 resettle	ROS	RE1.1 ROS 1	RR2.1 Resettl	R Zone	NDZ	NDZ
4		ES 29	ES 29	ES 29	ES 29	ES 29	ES 25	ES 37, ES 38, ES 34 & ES 34	ES 26
3		MN66	MN66	MN67	69NJW	MN70	MN71	MN72	MN73
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7		EP-N69	EP-N70	EP-N7]	EP-N72	EP-N73	EP-N74	EP-N75	EP-N76
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		<u> </u>	ing	5.2	[3.1]		city	ted	orts	Jo 1		şe is	lary		taff	21.3		LDP		G's										
	NA'	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	CTS 192 of Kirol village is shown as DT3.1		Electricity	transmission & distribution facilities is deleted	The reservation of ROS 2.4 (Municipal Sports	Complex) is added with the designation of		The part portion of CTS 174A, Kirol Village is	designated as DE1.2 (Primary & Secondary		The reservation of RR 1.3 (Government staff	quarter) is changed to Designation of DR1.3		The 27.45m wide road is retained as per SRDP		The Modification nos . For all the layout RG's	4									
	seaward side of HTL is now shown as 'NA'	ted	ıge I	of R	vn a			es is	icipa	sign		rol V	s Se		rnme	10 U(as pe		layo	should be MGEN02 instead of MGEN04				(1)					
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		DMS	treatment plant & faciliti		I zone		DPU	transmission & facility	DOS2.2 - Swimming pool			ROS 1.5 - Garden/ Park			RR1.3-Government	quarter		DT1.4-BEST Bus depot		DOS1.4-Play Ground &	2.6 -	I Zone			DH1.3- Municipal Maternity	Home				
4		ES 26			ES 29		ES-25		ES 25			ES 29			ES 21			ES 30		ES34		ES30			ES 29					
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87	EP-N87		ES25	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	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.
68	EP-N89		ES 25	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.

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	Substantial Modifications published by the	Government under Section 31(1) of the	MR&TP Act 1966	s/n			s/n			s/n			
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	bstar	jove.		difica	ction		difica	ction		difica	ction		
	Su			$^{\mathrm{o}}\mathrm{M}$	san		Mo	san		$^{\mathrm{o}}\mathrm{M}$	san		
		m m	990	Typing error is corrected and reservation code Modification u/s 30 is proposed to be	Municipal Dispensary/ Health Post (RH1.1) is sanctioned		Reservation of Play ground (ROS1.4) is Modification u/s 30 is proposed to be	changed as designation of Play ground sanctioned		cipal	Valla		
	Modification proposed by Planning	ad ps	\ct 19	tion	RH1.)S1.4	, gr		Muni	the 1		
	Plan	mitte	TP A	serva	ost ((RC	Play	/2C.	of l	pto		
	d by	qns	IR&	nd re	lth P		puno	jo	12A	ıtion	n ux		
9	bose	vn or	the 1	ed a	Hea		gr(tion	V1 &	signe	shov	αŝ	
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	atio	and	ion 3	is c	isper		jo	de	CTS	ury c	1.3+	ontfe	
	odific	ority	Sect	error	oal D		ation	l as	4) on	punc	000	the l	
	M	Authority and shown on submitted plan	under Section 30 of the MR&TP Act 1966	/ping	unici	shown.	eserv	ange	(DOS1.4) on CTS 16/A/1 & 12A/2C.	ne Bo	ffice	eping	ı
		ده		Ţ	Σ	sh	R	당	<u>e</u>	L	Road Depot (DMS1.1) + Office (DO1.3+) is shown upto the Nalla sanctioned	Management keeping the buffer zone.	
	Proposal as per published	plan under Section 26 of the	9	.1)						01.3	.	emer	
	publi	n 26	MR&TP Act 1966	(RE1			1.4)			(D(MS1	T anag	
2	per	ectio	P AC	hool			ROS			ffice	8	2	3.1)
	al as	der S	R&T	al Sc) pun			al O	Depot		s (RC
	sodo	un u	M	Municipal School (RE1.1)			Play ground (ROS1.4)			nicip	I pu	Disaster	Facilities (RO3.1)
		pla		Mu						Mu	Rog	Dis	Fac
4	Sheet	No.		SM	43		SM	46		WS Municipal Office (DOI.3)+ The Boundary of designation of Municipal Modification u/s 30 is proposed to be	43		
3	Modifi-	cation	No.	MPN2,	249		MPN3			MPN6			
	Mo	cat	Z	MP	5		MF						
2	EP No.			EP-PN01			EP-PN02			EP-PN03			
. 1	EP			EP-F			EP-F			EP-F			
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	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification
9	The designation of Welfare Centre + Library is shown as (DSA2.5+) as per SRDP 1991.	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	1) 13.40 meter DP Road is deleted.	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).	The reservation of Municipal School (RE1.1) is shown.	Extended the boundary of Garden/Park (ROS1.5) reservation on CTS 390A of village Kurar	The designation of Retail Market (DSA1.2) is shown.	The reservation of Play Ground (ROS1.4) is shown.	The reservation of Garden/Park (ROS1.5) is shown.	Designation of Cattle Pound (DP3.1) and reservation of Garden/Park (ROS1.5) is shown as per SRDP 1991	13.40 mts. D.P. Road is shown on Eastern side of railway upto existing road.	Extension of Higher Education (RE2.1) is deleted	The reservations of 2 nos pf Garden/Park
w	Welfare Centre (DSA2.5) + Library (DSA2.8)	Garden/Park (ROS1.5)	13.4m DP Road,	Recreation Ground (DOS2.6)	R Zone	Garden/Park (ROS1.5)	R Zone	R Zone	R Zone	1) Cattle Pound (DP3.1) 2) Garden/Park (ROS1.5)	9.15m DP road	Higher Education (RE2.1)	1) 18.3m DP road(3 Nos)
4	WS 48	WS 42	WS 48	WS 47	WS 43	WS44	WS 43	WS 43	WS44	WS 43	WS 48	WS48	MS
3	MPN7	MPN13	MPN 14	MPN15	MPN16	MPN17	MPN18	MPN19	MPN20	MPN21	MPN 22, 179	MPN23	MPN24
2	EP-PN04	EP-PN05	EP-PN06	EP-PN07	EP-PN08	EP-PN09	EP-PN10	EP-PN11	EP-PN12	EP-PN13	EP-PN14	EP-PN15	EP-PN16
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7		30	30	30	30 is	30	30		30		30	30	30	30	30
		s/n	s/n	s/n	s/n	s/n	s/n		s/n		s/n	s/n	s/n	s/n	s/n
		Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification	sanctioned	Modification	sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned
9	18.30 m. (3no.s), 9.15 m. DP Road are shown as per approved relocation.	Shape of reservation of Garden/Park (ROS1.5) is corrected	Reservation of Garden/Park (ROS1.5) is shown as per S.R.D.P. 1991.	12.20 mts. wide D.P.Road is shown as 9.15 mts. wide D.P. road as per S.R.D.P. 1991.	9.15 mts. & 18.30 mts. wide D.P.Roads are shown as per S.R.A. approval.	The widening of road is shown as per realignment		Reservation of Garden/Park (ROS1.5) is deleted and Text of Layout RG is shown.	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.	The alignment of the 18.3 mt. proposed road widening is shown equally on either side of the existing road.	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.	The widening is shown equally on either side for 9.15 mt. D.P. road.	The road shown in the said CTS No.92C of village Valnai is deleted.	9.15m wide DP road is deleted as It is proposed over existing building.
ĸ	3) 12.2m DP road 4) Garden/Park (ROS1.5) (2 Nos) and Playground (ROS1.4) (1 No)	Garden/Park (ROS1.5)	Garden/Park (ROS1.5)	12.2m, 9.15m DP road	18.3m, 9.15m DP road	18.3m proposed widening	Garden/Park (ROS1.5)		Play Ground (ROS1.4)		18.3m proposed widening	1) 18.3m DP road, Water Transport Terminal (RT2.1) 2) NDZ	9.15m Dp road	Shown as existing road	9.15m DP road
4		WS 47	WS48	WS48	WS48	WS 44	SM	43	SM	47	WS 44, 48, 49	WS 31	WS 43	WS 48	WS 43
3		MPN25	MPN26	MPN26	MPN26	MPN27	MPN28		MPN29		MPN30	MPN31	MPN32	MPN33	MPN34
7		EP-PN17	EP-PN18	EP-PN19	EP-PN20	EP-PN21	EP-PN22		EP-PN23		EP-PN24	EP-PN25	EP-PN26	EP-PN27	EP-PN28
1		17	18	19	20	21	22		23		24	25	56	27	28

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7	30	30	30	30	30	30	30	30	30	30	30	30	30
	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n
	Modification	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned
9	The 13.4m DP road is deleted and a cul-de-sac is chown to the axisting road	Road is shown as existing 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.	13.4m DP road is deleted and 13.4m proposed widening to the existing road is shown to the adjoining road.	The road is retained as per SRDP 1991 & proposed 9.15m DP road is deleted.	The road inside the plot is deleted.	The alignment of existing road is shown through CTS No.819A of village Malad (E).	9.15m DP road is deleted & the reservation of Police Chowky (RPU3.2) is shifted towards P/South ward boundary.	The realignment of existing road is shown as per site condition	36.6m proposed widening is corrected by showing along the boundary of CTS 692A/3 of village Malad (E).	Alignment of DP road is changed as per the realignment approved.	Existing road along with 9.15m DP road link on North side is deleted.	DP road of 9.15m is deleted and the land is included in reservation of Playground (ROS1.4) & Rehabilitation & Resettlement (RR2.1).
w	13.4m DP road	18.3m DP road	27.45m DP road	13.4m DP road	9.15m DP road	Existing road	Existing road	Police Chowky (RPU3.2) and 9.15m Dp road	Existing road	13.4m and 36.6m proposed widening	18.3m DP road	Existing road shown	9.15m DP Road
4	WS	WS 32, 36,37	WS 26	WS 43	WS 48	WS 43	WS 44	WS 38, 43	WS 43	WS 44	WS 47, 52	WS 48	WS 43
3	MPN35	MPN37	MPN38	MPN39	MPN40	MPN41	MPN42	MPN43	MPN44	MPN45, MPN 53	MPN46	MPN47	MPN48
2	EP-PN29	EP-PN30	EP-PN31	EP-PN32	EP-PN33	EP-PN34	EP-PN35	EP-PN36	EP-PN37	EP-PN38	EP-PN39	EP-PN40	EP-PN41
1	29	30	31	32	33	34	35	36	37	38	39	04	41

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	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification
9	13.4m DP road alignment is shifted abutting reservation of Garden/Park (ROS1.5) on North	2 Nos of 18.3m DP road East-West affecting the land under reference(CTS No: 507) are deleted.	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.	18.30 mts. D.P. Road is shown as per SRDP 1991 by deleting MPN 52	18.3m DP road is shown as existing road of 18.3m width.	The roads being internal layout roads, the same are deleted.	There is no existing road between CTS No.2/7 and CTS No.2/11 and the same is deleted.	Existing road is shown.	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.	The entire designation of Primary and Secondary school & adjoining reservation of Municipal School. (RE1.1) is deleted and reserved for Affordable housing (RR2.2).	The plot is kept in Natural Area zone.	The land is kept in Residential zone with
w	13.4m DP road	R-Zone, 18.3m DP road and Reservation of Government Office (RO2.1)	18.3m DP road	18.3m DP Road	36.6m proposed widening road and 18.3m Dp road	Shown existing road	Existing road shown	No road shown	No DP road	Primary & Secondary School (DE1.2), Municipal School (RE1.1)	Tank/Pond/Lake (DOS1.1)	NDZ
4	WS 49	WS 47	WS 47	WS 43	WS 44	WS 42, 43	WS 43	WS 48	WS 27, 32,36, 37, 42	WS 43	WS 26	WS
3	MPN49	MPN50	MPN51	MPN 52, 242	MPN53	MPN54	MPN55	MPN56	MPN57	MPN58, MPN 94	MPN59	MPN61
7	EP-PN42	EP-PN43	EP-PN44	EP-PN45	EP-PN46	EP-PN47	EP-PN48	EP-PN49	EP-PN50	EP-PN51	EP-PN52	EP-PN53
1	42	43	4	45	46	47	48	49	50	51	52	53

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		47		reservation of Affordable Housing (RR2.2).	sanctioned	-
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	ı
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	T
EP-PN56	MPN 64, 248	WS 43	Municipal School (RE1.1)	Reservation of Municipal School (REI.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	T
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	ı
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	ı
EP-PN59	69NAW	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	
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	T
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	
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	
 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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		Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	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	Modification sanctioned	Modification sanctioned	Modification sanctioned
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	nary	Γext	2.1) naini 2.1)	of village Malad (W) is shown as a of Primary & Secondary school	grou	nnicip hang R1.5	schc delet n C	Playground	above	1:5	shown, 717B,
	Prir.	and [Office (DO2.1) ddition and remair vt. Office (DO2.1 ustrial zone.	s sh dary	Play Res	, Mu and c	dary are d oi	Play	shown		g is 722
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9	reser 31.2)	5) is	ovt. con f Gov	Mal ary	desig and	lable are nicip	ary und (are are 44 in	Serve	r bc	Wat ged (DE1	road 0, 71
	as of (RI	OS1.	Go site on od	llage Prim	n as c	ound OMn	Prim ygroj ions V/2C/	kept reserved for	layer of Water body nation/Reservation layer	is changed to designation Stanis changed to designation School (DE1.1)+ reservation ping Station (RMS5.2).	sed 5.50
	howr	(R(of b per gnati is ke	of vil	howi	of A laygr on to	of I Pla ervat : 97≜	kept	of ' Rese	ation is Scho	ropc FS no
	is sl ary s	/Park R.G.	ation sd as desig and	3 o tion).	rea s. (4) is	ation & Pl rvati	ation and rese	is (4).	tyer tion/	sign (2) pal	M. F g CJ
	RE1.2) is shown as reservation of Primary & Secondary school (RE1.2).	Garden/Park (ROS1.5) is deleted and Text of Layout R.G. Is shown.	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.	CTS 83 of village Malad (W) is shown as designation of Primary & Secondary school (DE1.2).	Extra area shown as designation of Playground (DOS1.4) is deleted and shown as Residential zone.	Reservation of Affordable Housing, Municipal school & Playground are deleted and changed the reservation to Municipal Housing (RR1.5).	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.	Land is	GIS layer of Water body designation/Reservation layer.	The designation of Water Pumping (DMS5.2) is changed to designat Municipal School (DE1.1)+ reserva Water Pumping Station (RMS5.2).	13.40 M. Proposed road widening is affecting CTS no. 500, 717A, 504, 722,
	RE Se	G La	COD are del					(Ř	ව ඉ	£ 6 ₹ §	13 aff
				dary School Playground	itian Cemetery Primary and School (DE1.2), (DOS1.4) Road	(RR2.2), (RE1.1) S1.4)	dary School Playground				
		(2)		y S Jayg	Cen (DC	\bigcirc	ary S layg			5.2)	
w		SOS	02.1	Secondary and Pla	an Ce Primary chool (L (D)	using thool	conds			SMC	
		ırk (F	Se (D	Secondand	Christian I.3), Pri dary Scho ound sting Road	oH e	z Seco and			T) uic	toad
		en/Pa	Offic	ury .2) .1.4)	Chr. 4.3), dary roun isting	dablacipal cipal	ury 8 (2) (1.4)			Roc	ing R
		Garden/Park (ROS1.5)	Govt Office (DO2.1)	Primary (DE1.2) (DOS1.4)	1) Christian (DSA4.3), Pri Secondary Scho Playground 2) Existing Road	Affordable Housing (R Municipal School (I and Playground (ROS1	Primary & Secondary (RE1.2) and Play (ROS1.4)	NA A		Pump Room (DMS5.2)	Existing Road
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4		WS 48	WS 26	WS 43	WS 48	WS 47	WS 38, 43	WS 47	WS 42	WS47	WS44
3		MPN75	MPN77	MPN78	MPN79	MPN80	N81	MPN83	MPN87	MPN88	MPN89
		MP	MP	dМ	MP	MP	MPN81	MP	MP	Mb	MP
		V64	765	991	797	892	691	V70	771	Z72	V73
2		EP-PN64	EP-PN65	EP-PN66	EP-PN67	EP-PN68	EP-PN69	EP-PN70	EP-PN71	EP-PN72	EP-PN73
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		Modification sanctioned	Modification	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification u/s 30 is proposed to be sanctioned with following change nomenclature of SDZ II is changed to SDZ
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	509/1, 509/15 to 509/29 of		Reservations of Rehabilitation and Resettlement (RR2.1) 2 Nos, Garden/Park (ROS1.5) 3 Nos., Hospitals(RH1.2), Affordable Housing (RR2.2)-2 Nos, Playground (ROS1.4)- 2 Nos, Municipal School (RE1.1)- 1 No, Municipal Market with Vending Zone (RSA1.1)- 1 No and Rehabilitation and Resettlement (RR2.1)- 2 Nos(Partly), Solid Waste 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).	18.3m DP road on East of MHADA layout is deleted.	The reservation of Garden/Park (ROS 1.5), is deleted and Text of layout R.G.is marked on sheet.	Designation of Playground (DOS1.4) is deleted and is shown as layout RG.	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
	506		Reservations of Rehabilitation Resettlement (RR2.1) 2 Nos, Garden/F (ROS1.5) 3 Nos., Hospitals(RH1) Affordable Housing (RR2.2)-2 P Playground (ROS1.4)- 2 Nos, Munic School (RE1.1)- 1 No, Municipal Market v Vending Zone (RSA1.1)- 1 No Rehabilitation and Resettlement (RR2.1) Nos(Partly), Solid Waste Managen Facilities (RMS3.1) (partly) and 2 number 12.20 mts., 1 number of 13.40 mts. 8 number of 18.30 mts. wide D.P.Roads deleted and kept reserved for Garden/F (ROS1.5).	A la	OS mar	4) is	(ROS 5), F Care with
	15 tc	ıted.	Rehabilitation 2 Nos, Garc Hospitals((RR2.2)-2 2 Nos, M dunicipal Mar A1.1)- 1 N ettlement (RR Waste Man rtly) and 2 nur of 13.40 mt wide D.P.Rc ved for Garc	HAD	k (R G.is)S1.4	ark S2.5), C w v (2) b
	209/	rpora	Rehabi 7 2 Nos 7 2 Nos 7 3 40 8 (RR 4)- 2 N 4)- 2 Nunicip 6, Municip 7, Municip 8, Settleme 8 Waste Partly) and 8 partly) and 8 partly) and 8 ts. wide 8 served fo	f MI	n/Par at R.	I (DC	arden/Pa m (RO) (RE1.2 kendra (RSA6.2
9	9/1,	inco	R SS., 23S., 13g 1	ast o	ardeı la you	ounc t RG	Gardina ium (RJ ke
	506	G is	of B (RR2.1) 3 Nos., Housing ROS1.4)-)-1 No, M ne (RSA and Rese Solid V S3.1) (part number 3.30 mts.	on E	of G	laygr ayou	on of Clex/Stad School Adhar Centre
	09/8, d (E)	out R	(RC	oad o	ion Text	of Pl n as 1	ion plex/ y Sc y Sc Ad
	4, 5 Mala	Layc	titions when the street of the	ЭР г	ervat and	tion howr	ervat Com ondar 1),
	713, 714, 509/8, village Malad (E)	Text of Layout RG is incorporated.	Reservations of Rehabilita Resettlement (RR2.1) 2 Nos, (ROS1.5) 3 Nos., Hospi Affordable Housing (RR2.2) Playground (ROS1.4) 2 Nos, School (RE1.1) 1 No, Municipal Vending Zone (RSA1.1) 1 Rehabilitation and Resettlement Nos(Partly), Solid Waste I Facilities (RMS3.1) (partly) and 2 12.20 mts., 1 number of 13.40 number of 18.30 mts. wide D.1 deleted and kept reserved for (ROS1.5).	18.3m] deleted.	The res deleted sheet.	Designation of Playground and is shown as layout RG	1) Reservation of Garden/Park Sports Complex/Stadium (ROS2 & Secondary School (RE1.2), (RSA6.1), Adhar kendra Development Centre (RSA6.2)
	71. vill	Te				De	U & & S. D.
			Reservations and Rebabilitation and Resettlement (RR2.1) 2 Nos, Garden/Park (ROS1.5) 3 Nos., Hospitals(RH1.2), Affordable Housing (RR2.2)-2 Nos, Playground (ROS1.4)-2 Nos, Municipal School (RE1.1)-1 No, Municipal Market with Vending Zone (RSA1.1)-1 No and Rehabilitation and Resettlement (RR2.1)-2 Nos(Partly), Solid Waste Management Facilities (RMS3.1) (partly) and 2 numbers of 12.20 mts., 1 number of 18.30 mts. wide D.P.Roads	road,	and		
		pı	RR2.1) 2 (ROS1.5) spitals(RH Ising (RR Playgr fos, Muni .1)- 1 Aarket (RSA1.1) bilitation (RR2.1)- Solid V Faci urtly) an 2.20 mts.	DP	.5)	(
		g roe	t (RR2.1) t (ROS.1) t (ROS.2) t (ROS.2) t (ROS.4) t Pla P		Buffer ROS1.)S1.4	
5		xistin	ation tent (RR2.1) 2 ark (ROS1.5 Applials(RJ Hospitals(RJ Playg Playg Playg REI.1)- 1 Market I Market Zone (RSA1. Rehabilitation tent (RR2.1) y), Solid V yy, Solid V tent (RR2.1) y) Gpartly at of 12.20 mt of 13.40 mts. s	18.3m	B rk (R	1 (D(
		ю, Е	vatio uilitation uilit	& '4A	ay :n/Pa	round	
		R Zone, Existing road	Reservations Rehabilitation Resettlement (RR2.1) 2 North Garden/Park (ROS1.5) Nos., Hospitals(RH1. Affordable Housing (RR2.2) 2 Nos, Playgrou (ROS1.4)- 2 Nos, Municip School (RE1.1)- 1 North North Garden (RE1.1)- 1 North Garden (RR2.1)- Nos(Partly), Solid Wamangement (RR3.1) (partly) and number of 13.40 mts. winumber of 18.30 mts. win D.P.Roads	NDZ & 827A/4A	Railway Buffer Garden/Park (ROS1.5)	Playground (DOS1.4)	NDZ
4		WS 26	8	WS 39, 44	WS 43	WS 43	WS 42, WS 47
		- 06N		192	961	197	862
3		MPN90	MPN91	MPN 92	96NAW	MPN97	MPN98
		474	273	9LN	777	877	6LN
2		EP-PN74	EP-PN75	EP-PN76	EP-PN77	EP-PN78	EP-PN79
1		74 E	75 E	H 92	77 E	78 E	79 E
				•	-	<u> </u>	

7	wn W-1 Ind as	ge Modification u/s 30 is proposed to be ste sanctioned with following changes ide nomenclature of SDZ II is changed to SDZ DZ II.	lio Modification u/s 30 is proposed to be sanctioned with following changes ast nomenclature of SDZ I is changed to SDZ 5-1. 30 Ne SDZ I is changed to SDZ 5-1 is changed to SDZ	and Modification u/s 30 is proposed to be on sanctioned with following changes on nomenclature of SDZ I is changed to SDZ as the ntr aid	urve, Modification u/s 30 is proposed to be side sanctioned with following changes The nomenclature of SDZ II is changed to SDZ
9	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 2) Part portion of land which was in NDZ and is towards the seaward side of HTL shown as NA.	1) The land under designation of Sewage Pumping Station (DMS 4.3), Solid Waste management facility (DMS 3.1) on South side Chunnilal Girdharilal Marg which was in NDZ is now shown as SDZ-II PN-2 2) Part portion of land which was in NDZ and is towards the seaward side of HTL shown as NA.	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.	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.	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
æ		NDZ	NDZ	NDZ	NDZ
4		WS 47	WS 42, WS 47	WS 47	WS 47, 46,
3		MPN99	MPN100	MPN101	MPN102
7		EP-PN80	EP-PN81	EP-PN82	EP-PN83
1		08	81	83	83

7		Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ I is changed to SDZ
9	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. New reservations of Hospital (RH1.2),Play ground (ROS1.4), Primary & 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 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 704 to CTS No 348. Similarly 18.30mt East-West DP road from CTS No 705 to CTS No 4 passing through CTS No 507 and 4 is shifted North side as shown on sheet. 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 3) 9.15m DP road passing through CTS 1750 to CTS 1823	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
w		NDZ
4	41, 36, 37, 31, 26	WS 37/42
3		MPN103
2		EP-PN84
1		28

1	7	3	4	w	9	7
					this zone. 2) Part portion of land which was in NDZ and is towards the seaward side of HTL shown as NA	
85	EP-PN85	MPN104	WS 37/42	NDZ	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. 2) Part portion of land which was in NDZ and is towards the seaward side of HTL shown as NA.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ nomenclature of SDZ nomenclature
98	EP-PN86	MPN105	WS 26	NDZ	1) The NDZ in Madh & Erangal village shown as SDZ-I and marked in PN-8 2) Part portion of land which was in NDZ and is towards the seaward side of HTL shown as NA	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ I is changed to SDZ
87	EP-PN87	MPN106	WS 26	NDZ	The NDZ in Erangal village with NA on East side shown as SDZ-II and marked as PN-9	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ
88	EP-PN88	MPN107	WS 26	NDZ	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. 2) Part portion of land which was in NDZ and is towards the seaward side of HTL shown as NA.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ
68	EP-PN89	MPN108	WS 39, 40, 44, 45		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.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ
06	EP-PN90	MPN109	WS 39, 44		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).	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ
91	EP-PN91	MPN110	WS 39	NDZ	The NDZ in village Malad East is now shown as SDZ-I and marked as PN-13.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ I is changed to SDZ

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7	30 DZ I	30 DZ I	30 is	30	30		30	30	30	30	30	30	30	30	30
	Modification u/s 30 is proposed to sanctioned with following chang nomenclature of SDZ II is changed to SDZ	Modification u/s 30 is proposed to sanctioned with following chan nomenclature of SDZ I is changed to SDZ	s/n	s/n	s/n		s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n
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	ficati onec nclat	ficati onec nclat	ficati	ficati	ficati		ficati oned	ficati	ficati	ficati	ficati	ficati onec	ficati	ficati	ficati
	Modification sanctioned nomenclature	Modification sanctioned nomenclature	Modification sanctioned	Modification sanctioned	Modification sanctioned		Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned
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	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	The NDZ in village Malad East is now shown as SDZ-I and marked as PN-16	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	Designated area under fish and Net drying Yard is shown as (DP1.1).	Mother Teresa High School, Eliasarwat Urdu High School & Holy Angel High Schools are shown as designation of Primary and	•	Designation of Primary and Secondary school (DEL2) is shown.	The exiting cemetery is designated as Hindu Traditional/Electric Cemetery (DSA4.1).	Shown as designated Electricity Transmission and Distribution Facilities (DPU 5.2).	Designation of Primary and Secondary school (DE1.2) is shown.	Designation of Primary and Secondary school (DEI.2) is shown.	Designation of Primary and Secondary school DE1.2) is shown.	Designation of Primary and Secondary school DE1.2) is shown.	Designation of Primary and Secondary school (DEI.2) is shown.	Designation of Primary and Secondary school (DE1.2) is shown.
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	Z in ignat er Pu	The NDZ in village Malad East as SDZ-I and marked as PN-16	Z in 13. ion cowsl	Designated area under f Yard is shown as (DP1.1).	Mother Teresa High Sch High School & Holy Ang shown as designation	Secondary school (DE1.2)	Designation of Pr (DE1,2) is shown.	The exiting cemetery is designated as Traditional/Electric Cemetery (DSA4.1)	Shown as designated Electricity Transfer Distribution Facilities (DPU 5.2)	Designation of P (DE1.2) is shown.	Designation of P. (DE1.2) is shown.	Designation of P (DE1.2) is shown.	gnation of P. (2) is shown.	Designation of P. (DE1.2) is shown.	Designation of P (DE1.2) is shown.
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4	WS 39	WS 44	WS 44/49	WS 21	WS 42		WS 42	WS 47	WS 39	WS 42	WS 43	WS 36	WS 36	WS 49	WS 44
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3	MPN11	MPN113	MPN114	MPN115	MPN116		MPN117	MPN118	MPN119	MPN121	MPN122	MPN123	MPN124	MPN125	MPN126
	MF	M	MF	MF	ME		MF	MF	ME	MF	ME	MF	MF	MF	ME
	N92	N93	79A	36N	96N		26N	86N	66N	1100	1101	1102	1103	1104	1105
7	EP-PN92	EP-PN93	EP-PN94	EP-PN95	EP-PN96		EP-PN97	EP-PN98	EP-PN99	EP-PN100	EP-PN101	EP-PN102	EP-PN103	EP-PN104	EP-PN105
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1	92	93	94	95	96		26	86	66	100	101	102	103	104	105

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	proposed	prop	proposed to	proposed to	proposed	proposed	proposed	Modification u/s 30 is proposed to sanctioned with following chan nomenclature of NDZ is changed to SDZ	proposed	proposed	Modification u/s 30 is proposed to be sanctioned with following changes 1) Reservation of RSA2.9 is proposed to be deleted and included predominant adjoining zone 2) RH1.2 (hospital) is not included in modification is to be retained as per Section 26
		is	is	is	is	is	is	is follc is ch	.S	.1S	is follc 2.9 is in in is etain
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	on of show	o uc show	on of show	vatio	on of show	plot is	plot is	oV ;	n of is 6 1 (RC	on of s she	ion of Hospital (RH1.2 sq.mts reservation is Homeless shelter (RSA
	gnatic 2) is	gnatic 2) is	gnatic 2) is	reser ry δ	gnatic 2) is	ld ional	ld ional	vatio	vatio 2) round	gnatic 2) is asurin 1.5)	oortico 42 s 1 as F
	Designation of Primary and Secondary school (DE1.2) is shown.	Designation of Primary and Secondary school (DE1.2) is shown.	Designation of Primary and Secondary school (DE1.2) is shown.	The reservation is shown as reservation of Primary & Secondary school (R.E. 1.2) +	Designation of Primary and Secondary school (DEI.2) is shown.	The plot is shown as Traditional/Electric Cemetery (DSA4.1	The plot is shown as Traditional/Electric Cemetery (DSA4.1)	Reservation of Cemetery (RSA4.8) is shown by deleting No Development zone.	Reservation of Primary (RE1.2) is changed Playground (ROS1.4)	Designation of Primary and Secondary school (DE1.2) is shown by deleting part portion admeasuring 725 sq.mts of Garden/Park (ROS1.5)	Part portion of Hospital (RH1.2) admeasuring 3999.42 sq.mts reservation is deleted and shown as Homeless shelter (RSA2.9).
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				/ School					, School	6	
				ndary					ndary	S11.5	
w				Seco					Seco	ζ (R(11.2)
	0)	4)		y &	0)				& & (i)	ı/Parl	al(RF
	R Zone	R Zone	NDZ	Primary & Secondary (RE1.2)	R Zone	NDZ	NDZ	NDZ	Primary & Secondary (RE1.2)	Garden/Park (ROS1.5)	Hospital(RH1.2)
4	WS 44	WS 48	WS 47	WS 47	WS 47	WS 31	WS 31	WS 47, WS 42	WS 47, WS 42	WS 44, 49	WS 43
~	V127	V128	4129	V131	1132	V133	V134	V135	V135	4136	4137
3	MPN127	MPN128	MPN129	MPN131	MPN132	MPN133	MPN134	MPN135	MPN135	MPN136	MPN137
	V106	V107	V108	V109	V110	V1111	4112	V113	4114	V115	4116
2	EP-PN106	EP-PN107	EP-PN108	EP-PN109	EP-PN110	EP-PN111	EP-PN112	EP-PN113	EP-PN114	EP-PN115	EP-PN116
1	106	107	108	109 1	110	111	112	113 1	114	115 1	116
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08 s/n	s/n		s/n	s/n	s/n	s/n s/n	s/n s/n	s/n s/n s/n	s/n s/n s/n s/n	s/n s/n s/n s/n s/n	s/n s/n	u/s u/s u/s u/s u/s u/s u/s u/s T) of T) of T) of T) of T
Modification sanctioned	Modification k sanctioned			+	+ + + + + + + + + + + + + + + + + + + +				+ + + + + + + + + + + + + + + + + + + +		+ + + + + + + + + + + + + + + + + + + +	
Designation of Primary and Secondary school (DEI.2) is shown.	Reservation of Municipal Facilities (RMS1.3) on 1000 sq.mtr and reservation of Garden/Park (ROS 1.5) on the balance plot is shown.		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.	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. 13.40 mts. wide D.P. Road on CTS 17, 30, 27, 24 etc. is widened to 18.30 mts.	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. 13.40 mts. wide D.P. Road on CTS 17, 30, 27, 24 etc. is widened to 18.30 mts. Primary and Secondary School (DE 1.2) is shown by deleting part portion admeasuring 253.83 sq.mts. of Playground (ROS1.4)	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. 13.40 mts. wide D.P. Road on CTS 17, 30, 27, 24 etc. is widened to 18.30 mts. Primary and Secondary School (DE 1.2) is shown by deleting part portion admeasuring 253.83 sq.mts. of Playground (ROS1.4) Playground (ROS 1.4) is shown by deleting part reservation of Affordable Housing (RR2.2) admeasuring 3169.40 sq.mts.and SDZ	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. 13.40 mts. wide D.P. Road on CTS 17, 30, 27, 24 etc. is widened to 18.30 mts. Primary and Secondary School (DE 1.2) is shown by deleting part portion admeasuring 253.83 sq.mts. of Playground (ROS1.4) Playground (ROS 1.4) is shown by deleting part reservation of Affordable Housing (RR2.2) admeasuring 3169.40 sq.mts.and SDZ II	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. 13.40 mts. wide D.P. Road on CTS 17, 30, 27, 24 etc. is widened to 18.30 mts. Primary and Secondary School (DE 1.2) is shown by deleting part portion admeasuring 253.83 sq.mts. of Playground (ROS1.4) Playground (ROS 1.4) is shown by deleting part reservation of Affordable Housing (RR2.2) admeasuring 3169.40 sq.mts.and SDZ II Reservation of Play ground (ROS 1.4) is shown. 12.20 mts. D.P. Road is shown on CTS 512B, 514 of village Malad West	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. 13.40 mts. wide D.P. Road on CTS 17, 30, 27, 24 etc. is widened to 18.30 mts. Primary and Secondary School (DE 1.2) is shown by deleting part portion admeasuring 253.83 sq.mts. of Playground (ROS1.4) Playground (ROS 1.4) is shown by deleting part reservation of Affordable Housing (RR2.2) admeasuring 3169.40 sq.mts.and SDZ II Reservation of Play ground (ROS 1.4) is shown. 12.20 mts. D.P. Road is shown on CTS 512B, 514 of village Malad West Reservation of Municipal Market with vending zone RSA1.1 is deleted & reservation of Municipal School+ Multipurpose Community Centre (RE1.1+RSA2.1) is shown.	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. 13.40 mts. wide D.P. Road on CTS 17, 30, 27, 24 etc. is widened to 18.30 mts. Primary and Secondary School (DE 1.2) is shown by deleting part portion admeasuring 253.83 sq.mts. of Playground (ROS 1.4) is shown by deleting part reservation of Affordable Housing (RR2.2) admeasuring 3169.40 sq.mts.and SDZ II Reservation of Play ground (ROS 1.4) is shown. 12.20 mts. D.P. Road is shown on CTS 512B, 514 of village Malad West Reservation of Municipal Market with vending zone RSA1.1 is deleted & reservation of Municipal School+ Multipurpose Community Centre (RE1.1+RSA2.1) is shown. Reservation of Rehabilitation & Resertlement (RR2.1) is changed to Hospital (RH1.2)	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. 13.40 mts. wide D.P. Road on CTS 17, 30, 27, 24 etc. is widened to 18.30 mts. Primary and Secondary School (DE 1.2) is shown by deleting part portion admeasuring 253.83 sq.mts. of Playground (ROS 1.4) is shown by deleting part reservation of Affordable Housing (RR2.2) admeasuring 3169.40 sq.mts.and SDZ II Reservation of Play ground (ROS 1.4) is shown. 12.20 mts. D.P. Road is shown on CTS 512B, 514 of village Malad West Reservation of Municipal Market with vending zone RSA1.1 is deleted & reservation of Municipal School+ Multipurpose Community Centre (RE1.1+RSA2.1) is shown. Reservation of Rehabilitation & Resertlement (RR2.1) is changed to Hospital (RH1.2) 9.15 mts. D.P. Road on CTS 472B of village Malad East is deleted.	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. 13.40 mts. wide D.P. Road on CTS 17, 30, 27, 24 etc. is widened to 18.30 mts. Primary and Secondary School (DE 1.2) is shown by deleting part portion admeasuring 253.83 sq.mts. of Playground (ROS1.4) Playground (ROS 1.4) is shown by deleting part reservation of Affordable Housing (RR2.2) admeasuring 3169.40 sq.mts.and SDZ II Reservation of Play ground (ROS 1.4) is shown. 12.20 mts. D.P. Road is shown on CTS 512B, 514 of village Malad West Reservation of Municipal Market with vending zone RSA1.1 is deleted & reservation of Municipal School+ Multipurpose Community Centre (RE1.1+RSA2.1) is shown. Reservation of Rehabilitation & Resettlement (RR2.1) is changed to Hospital (RH1.2) 9.15 mts. D.P. Road on CTS 472B of village Malad East is deleted. Rehabilitation & Resettlement (DR2.1)
Garden/Park (ROS1.5) Reservation	on 1000 sq.r (ROS 1.5) or	Car shed		Government Education (F 13.4m DP road 13.40 mts. w 24 etc. is wic	1 DP road round (ROS1.4)	round (ROS1.4)	round (ROS1.4)	round (ROS1.4)	round (ROS1.4) re re re re re re re re re r	round (ROS1.4) real Rose (ROS1.1) real Market with ag zone (RSA1.1) real Market with and zone (RSA1.1) real Market with and zone (RSA1.1)	round (ROS1.4) le le cipal Market with ng zone (RSA1.1) vation of Rehab. & Ilement (RR2.1)	round (ROS1.4) reference in the signal of the part of
			WS 13.4m DP road)								
WPN139 WS	43	[43	53 WS									
	EP-PN118 M		EP-PN120		EP-PN121	EP-PN121 EP-PN122	EP-PN121 EP-PN122 EP-PN123	EP-PN121 EP-PN122 EP-PN123 EP-PN124	EP-PN121 EP-PN122 EP-PN123 EP-PN124 EP-PN125	EP-PN121 EP-PN122 EP-PN123 EP-PN124 EP-PN125 EP-PN126	EP-PN121 EP-PN123 EP-PN123 EP-PN124 EP-PN125 EP-PN125 EP-PN126	EP-PN121 EP-PN123 EP-PN124 EP-PN125 EP-PN126 EP-PN126 EP-PN126 EP-PN126
	118		120		121							

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7	under section 37(1AA) vide Govt. notice	Dated: 16.10.17 is kept in abeyance	New reservation of ROS1.5 (Garden/Park) is	proposed to be shown on CTS 1413 of Village	Erangal as shown on plan.	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.
9			R ZONE			WS43 Dh1.3 Municipal Maternity Dh1.3 Municipal Maternity Home				
5			WS26 R ZONE			Dh1.3 Municipal Maternity	Home			
4	44		WS26	•	WS31	WS43				
3										
2			141 EP-PN141			142 EP-PN142				
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	Substantial Modifications published by the Covernment under Section 31(1) of the	MR&TP Act 1966	Modification u/s 30 is proposed to be		Modification u/s 30 is proposed to be		; s/r		, s/t			Modification u/s 30 is proposed to be		
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	S		M	sa	M	sa	Shape of (DOS2.6) Recreation Ground is Modification u/s 30 is proposed to be	sa	1) The (ROS 1.5) Garden/Park on west side of Modification u/s 30 is proposed to be	existing road is deleted and said reservation is sanctioned		M	. sa	
	1	996	The shape of reservation ROS 1.5 is corrected		The (ROS 1.5) Garden/Park is deleted and		d is		de of	on is		2) The part of (RPU 2.1) Fuel station deleted	and reserved as (ROS 1.5) garden/park as per	
	ning d nls	ct 19	corre		eted		roun		st sic	rvatio		n de	rk a	
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	Modification proposed by Planning	under Section 30 of the MR&TP Act 1966	ı RC	'n.	n/Paı	land area is shown as per SRDP 1991.	ecre	91.	n/Pa	and	91	1) Fi	3 (5.	
9	rop	of th	atior	catic	arde	s per	5) F	P 19	arde	ted	P 19	J 2.)S 1	
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w	Proposal as per published	MR&TP Act 1966	ROS 1.5 (Garden/Park)		ROS1.5 (Garden/Park)		DOS2.6 (Recreation Ground)		ROS1.5 (Garden/Park)			RPU 2.1 (Fuel Station)		
	sal a	R&	5 (G		(Ga		5 (Re		(Ga			1 (Ft		
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4	Sheet		MS	38	SM	33	MS	33	MS	38		MS	38	
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3	Modifi-	No.	6SAW		MPS11		MPS12		MPS20			MPS20		
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)1)2)3		75)5		
7	EP No.		EP-PS01		EP-PS02		EP-PS03		EP-PS04			EP-PS05		
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9	EP-PS06	MPS21	WS	9.15 m Proposed DP road	1) Proposed 9.15 mtr wide DP road deleted	Modification u/s 30 is proposed to be
			33			sanctioned
7	EP-PS07	MPS21	MS	RH1.2 (Hospital)	2) Reservation of (RH1.2) Hospital deleted and	Modification u/s 30 is proposed to be
			33		entire plot is reserved for (ROS1.5)	sanctioned
					Garden/Park	
8	EP-PS08	MPS22	MS	45.70 m wide road	1) The road alignment is corrected	Modification u/s 30 is proposed to be
			39			sanctioned
6	EP-PS09	MPS22	MS	RR2.1 (Rehabilitation &	2) Reservation of RG is retained as (ROS 1.5)	Modification u/s 30 is proposed to be
			39	Resettlement)	Garden/park and (RR 2.1) Rehabilitation and	sanctioned
					Resettlement is deleted	
10	EP-PS10	MPS24	SM	ROS1.4 (Playground)	The ROS 1.5 (garden/park) is shown	Modification u/s 30 is proposed to be
			33			sanctioned
11	EP-PS11	MPS25	MS	RSA1.1 (Municipal Market	Shape and area of Market is retained as per	Modification u/s 30 is proposed to be
			38	with Vending Zone)	SRDP 1991	sanctioned
12	EP-PS12	MPS27	MS	ROS 1.5 (Garden/Park)	The reservation of Garden in SRDP 1991 is	Modification u/s 30 is proposed to be
			38		shown in addition to Reservation of (ROS1.5)	sanctioned
					Garden Park in RDDP 2034	
13	EP-PS13	MPS28	MS	ROS 1.5 (Garden/Park)	MPS 28 is deleted and boundaries of ROS1.5	Modification u/s 30 is proposed to be
		8	33		(Garden/Park) are restored as per RDDP	sanctioned with following changes
		59				Shape and area of the ROS1.5 is to be
						corrected as per SRDP 1991
14	EP-PS14	MPS29	MS	RE1.1 (Municipal School)	Reservation (RE 1.1) Municipal school shape	Modification u/s 30 is proposed to be
			38		and area is shown as per SRDP1991	sanctioned
15	EP-PS15	1ES4M	SM	DPU5.2 (Electricity	Plot under reference is included in R Zone.	Modification u/s 30 is proposed to be
			33	Transmission and		sanctioned
				Distribution facilities)		
16	EP-PS16	MPS32	SM	NDZ	Plot under reference is included in R Zone.	Modification u/s 30 is proposed to be
		MPS88	39			sanctioned
17	EP-PS17	WPS33	SM	ROS 1.5 (Garden/Park)	The (ROS 1.5) Garden/Park is deleted from	Modification u/s 30 is proposed to be
			33		CTS no. 777&778.	sanctioned

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S18 MPS33 WS	. M		ROS 1.5 (C	ROS 1.5 (Garden/Park)	Reservation of ROS1.5 from CTS no. 780 is	Modification 11/s 30 is proposed to be
33	33				changed to (RSA 6.2) Aadhar kendra with Skill development centre reservation.	
EP-PS19 MPS34 WS RE1.1 (Municipal 39 DE1.2 (Primar Secondary School)	WS RE1.1 (Mr 39 DE1.2 Secondary S	RE1.1 (Mr DE1.2 Secondary S	(M) lary S	unicipal School) (Primary and chool)	All the reservations viz. (RE 1.1) Municipal School, (ROS 1.4) Playground and (DE 1.2) Primary and Secondary School are corrected	Modification u/s 30 is proposed to be sanctioned
	Į.			í.	showing along the village boundaries of village Malad (East) and Dindoshi.	
EP-PS20 MPS35 WS ROS 1.5 (Garden/Park) MPS42 33	WS 33		ROS 1.5 (Garde	n/Park)	The portion of (ROS 1.5) Garden/Park shown as per approved relocation.	Modification u/s 30 is proposed to be sanctioned
EP-PS21 MPS36 WS I Zone, DAM 33	WS 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
EP-PS22 MPS38 WS DOS2.6 (Recreation Ground)	WS 33		DOS2.6 (Recreati	ion Ground)	Said plot is marked as DAM	Modification u/s 30 is proposed to be sanctioned
EP-PS23 MPS39 WS Existing internal Roads and the second se	WS 38		Existing internal 9.15 m Proposed I	Roads and OP Road	The internal layout roads & part of proposed DP road in the layout is deleted	Modification u/s 30 is proposed to be sanctioned
EP-PS24 MPS40 WS ROS 1.5 (Garden/Park) 39	WS 39		ROS 1.5 (Garden/Pa	ırk)	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
MPS40	WS 39		Existing Road		2) Proposed 6.15 mtr wide DP road is deleted	Modification u/s 30 is proposed to be sanctioned
EP-PS26 MPS41 WS Existing Road 38	WS 38		Existing Road		Existing layout road shown as DP road is deleted	Modification u/s 30 is proposed to be sanctioned
EP-PS27 MPS42 WS RH1.2 (Hospital), 33 RR2.2 (Affordable Housing),	WS RH1.2 33 RR2.2 (Affordable	RH1.2 RR2.2 (Affordable	(Affordable	(Hospital), 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
EP-PS28 MPS42 WS Existing Road 33	WS 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
EP-PS29 MPS43 WS 9.15 m Proposed DP road MPS49 39 MPS50	WS 39		9.15 m Proposed D	P 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

7	30 is proposed to be		30 is proposed to be	30 is proposed to be	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	ustrial zone considering	permission granted by MCGM for IT user as		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 re	arranged on the southern side having access	from Western Express Highway as shown on		4) Reservation of ROS1.5 is proposed to be	rearranged to get access from proposed DP	hown on plan	u/s 30 is proposed to be			30 is proposed to be		30 is proposed to be		30 is proposed to be
		sanctioned	Modification u/s sanctioned	Modification u/s	sanctioned with		portion (area appi	remaining reservati	included in Industrial zone	permission granted	shown on plan.	2) East-west 18.3	proposed to be de	3) RPU3.1, RPU1	arranged on the so	from Western Expr	plan	4) Reservation of	rearranged to get	road (MPS45) as shown on plan	Modification	sanctioned		Modification u/s	sanctioned	Modification u/s	sanctioned	Modification u/s
9	3. The alignment of the 45.70 mtrs. Wide D.P.	Road shown as existing on site.	3) 9.15 mt. D.P. road is proposed in line with existing road and two 6 mt. wide roads deleted.	18.30 mt. wide proposed D.P. road is shown	along the edge of Railway Boundary instead of	present alignment.															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.	Non existing road has been shown as existing	road is deleted.	2. Layout road shown as existing road is	deleted.	Designation (DOS2.6) Recreation Ground is
w	9.15 m Proposed DP road		6.10 m wide access road	18.30 m wide proposed DP	road & RSA 5.1 (Existing	Road)															R zone & 12.20 m wide	proposed DP road		Existing road		Existing Road		Existing Road with widening
4	SW S	39	WS 38	WS	28																SM	43		MS	33	WS	38	WS
က	MPS43	MPS61	MPS44	MPS45	MPS59																MPS46	MPS62		MPS47		MPS48	MPS51 MPS52	MPS51
7	EP-PS30		EP-PS31	EP-PS32																	EP-PS33			EP-PS34		EP-PS35		EP-PS36
	30		31	32																	33			34		35		36

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	sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned
9	changed to Reservation of (ROS1.5) Garden/Park.	The 13.40 mtr wide proposed DP road is deleted.	The alignment of road is corrected as per approved realignment.	All the internal roads in the Kama Municipal Industrial Estate are deleted.	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.	3. The East West two proposed 9.15 mtrs wide D.P. roads passing through the ROS 1.5 are deleted.	The road proposed which is passing over existing building is deleted.	2) The 9.15 mtrs wide East West D.P. Road is deleted upto the proposed 9.15 mtr wide North-South DP road.	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 & REI.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
w	of 13.40 m & DOS2.6 (Recreation Ground)	Proposed 13.4 m wide Road	DE1.2 (Primary and Secondary School) Existing road,	Existing road	18.3 m wide DP Road, ROS 1.5 (Garden/Park), RSA 1.1 (Municipal Market with Vending Zone)	ROS 1.5 (Garden/Park) & 18.30 m wide proposed DP road 9.15 m wide proposed DP road	18.30 m wide Proposed Road	RSA2.1 (Multipurpose Community Centre) and 9.15 m Proposed DP road	RE 1.1 (Municipal School) and ROS 1.4 (Playground)
4	38	WS 33	WS 39	WS 33	WS 38	WS 38	WS 37	WS 39	WS 28
က		MPS53	MPS54	MPS55	MPS56 MPS57	MPS57	MPS58	MPS60	MPS63
7		EP-PS37	EP-PS38	EP-PS39	EP-PS40	EP-PS41	EP-PS42	EP-PS43	EP-PS44
1		37	38	39	40	41	42	43	44

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	Modification	sanctioned	Modification sanctioned	Modification	sanctioned		Modification	sanctioned	Modification	sanctioned					Modification	sanctioned	Modification	sanctioned	Modification	sanctioned		Modification	sanctioned			Modification	sanctioned		Modification
9	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	Proposed 25 mtr wide DP road along the CTS on West/East/North and South side is deleted	The 9.15 mtr proposed road is deleted.	However designation of playground (DOS 1.4)	is existing and same is retained.	The widening to DP road for 18.30 mtr is	shown in DP	The reservation as per RDDP 2034 deleted and	the I Zone as per SRDP is pulled back					The reservation of (ROS 1.5) Garden/Park is	deleted.	Land under BEST housing is deleted from DR	1.4 & placed in R Zone	The RR2.2 which is shown on layout RG is	deleted and text of layout RG is reflected in DP	sheet	The (RMS 2.1) Transport Garage and (RMS	3.1) Solid Waste Management Facility which	is shown on layout RG is deleted.		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.	2) The ROS 1.5+RT1.6 reservation on two
w	RE 1.1 (Municipal School)	and ROS 1.4 (Playground)	NA and Coastal Road	DOS1.4 (Playground) & 9.15	m proposed road through	CTS no. 596/3	CRZ & Existing road		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	ROS 1.5 (Garden/Park)		DR 1.4 (BEST Staff	Quarters)	RR 2.2 (Affordable Housing),	CRZ buffer, C zone		RMS 3.1 (Solid Waste	Management Facilities),	RMS 2.1 (Transport Garage),	C Zone & CRZ buffer	2. RMS3.1 (Solid waste	management facilities)	3. ROS1.4 (Playground)	ROS 1.5+ RT 1.6
4	WS	28	WS 32,37	SM	39		SM	38	SM	38					WS 37,	WS 38	SM	33	SM	38		SM	38			WS 38,	WS 33		SM
3	MPS63		MPS64	MPS65			MPS66		MPS67						MPS68		69SdW		MPS74			WPS75				WPS76			MPS77
2	EP-PS45		EP-PS46	EP-PS47			EP-PS48		EP-PS49						EP-PS50		EP-PS51		EP-PS52			EP-PS53				EP-PS54			EP-PS55
1	45		46	47			48		46						50		51		52			53				54			55

3 4
33 (Garden/Park + Parking Lot) ROS 1.5+ RT 1.6 (Garden/Park + Parking Lot)
MPS77 WS DAM 33
MPS78 WS ROS 1.5 (Garden/Park)
MPS78 WS RH1.2 (Hospital), 38 RE1.1 (Municipal School)
MPS80 WS RE 1.1 (Municipal School) & 38 ROS 1.4 (Playground)
MPS82 WS ROS 1.4 (Playground) MPS83 43 MPS87 43
MPS84 WS RH 1.3 (Municipal Maternity 38 Home)
MPS84 WS ROS1.5 (Garden/Park) 38
MPS85 WS C Zone 38
MPS86 WS R Zone 33

2	3	4	2	9	7
EP-PS66	WPS88	SM	NDZ	CTS no 86 is changed from No Development	Modification u/s 30 is proposed to be
		39		Zone (NDZ) to Government Staff Quarters (DR1.3)	sanctioned
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
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
EP-PS 69	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

EP-PS70 MPS90 NDZ NDZ	1	٣	4	v	9	7
EP-PS71 MPS91 WS DOS2.4 (Municipal Sports 33 Complex) EP-PS72 MPS92 WS DT1.6 (PT) (Public Parking 38 Lot) EP-PS74 MPS94 WS DE1.2 (Primary and 33 Secondary School) EP-PS75 MPS95 WS R Zone EP-PS76 MPS96 WS R Zone EP-PS77 MPS97 WS R Zone					30M wide new DP boundary of ement of Adivasi I	Modification u/s 30 is proposed to be sanctioned
EP-PS71 MPS91 WS DOS2.4 (Municipal Sports 33 Complex) EP-PS72 MPS92 WS DT1.6 (PT) (Public Parking 38 Lot) EP-PS74 MPS94 WS DE1.2 (Primary and 33 Secondary School) EP-PS75 MPS95 WS R Zone EP-PS76 MPS96 WS R Zone EP-PS76 MPS96 WS R Zone					alignment of Cone of H.E. Department	
EP-PS71 MPS91 WS DOS2.4 (Municipal Sports 33 Complex) EP-PS72 MPS92 WS DT1.6 (PT) (Public Parking 38 Lot) EP-PS74 MPS94 WS DE1.2 (Primary and 33 Secondary School) EP-PS75 MPS95 WS R Zone EP-PS76 MPS96 WS R Zone EP-PS77 MPS96 WS R Zone EP-PS77 MPS97 WS R Zone					reservation shown near eastern boundary of Aarey Colony is changed to R-Zone.	
EP-PS72 MPS92 WS DT1.6 (PT) (Public Parking 38 Lot) EP-PS73 MPS93 WS DT1.6 (PT) (Public Parking 38 Lot) EP-PS74 MPS94 WS DE1.2 (Primary and 33 Secondary School) EP-PS75 MPS95 WS R Zone EP-PS76 MPS96 WS R Zone EP-PS76 WPS97 WS R Zone			WS	(Municipal	Shape of Designation (DOS2.4) Municipal	Modification u/s 30 is proposed to be
EP-PS72 MPS92 WS DT1.6 (PT) (Public Parking 38 Lot) EP-PS73 MPS93 WS DT1.6 (PT) (Public Parking 38 Lot) EP-PS74 MPS94 WS DE1.2 (Primary and 33 Secondary School) EP-PS75 MPS95 WS R Zone EP-PS76 MPS96 WS R Zone 33 R Zone			33	Complex)	Sports Complex is shown as per shape of PG	sanctioned
EP-PS72 MPS92 WS DT1.6 (PT) (Public Parking 38 Lot) EP-PS73 MPS93 WS DT1.6 (PT) (Public Parking 38 Lot) EP-PS74 MPS94 WS DE1.2 (Primary and 33 Secondary School) EP-PS75 MPS95 WS R Zone EP-PS76 MPS96 WS R Zone EP-PS77 MPS97 WS R Zone					designation shown on respective plot in SRDP 1991	
EP-PS73 MPS93 WS DT1.6 (PT) (Public Parking 38 Lot) EP-PS74 MPS94 WS DE1.2 (Primary and 33 Secondary School) EP-PS75 MPS95 WS R Zone EP-PS76 MPS96 WS R Zone EP-PS76 MPS96 WS R Zone					The Public parking lot is already approved and	Refused to accord sanction, Reservation u/s
EP-PS73 MPS93 WS DT1.6 (PT) (Public Parking 38 Lot) EP-PS74 MPS94 WS DE1.2 (Primary and 33 Secondary School) EP-PS75 MPS95 WS R Zone EP-PS76 MPS96 WS R Zone EP-PS77 MPS97 WS R Zone			38	Lot)	construction is in progress, on the plot, but not	30 is proposed to be deleted and included in
EP-PS73 MPS93 WS DT1.6 (PT) (Public Parking 38 Lot) EP-PS74 MPS94 WS DE1.2 (Primary and 33 Secondary School) EP-PS75 MPS95 WS R Zone EP-PS76 MPS96 WS R Zone EP-PS76 MPS96 WS R Zone					yet handed over, hence shown as reservation of	adjoining predominant zone.
EP-PS73 MPS93 WS DT1.6 (PT) (Public Parking 38 EP-PS74 MPS94 WS DE1.2 (Primary and 33 Secondary School) EP-PS75 MPS95 WS R Zone EP-PS76 MPS96 WS R Zone EP-PS77 MPS96 WS R Zone EP-PS77 MPS97 WS R Zone					(RT 1.6) Parking Lot.	
EP-PS74 MPS94 WS DE1.2 (Primary and 33 Secondary School) EP-PS75 MPS95 WS R Zone EP-PS76 MPS96 WS R Zone EP-PS76 MPS96 WS R Zone EP-PS77 MPS97 WS R Zone					The Public parking lot is already approved and	Refused to accord sanction, Reservation u/s
EP-PS74 MPS94 WS DE1.2 (Primary and 33 Secondary School) EP-PS75 MPS95 WS R Zone 38 EP-PS76 MPS96 WS R Zone 33 EP-PS77 MPS97 WS R Zone			38	Lot)	construction is in progress, on the plot, but not	30 is proposed to be deleted and included in
EP-PS74MPS94WSDE1.2(Primary and The additional included included and Secondary School)The additional included included included and the additional strengthEP-PS75MPS95WSR ZoneThe EDDP 2034EP-PS76MPS96WSR ZoneThe EDDP 2034EP-PS76MPS96WSR ZoneThe EDDP 2034EP-PS77MPS97WSR ZoneExite which cater existing population schools as DesignEP-PS77MPS97WSR ZoneThe EDDP 2034					yet handed over, hence shown as reservation of	adjoining predominant zone.
EP-PS74 MPS94 WS DE1.2 (Primary and 33 Secondary School) The additional included included EP-PS75 MPS95 WS R Zone The EDDP 2034 Site which cater existing population schools as Design EP-PS76 MPS96 WS R Zone The EDDP 2034 Site which cater existing population schools as Design EP-PS77 MPS97 WS R Zone The EDDP 2034 Site which cater existing population schools as Design EP-PS77 MPS97 WS R Zone The EDDP 2034 The EDDP 2034					(RT 1.6) Parking Lot.	
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EP-PS75 MPS95 WS R Zone The EDDP 2034 38 site which cater existing populatio 200 WS R Zone The EDDP 2034 33 site which cater existing populatio 33 site which cater existing populatio 4 site which cater existing populatio 5 schools as Design schools as Design 6 WS R Zone The EDDP 2034			33	Secondary School)	included	sanctioned
EP-PS76 MPS96 WS R Zone caisting population schools as Design and a site which cater and a schools as Design and a site which cater and a			WS	R Zone	The EDDP 2034 showed schools existing on	Modification u/s 30 is proposed to be
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Site which cater existing population and EP-PS77 MPS97 WS R Zone The EDDP 2034			WS	R Zone	The EDDP 2034 showed schools existing on	Modification u/s 30 is proposed to be
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			WS	R Zone	The EDDP 2034 showed schools existing on	Modification u/s 30 is proposed to be
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wS 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. WS NDZ A label of Special Planning Authority (SPA) is shown on above land. WS NDZ Residential (R), Natural area (NA) and Green 35, Zone (G-Z) on said plot are changed to			38		site which cater to the requirements of the	sanctioned
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WS NDZ A label of Special Planning Authority (SPA) is shown on above land. WS 32, WS Shown on above land. WS Residential (R), Natural area (NA) and Green Zone (G-Z) on said plot are changed to			33		site which cater to the requirements of the	sanctioned
WS NDZ A label of Special Planning Authority (SPA) is shown on above land. WS 37 WS NDZ Residential (R), Natural area (NA) and Green 35, Zone (G-Z) on said plot are changed to					existing population. It is decided to show these	
WS NDZ A label of Special Planning Authority (SPA) is shown on above land. WS 37 WS NDZ Residential (R), Natural area (NA) and Green 35, Zone (G-Z) on said plot are changed to					schools as Designation in RDDP 2034.	
32, WS 37 Residential (R), Natural area (NA) and Green 35, Zone (G-Z) on said plot are changed to	N	IPS 104	SM	NDZ	A label of Special Planning Authority (SPA) is	Modification u/s
WS 37 Residential (R), Natural area (NA) and Green WS NDZ Zone (G-Z) on said plot are changed to			32,		shown on above land.	with
37 WS NDZ Residential (R), Natural area (NA) and Green Zone (G-Z) on said plot are changed to			WS			1) New reservation of National law university
WS NDZ Residential (R), Natural area (NA) and Green Zone (G-Z) on said plot are changed to			37			of Maharashtra is to be proposed along with
WS NDZ Residential (R), Natural area (NA) and Green Zone (G-Z) on said plot are changed to						area as
WS NDZ Residential (R), Natural area (NA) and Green Modification u/s 30 is Zone (G-Z) on said plot are changed to sanctioned with following the sanctioned sanctioned with following sanctioned with following the sanctioned sanctioned with following the sanctioned sanctioned with following the sanctioned sanc						2) New reservation of Metro car shed (RT3.1)
WS NDZ Residential (R), Natural area (NA) and Green Modification u/s 30 is Zone (G-Z) on said plot are changed to sanctioned with follows						is to be proposed as shown on plan
35, Zone (G-Z) on said plot are changed to sanctioned with		56	SM	NDZ	Residential (R), Natural area (NA) and Green	Modification u/s
		244	35,		(G-Z) on said plot are	with

1	2	3	4	S	9	7
			WS 39		Industrial (I) zone.	Maharashtra chitrapat, Rangabhumi & Sanskrutik Vikas Mahamandal (Itd) shall be
						acquiring body for the proposed Reservation.
85	EP-PS85	57	MS	RE1.1 (Municipal School),	9.15 m DP road is shifted slightly to the west	Modification u/s 30 is proposed to be
			38	ROS 1.5 (Garden/Park), DSA.2.5+RSA6.1 (Welfare	matching alignment of existing road in the north side. Reservations of RE1.1 (Municipal	sanctioned
				Centre + Adhar Kendra with	School) and ROS1.5 (Garden/Park) are	
				skill Development Centre)	extended upto newly proposed road. In the	
					remaining portion abutting to DSA2.5, new	
					reservation of RSA2.1 is proposed	
98	EP-PS86	168	MS	RE1.1 (Municipal School)	RE1.1 (Municipal School) is changed to RH1.3	Modification u/s 30 is proposed to be
			38		(Municipal Maternity Home)	sanctioned
87	EP-PS87	191	MS	RT 1.5- Wrong legend	Part of Reservation RT1.6 (Parking Lot) is	Modification u/s 30 is proposed to be
			33		changed to RE1.1 (Municipal School)	sanctioned
88	EP-PS88		MS	I Zone	I Zone	New Reservation of ROS1.4 (Playground) is
			38			to be shown as per SRDP 1991 on CTS no
						532(pt) of Pahadi Goregaon East
68	EP-PS89		MS	RR2.2 (Affordable Housing)	RR2.2 (Affordable Housing)	Reservation of RR2.2 is changed to ROS1.5
			38			(Garden/Park) as per SRDP 1991on CTS no
						50A of Pahadi Goregaon West
06	EP-PS90		MS	RR2.1(Rehabilitation &	RR2.1(Rehabilitation & Resettlement)	Reservation of RR2.1 is changed to ROS1.5
			38	Resettlement)		(Garden/Park) as per SRDP 1991on CTS no
						15D, 26,28, 29, 30, 31, 32, 33, 35 of Dindoshi
						Village
91	EP-PS91		SM	RR2.1(Rehabilitation &	RR2.1(Rehabilitation & Resettlement)	Reservation of RR2.1 is changed to ROS1.5
			38	Resettlement)		(Garden/Park) as per SRDP 1991on CTS no
						14F, 23/5, 26, 2/ of Dindoshi Village

'RC' Ward

1	7	3	4	S	9	7
Sr.	EP No.	Modifi-	Sheet	Proposal as per published	Modification proposed by Planning	Substantial Modifications published by the
No.		cation	No.	plan under Section 26 of the	Authority and shown on submitted plan	Government under Section 31(1) of the
		No.		MR&TP Act 1966	under Section 30 of the MR&TP Act 1966	MR&TP Act 1966
1	EP-RC01	MRC2	WS53	DE1.2 (Primary/Secondary	DE1.2(Primary/Secondary school) is changed	Modification u/s 30 is proposed to be
				school)	to RE1.2(Primary/Secondary school).	sanctioned
2	EP-RC02	MRC3	WS53	RH1.1 (Municipal	The code RH1.1 is corrected as DH1.1	Modification u/s 30 is proposed to be
				Dispensary/ Health Post)		sanctioned
3	EP-RC03	MRC4/M	WS57	DAM (Amenity Plot)	The DAM is deleted and DOS1.4 (Play	Modification u/s 30 is proposed to be
		RC50			Ground) is shown on the portion earmarked for	sanctioned
					open space in approved MHADA layout.	
4	EP-RC04	MRC5	WS58	Existing MHADA Layout	The designation of DOS2.6 (Recreation	Modification u/s 30 is proposed to be
				Road & DOS2.6 (Recreation	Ground) is shown as developed on site.	sanctioned
				Ground)		
2	EP-RC05	MRC6	WS58	DOS1.5 (Garden/park)	The road is deleted and included in DOS1.5	Modification u/s 30 is proposed to be
				divided by existing road	(Garden/Park) as shown in TP scheme.	sanctioned
9	EP-RC06	MRC9	65SM	DE1.1 (Municipal School)	The encumbered portion is shown as RE1.1	Modification u/s 30 is proposed to be
					(Municipal School)	sanctioned
7	EP-RC07	MRC11	E9SM	DOS1.4 (PG) & RE2.1	The legend is shown as RE1.1 (Municipal	Modification u/s 30 is proposed to be
				(Higher Education)	School) as per SRDP.	sanctioned
8	EP-RC08	MRC13	E9SM	RSA2.1 (Multipurpose	The legend of RSA1.2 is shown instead of	Modification u/s 30 is proposed to be
				Community Centre)	RSA2.1	sanctioned
6	EP-RC09	MRC15	65SM	Part Existing road & Part	All existing internal layout roads are shown as	Modification u/s 30 is proposed to be
				12.20mt.DP road	per the approved layout u/no. CHE/13/LOR	sanctioned
				Existing road	dtd. 19.3.2012.	
10	EP-RC10	MRC15	65SM	I zone	Part land for which amenity is handed over to	Modification u/s 30 is proposed to be
					MCGM is shown in C zone	sanctioned

	to be	to be	to be	to be	to be	to be	to be	to be	to be	to be
	proposed	proposed	proposed	proposed	proposed	proposed	proposed	proposed	proposed	proposed
7	1.5	is	is.	is	.S	.S.	1S.	is	·IS	12.
	30	30	30	30	30	30	30	30	30	30
	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n
	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned
9	The designation boundary of DT1.4 and reservation boundary of RT1.4 are reshaped as developed on site.	Spill over of designation of Play Ground is removed and shape of designation is maintained as shown in approved MHADA layout.	Buffer line passing through the plot is corrected.	The buffer is shown on both side of the Nalla	The existing Nalla is shown with buffer	Duplicate buffer line is deleted along the Highway boundary	The road appeared in F.P. boundary is deleted and the road is shown as existing road as per TP scheme.	The reservation of Conservation Garage in SRDP is pulled back at relocated position and shown as RMS3.1 (Solid Waste Management Facilities).	The reservation of public housing in SRDP is pulled back at relocated position and shown as RR2.1 (Rehabilitation and Resettlement).	DH1.3 & internal layout road are deleted
S	DT1.4 (Best bus facility designation) RT1.4 (Best Bus Facilitations reservation)	DOS1.4 (Play Ground)	Railway Buffer	Nalla buffer	No Nalla with Buffer	Nil	Nil	R Zone	R Zone	DH1.3 (Mun. Maternity Home) Existing road
4	WS58	WS57	85SM	WS52	WS52 /57	WS54 /59/64	WS58	WS58	WS53	WS59
3	MRC18	MRC19	MRC20	MRC21	MRC22	MRC23	MRC31	MRC33	MRC34	MRC35
2	EP-RC11	EP-RC12	EP-RC13	EP-RC14	EP-RC15	EP-RC16	EP-RC17	EP-RC18	EP-RC19	EP-RC20
1	11	12	13	14	15	16	17	18	19	20

	to be	to be	to be	to be	to be	to be	to be	to be	to be	to be	to be	to be
	proposed	proposed	proposed	proposed	proposed	proposed	proposed	proposed	pesodoid	proposed	proposed	proposed
		prop	prop					prop		prop		
7	is 1.	is	is	is	is	. IS	30 is	is	.IS	is	is	.is
	30	30	30	30	30	30		30	30	30	30	30
	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n
	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned
9	The shape of designation is corrected as per relocation approval.	The designation DP1.2 (PT.)(Fish Cold storage/ Godown/ Fishing related industries) is changed to DMS1.3 (PT.) (Municipal Facilities).	The designation DP1.2(PT) (Fish Cold storage/Godown/Fishing related industries) is changed to DMS1.3(PT) (Municipal Facilities).	The shape of reservation is shown as per approved relocation.	ROS1.4 (Play ground) in C.T.S.No.14 & 13(Pt) of Village Borivali is relocated in CTS 2	Reservation of ROS2.1 is changed to Municipal Sports Complex(ROS2.4)	The amenities proposed in CTS 166D adm. 217.70 sqm and CTS 166G adm. 181.20sqm are shown as RAM.	The designated Amenity space(DAM) is shown as RAM(Reserved Amenity Plot)	The plot is reserved for RAM (Amenity plot)	The plot is reserved for RE1.1 (Municipal school)	The plot is designated as DOS2.6 (Recreation Ground)	The road dividing the two open spaces as earmarked in MHADA's approved layout is
w	DP1.2 (Fish Cold storage/ Godown/ Fishing related industries)	DP1.2 (Fish Cold storage/ Godown/ Fishing related industries)	DP1.2 (Fish Cold storage/ Godown/ Fishing related industries)	ROS 1.4 (Play ground)	ROS1.4(PG)	R Zone	C Zone	DAM (Amenity Plot)	R Zone	R Zone	R Zone	R Zone
4	WS54	WS54	WS54	WS54 /59	WS62 / 63	WS62	WS54	WS59	WS52	WS52 /57	WS52 /57	WS53
3	MRC36	MRC36	MRC37	MRC38	MRC39	MRC40/ 107	MRC41	MRC42	MRC43	MRC44	MRC45	MRC46
7	EP-RC21	EP-RC22	EP-RC23	EP-RC24	EP-RC25	EP-RC26	EP-RC27	EP-RC28	EP-RC29	EP-RC30	EP-RC31	EP-RC32
1	21	22	23	24	25	26	27	28	29	30	31	32

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	proposed		proposed	proposed	proposed	proposed	pesodoid	proposed	proposed	proposed	proposed	proposed	proposed
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7	30)	30	30	30	30	30	30	30	30	30	30	30
	5/11) }	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n
	Modification	sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned
9	The plot earmarked as open space on north side	of the said road is shown as ROS1.5 (Garden)	The plot is reserved for ROS1.5 (Garden)	The plot is reserved for ROS1.5 (Garden)	The 9.0m wide existing road is shown	The earmarked plot OS-5 shown in MHADA layout is reserved as ROS1.5 (Garden/Park).	The plot is shown as DOS1.4 (Play Ground)	The plot is shown as DOS1.4 (Play Ground)	RSA1.1 (Municipal Market with vending zone) is extended on west side.	The road is shown as per approved MHADA layout.	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, .	D.P. road alignment is corrected	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.
w	N:I	1	R Zone	R Zone	NA (Natural Area)	R Zone	DE1.1 (Municipal School)	DE1.2 (Primary & Secondary School)	RSA1.1 (Municipal market with vending zone)	Existing road	1) RH1.2 (Hospital) 2) R Zone	18.30m DP road	13.40m DP road
4	WS53)	WS57	WS57	WS57	WS58	WS58	WS58	WS62	£9SM	WS63	WS64	WS53
33	MRC46		MRC47	MRC48	MRC49	MRC51	MRC52	MRC53	MRC54	MRC55	MRC56	MRC57, MRC59, MRC62, MRC63	MRC58
2	EP-RC33		EP-RC34	EP-RC35	EP-RC36	EP-RC37	EP-RC38	EP-RC39	EP-RC40	EP-RC41	EP-RC42	EP-RC43	EP-RC44
1	33)	34	35	36	37	38	39	40	41	75	43	44

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	10000	proposed	proposed	proposed	proposed	proposed	proposed	proposed	proposed	proposed	proposed	proposed	proposed	proposed
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	7 :	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n
	11 A. A. E	Modification	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned
y	0 15 m DD 5 15 15 15 15 15 15 15 15 15 15 15 15 1	9.15m Dr road is deleted	12.20m DP road is converted to 9.15m.	12.20m DP road is deleted and area under DP road is merged in the area of reservation of	The road alignment is corrected as per existing on site.	The internal private layout road is deleted	The road proposed over internal layout road to be deleted	Internal layout roads and layout RG are deleted	The road alignment is slightly shifted along the village boundary.	The width of DP road is changed from 18.30m to 27.45m and widening of 27.45mt. Is shown to existing road	Internal layout roads are deleted	The CTS appeared in TP road is deleted and the road is shown as existing road as per TP scheme.	The road junction is shown as proposed DP road.	Road alignment is corrected as per possession taken.
v	0 15 P.B	9.15m DP road	12.20m DP road	12.20mt.road	Existing road	Existing road	Existing road	1) Exist. Road 2) ROS1.5 (Garden)	13.40mt. DP road, Natural water course	Part existing road & Remaining portion 18.30m DP road	Existing Road	Road, RR2.2 (Affordable/Social Housing)	Existing road	1) Existing road 2) R Zone
4	020111	WSSW	65SM	65SW	WS53	WS58 /63	WS58	WS64	WS58	WS63 /64	WS63	WS58	WS64	WS64
۲		MIKCOU	MRC60	MRC61	MRC64	MRC65	MRC66	MRC67	MRC68	MRC69	MRC70	MRC72	MRC74	MRC75
2	שויים מים	EP-RC43	EP-RC46	EP-RC47	EP-RC48	EP-RC49	EP-RC50	EP-RC51	EP-RC52	EP-RC53	EP-RC54	EP-RC55	EP-RC56	EP-RC57
_	44	Ç	46	47	48	49	50	51	52	53	54	55	56	57

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7	s/n uo	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	Modification u/s 30 is proposed to be sanctioned Modification u/s 30 is proposed to be sanctioned Modification u/s 30 is proposed to be sanctioned	Modification u/s 30 is proposed to be sanctioned
9		New 13.40m Road along western boundary of Modificatic CTS 23 connecting the plot to Chandavarkar sanctioned road is shown.		existing road proposed to be widened to 13.40m. Connectivity of Soniwadi Road & R.M. Modificati Bhattad Road is shown as 9.15m DP road.
5	1) 13.40m DP road 2) RSA2.1 (Municipal Community 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)	(Garden)	WS59 Existing Road Road Road Road Road Sone Sone Sone WS64 R Zone WS59 R Zone Road Road Road Road Road Road Road Road	WS58 R Zone
3		MRC78 W	MRC80 WS	MRC82 W.
7	EP-RC58	EP-RC59	EP-RC60 EP-RC61 EP-RC62 I	EP-RC63
1	28	59	61 62	63

-	2	3	4	v	9	7
64	EP-RC64	MRC83	WS58	R Zone	Connectivity of Natakwala Lane to Service	Modification u/s 30 is proposed to be
				Buffer for River/Nalla/Creek	road below Kariappa bridge at Borivali (West) side is shown.	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
99	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
<i>L</i> 9	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
89	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 ROSI.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

72 EP-RC72 MRC96 WS57 RSA4.8 (Cemetery) on part The part of reservation of RSA 73 EP-RC73 MRC96 WS57 RSA4.8 (Cemetery) on part The balance reservation of decentery) not affecting the approved lay of the approved lay o	2 3	4	w	9	7
EP-RC73 MRC96 WS57 RSA4.8 (Cemetery) on part portion, NDZ EP-RC74 MRC97 WS58 1) DOS1.1 (Ponds/Tank) EP-RC75 MRC100 WS63 RE1.1 (Mun.School) EP-RC77 MRC101 WS63 RE1.1 (Mun.School) EP-RC77 MRC104 WS52 DOS1.4 (Play ground) EP-RC79 MRC105 WS63 1) ROS1.5 (Park) on CTS 23, 24, 293 EP-RC79 MRC105 WS63 1) ROS1.5 (Park) on CTS 23, 24, 293 S20 23, 282, 283, 284, 293 3) ROS1.4 (Play Ground) EP-RC80 MRC106 WS63 RR2.1 (Rehab.				The part of reservation of RSA4.8 (cemetery)	Modification u/s 30 is proposed to be
EP-RC73 MRC96 WS57 RSA4.8 (Cemetery) on part portion, NDZ EP-RC74 MRC97 WS58 1) DOS1.1 (Ponds/Tank) EP-RC75 MRC99 WS63 RE1.1 (Mun.School) EP-RC76 MRC100 WS63 RE1.1 (Mun.School) EP-RC77 MRC101 WS63 RE1.1 (Mun.School) EP-RC77 MRC104 WS52 DOS1.4 (Play ground) EP-RC79 MRC105 WS63 1) ROS1.5 (Park) on CTS 23, 24, 293 20 RC30 1) ROS1.5 (Park) on CTS 23, 282, 283, 284, 293 3) ROS1.4 (Play Ground) RESERTIGRADE. & RESERTIGRADE.			portion, NDZ	overlapping on the approved layout is deleted.	sanctioned
EP-RC74 MRC97 WS58 1) DOS1.1 (Ponds/Tank) 2) RSA3.7(Leisure park) 2) RSA3.7(Le		WS57		The balance reservation of RSA4.8	Modification u/s 30 is proposed to be
EP-RC74 MRC97 WS58 1) DOS1.1 (Ponds/Tank) 2) RSA3.7(Leisure park) 2) RSA3.7(Leisure park) EP-RC75 MRC99 WS63 RE1.1 (Mun.School) EP-RC77 MRC101 WS63 RE1.1 (Mun.School) EP-RC77 MRC104 WS52 DOS1.4 (Play ground) EP-RC79 MRC105 WS63 1) ROS1.5 (Park) on CTS 25 24, 283, 284, 293 3) ROS1.4 (Play Ground) EP-RC80 MRC106 WS63 RR2.1 (Rehab. & Resettlement)			portion, NDZ	(cemetery) not affecting the approved layout is changed to ROS1.5 (Garden).	sanctioned
EP-RC75 MRC99 WS63 RE1.1 (Mun.School) EP-RC76 MRC100 WS63 RE1.1 (Mun.School) EP-RC77 MRC101 WS63 RE1.1 (Mun.School) EP-RC77 MRC104 WS52 DOS1.4 (Play ground) EP-RC79 MRC105 WS63 1) ROS1.5 (Park) on CTS 23, 24, 25 2) ROS1.5 (Park) on CTS 23, 282, 283, 284, 293 3) ROS1.4 (Play Ground) EP-RC80 MRC106 WS63 RR2.1 (Rehab. & Resettlement)		WS58		The Pond (DOS1.1) is shown on DP sheet	Refused to accord sanction, Proposal u/s 26 is
EP-RC75 MRC99 WS63 RE1.1 (Mun.School) EP-RC76 MRC100 WS63 RE1.1 (Mun.School) EP-RC77 MRC101 WS63 RE1.1 (Mun.School) EP-RC78 MRC104 WS52 DOS1.4 (Play ground) EP-RC79 MRC105 WS63 1) ROS1.5 (Park) on CTS 23, 24, 253 20 ROS1.5 (Park) on CTS 28, 283, 284, 293 3) ROS1.4 (Play Ground) EP-RC80 MRC106 WS63 RR2.1 (Rehab. & Resettlement)			2) RSA3.7(Leisure park)	along with 5 meter buffer zone in green colour	reinstated with following changes: reservation
EP-RC75 MRC99 WS63 RE1.1 (Mun.School) EP-RC76 MRC100 WS63 RE1.1 (Mun.School) EP-RC77 MRC101 WS63 RE1.1 (Mun.School) EP-RC78 MRC104 WS52 DOS1.4 (Play ground) EP-RC79 MRC105 WS63 1) ROS1.5 (Park) on CTS 24, 25 20 ROS1.5 (Park) on CTS 28, 284, 293 3) ROS1.4 (Play Ground) EP-RC80 MRC106 WS63 RR2.1 (Rehab. & Resettlement)				around the pond and Leisure Park (RSA3.7) is	of Leisure Park (RSA3.7) is proposed to be
EP-RC75 MRC99 WS63 RE1.1 (Mun.School) EP-RC76 MRC100 WS63 RE1.1 (Mun.School) EP-RC77 MRC101 WS63 RE1.1 (Mun.School) EP-RC78 MRC104 WS52 DOS1.4 (Play ground) EP-RC79 MRC105 WS63 1) ROS1.5 (Park) on CTS 23, 24, 293 3) ROS1.4 (Play Ground) EP-RC80 MRC106 WS63 RR2.1 (Rehab. & Resettlement)				retained	deleted and reserved for RE2.1 (College) as
EP-RC75 MRC99 WS63 RE1.1 (Mun.School) EP-RC76 MRC100 WS63 RE1.1 (Mun.School) EP-RC77 MRC101 WS63 RE1.1 (Mun.School) EP-RC77 MRC104 WS52 DOS1.4 (Play ground) EP-RC79 MRC105 WS63 1) ROS1.5 (Park) on CTS 23, 24, 25 20 ROS1.5 (Park) on CTS 23, 282, 284, 293, 284, 293, 3) ROS1.4 (Play Ground) 25 21 ROS1.4 (Play Ground) 282, 283, 284, 293, 3) ROS1.4 (Play Ground) 22 RESettlement) Resettlement)					per SRDP 1991 as shown on plan.
EP-RC76 MRC100 WS63 RE1.1 (Mun.School) EP-RC77 MRC101 WS63 RE1.1 (Mun.School) EP-RC78 MRC104 WS52 DOS1.4 (Play ground) EP-RC79 MRC105 WS63 1) ROS1.5 (Park) on CTS 23, 24, 25 2) ROS1.5 (Park) on CTS 23, 282, 283, 284, 293 3) ROS1.4 (Play Ground) EP-RC80 MRC106 WS63 RR2.1 (Rehab. & Resettlement)		WS63		The reservation of RE1.1 (Mun. School) is	Modification u/s 30 is proposed to be
EP-RC76 MRC100 WS63 RE1.1 (Mun.School) EP-RC77 MRC101 WS63 RE1.1 (Mun.School) EP-RC79 MRC104 WS52 DOS1.4 (Play ground) EP-RC79 MRC105 WS63 1) ROS1.5 (Park) on CTS 23, 24, 25 2) ROS1.5 (Park) on CTS 23, 282, 283, 284, 293 3) ROS1.4 (Play Ground) EP-RC80 MRC106 WS63 RR2.1 (Rehab. & Resettlement)				changed to RSA2.1 (Multipurpose Community	sanctioned
EP-RC76 MRC100 WS63 RE1.1 (Mun.School) EP-RC77 MRC101 WS63 RE1.1 (Mun.School) EP-RC78 MRC104 WS52 DOS1.4 (Play ground) EP-RC79 MRC105 WS63 1) ROS1.5 (Park) on CTS 23, 24, 25 2) ROS1.5 (Park) on CTS 23, 282, 283, 284, 293 3) ROS1.4 (Play Ground) EP-RC80 MRC106 WS63 RR2.1 (Rehab. & Resettlement)				Centre).	
EP-RC77 MRC101 WS63 RE1.1 (Mun.School) EP-RC78 MRC104 WS52 DOS1.4 (Play ground) EP-RC79 MRC105 WS63 1) ROS1.5 (Park) on CTS 23, 24, 25 20 ROS1.5 (Park) on CTS 23, 282, 283, 284, 293 3) ROS1.4 (Play Ground) EP-RC80 MRC106 WS63 RR2.1 (Rehab. & Resettlement)			RE1.1 (Mun.School)	Reservation area on plot is maintained as per	Modification u/s 30 is proposed to be
EP-RC77 MRC101 WS63 RE1.1 (Mun.School) EP-RC78 MRC104 WS52 DOS1.4 (Play ground) EP-RC79 MRC105 WS63 1) ROS1.5 (Park) on CTS 23, 24, 25 2) ROS1.5 (Park) on CTS 23, 282, 283, 284, 293 3) ROS1.4 (Play Ground) EP-RC80 MRC106 WS63 RR2.1 (Rehab. & Resettlement)				SRDP1991 and additional area of reservation	sanctioned
EP-RC77 MRC101 WS63 RE1.1 (Mun.School) EP-RC78 MRC104 WS52 DOS1.4 (Play ground) EP-RC79 MRC105 WS63 1) ROS1.5 (Park) on CTS 23, 24, 25, 282, 283, 284, 293 3) ROS1.4 (Play Ground) EP-RC80 MRC106 WS63 RR2.1(Rehab. & Resettlement)				on plot is deleted.	
EP-RC78 MRC104 WS52 DOS1.4 (Play ground) EP-RC79 MRC105 WS63 1) ROS1.5 (Park) on CTS 23, 24, 25 2) ROS1.5 (Park) on CTS 23, 282, 283, 284, 293 3) ROS1.4 (Play Ground) EP-RC80 MRC106 WS63 RR2.1(Rehab. & Resettlement)			-	Area & shape of reservation on the plot is	Modification u/s 30 is proposed to be
EP-RC78 MRC104 WS52 DOS1.4 (Play ground) EP-RC79 MRC105 WS63 1) ROS1.5 (Park) on CTS 23, 24, 25 2) ROS1.5 (Park) on CTS 23, 282, 283, 284, 293 3) ROS1.4 (Play Ground) EP-RC80 MRC106 WS63 RR2.1(Rehab. & Resettlement)				maintained as per SRDP1991 by deleting the	sanctioned
EP-RC78 MRC104 WS52 DOS1.4 (Play ground) EP-RC79 MRC105 WS63 1) ROS1.5 (Park) on CTS 23, 24, 25 2) ROS1.5 (Park) on CTS 23, 282, 283, 284, 293 3) ROS1.4 (Play Ground) EP-RC80 MRC106 WS63 RR2.1(Rehab. & Resettlement)				additional reservation area of plot.	
EP-RC79 MRC105 WS63 1) ROS1.5 (Park) on CTS 23, 24, 25 2) ROS1.5 (Park) on CTS 25, 282, 283, 284, 293 3) ROS1.4 (Play Ground) EP-RC80 MRC106 WS63 RR2.1(Rehab. & Resettlement)			DOS1.4 (Play ground)	DOS1.4 (PG) is changed to RSA6.1 (Care	Modification u/s 30 is proposed to be
EP-RC79 MRC105 WS63 1) ROS1.5 (Park) on CTS 23, 24, 25 2) ROS1.5 (Park) on CTS 25, 282, 283, 284, 293 3) ROS1.4 (Play Ground) EP-RC80 MRC106 WS63 RR2.1(Rehab. & Resettlement)				Centre)	sanctioned
24, 25 2) ROS1.5 (Park) on CTS 282, 283, 284, 293 3) ROS1.4 (Play Ground) EP-RC80 MRC106 WS63 RR2.1(Rehab. & Resettlement)			1) ROS1.5 (Park) on CTS 23,	Area of reservations of ROS1.5 falling on CTS	Modification u/s 30 is proposed to be
2) ROS1.5 (Park) on CTS 282, 283, 284, 293 3) ROS1.4 (Play Ground) EP-RC80 MRC106 WS63 RR2.1(Rehab. & Resettlement)				23, 24,25 of Eksar and CTS 282, 283, 284, 293	sanctioned
EP-RC80 MRC106 WS63 RR2.1(Rehab. & & Resettlement)			OS1.5 (Park) on	are maintained as per SRDP1991 by deleting	
EP-RC80 MRC106 WS63 RR2.1(Rehab. & Resettlement)			283, 284,	excess area reserved in RDDP.	
EP-RC80 MRC106 WS63 RR2.1(Rehab. & Resettlement)			3) ROS1.4 (Play Ground)		
				The plots developed under SR scheme, are	Modification u/s 30 is proposed to be
			Resettlement)	pulled back and designated as DOS1.5.	sanctioned with following changes:-
					Proposed reservation of RR2.1 is to be
					changed to ROS1.5.

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	Modification	sanctioned	Modification	sanctioned	Modification	sanctioned						Modification	sanctioned	Modification	sanctioned	Modification	sanctioned	Modification	sanctioned	Modification	sanctioned		Modification	sanctioned	Modification	sanctioned	Modification	
9	Shape of DPU3.2 is corrected.		DH1.1 is deleted.		The SRDP reservation of Secondary School is	entirely shifted in 2290A as REI.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)	The shape of reservation ROS1.5 (Garden) is	corrected.	Reservation of SAS (now reserved as RE1.2) is	changed to ROS1.4.	RH1.2 reservation (Hospital) is changed to	RR2.2 (social housing) in CTS 324A/1.	HTL is corrected as per approved CRZ plan		The plot earmarked as Recreation Ground in	the approved MHADA layout, is reserved for	ROS1.5 (Garden)	The plot is included in NA (natural area) zone		The C-zone boundary is corrected		HTL is corrected as per approved CRZ plan	
S	DPU3.2(Police chowky)		DH1.1 (Mun.	Dispensary/Health post),	RE1.2 (Primary /Secondary	School)						ROS1.5 (Garden)		RE1.2 (Primary /Secondary	School)	RH1.2 (Hospital)		Nil		NA (Natural Area)			R Zone		Part C Zone,	Part R Zone	Nil	
4	WS59		65SW		WS64							WS58		WS58		WS63		WS57		WS57			WS57		WS58		WS62	
3	MRC108		MRC108		MRC109							MRC111		MRC113		MRC115		MRC116		MRC117			MRC118		MRC119		MRC120	
7	EP-RC81		EP-RC82		EP-RC83							EP-RC84		EP-RC85		EP-RC86		EP-RC87		EP-RC88			EP-RC89		EP-RC90		EP-RC91	
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9	1A) The plot DO 2.1 (Govt. Office) on CTS	374(pt.) of Eksar is correct and retained.				1A) NDZ on the CTS 374(pt) of Eksar	adjacent to FP 468 of TPS Borivali III is	deleted and placed in 'R' Zone.	1B) 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.	1C) 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.	2) RSA 1.1 (Municipal Market) on plot bearing	FP No. 392 is changed to Government Staff	Quarters RR 1.3	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.	The reservation of RSA2.1 in CTS no. 452	(pt.), 453 of Borivali Village is deleted.		Fart designation of DEL.2 (Primary &	Secondary School) on which cemetery exists is	deleted and shown as DSA4.3 (Christian	cemetery).
w	1) DO2.1 (Government	Office)	2) RH1.1+RH1.3 (Municipal	Health Post + Municipal	Maternity Home)	NDZ (No Development	Zone)			4) ROS1.4 (Play Ground)				4) ROS1.4 (Play Ground)				7) RSA1.1 (Municipal	Market with Vending zone)		4) ROS1.4 (Play Ground)	5) RE1.1 (Municipal School)	(F.P. No 390)	RSA2.1 (Multipurpose	Community Centre)	c	DE1.2(Frimary & Sec.	school)		
4	WS58					WS58			WS58				WS58					WS58			WS58			WS64		00000	WS53			
8	MRC121					MRC121			MRC121				MRC121					MRC121			MRC121			MRC124		2010	MKC125			
7	EP-RC92					EP-RC93			EP-RC94				EP-RC95					EP-RC96			EP-RC97			EP-RC98		0000	EF-KC99			
1	92					93			94				95					96			26			86		8	66			

7	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is to be changed to SDZ	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	Modification u/s 30 is proposed to be sanctioned	Modification u/s 30 is proposed to be sanctioned	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).	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is to be changed to SDZ	Modification u/s 30 is proposed to be sanctioned
9	The NDZ on west of 36.60m existing link road in village Eksar is shown as SDZ-II marked RC/1.	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.	New 12.20m DP road is proposed.	Part portion of the land which was in NDZ and is towards the seaward side of HTL is now shown as NA (natural area).	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).	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.	The NDZ shown in reservation of RT2.1 (Water Transport Terminal) along with access road is now shown as NA marked as RC/4.
3	Development	Development	Development	Development	Development	Development	Development
	(N)	(No	(No	(No	(No	(No	oN)
	NDZ Zone)	NDZ Zone)	NDZ Zone)	NDZ Zone)	NDZ Zone)	NDZ Zone)	NDZ Zone)
4	WS63 /68	WS63 /68	WS63	89/ 89SM	WS62	WS58	WS57
3	MRC126	MRC126	MRC126	MRC126	MRC127	MRC128	MRC129
2	EP-RC100	EP-RC101	EP-RC102	EP-RC103	EP-RC104	EP-RC105	EP-RC106
1	100	101	102	103	104	105	106

-	2	3	4		v	9	7
107	EP-RC107	MRC130	WS57	NDZ (N Zone)	(No Development	ne NDZ on north side of MHADA narkop Sector-7 is shown as SDZ-II n	Modification u/s 30 is proposed to be sanctioned with following changes
						The remaining area is shown in NA.	SDZ & The remaining area is to be shown in NA (Natural Area)
108	EP-RC108	MRC131	WS64	NDZ (N Zone)	(No Development	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.	SDZ & reserved for ROS1.5 excluding 18.30m proposed road widening & existing road.
109	EP-RC109	MRC132	WS59 /54	DMS5.1 (Reservoir)	Reservoir)	The NDZ land on the boundary of R/C & R/S ward & located in SGNP shown as DMS5.1 &	Modification u/s 30 is proposed to be sanctioned with following changes
						DPU5.2 is now shown as NA, marked as RC/7, by retaining the designations DMS5.1 & DPU5.2	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 (Pri School)	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(Prin School)	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 & School)	nary & Secondary	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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		seq		DE 1.1 is to be changed as $RE1.1 + RE3.1$	30 is proposed			proposed		proposed		proposed		proposed		proposed		proposed		proposed		proposed			proposed		Reservation of ROS2.4 (Municipal Sports	Complex) is to be changed as shown on plan	DOG 1 // Dloy Cround) on CTC no
1	_		following	d as RE	d si (is		is		is		is		is		is		is		is			is		2.4 (IV	mged a	2
		n/s 30	with	change)8 s/n			n/s 30		u/s 30		n/s 30		n/s 30		n/s 30		u/s 30		n/s 30		n/s 30			n/s 30		f ROS	be cha	DIO
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		to			bearing	served		DE1.2(Primary & Secondary School) is shown		shown		DE1.2(Primary & Secondary School) is shown		DE1.2(Primary & Secondary School) is shown		DE1.2(Primary & Secondary School) is shown		The reservation of Play Ground(ROS1.4) is		The reservation of Play Ground(ROS1.4) is		of 13.40mt. wide proposed D.P.	nt plan	, 2015	The reservation of Service Industrial Estate				_
		s added				C.T.S.No.2321/A/1 and 2220/B/1B is reserved		si (lood	S.	DE1.2(Primary & Secondary School) is shown	S.	si (lood	S.	si (lood	S.	si (lood	S.	nd(ROS		nd(ROS		ropose	roads shown as per draft development plan	2034 published in the month of February 2015	dustrial		lex)		
		on) is			NDZ	220/B/		lary Scl	ol exist	Grou		Grou		wide I	ft deve	ıth of F	ice In		s Comp										
9	o	Education)	ol)		jo	1 and 2	14.8).	Second	on the portion where school exists.	Second	on the portion where school exists.	Second	on the portion where school exists.	Second	on the portion where school exists.	Second	on the portion where school exists.	of Play		of Play		40mt.	per dra	the mor	of Serv	_	ROS2.4 (Municipal Sports Complex)		
		(Other	DE1.1(Mun. School)		portion	321/A/	for Cemetery (RSA4.8).	nary &	ion whe	ation (ation o		of 13.	vn as	shed in	ation ((RPU6.1) is shown	funicipa										
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u	0	DE1.1(Municipal School)			Deve																	ROS1.4 (Play Ground)					(Municipal		
		Munic			(No			1)		1)		0		0		0		1)		Rehab.	Resettlement)	4 (Play			0			ex)	
	,	DE1.1			NDZ	Zone)		R Zone		R Zone		R Zone		R Zone		R Zone		R Zone		RR2.1(Rehab.	Resettl	ROS1.			R Zone		ROS2.4	Complex)	
_	+	WS63			WS64			WS53		WS58		WS59		WS63		WS64		WS59		WS64		WS63			WS64		WS58		
7	0	MRC134			MRC135			MRC136		MRC137		MRC138		MRC139		MRC140		5		+		2			3				
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C	1	EP-RC115			EP-RC116			EP-RC117		EP-RC118		EP-RC119		EP-RC120		EP-RC121		EP-RC122		EP-RC123		EP-RC124			EP-RC125		EP-RC126		
		_			116 I			117 I		118 I		119 I		120 I		121 I		122 I		123 I		124 I			125 I		126 I		_

EP-RC127 WS64 13.40 widen widen EP-RC128 WS RR2 58 Resett	13.40 m Proposed road widening		
WS		13.40 m Proposed road widening	13.40 m wide Proposed Road Widening is to
WS			be re aligned as per Existing site condition on
63 (63 (63 (63 (63 (63 (63 (63 (63 (63 (plot bearing CTS no. 2294, 2295, 2351, 2257,
63 WS 63 WS 63 WS 83 WS 83 WS 83 WS 83 WS 83 WS 84 WS 85 WS			2258, 2259, 2260, 2261, 2262, 2264, 2265,
WS 58 63 63 63 63 63 63 63 63 63 63 63 63 63			2266, 2301 etc. of village Dahisar
58 63 63 63 WS 58	RR2.1(Rehab. &	RR2.1(Rehab. & Resettlement)	Reservation of RR2.1(Rehab. &
63 63 63 WS 853 WS 58	Resettlement)		Resettlement) is to be changed as ROS
63 63 63 WS 58			1.4(Play Ground) on plot bearing FP 718 of
63 63 63 88 WS 58			TPS Borivali III as per SRDP 1991
63 WS WS 58	RR2.1(Rehab. &	RR2.1(Rehab. & Resettlement)	Reservation of RR2.1(Rehab. &
WS 63 WS53 WS 58	Resettlement)		Resettlement) is to be changed as ROS 1.5
WS 63 WS53 WS53 WS 58 S8			(Garden/Park) on plot bearing CTS no.
WS 63 WS53 WS53 WS 58 S8			2402, of village Eksar & CTS no. 407D, 410
WS 63 WS53 WS53 WS 58 S8			of village Borivali as per SRDP 1991
63 WS53 WS 58	1) RE1.1 (Municipal School)	1) RE1.1 (Municipal School)	Reservation shape & location of RE1.1
WS53 WS 88	2) ROS1.4 (Play Ground)	2) ROS1.4 (Play Ground)	(Municipal School) & ROS1.4 (Play Ground)
WS53 WS 58 S8			is to be shown as per SRDP 1991 on plot
WS53 WS 58			bearing CTS no 5/1, 5A1/1, 240 of village
WS53 WS S8			Borivali
WS 58	ROS1.4 (Play Ground) & R	ROS1.4 (Play Ground) & R Zone	Reservation shape & location of RE1.1
WS 58	ne		(Municipal School) is to be shown as per
WS 58			SRDP 1991 on plot bearing CTS no 47 Pt of
WS 28			village Magathane
28	DR1.5(Municipal Housing)	DR1.5(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
7.	RE 1.1(Municipal School)	RE 1.1(Municipal School)	the proposal is to be retained for FP no 687 of
28			Borivali III TPS as per Sanctioned TP
			Scheme as shown on plan

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	Modification proposed by Planning	Authority and shown on submitted plan	Act	ROS1.4(Playground)	shown		shown	q e	bel.		PUI	(Rec		ecting					SRD]		n ssa	S	chool	1.4	rtion		shov	
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	Σ	Auth	under Section 30 of the MR&TP Act 1966	The	designated	DOS1.4(Playground).	Cemetery	DSA4.3(Christian Cemetery)	Church is shown as R- Zone with label		Spilled	station)	Ground)	The shape of the designation affecting CTS	No. 1323, 1361 is corrected.				The shape of the reservation as per SRDP'91 is	pulled back.	The existing road is shown as access upto the	reservation of	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	The Reservation	SRDP'1991 is retained
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	Pro	plan under Section 26		ROS1.4(Playground))E1.2	school)		Label "Church & C"	RPU1.1(Fire station)			DSA2.5(PT)(Welfare	Centre)+DH1.1(PT)	(Municipal	Dispensary/Health	Post)+DSA2.8(PT)(Library)	ROS1.4(Playground)			Existing Road						RE1.1(Municipal School)
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3	Modifi-	cation	No.	MRN01			MR				MR			MR					MRN07		MR						MRN08	
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9	The Reservation shape as shown in	SRDP'1991 is retained	The area of designation of DPU5.2(Electricity	Distribution & Transmission Facility) is	corrected.	MAP(Municipal Primary School)is shown as	RE1.1 (Municipal School).	Rehabilitation and Resettlement is shown as	per approved modification u/no TPB-	4395/625/CR-301/95/UD-11 dt.: 17.05.204	9.15m access road to RH1.1(Municipal	Dispensary/Health Post) is provided from	existing road	Correction is done as per relocation approved	vide CHE/2213/DPWS/P&R dt.: 12.02.2003				The ROS1.4(Plaveround) is deleted by	<u>.</u> ت	Surrounding Zone.	The reservation of RSA2.9(Homeless Shelter)	+ RSA6.3 (Public Convenience) is deleted.		The alignment of existing road is corrected as	per SRDP'1991.
w		ROS1.4(Playground)	DPU5.2(Electricity	Distribution &	Transmission Facility)	R-Zone		ROS1.5(Garden/Park)			ROS1.5(Garden/Park)			R-Zone		RE1.2(Primary/Secondary	School)	DOST 4/Dlovershipd)	R-Zone		ROS1.4(Playground)	RSA2.9(Homeless	Shelter) + RSA6.3 (Public	Convenience)	13.40m D.P. Road	
4	-SM	63	-SM	69		-SM	69	-SM	73		-SM	73		-SM	74				-SM	89		WS-	69		-SM	69
3	MRN08		MRN09			MRN16		MRN17			MRN17			MRN18					MRN19			MRN20			MRN21	
2	EP-RN08		EP-RN09			EP-RN10		EP-RN11			EP-RN12			EP-RN13					EP-RN14			EP-RN15			EP-RN16	
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	proposed	F C	18.30 m wide DP road is to be deleted & RE	1.2 adjoining to the proposed road to be		proposed		proposed		proposed								proposed			proposed			proposed		proposed			proposed
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	proposed D.P.	447,				Roa		is		.30nr	Garc	22	taini	s fro	Exis	n the	1.5(0		Rota	4;	twee	s del		o pua		Road	taine		rrect
	proj	No. 1).P.		road		of 18	31.5	29	main	Soad	to	(g)	Rotary & ROS1.5(Garden/park)		of F	Zone	pe	ar is		the (own.		re re		is co
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	18.3	gh C	eted.			13.4	按:	exist	tion.	unct	y &	294	cted	m D	S	skar	otar		porti	ded i	ing 1	ge D		Se-S	914 j		vatio		ıal ro
	The 18.30m	through CTS No. 447, 369 of Village Dahisar	is deleted.			The 13.40m D.P. Road affecting the plot is	deleted.	The existing road is corrected as	condition.	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 F		The portion of Rotary and open space	included in I3 Zone.	Existing road between CTS 968 & 976 of	Village Dahisar is deleted and included in R	Zone.	Cul-De-Sac at the end of the road towards CTS	913/ 914 is shown.	13.40m	Reservations are retained		Internal roads is corrected
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										Rotary,								Rotai											
										l		ark)						ıd, J		ark)									
S	Road					Soad				18.30m D.P. Road,		len/P						Ro		len/P						Road			
	.P. F					.P. F				D.P.		Gard						D.P.		Gard	Road					.P. F			Road
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	18.30m D.P. Road					13.40m D.P. Road		R-Zone		18.30		ROS1.5 (Garden/Park)						18.30m D.P. Road, Rotary,		ROS1.5 (Garden/Park)	Existing Road			R-Zone		13.40m D.P. Road			Existing Road
									_		_								_										
4	-SM	73				-SM	89	-SM	69	-SM	69							WS-	69		-SM	69		-SM	89	-SM	89		WS- 64
	122	_				123		124		125								125			126			127		128,	30,	131	429
3	MRN22					MRN23		MRN24		MRN25								MRN25			MRN26			MRN27		MRN28,	MRN 30,	MRN31	MRN29
7	EP-RN17					EP-RN18		EP-RN19		EP-RN20								EP-RN21			EP-RN22			EP-RN23		EP-RN24			EP-RN25
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_	EP-RN26	MRN32,	-SM	Existing Road	The road shown as existing is deleted.	Modification u/s 30 is proposed to be
		MRN35	69		The existing internal road of Saptshri Sankul is	sanctioned
					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.	
27	EP-RN27	MRN33	-SM	13.40m D.P. Road	The curvature of the junction of the roads	Modification u/s 30 is proposed to be
			69		affecting the plot under reference is corrected	sanctioned
					as per the Demarcation issued.	
28	EP-RN28	MRN34	-SM	Existing Road	As the existing road (ROW) (5-6m width	Modification u/s 30 is proposed to be
			74		approx.) is shown as 13.40m D.P.	sanctioned
29	EP-RN29	MRN39	-SM	RSA1.2(Retail Market with	The I3 zone is continued and the reservation of	Modification u/s 30 is proposed to be
			69	Vending Zone)	RSA1.2(Retail Market with Vending Zone) is	sanctioned with following changes
					deleted.	the drafting error of blue line shown on
						exiting road is to be corrected as per site
						condition
30	EP-RN30	MRN41	-SM	RPU5.2 (Electricity	The reservation of RPU5.2 (Electricity	Modification u/s 30 is proposed to be
			74	Transmission & Distribution	Transmission & Distribution Facilities)	sanctioned
				Facilities)	affecting CTS 1445 pt of Village Dahisar is	
					changed to RT1.4(BEST Bus Facilities).	
31	EP-RN31	MRN41	-SM	RT1.4 (BEST Bus	The reservation of RT1.4 (BEST Bus	Modification u/s 30 is proposed to be
			74	Facilities)	Facilities) affecting CTS 1444 and CTS1445 pt	sanctioned
					is changed to RT1.6(Parking Lot) for area	
					admeasuring 2000sqm and to	
					RSA1.1(Municipal Market with vending Zone)	
					for remaining portion.	
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		sanctioned				Modification u/s 30 is proposed to	sanctioned		Modification u/s	sanctioned	Modification	sanctioned		Modification u/s 30 is proposed to	sanctioned		Modification u/s 30 is proposed to be	sanctioned	, DH 1.3 is to be reserved for RH 1.3	Municipal Maternity Home) as shown on plan	Modification u/s 30 is	sanctioned		Modification	sanctioned	
9	ch	admeasuring approximately 130sqm is	Municipal materinity monie)	i.e. merged with abutting RH1.3(Municipal		The reservation affecting the plot under	reference to be changed to RR2.2(Affordable	.P. is retained.	The reservation of RE1.1(Municipal School) is		Natural Area shown on CTS 1423 of Village	Dahisar is a layout open space and same is	deleted and Included in Surrounding Zone.	of RE1.2(Primary &	ol) is changed to	ostel).	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.	area of the Playground	reservation affecting CTS No 3117 of Village	ġ.	d) is corrected as per	relocation U/No:	&R dt.: 08.04.2009
	The reservation of	admeasuring appre	Citalinged to NTII.3	i.e. merged with a	maternity Home).	The reservation a	reference to be cha	Housing) an13.40 D.P. is retained.	The reservation of F	deleted.	Natural Area shown	Dahisar is a layout	deleted and Included	The reservation	Secondary School)	RSA2.7(Students Hostel).	Corrections in sh	Maternity Home) is	on CTS 1112 pt,	Village Dahisar and	The shape and	reservation affecting	Dahisar is continued.	ROS1.4(Playground)	approved	CHE/2688/DPWS/P&R dt.: 08.04.2009
S	RE1.1(Municipal School)					ROS1.5(Garden/Park)			RE1.1(Municipal School)		Natural Area			RE1.2(Primary &	Secondary School)		DH1.3(Municipal	Maternity Home)			ROS1.4(Playground)				ROS1.4(Playground)	
4	-SW	69				WS-	69		-SM	73	-SM	74		-SM	89		-SM	69			-SA	74		-SA	74	
8	MRN42					MRN45			MRN49		MRN51			MRN52			MRN53				MRN56			MRN57		
2	EP-RN32					EP-RN33			EP-RN34		EP-RN35			EP-RN36			EP-RN37				EP-RN38			EP-RN39		
1	32					33			34		35			36			37				38			39		

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40	EP-RN40	MRN57	WS-	DO 1.1, DT 1.1	DO 1.1, DT 1.1	Modification u/s 30 is proposed to be sanctioned with following changes
						On plan
41	EP-RN41	MRN57	WS-	C- Zone	C- Zone is merged in CBD	Modification u/s 30 is proposed to be sanctioned
42	EP-RN42	MRN58	WS-	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-	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
4	EP-RN44	MRN62	-SW	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	-SW 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	-SW	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	-SW 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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	s/n						s/n					s/n					s/n			s/n					s/n				s/n		
	Modification	sanctioned					Modification	sanctioned				Modification	sanctioned				Modification	sanctioned		Modification	sanctioned				Modification	sanctioned			Modification	sanctioned	
9	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.	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).	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		Existing road (Suhasini Pawaskar marg) is	shown as per existing site condition.	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	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	The plot is to be shown reserved as	ROS1.4+RE1.2(Playground+Primary and	Secondary School)
w	ROS1.4(Playground)			RR2.1(Rehabilitation &	Resettlement)		ROS1.4(Playground)					18.30m D.P Road					Existing Road			ROS1.4(Playground)					13.40m D.P. Road				ROS1.4(Playground)		
4	-SM	73					-SM	89				-SM	69				-SM	69		-SM	69				-SM	64			-SM	69	
3	MRN65						MRN66					MRN68					MRN68			MRN68					MRN69				MRN72		
2	EP-RN48		_	_	_	_	EP-RN49	_	_	_	_	EP-RN50	_	_	_	_	EP-RN51	_	_	EP-RN52	_	_	_		EP-RN53	_	_	_	EP-RN54	_	
1	48						49					20					51			52					23				54		

4 on CST 1347 is deleted. However, portion of the reservation which was in DP 1991 and shown as P.G. be retained 1.4 is deleted and the same is shown as fice as a Text. fice as a Text. chawls is deleted and the remaining abutting to the road in line with the DE t as a reserved land. tion which is shown as reserved for RE nged to RMS 1.2. ervation of RPU5.2 deleted. gament of the road corrected as per alignment and the necessary widening on the northern side of the existing on the northern side of village Eksar is nown as SDZ II and marked RN-1. rtion of NDZ land shown on seaward of HTL is now shown as NA. nos. of proposed 18.3 D.P. road is	7	3	4	5	9	7
the part portion of the reservation which was in the SRDP 1991 and shown as P.G. be retained as ROS1.4 WS- 63, 68 ROS1.4(Playground) WS- 63, 68 RE1.2(Primary& Secondary The portion as a reserved land. WS- 63, 68 REU.2(Primary& Secondary Transmission & Distribution Facilities) WS- 63, 68 ROS1.4(Playground) WS- 63, 68 ROS1.4(Playground) The portion which is shown as reserved for RE 1.2 kept as a reserved land. The reservation of RPU5.2 deleted. The reservation of RPU5.2 deleted. The alignment of the road corrected as per existing alignment and the necessary widening shown on the northern side of the existing road. 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		MRN74	WS-	ROS1.4(Playground)		Modification u/s 30 is proposed to be
WS- 63, 68 ROS1.4(Playground) The portion of reservation placed on the remaining portion abutting to the road in line with the DE 1.2 kept as a reserved land. WS- 63, 68 ROS1.4(Playground) The portion which is shown as reserved for RE 1.2 kept as a reserved land. The reservation of RPU5.2 deleted. The reservation of RPU5.2 deleted. The alignment of the road corrected as per existing alignment and the necessary widening shown on the northern side of the existing road. 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			63, 68		the part portion of the reservation which was in	sanctioned
WS- 63,68 DO2.1(Government Office) DO 2.1 is deleted and the same is shown as LIC Office as a Text. 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. WS- 63,68 RE1.2(Primary& Secondary The portion which is shown as reserved for RE 1.2 changed to RMS 1.2. WS- 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. WS- 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					the SRDP 1991 and shown as P.G. be retained	
WS- 63,68 BO2.1(Government Office) Coffice as a Text. WS- 63,68 ROS1.4(Playground) WS- 63,68 REI.2(Primary& Secondary Transmission & Distribution Facilities) WS- 18.30m D.P Road WS- 18.66,63 WS- 18.68,63 WS- 18.69 ROS1.4(Playground) WS- 19.70 Wilage Eksar is now shown as reserved for RE 1.2 kept as a reserved land. WS- 1.2 kept as a reserved land. The portion which is shown as reserved for RE 1.2 changed to RMS 1.2. The reservation of RPU5.2 deleted. The alignment of the road corrected as per existing alignment and the necessary widening shown on the northern side of the existing road. The NDZ west of link road of village Eksar is now shown as NDZ. The road of VIDZ land shown on seaward side of HTL is now shown as NDA. The 3 nos of proposed 18.3 D.P. road is					as ROS1.4	
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MRN74 WS- MRN74 WS- G3, 68 RE1.2(Primary& Secondary The portion which is shown as reserved for RE School) MRN74 WS- Facilities) MRN74 WS- G3, 68 RPU5.2(Electricity Transmission & Distribution Facilities) MRN74 WS- G3, 68 MRN75 WS- MRN75 WS- MRN75 WS- MRN75 WS- MRN75 WS- MRN76 WS- MRN77 WS-					existing chawls is deleted and the remaining	
MRN74 WS- School) MRN74 WS- ARN74 WS- ARN74 WS- RPU5.2(Electricity Transmission & Distribution Facilities) MRN74 WS- RPU5.2(Electricity Transmission & Distribution Facilities) MRN74 WS- RPU5.2(Electricity Transmission & Distribution Facilities) MRN74 WS- 18.30m D.P Road Facilities) MRN75 WS- NDZ MRN75 WS- NDZ The portion which is shown as reserved for RE 1.2 changed to RMS 1.2. The reservation of RPU5.2 deleted. The reservation of RPU5.2 deleted. The alignment of the road corrected as per existing alignment and the necessary widening shown on the northern side of the existing shown as NDZ 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					portion abutting to the road in line with the DE	
MRN74 WS- 63, 68 RE1.2(Primary& Secondary The portion which is shown as reserved for RE School) MRN74 WS- Facilities) MRN74 WS- 18.30m D.P Road MRN75 WS- NDZ MRN75 WS- NDZ MRN75 WS- NDZ MRN77 WS- NDZ MRN77 WS- NDZ MRN77 WS- NDZ The alignment of the road corrected as per existing alignment and the necessary widening shown on the northern side of the existing road. 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					1.2 kept as a reserved land.	
MRN74 WS- RPU5.2(Electricity Transmission & Distribution Facilities) MRN74 WS- 18.30m D.P Road existing alignment of the road corrected as per existing alignment and the necessary widening shown on the northern side of the existing shown on the northern side of the existing 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	~	MRN74	WS-			Modification u/s 30 is proposed to be
MRN74 WS- G3, 68 RPU5.2(Electricity) Facilities) MRN74 WS- 18.30m D.P Road MRN75 WS- MRN76 WS- MRN77 WS- MRN78 WS- MRN77 WS			63, 68	RE1.2(Primary&	The portion which is shown as reserved for RE	sanctioned
MRN74 WS- G3, 68 RPU5.2(Electricity) Transmission & Distribution Facilities) MRN74 WS- G3, 68 MRN75 WS- NDZ MRN75 WS- NDZ NDZ NDZ NOZ NOZ NOZ NOZ NOZ				School)	1.2 changed to RMS 1.2.	
MRN74 WS- 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. MRN75 WS- 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 delated		MRN74	-SM		The reservation of RPU5.2 deleted.	Modification u/s 30 is proposed to be
Transmission & Distribution Facilities) MRN74 WS- 18.30m D.P Road Caristing alignment of the road corrected as perexisting alignment and the necessary widening shown on the northern side of the existing road. MRN75 WS- NDZ MRN75 WS- 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 delated			63, 68			sanctioned
MRN74 WS- 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. MRN75 WS- 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 delated.				Transmission & Distribution		
existing alignment and the necessary widening shown on the northern side of the existing road. WS- 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	1	MRN74	WS-	18.30m D.P Road	The alignment of the road corrected as per	Modification u/s 30 is proposed to be
MRN75 WS- 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 saward side of HTL is now shown as NA. The 3 nos. of proposed 18.3 D.P. road is			63, 68		existing alignment and the necessary widening	sanctioned
MRN75 WS- 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					shown on the northern side of the existing	
MRN75 WS- NDZ have to flink 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 delated.					road.	
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	١.	MRN75	-SM	NDZ	The NDZ west of link road of village Eksar is	Modification u/s 30 is proposed to be
			68,63		now shown as SDZ II and marked RN-1.	sanctioned with following changes
Side of HTL is now shown as NA. The 3 nos. of proposed 18.3 D.P. road is					Part portion of NDZ land shown on seaward	nomenclature of SDZ II is changed to SDZ
The 3 nos. of proposed 18.3 D.P. road is					of HTL is now shown	
deleted					The 3 nos. of proposed 18.3 D.P. road is	
מממנמי					deleted.	

The existing school on CTS 2757 pt. of Village Dahisar is shown as DE1 2(Primary/Secondary
7.1.2(1.1111at)
The designation of DE 1.2 (Primary
Secondary School) is shown on the plot under
A label of Special Planning Authority (SPA) is
shown on above land.
The reservation of ROS1.5(Garden/Park) is to
The reservation of RE1.1(Municipal School) is
to be deleted and changed to RE1.2(Primary &
DO2.1 (Government Office), Existing Road

1	7	3	4	S	9	7
62	EP-RN79		MS	DOS2.6(Recreation Ground)	DOS2.6(Recreation Ground)	New reservation of ROS 2.2(Swimming pool)
			73			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		SM	RR2.1 (Rehabilitation &	RR2.1 (Rehabilitation & Resettlement) &	Municipal Commissioner shall decide
			69	Resettlement) & 18.30 m	18.30 m wide DP Road	alignment of 18.30 m wide DP Road so that,
			_	wide DP Road		Alignment of the road will not be affected by
						factory building
81	EP-RN81		SM	NDZ	SDZ II	The New Reservations of RT 3.1
			69			(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		69SM	RSA 1.1	RSA 1.1	RSA 1.1 is to be deleted as shown on plan
			, WS 64			
83	EP-RN83		SM	R Zone	R Zone	The New Reservations of RR1.2(Police staff
			73			Quarter) is to proposed as shown on plan
8	EP-RN84		SM	Natural Area	Natural Area	New Reservation of Mangroves Park is
			73			proposed to be shown on CTS no. 261(pt) of
						village Dahisar as shown on plan.
82	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

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	Substantial Modifications published by the	he		Modification u/s 30 is proposed to be				o pe		to be					o pe		oq c		o pe				an n	o pe		o pe				
	d b	Government under Section 31(1) of the		d to				d to							proposed to		d to		d to				2	proposed to		30 is proposed to				
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	M	Authority and shown on submitted plan	under Section 30 of the MR&TP Act 1966	The Reservation is	(PT)(Police station)+ DPU	Facilities). RPU3.1 (Police station) is changed	TO KPU3.4	The plot is designated as DH1.1 (Municipal	Dispensary/ Health post)	The reservation on CTS no. 874A is deleted.	New 9.15m D.P.Road proposed north to said	reservations.			ROS1.5(Garden/Park)	2.2(Affordable Housing).	The Reservation of RPU6.1 is changed to	ROS1.4(PG)	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	20 07	The reservation of ROS1.4 is changed to RE1.1 by retaining shape as per SRDP 91.	The reservation of ROS1.5 from CTS no. 535	is deleted	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.
			<u> </u>				2	<u> </u>	Ö						R	2.2	_	R(13	g E	III RF	Th	is	Th	In	Ű	ha	i. the
	ished	plan under Section 26 of the		Station)	(Police	staff				SA6.2	ng for	Care	with	$\overline{}$			(Service Industrial		(Playground)	$\widehat{}$										
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	Proposal as per publ	lan u		RPU3.1	DPU3.1+DR1.2	Station	quarters)	R Zone		RSA	(Multipurpose Housin	Working Women +	Centre+adhar Kendra	skill Development centre)	ROS1.5 (Garden/Park)		RPU6.1	Estate)	ROS1.4	RE1.1 (Municipal School)		200	ROS1.4 (Flayground)	ROS1.5 (Garden/Park)		R Zone				
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10	EP-RS10	MRS20	WS 48	R Zone	DOS1.4 (Play Ground) is retained.	Modification u/s 30 is proposed to be sanctioned
111	EP-RS11	MRS21	WS 49 WS 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	WS 53	C Zone	RT1.6 (Parking Lot) is retained.	Modification u/s 30 is proposed to be sanctioned
13	EP-RS13	MRS23	WS 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
14	EP-RS14	MRS24	WS 53	R Zone	RMS1.1 (Road Depot) is retained.	or KOS1.4 as snown on plan. Modification u/s 30 is proposed to be sanctioned
15	EP-RS15	MRS25	WS 53	R Zone	Designated as Municipal Retail Market.	Modification u/s 30 is proposed to be sanctioned
16	EP-RS16	MRS26	WS 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	WS 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	WS 48	RE1.2 (Primary & Secondary School)	Reservation of RE1.2 deleted	Modification u/s 30 is proposed to be sanctioned
19	EP-RS19	MRS30	WS 52	ROS1.4 (Playground)	Reservation of ROS1.4 deleted	Modification u/s 30 is proposed to be sanctioned
20	EP-RS20	MRS31	WS 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	WS 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	WS 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	WS 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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esidential 1/6, 809A/1/1	13.	Deleted ROS1.4, RE1.2 on CTS 171/1A/8 and is converted to R-zone.		Deleted RSA1.2, RT1.6 on CTS 809A/1/19B - Converted it to R-zone	Deleted RSA1.2, RT1.6 on CTS 809A/1/19B - Converted it to R-zone 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.	Deleted RSA1.2, RT1.6 on CTS 809A/1/19B - Converted it to R-zone 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. 4. 5.) Reservations retained as per SRDP 91 by deleting extra ROS1.4.	Deleted RSA1.2, RT1.6 on CTS 809A/1/19B - Converted it to R-zone 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. 4. 5.) Reservations retained as per SRDP 91 by deleting extra ROS1.4. 2(a) The Road is proposed for widening from 13.40 mtrs. to 18.30 mtrs.	Deleted RSA1.2, RT1.6 on CTS 809A/1/19B - Converted it to R-zone 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. 4. 5.) Reservations retained as per SRDP 91 by deleting extra ROS1.4. 2(a) The Road is proposed for widening from 13.40 mtrs. to 18.30 mtrs. 2(c) Reservation of ROS1.5 deleted from CTS no. 381 A/1/1.	ed RSA1.2, RT1.6 on CTS 809A/1/19B - erted it to R-zone Relocation of ROS 1.4 and RE1.1 from 874 D/1 (Pt), 874 C/7, 874 C/9 CTS 874 are shown as per file. Reservations retained as per SRDP 91 by ng extra ROS1.4. The Road is proposed for widening from mtrs. to 18.30 mtrs. Reservation of ROS1.5 deleted from CTS 81 A/1/1. The new reservation of Fuel Station is djacent to BEST Bus Depot area.	n CTS 809A/1/19B - 1.4 and RE1.1 from 1.7, 874 C/9 CTS 874 d as per SRDP 91 by d for widening from 3.5 deleted from CTS n of Fuel Station is s Depot area. E 1.1 is changed to 2.	Deleted RSA1.2, RT1.6 on CTS 809A/1/19B - Converted it to R-zone 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. 4. 5.) Reservations retained as per SRDP 91 by deleting extra ROS1.4. 2(a) The Road is proposed for widening from 13.40 mtrs. to 18.30 mtrs. 2(c) Reservation of ROS1.5 deleted from CTS no. 381 A/1/1. 3(a) The new reservation of Fuel Station is kept adjacent to BEST Bus Depot area. 3(b) The reservation RE 1.1 is changed to RSA 3.3 on CTS No. 146/2. 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.	Deleted RSA1.2, RT1.6 on CTS 809A/1/19B - Converted it to R-zone 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. 4. 5.) Reservations retained as per SRDP 91 by deleting extra ROS1.4. 2(a) The Road is proposed for widening from 13.40 mtrs. to 18.30 mtrs. 2(c) Reservation of ROS1.5 deleted from CTS no. 381 A/1/1. 3(a) The new reservation of Fuel Station is kept adjacent to BEST Bus Depot area. 3(b) The reservation RE 1.1 is changed to RSA 3.3 on CTS No. 146/2. 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. DAM is marked correctly as per demarcation given on site.	Deleted RSA1.2, RT1.6 on CTS 809A/1/19B - Converted it to R-zone 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. 4. 5.) Reservations retained as per SRDP 91 by deleting extra ROS1.4. 2(a) The Road is proposed for widening from 13.40 mtrs. to 18.30 mtrs. 2(c) Reservation of ROS1.5 deleted from CTS no. 381 A/1/1. 3(a) The new reservation of Fuel Station is kept adjacent to BEST Bus Depot area. 3(b) The reservation RE 1.1 is changed to RSA 3.3 on CTS No. 146/2. 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. DAM is marked correctly as per demarcation given on site. Area under municipal possession is shown as DAM.
it to R	6 respectively	1.4, RE1.2 on) N-zone.	.2, RT1.6 on o R-zone	2, RT1.6 on o R-zone ion of ROS 1 (Pt), 874 C/7 n as per file.	2, RT1.6 on o R-zone ion of ROS 1 (Pt), 874 C/7 in as per file. tions retained ROS 1.4.	2, RT1.6 on o R-zone. 10 R-zone 10 R-zone 10 ROS 1 11 (Pt), 874 C/7 11 as per file. 11 as per file. 12 Archaration and a per file. 13 Archaration and a per file. 14 Archaration and a per file. 18 30 mtrs.	2, RT1.6 on o R-zone ion of ROS 1 (Pt), 874 C/7 and as per file. tions retained ROS1.4. d is proposed d is proposed 18.30 mtrs. ion of ROS1.4.	2, RT1.6 on o R-zone. 10	ed RSA1.2, RT1.6 on erted it to R-zone. Relocation of ROS 1. Reservations retained are shown as per file. Reservations retained ing extra ROS1.4. The Road is proposed of murs. to 18.30 mtrs. Reservation of ROS1.5 Reservation of ROS1.5 Reservation of ROS1.5 3.3 on CTS No. 146/2.	2, RT1.6 on o R-zone ion of ROS 1 (Pt), 874 C/7 in as per file. tions retained ROS 1.4. d is proposed is proposed in of ROS 1.4. W reservation we reservation to BEST Bus ervation RE TS No. 146/2. TS No. 146/2. In mrs wide I ing Road in f RR 2.1, place	2, RT1.6 on o Resont on of ROS 1 (Pt), 874 C/7 on as per file. The stained ROS 1.4 (Pt) and of ROS 1.4 (Pt) on of ROS 1.5 (Pt)	2, RT1.6 on or ROS 1 ion of ROS 1 (Pt), 874 C/7 in as per file. tions retained ROS 1.4. d is proposed d is proposed as proposed 18.30 mtrs. on of ROS 1.5. I
converted it	and Reserved CTS 809A/1/RSA1.2, RT1.6 respectively.	Deleted ROS1.4, RE1. is converted to R-zone.		Deleted RSA1.2, RT1. Converted it to R-zone	Deleted RSA1.2, RT1.6 or Converted it to R-zone 1. 2.) Relocation of ROS CTS 874 D/1 (Pt), 874 C C/10 are shown as per file.	Deleted RSA1.2, RT1. Converted it to R-zone 1. 2.) Relocation of R CTS 874 D/1 (Pt), 87 C/10 are shown as per 4. 5.) Reservations reta	Deleted RSA1.2, RT1.6 of Converted it to R-zone 1. 2.) Relocation of ROS CTS 874 D/1 (Pt), 874 OC/10 are shown as per fill 4. 5.) Reservations retain deleting extra ROS1.4. 2(a) The Road is propos 13.40 mtrs. to 18.30 mtrs.	Deleted RSA1.2 Converted it to F. 2.) Relocation TTS 874 D/1 (P. 1/10 are shown a. 5.) Reservation eleting extra R(eleting extra R(a) The Road in 3.40 mtrs. to 18 (c) Reservation o. 381 A/1/1.	Deleted RSA1.2, RT1.6 on CTS 809A Converted it to R-zone 1. 2.) Relocation of ROS 1.4 and RE CTS 874 D/1 (Pt), 874 C/7, 874 C/9 (C/10 are shown as per file. 4. 5.) Reservations retained as per SRI deleting extra ROS1.4. 2(a) The Road is proposed for wideni 13.40 mtrs. to 18.30 mtrs. 2(c) Reservation of ROS1.5 deleted from 381 A/1/1. 3(a) The new reservation of Fuel S kept adjacent to BEST Bus Depot area.	Deleted RSA1.2, RTI. Converted it to R-zone 1. 2.) Relocation of R CTS 874 D/1 (Pt), 87 C/10 are shown as per 4. 5.) Reservations reta deleting extra ROS1.4 deleting extra ROS1.4 2(a) The Road is prop 13.40 mtrs. to 18.30 m 2(c) Reservation of Re no. 381 A/1//1. 3(a) The new reserv kept adjacent to BEST 3(b) The reservation 3(a) The reservation RSA 3.3 on CTS No. 1	Deleted RSA1.2 Converted it to F Converted it to F 1. 2.) Relocation CTS 874 D/1 (P C/10 are shown a 4. 5.) Reservatio deleting extra R(deleting extra R(deleting extra R(deleting extra R(a) The Road i 13.40 mtrs. to 18 2(c) Reservation no. 381 A/1/1. 3(a) The new kept adjacent to 3(b) The reserv RSA 3.3 on CTS 4(a)The 13.40 n on the existing reservations of R Malad.	Deleted RSA1.2 Converted it to F 1. 2.) Relocation CTS 874 D/1 (P CT0 are shown a 4. 5.) Reservatio deleting extra R(CT0 are shown a 13.40 mtrs. to 18 2(c) Reservation no. 381 A/1/1. 3(a) The new kept adjacent to Kept adjacent to 381 A/1/1. 3(a) The reserv KSA 3.3 on CTS RSA 3.3 on CTS RSA 3.3 on CTS Malad. DAM is markec given on site.	Deleted RSA1.2 Converted it to F Converted it to F 1. 2.) Relocation CTS 874 D/1 (P CTS 874 D/1 (P C/10 are shown a 4. 5.) Reservation deleting extra R(C/10 are shown a 7. 5.) Reservation and The Road i 13.40 mtrs. to 18 2(c) Reservation no. 381 A/1/1. 3(a) The new kept adjacent to 3(b) The reserv KSA 3.3 on CTS RSA 3.3 on CTS RSA 3.3 on CTS A(a) The 13.40 n on the existing reservations of R Malad. DAM is marked given on site. Area under mur DAM.
<u> </u>	CO an	RE1.2 ondary		_		+ + + + + + + + + + + + + + + + + + + +	+ + + + + + + + + + + + + + + + + + + +	+ + + + + + + + + + + + + + + + + + + +	+ + + + + + + + + + + + + + + + + + + +			 	
		ayground), & Seco	(Retail market with	zone),	zone), 4 (Playg funicipal Sc nyground)	zone), 4 (Playgi funicipal Sc lyground) funicipal Sc (Playgi (Playgi	zone), 4 (Playgramicipal Schriftenicipal Schr	zone), 4 (Playgiannicipal Scape) funicipal Scape funicipal Scape (Playgiannicipal Scape) Resead ig Road ig Road	zone), 4 (Playgrund) Iunicipal Sc Iunicipal Sc Playground Ig Road Ig Road S (Garden/P)	zone), [lot] S1.4 (Playgramal Sc. (Municipal Sc. (Municipal Sc. (Playgrand) 4 (Playgrand) sting Road 1.5 (Garden/Playgrand) (Municipal Sc. (Manicipal Sc. (Manicipal Sc. (Playgrand) Sting Road) (Municipal Sc. (Municip	zone), 4 (Playgramd) Iunicipal Sc (Playgramd) Playground ig Road 5 (Garden/P 1.1 (Mu 31.1 (Mu	zone), 4 (Playgr funicipal Sc lunicipal Sc (Playgr Playground) g Road 31.1 (Mu) Stoad Road Road	zone), 4 (Playgramd) Iunicipal Sc (Playgramd) Playground g Road s; (Garden/P) 31.1 (Mu) Road ne
		ROS1.4 (Playground), (Primary & Sec School)	RSA1.2 (Re	Vending (Parking lot)	Vending Zone), K11.0 (Parking lot) 1. ROS1.4 (Playground) 2. RE1.1 (Municipal School), ROS1.4 (Playground)	Vending zone), K11.0 (Parking lot) 1. ROS1.4 (Playground) 2. RE1.1 (Municipal School), ROS1.4 (Playground) 4. RE1.1 (Municipal School), ROS1.4 (Playground) 5. ROS1.4 (Playground)	Vending zone), (Parking lot) 1. ROS1.4 (Pl 2. RE1.1 (Municipa ROS1.4 (Playground) 4. RE1.1 (Municipa ROS1.4 (Playground) 5. ROS1.4 (Playground) 6. A. Existing Road	Vending zone), K.I. (Parking lot) 1. ROS1.4 (Playgrour 2. RE1.1 (Municipal Schoc ROS1.4 (Playground) 4. RE1.1 (Municipal Schoc ROS1.4 (Playground) 5. ROS1.4 (Playground) C. A. Existing Road 2. C. ROS1.5 (Garden/Park)	Vending Z (Parking lot) 1. ROS1.4 2. RE1.1 (Mu ROS1.4 (Plays 4. RE1.1 (Mu ROS1.4 5. ROS1.4 (Plays 5. ROS1.4 (Plays 2. A. Existing 2. C. ROS1.5 (Constitute)	Vending (Parking lot) 1. ROS1.4 2. RE1.1 (M ROS1.4 (Pla 4. RE1.1 (M ROS1.4 5. ROS1.4 5. ROS1.4 7. A. Existin 2 C. ROS1.5 3 A.RE1 School) 3 B. RE School)	Vending zon (Parking lot) 1. ROS1.4 2. RE1.1 (Muni ROS1.4 (Playgrc 4. RE1.1 (Muni ROS1.4 5. ROS1.4 (Playy 2. A. Existing Re 2 C. ROS1.5 (Ge 3 A.RE1.1 School) 3 B. RE1.1 School) 4. Existing Road 4. Existing Road	Vending Zi (Parking lot) 1. ROS1.4 2. RE1.1 (Mu ROS1.4 (Playg ROS1.4 (Playg ROS1.4 (Playg ROS1.4 (Playg S. ROS1.4 (Playg S. ROS1.5 (C. ROS1.5	Vending (Parking lot) 1. ROS1.4 2. RE1.1 (M ROS1.4 (Pla 4. RE1.1 (M ROS1.4 5. ROS1.4 (F 5. ROS1.4 5. ROS1.5 7. A. Existin 3 A.RE1 School) 3 B. RE School) 4. Existing R DAM, R Zor R Zon R Zon
2 4		WS 49	WS 54		WS 54								
		MRS36	MRS37	_	MRS38	MRS38 MRS38	MRS38 MRS38 MRS39	MRS38 MRS39 MRS39 MRS39	MRS38 MRS39 MRS39 MRS39 MRS39	MRS38 MRS39 MRS39 MRS39 MRS39	MRS38 MRS39 MRS39 MRS39 MRS39	MRS38 MRS39 MRS39 MRS39 MRS39 MRS39	MRS38 MRS39 MRS39 MRS39 MRS39 MRS39 MRS40
1777		EP-RS25	EP-RS26	_	EP-RS27	EP-RS27 EP-RS28	EP-RS27 EP-RS28 EP-RS29	EP-RS27 EP-RS28 EP-RS29 EP-RS30	EP-RS27 EP-RS28 EP-RS29 EP-RS30 EP-RS31	EP-RS27 EP-RS29 EP-RS30 EP-RS31 EP-RS31	EP-RS27 EP-RS28 EP-RS30 EP-RS31 EP-RS31 EP-RS33	EP-RS27 EP-RS29 EP-RS30 EP-RS31 EP-RS32 EP-RS33 EP-RS33	EP-RS27 EP-RS29 EP-RS31 EP-RS31 EP-RS32 EP-RS33 EP-RS33 EP-RS33
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	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned
	SA	to	ence the riate ION	шo.	ted	nity	1.2		as
9	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).	e, rop	7. The width of the DP road corrected from 12.20 to 13.40M.	8. Shape and size of the designation corrected as per existing site condition.	9. 10. 17. 18. 19. 21. Design 'DAM'.	13. The plot is Shown as DMS (MUNICIPAL CHOWKY)+DMS (MUNICIPAL FACILITIES).	14. Designated the plot as library.	15. Designated CTS 57 E (pt)-Wadhavan as DOS 1.4 Play Ground.
w	1. DSA2.8, (Library) RO3.1 (Disaster Management Facilities)	4. DOS 2.6 (Recreation Ground)	6. ROS1.5 (garden/Park)	7. 12.20 wide proposed road	8. DOS1.4 (Playground)		13. DR1.1 (Municipal Staff Quarters)	14. RSA2.1 (Multipurpose Community Centre)	15. I Zone
4	WS 49	4.WS 48	6. WS 48	7.WS 48	8.WS 48	9.WS 54 10.W S 53 17.W S 53 18.W S 53 19.W S 53 19.W S 53 19.W S 53 19.W S 53 19.W	13.W S 53	14.W S 48	15.W S 48
3	MRS43	MRS43	MRS43	MRS43	MRS43	MRS43	MRS43	MRS43	MRS43
7	EP-RS37	EP-RS38	EP-RS39	EP-RS40	EP-RS41	EP-RS42	EP-RS43	EP-RS44	EP-RS45
1	37	38	39	40	41	42	43	4	45
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	proposed	proposed	proposed	proposed to	proposed	proposed	proposed
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	Modification	Modificati sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned
	OSI.4, ROSI.5(3 nos.), H1.2 and proposed 9.15m Since, layout has been no. CHE/428/LOR Dt.	raft DP as per layout.	gnment Of 18.3M DP Road is shown Setback Handed Over And Layout	ssued land is RR2.1. The l for RR2.1 o and ROS1.5	xistii as p	ange 20	ıds a
	4, ROS1.5(3 and proposed 9 e, layout has CHE/428/LOR	sho RG' n dr ed e out sho	si b	RR2.1. for and R	8 e3	is ch Feb	Roa
	OS1. rropc out 428/	n as out ted i elopo d lay	Roa r Aı	Ssue RF d f t) ar	Spa Spa	oad od in site	ı DP
	RC nd p lay 'HE/	arde lay igna dev ovec	DP Ove	i Di	OS1	2. R lishe nt on	.15m
9	S1.4, 1.2 a nce, . C	% g osed osed s des as approach amount and amount and amount and amount and amount amo	.3M led	ont IC Cont	of RC Ame	D. J pub pme	6 pu
	DOSI.4, ROSI.5(3 RH1.2 and proposed . Since, layout has no. CHE/428/LO)	1 15 prop pace: AG's Per per yout	Hanc	from IOD is Zone from is continued: Resettlement)	ion c & ^ as R	30 m t DP velo	ng a
	SA2.1, Fall deleted.	ere ere en st en st ut F G as	ck]	nnd R-J nnd	rvat ted own	18.3 Drafi e De	deni
	DOS2.6, RSA2.1, RSA2.1 ad delete d under	RG we op e op layo nt Re nd th	nmer	g la in y la tation ark)	Rese Dele is sh	t Of per]	n wi
	D. 2.9, road	15% P 9 9 er th the oved layou xt au th.	e Aliga per S awing.	ainin ded ining abilit	The is val	ımen y as derii	9.151 ed.
	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.	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 The layout RG as per approved layout shown in text and the layout amenities is shown as RAM.	The Alignment Of 18.3M DP Road is shown as per Setback Handed Over And Layout Drawing.	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)	1, 2) The Reservation of ROS1.5(G) & existing road is Deleted & Amenity Space as per approval is shown as RAM	Alignment Of 18.30 m D. P. Road is changed Partly as per Draft DP published in Feb. 2015 considering the Development on site.	The 9.15m widening and 9.15m DP Roads are Deleted.
				జ			- ' '
	1.5 (Garden/Park) 1.2 (Hospital) 2.1 (Multipurpose y Centre) 2.6 (Recreation 1.4 (Playground) (Municipal School) 2.9 (Homeless			g	(Garden/Park)	ed L	
	urder (Hc ultip (Rec) Tayg		50	tatio ark)	ırdeı	sodo	
w	(Ga) (Ga) (M) (M) (M) (M) (M) (M) (M) (M) (M) (M		snins	(Rehabilitation ent) Garden/Park)	(Ga	le pr	ب ا
	OS 1.5 RH 1.1 SA 2.1 aunity OOS 2.0 OS 1.4 1.1 (Mu RSA2.9		wide	(Reh ent) Gard	ROS1.5 xisting Roa	wid	de R
	ROS RH RSA mmuni DOS und) DOS EE 1.1 RS 1.1	ne	mtr	1 tlem 1.5 ((ROS isting	mtr	A wi
	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)	R Zone	13.40 mtr widening	RR2.1 (Rehabilitatio Resettlement) ROS1.5 (Garden/Park)	1. ROS1.5 (2. Existing Road	18.30 mtr wide proposed DP road	9.15M wide Rd
4	WS 52	WS 52	WS 53	WS 49 & WS 54	WS 52	WS 52	WS 53
_	S44	S44	S45	S46	S47	S48	S49
3	MRS44	MRS44	MRS45	MRS46	MRS47	MRS48	MRS49
	S46	S47	S48	S49	S50	S51	S52
7	EP-RS46	EP-RS47	EP-RS48	EP-RS49	EP-RS50	EP-RS51	EP-RS52
					50 E		
	46	47	48	49	Ň	51	52

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99	EP-RS66	MRS64	S N	1. 13.4m wide Proposed	2. 9.15m wide road is deleted on said CTS	Modification u/s 30 is proposed to be
			48	Road.		sanctioned
				2. 9.5m wide proposed road.		
<i>L</i> 9	EP-RS67	MRS65	SW 53	Existing Rd.	The Road widening lines are Deleted.	Modification u/s 30 is proposed to be sanctioned
89	EP-RS68	MRS66	MS	R Zone	The existing Cul-De-Sac on CTS 135 and the	Modification u/s 30 is proposed to be
			53		amenity space handed over is marked on DP	sanctioned with following changes
					Sheet.	Jul de sac is to be deleted
						road is to be extended upto proposed 18.30
						DP (MRS71) road as shown on plan
69	EP-RS69	MRS67	SM	13.4M wide DP Rd.	The 13.4 m. wide D.P. road to be extended	Modification u/s 30 is proposed to be
			47		toward west side up to new link road passing through RR2.1.	sanctioned
70	EP-RS70	MRS69	WS	Existing Rd. of 13.4m width.	The existing road from CTS no 225 to existing	Modification u/s 30 is proposed to be
			48		link road shown as 13.4m wide DP road.	sanctioned
71	EP-RS71	MRS70	SM	13.4M wide DP Rd.	The 13.4M Wide D.P. Road Is Extended Upto	Modification u/s 30 is proposed to be
			47 & WS WS 52		New Link Road.	sanctioned
72	EP-RS72	MRS71	MS	1. 18.3M Proposed rd.	1. The text shown on the DP Sheet for existing	Modification u/s 30 is proposed to be
			48	,	road width as 13.4m. is shown as 18.3 m.	sanctioned with following changes
						sed road wid
						to be changed to 27.45 m
73	EP-RS73	MRS71	WS	3. 18.3M Proposed rd.	3. 18.30 M wide DP road north of Akurli road	Modification u/s 30 is proposed to be
			48		starting from CTS 50 extended along RT1.6	sanctioned
					upto defence land, from CTS 8, 9 and 152	
					proposed through Defence land upto Western Express Hishway	
74	EP-RS74	MRS71	WS	6. No Reservation	6. CTS No. 135B & 132/A/2 are designated as	Modification u/s 30 is proposed to be
			48		DAM	sanctioned
75	EP-RS75	MRS71	WS 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
92	EP-RS76	MRS73	SM	RR2.1(Resettlement &	The Reservation is changed to	Modification u/s 30 is proposed to be
			49,	Rehabilitation)	& Rehabilit	sanctioned
			WS 54			
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	proposed	proposed	proposed	proposed	proposed	proposed	proposed	proposed	proposed
7	is	is	is	.1S	13	.13	is	.1 S1	is
	30	30	30	30	30	30	30	30	30
	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n
	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned
	to	to	991 of	ion	is	per	phone ected. wards PU4.2 small after OS1.4.	RSA and DOS	ged
	changed	is changed unity Centre)	per SRDP19 a reservation	Designation Reservation	ry school)	retained as 91.	corrected. corrected. roposed towards prected DPU4.2), The small J4.2 left after ed in ROS1.4. ide after shifting R2.2(Affordable	2.6(Recreation hanged to R Centre) a canted for D gnated for D	C.T.S.No.746 is changed (Other Education.)
	is	i (ı mmu	nd as extr	rt To	Secondary	reta P 91	DPU ad P of c ound DPU DPU aclud aclud in R	JS is c nunity desi	S.No ner E
9	ROS2.5 (Stadium) ROS1.4(Playground)	and RSA3.5 (Museum) is changed RSA2.1(Multipurpose Community Centre)	The reservation on the land as per SRDP1991 is continued by deleting extra reservation of ROS1.4.	1. To convert DOS1.1(Tank/Pond) T ROS1.4(PG).	RE1.2(Primary/leted.	The reservation is reta Area/Location as per SRDP 91	The Designation Of DPU4.2 (Telephone Exchange) 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).	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)	vation on 1.1 to RE3.1
	RC RC	and RSA	Th is RC	1. DZ	3. del	The	The Exch Dyto Upto Triar correction The The Head		Th
S	ROS2.5 (Stadium)	RSA3.5 (Museum)	ROS1.4 (Playground)	DOS1.1 (Tank/Pond)	RE1.2(Primary/ Secondary school)	1. RO2.1 (Government Office) 2. RPU3.1 (Police Station) 3. RR2.1 (Rehabilitation & Resettlement)	1. DPU4.2 (Telephone Exchange) 2. 18.3M wide Proposed Rd.	RSA 2.1(Multipurpose Community Centre)	RH1.1(Municipal Dispensary/ Health post)
4	WS 52	WS 53	WS 53	WS 52	WS 52	WS 53	WS 48	WS 53	WS 53
3	MRS74	MRS74	MRS75	MRS76	MRS76	MRS77	MRS78	MRS80	MRS82
7	EP-RS77	EP-RS78	EP-RS79	EP-RS80	EP-RS81	EP-RS82	EP-RS83	EP-RS84	EP-RS85
1	11	78	79	80	81	82	83	2 8	85

-	7	К	4	w	y	7
98	EP-RS86	MRS85	WS 49	1. R zone	1. The relocated Reservation 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
68	EP-RS89	MRS85	WS 49	6. EXISTING ROAD	6) The said road is re-aligned.	Modification u/s 30 is proposed to be sanctioned
06	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
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.	required to widened in order to ease the traffic congestion. Hence, the Akurli Road from Kandivali station to Lokhandwala Complex is
93	EP-RS93	MRS86	WS 49	ROS1.4 (Playground)	The Reservation of ROS1.4 is proposed on CTS No.171/1A/59.	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/58, 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 1ot) 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
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	increased and proposed on CTS No. 171/1A/58, 171/1A/57.

1	2	е	4	S	9	7
76	EP-RS97	MRS86	WS 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.
86	EP-RS98	MRS88	WS 52	RE1.1 (Municipal School)	The reservation of School RE 1.1 is deleted.	Modification u/s 30 is proposed to be sanctioned
66	EP-RS99	MRS89	WS 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	WS 54		The NDZ land in the Poisar village near SGNP boundary and west side of 18.3m proposed road is now shown as SDZ I and marked as RS 2.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ I is changed to SDZ
101	EP-RS101	MRS91	WS 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	WS 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	WS 54 WS 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	WS 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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	Modification	sanctioned	nomenclature of SDZ II is changed to SDZ		Modification	MIOU	sanctioned	nomenclature	Modification	sanctioned	Modification	sanctioned	Modification	sanctioned	Modification	sanctioned					Modification	Modification		sancuoned	Modification	sanctioned	Modification sanctioned	Modification	sanctioned
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	The NDZ land shown on CTS no. 171/1A/21	of Akurli village bounded by existing road on	west	side is now shown as SDZ 2 and marked as KS 7	, 5017	INDZ Iand snown on Charkop village is now	shown as SDZ 2 and marked as RS 8		The	ward side of HTL is now marked as NA (RS 8)	The	Resettlement RR2.1 Housing RR2.2.	Designated as DPU5.2.		Both the Reservation of RSA2.7	Hostel) and RSA5.2 (Multipurpose Housing	for Working Women)	amenity on CTS 174C		5	DSA4.8 (cemetery) Designated shown on said	Two existing schools are shown as DE1.2.) :		Reservation of RSA3.3 is deleted		RE2.1 (Higher Education) is (Primary & Secondary School)	9.15m wide DP road is	
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											uc				Hostel)	16.2		Ü		re)	(loc				(Cultural		&Secondary		
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											RR2.1	Resettlement)	ROS1.4 (Playground)		RSA2.7	RSA5.2+RSA6.1+RSA6.2	(Multipurpose Housing	Working Women +	Centre+adhar Kendra	skill Development cent	DE1.1 (Municipal School)	R Zone			RSA3.3	centre/Drama Theatre/Theat	DE1.2 (Primary School)	9.15m Dp rd	
4	WS	49			11/10	2	52		WS	52	MS	53	SM	52	MS	49				Ş	× × ×	SM	; ;	52 WS 53	SM	84	WS 52	WS	55
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8	MRS95				MDCOK	0663			MRS97		MRS98		MRS99		MRS100						MRS101	MRS102	1		MRS103		4	13	
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7	EP-RS105				ED D 6106	Z-K			EP-RS107		EP-RS108		EP-RS109		EP-RS110					6	EP-RSI I I	EP-RS112	1		EP-RS113		EP-RS114	EP-RS115	
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	proposed to be	proposed to be	proposed to be	proposed to be	n designation	No. 19(pt.) & (pt.) & 20(pt.)	arden/Park) in	(Electricity	cility) in place	s as per SRDP		t RE1.1 from	isar has been	v, 792/11B of	rvation shown	illage is to be		lay Ground) is	CTS no 1100		arden/Park) is	CTS no 359 of		arden/Park) is	ring CTS no	,te	arden/Park) is	CTS no 1348	llage Malad
7	Modification u/s 30 is proparactioned	Modification u/s 30 is programmer is anotioned	Modification u/s 30 is programmer sanctioned	Modification u/s 30 is programmer sanctioned	As per approved relocation	DEL.1 is to be shown on CLS No. 19(pt.) & DOS1.4 is to be shown on 19(pt.) & 20(pt.) is to be interchanged)	New reservation of ROS 1.5 (Garden/Park) in	place of RG and RPU 5.2 (Electricity	Transmission & Distribution Facility) in place of RRS is to be proposed on plot bearing CTS	or Dr.S. is to be proposed on procueding CTS no 136(pt) of Wadhayan village as per SRDP	1991	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.	New reservation of 'ROS1.4 (Play Ground) is	to be proposed on plot bearing CTS no 1100	G/5 of Kandivali village	New reservation of 'ROS1.5(Garden/Park) is	to be proposed on plot bearing CTS no 359 of	Kandivali village	New reservation of 'ROS1.5(Garden/Park) is	to be proposed on plot bearing CTS	1339A, 1348 of Kandivali village	New reservation of 'ROS1.5(Garden/Park) is	to be proposed on plot bearing CTS no 1348	of Kandivali village & 225 of village Malad
9	Proposed DP road is shown on existing road N on site.	RSA4.8(Cemetery) is reserved on said plot. Signature of the second of th	RSA4.8 (Cemetery) is changed to Signature 18.	RSA1.1(Municipal market with vending zone) N is changed to RSA4.9(Old age home) sa		1 1 2	Industrial Zone N	G E	<u> </u>			RE1.2, ROS 1.4 and RE1.1	<u> </u>	I'G	<u> </u>			Rehabilitation & Resettlement RR2.2	<u> </u>		I Zone	tc	K	R Zone N	tc	1	R Zone N	- tc	<u>(0)</u>
ĸ	RR2.1 (Rehabilitation & Resettlement)	RH1.2 (Hospital)	RH1.2 (Hospital)	RSA1.1(Municipal market with vending zone)	DOS 1.4 and DE 1.1		Industrial Zone					RE1.2, ROS 1.4 and RE1.1						Rehabilitation &	Resettlement RR2.2		I Zone			R Zone			R Zone		
4	WS 47	WS 53	WS 53	WS 49	WS48		WS49					WS54						WS	54		WS52			WS48			WS48		
3	217	226	255	256																									_
2	EP-RS116	EP-RS117	EP-RS118	EP-RS119	EP-RS120		EP-RS121					EP-RS122						EP-RS123			EP-RS124			EP-RS125			EP-RS126		
1	116	117	118	119	120		121					122						123			124			125			126		

L	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	New reservation of 'ROS1.4 (Play Ground) is to be proposed on plot bearing CTS no 161 of village Akurli	New reservation of 'RE1.1(Municipal School) is to be proposed on plot bearing CTS no 161 of village Akurli	New reservation of 'ROS1.4 (Play Ground) is to be proposed on plot bearing CTS no 1104/14B of Kandivali village	18.30 m wide DP Road is proposed to be deleted as shown on plan	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)
9	R Zone	R Zone	R Zone	RR2.1 (Rehabilitation & Resettlement)	18.30 m wide DP Road	RH1.3(Municipal Maternity Home), RSA2.1(Multipurpose Community Centre)
ĸ	R Zone	R Zone	R Zone	RR2.1 (Rehabilitation & Resettlement)	18.30 m wide DP Road	RH1.3(Municipal Maternity RH1.3(Municipal Home), RSA2.1(Multipurpose Community Centre)
4	WS48 WS53	WS54	WS54	WS 53	WS 49	WS54
3						
2	EP-RS127	EP-RS128	EP-RS129	EP-RS130	EP-RS131	EP-RS132
1	127	128	129	130	131	132

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	Substantial Modifications published by the	Government under Section 31(1) of the	MR&TP Act 1966	u/s 30 is proposed to be		proposed		proposed to		30 is proposed to		proposed t		30 is proposed to be		proposed to		proposed t		proposed to	_			30 is proposed t
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	Substantial	Governm		Modification	sanctioned.	Modification	sanctioned.	Modification	sanctioned.	Modification	sanctioned.	Modification	sanctioned.	Modification	sanctioned.	Modification	sanctioned.	Modification	sanctioned.	Modification	sanctioned as shown on plan			Modification
9	Modification proposed by Planning	Authority and shown on submitted plan	under Section 30 of the MR&TP Act 1966	Reservation of RE2.1 (Higher Education)	added in DE1.2 (Primary & Secondary School)	Road alignment corrected as shown.		Reservation ROS1.5 (Garden / Park) is	shown.	Alignment of 27.45 m road widening and	reservation & designation corrected as shown.	Alignment of road corrected as shown.		Reservation of RE1.1 (Municipal School) +	RE2.1 (Higher Education) is shown.	Designation DE1.2 (Primary & Secondary	School) is shown.	Reservation ROS1.4 (Play Ground) shown		Reservation RT1.6 (Parking Lot)+ RSA1.1	(Municipal Market with vending zone) +	RSA2.1 (Multipurpose Community Centre)	corrected as shown.	Road corrected as shown.
N	Proposal as per published	plan under Section 26 of the	MR&TP Act 1966	DE1.2 (Primary & Secondary	School, Higher Education)	18.30m Road Widening		R Zone		27.45 m Road Widening		Existing Road, RR2.1		RE1.1		R Zone		R Zone		RT1.6 (Parking Lot), RSA1.1	(Municipal Market with	ne),	(Multipurpose Community Centre)	45.70M GMLR
4	Sheet	No.		ES 42		ES 45		ES38		ES 45		ES 45		ES 38		ES 45		ES 38		ES50				
3	Modifi-	cation	No.	MS2		MS19		MS20	_	MS22	Ţ	MS23		MS25	Ţ	MS26	_	MS27	_	MS29	_	_		
2	EP No.			EP-S01		EP-S02		EP-S03		EP-S04		EP-S05		EP-S06		EP-S07		EP-S08		EP-S09				EP-S10
1	Sr.	No.		-		2		\mathcal{C}		4		2		9		<i>L</i>		8		6				10

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	proposed	proposed	proposed	proposed	proposed	proposed	proposed	proposed	proposed	proposed	proposed
	is plan.	is	is	is	is	is	is	1S	is	is	is
7	30 I on I	30	30	30	30	30	30	30	30	30	30
	u/s shown	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n
	Modification u/s 30 is sanctioned as shown on plan	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.
9	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) PA- Reservation Government Office (RO2.1) changed to Reservation Multipurpose Community Centre (RSA2.1).	Zone changed from I zone to R zone	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.	Designation of DAM (Amenity Plot) is deleted.	Amenity plot is corrected as shown	Amenity plot is corrected as shown	Designation of DAM (Amenity Plot) corrected as RAM (Amenity Plot) & shape is corrected.	Designation of DAM (Amenity Plot) corrected as RAM (Amenity Plot).	Designation of DAM (Amenity Plot) corrected as RAM (Amenity Plot).	Designation of DAM (Amenity Plot) is deleted.	Designation of DAM (Amenity Plot) changed to RAM (Amenity Plot) as per relocation & shape corrected as shown.
w	RO2.1 (Government Office)	I Zone	RAM (Amenity Plot)	DAM (Amenity Plot)	DAM (Amenity Plot)	DAM (Amenity Plot)	DAM (Amenity Plot)	DAM (Amenity Plot)	DAM (Amenity Plot)	DAM (Amenity Plot)	DAM (Amenity Plot)
4	ES38	ES 49	ES 49	ES 45	ES49	ES 49	ES 42	ES 42	ES 42, ES 45	ES 45	ES 45, ES 49
3	MS31, 115, 173	MS32	MS32, MS46, 75	MS33, MS39	MS34	MS35	MS36, MS51	MS37	MS38	MS41, MS95	MS42, MS63
2	EP-S11	EP-S12	EP-S13	EP-S14	EP-S15	EP-S16	EP-S17	EP-S18	EP-S19	EP-S20	EP-S21
1	11	12	13	14	15	16	17	18	19	20	21

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	to	to	to	to	to	to	to	to	to	to	5	to	to	5
	proposed	proposed	proposed	proposed	proposed	proposed	proposed	proposed	proposed	proposed	proposed	proposed	proposed	proposed
	is	13	13	is	is	is	is	is	13	13	is	is.	13	is
7	30	30	30	30	30	30	30	30	30	30	30	30	30	30
	s/n	s/n	s/n	s/n	s/n	s/n	s/n	n/s	s/n	s/n	s/n	s/n	s/n	s/n
	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.
	Plot) vn.	Plot)	Plot)	Plot)	Plot)	park)	with	Belt)	Waste	Chowki)	si (leted per		Skill
9	Designation of DAM (Amenity Plocorrected as RAM (Amenity Plot) as shown.	Designation of DAM (Amenity corrected as RAM (Amenity Plot).	Designation of DAM (Amenity corrected as RAM (Amenity Plot).	Designation of DAM (Amenity corrected as RAM (Amenity Plot)	Designation of DAM (Amenity corrected as RAM (Amenity Plot)	Part of Reservation ROS1.5 (Garden / park) deleted.	Reservation RSA1.2 (Retail Market vending zone) deleted	Part of Reservation ROS2.7 (Green Belt) deleted and shown as existing road	Reservation RMS3.1 (Solid V Management Facilities) deleted	Reservation RMS1.2 (Municipal Chodeleted	Reservation ROS1.5 (Garden/ Park) deleted.	Designation of DAM (Amenity Plot) deleted & RAM (Amenity Plot) shown as per relocation.	Reservation ROS2.7 (Green Belt) deleted	Reservation RSA6.2 (Adhar Kendra with Skill Development Centre) deleted & text Layout RG is shown.
S	DAM (Amenity Plot) I C	DAM (Amenity Plot) I	DAM (Amenity Plot) I	DAM (Amenity Plot) I	DAM (Amenity Plot) I	ROS1.5 (Garden / park) F	RSA1.2 (Retail Market with F vending zone)	ROS2.7 (Green Belt)	RMS3.1 (Solid Waste F Management Facilities)	RMS1.2 (Municipal Chowki) F	ROS1.5 (Garden / park)	DAM (Amenity Plot) I	ROS2.7 (Green Belt) F	RSA6.2 (Adhar Kendra with F Skill Development Centre) I
										N N		Ω		
4	ES 49	ES 49	ES 49	ES 49	ES 49	ES 45, ES 46	ES 34	ES 53 & ES 49	ES 38		ES 45	.	ES 41	ES 49 ES 50
3	MS43	MS44	MS45	MS47	MS48	MS49	05SM	MS52	MS53		MS54, MS <i>5</i> 7	MS40, MS54	MS56	MS58
2	EP-S22	EP-S23	EP-S24	EP-S25	EP-S26	EP-S27	EP-S28	EP-S29	EP-S30	EP-S31	EP-S32	EP-S33	EP-S34	EP-S35
1	22	23	24	25	26	27	28	29	30	31	32	33	34	35

	o be mges. Skill ation nn.	be	pe	be	pe	pe	be	pe
	to be changes. Skill servation plan.	to	to	to	to	t c	to	to
	is proposed to be following changes. Kendra with Skill is added to Reservation tel) as shown on plan.	is proposed	proposed	proposed	proposed	proposed	proposed	proposed
7	is follo Kend s ada el) as	is	is	is	is	.13	is	is
	30 1 Ire) i Hoste	30	30	30	30	30	30	30
	n u/s with (Adhar nt Centry	s/n	s/n	s/n	s/n	s/n	s/n	n/s
	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.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.
9	Reservation RSA2.7 (Students Hostel) along with RSA6.2 (Adhar Kendra with Skill Development Centre) is shown.	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.	Designation of DSA1.1 (pt) (Municipal Retail Market) is deleted and Designation of DAM (Amenity Plot) built up is shown on parcel pt plot.	Reservation ROS1.5 (Garden / park) is deleted.	Existing road deleted.	18.30 m D.P. Road deleted and included in adjoining reservation of ROS1.5 (Garden/Park).	D.P. Road (2nos) deleted.	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.
w	RSA6.2 (Adhar Kendra with Skill Development Centre)	RSA3.7 (Leisure Park)	DSA1.1 (PT) (Municipal Retail Market)	ROS1.5 (Garden / park)	Existing Road of full length	18.30M DP Road	1) 13.40M DP Road	2) ROS1.5 (Garden / park)
4	ES 49, ES 50	ES 49 & 50	ES 42	ES 42	ES 38	ES 45	ES 42	
3	MS59	MS60	MS61	MS64	S9SM	MS67, MS71	WS 69	
2	EP-S36	EP-S37	EP-S38	EP-S39	EP-S40	EP-S41	EP-S42	EP-S43
1	36	37	38	39	40	41	42	43

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		30		30	30	30	30	30		oc h	dele	30		30	30	30			30	30	30
		s/n		s/n	s/n	s/n	s/n	s/n	-/	u/s with	ad is	s/n		s/n	s/n	3/11	3		s/n	s/n	s/n
		Modification	sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	., ., .,	sanctioned	9.15 m DP road is deleted	Modification	sanchoned.	Modification sanctioned.	Modification sanctioned.	Modification	sanctioned.		Modification sanctioned	Modification sanctioned	Modification
	0		18.30m Widening is shown to existing road	27.45m Road widening reduced to 21.35m.	13.40 m road width changed to 9.15 m road.	9.15 m DP road deleted.	18.30 m road deleted	Part reservation RR2.1 (Rehabilitation & Resettlement) deleted and shown as 9.15 m	out	P.13 m DF road is snown. Reservation RMS5.5 (Hydraulic Engineering	Department Facilities) is changed to Reservation ROS1.5 (Garden / Park).	9.15 m DP road is extended as shown.		6.10 m DP road is deleted.	Designation of DOS1.5 (Garden / Park) is deleted & DOS1.5 (Garden / Park) is relocated as shown	13.40 m DP Road/ Road widening shown	Part of reservation RSA1.2 (Retail Market	with vending zone) is deleted as shown.	Existing road shown.	Existing road shown.	Existing road shown.
•	c	3) Existing Road		27.45M widening to Existing Road	13.40 m DP road	9.15m DP Road	18.30 M DP Road	RR2.1 (Rehabilitation & Resettlement)		Engineering Department		RR1.2		6.1m DP Road	DOS 1.5 (Garden / Park)	RSA12 (Retail Market with	zone)		ROS1.5 (Garden / Park)	RT1.6 (Parking Lot)	RR2.1 (Rehabilitation & Recettlement)
•	4			ES 41	ES 42	ES 45	ES 38, ES 42	ES 38	2	ES E		ES 45		ES 38		FS 45	2		ES 41	ES 37	ES 45
•	3			MS70	MS72	MS73	MS75	MS77	02074	8/SIM		62SM		MS80		MS81			MS82	MS83	MS84
•	7	EP-S44		EP-S45	EP-S46	EP-S47	EP-S48	EP-S49	מיים בי	EF-330		EP-S51		EP-S52	EP-S53	FP-S54			EP-S55	EP-S56	EP-S57
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7	30	30		30	30	30		30 1 1 to S	u/s 30 is	30
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	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification u/s 30 is sanctioned with foll SDZ - II is changed to SDZ	Modification sanctioned.	Modification sanctioned.
	ion 'n onda	School)	muni Parl	ion 'n onda	Par ıary	delet	Ret	ed a shov	DE1.2 (Primary & Secondary own.	RR2.2
	(Rehabilitation and shown nary & Second		Com delet	(Rehabilitation and shown nary & Second	den/ Prin	e) is	ipal y of	delet ıe)is	Sec	nc
	ehab Id ry &	(Municipal rden / Park)	ose (Gard 1 is	ehab Id ry &	(Ga 1.2 (Offfic	funic ındar	e)is Zoi	.y &	rvatic n.
	(Refand and Arimary	Mun den /	purp 11.5 SA2. zone.	(Reh and rimary	1.5 DE	ovt. (I (N bou ed.	Zon ment	rimaı	Reser show
9	RR2.1 deleted)E1.2 (F	1 (Gar	Multi ROS of R cial	deleted DE1.2 (F	DOS	.1(G	sA1. and rrect	nent ⁄elop	2 (P	nd [
	n R del DE1	RE1.1	d to dion inmer	n R del DE1	on nowor	D02	E DS eted is co	elopi I dev)E1.:	ed a using
	vatio nt) 1 of	n ROS	SA2.	vatio nt) 1 of	gnati id sł Sche	l of	n of del	Dev		lelete e Ho
	reser leme ation	ration ed to	of Ry cha	reser leme ation	Desig 1 an dary	natio	nation t) is nity F	ONo I (sp n	nation I) is	is c dable
	Part reservation RR2.1 (Rehabilitation & Resettlement) deleted and shown as designation of DE1.2 (Primary & Secondary School)	Reservation RE1.1 (Municipal changed to ROS1.5 (Garden / Park)	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.	Part reservation RR2.1 (Rehabilitation & Resettlement) deleted and shown as designation of DE1.2 (Primary & Secondary School)	Part Designation DOS1.5 (Garden/ Park) deleted and shown as DE1.2 (Primary & Secondary School).	Designation of DO2.1 (Govt. Office) is deleted	Designation of DSA1.1 (Municipal Retail Market) is deleted and boundary of DAM (Amenity Plot) is corrected.	NDZ (No Development Zone)is deleted and SDZ-II (special development Zone)is shown on plan	Designation DE School) is shown.	NDZ is deleted and Reservation (Affordable Housing) is shown.
	S d R D S	Z 3		S G R B S	P d	Д		ZSO	D S	Z
		(Jc	(Multipurpose Centre)				ot)			
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r)	(Rehabilitation ent)	pal S	$\mathbf{\Xi}$	(Rehabilitation ent)	l / uə	Offic	neni		l / ue	
	(Reh ent)	unici	ty	(Reh	Gard	ovt.	(Aı		Gard	
	1 tlem	1 (M	2.1 muni	1 tlem	1.5 (0	1 (G	I (PT		1.5 ((
	RR2.1 (Re Resettlement)	RE1.1 (Municipal School)	RSA2.1 Community	RR2.1 (Re Resettlement)	DOS1.5 (Garden / park)	DO2.1 (Govt. Office)	DAM (PT) (Amenity PI	NDZ	ROS1.5 (Garden / park)	NDZ
			1							
4	ES 45	ES 42		ES 45	ES 45	ES 38	ES 38	ES 33 ES 37	ES 41 ES 44	ES 41
3	MS85	MS86		MS88	MS89	MS90	MS91	MS92	MS93	MS94
	Σ	X		Σ	Σ	Σ	M	X	Z —	M
7	EP-S58	EP-S59	EP-S60	EP-S61	EP-S62	EP-S63	EP-S64	EP-S65	EP-S66	EP-S67
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1	28	59	09	61	62	63	49	92	99	29

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	to be changes.	be	be	be	be	to be changes.	be	be	be
	to be changes. :d as u/s	10	to	to	to		to	to	to
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	is proposed following	is 1	is	is]	is]	is proper following RR2.1	is]	is]	is 1
7	30 f RR2	30	30	30	30	30 1 1 to F	30	30	30
	Modification u/s 30 is proposed to be sanctioned with following changes. The reservation of RR2.2 is reinstated as u/s 26.	s/n	s/n	s/n	s/n	Modification u/s 30 is p Sanctioned with follow DE1.1 to be changed to RR2.1	s/n	s/n	s/n
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	icati	icati	icati	icati	icati	icati oned to b	icati oned	icati oned	icati
	Modification sanctioned The reservati 26.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification Sanctioned DE1.1 to be o	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.
									_
	$\frac{AJ}{a}$	(Municipal School) is (Primary & Secondary	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.	Part of Reservation RE1.1 (Municipal School) is deleted	uc	School)	ırk)	Reservation of RH1.3 (Municipal Maternity Home) is changed to RT1.6 (Parking Lot).	rden
	PC- Part of reservation RR2.2 (Afforda Housing) is changed to reservation RSA (Municipal Retail Market with Vending zor PA- Reservation Rehabilitation Resettlement (RR2.2) upto West side Designation Municipal Office (DOI.3) changed to Garden/ Park (ROS1.5) remaining Reservation Rehabilitation Resettlement (RR2.2) deleted & included it zone.	Scho Secc	R), R delet(5 (G	sal S	(Primary Designation		Reservation of ROS1.5 (Garden / Park) shown.	Reservation of RH1.3 (Municipal Mate Home) is changed to RT1.6 (Parking Lot)	Green buffer Reservation ROS1.5 (Garden park) to Cemetery is shown.
	vatic vatic Ven bilita Wes ve ((RO nabil	oal &	Reservations mmunity Centre 6.1m DP Road of shown as ROS1.	ınicip	(Pr Des	iicipa Park)	den	cipal arkin	S1.5
	RRZ reses with Reha pto Offic ark Rel	ınicij nary	ervat ty C OP Ro as Ro	(Mr	1.2 ed to	(Mui en / I	(Gar	Auni .6 (P	RO n.
9	tion I to urket 2) u pal y/ P tion) dele	(Mt (Prii	Resonunii Im Down	E1.1	DE1.2 hanged to 1.	1.1 Gard	11.5	.3 (I) RT1	ation show
	serva nngec il Ma ttion RR2. unici arder erval R2.2	RE1.1 RE1.2	of Comr & 6.1 is sh is .	ion R	ion ol) cl Hall)	DE 1.5 (ROS	RH1	eserv y is
	t of reserva) is changed and Reservation ment (RR2. ion Munici to Garder ug Reserval	RE	a ose (see (see (see (see (see (see (see	ervat	gnati Scho Iblic	of ROS	Jo	of	er Ro neter
	art c (gg) is is is is is a Re emer emer emer emer emer emer emer e	ation d to).	area Jurpose n/ Park ing 609 eservat	Resc	Desi lary ! 8 (Pu	ation d to	ation	ation is cł	buff o Cer
	PC- Part of reservation Housing) is changed to (Municipal Retail Market PA- Reservation Resettlement (RR2.2) u Designation Municipal changed to Garden/ Fremaining Reservation Resettlement (RR2.2) del zone.	Reservation RE1.1 changed to RE1.2 School).	40% area o (Multipurpose C (Garden/ Park) & remaining 60% is Park) reservation.	Part of Rois deleted	Part Designation Secondary School) ch DSA3.8 (Public Hall).	Designation of DE1.1 (Municipal changed to ROS1.5 (Garden / Park)	Reserv shown	eserv ome)	Green buffer Reservation I park) to Cemetery is shown.
	Z H C C C C C S E K K	R to S		P. IS		D Cł	R As		
	ing)	J)	(Multipurpose Centre) en / Park) DP Road	<u> </u>	DE1.2 (Primary & Secondary School)	(I)		Maternity	letery),
	SnoE	choo	altipu C	choo	Seco	choo		Mat	Cem(
S	able I	pal S	(Mu .y (Garden n DP	pal S	.y &	pal S			lim (tery)
'	forda	unici	ity (Gau m	unici	rima	unici		(Municipal	(Muslim Cemetery
	2 (Af	1 (M	<u> </u>	1 (M	2 (P	1 (M			1.2 (1.8 (C
	RR2.2 (Affordable Housing)	RE1.1 (Municipal School)	RSA2.1 Community ROS1.5 (6.10 m	RE1.1 (Municipal School)	DE1.2 School)	DE1.1 (Municipal School)	NDZ	RH1.3 Home)	DSA4.2 (Muslim RSA4.8 (Cemetery)
					· · ·				
4	ES 42	ES 42	ES 38	ES 42		ES 49	ES 49 ES 53	ES 37	ES 45
3	MS97, 101	MS98	MS99	MS100		MS102	MS103	MS104	MS105
		M	Ä	MS		MS	MS	MS	MS
7	EP-S68	EP-S69	EP-S70	EP-S71	EP-S72	EP-S73	EP-S74	EP-S75	EP-S76
	EP	EP-		EP-	EP-	EP-	EP-	EP-	EP-
1	89	69	70	71	72	73	74	75	92

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7	is	is	is		DZ.	is			is		is	following	DZ.	is	following	for R(is		is l		is		is			2	is
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	Modification	Modification	Modification	sanctioned	SDZ - II is changed to SDZ	Modification	sanctioned.		Modification	sanctioned.	Modification	sanctioned	SDZ - II is changed to SDZ.	Modification	sanctioned	The land to be reserved for ROS1.5	Modification	sanctioned.	Modification	sanctioned.	Modification	sanctioned.	Modification	sanctioned.	M. A. E. S. C.	sanctioned.	Modification sanctioned.
		+				along															+						
	/ Park	C) charation).	zone NA (Natural Area)is deleted and SDZ-	wn.			ac &		l) chai).	Partly zone NA (Natural Area) is deleted and	s)is sh		delete	s retai		changed to Residential		(BEST Bus Facilities)	show	y) dele		l) chai	Secon		ગાકાજા	Office Galler
	rden	y / III Educa	eleted	is sho		(Garden/Park)	l-de-s		iround	round	a) is d	Zone		/Park)	ntre) i		to l		Bus	ad as	howk		iround	ry &	.0	3	ment (Art
	5 (Ga	iversit Iigher)is de	Zone)		(Gard	ith cu	'n.	lay G	(playg	al Are	pment		arden	are Ce		anged		BEST	OP RC	olice C		lay G	Prima	3	itates)	overni SA3.6
9	OS1.	2 (Uni	Area	ment		DOS1.5	ads w	show	1.4 (F	S1.4	Natura	evelo		5 (G	5.1 (C		(I) ch		1.4 (1	30m I	.2 (Pc		1.4 (F	31.2 (7 7	Facil	.1 (G
	of R	DE2	Jatura	evelop	•		ng ro	ted as	ROS	on DC	NA ()	cial d		ROS1	RSA6		Zone ($\widetilde{\mathrm{DT}}$	to 18.	RPU3		DOS	on DE	200	T Bus	RO2
	zation	nation	NA (I	cial de		nation	djoini	correc	/ation	ignati	zone	I (spe	'n.	/ation	'ation			R).	nation	dn pər	/ation		nation	ignation)	1).	(BES	ation 8 re
	Reservation of ROS1.5 (Garden / Park) is	Designation DE2.2 (University / IIT) changed to Reservation RE2.1 (Higher Education).	zone]	II (special development Zone) is shown.		Designation	with adjoining roads with cul-de-sac & zone	NA 1s corrected as shown.	Reservation ROS1.4 (Play Ground) changed	to Designation DOS1.4 (playground)	Partly	SDZ-II (special development Zone) is shown	on plan	Reservation ROS1.5 (Garden /Park) deleted &	Reservation RSA6.1 (Care Centre) is retained.		Industrial	zone (R)	Designation DT 1.4	extended upto 18.30m DP Road as shown on plan.	Reservation RPU3.2 (Police Chowky) deleted.		Designation DOS1.4 (Play Ground) changed	to designation DE1.2 (Primary & Secondary School)	SCHOOL	Designation DOS1.3 Changed to designation DT1.4 (BEST Bus Facilitates).	Reservation RO2.1 (Government Office) id deleted & reservation RSA3.6 (Art Gallery) &
														+													(e)
	ark)	IIT)				ark)			(pt					(Garden /Park)	(e)				Facili		wky)		(pu		(-11-0	di N	t Offic
w	len / P	rsity/				len / p			Grou					rden	Centr				Bus		se Chc		Grou		, 20	исп / Б	nmen
	(Gard	Unive				(Gard			(Play						(Care				BEST		(Polic		(Play		(C. C.	Oallo	Gover
	ROS1.5 (Garden / Park)	DE2.2 (University / IIT	NA			DOS1.5 (Garden / park)			ROS1.4 (Play Ground)		Y.			ROS1.5	RSA6.1 (Care Centre)		I ZONE		DT1.4 (BEST Bus Facilities)		RPU3.2 (Police Chowky)		DOS1.4 (Play Ground)		2100	DOST.2 (Galuell / park)	RO2.1 (Government Office)
			+			37, D	38				37 NA				N N						R				-		
4	ES 38	ES 45	ES 45			ES 3	ES 38		ES 34		ES 37			ES 45			ES 49		ES 34				ES 45		0C DI	3	ES 34
3	MS106	MS107	MS108			MS109			MS110		MS111			MS115			MS116		MS117				MS119		00100	02150	MS122
	X		Z			Σ			M		M			M			M		M				M		+		Σ
7	EP-S77	EP-S78	EP-S79			EP-S80			EP-S81		EP-S82			EP-S83			EP-S84		EP-S85		EP-S86		EP-S87		000 001	,r-300	EP-S89
		78 E																			86 E						
	77	7	79			80			81		82			83			84		82		∞̃		87		00	<u> </u>	68

residential zone Rodification u/s 30 is proposed to sanctioned with following changes: 1) Z of the land for which MCGM has go development permission wide its order 24/11/2006 and from time to time is proto to be kept in Residential 2) 18:30 m wide east-west road is proposed to be realigned, considering the existing roa the southern side upto the boundary of the on east side as shown on 3) Reservation RSA1.2, RSA2.1 are relocated 11 road as shown on plan. Reservation of RE ROS1.4 are relocated on the southern side of the relocated 11 road as shown on plan severation of RE ROS1.4 are relocated on the southern side of the relocated 12 sanctioned. Is partly deleted. Rodification u/s 30 is proposed to sanctioned. Modification u/s 30 is proposed to sanctioned. Modification u/s 30 is proposed to Sanctioned. Modification u/s 30 is proposed to Sanctioned. Waste Management Modification u/s 30 is proposed to Sanctioned. Waste Management Modification u/s 30 is proposed to Sanctioned.		o be coning canted dated posed dated posed zone. Seed to ad, on e land plan. ocated 8.3 m 21.2 & ide of plan.	be	be	be	be	be
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	1	06	91	92	93	94	95

1	2	3	4	S	9	7
96	EP-S96	MS130, 229	ES 45	ROS1.5 (Garden / Park)	PC- Part portion of reservation ROS1.5 (Garden/ Park) deleted as shown.	Sanctioned as proposed with following changes:
					tion of Reservation Garder	ROS1.5 is included in RH1.3 on South side &
						remaining part of ROS1.5 is deleted as shown
					changed to Municipal Maternity Home (RH1.3).	on plan.
26	EP-S97			RSA2.9 (Homeless Shelter)	reservation RSA2.9 (Homeless Shelter)	Modification u/s 30 is proposed to be
					deleted.	Sanctioned with following changes : RSA 9 9 is to be changed to ROS 1.5
86	FP-S98	MS131	FS 45	I Zone	Industrial zone & Play Ground reservation	Modification 11/s 30 is proposed to be
2			<u>;</u>		upto 13.40m DP	
66	EP-S99	MS131	ES 45	ROS1.4 (Play Ground)	Industrial zone & Play Ground reservation	Modification u/s 30 is proposed to be
					extended upto 13.40m DP Road.	sanctioned.
100	EP-S100	MS132	ES 45	R Zone	Residential Zone corrected as SDZ-I as	Modification u/s 30 is proposed to be
					shown.	sanctioned with following changes.
101	ED \$101	MC133	EC 38	DDIM 1 (Doct & Tolograph)	Shone of decimation DDIM 1 (Doct &	· besonord
101	EF-5101	CCICIAI	E3 30	Dro4.1 (rost & teleglapii)	of designation DrO4.1 (Fost	S /I
					ph) is corrected as per SKDF-1991.	
102	EP-S102			DE1.2 (Primary & Secondary	Shape of designation DE1.2 (Primary &	Modification u/s 30 is proposed to be
				School)	Secondary School) is corrected as per SRDP-1991.	sanctioned.
103	EP-S103	MS134	ES 45	RR1.3 (Govt. Staff Quarters)	rters)	Modification u/s 30 is proposed to be
					changed to reservation RH1.2 (Hospital).	sanctioned.
104	EP-S104	MS137	ES 45	RR2.2 (Affordable Housing)	Part of Reservation RR2.2 (Affordable	Modification u/s 30 is proposed to be
					Housing) deleted and reservation of Retail	sanctioned as shown on plan.
					Market (KSA1.2) is shown.	
105	EP-S105	MS138	ES 38	RR2.1 (Rehabilitation &	Part of Reservation RR2.1 (Rehabilitation &	Modification u/s 30 is proposed to be
				resettlement)	resettlement) changed to reservation of Retail	sanctioned as shown on plan.
					Market (RSA1.2).	
106	EP-S106	MS139	ES 50	DT1.6 (PT) (Public Parking	Designation DT1.6 (Pt) (Public Parking Lot)	Refused to accord sanction, reservation u/s 30
				Lot)	changed to RT1.6 (Parking Lot).	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 (Sundent's Hostel)	Modification u/s 30 is proposed to be canciloned as chown on plan
					side of reservation restrict (Stadent's riosed):	Sanctioned as shown on plan:

	2	3	4	w	9	7
EP-S108		MS140	ES 50	RT1.4 (Best Bus Facilities)		Modification u/s 30 is proposed to be
					The reservation RT1.4 (Best Bus Facilities) is extended on southern side for equivalent area as shown.	sanctioned as shown on plan.
EP-S109		MS142,	ES 45	DOS1.5 (Garden / park)	PC- Designation DOS1.5 (Garden /Park) changed to Reservation ROS1.5 (Garden /Park).	Modification u/s 30 is proposed to be sanctioned as shown on plan.
					PA- Reservation Garden/ Park (ROS1.5) changed to Municipal Sports Complex (ROS2.4).	
EP-S110				RE1.2 (Primary & Secondary School)	Shape of Reservation RE1.2 (Primary & Secondary School) corrected & Spill over is	Modification u/s 30 is proposed to be sanctioned as shown on plan.
EP-S111		MS144	ES 42 FS 45	DOS1.5 (Garden / park)	deleted. Designation DOS1.5 (Garden /Park) deleted	Modification u/s 30 is proposed to be sanctioned
EP-S112) 	RSA3.3 (Cultural Centre/ Drama Theatre/ Theatre)	Part Reservation RSA3.3 (Cultural Centre/Drama Theatre/ Theatre) deleted.	
EP-S113				RE1.1 (Municipal School)	Reservation RE1.1 (Municipal School) changed to RE1.2 (Primary & Secondary School).	
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.
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.
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.
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 reservationRR2.1	Modification u/s 30 is proposed to be sanctioned with following changes. All the
					(Rehabilitation & Resettlement) changed to RR2.2 (Affordable Housing)	is proposed to
119	EP-S119	MS150	ES38	NDZ	NDZ changed to SDZ-II & marked as S/5.	Modification u/s 30 is proposed to be
						SDZ - II is changed to SDZ.
120	EP-S120	MS151	ES38	ZQN	NDZ changed to SDZ-II & marked as S/6 and	on u/s 30 is proposed
					reserved as KK2.2 (Autordable Housing) with 18.30 m DP road through RE1.2 (Primary & Secondary School).	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.
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.
123	EP-S123	MS154	ES 34,	NDZ	NDZ changed to SDZ-II & marked as S/9.	Modification u/s 30 is proposed to be
			ES 38			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.
105	7010 da	771014	DG 20	VIDA	NIDZ abanand to CDZ II 9- mondred on C/11	
77	EF-3123	0C1 C INI	ES 38	NDS	NDZ changed to SDZ-11 & marked as S/11.	sanctioned with following changes
						changed to SDZ.
126	EP-S126	MS157	ES 38,	NDZ	NDZ changed to SDZ-II and NA & marked	on u/s 30 is proposed
			ES 39,		as S/12 as shown.	sanctioned with following changes.
			ES 42, ES 43			SDZ - II is changed to SDZ.
127	EP-S127	MS158	ES 45	NDZ	NDZ changed to SDZ-I & NA and marked as	on u/s 30 is proposed
					S/13 as shown.	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	30 is proposed
					S/14 as shown.	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	Modification u/s 30 is proposed
					shown.	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 &	sanctioned with
					resettlement) deleted and included in SDZ-I.	
131	EP-S131	MS162	ES 49,	NDZ	NDZ changed to SDZ-I & marked as S/17 as	Modification u/s 30
			ES 53		shown.	sanctioned with following changes.
						SDZ - II is changed to SDZ.
132	EP-S132	MS163	ES 49	ZQN	NDZ changed to SDZ-II & marked as S/18 as	Modification u/s 30 is proposed to be
					shown.	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	WS165	ES 34,	NDZ	1) NDZ changed to SDZ-II as shown.	Modification u/s 30 is proposed to be
			ES 38			sanctioned with following changes.
						SDZ - II is changed to SDZ.
135	EP-S135			ROS1.5 (3 NO.) (Garden /	2) ROS 1.5 (Garden /Park) modified and	Modification u/s 30 is proposed to be
				Park)	part portion is included in SDZ-II as shown.	sanctioned with following changes.
						SDZ - II is changed to SDZ.
136	EP-S136	WS167	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	Modification u/s 30 is proposed to be
					shown.	sanctioned.
138	EP-S138	MS169	ES 49	R Zone	DOS2.6 (RG) corrected as shown.	Modification u/s 30 is proposed to be
,		1	3			sanctioned.
139	EP-S139	MS170	ES 38	R Zone	DE1.2 (Primary & Secondary School) is	
					shown.	sanctioned.
140	EP-S140	MS171	ES 45	R Zone	DE1.2 (Primary & Secondary School) is	
					shown.	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
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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	62	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 RR1.2 (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.

7	Substantial Modifications published by the	Government under Section 31(1) of the	MR&TP Act 1966	Modification u/s 30 is proposed to be sanction.		DAM (Designated Amenity Plot) Designation Modification u/s 30 is proposed to be sanction.			Modification u/s 30 is proposed to be sanction.				
9	Modification proposed by Planning	Authority and shown on submitted plan	under Section 30 of the MR&TP Act 1966	ROS1.5 (Garden/Park) Reservation is	deleted and shown as layout RG.	DAM (Designated Amenity Plot) Designation	Amenity is deleted and RAM (Reserved Amenity Plot)	reservation is shown	(Garden/Park), All the reservations deleted in the notified Modification u/s 30 is proposed to be sanction.	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
ĸ	Proposal as per published	plan under Section 26 of the	MR&TP Act 1966	ROS1.5 (Garden/ Park),			DAM (Designated Amenity	Plot)	ROS1.5	DP Road, NA -Natural Area			
4	Sheet	No.		ES 53		ES 53			ES48,	ES52,	ES56,	ES57,	ES 59,
8	Modifi-	cation	No.	MT02		MT02			MT03				
2	EP No.			EP-T01		EP-T02			EP-T03				
1	Sr.	No.		1		2			3				

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	ES 60, FS61		deleted and 45.70 m widening to existing road & the label is deleted	
	ES 62		orest Officials have stated that th	
			land has been notified as forest and Hon'ble	
			High Court has already given order to remove all the huments 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.	
	ES48,	ROS1.5 (Garden/Park),	13)Accepted. Correct label as Tulsi Forest	Modification u/s 30 is proposed to be sanction.
	ES52,	DP Road, NA -Natural Area	shown on DP Sheets.	
	ES56,		14)Accepted. Correct label as Tulsi Forest	
	ES57,		shown on DP Sheets.	
	ES 59,		15)Accepted. Correct label as Tulsi Forest	
	ES 60,		shown on DP Sheets.	
	ES61		16)Accepted. Correct label as Tulsi Forest	
	ES 62		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.	
	ES 50	ROS1.4 (Playground)	Shape of Playground (ROS 1.4) reservation is	Modification u/s 30 is proposed to be sanction.
			corrected and Boundary of plot bearing CTS	
			No.1061 is corrected.	

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9	EP-T06	MT05	ES 54	13.40m Proposed widening, DE1.2 (Primary & Secondary	Road widening is deleted and 13.40M road width label shown	Modification u/s 30 is proposed to be sanction.
				School)		
7	EP-T07	MT06	ES 50	Existing road, ROS1.5		Modification u/s 30 is proposed to be sanction.
				(Garden/Park)	ROS 1.5 (Garden/Park)Reservation is	
					deleted and shown as layout RG.	
8	EP-T08	60LW	ES 55	DOS1.1 (Tank/Pond/Lake)	DOS 1.1 (Tank/Pond) reservation overlapped	Modification u/s 30 is proposed to be sanction.
					on DMS 3.2 (Landfill site) is deleted.	
6	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)	Modification u/s 30 is proposed to be sanction.
					Reservation on CTS no 203 (PT), 204(PT) is	
					shown.	
11	EP-T11	MT18	ES 54	R Zone	RE1.2 (Primary & Secondary School)	Modification u/s 30 is proposed to be sanction.
					Reservation is shown.	
12	EP-T12	MT19	ES 53	R Zone	RR2.1 (Rehabilitation & Resettlement)	Modification u/s 30 is proposed to be sanction.
					Reservations is shown.	
13	EP-T13	MT20	ES 54	R Zone	DE1.2 (Primary & secondary School)	Modification u/s 30 is proposed to be sanction.
					designation is shown.	
14	EP-T14	MT21	ES 54	R Zone	DE1.2 (Primary & secondary School)	Modification u/s 30 is proposed to be sanction.
					designation is shown.	
15	EP-T15	MT22	ES 50	DT4.3 (Railway yard/track)	Boundaries & shape of DT 4.3 (Railway	Modification u/s 30 is proposed to be sanction.
					yard/track) is corrected.	
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	Modification u/s 30 is proposed to be sanction.
					shown as DSA2.5 (Welfare Centre)	
					as per Govt. notification u/s 37(2) u/no TPB-	
					4399/510/CR-84/99/UD-11 dt. 2.2.2000.	
18	EP-T18	MT24	ES 49	ROS1.4 (Playground)	ROS1.4 (Play Ground) Reservation on CTS	Modification u/s 30 is proposed to be sanction.
			ES 53		No 764C is deleted and shown on relocated	
					position of plot bearing CTS No.564.	

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19	EP-T19	MT25	ES 53	DAM (Designated Amenity		DAM (Designated Amenity Plot) is deleted Modification u/s 30 is proposed to be sanction.
				Plot)	and	
					shown as RAM (Reserved Amenity Plot).	
20	EP-T20	MT28	ES 49	R Zone	DAM (Designated Amenity Plot)	Modification u/s 30 is proposed to be sanction.
				_	Designation is snown.	
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	Modification u/s 30 is proposed to be sanction.
					with vending zone) reservation and CTS	
					boundaries are corrected.	
23	EP-T23	MT31	ES 50		ROS1.5 (Garden/Park) Reservation is	Modification u/s 30 is proposed to be sanction.
				2 ROS1.5 (Garden/Park)	deleted and shown as layout RG.	
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	Modification u/s 30 is proposed to be sanction.
					RG is shown.	
26	EP-T26	MT33	ES 54	Existing Road	1 13.30 mt. Wide existing road on side towards	Modification u/s 30 is proposed to be sanction.
				18.30 m DP Road	creek is realigned & the width of proposed	
					18.30 mt. wide DP Road, going towards creek	
					is reduced to 13.40 mt.	
27	EP-T27	MT33	ES 54	RT1.4 (Best Bus Facility)	The relocation and shape of RT 1.4 (Best Bus	Modification u/s 30 is proposed to be sanction.
					Facility) is changed.	
28	EP-T28	MT34	ES 53	DAM (Designated Amenity		Modification u/s 30 is proposed to be sanction.
				Plot)	is deleted and RAM (Reserved Amenity Plot)	
					reservation is shown at relocated position.	
29	EP-T29	MT35	ES 53	DT1.6 (PT) (Parking Lot)	DT 1.6 (Parking Lot) designation size and	Modification u/s 30 is proposed to be sanction.
					shape is corrected as per layout.	
30	EP-T30	MT35	ES 53	DPU5.2	, DPU 5.2 (Electricity Transmission and	Modification u/s 30 is proposed to be sanction.
				Transmission & Distribution	distribution facility) designation is deleted.	
31	EP-T31	MT36	ES 53,	ROS 1.4 (Playground)	ROS 1.4 (playground) part is deleted and DR	Modification u/s 30 is proposed to be sanction.
			ES 54		1.3 (Government Staff Quarters) designation	
					is shown.	

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EP-T32	732	MT37	ES 54	9.15m proposed DP Road	Proposed 9.15 m road is deleted.	Modification u/s 30 is proposed to be sanction.
, <u>-</u> Д	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.
ب	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.
Ġ.	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.
Ъ	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.
<u> </u>	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.
<u> </u>	EP-T38	MT44 MT45	ES 50 ES 54	Existing road 18.30m Proposed DP Road	Existing road is deleted. 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. Modification u/s 30 is proposed to be sanction.
<u>r</u>	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.
	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.
<u> </u>	EP-T42 EP-T43	MT48 MT49	ES 54 ES 58	9.15m Proposed DP Road Existing Road	proposed 9.15m wide road is deleted. Existing road shown in municipal staff Colony open space is deleted.	Modification u/s 30 is proposed to be sanction. Modification u/s 30 is proposed to be sanction.
<u> </u>	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 EP-T47	MT52 MT55	ES 54 ES 54	C Zone ROS1.5 (Garden/Park)	Existing road is shown as per site condition. ROS1.5 (Garden/Park) reservation is deleted.	Modification u/s 30 is proposed to be sanction. 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 EP-T53	MT61	ES 54 ES 49	12.2m DP Road RMS3.1 (Solid Waste Management Facilities)	Road width is reduced to 6.10 metres 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. Modification u/s 30 is proposed to be sanction.
54	EP-T54 EP-T55	MT66 MT66	ES 50 ES 50	ROS1.4 (Playground) RE1.1 (Municipal School)	Reservation of ROS 1.4 (Playground) is deleted & ROS 1.5 (Garden/park) is shown. RE1.1 (Municipal School) reservation is	Modification u/s 30 is proposed to be sanction. Modification u/s 30 is proposed to be sanction.
					equally divided in RE1.1(Municipal School)	

7			Modification u/s 30 is proposed to be sanction.			Modification u/s 30 is proposed to be sanction.				Modification u/s 30 is proposed to be sanction.		Modification u/s 30 is proposed to be sanction.		Modification u/s 30 is proposed to be sanction.		Modification u/s 30 is proposed to be sanction.			Modification u/s 30 is proposed to be sanction.					Modification u/s 30 is proposed to be sanction	with following changes: nomenclature of SDZ	II is to be changed to SDZ.		Modification u/s 30 is proposed to be sanction	with following changes: nomenclature of SDZ	I is to be changed to SDZ.
9	reservation and RE1.2 (Primary & Secondary	School) reservation.	RSA 2.1(Multipurpose Community Centre)	reservation shape is corrected as per	Sectioned Revised Development Plan 1991.	Part DOS 2.6(Recreation Ground) designation	on slum rehabilitation layout on CTS No	1124 is deleted & boundary of DOS2.6 is	corrected.	ROS1.5 (Garden/Park) reservation is deleted	and reservation of RAM (Amenity) is shown	ROS1.5 (Garden/Park) reservation is deleted	and reservation of RAM (Amenity) is shown	RSA2.9 (Homeless Shelter) reservation is	deleted.	Reservation RE 1.1 (Municipal Primary	School) is deleted and RE 4.4 (Other Institute)	reservation is shown.	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.	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.	land between DMS 5.3 (Water treatment	plant) and SDZ II (T/1) is shown as SDZ I	and marked (T/2).
S			RSA2.1+ (Multipurpose	Community Centre+)		DOS2.6 (Recreation Ground)				ROS1.5 (Garden/Park)		ROS1.5 (Garden/Park)		RSA2.9 (Homeless Shelter)			RE1.1 (Municipal School)		RR 2.1 (Rehabilitation &	Resettlement)				NDZ (No Development Zone)				NDZ (No Development Zone)		
4			ES 50			ES 54	8	ES 50		ES 53		ES 53		ES 49		ES 53	ES 54		ES 53	ES 54				ES 48	ES 49	ES 53		ES 49		
3			L9 LW			69LM				MT71		MT72		MT73		47TM			MT74					5LLM				9LLW		
2			EP-T56			EP-T57				EP-T58		EP-T59		EP-T60		EP-T61			EP-T62					EP-T63				EP-T64		
1			99			27				28		65		09		61			62					63				2		

7	and Modification u/s 30 is proposed to be sanction and with following changes: nomenclature of SDZ own II is to be changed to SDZ.	Eastern Modification u/s 30 is proposed to be sanction Mulund with following changes: nomenclature of SDZ JS 1.5 II is to be changed to SDZ. ide and / shown The part ard side portion MS 3.1 (1.5 to roposed station) I on left	ool) Modification u/s 30 is proposed to be sanction.	tion Modification u/s 30 is proposed to be sanction.	& Modification u/s 30 is proposed to be sanction. is is in in in it is it is in it	1.5 Modification u/s 30 is proposed to be sanction.
9	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	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	RE 1.2 (Primary & secondary school) reservation Shape is shown as per sanctioned revised Development Plan 1991	DT 1.4 + (Best bus facilities) designation shape is corrected and subdivision is shown.	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).	RSA 4.8 (Cemetery) is deleted and ROS 1.5 (Garden/park) Reservation is shown.
S	NDZ (No Development Zone)	NDZ (No Development Zone)	RE1.1 Municipal School)	DT 1.4+ (Best Bus Facilities+)	RPU2.1 (Fuel station)	RSA4.8 (Cemetery)
4	ES 43 Es 46 ES 47 ES 50	ES 51	ES 53	ES 58	ES 54	ES 54
3	MT77	MT78	MT79	MT80	MT83	MT84
2	EP-T65	EP-T66	EP-T67	EP-T68	EP-T69	EP-T70
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71	'1 EP-T71	MT85	ES 54		DE 1.2 (Primary & Secondary School) is	Modification u/s 30 is proposed to be sanction.
				School)	deleted and ROS1.4 (Playground) Reservation is shown.	
7	72 EP-T72	MT86	ES 53			Modification u/s 30 is proposed to be sanction.
				DE1.2 (Primary & Secondary		
				School),	(playground) reservation shown on remaining	
				DOS1.4 (Play Ground)	portion.	
7	73 EP-T73	MT87	ES 53	R Zone,	Industrial-zone is shown on plot and	Modification u/s 30 is proposed to be sanction.
				DAM (Designated Amenity	DAM (Designated Amenity Plot) is deleted	
				Plot)	and	
					shown as RAM (Reserved Amenity Plot).	
7	74 EP-T74	MT88	ES 57	RSA2.1 (Multipurpose	RSA2.1(Rehabilitation & Resettlement)	Modification u/s 30 is proposed to be sanction.
				Community Centre)	reservation is deleted & RR2.2 (Affordable	
				RSA3.3 (Cultural	Housing) is shown .	
				Centre/Drama Theatre/	RSA2.1 (Rehabilitation & Resettlement)	
				Theatre)	reservation is added with reservation of	
					RSA3.3 on CTS no. 32.	
7	75 EP-T75	68LW	ES 44	ROS 2.3 (Zoo)	ROS 2.3(Zoo) reservation is deleted and ROS	Modification u/s 30 is proposed to be sanction
					1.4 (Playground) reservation is shown.	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.
7	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.
1	77 ED T77	COLIV	DC 54	+	P. Coopedowy	Modification 11/9 20 is more and to be sometion
		M192	ES 54	K Zone	1.2 (Primary gnation is showr	Modification u/s 30 is proposed to be sanction.
ו		COLL	20	97 17	20/4/0001 IV DEED (/ DI 1/ CIIMA	., 1 ,1 .00 / ., 2,1 3,4
	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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					designation and Reservation of RPU3.2	
					ngly.	
62	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)	Modification u/s 30 is proposed to be sanction.
					Reservation is shown.	
81	EP-T81	96LW	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	Modification u/s 30 is proposed to be sanction.
					and ROS 2.5 (Sports Complex/ stadium) is	
					shown.	
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 &	RR2.1 (Rehabilitation & Resettlement) is	Modification u/s 30 is proposed to be sanction.
				Resettlement)	changed to RE2.1 (Higher Education)	
98	98L-d3	221	ES 54	R Zone	ROS1.5 (Garden/ Park) is proposed.	Modification u/s 30 is proposed to be sanction.
82	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	Eb-L88	236	ES 50	13.40m DP Road	The width of the DP road is increased to	Modification u/s 30 is proposed to be sanction.
					18.30M	
68	68L-dH	MGEN0	All	Service Industrial Estate (DPU	The land marked as Designation for Service	Modification u/s 30 is proposed to be sanction.
		1	Wards	6.1)	Industrial Estate (DPU 6.1) is deleted and the	
					land is included in surrounding zone.	
06	Eb-L60	MGEN0	All	DOS/ROS	The designated or reserved as DOS/ROS but	Modification u/s 30 is proposed to be sanction.
		2	Wards		are shown as Layout RG in approved layout	
					or part of garden in private possession is	
					deleted by keeping label of 'Layout RG'.	

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91	EP-T91	MGEN0	All	Railway Buffer	The modified railway buffer of 30m is shown	Modification u/s 30 is proposed to be sanction.
		4	Wards		from the railway track boundary on all the Draft DP sheets.	
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).		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,	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	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.
76	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 8 EP-T98 ES-20, ES-20, ES-20 R-zone R-zone				1				ı								l		
2 3 4 5 EP-T98 ES50, R-zone EP-T99 ES54 R-zone EP-T100 ES55 R-zone EP-T101 ES55 R-zone	7	be reserved for ROS1.5 (Garden/Park) as	shown on plan.	New reservation of RE1.1 (MUNICIPAL	PRIMARY SCHOOL) is proposed to be shown	on CTS 1320 of Mulund-East as shown on	plan.	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.	New reservation of REI.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.	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.
EP-T98 ES50, R-zone ES51, ES51, ES54 ES54 ES54 EP-T99 ES55 R-zone ES55 R-zone EP-T101 ES55 R-zone	9			R-zone				R-zone				R-zone				R-zone		
2 3 EP-T98 EP-T99 EP-T100	w																	
EP-T98 EP-T99 EP-T100 EP-T101	4			ES50,	ES51,	ES54		ES54				ES55				ES55		
	3																	
1 88 98 100 101	2			EP-T98				EP-T99								EP-T101		
	1			86				66				100				101		

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

PRADEEP GOHIL, Under Secretary to Government.

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

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 अधिनयम, १९६६ (यापुढे याचा उल्लेख " उक्त अधिनियम " असा करणेत आलेला आहे) च्या तरतुर्दीनुसार बृहन्मुंबई महानगरपालिकेच्या अधिकार क्षेत्राकरिता बृहन्मुंबई महानगरपालिका (यापुढे याचा उल्लेख " उक्त महानगरपालिका " असा करणेत आलेला आहे) हे नियोजन प्राधिकरण आहे. उक्त महानगरपालिकेने तयार केलेला पिहला विकास आराखडा शासनाने सन १९६४-६७ मध्ये मंजूर केला. तद्नंतर उक्त अधिनियमाच्या तरतुर्दीनुसार सदर पिहला विकास आराखडा मुंबई महानगरपालिकेने सुधारीत केला व त्यानुसार सुधारीत विकास आराखडा हा सन १९९१-१९९४ या कालावधीत राज्य शाससनाकडून मंजूर करण्यात आला. सदर सुधारीत विकास आराखडयाचा शेवटचा भाग दिनांक ४ मार्च १९९४ रोजी मंजूर होऊन त्यानुसार अंमलातही आलेला आहे;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम २३ (१) सह कलम ३८ च्या तरतुर्दीनुसार उक्त महानगरपालिकेने दिनांक २० ऑक्टोबर २००८ चा ठराव क्र. ७६७ अन्वये बृहन्मुंबई महानगरपालिकेच्या अधिकारक्षेत्रांतील क्षेत्राकिरता, 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 तरतुर्दीनुसार बृहन्मुंबई महानगरपालिका क्षेत्रातील जिमनीच्या विद्यमान भू वापराचे सर्वेक्षण करण्यात येऊन त्यानुसार विद्यमान भू वापर नकाशे तयार करण्यात आले होते ;

आणि ज्याअर्थी, उक्त महानगरपालिकेने प्रारुप सुधारित विकास आराखडा विकास नियंत्रण नियमावलीसह तयार केलेला होता आणि सर्वसाधारण सभेची दिनांक २३ फेब्रुवारी २०१५ च्या ठराव क्र. ११९५ अन्वये मंजूरी घेऊन प्रारुप सुधारित विकास आराखडयावर 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, सुधारित प्रारुप विकास आराखडयामध्ये असलेल्या त्रुटींच्या 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 त्रुटींची सखोल शहानिशा करुन जागेवरील परिस्थितीनुसार, गुणवत्तेनुसार, नियोजनाचे दृष्टीने व कायदेशीर बाबी तपासून, त्यानुरुप दुरुस्ती करुन प्रारुप 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 प्रारुप 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 असलेप्रमाणे नागरिकांच्या हरकती/सूचना मागविणारी सूचना महाराष्ट्र शासन राजपत्र, दिनांक २७ मे २०१६ मध्ये पुनर्प्रसिद्ध केलेली होती (यापुढे याचा उल्लेख " उक्त प्रारुप विकास योजना" असा केलेला आहे.);

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम २८ (२) अन्वये गठीत केलेल्या नियोजन समितीने उक्त प्रारुप 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 सुचिवलेल्या फेरबदलास अधीन राहून नियोजन समितीने सुचिवलेल्या बदलासह उक्त प्रारुप विकास योजनेस मंजूरी दिलेली असून, सदर फेरबदल उक्त अधिनियमाचे कलम २८(४) नुसार प्रसिद्ध करुन, उक्त अधिनियमाचे कलम ३० पोट-कलम (१) चे तरतुदीनुसार उक्त प्रारुप 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 करुन तसेच संचालक, नगररचना यांचेशी बृहन्मुंबई प्रारुप विकास योजने संदर्भात सल्लामसलत करुन 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 मंजूरी दिली आहे ;

आणि ज्याअर्थी, संचालक, नगररचना यांनी त्यांचे दिनांक २१ फेब्रुवारी २०१८ चे पत्र क्र.१२२५ अन्वये बृहन्मुंबई विकास योजना २०३४ च्या प्रस्तावानुषंगाने प्रारुप विकास आराखडा व प्रारुप 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 करुन तसेच संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत करुन शासनाने बृहन्मुंबईचे प्रारुप विकास योजनेस शासन अधिसूचना क्र.टीपीबी. ४३१७/६२९/ प्र.क्र.११८/२०१७/विनि/निव-११, दिनांक ८ मे २०१८ अन्वये सदर अधिसूचने सोबतचे परिशिष्ट-अ मध्ये दर्शविलेल्या सुधारणेसह मंजूरी दिली असून सदर मंजूरितून वगळलेले सारभूत स्वरुपाचे फेरबदल (ई.पी.) सोबतचे "परिशिष्ट-ब" मध्ये नमूद आहेत.

आता त्या अर्थी, उक्त अधिनियमाच्या कलम ३१, पोट-कलम (१) अन्वये प्राप्त अधिकार आणि त्या संदर्भातील सर्व शक्तीचा वापर करुन 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 विविक्षत 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 राहील. त्यावर महानगरपालिका आयुक्त यांनी कमाल सहा महिन्यात निर्णय घेणे बंधनकारक राहील.

- 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 तरतुर्दीनुसार सार्वजिनक वाहनतळ (पीपीएल) प्रस्तावित किंवा विकसित केले गेले आहेत आणि जिथे विकास योजनामध्ये सार्वजिनक वाहनतळ (पीपीएल) प्रस्तावित आरक्षण/निर्देशन दर्शविले गेले असेल तर अश्या प्रकारचे सर्व आरक्षण/निर्देशन वगळले आहे असे मानण्यात येईल आणि अशा जमीनी त्यालगतच्या जिमनीच्या 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 स्वरुपात दर्शविले असले तरी ते संरेखन एकसंघ 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 िकमान 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 अधिका-याला 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 राहील 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 जिमनींवर निवासी/वाणिज्य प्रस्ताव (I to R/C) मंजूर केले असतील परंतु तरीही अशा प्रस्तावाखालील जिमन अजूनही औद्योगिक क्षेत्रामध्ये दर्शविलेली असेल तेथे ही बाब विचारात घेऊ नये व औद्योगिक क्षेत्रातील जिमनीवर निवासी/वाणिज्य वापरासाठी वेगळ्या परवानगीची आवश्यकता नाही तसेच त्याच्यासाठी कोणत्याही प्रक्रीयेची आवश्यकता नाही.
- १३. औद्योगिक जिमनीवर निवासी/वाणिज्य प्रस्ताव मंजूर होऊन सुविधेची जागा ताब्यात घेण्यात आली असेल आणि अंतिमतः भोगवटा प्रमाणपत्र देण्यात आले असेल तर, विकास आराखड्यास सदर जिमन औद्योगिक म्हणून दर्शविलेली असेल तरीही, अशा जिमनीचे क्षेत्र ज्या वापरासाठी त्या जिमनीवर प्रस्ताव मंजूर झाला असेल त्याप्रमाणे समजण्यात येईल.
- १४. मंजूर केलेल्या समावेशक आरक्षण विकासाच्या प्रस्तावाबाबत, जर महापालिकेला बांधकामासह इमारत हस्तांतरीत करण्यात आली असेल आणि अंतिम भोगवटा प्रमाणपत्र देण्यात आलेले असेल तर त्यानंतर मालकाच्या ताब्यात असलेल्या जिमनीचा हिस्सा आरक्षणमुक्त झाला असे घोषित करण्यात येईल आणि आयुक्त त्याप्रमाणे विकास आराखड्यात बदल करण्याचे कारणासहीत व लिखित स्वरुपात 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 निम्नस्तरीय अधिकाऱ्याला प्रदान करणार नाहीत.
- १५. नैसर्गिक क्षेत्र (N.A.) म्हणून दाखवलेली जिमन जर त्यासाठी निर्धारित निकष पूर्ण करीत 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 स्वरुपात आदेश देतील आणि विकास आराखड्याच्या 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 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 नमुद केलेल्या क्षेत्रा इतके असेल.
- १७. शासकीय जिमनीवरील सन १९९१ च्या विकास योजनानुसार प्रस्तावावर कापड गिरणी वगळता शासनाने कोणत्याही संस्थेला किंवा व्यक्तीला मंजूर केली असेल तर सन १९९१ च्या भागशः विकास योजना मंजूर झालेल्या तारखेपासून प्रारुप विकास योजना-२०३४ प्रसिद्धीच्या (उपरोक्त अधिनियमाच्या कलम २६ अन्वये) तारखेपर्यंत (म्हणजेच दिनांक २७ मे २०१६) वैध असतील तर विकास योजन-२०३४ मधील प्रस्ताव त्यास लागू राहणार नाहीत. तथापि, सदर जिमनीचे 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 जिमनीचा योग्य वापर आणि जिमनीसाठी 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 जिमनीवरील विकास परवानगी ही लगतच्या जिमनीवर 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 त्याअनुषंगाने 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 राहील.
- 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 जिमनीचा ताबा किंवा वैध मंजूर अभिन्यासानुसार आहेत त्या महापालिका आयुक्तांनी दुरुस्ती करणे. उच्च दाबाच्या वाहिनी, विकास योजनेमधील दर्शविलेले संरेखन इत्यादीबाबात आयुक्त यांनी संबंधित विभागाशी सल्लामसलत करून दुरुस्ती करणे किंवा रद्द करणे. उच्च दाबाच्या वाहिनींच्या स्थानांतरणामुळे किंवा वगळण्यामुळे सदरहू जिमनीचा वापर (स्थानांतरण करण्यापुर्वी), उच्चतम दाबांच्या वाहिनीच्या लगतच्या जिमनीनुसार राहील.

महापालिका आयुक्त या त्रुटींबद्दल पडताळणी व त्याचे सक्षमीकरण झाल्यानंतर, विकास योजनेत सुधारणा करण्यासाठी लेखी, सुस्थित नीट विचारपूर्वक, लिखित स्वरुपात आदेश देतील आणि विकास आराखड्याच्या भागाची 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.

- 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 जिमनीच्या विकासास लगतच्या प्राबल्य असलेल्या जिमनीचे 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 किनष्ठ अधिकाऱ्याला प्रदान करणार नाहीत.
- २५. पूर्वी मंजूर झालेल्या विकास योजनेमधून सार्वजनिक उद्दिष्टाकरिता अधिग्रहित जिमनीवर दुसऱ्या सार्वजनिक उद्दिष्टासाठी सुधारित विकास योजनेमध्ये आरक्षण चालू ठेवण्यात आले आहे. अशा प्रकरणामध्ये अशा जिमनी 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. जिमनीचा सर्व्हे नंबर, सीमा रेखा, विद्यमान रस्त्याची मार्गरेषा/नाला व इतर नैसर्गिक वैशिष्ट 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 स्वरुप 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 प्रारुप विकास नियंत्रण व प्रोत्साहन नियमावली, २०३४, ला परिशिष्ट-ब मध्ये नमूद करण्यात आलेला भाग वगळून मंजुरी देत आहे आणि सदरह बाबतची पुस्तिका शासकीय संकेत स्थळावर उपलब्ध करण्यात आली आहे.
 - (क) उक्त अधिनियमाच्या कलम ३१ च्या पोट-कलम (१) च्या तरतुदीनुसार विकास योजनेस मंजुरीचा कालावधी उक्त विकास योजनेच्या मंजुरीच्या अधिसूचनेचा दिनांक धरून वाढविण्यात येत आहे.
 - (ड) सदरची अधिसूचना **महाराष्ट्र शासन राजपत्रामध्ये** प्रसिद्ध झालेल्या दिनांकाच्या एक महिन्यानंतरचा दिनांक हा बृहन्मुंबईची उक्त मंजूर विकास योजना-२०३४ अंमलात आल्याचा दिनांक राहील.

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 राहील :—

- (१) प्रमुख अभियंता (विकास नियोजन), बृहन्मुंबई महानगरपालिका, महापालिका मार्ग, फोर्ट, मुंबई ४०० ००१.
- (२) उप संचालक, नगररचना, बृहन्मुंबई, इन्सा हटमेंट्स, ई-ब्लॉक, आझाद मैदान, महापालिका मार्ग, मुंबई ४०० ००१.

सदर अधिसूचना महाराष्ट्र शासनाच्या 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 8th 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 4th March, 1994and 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 sanction from General Body, vide Resolution No.1195 dated 23rdFebruary published a Notice in the Maharashtra Government Gazette dated 25th 2015. 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/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 with in 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 of Greater Mumbai in K/E, S and 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 accordingly.

And whereas, the Director of 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 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. 8th 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 (कायदे व नियम)

SCHEDULE - B

Substantial Modifications published by Government under Section 31(1) of MR&TP Act 1966 Development Plan - 2034 of Municipal Corporation of Greater Mumbai -

'A' Ward

7	Substantial Modifications published by the Government under Section 31(1) of the MR&TP Act 1966	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.
9	Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&TP Act 1966	Reservation of ROS 1.5(Garden/Park) is continue as per SRDP 91	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	Designation of Fuel station (DPU 2.1) shown on entire CS No $1/324$	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	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	Reservation of Garden/Park (ROS 1.5) is deleted	Reservation of Garden/Park (ROS 1.5) is deleted	proposed Hazarimal somani road to be widened from 60 feet to 80 feet
ĸ	Proposal as per published plan under Section 26 of the MR&TP Act 1966	ROS1.5 (Garden/Park)	DPU2.1 (Fuel Station)	DPU2.1 (Fuel Station)	DPU3.4 (Post Office)	ROS1.5 (Garden/Park) & RE1.1 (Municipal Primary School)	ROS1.5 (Garden/Park)	ROS1.5 (Garden/Park)	Existing Road
4	Sheet No.	IC 05	IC 10	IC 05	IC 05	IC 05	IC 05	IC 05	IC 02
3	Modifi- cation No.	MA4	MAS	MA6	MA9	MA11	MA12	MA13	MA24
2	EP No.	EP-A01	EP-A02	EP-A03	EP-A04	EP-A05	EP-A06	EP-A07	EP-A08
1	Sr. No.	П	2	3	4	5	9	7	∞

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6	EP-A09	MA27	IC 07	DPU3.1 (Police Station)	Along with designation of police station	Modification u/s 30 is proposed to be sanction.
					(DPU3.1) reservation of government staff quarters (RR1.3) is shown	
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.
50	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

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5		Modifi-	CIL 224	Proposal as per published	Modification proposed by Planning	Substantial Modifications published by the
Sr.	EP No.	cation	Sneet	plan under Section 26 of the	Authority and shown on submitted plan	Government under Section 31(1) of the
Ċ		No.	V	MR&TP Act 1966	under Section 30 of the MR&TP Act 1966	MR&TP Act 1966
1	EP-B01	MB 13	IC 14	ROS1.5 (Garden/Park)	Spill over of ROS1.5 (Garden/Park)	Modification u/s 30 is proposed to be sanction.
					reservation is removed and the reservation is	
					shown as per SRDP1991.	
2	EP-B02	MB 14	IC 11	Railway Buffer	The modified railway buffer of 30 meters is	Modification u/s 30 is proposed to be sanction.
					shown from the railway track boundary.	
3	EP-B03	MB 15	IC 14	Railway Buffer	The modified railway buffer of 30 meters is	Modification u/s 30 is proposed to be sanction.
					shown from the railway track boundary.	
7	EP-B04	MB 21	IC14	R zone	Reservation of ROS1.5 (Garden/Park) shown	Modification u/s 30 is proposed to be sanction.
					as per SRDP1991.	
5	EP-B05	MB 22	IC14	R zone	Reservation of ROS1.5 (Garden/Park) shown	Modification u/s 30 is proposed to be sanction.
					as per SRDP1991.	
9	EP-B06	MB 23	IC 13,	Existing Road, DR1.5	Existing Road is removed from C.S no. 1521	Modification u/s 30 is proposed to be sanction.
			IC14	(Municipal Housing)	and DR1.5 is retained as per SRDP 1991.	
<i>L</i>	EP-B07	MB 25	IC14	R zone	Designation of DE1.2 (Primary & Secondary	Modification u/s 30 is proposed to be sanction.
					School) is shown	
8	EP-B08	MB 26	IC14	R zone	Designation of DE1.2 (Primary & Secondary	Modification u/s 30 is proposed to be sanction.
					School) is shown	
6	EP-B09	MB 27	IC13	C zone	Designation of DE1.2 (Primary & Secondary	Modification u/s 30 is proposed to be sanction.
					School) is shown	
01	EP-B10	114	IC 14	DSA 3.8 (Public Hall)	Designation of DSA 3.8 (Public Hall) is	Modification u/s 30 is proposed to be sanction.
					deleted and is reserved for RE1.2 (Primary /	
					Secondary School)	
11	EP-B11	136	IC 13	RH1.3 (Municipal Maternity	Reservation of RH 1.3 (Maternity Hospital) is	Modification u/s 30 is proposed to be sanction.
				Home)	deleted and is now reserved for RH 1.2	
					(Hospital)	

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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

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C.		Modifi-	Choot	Proposal as per published	Modification proposed by Planning	Substantial Modifications published by the
	EP No.	cation	N.	plan under Section 26 of the	Authority and shown on submitted plan	Government under Section 31(1) of the
Š.		No.	C	MR&TP Act 1966	under Section 30 of the MR&TP Act 1966	MR&TP Act 1966
1	EP-C01	MC11	IC10	DR1.5 (Municipal Housing)	Designation now shown is DR1.5 (Municipal	Modification u/s 30 is proposed to be sanction.
			_	+ RR1.1 (Municipal Staff	Housing) + RR1.1 (Municipal Staff Quarters)	
				Quarters) + RH1.1 (Municipal	+ RH1.1 (Municipal Dispensary/Health Post).	
			_	dispensary/ Health post) +	The designation shape on CS no. 2/430 is	
			_	RO3.1 (Disaster Managment	corrected as per site condition and revenue	
				Facilities) + RMS1.2	records.	
				(Municipal Chowky)		
2	EP-C02	MC12	IC10	12.2 m wide DP road and	Reservation of Playground is shown as per	Modification u/s 30 is proposed to be sanction.
			_	ROS1.4 (Play Ground)	SRDP 1991 and 12.20m wide road shown in	
					RDDP 2034 is deleted	
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,	Reservation of ROS1.4 (Play Ground), is	Modification u/s 30 is proposed to be sanction.
				ROS1.4	changed to DOS1.4 (Play Ground).	
5	EP-C05	MC16	IC10	RSA 1.2 + RR2.1, ROS 1.4,	DP road passing through the market is deleted	Modification u/s 30 is proposed to be sanction.
				RE1.1, RR2.1, ROS1.5,	designation is shown as	
			_	RT1.6, DP road	DSA1.2+DSA1.3+RSA2.9+RT1.6+ROS1.5+	
					RSA6.3	
9	EP-C06	MC17	IC10	RSA 1.2 + RR2.1, RSA1.1,	DP road passing through the market is deleted	Modification u/s 30 is proposed to be sanction.
				ROS 1.4 , RH1.1, ROS1.5,	& designation is shown as	
			_	RT1.6, RPU5.2, DP road	DSA1.2+DSA1.3+RSA2.9+RT1.6+ROS1.5+	
					RSA6.3	
7	EP-C07	MC18	IC10	R Zone	The designation of DE1.2 (Primary/Secondary	Modification u/s 30 is proposed to be sanction.
					School) is shown.	
8	EP-C08	MC19	IC10	R Zone	The designation of DE1.2 (Primary/Secondary	Modification u/s 30 is proposed to be sanction.
					School) is shown on DP sheet,	

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6	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 DEI.1+ (Municipal School) is proposed to be changed to DTI.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

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Sr.	FP No	Modifi-	Sheet	Proposal as per published	Modification proposed by Planning Authority and shown on submitted plan	Substantial Modifications published by the Government under Section 31(1) of the
Š V		No.	Š	MR&TP Act 1966	under Section 30 of the MR&TP Act 1966	MR&TP Act 1966
П	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.
7	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
κ	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
v	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.
9	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.
∞	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 ner the proposed	Modification u/s 30 is proposed to be sanction.
					on of State Government.	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.	Central Island Express Way	The alignment of the Central Island Express	Modification u/s 30 is proposed to be sanction.
			IC 16		Way is proposed as per the proposed	with following changes: width of road from
					modification of State Government.	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	Modification u/s 30 is proposed to be sanction.
				1	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.	
15	EP-D15	MD21	IC 06	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	The designation of DSA 2.5 Welfare Centre	Refused to accord sanction, Designation/
				School)	shown on the said plot.	Reservation u/s $26 \& u/s 30$ is proposed to be deleted
17	EP-D17	MD 23	IC 12		The reservation of RPU 1.1 Fire Station is	Refused to accord sanction, Reservation RPU
		MID 29(6)		Office & Garden / Park)	adjacent reservation of RO 2.1 Government	proposed to be relocated on CS NO. 1/441 near
		MD 30			ice is deleted and added	North-South and East-West Proposed Road
		MD 33				
		177			F.C MSKDC office is shown as DO2.1 (Government Office) as ner site condition	
					P.A MSRDC Office is placed in 'C' Zone	
					*	

7	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.	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.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.
9	The said plot is reserved as RT 1.6 (Parking Lot).	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.	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.	The plot is reserved as ROS 1.4 (Play Ground) instead of designation of DOS 1.4 (Play Ground).	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.	2) Designation of DR 1.3 Government staff quarters is deleted from the said plot and included in surrounding zone.	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.	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.	(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
S	DT 1.6(PT) & DAM (public Parking Lot & Amenity)	DOS 2.7 (Green Hill Slope)	ROS 1.5 & RT 1.6 (Garden / Park & Parking Lot)	DOS 1.4 (Play Ground)	1) ROS 1.4 (Play Ground) & R Zone	2) DR 1.3 (Government Staff Quarter)	3) DOS 2.7 (Green Belt)	4) DOS 2.7 (Green Belt)	DMS 4.3 (Sewage Pumping Station)for CS no. 947 & 1/858 & DOS 1.5 (Garden / Park) for PDP plot.
4	IC 16	IC 12	IC 13	IC 13	IC 12	IC 12	IC 12	IC 12	IC 12
3	MD24	MD25	MD26	MD27	MD 29 (1) MD 39	MD 29 (2) MD 34	MD 29 (3) MD 31	MD 29 (4)	MD 29 (6) MD40, 227
2	EP-D18	EP-D19	EP-D20	EP-D21	EP-D22	EP-D23	EP-D24	EP-D25	EP-D26
1	18	19	20	21	22	23	24	25	26

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田	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.
 	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.
	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.
	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.
	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.
	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.
	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.
	EP-D34	MD43	IC 06	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.
	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.
	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.
	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.
	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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	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.
i e	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.
	MD50	IC 13	R Zone		Modification u/s 30 is proposed to be sanction.
	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.
	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.
	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.
	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.
	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.
	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.
	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.
	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.

7	Modification u/s 30 is proposed to be sanction.	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	Modification u/s 30 is proposed to be sanction.	Pathway shown on CS 217, 1/217 of Malabar Hill Division is proposed to be widen to 9.0 m as shown on plan.	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.	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.
9	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)	The said plot is reserved as RSA 6.1 (Care Centre)	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.	No Reservation, Existing Pathway is shown	RR2.1(Rehabilitation and Resettlement)	1.45.mt proposed road 2.R-zone 3.existing road and R-zone 4.Kamala Nehru park DOS2.6
5	R Zone & DOS 2.7 (Green Belt)	DE 1.1 + RSA 4.9 (Municipal School + Old Age Home)	RPU 6.1 + RSA 3.3 (Service Industrial Estate + Cultural Centre / Drama Theatre / Theatre)	No Reservation, Existing Pathway is shown	RR2.1(Rehabilitation and Resettlement)	1.45.mt proposed road 2.R-zone 3.existing road and R-zone 4.Kamala Nehru park DOS2.6
4	IC 16	IC 10	IC 13	IC 09	IC 16	1. IC13 2. IC15 3. IC09 4. IC09
3	158	206	228			
2	EP-D50	EP-D51	EP-D52	EP-D53	EP-D54	EP-D55
1	50	51	52	53	54	55

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L	CS no. 4276 of Bhuleshwar is proposed to be reserved for Police Chowky RPU3.2 as shown on plan.	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.	New Reservation of RMS1.1 (Road Depot) is	to be proposed on CS no. 27 of Tardeo as	shown on plan.	New Reservation of ROS 1.5 (Garden / park) is	to be proposed on CS no. 3/1473 of Girgaon as	shown on plan.	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.	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.
9	R-Zone	DOS2.6 + DOS2.2 (Recreation Ground + Swimming Pool)			R Zone			R Zone			R Zone			Funnel of Vision				
ĸ	R-Zone	DOS2.6 + DOS2.2 (Recreation Ground + Swimming Pool)			R Zone			R Zone			R Zone			Funnel of Vision				
4	IC13	IC15			IC13			IC13			IC 13			IC12,	IC13,	IC15,	IC16	
3			_															
2	EP-D56	EP-D57			EP-D58			EP-D59	_	_	EP-D60		_	EP-D61	_			_
1	99	57			28			26			09			61				

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7	Substantial Modifications published by the Government under Section 31(1) of the	WK&1 F ACT 1900	Reservation of RR 2.2 (affordable Housing) is Modification u/s 30 is proposed to be sanction.		
9	Modification proposed by Planning Authority and shown on submitted plan	under Section 30 of the MK&1P Act 1960	Reservation of RR 2.2 (affordable Housing) is	corrected as Resettlement & rehabilitation	(RR 2.1).
v	Proposal as per published plan under Section 26 of the	MK&1 F ACT 1900	ME 01 IC 19 RR.2.2 (Affordable housing)		
4	Sheet No.		IC 19		
3	Modifi- cation	N0.	ME 01		
2	EP No.		EP-E01		
1	Sr. No.		1		

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2	EP-E02	ME 03	IC 19	DEL2 (Primary Secondary	Designation of DSA	Modification u/s 30 is proposed to be sanction
1				(DSA3.	DEI.2+ (Primary & secondary school)+D.	
					3.8 (Public Hall)	
3	EP-E03	ME 04	IC 16	RR2.2 (Affordable Housing)	Reservation of RR 2.2 (Affordable Housing)	Modification u/s 30 is proposed to be sanction.
					is corrected as RR2.1 (Resettlement &	
					rehabilitation).	
4	EP-E04	ME 05	IC16	RR2.2 (Affordable Housing)	Reservation of RR 2.2 (Affordable Housing)	Modification u/s 30 is proposed to be sanction.
					is corrected as RR 2.1 (Resettlement &	
					rehabilitation)	
2	EP-E05	ME 06	IC 14	DPU2.1 (Fuel Station)	Designation of Fuel Station (DPU 2.1) shown	Modification u/s 30 is proposed to be sanction.
					in part (PT)	
9	EP-E06	ME 08	IC 13	R zone	Reservations of M.T.N.L. Housing changed	Modification u/s 30 is proposed to be sanction.
					to RR2.1 (Resettlement & Rehabilitation) and	
					shown along with reservation of RSA2.9	
					(Night Shelter)	
7	EP-E07	ME 09	IC 16	R zone	Reservation of playground (ROS1.4) is now	Modification u/s 30 is proposed to be sanction.
					shown on CS No. 1928	
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.
6	EP-E09	ME 11	IC 17	R zone	Reservation of play ground (ROS1.4) and	Modification u/s 30 is proposed to be sanction.
					resettlement rehabilitation (RR2.1)is now	
					shown	
10	EP-E10	ME 12	IC 16	R zone	Reservation of playground (ROS1.4) is now	Modification u/s 30 is proposed to be sanction.
					shown	
11	EP-E11	ME 13	IC 17	DPU2.1 (Fuel Station)	Designation of DPU 2.1 changed to	Modification u/s 30 is proposed to be sanction.
					Reservation of VJB udyan (ROS1.5) + (ROS	
					2.8) + (ROS2.3) is now shown	
12	EP-E12	ME 14	IC 17	R zone	Shape of Designation of Botanical Garden +	Modification u/s 30 is proposed to be sanction.
					Garden + Zoo (DOS2.8 + DOS1.5+DOS 2.3)	
					is changed as per SRDP 1991.	

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7	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.
9	Reservation of RG is shown as ROS 1.4 (PLAYGROUND) ON CS NO. 2/229, 1/229,	Reservation of RSA 1.1 (MUNICIPAL RETAIL MARKET WITH VENDING ZONE) is shown on said plot.	The reservation of RG has lapsed , hence reservation of ROS 1.5 (Garden/Park)is deleted.	Reservation of ROS1.4 (PLAYGROUND)is deleted as per Supreme Court's order	Reservation of ROS1.5 (GARDEN/Park)) is deleted as per Hon'ble supreme court's order	DAM is shown as per approved layout	DAM changed to RAM	DAM changed to RAM	DAM is deleted and plot is placed in I-zone.	Shape of designation DOS1.4 (PLAY GROUND) is corrected as per site condition.	RG reservation is now shown as ROS 1.5 (garden/park)	Existing Road deleted from 1C/1479 to 1479.	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
w	R zone	R zone	R zone	ROS 1.4 (Play Ground)	ROS 1.5 (Playground)	I zone & DAM (designated Amenity Plot)	DAM (designated amenity Plot)	I zone & DAM (designated Amenity Plot)	I zone & DAM (designated Amenity Plot)	DOS1.4 (Playground)	R zone	Existing Road (Cs no. 1479, 1C/1479)	12.2 metres DP road
4	IC 16	IC 13	IC 17	IC 17	IC 16	IC 19	IC 14	IC 17	IC 19	IC 18	IC 18, IC19	IC 14	IC 16
3	ME 15	ME 16	ME 17	ME 18	ME 19	ME 20	ME 21	ME 22	ME 23	ME 24	ME 25	ME 26	ME 27
7	EP-E13	EP-E14	EP-E15	EP-E16	EP-E17	EP-E18	EP-E19	EP-E20	EP-E21	EP-E22	EP-E23	EP-E24	EP-E25
1	13	41	15	16	17	18	19	20	21	22	23	24	25

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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	Modification u/s 30 is proposed to be sanction.
					existing road is retained.	
27	EP-E27	ME 29	IC 17	Existing Road	The road lines on CS 643 is deleted and	Modification u/s 30 is proposed to be sanction.
					RE1.2 (primary & Secondary School) and	
					KOS 1.5 (Garden/Park) 1s extended	
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	Modification u/s 30 is proposed to be sanction.
					& 1/773	
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	Designation of sewerage pumping station	Modification u/s 30 is proposed to be sanction.
				Station) & I zone	(DMS4.3) is deleted	
32	EP-E32	ME 35	IC 16	DO2.1 (Government Office)	Designation of government office (DO 2.1)	Modification u/s 30 is proposed to be sanction.
					changed to Best bus facilities (DT1.4)	
33	EP-E33	ME 36	IC 16	RSA2.9 (Night Shelter)	Reservation of night shelter (RSA2.9)	Modification u/s 30 is proposed to be sanction.
					changed to other education (DE3.1)	
34	EP-E34	ME 38	IC 16	DT1.6 (Public Parking Lot)	Designation of parking lot (DT1.6) (pt)	Refused to accord sanction, Reservation u/s 30
					changed to reservation of parking lot (RT1.6)	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)	Refused to accord sanction, Reservation u/s 30
					changed to reservation of parking lot (RT1.6)	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)	Refused to accord sanction, Reservation u/s 30
					changed to reservation of parking lot (RT1.6)	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)	Refused to accord sanction, Reservation u/s 30
					changed to reservation of parking lot (RT1.6)	is proposed to be deleted and included in
						adjoining predominant zone.
38	EP-E38	ME 42	IC 16	DE1.2 (Primary Secondary	Designation of Children's home is shown with	Modification u/s 30 is proposed to be sanction.
				School)	primary secondary school as (DSA2.2	
					+DE1.2)	

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39	EP-E39	ME 43	IC 17	R zone	Designation of fuel station is shown as	Modification u/s 30 is proposed to be sanction.
					DPU2.1 (PT)	
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.
4	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.

	EP-E48	IC16	NI 2 O. C	DH1 2 Miniginal Hosmital)	
	0 0 0		DH1.2 (Municipal Hospital)	DRI.2 (Municipal Hospital)	Area of 240 sq.m. out of CS no. 1590, 1591 of
	D40		•		Byculla division is proposed to be deleted from
	070				Designation of DH1.2 Hospital and proposed
	E40				to be earmarked as 'Metro Allied Activities"
	D/10				as shown on plan.
	-D47	IC17	RE1.1 (Municipal Primary	ry RE1.1 (Municipal Primary School)	Reservation of RE1.1 (Municipal Primary
			School)		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.
	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.
-H IC	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-	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-	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-	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.
-SS EP-	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.

7	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.	New Reservation of ROS1.4 (Playground) on	CS no, 1950, 1949, 1951, 1951/1 of Byculla is	to be proposed as shown on plan.	New Reservation of ROS1.4(Playground) on	CS No. 10/671 & 16/671 of Mazgaon Division	is to be proposed as shown on plan.	New Reservation of RE1.2 (Primary &	Secondary Scholl) on CS No. 1928/1 of	Byculla Division is to be proposed as shown on	plan.
9	R zone			R zone			R zone			R zone			
5	R zone			IC 16, R zone			IC19 R zone			IC 16 R zone			
4	IC17			IC 16,	IC 18		IC19			IC 16			
3													
2	EP-E56			EP-E57			EP-E58			EP-E59			
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7	Substantial Modifications published by the Government under Section 31(1) of the MR&TP Act 1966	Modification u/s 30 is proposed to sanctioned
9	Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&TP Act 1966	IC 32 DSA3.8 + DSA2.7 + DSA4.9 CS no 24 is shown as per revenue records. Modification u/s 30 is proposed to be (Public Hall + Student Hostel Amenity) (Public Hall + Student Hostel + Other Social Amenity) (Public Hall + Student Hostel + Other Social Amenity) is shown as per SRDP91 by deleting existing road and ROS1.5 (Garden / Park)
S	Proposal as per published plan under Section 26 of the MR&TP Act 1966	DSA3.8 + DSA2.7 + DSA4.9 (Public Hall + Student Hostel + Other Social Amenity)
4	Sheet No.	
3	Modifi- cation No.	FN 24
7	EP No.	EP-FN01
1	Sr.	1

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	Modification	sanctioned					Modification	sanctioned					Modification	sanctioned							Modification	sanctioned	Modification	sanctioned		Modification	sanctioned		Modification	sanctioned	
9	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)	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)	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)	ROS 2.7 (Green Belt) is retained only below	HTL. Remaining area is shown as R Zone	Part ROS1.5 (Garden / Park) is deleted and	shown as RPU 5.2 (Electric Transmission &	Distribution Facilities).	Part RSA2.9 (Homeless Shelter) is deleted	and shown as RPU 5.2 (Electric Transmission	& Distribution Facilities).	The existing roads / internal roads are	deleted and land is now reserved as DR1.5	(Municipal Housing) as per SRDP1991
w	Existing Road						ROS 1.5 (Garden / Park)						ROS 1.5 (Garden / Park)								ROS 2.7 (Green Belt)		ROS 1.5 (Garden / Park)				RSA 2.9 (Homeless Shelter)		Existing Road		
4	IC 32						IC 32						IC28								IC 28		IC 32			IC 32			IC 24		
ဇ	FN 24						FN 24						FN 25,	FN41							FN 26		FN 27			FN 27			FN 29		
2	EP-FN02						EP-FN03						EP-FN04								EP-FN05		EP-FN06			EP-FN07			EP-FN08		
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	Modification	sanctioned		Modification	sanctioned		Modification	sanctioned		Modification	sanctioned		Modification	sanctioned	Modification	sanctioned	Modification	sanctioned	Modification	sanctioned		Modification	sanctioned	Modification	sanctioned	Modification	sanctioned	Modification	sanctioned	Modification	sanctioned
9	ROS1.5 (Garden / Park) deleted.			ROS1.5 (Garden / Park) deleted.			Internal roads deleted				DP road deleted		The designations of DOS 1.5 (Garden/ park)	is deleted and shown as Layout RG.	The designations of DOS 2.6 (Recreational	Ground) is deleted and shown as Layout RG.		Existing internal roads are deleted.		Designation of DMS 1.2 (Municipal Chowky)	changed to RMS 1.2 (Municipal Chowky).	Realignment of DP road as per SRDP 1991.		Road width is changed to 18.30 m.		The width of the DP road is made 9.00 mt,		The alignment of the East Island Express Way	is reflected in DP	The alignment of the Central Island Express	Way is reflected in DP
w	ROS 1.5 (Garden/ Park)			ROS 1.5 (Garden/ Park)				Internal Roads		12.20 M wide D.P. Road			DOS 1.5 (Garden/ Park)		DOS 2.6 (Recreation Ground)		Internal Roads		DMS1.2 (Municipal Chowky)			9.15 m wide DP Road		DP Road widening 24.50 M		DP Road 9.15 M wide					
4	IC28	ઝ	IC30	IC28	ઝ	IC30	IC28	&	IC30	IC28	8	IC30	IC 30		IC 30		IC 30		IC 30			IC 28		IC-28		IC- 28		IC-24		IC-24	
8	FN 30			FN 30			FN 30			FN 30			FN 31		FN 31		FN 31		FN 31			FN 33		FN 34		FN 35		FN 36		FN 37	
7	EP-FN09			EP-FN10			EP-FN11			EP-FN12			EP-FN13		EP-FN14		EP-FN15		EP-FN16			EP-FN17		EP-FN18		EP-FN19		EP-FN20		EP-FN21	
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22 EP-FN22 FN 38 IC25.1 27.45 M wide DP Road. Realign 27.45 m road as per SRDP/991. Modification us 30 is proposed to be sanctioned 24 EP-FN2 FN 38 IC25.3 18.30 M wide DP Road. Delete 18.30 m DP road Modification us 30 is proposed to be sanctioned Modification us 30 is proposed to be sanctioned 25 EP-FN2 FN 38 IC25.1 Proposed new 13.40 m DP. Road Modification us 30 is proposed to be sanctioned 26 EP-FN2 FN 39 IC-25. 27.41 M DP Road Delete the 27.45 m DP road and to widen the Modification us 30 is proposed to be sanctioned Modification us 30 is proposed to be sanctioned 27 EP-FN2 FN 40 IC-25 27.41 M DP Road Delete the 27.45 m DP road and to widen the Modification us 30 is proposed to be sanctioned Modification us 30 is proposed to be sanctioned 28 EP-FN2 FN 40 IC-28 27.45 M wide DP Road Realigned the road up to CS 94 (Pt). A207 to be deleted and road to be reasting on us 30 is proposed to be grantled or reasting on us 30 is proposed to be per Sanctioned 29 EP-FN2 FN 41 IC28 27.45 M wide DP Road Realigned the road up to CS 94 (Pt). Modification us 30 is proposed to be galleted a	1	7	3	4	w	9	7
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EP-FN25 FN 38 IC25.1 Proposed new 13.40 m D.P. Road Modification u.s. 30 is proposed to sanctioned EP-FN26 FN 38 IC25.1 Proposed new 13.40 m D.P. Road Modification u.s. 30 is proposed to sanctioned EP-FN26 FN 38 IC25.1 Delete the 27.45 m DP road and to widen the sanctioned Modification u.s. 30 is proposed to sanctioned EP-FN26 FN 39 IC-2.5 27.41 M DP Road Delete the 27.45 m DP road and to widen the sanctioned Modification u.s. 30 is proposed to sanctioned EP-FN26 FN 40 IC-28 27.45 M wide DP Road Realigned the road up to CS 94 (P). Modification u.s. 30 is proposed to sanctioned EP-FN27 FN 41 IC-28 27.45 M wide DP Road Realigned the road up to CS 94 (P). Modification u.s. 30 is proposed to sanctioned EP-FN26 FN 41 IC-28 27.45 M wide DP Road Alignment of 27.45 M DP Road is realigned over this sanctioned Sanctioned EP-FN29 FN 41 IC-28 EX-50ne R-20ne Propertion and a proposed to sanctioned EP-FN30 FN 44 IC-30 Existing Road Widen existing 8 M road to 18.30 m. Modification u.s. 30 is proposed to sanctioned	23	EP-FN23	FN 38	IC25,I		Delete 18.30 m DP road	u/s 30 is proposed to
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EP-FN25 FN 38 IC23 Proposed new 13.40 m D.P. Road Modification wis 30 is proposed to sanctioned and collowing change with following change with following changes of the proposed state of existing road to 27.41 m. Proposed new 13.40 m D.P. Road and to widen the modification wis 30 is proposed to sanctioned with following prom South side of existing road as shown on plan south side of existing road as shown on plan south side of existing road as shown on plan sanctioned with following plan sanctioned with sanctioned	24	EP-FN24	FN 38	IC25,I		Proposed new 13.40 m D.P. Road	u/s 30 is proposed to
EP-FN25 FN 38 IC25.1 Proposed new 13.40 m D.P. Road Proposed new 13.40 m D.P. Road Proposed to sanctioned and to widen the Road from CS no 3/2 americaned with following changes and the Road from CS no 3/2 americaned with following changes and the Road from CS no 3/2 americaned road road to be realigned the road up to CS 94 (Pt). Modification u/s 30 is proposed to approach to be detected and road to be realigned the road up to CS 94 (Pt). Modification u/s 30 is proposed to approach to adelected as road is realigned over this sanctioned reservation. PR N N N N N N N N N N N N N N N N N N N				C28			sanctioned
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EP-FN26 FN 39 IC- 25 27.41 M DP Road Delete the 27.45 m DP road and to widen the sanctioned with following change change existing road to 27.41 m. Proposed Road Widening from CS to 3.23 Application of the crafting from CS to 3.24 Application of the craft from CS to 4.24 Application of the craft from CS to 4.24 Appli				C28			sanctioned
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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 sanctioned Modification u/s 30 is proposed to reservation reservation EP-FN29 FN 41 IC28 27.45 M wide DP Road Alignment of 27.45 M DP Road is shown as Tzone Modification u/s 30 is proposed to sanctioned 10 EP-FN30 FN 41 IC28 Existing Road Widen existing 9 M road to 18.30 m. Modification u/s 30 is proposed to sanctioned 10 EP-FN31 FN 42 IC 29 Existing Road Shown Existing Road Shown Modification u/s 30 is proposed to sanctioned 10 EP-FN32 FN 44 IC 30 Existing Road / Lake) The designation is deleted and included in sanctioned Modification u/s 30 is proposed to sanctioned 10 EP-FN33 FN 44 IC 30 DOS 1.1 (Tank / Pond / Lake) The designation is deleted and included in sanctioned 10 10 EP-FN34 FN 44 IC 30 DOS 1.1 (Tank / Pond / Lake) The designation is deleted and included in sanctioned 10 10 EP-FN34 FN 44 IC 30 DOS 1.1 (Tank / Pond / Lake) The designation is deleted	27	EP-FN27	FN 40	IC 28	27.45 M wide DP Road	Realigned the road up to CS 94 (Pt).	u/s 30 is proposed to
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EP-FN29 FN 41 IC28 27.45 M wide DP Road Alignment of 27.45 M DP Road is shown as Tone Modification u/s and included in Modification u/s in proposed to an included u/s included in luded included included included included included included included i	28	EP-FN28	FN 41	IC28	ROS 2.7 (Green Belt)	2.7 (Green Belt) near HTL	u/s 30 is proposed to
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EP-FN29FN 41IC28A.7.45 M wide DP RoadAlignment of 27.45 M DP Road is shown as T ZoneModification u/s anctioned30 is proposed to proposed to per SRDP 1991EP-FN30FN 41IC28R- ZoneR' zone shown as T ZoneModification u/s anctioned30 is proposed to sanctionedEP-FN31FN 42IC 30Existing Road ShownModification u/s anctionedModification u/s 30 is proposed to sanctionedEP-FN32FN 43IC 30Existing Road ShownSanctioned30 is proposed to sanctionedEP-FN33FN 44IC 30The designation is deleted and included in Modification u/s 30 is proposed to sanctionedModification u/s 30 is proposed to sanctionedEP-FN34FN 44IC 30DOS 1.1 (Tank / Pond / Lake)The designation is deleted and included in Modification u/s 30 is proposed to sanctioned						reservation	
EP-FN30 FN 41 IC28 R-Zone R-Zo	29	EP-FN29	FN 41	IC28	27.45 M wide DP Road	Alignment of 27.45 M DP Road is shown as	u/s 30 is proposed to
EP-FN30FN 41IC28R-ZoneResisting RoadWiden existing 9 M road to 18.30 m.Modification of sanctionedVS 30is proposed to proposed to proposed to proposed to proposed to proposed to sanctionedEP-FN31FN 42IC 30Existing Road ShownExisting Road ShownModification of sanctionedNS 30is proposed to proposed to proposed to sanctionedEP-FN32FN 44IC 30DOS 1.1 (Tank / Pond / Lake)The designation is deleted and included in proposed to sanctionedModification of sanctionedNS 30is proposed to proposed to proposed to sanctionedEP-FN34FN 44IC 30DOS 1.1 (Tank / Pond / Lake)The designation is deleted and included in proposed to pr						per SRDP 1991	sanctioned
EP-FN31 FN 42 IC 30 Existing Road Widen existing 9 M road to 18.30 m. Modification u/s 30 is proposed to sanctioned EA-FN32 FN 44 IC 30 DOS 1.1 (Tank / Pond / Lake) RR2.1 (Rehabilitation & Resettlement) Sanctioned Snown Snown Snown Sanctioned Snown Snown Sanctioned Snown Snow	30	EP-FN30	FN 41	IC28	R- Zone	'R' zone shown as 'I' Zone	u/s 30 is proposed to
EP-FN31FN 42IC 30Existing RoadWiden existing 9 M road to 18.30 m.Modification u/s anctionedWoldification u/s 30 is proposed to sanctionedEP-FN32FN 44IC 30Existing Road ShownThe designation is deleted and included in DOS 1.1 (Tank / Pond / Lake)The designation is deleted and included in Modification u/s 30 is proposed to sanctionedEP-FN34FN 44IC 30DOS 1.1 (Tank / Pond / Lake)The designation is deleted and included in Modification u/s 30 is proposed to sanctionedEP-FN34FN 44IC 30DOS 1.1 (Tank / Pond / Lake)The designation is deleted and included in Modification u/s 30 is proposed to sanctioned							sanctioned
EP-FN32 FN 43 IC 29 Existing Road Shown EP-FN33 FN 44 IC 30 DOS 1.1 (Tank / Pond / Lake) The designation is deleted and included in Modification u/s 30 is proposed to sanctioned EP-FN34 FN 44 IC 30 DOS 1.1 (Tank / Pond / Lake) The designation is deleted and included in Modification u/s 30 is proposed to RR2.1 (Rehabilitation & Resettlement) Sanctioned EP-FN34 FN 44 IC 30 DOS 1.1 (Tank / Pond / Lake) The designation is deleted and included in Modification u/s 30 is proposed to sanctioned SR2.1 (Rehabilitation & Resettlement) Sanctioned	31	EP-FN31	FN 42	IC 30	Existing Road	Widen existing 9 M road to 18.30 m.	u/s 30 is proposed to
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EP-FN33 FN 44 IC 30 DOS 1.1 (Tank / Pond / Lake) RR2.1 (Rehabilitation & Resettlement) sanctioned EP-FN34 FN 44 IC 30 DOS 1.1 (Tank / Pond / Lake) The designation is deleted and included in Modification u/s 30 is proposed to RR2.1 (Rehabilitation & Resettlement) sanctioned to sanc	32	EP-FN32	FN 43	IC 29		Existing Road Shown	u/s 30 is proposed to
EP-FN33 FN 44 IC 30 DOS 1.1 (Tank / Pond / Lake) RR2.1 (Rehabilitation & Resettlement) Sanctioned to DOS 1.1 (Tank / Pond / Lake) The designation is deleted and included in Modification u/s 30 is proposed to RR2.1 (Rehabilitation & Resettlement) Sanctioned to RR2.1 (Rehabilitation & Resettlement) Sanctioned to Sanctioned t							sanctioned
EP-FN34 FN 44 IC 30 DOS 1.1 (Tank / Pond / Lake) RR2.1 (Rehabilitation & Resettlement) sanctioned sanctioned In Pond / Lake) RR2.1 (Rehabilitation & Resettlement) sanctioned proposed to RR2.1 (Rehabilitation & Resettlement)	33	EP-FN33	FN 44	IC 30		The designation is deleted and included in	u/s 30 is proposed to
EP-FN34 FN 44 IC 30 DOS 1.1 (Tank / Pond / Lake) The designation is deleted and included in Modification u/s 30 is proposed to RR2.1 (Rehabilitation & Resettlement) sanctioned						RR2.1 (Rehabilitation & Resettlement)	sanctioned
	34	EP-FN34	FN 44	IC 30		The designation is deleted and included in	u/s 30 is proposed to
						RR2.1 (Rehabilitation & Resettlement)	sanctioned

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	Modification	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned
9	ROS 1.5 deleted and RH 1.2 (Hospital) is	ROS2.7 (Green Belt) deleted and shown as RMS 1.3 (Municipal Facilities)		RMS 3.1 (Solid Waste Management facility) is shown on CS No. 210 of Salt Pan Division	The shape of reservation is modified.	DSA 2.4 (Old age Home) deleted and shown as designation of DH 3.5 (Other Medical Facilities).	Reservation of ROS1.5 (Garden / Park) is deleted & shown as DOS1.5 (Garden / Park).	Reservation of ROS1.5 (Garden / Park) is deleted & shown as DOS1.5 (Garden / Park).	ROS 1.5 (Garden / Park) deleted and shown as RE 2.1 (Higher Education)	RH 1.2(Hospital)deleted and shown as DH 3.2 (Private Hospital)	RH 1.2(Hospital)deleted and shown as DH 3.2 (Private Hospital)
w	ROS 1.5 (Garden/ Park)	ROS 2.7 (Green Belt)	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)		RMS 6.1 (Storm Water Pumping Station)	DSA 2.4 (Old Age Home)	ROS 1.5 (Garden/ Park)	ROS 1.5 (Garden/ Park)	ROS 1.5 (Garden/ Park)	RH 1.2 (Hospital)	RH 1.2 (Hospital)
4	IC 32	IC 28	IC 28	IC 25	IC 28	IC 28	IC28	IC28	IC30 & IC32	IC30 & IC32	IC30 & IC32
3	FN 45	FN 48	FN 49	FN 49	FN 52	FN 54	FN 62	FN 62	FN 66	FN 66	FN 66
7	EP-FN35	EP-FN36	EP-FN37	EP-FN38	EP-FN39	EP-FN40	EP-FN41	EP-FN42	EP-FN43	EP-FN44	EP-FN45
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	Modification	sanctioned		Modification	sanctioned		Modification	sanctioned		Modification	sanctioned		Modification	sanctioned	Modification	sanctioned	Modification	sanctioned	Modification	sanctioned	Modification	sanctioned	Modification	sanctioned	Modification	sanctioned		Modification	sanctioned
9		ROS 1.5 (Garden/Park) deleted and shown as	RH 1.2 (Hospital)	RSA 1.1 (Municipal Market with Vending	Zone) deleted and shown as RSA 5.1	(Exhibition Centre)	Additional reservation of RSA 1.1 (Municipal	Market with Vending Zone) shown.			ROS1.4 (Play Ground) deleted and shown as	DOS 1.4 (Play Ground)	ROS1.5 (Garden/Park) is deleted & shown as	ROS 2.8 (Botanical Garden)	Shown as DOS 1.4+ (Play Ground +)		Shown as DE 1.2+ (Primary & Secondary	School +)	Shown as DE 1.2 (Primary & Secondary	School)	The existing Schools shown as DE1.2	(Primary & Secondary School)	Shown as DE1.2 (Primary & Secondary	School)	The Designation of DSA1.1 (Municipal Retail	Market) is shown on the portion of fish	market as it is in possession of MCGM.	Existing road shown	
S	ROS 1.5 (Garden/ Park)			RSA 1.1 (Municipal Market	with Vending Zone)						ROS1.4 (Play Ground)		ROS1.5(Garden/Park)		DOS1.4 (Play Ground)		DE1.2 (Primary & Secondary	School)	Nil		Nii		Nil		Nil			Nii	
4	IC30	ઝ	IC32	IC30	ૹ	IC32	IC30	ઝ	IC32	IC30	8	IC32	IC28		IC 27		IC27		IC27		IC30		IC27		IC30			IC29	
3	FN 66,	FN 45		FN 66			99 NJ			FN 66			L9N4		89 NJ		69 NJ		FN 70,	FN 73	FN 72		EN 75		9L NJ			160	
2	EP-FN46			EP-FN47			EP-FN48			EP-FN49			EP-FN50		EP-FN51		EP-FN52		EP-FN53		EP-FN54		EP-FN55		EP-FN56			EP-FN57	
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28	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
09	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/1227dtd18-10-2017 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
4	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
99	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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7	New reservation of RH 1.3 (Municipal	Maternity Home) as per SRDP1991 is to be	proposed as shown on plan	New reservation of ROS 1.5 (Garden /Park) as	per SRDP1991 is to be proposed as shown on	plan	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.
9	Nii			Nii			Park) ROS1.5 (Garden / Park) (2no.s)				
S	Nil			Nil			IC29 ROS1.5 (Garden / Park)	(2no.s)			
4	IC28 Nil			IC25, Nil	IC28		IC29				
3											
2	EP-FN67			68 EP-FN68			EP-FN69				
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	Substantial Modifications published by the	Government under Section 31(1) of the		Designation of DOS 2.6 (Recreation Ground) Modification u/s 30 is proposed to be	sanctioned	RMS 3.1 (Solid Waste Management Modification u/s 30 is proposed to be	sanctioned				
			9	d) 1	-	nt	-				
	Planning	Authority and shown on submitted plan	under Section 30 of the MR&TP Act 1966	tion Groun	ark).	Manageme					
9	osed by	n on subi	he MR&	6 (Recrea	(Garden/F	Waste					
	Modification proposed by Planning	and show	on 30 of t	of DOS 2.	is changed to ROS 1.5 (Garden/Park).	(Solid	deleted				
	dific	ority	Secti	tion (ged to	3.1	s) is				
	\mathbf{M}_0	Auth	under	Designs	is chang	RMS	Facilities) is deleted				
	shed	plan under Section 26 of the	9	IC 21 DOS 2.6 (Recreation Ground		waste			2) 9.10 m & 18.30 m wide DP		
	Proposal as per published	on 26	MR&TP Act 1966	tion (solid	ties)		m w		
w	s per	Section	[P Ac	ecrea		.1	facili		18.30		ad
	sal a	ıder	[R&]	.6 (R	tion)	S 3	ment	tion	m &		ing rc
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4	Choot		j Z	IC 21		IC 19 1) RMS 3.1 (solid					
3	Modifi-	cation	No.	FS08,	FS 23	FS09,	FS02				
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	. <u>s</u>	is	13.	is follc & F rden/	is	.i
7	30	30	30	30 ion (Ga	30	30
	s/n	s/n	s/n	Modification u/s 30 is proposed to sanctioned with following cha RR2.1 (Rehabilitation & Resettlement) changed to ROS 1.5 (Garden/ Park)	s/n	s/n
	d d	ion d	d d	ion d Rehal o RC	ion d	ion d
	ificat	ificat	ificat	ificat ione 1 (I ged t	ificat ione	ificat
	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned RR2.1 (Reh changed to R	Modification sanctioned	Modification
	ent		ot ot	for be rk)	/ & her	3.1
	tlem as 1	pəgu	pagu	und. Hence, this plot should be ROS 1.5 (Garden/ Park) g Committee recommendations shown as Reservation RR 2.1 & Resettlement)	(Primary & 3.1 (Other	shown partly RE 1.2 (Primary & School) and partly DE 1.2(& Secondary School) and DE 3.1 ation)
	Reset	cha	cha	reser ot sh den/ den/ iner ion	(Pri 3.1	(Pri
	is si	si (b	si (l	t is plus place (Gar econ econ erval at)	. 1.2 DE	7, 1.2 partly 1001)
	ation md)	roun	onno	t plo se, th .5 .5 Res emer	t as DE 1.2 and DE	/ RE d p
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	OS.)	Recr	ecre	RDP 1 Grou as as and s and s ation o	Desi Scł	sho Scł & S catio
	(2N 3S 1 1991) 9.2 .5 (G	6 (R .5 (C	n SF tion ed ed Plan eted	ot is lary	ot is lary ARY Edu
	RR2.1 (2Nos.) Rehabilitation & Resettlement and ROS 1.4 (Play Ground) is shown as per SRDP 1991	DOS 2.6 (Recreation Ground) is changed to ROS 1.5 (Garden/Park)	DOS2.6 (Recreation Ground) is changed to ROS 1.5 (Garden/Park)	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)	The Plot is Designated as DE 1.2 (Primary & Secondary School) and DE 3.1 (Other Education)	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)
				A R R R R R R R R R R R R R R R R R R R		
	1) RMS 3.1 (solid waste management facilities) Reservation 2) 9.10 m & 18.30 m wide DP Road, 3) Existing road	DOS 2.6 (Recreation Ground designation), ROS 1.5(Garden/Park), DH1.1(Municipal Dispensary / Health Post) Partly	on lar		Et.	DE1.2(Primary and Secondary School Designation) and DOS 1.4 (Play Ground Designation)
	(solid facilities facilities 30 m wic	on C), I ury/		RR 2.1 (Rehabilitation Resettlement Reservation)	DE1.2 (Primary Secondary School) and 1.4 (Play Ground Designa	Seconomy Sec
5	(sc)	DOS 2.6 (Recreation designation), 1.5(Garden/Park), Municipal Dispensary Post) Partly		eser eser	(Primary chool)	and ation nd D
	3.1 in n & 18 ; roae	(Rec n n/Par Disg	8 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	(Result Result R	(P ₁ Sch Ìroui	mary signa ìroun
	RMS nageme servatio 9.10 m ad,	2.6 nation arder zipal Partl	no eation ination no no eation	2.1 leme	dary dary lay C	2(Prij
	management Reservation 2) 9.10 m & 18. Road, 3) Existing road	DOS 2.6 (1 designation 1.5(Garden/ Municipal I Post) Partly	CS no (Recreation Designation CS no (Recreation)	R 2	DE1.2 Second 1.4 (Pla)E1.2 choo .4 (P
4	IC 19	IC 19	IC 24	IC 24	IC 24	IC 24
	02,), FS	20	12, 16, 21, 6, 2	13	14
3	FS09,	FS10, FS 19	FS11, FS20	FS12, FS16, FS21, FS66, 2	FS13	FS14
	S03	S04	S05	806	207	808
2	EP-FS03	EP-FS04	EP-FS05	EP-FS06	EP-FS07	EP-FS08
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SRDP 1991.	Modification u/s		sanctioned Modification sanctioned	sanctioned Modification sanctioned Modification sanctioned	sanctioned Modification sanctioned sanctioned sanctioned Modification sanctioned sanctioned	sanctioned Modification sanctioned sanctioned Modification sanctioned Modification sanctioned sanctioned	sanctioned Modification sanctioned sanctioned Modification sanctioned Modification sanctioned Modification sanctioned Modification sanctioned sanctioned
	DP road is shown Instead of Existing road		RH 3.4 as per				+ + + +
T. 1	s snown instead of Ex		on is to be shown as ry Hospital Reservation)		on is to be shown as RH 3.4 ry Hospital Reservation) as per 91 on is to be shown as RR 2.1 ration & Resettlement) as per SRDP designations shown as per SRDP	on is to be shown a ry Hospital Reservatio 91 on is to be shown as ation & Resettlement) as designations shown as 2 (Primary/Secondary n is shown	on is to be shown by Hospital Reservel. 19
	al er	p.	Reservation (Veterinary SRDP 1991		Reservati (Veterina SRDP 19 Reservati (Rehabilli 1991 shape of	Reservati (Veterina SRDP 19 Reservati (Rehabilit 1991 shape of 1991. RE 1.7	Reservati (Veterina SRDP 19 Reservati (Rehabilii 1991 Shape of 1991. RE 1.7 reservatio RR 2.1
	DR2.1(PT)-Rehabilitation and Resettlement Designation and DH 3.4 (Veterinary Hospital Designation (Part of larger Designation) and Existing road	thou) and Existing road	DR2.1(PT)-Rehabilitation and Resettlement Designation and DH 3.4 (Veterinary Hospital Designation (Part of larger Designation) and Existing road	tatic hatic hatic of of istir hatic of of of istir hatic of istir istir istir istir	DR2.1(PT)-Rehabilitation and Resettlement Designation and DH 3.4 (Veterinary Hospital Designation) and Existing road DR2.1(PT)-Rehabilitation and Resettlement Designation and DH 3.4 (Veterinary Hospital Designation (Part of larger Designation) and Existing road DH 3.4 (Veterinary Hospital Designation) and Existing road DE1.1 (Municipal School)	natt natt tatification of	tati tati natt natt
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	7 IC 21		7 IC21				
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	EP-FS10	1 1 מנו מנו	EP-FSII	EP-FS11	EP-FS11 EP-FS12 EP-FS13	EP-FS12 EP-FS13 EP-FS14	EP-FS11 EP-FS13 EP-FS14 EP-FS14
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	Modification	sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification	Modification sanctioned
y	Reservation is shown RAM (Amenity plot)	instead of DAM (Amenity plot).	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).	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.	The widening lines of the proposed D. P. Road of the SRDP 1991, to be shifted towards the Digvijay Mills Compound	Existing road is Deleted and area of deleted road is included in DR 1.1 (Municipal Staff Quarters)	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	Existing Private layout road is deleted.
v	DAM and R zone		Central Island Expressway of width 42.6	18.30 m wide DP road	13.40 M wide Proposed RL	Existing road	13.40 m & 30.40 m wide DP road	1) Existing road 2) I Zone
4	IC 19	& IC 21	IC 19	IC 21	IC 19	IC 24	IC 21	IC 19 & IC 21
٤	FS26		FS27	FS29, FS4, FS28, FS33	FS30	FS34	FS36, FS32, FS35, FS37, FS38, FS39, FS39,	FS41
2	EP-FS17		EP-FS18	EP-FS19	EP-FS20	EP-FS21	EP-FS22	EP-FS23
-	17		18	19	20	21	22	23

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	proposed		proposed	proposed	proposed	proposed	proposed	proposed
	is.		.1S	.s.	.s.	is.	is	is
7	30		30	30	30	30	30	30
	s/n		s/n	s/n	s/n	s/n	s/n	s/n
	Modification	sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned
9	13.40 m DP road is change to 12.20 mtrs.	wide D. P. Road	18.30 mtrs. wide D.P. Road alignment is to be shifted on the South side overlapping the existing road.	For CS no. 3/8: 12.20 m wide DP road running parallel to railway line should be deleted.	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 The working women hostel (RSA 5.2) is shifted adjacent to ROS 1.5 (Garden/Park).	Part of Existing road is shown as 12.20 m wide DP Road and remaining Part is shown as per the approved Realignment.	12.20 m wide DP road road is shown.	12.20 m wide DP road is shown .
v	1) 13.40 m wide DP road	3) 18.30 m wide DP road	 13.40 m wide DP road 18.30 m wide DP road 	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.	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.	Partly 12.20 m wide DP road & partly existing road	NIL	Existing road
4	IC 21		IC 21	IC 24	IC 24	IC-24	IC-21	IC 21
3	FS42,	FS31	FS42, FS31	FS43,	FS43,	FS44	FS45	FS46
2	EP-FS24		EP-FS25	EP-FS26	EP-FS27	EP-FS28	EP-FS29	EP-FS30
1	24		25	56	27	58	29	30

	be	be	be	pe	pe	pe	pe	be
	to	to	to	to	to	to	to	to
	proposed	proposed	proposed	proposed	proposed	proposed	proposed	proposed
	.s	is	118	is	is	12.	is	.1S
7	30	30	30	30	30	30	30	30
	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n
	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned
9	The road is shown as 18.30 m wide Existing road instead of 12.20 m wide DP road as per sanction RL	Designation of DPU 3.4 (Police Facilities) is deleted and the remaining area & designation is continued.	DR 1.2 (Police Staff Quarters) is deleted from said CS no and including in surrounding zone	Shivadi Koliwada school is relocated,hence Designation of DE 1.1 (Municipal School) is Deleted	DOS 1.4 (Play Ground) and DOS 2.6(Recreation Ground) is Deleted and Shown as Layout RG	Internal Existing road is deleted.	Reservation of ROS 1.4 proposed on plot bearing CS no. 233 & 1/233 of Parel Sewee Division is deleted.	Handed over18.30 m DP road is Marked as Existing road and remaining stretch is marked as 18.30 m wide DP road
w	tehal nent large (()	DPU3.4 (Police Facilities) Designation	DR1.2 (Police staff quarters) Designation , DSA1.2 (Retail Market)Designation ,DPU4.1 (Post and Telegraph) Designation	DE 1.1 (Municipal School) Designation	DOS 1.4 (PlayGround) & DOS 2.6 (Recreation Ground) Designation & existing roads	DOS 1.4 (PlayGround) & DOS 2.6 (Recreation Ground) Designation & existing roads	partly ROS 1.4 (play Ground)	12.20 m wide DP Road
4	IC 21	IC 24	IC-24	IC 21	IC 21	IC 21	IC 21	IC-21
e	FS47	FS55	FS <i>57</i>	FS58	FS64	FS64	FS65	FS70
2	EP-FS31	EP-FS32	EP-FS33	EP-FS34	EP-FS35	EP-FS36	EP-FS37	EP-FS38
1	31	32	33	34	35	36	37	38

System S	1	c	7	-	4	y	r
EP-FS39 FS73 IC-24 NIL	7	4	c	†	n	0	
EP-FS40 FS75 IC-19 DT I.6 (PT) (Public parking Lot) is changed to parking Ion) & RR21 I (parking Lot) is changed to parking Ion) & RR21 I (parking Lot) is changed to parking Ion) & RR21 I (parking Lot) is changed to parking Ion) & RR21 I (parking Lot) is changed to parking Ion) & RR21 I (parking Lot) is changed to parking Ion) & RR21 I (parking Lot) is changed to parking Ion) & RR21 I (parking Lot) is changed to parking Ion) & RR21 I (parking Lot) is changed to parking Ion) & RR21 I (parking Lot) is changed to parking Ion) & RR21 I (parking Lot) is changed to parking Ion) & RR21 I (parking Lot) is changed to parking Ion) & RR21 I (parking Lot) is changed to parking Ion) & RR21 I (parking Lot) is changed to parking Ion) & RR21 I (parking Lot) is changed to parking Ion) & RR21 I (parking Lot) is changed to parking Ion) & RR21 I (parking Lot) is changed to parking Ion) & RR21 I (parking Lot) is changed to parking Ion) & RR21 I (parking Lot) is changed to parking Ion) & RR21 I (parking Lot) is Shown. EP-FS45 FS82 IC-21 ROS1.4 (Play Ground) Secondary school) is Shown. EP-FS46 FS83 IC-21 NIL Secondary school) is Shown. EP-FS47 FS84 IC-21 NIL Secondary school) is Shown. Secondary school) is Shown. Secondary school) is Shown. Secondary school) is Shown.	36	EP-FS39	FS73	IC-24	NIL	As per approved subdivision and true extract	Modification u/s 30 is proposed to be
EP-FS40 FS75 IC-19 DT 1.6 (PT) (Public parking DT 1.6 (pt) (Public parking Lot) Public parking DT 1.6 (pt) (Public parking Lot) Public parking Lot) Reserved as RT 1.6 (parking Lot) Purity DT 1.6 (pt) (Public parking Lot) Purity DR 1.2 (Pulary Servation DE 1.2 (Pulary Servation DE 1.2 (Pulary Servation In Shown On Said plots Purity DT 1.6 (pt) (Public parking Lot) Public Publ						the said sub-division is incorporated along	sanctioned
EP-FS40 FS75 IC-19 DT 1.6 (PT) (Public parking DT 1.6 (PT) (Public parking Lot) Reserved as RT 1.6 (parking Lot)						with Designation of DSA 3.8 (Public hall) on	
EP-FS40 FS75 IC-19 DT I.6 (PT) (Public parking parking and provided as RT I.6 (parking Lot) DT I.6 (pT) (Public parking Lot) Reserved as RT I.6 (parking Lot) EP-FS41 FS76 IC-21 NIL The Plot is shown reserved as RT I.6 (parking Lot) EP-FS42 FS77 IC-21 Partly DTI.6(Pt) (Public DT I.6 (pt) (Public parking Lot) DTI.6 (pt) (Public parking Lot) is changed to parking lot) & RR2.1 EP-FS42 FS77 IC-21 Partly DTI.6(Pt) (Public DT I.6 (pt) (Public parking Lot) is changed to parking lot) & RR2.1 reserved as RT I.6 (parking Lot) is changed to parking Lot) is changed to part of larger reservation EP-FS43 FS79 IC-24 DRI.2 (Police staff quarters) 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 I.1 (Municipal Dispensary) reservation is shown on said plots EP-FS44 FS80 IC-24 NIL RH I.1 (Municipal Dispensary) reservation is shown. EP-FS45 FS81 IC-21 ROSI.4 (Play Ground) The Designation of DE I.2 (Primary Secondary school) is Shown. EP-FS47 FS84 IC-21 NIL The Designation of DE I.2 (Primary Secondary school) is Shown. EP-FS48 FS84 IC-21						entire CS no 3/160	
EP-F841 FS76 IC-21 NIL	40	EP-FS40	FS75	IC-19	DT 1.6 (PT) (Public parking	DT 1.6 (pt) (Public parking Lot) is changed to	Refused to accord sanction, Reservation u/s 30
EP-FS41 FS76 IC-21 NIL The Plot is shown reserved as RT 1.6 (parking Lot)					Lot) Designation	Reserved as RT 1.6 (parking Lot)	is proposed to be deleted and included in
EP-FS41 FS76 IC-21 NIL The Plot is shown reserved as RT 1.6 (parking Lot)							adjoining predominant zone.
EP-FS42 FS77 IC-21 Partly DT1.6(Pt) (Public DT 1.6 (pt) (Public parking Lot) is changed to parking lot) & RR2.1 reserved as RT 1.6 (parking Lot) is changed to parking lot) & RR2.1 reserved as RT 1.6 (parking Lot) is changed to parking lot) & RR2.1 reserved as RT 1.6 (parking Lot) (Rehabilitation & resertlement) and reserved for RSA 6.2 (Adhar Kendra Designation Designation Designation of Desig	41	EP-FS41	FS76	IC-21	NIL	The Plot is shown reserved as RT 1.6 (parking	Refused to accord sanction, Reservation u/s 30
EP-FS42 FS77 IC-21 Partly DTI.6(Pt) (Public DT I.6 (pt) (Public parking Lot) is changed to parking lot) & RR2.1 reserved as RT 1.6 (parking Lot) (Rehabilitation & resettlement) part of larger reservation EP-FS43 FS79 IC-24 DR1.2 (Police staff quarters) 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) reservation is shown on said plots EP-FS45 FS81 IC-24 NIL ROS1.4 (Play Ground) The Designation of DE 1.2 (Primary) Secondary school) is Shown. EP-FS46 FS83 IC-21 NIL Secondary school) is Shown. EP-FS47 FS84 IC-21 NIL The Designation of DE 1.2 (Primary) Secondary school) is Shown. EP-FS48 FS84 IC-21 NIL The Designation of DE 1.2 (Primary) Secondary school) is Shown.						Lot)	is proposed to be deleted and included in
EP-FS42 FS77 IC-21 Partly DT1.6(Pt) (Public DT 1.6 (pt) (Public parking Lot) is changed to parking lot) & RR2.1 reserved as RT 1.6 (parking Lot) (Rehabilitation & resettlement) part of larger reservation 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) reservation is shown on said plots shown. EP-FS45 FS81 IC-24 NIL ROS1.4 (Play Ground) The Designation of DE 1.2 (Primary Secondary school) is Shown. EP-FS46 FS82 IC-21 NIL Secondary school) is Shown. EP-FS47 FS83 IC-21 NIL Secondary school) is Shown. EP-FS48 FS84 IC-21 NIL Secondary school) is Shown. EP-FS49 FS84 IC-21 NIL Secondary school) is Shown.							adjoining predominant zone.
EP-FS43 FS79 IC-24 DR1.2 (Police staff quarters) EP-FS44 FS80 IC-24 NIL EP-FS45 FS81 IC-24 NIL EP-FS46 FS82 IC-21 ROS1.4 (Play Ground) EP-FS46 FS82 IC-21 NIL EP-FS47 FS83 IC-21 NIL EP-FS48 FS84 IC-21 NIL EP-FS46 FS84 IC-21 NIL EP-FS47 FS84 IC-21 NIL EP-FS48 FS84 IC-21 NIL EP-FS47 FS84 IC-21 NIL EP-FS47 FS84 IC-21 NIL EP-FS48 FS84 IC-21 NIL Secondary school) is Shown.	42	EP-FS42	FS77	IC-21	DT1.6(Pt) (DT 1.6 (pt) (Public parking Lot) is changed to	Refused to accord sanction, Reservation u/s 30
EP-FS43 FS79 IC-24 DR1.2 (Police staff quarters) 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). EP-FS44 FS80 IC-24 NIL RH 1.1 (Municipal Dispensary) reservation is shown on said plots EP-FS45 FS81 IC-24 NIL Scondary school) is Shown. EP-FS46 FS82 IC-21 ROS1.4 (Play Ground) The Designation of DE 1.2 (Primary) Secondary school) is Shown. EP-FS47 FS83 IC-21 NIL The Designation of DE 1.2 (Primary) Secondary school) is Shown. EP-FS48 FS84 IC-21 NIL The Designation of DE 1.2 (Primary) Secondary school) is Shown.					lot) &	reserved as RT 1.6 (parking Lot)	is proposed to be deleted and included in
EP-FS43 FS79 IC-24 DR1.2 (Police staff quarters) 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). EP-FS44 FS80 IC-24 NIL RH 1.1 (Municipal Dispensary) reservation is shown on said plots EP-FS45 FS81 IC-21 ROS1.4 (Play Ground) The Designation of DE 1.2 (Primary/Secondary school) is Shown. EP-FS47 FS83 IC-21 NIL Secondary school) is Shown. EP-FS48 FS84 IC-21 NIL The Designation of DE 1.2 (Primary/Secondary school) is Shown. EP-FS47 FS83 IC-21 NIL The Designation of DE 1.2 (Primary/Secondary school) is Shown. EP-FS48 FS84 IC-21 NIL The Designation of DE 1.2 (Primary/Secondary school) is Shown.					(Rehabilitation & resettlement)		adjoining predominant zone.
EP-FS43 FS79 IC-24 DR1.2 (Police staff quarters) 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). EP-FS44 FS80 IC-24 NIL RH 1.1 (Municipal Dispensary) reservation is shown on said plots EP-FS45 FS81 IC-24 NIL Secondary school) is Shown. EP-FS46 FS82 IC-21 ROS1.4 (Play Ground) The Designation of DE 1.2 (Primary/Secondary school) is Shown. EP-FS47 FS83 IC-21 NIL Secondary school) is Shown. EP-FS48 FS84 IC-21 NIL The Designation of DE 1.2 (Primary/Secondary school) is Shown. Secondary school) is Shown. Secondary school) is Shown. Secondary school) is Shown.					part of larger reservation		
EP-FS44 FS80 IC-24 NIL RH 1.1 (Municipal Dispensary) reservation is shown on said plots EP-FS46 FS81 IC-21 ROS1.4 (Play Ground) EP-FS46 FS82 IC-21 NIL RH 1.2 (Primary) Secondary school) is Shown. EP-FS46 FS84 IC-21 NIL ROS1.4 (Play Ground) RH 1.1 (Municipal Dispensary) reservation is shown on said plots Secondary school) is Shown. EP-FS46 FS82 IC-21 ROS1.4 (Play Ground) The Designation of DE 1.2 (Primary) Secondary school) is Shown. EP-FS47 FS83 IC-21 NIL The Designation of DE 1.2 (Primary) Secondary school) is Shown. EP-FS48 FS84 IC-21 NIL The Designation of DE 1.2 (Primary) Secondary school) is Shown.	43	EP-FS43	FS79	IC-24		Designation of Police staff quarters is deleted	Modification u/s 30 is proposed to be
EP-FS44 FS80 IC-24 NIL RH 1.1 (Municipal Dispensary) reservation is shown on said plots EP-FS45 FS81 IC-24 NIL ROS1.4 (Play Ground) The Designation of DE 1.2 (Primary) Secondary school) is Shown. EP-FS46 FS82 IC-21 ROS1.4 (Play Ground) The Designation of DE 1.2 (Primary) Secondary school) is Shown. EP-FS47 FS83 IC-21 NIL The Designation of DE 1.2 (Primary) Secondary school) is Shown. EP-FS47 FS84 IC-21 NIL The Designation of DE 1.2 (Primary) Secondary school) is Shown.					Designation		sanctioned
EP-FS44 FS80 IC-24 NIL RH 1.1 (Municipal Dispensary) reservation is shown on said plots EP-FS45 FS81 IC-24 NIL The Designation of DE 1.2 (Primary) Secondary school) is Shown. EP-FS46 FS82 IC-21 ROS1.4 (Play Ground) The Designation of DE 1.2 (Primary) Secondary school) is Shown. EP-FS47 FS83 IC-21 NIL The Designation of DE 1.2 (Primary) Secondary school) is Shown. EP-FS48 FS84 IC-21 NIL The Designation of DE 1.2 (Primary) Secondary school) is Shown. Secondary school) is Shown. Secondary school) is Shown. Secondary school) is Shown.						with skill development centre), RSA 6.1 (Care	
EP-FS44 FS80 IC-24 NIL RH 1.1 (Municipal Dispensary) reservation is shown on said plots EP-FS45 FS81 IC-24 NIL The Designation of DE 1.2 (Primary/Secondary school) is Shown. EP-FS46 FS82 IC-21 ROS1.4 (Play Ground) The Designation of DE 1.2 (Primary/Secondary school) is Shown. EP-FS47 FS83 IC-21 NIL The Designation of DE 1.2 (Primary/Secondary school) is Shown. EP-FS48 FS84 IC-21 NIL The Designation of DE 1.2 (Primary/Secondary school) is Shown.						And RH 1.1	
EP-FS44 FS80 IC-24 NIL RH 1.1 (Municipal Dispensary) reservation is shown on said plots EP-FS45 FS81 IC-24 NIL The Designation of DE 1.2 (Primary/Secondary school) is Shown. EP-FS46 FS82 IC-21 ROS1.4 (Play Ground) The Designation of DE 1.2 (Primary/Secondary school) is Shown. EP-FS47 FS83 IC-21 NIL The Designation of DE 1.2 (Primary/Secondary school) is Shown. Secondary school) is Shown. Secondary school) is Shown. Secondary school) is Shown.						Dispensary/Health Post).	
EP-FS45 FS81 IC-24 NIL The Designation of DE 1.2 (Primary/Secondary school) is Shown. EP-FS46 FS82 IC-21 ROS1.4 (Play Ground) The Designation of DE 1.2 (Primary/Secondary school) is Shown. EP-FS47 FS83 IC-21 NIL The Designation of DE 1.2 (Primary/Secondary school) is Shown. Secondary school) is Shown. Secondary school) is Shown. Secondary school) is Shown. Secondary school) is Shown.	4	EP-FS44	FS80	IC-24	NIL	RH 1.1 (Municipal Dispensary) reservation is	Modification u/s 30 is proposed to be
EP-FS45 FS81 IC-24 NIL Secondary school) is Shown. EP-FS46 FS82 IC-21 ROS1.4 (Play Ground) The Designation of DE 1.2 (Primary/Secondary school) is Shown. EP-FS47 FS83 IC-21 NIL The Designation of DE 1.2 (Primary/Secondary school) is Shown. Secondary school) is Shown. Secondary school) is Shown. Secondary school) is Shown.						shown on said plots	sanctioned
EP-FS46 FS82 IC-21 ROS1.4 (Play Ground) The Designation of DE 1.2 (Primary/Secondary school) is Shown. EP-FS47 FS83 IC-21 NIL The Designation of DE 1.2 (Primary/Secondary school) is Shown. Secondary school) is Shown. Secondary school) is Shown. Secondary school) is Shown.	45	EP-FS45	FS81	IC-24	NIL	Designation of DE 1.2	Modification u/s 30 is proposed to be
EP-FS46 FS82 IC-21 ROS1.4 (Play Ground) The Designation of DE 1.2 (Primary/ Secondary school) is Shown. EP-FS47 FS83 IC-21 NIL The Designation of DE 1.2 (Primary/ Secondary school) is Shown. EP-FS48 FS84 IC-21 NIL The Designation of DE 1.2 (Primary/ Secondary school) is Shown.						Secondary school) is Shown.	sanctioned
EP-FS47 FS83 IC-21 NIL The Designation of DE 1.2 (Primary/Secondary school) is Shown. Secondary school) is Shown. The Designation of DE 1.2 (Primary/Shown. Secondary school) is Shown.	46	EP-FS46	FS82	IC-21	ROS1.4 (Play Ground)	of DE 1.2	Modification u/s 30 is proposed to be
EP-FS47 FS83 IC-21 NIL The Designation of DE 1.2 (Primary/ Secondary school) is Shown. EP-FS48 FS84 IC-21 NIL The Designation of DE 1.2 (Primary/ Secondary school) is Shown.						Secondary school) is Shown.	sanctioned
EP-FS48 FS84 IC-21 NIL Secondary school) is Shown. Secondary school is Shown. Secondary school is Shown.	47	EP-FS47	FS83	IC-21	NIL	Designation of DE 1.2	Modification u/s 30 is proposed to be
EP-FS48 FS84 IC-21 NIL The Designation of DE 1.2 (Primary/ Secondary school) is Shown.						Secondary school) is Shown.	sanctioned
	48	EP-FS48	FS84	IC-21	NIL	Designation of DE 1.2	Modification u/s 30 is proposed to be
						Secondary school) is Shown.	sanctioned

He PESI9 FS86 IC-2 NIL Market). Shape of the reservation is modified and the realignment of High Testion Line particular the reservation is modified and the realignment of the reservation is modified and the reservation is modified and the reservation is sanctioned. FEP-FSS0 FS87 IC-21 NIL Market). Shape of the reservation is sanctioned and reservation is sanctioned by a market, is sanctioned by a modified due to the realignment of High Testion Line passing through the reservation of RSA-1.2 (Retail Market with Modification us/s 30 is proposed to be RSA-1.2 (Retail Market with Modification us/s 30 is proposed to be reservation of RSA-1.2 (Retail Market with Modification us/s 30 is proposed to be reservation of RSA-1.2 (Retail Market with Modification us/s 30 is proposed to be saff quarters) Signatures) IC-24 Partly DR 1.3(Overnment DR RSA-1.2 (Retail Market with Modification us/s 30 is proposed to be saff quarters) Signatures) Modified and reservation of DR 1.3 (Government staff Modification us/s 30 is proposed to be saff quarters) Signatures) Modified and reservation in the restance of the RSA-1.2 (Retail Market with Modification us/s 30 is proposed to be saff quarters) Signatures) Modification us/s 30 is proposed to be retained for RMS 1.3 (Government staff Modification us/s 30 is proposed to be retained for RMS 1.3 (Solid waste management facilities) and posignated DPU (Garden-Park), RMS 3.1 (Solid waste management facilities) and Designated DPU (Garden-Park), RMS 3.1 (Solid waste management facilities) and Designated DPU (Garden-Park), RMS 3.1 (Solid waste management facilities) and Designated DPU (Garden-Park), RMS 3.1 (Solid waste management facilities) and Designated DPU (Garden-Park), RMS 3.1 (Solid waste management facilities) and Designated DPU (Garden-Park), RMS 3.1 (Solid waste management facilities) and Designated DPU (Garden-Park) (part of the designation of PROS) is considered in the reservation proposed to performed or proposed or CS no 211 of part Scance (parket DPA 200) is the part of the	[Γ
EP-FS49 FS86 IC-21 NIL The plot is reserved for RSA1.2 (Retail due to the realignment of High Tension Line passing through the reservation is modified and to the realignment of High Tension Line passing through the reservation is modified due to the realignment of High Tension Line passing through the reservation is modified due to the realignment of High Tension Line passing through the reservation of LC-21 NIL Reservation of RSA1.2 (Retail Market with staff and passing through the reservation of RSA1.2 (Retail Market with Saff quarters) and Double deleted of RSA1.2 (Retail market and reserved as Rehabilitation & RSA1.2 (Bovenment staff staff quarters) and Designated DPU (Accident Park) (part ROS 1.5 (Gardent And reserved as 3.1 (Solid waste management facilities) and Designated DPU (Accident Rose) (Accide	-	7	.	4	'n	9		
BP-FS50 FS87 IC-21 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 is modified due to the realignment of High Tension Line passing through the reservation is modified due to the realignment of High Tension Line passing through the reservation is modified due to the realignment of High Tension Line passing through the reservation of Line Tension Line Passing through the reservation of Line Tension Line Passing through the reservation as Rehabilitation & Resettlement (RR 2.1) and Line Tension Line Passing through the reservation of Line Passing Line Passing Line Passing Line Passing Line Passing Line Passing Line Line Passing Line P	49	EP-FS49	FS86	IC-21	NIL	The plot is reserved for RSA1.2 (Retail	u/s 30 is proposed	ō
PFSSO FS87 IC-21 NIL The plot is reserved for RSA1.2 (Retail and passing through the reservation is modified due to the realignment of High Tension Line passing through the reservation is modified due to the realignment of High Tension Line passing through the reservation is modified due to the realignment of High Tension Line passing through the reservation is modified due to the realignment of High Tension Line passing through the reservation is modified due to the realignment of High Tension Line passing through the reservation of RSA1.2 (Retail Market with vending zone) is shown. EP-FSS2 FS89 IC-21 NIL RASA1.3 (Government RSA1.2 RASA1.3 (Government Staff quarters) Presson to be deleted and reserved as staff quarters Presson to be deleted and reserved as staff quarters IC-2 RMS 1.3 (Municipal Facilities) Municipal Facilities (RMS1.3) & Fish cold staff quarters IC-3 ROS 1.5 (Garden/Park) (part ROS 1.5 (Garden/Park) (part ROS 1.5 (Garden/Park) (part ROS 1.5 (Garden/Park) (part of larger of larger reservation) RAS 1.3 (Solid waste management management facilities) and Designated DPU facilities) and Designated DPU facilities) and Designated DPU (Robic chowky).				& IC		Market), Shape of the reservation is modified	sanctioned	
EP-FS50 FS87 IC-21 NIL				19		due to the realignment of High Tension Line		
EP-FS50 FS87 IC-21 NIL The plot is reserved for RSA1.2 (Retail Barket), Shape of the reservation is modified due to the realignment of High Tension line passing through the reservation is modified due to the realignment of High Tension and EP-FS51 FS89 IC-21 NIL Reservation of RSA1.2 (Retail Market with vending zone) is shown. EP-FS52 FS89 IC-21 NIL Reservation of RSA1.2 (Retail Market with vending zone) is shown. EP-FS54 I41, 124 IC-21 RMS 1.3(Government Designation of DR 1.3 (Government staff Staff quarters) Ouarters) to be deleted and reserved as staff quarters and reserved as Rehabilitation & Resettlement (RR 2.1) EP-FS55 243 IC- NIL ROS 1.5 (Garden/Park) (part ROS 1.5 (Garden/Park) (part ROS 1.5 (Garden/Park) (part Garden/Park) (part of larger reservation), RMS reserv						passing through the reservation		
RP-FS51 FS88 IC 19 NIL Reservation of RSA1.2 (Retail Market with vending zone) is shown. EP-FS52 FS89 IC-21 NIL The plot is Reserved for Retail market saff guarters) EP-FS53 19 IC-24 Partly DR 1.3(Government Designation of DR 1.3 (Government staff staff quarters) 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) EP-FS55 243 IC- NIL ROS 1.5 (Garden/Park) (part ROS 1.5 (Police chowky)).	20	EP-FS50	FS87	IC-21	NIL		u/s 30 is proposed	ē
19 Tension Line passing through the reservation FeP-FS51 FS88 IC 19 NIL Reservation of RSA1.2 (Retail Market with vending zone) is shown. Reservation of RSA1.2 (Retail Market with vending zone) is shown. RA31.2 RA31.2 RA31.2 RA31.3 RA31.2 RA31.2 RA31.3 RA31.3 RA31.2 RA31.3				& IC		•	sanctioned	
EP-FS51 FS88 IC19 NIL Reservation of RSA1.2 (Retail Market with vending zone) is shown. EP-FS52 FS89 IC-21 NIL RASA1.2 EP-FS53 19 IC-24 Partly DR 1.3(Government Designation of DR 1.3 (Government staff RSA1.2 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) EP-FS55 243 IC- NIL ROS 1.5 (Garden/Park) (part ROS 1.5 (Garden/Park) (part ROS 1.5 (Garden/Park) (part ROS 1.5 (Garden/Park) (part of larger reservation), RMS reservation), RMS 3.1 (Solid waste management management facilities) and Designated DPU facilities) and Designated DPU 3.2 (Police chowky). EP-FS57 Rzone				19		modified due to the realignment of High		
EP-FS51 FS88 IC 19 NIL						Tension Line passing through the reservation		
EP-FS52 FS89 IC-21 NIL. EP-FS53 19 IC-24 Partly DR 1.3(Government Designation of DR 1.3 (Government staff SA-1.2 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) EP-FS55 243 IC- NIL ROS 1.5 (Garden/Park) (part of larger reservation), RMS ROS 1.4 (Garden/Park) (part of larger reservation), RMS reservation), RMS reservation), RMS reservation), RMS reservation), RMS reservation), RMS reservation, RMS 3.1 (Solid waste management facilities) and Designated DPU 3.2 (Police chowky).	51	EP-FS51	FS88	IC 19	NIL	Reservation of RSA1.2 (Retail Market with	u/s 30 is proposed	ō
EP-FSS2 FS89 IC-21 NIL The plot is Reserved for Retail market RSA1.2 EP-FSS3 19 IC-24 Partly DR 1.3(Government Designation of DR 1.3 (Government staff staff quarters) EP-FSS4 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) EP-FSS5 243 IC- NIL ROS 1.5 (Garden/Park) (part of larger of larger reservation), RMS 1.3 (Garden/Park) (part of larger of larger reservation), RMS 1.3 (Golden/Park) (part of larger of larger reservation), RMS 3.1 (Solid waste management facilities) and Designated DPU facilities) and Designated DPU 3.2 (Police chowky).						vending zone) is shown.	sanctioned	
EP-FS53 19 IC-24 Partly DR 1.3(Government Designation of DR 1.3 (Government staff staff quarters) 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) EP-FS55 243 IC- NIL ROS 1.5 (Garden/Park) (part ROS 1.5 (Garden/Park) (part of larger reservation), RMS ROS 1.6 (Garden/Park) (part of larger of larger reservation), RMS In (Solid waste management facilities) and Designated DPU facilities) and Designated DPU Income In	52	EP-FS52	FS89	IC-21	NIL		u/s 30 is proposed	ē
EP-FS54 19 1C-24 Partly DR 1.3(Government Designation of DR 1.3 (Government staff quarters) at 2 (Darters) 19						RSA1.2	sanctioned	
EP-FS54 141, 124 IC-21 RMS 1.3(Municipal Facilities) EP-FS54 141, 124 IC-21 RMS 1.3(Municipal Facilities) RMS 1.3(Municipal Facilities) RMS 1.3(Municipal Facilities) Robits 141, 124 IC-21 RMS 1.3(Municipal Facilities) Rehabilitation & Resettlement (RR 2.1) Rehabilitation & Resettlement (RR 2.1) Robits 1.5 (Garden/Park) (part Robits 1.5 (Garden/Park) (part of larger reservation), RMS 1.5 (Garden/Park) (part of larger reservation), RMS 1.5 (Garden/Park) (part of larger reservation), RMS 1.5 (Garden/Park) (part of larger facilities) and Designated DPU facilities) and Designated DPU 3.2 (Police chowky). EP-FS57 IC19 R Zone R Zone R Zone R Zone	53	EP-FS53	19	IC-24	DR	Designation of DR 1.3 (Government staff	u/s 30 is proposed	ē
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) EP-FS55 243 IC- NIL ROS 1.5 (Garden/Park) (part ROS 1.5 (Garden/Park) (part of larger reservation), RMS reservation), RMS reservation), RMS 3.1 (Solid waste management facilities) and Designated DPU facilities) and Designated DPU 3.2 (Police chowky). EP-FS57 IC19 R Zone R Zone					staff quarters)	Quarters) to be deleted	sanctioned	
EP-FS55 243 IC- NIL Robilitation & Resettlement (RR 2.1) EP-FS56 1C21 ROS 1.5 (Garden/Park) (part ROS 1.5 (Garden/Park) (part Pacifities) and Designated DPU facilities) and Designated DPU 3.2 (Police chowky). EP-FS57 IC19 R Zone Ranagement R Robilitation & Ro	54	EP-FS54	141, 124	IC-21	RMS 1.3(Municipal Facilities)	Municipal Facilities(RMS1.3) & Fish cold	u/s 30 is proposed	ō
EP-FS55 243 IC- NIL Robin (DPI.2) are Deleted and reserved as Rehabilitation & Resettlement (RR 2.1) EP-FS56 243 IC- NIL ROS 1.5 (Garden/Park) (part ROS 1.4 (Garden/Park) (part of larger reservation), RMS 1.5 (Garden/Park) (part of larger of larger reservation), RMS 3.1 (Solid waste management facilities) and Designated DPU facilities) and Designated DPU 3.2 (Police chowky). EP-FS57 IC19 R zone R zone							with	S.
EP-FS55 243 IC- NIL 120Ha land is reserve as ROS1.4(Garden/Park) EP-FS56 IC21 ROS 1.5 (Garden/Park) (part ROS 1.5 (Garden/Park) (part of larger reservation), RMS reservation), RMS 3.1 (Solid waste management facilities) and Designated DPU facilities) and Designated DPU 3.2 (Police chowky). EP-FS57 IC19 R zone R zone						are Deleted and reserved	20 % area of the reservation abuting road is	S
EP-FS55 243 IC- NIL 120Ha land is reserve as ROS1.4(Garden/Park) EP-FS56 IC21 ROS 1.5 (Garden/Park) (part ROS 1.5 (Garden/Park) (part of larger reservation), RMS reservation), RMS 3.1 (Solid waste management facilities) and Designated DPU facilities) and Designated DPU 3.2 (Police chowky). EP-FS57 IC19 R zone R zone						Rehabilitation & Resettlement (RR 2.1)	proposed to be retained for RMS 1.3	3
EP-FS55 243 IC- NIL ROS 1.5 (Garden/Park) (part ROS 1.5 (Garden/Park) (part of larger reservation), RMS reservation), RMS 3.1 (Solid waste management facilities) and Designated DPU facilities) and Designated DPU 3.2 (Police chowky). EP-FS57 IC19 R zone R Zone R Zone R Zone R Zone R R Zone R R R R Zone R R R R R R R R R R R R R R R R R R R							(Municipal Facilities) as shown on plan	
EP-FS56 IC21 ROS 1.5 (Garden/Park) (part ROS 1.5 (Garden/Park) (part of larger of larger reservation), RMS reservation), RMS 3.1 (Solid waste management management facilities) and Designated DPU facilities) and Designated DPU 3.2 (Police chowky). EP-FS57 IC19 R zone R zone	55	EP-FS55	243	IC-	NIL	land is reserve	u/s 30 is proposed	ē
EP-FS56 IC21 ROS 1.5 (Garden/Park) (part ROS 1.5 (Garden/Park) (part of larger ceservation), RMS reservation), RMS 3.1 (Solid waste management facilities) and Designated DPU facilities) and Designated DPU 3.2 (Police chowky). EP-FS57 IC19 R zone R zone R zone				21,19		ROS1.4(Garden/Park)	sanctioned	
EP-FS57 Description of larger reservation), RMS reservation), RMS 3.1 (Solid waste management facilities) and Designated DPU facilities) and Designated DPU 3.2 (Police chowky). R zone R zone R zone	99	EP-FS56		IC21		(part of	Delete the designation of DPU 3.2 (Police	ė
BPP-FS57 EP-FS57 EP-FS57 EP-FS57 EP-FS57 S.1 (Solid waste management facilities) and Designated DPU (3.2 (Police chowky). (Police chowkyy). (Police chowkyy). (Police chowk						RMS 3.1 (Solid	chowky) and revised shape of the ROS 1.5	2
EP-FS57 facilities) and Designated DPU 3.2 (Police chowky). R zone R zone					3.1 (Solid waste management	management facilities) and Designated DPU	3.1	e
EP-FS57 IC19 R zone R zone R zone					facilities) and Designated DPU	3.2 (Police chowky).	management facilities) as per sanctioned RL is	S
EP-FS57 IC19 R zone R zone					3.2 (Police chowky).		to be proposed on CS no 211 of parel Seweri	.E
EP-FS57 IC19 R zone R zone							Division	
to be proposed on plot bearing CTS no 40 Parel-seweri Division as shown on plan as SRDP 1991	27	EP-FS57		IC19	R zone	R zone	New reservation of 'ROS1.5 Garden / Park' is	S
Parel-seweri Division as shown on plan as SRDP 1991							to be proposed on plot bearing CTS no 40 of	J
SRDP 1991							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 &
						Resettelment' 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
09	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,	R zone	R zone	New reservation of 'RH1.3 MUNICIPAL
			IC21			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
2	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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7	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	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	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	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
9	R zone				R zone					R zone				RSA 6.3 (Public convenience) +			
w	R zone				R zone					R zone				RSA 6.3 (Public convenience)	+		
4	IC24				IC18,	IC19,	IC20,	IC21		IC21,	IC24			IC 24			
ĸ																	
7	EP-FS65				EP-FS66					EP-FS67				EP-FS68			
	9				99					<i>L</i> 9				89			

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	Substantial Modifications published by the	Government under Section 31(1) of the	MR&TP Act 1966	The portion in front of FP 428 & FP 429 TPS- Modification u/s 30 is proposed to be		MGN9 IC 24 RR2.1 (Rehabilitation & Merged Part portion of FP No.569 TPS-IV is Modification u/s 30 is proposed to be		
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	bsta	Gove		difica	ction	difica	sanctioned	
	Sn			Mo	san	Mo	san	
	ıg	plan	under Section 30 of the MR&TP Act 1966	-SdL 6	III is shown as DT4.3 (Railway Yards/Tracks sanctioned	S-IV is		
	Modification proposed by Planning	itted	P Act	P 429	ırds/T	SdL 6		
	by Pl	ubmi	\&TI	8 & F	ay Ya	0.56		
	peso	on s	e MI	P 42	Railwa	FP N		
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	tion	s pue	on 30	ı fron	s DT	portic	sting	
	difica	ority a	Section	ion ii	own a	Part	s Exi	
	Mo	Authority and shown on submitted plan	nder	e port	is sho	erged	shown as Existing Road.	
			n	Th	日	3 W	sh	
	shed	plan under Section 26 of the	\ <u>`</u>			on &		
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S	Proposal as per published	Sectio	MR&TP Act 1966			ehab.	_	Part Portion R Zone
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4	Sheet	No.		MGN4 IC-29 R zone		IC 2 ²		
3	Modifi-	cation	No.	GN4		6ND		
		25	<u>r</u>					
2	No.			EP-GN01		EP-GN02		
	EP No.			EP-(EP-(
1	Sr.	No.		1		2		

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N03 MGN15 IC	IC-27		DSA1.1(Municipal retail	Designation shape is corrected and shown as	Modification u/s 30 is proposed to be
	i)		Market). + F Shelter)	For	DSA1.2 (Retail Market) instead of DSA1.1 (Municipal retail Market). +	
EP-GN04 MGN16 IC-27 DE1.2 (Prii School)	IC-27 DE1.2 (School)	DE1.2 (School)	\sim	Primary & Secondary	Designation DE1.2 (Primary & Secondary School) and existing Road shape is Corrected	Modification u/s 30 is proposed to be sanctioned
EP-GN05 MGN19 IC-29 DPU2.1 (Fuel Station)	IC-29		DPU2.1 (Fue	l Station)	Designation DPU2.1 (Fuel Station) shape is corrected as per SRDP1991	Modification u/s 30 is proposed to be sanctioned
EP-GN06 MGN20 IC-29 ROS1.5 (Garden/Park)	IC-29		ROS1.5 (Gar	len/Park)	Location of Designation DOS2.1 (Club / Gymkhana) is changed as per SRDP1991	Modification u/s 30 is proposed to be sanctioned
EP-GN07 MGN21 IC-27 R	IC-27		R		Portion between FP No 269 & 268 is shown as existing road	Modification u/s 30 is proposed to be sanctioned
EP-GN08 MGN22 IC 29 R	IC 29		В		SRDP1991 reservation Homes for Destitute is shown as RSA2.9 (Homeless Shelter) in RDDP2034	Modification u/s 30 is proposed to be sanctioned
EP-GN09 MGN23 IC 27 ROS1.5 (Garden / Park)	IC 27		ROS1.5 (Gard	en / Park)	As per Govt. modification boundaries of plot and road is shown	Modification u/s 30 is proposed to be sanctioned
EP-GN10 MGN25 IC 29 DP Road	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
EP-GN11 MGN28 IC 27 Existing road	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
EP-GN12 MGN33 IC 27 DT1.6 (Pt) -	IC 27		DTI.6 (Pt) - Lot	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.
EP-GN13 MGN36 IC 24 R Zone MGN39	IC 24		R Zone		I zone is shown instead of R Zone	Modification u/s 30 is proposed to be sanctioned
EP-GN14 MGN37 IC 24 DH3.2+ (Private Hospital)	IC 24		DH3.2+ (Priv	ate Hospital)	Designation of DH3.2 (Private Hospital) is deleted	Modification u/s 30 is proposed to be sanctioned

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	Modification sanctioned	Modification	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification	Modification sanctioned	Modification sanctioned
9	I zone is shown instead of R Zone	Designation DE1.2 (Primary & Secondary School) is changed into reservation and shown as RSA2.1(Multipurpose Community Centre)	Designation DE1.2 (Primary & Secondary School) is changed to Designation DE1.2(Primary & Secondary School)+ Reservation RE2.1(Higher Education)	Designation DE1.2 (Primary & Secondary School) is changed to Designation DE1.2(Primary & Secondary School)+ Reservation RE2.1(Higher Education)	Reservation RSA2.9 (Homeless Shelter) is deleted and Designation DSA1.1 (Municipal Retail Market) is shown	Shape of Designation DE1.2 (Primary and Secondary School) is corrected as per approved layout	6) (1) Part portion of Designation DOS2.6 (Recreational Ground) is changed to reservation and Shown as ROS1.5 (Garden/ Park)	I zone is shown instead of R Zone	Part portion FP. No. 617 is shown as RSA1.1 (Municipal Market with Vending Zone) +
w	R Zone	DE1.2 (Primary & Secondary School)	DE1.2 (Primary & Secondary School)	DE1.2 (Primary & Secondary School)	DSA1.1 (Municipal Retail Market) + RSA2.9 (Homeless Shelter)	DE1.2 (Primary & Secondary School)	DOS2.6 (Recreational Ground)	R Zone Existing Road	DMS4.1 (Sewage Treatment Plant/Facilities)
4	IC 24	IC-27	IC 27	IC 27	IC 27	IC 24	IC 27	IC 24	IC 24
m	MGN38	MGN40	MGN41	MGN42	MGN43	MGN44	MGN46(6/1)	MGN47	MGN48
7	EP-GN15	EP-GN16	EP-GN17	EP-GN18	EP-GN19	EP-GN20	EP-GN21	EP-GN22	EP-GN23
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24	EP-GN24	MGN49	IC27	5.2 (5.2 (5.2 for SA6.1 2.1 (5.3 for SA6.1 2.1 (5.4 for Solid 11ty)		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	868	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	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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MGS27 IC 23	IC 23			The alignment of 12.20 m widening to	Modification u/s 30 is proposed to be
				existing road is rectified as per Modification.	
MGS28 IC 20 Exist		Exist	Existing Road	Private road is deleted	Modification u/s 30 is proposed to be sanctioned
MGS29 IC 20 9.15		9.15	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
MGS31 IC 23 Exist		Exist	Existing Road	Private road passing through C.S. no. 794 is deleted	Modification u/s 30 is proposed to be sanctioned
MGS33 IC 18 &	IC 18			Boundary of substation corrected as per site condition	Modification u/s 30 is proposed to be sanctioned
MGS30 IC 18	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
IC 18 DPU Trans Facil Shelt		DPU Tran Facil Shelt	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
MGS34 IC 18 R zone		R zoi	ıe	Existing road shown on DP.	Modification u/s 30 is proposed to be sanctioned
MGS35 IC 23 RMS Manag		RM! Man	RMS 3.1+ (Solid Waste Management Facility)	DAM retain, other reservations deleted.	Modification u/s 30 is proposed to be sanctioned
MGS36 IC 20 R zone		R zo	ne	I zone is retained for the B plot of C S No 868.	Modification u/s 30 is proposed to be sanctioned
MGS37 IC 23 DSA Elec		DS/ Elec	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
MGS39 IC 24 DT		DI	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.
MGS40 IC 24 DT		DT	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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Ш	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.
	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
	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.
	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.
	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.
	EP-GS29	MGS46	IC 20	DE1.1(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
	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.
	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
	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
	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
	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.
	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
	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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-	EP-GS37	MGS57	IC 23, IC 24, IC 27, IC 27,	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
	EP-GS38		IC 23, IC 24, IC 27, IC 27,		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.
	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.
	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.
	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
	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
	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.
	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
	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	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	ch are operational shown as PU 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) PUBLC 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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99	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
27	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
28	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
69	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.
09	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

7	ing Substantial Modifications published by the	plan Government under Section 31(1) of the	rt 1966 MR&TP Act 1966	1) Designation of (DSA 5.2) Abattoir is Modification u/s 30 is proposed to be sanction.	Hostel.	Ground	ged to	.el.
9	Modification proposed by Planning	Authority and shown on submitted plan	under Section 30 of the MR&TP Act 1966	1) Designation of (DSA 5.2) Abar	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.
w	Proposal as per published	plan under Section 26 of the	MR&TP Act 1966	WS06 (DSA 5.2) Abattoir				
4	Sheet	No.		90SM				
3	Modifi-	cation	No.	MHE1				
2	EP No.			EP-HE01				
1	Sr.	No.						

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2	EP-HE02	MHE3	WS	Designation of (DE 1.2) is	1) & 2) Designation of (DE 1.2) Primary	Modification u/s 30 is proposed to be sanction.
			90	shown on CTS No. 622 & text	Secondary School is shown on CTS No. 621	
				of Church shown on CTS No.	& 622 & text of Church shown on CTS No.	
				621.	621.	
					2) Alignment of D.P. Road is shifted towards	
					the north on CTS No. 619.	
3	EP-HE03	MHE4	SM	R Zone	R Zone is changed to C Zone as per	Modification u/s 30 is proposed to be sanction.
			90		modification u/no. TPB/4303/318/CR-	
					171/2003/UD -11 dtd 11.02.2004.	
4	EP-HE04	MHE6	SM	Designation of (DSA 2.8)	Designation of (DSA 2.8) Library is deleted	Modification u/s 30 is proposed to be sanction.
			07	Library	from access road on north & south side &	
					included in C Zone.	
5	EP-HE05	MHE11	60SM	(RSA 1.2) Retail Market with	Reservation RSA 1.2(Retail Market with	Modification u/s 30 is proposed to be sanction.
				vending Zone	vending Zone) is deleted on CTS NO 463 &	
					465 & included in R Zone.	
9	EP-HE06	MHE12	60SM	(DSA 1.1) Municipal Retail	1) DP road on CTS No. 455 is retained &	Modification u/s 30 is proposed to be sanction.
				Market & 13.40 mt. wide D.P.	Existing road is shown.	
				Road	2) Designation of (DSA 1.1) Municipal	
					Retail Market is change to reservation of	
					(RSA1.1) Municipal Retail Market with	
					vending zone.	
7	EP-HE07	MHE14	SM	(DE 1.2) Primary and	The Designation of (DE 1.2) Primary and	Modification u/s 30 is proposed to be sanction.
			60	Secondary School	Secondary School is changed to reservation of	
					(RE 1.2) Primary/secondary School.	
8	EP-HE08	MHE15	90SM	(DOS 1.4) Play Ground	The existing land use is shown as designation	Modification u/s 30 is proposed to be sanction.
				(DMS 5.2) Water Pumping	DSA 3.8 (Public Hall), DMS 5.2+ (Water	
				Station+	Pumping Station+) and DOS 1.4 (Play	
					Ground) and remaining plot is shown as	
					reservation of ROS 1.4(Play Ground).	
6	EP-HE09	MHE16	WS10	Existing road	Existing road from CTS No. 5803 to 4834 is	Modification u/s 30 is proposed to be sanction.
					deleted upto the existing road.	

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10	EP-HE10	MHE17	60SM	9.15 mt. wide D.P. Road	9.15 mt. wide D.P. road on CTS No. 3182 A	Modification u/s 30 is proposed to be sanction.
					village Koleklayan is deleted.	
					Existing layout road is retained.	
11	EP-HE11	MHE18	WS03	(DPU 3.4) Police Facility	Designation of (DPU 3.4) Police Facility is	Modification u/s 30 is proposed to be sanction.
				(DOS 1.5)GARDEN/ PARK	deleted & designation of (DOS	
					1.5)GARDEN/ PARK is shown as layout RG.	
12	EP-HE12	MHE19	WS12	(ROS 1.5) Garden/Park	Reservation of (ROS 1.5) Garden/Park is	Modification u/s 30 is proposed to be sanction.
					deleted on F.P. No. 144 of TPS Santacruz V	
					& shown as layout RG.	
13	EP-HE13	MHE21	90SM	18.30 mt. wide D.P. Road	18.30 mt. wide D.P. Road is shown as	Modification u/s 30 is proposed to be sanction.
					existing road.	
14	EP-HE14	MHE23	60SM	Existing road	Existing road from CTS No. 3263 upto CTS	Modification u/s 30 is proposed to be sanction.
					No. 4110/115 of village Kolekalyan	
					connecting Hansbhugra road is deleted.	
15	EP-HE15	MHE24	WS	13.40 mt. wide D.P. road	13.40 mt. wide D.P. road is deleted from CTS	Modification u/s 30 is proposed to be sanction.
			07 &		No. 5521 to 5575 of village Kolekalyan (i.e.	
			10		from CST road to BKC boundary) & Right of	
					Way to 5% amenity plot on CTS No. 5530 is	
					shown on D.P. Sheet.	
16	EP-HE16	MHE 22	-SM	18.30 mt. wide D.P. Road	PC: Proposed 18.30 mtr Teachers Colony	Modification u/s 30 is proposed to be sanction
		& 52	90		Road is realigned and the width of the road is	with following changes: 18.30m DP Road is
					reduced to 13.40 mtr shown.	proposed to be realigned as per site condition
					PA: 18.30 mtr width and existing alignment	as shown on plan.
					of D.P. Road is retained	
17	EP-HE17	MHE26	WS10	12.20 mtr. existing road	Alignment of 12.20 mtr. wide existing road is	Modification u/s 30 is proposed to be sanction.
					changed as per site condition.	
18	EP-HE18	MHE27	WS	9.15 mtr. existing road	9.15 mtr. existing road in Vijay Nagar	Modification u/s 30 is proposed to be sanction.
			90		MHADA layout is deleted & included in R	
					Zone.	

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61	EP-HE19	MHE29	WS 00			
70	EP-HE20	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-HE 21	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-HE22	MHE34	90	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-HE23	MHE35	60SM	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-HE24	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-HE25	MHE 41 & 239	09 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.

7		1.2 Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction. Red on Red Sanction.
9	1) The reservation of RE 1.1(M School) and adjoining ROS 1.4 is ch RH 1.2(Hospital). So as to adj reservation of Hospital, area whi deleted from plot CTS No. 5438 of Kolekalyan. 2) 9.15 mtrs. Wide DP Road all reservation of ROS 1.4(Play gro RE1.1(Municipal School) is 3) 13.40 mtrs. wide Road from CS N DSA 1.1(Municipal Retail Market) is 4.The two reservation of ROS 1. Ground) on C.T S. No. 25(pt),26(pt) is shifted to the location abutting to location of RH 1.2(Hospital)on CTS 76(pt). PA-Sr. No.9 -FOR SR NO 1) Reservation of Hospital (RH1.2) Ground (ROS 1.4) is chang Rehabilitation & Resertlement (RR 2.)	Part designation of DE 1.2 (Primary/Secondary School) is changed to DSA 4.3 (Christian Cemetery).	Reservation of Hydraulic Engineer & department Facilities (RMS 5.5) is deleted on F.P. No. 107 & 108 TPS Santacruz V & R Zone is shown.
w	(ROS 1.4) Play Ground	(DE 1.2) Primary/Secondary School	Hydraulic Engineer & department Facilities (RMS 5.5)
4	WS09	WS10	MS09
ဇ	MHE 51 & 09	MHE53	1
2	EP-HE30	EP-HE31	ЕР-НЕ32
1	30	31	32

		(DE	CLS	si is	o pe	own		žned	n as		o pe	lyan		pund	jo į	land	uo u		1.1)	no	784	and	2.8)	ipal		ipal	1.2)	No.	pe ·	for	as	
		% puno.	own on	olekalyaı	posed to	ıd) as sh		be reali	olekalya		oposed t	: Koleka		tion Gre	11, 347.	ted and	as show		- + (DH	t showr	2782,	deleted	r (RSA	Municipal	'n.	(DH 1.1) Municipal	(DE 1.2)	on F.P.	posed to	reservec	y/Health	
		Play Gr	shool sh	age Ko	and pro	y Grour		osed to	llage K		ad is pr	4 village		Recrea	60, 346	be dele	r RAM		Library	alth pos	0, 2781,	d to be	rved for	1.1)	'n on pla	I 1.1)	+	shown	is pro	to be	ispensar	
t	7	OS 1.4)	ndary Sc	156 vill	leleted a	1.4 (Pla		d is prop	A of vi		dened ro	No. 409		OS 2.6)	No. 34	posed to	erved fo		SA 2.8)	sary/He	79, 278	propose	be rese	(RH 1.1)	as show	(DF	post	y School	tacruz V	propose	ipal D	
		T) jo suc	ury/Seco	79 88 9	to be c	or ROS		D.P. roa	Vo. 3182	plan.	to be wi	on CTS	plan.	n of (D	CTS	n is pro	to be res		on of (D	Dispen	2270, 27	lyan is	osed to	+	y/Health	yo u	y/Health	econdar	PS San	nd land	Munic	
		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.	12.20 mt. D.P. road is proposed to be realigned	on CTS No. 3182A of village Kolekalyan as	shown on plan.	45.70 mt. to be widened road is proposed to be	realigned on CTS No. 4094 village Kolekalyan	shown on plan.	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.	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	Dispensary/Health as shown on plan	Designation of	Dispensary/Health	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	
		1.2) I	_		<u> </u>				0	S	4		S	I	S	<u> </u>	<u> </u>	<u> </u>		_		0		<u> </u>	<u> </u>	-		H		9	_	
		(DE																	(DH 1.1) Municipal							Health po	loc					
		w pun												punc					DH 1.1							ensary/I	ary Scho					
,	9	ıy Gro	ry Schoo					groad			videned			ation Gre					ı	h post						pal Disp	/Second					
		.4) Pla	Seconda					existing			r. to be v			i) Recre					8) Libr	ry/Healt) Munici	Primary					
		(DOS 1.4) Play Ground	Primary/Secondary School					12.20 mt. existing road			45.70 mtr. to be widened			(DOS 2.6) Recreation Ground					(DSA 2.8) Library +	Dispensary/Health post						(DH 1.1) Municipal Dispensary/Health post +	(DE 1.2) Primary/Secondary School					
																										Municipal	+ (DE	ondary				
		ground (Primary/Secondary					g road			widened			ation Gr					ry + (D)	Dispensary/Health						Muı	th post	Primary/Secondary				
L	o	4) Play (Prim					existin.			r. to be			5) Recre					8) Libra							1.1)	rry/Heal	Prim				
		(DOS 1.4) Play Ground & (DE	1.2)	School				12.20 mt. existing road			45.70 mtr. to be widened			(DOS 2.6) Recreation Ground					(DSA 2.8) Library + (DH 1.1)	Municipal	post					(DH	$Dispensary/Health\ post\ +\ (DE$	1.2)	School			
	4	WS10						60SM			60SM			60SM					60SM							WS12						
,	3																															
		3						4			2			9					7							∞						_
	7	ЕР-НЕ33						EP-HE34			EP-HE35			EP-HE36					EP-HE37							EP-HE38						
+	1	33						34			35			36					37							38						

1 2 3 4 5 6 7 39 EP-HE39 WS12 (RR 2.1) Rehabilitation & (RR 2.1) Reservation of (RR 2.1) Rehabilitation & (RR 2.1) R															
2 3 4 5 EP-HE39 WS12 (RR 2.1) Rehabilitation & Resettlement Resettlement Resettlement EP-HE40 WS09 13.40 M DP ROAD EP-HE41 WS- RMS1.3 EP-HE41 WS- RMS1.3	7	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.	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.	Reservation of RMS1.3 shown on CTS	629/1259(pt)(near Western Express Highway)	is proposed to be deleted as shown on plan.
2 3 4 5 EP-HE39 WS12 (RR 2.1) Rehabilitation & Resettlement Resettlement Resettlement EP-HE40 WS09 13.40 M DP ROAD EP-HE41 WS- RMS1.3 EP-HE41 WS- RMS1.3	9	(RR 2.1) Rehabilitation & Resettlement					13.40 M DP ROAD						RMS1.3		
EP-HE39 EP-HE40 EP-HE41	w	(RR 2.1) Rehabilitation &	Resettlement				13.40 M DP ROAD						RMS1.3		
	4	WS12					60SM						-SM	90	
	ĸ														
39 40 41	2	EP-HE39					EP-HE40						EP-HE41		
	1	39					40						41		

'HW' Ward

7	Substantial Modifications published by the	Government under Section 31(1) of the	MR&TP Act 1966	WS R - Zone, Access, DOS 1.4 Internal Access road merged into DE1.2 Modification u/s 30 is proposed to be sanction.			WS DE1.2 (Primary & Secondary Designation DSA4.3 extended till the Modification u/s 30 is proposed to be sanction.				
9	Modification proposed by Planning	Authority and shown on submitted plan	under Section 30 of the MR&TP Act 1966	Internal Access road merged into DE1.2	designation and Green spaces retained as per	approved Relocation.	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
w	Proposal as per published	plan under Section 26 of the	MR&TP Act 1966	R - Zone, Access, DOS 1.4	(Play Ground)		DE1.2 (Primary & Secondary	School)	DSA4.3 (Christian Cemetery)		
4	Sheet	No.		MS	07			07			
æ	Modifi- Sheet	cation	No.	MHW03			EP-HW02 MHW06				
2	EP No.			EP-HW01 MHW03			EP-HW02				
1	Sr.	No.		1			2				

1	2	3	4	w	9		_
					carved out church part on CTS 1145, 1146.		
	EP-HW03	MHW07	WS 05	R Zone	The road widening is shown as per the Legend	Modification u/s 30 is proposed to be sanction.	
	EP-HW04	60MHW	WS 08	R zone	Nalla alignment corrected as per site conditions.	Modification u/s 30 is proposed to be sanction.	ı
	EP-HW05	MHW16	WS 02	R Zone 22(pt) DH3.2 (Private 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.	1
· —	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.	1
1	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.	T
1	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.	
	EP-HW09	MHW21	WS 08 05 02 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 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 DP 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	Refused to accord sanction, Proposal u/s 26 is reinstated Modification u/s 30 is proposed to be sanction.	•
	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.	
	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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7 Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.	Modification u/s 30 is proposed to be sanction.	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.	Modification u/s 30 is proposed to be sanction.	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
Width of existing road is changed from	18.30mt. to 13.40 mt. Road width kept and corrected from 18.30 mt. wide to 13.40 mt.	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 and included in R zone.	Reservation of ROS1.5 (Garden/Park) is deleted and included in R Zone.	Designation of DT 1.6 (Parking Lot) is deleted and reservation of RT 1.6 (Parking Lot) is shown.	Designation of DP1.1 (Fish & net drying yard) is deleted and included in R Zone.	Designation of DT 1.6 (Parking Lot) is deleted and reservation of RT 1.6 (Parking Lot) is shown.	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
Soad Widening	DP Road	DMS 1.2+, 9.15 mt. new DP Road	ROS1.5 (Garden/Park)	DT1.6 (Parking Lot)	DP 1.1 (Fish & Net drying Yard)	DT 1.6 (Pt) (Parking Lot)	DOS 1.4 (Play Ground) DE 1.2+ (Primary & Secondary School)	DOS 1.2 (Promenade)
4 WS	80 WS 08	8M 09	WS 02	WS 03	WS 08	2 & 3	WS01	WS- 08
3 MHW24	MHW25	MHW26	MHW28 & MHW67	MHW30	MHW33	MHW34	MHW35	MHW36
2 EP-HW12	EP-HW13	EP-HW14	EP-HW15	EP-HW16	EP-HW17	EP-HW18	EP-HW19	EP-HW20
1 12	13	41	15	16	17	18	19	20

	8	4	S	6 market as per SRDP 1991 relocated to the	7
				triangular part of the land derived by deleting 18.3 mt wide road on CTS No 906 Pt., 902, 903 pt.	
	MHW37	02 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	portion carved of 31.2& Marked as per 99 as " Church" on noved from CTS 1 Zone as per SR ion of CTS 5 havin of DE 1.2, are carved. Christian cemetery ended on south side building CTS no 64A, rentart portion of CS in maintaining the unt of area of DE 1 ut and designated able future expansited back as per SI no.454, 455, 456 noved from the port Chapel exists as the drawings submit	Modification u/s 30 is proposed to be sanction.
EP-HW22	MHW38	WS 02	1)plot mentioned not found 2)DOS 2.6 3) ROS 1.4 & DOS 1.4	2)DOS1.4 (Play Ground) on 837 E changed to DOS1.5 (Garden/Park).	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.
EP-HW23	MHW39	WS	RR 2.2 (Affordable Housing)	s) Fair C.13 No 63/D shown as designated as electricity distribution & facility centre DPU 5.2. CTS corrected.	Modification u/s 30 is proposed to be sanction.

		ü	ion on pt, on on		n.	u.	ü	n.
7		Modification u/s 30 is proposed to be sanction.	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.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.
9	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.	1) RSA 1.1+ shown on (1588 pt, 1587 pt, 1607 pt, 1592,1593,1595 pt, 1576pt,1575 pt, 1478 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, pt, 1442 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.	Designation of DP1.1 is deleted and included in R Zone	The designation of DP 1.1 Deleted and shown as Reservation of RP1.1	D-1144(14-17) shown as church and D 1144 (10-13) as school DE1.2.	Reservation of ROS1.4 (Play Ground) is deleted on CTS No. 1130(pt) and 1133(pt) of village Bandra C.	RE 1.1 is deleted and the plot is reserved as RR 2.1.
ĸ		DE 1.2 (Primary & Secondary School)	RE 1.2 1.4 RSA 1.1+ ROS 1.5	DP 1.1	DP 1.1	DE 1.2 (Primary & Secondary school)		RE 1.1 (Municipal School)
4	05	WS 02	WS 05	WS 08	WS 08	WS 08	WS05	WS 05
3		MHW40	MHW41	MHW42	MHW43	MHW45	MHW46	MHW47
7		EP-HW24	EP-HW25	EP-HW26	EP-HW27	EP-HW28	EP-HW29	EP-HW30
1		24	52	26	27	28	29	30

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-	1	3	+			
			07	623 - DOS 1.5 (Garden/Park)	(Garden/Park) deleted and "Layout RG" 1s 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	-SW 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	-SW 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	-SW 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	6SWHW	WS 05	DE1.2 (Primary & Secondary School)	Designation of DE1.2 (Primary & Secondary School) is deleted and included in R Zone.	Modification u/s 30 is proposed to be sanction.
40	EP-HW40	MHW61	8M 00	DE 1.2 (Primary & Secondary School)	Part designation of DE1.2 (Primary & Secondary School) deleted and included in R Zone.	Modification u/s 30 is proposed to be sanction.
41	EP-HW41	MHW62	8M 60	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	к9мНМ	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

1	2	e	4	N.	9	7
						deleting reservation of RPU4.1 as shown on plan.
4	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	99MHM	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	WHW68	WS 02		1) DSA 4.3 removed from the portion where the church /Chapel exists as per site	
			_		conditions and the drawings submitted by St Assisis	6), 10), 11) Refused to accord sanction, Proposal u/s 26 is reinstated
					4) Marked with respect to heritage list as "Our Lady of Mount Carmel's Church" hence	
			_		shown as 'Church'	
					5) B-543 Near Mehboob studio is shown as DSA 2.8 (Library) as MCGM library for deaf	
			_		& dumb exist.	
			_		6) 13.4 MT Wide DP Road deleted since	
			_		proposed, over steps leading to Mt Mary road	
			_		retch of 13.4 mt wide D	
					on CTS No 1065 deleted	
					7) DP Road shown as per SRDP 1991.	
			_		.5 mt. wide DP Road deleted and s	
			_		shown as ROS 1.2.	
					11) 18.5 mt. wide DP Road passing within DMS 4.1 along the Northern edge of DMS 4.1	
			_		extended till SPA Boundary.	
			_		12) Shown as per the Heritage List.	
47	EP-HW47	69MHM	WS	ROS 1.5 (Garden/Park)	The reservation of ROS1.5 is changed to	Modification u/s 30 is proposed to be sanction.
			02	,	RE1.1(Municipal School) + ROS1.4(Play	4
					Ground).	
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	Modification u/s 30 is proposed to be sanction with following changes: nomenclature of SDZ
					H/W	I is changed to SDZ.

7	o no. of deleted Seaward as NA. DP Road n newly ge in RP	orthern Modification u/s 30 is proposed to be sanction was in with following changes: nomenclature of SDZ of HTL II is changed to SDZ. und i.e. rd side ne and ordable	own as 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.		and Modification u/s 30 is proposed to be sanction. plot is dra C	rli Sea 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 2.
9	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	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).	CTS No. 515 of village Bandra B shown as designated Film/TV studio DSA7.1	Designation of DH 3.2 (Private Hospital) is deleted from CTS No 23 & 24	Reservation of Rehabilitation and Resettlement (RR 2.1) is deleted and plot is shown in R zone on CTS No 1222, Bandra C	Proposed 13.40M DP Road is shown from Kadeshwari road till access road of Worli Sea Link Road.
w		NDZ	R Zone	DH3.2 (Private Hospital)	RR2.1 (Rehabilitation and Resettlement)	DOS2.6 (Recreation Ground), DMS4.1 (Sewage Treatment Plant / Facilities)
4		WS 8	WS- 02	WS 02	WS 05	WS 01
3		MHW71	MHW72	26	157	233
2		EP-HW49	EP-HW50	EP-HW51	EP-HW52	EP-HW53
1		49	50	51	52	53

1	2	3	4	w	9	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 of Plan. 6. Part portion of reservation of RMS4.1 is deleted and changed to ROS1.5 as shown on plan.
54	EP-HW54	235	60 SM	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)
92	EP-HW56		60SM	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	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+	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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						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 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 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.
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.
09	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.

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	ished b	Government under Section 31(1) of the		proposed t					30 is proposed to		nabilitati	hown or	age Mo		proposed t			30 is proposed to	with following changes	g 200' x	Prajapur	
	qnd su	ection 3	MR&TP Act 1966						is prop		2.1 (Rel	to be s	of vill					is prop	llowing	neas uring	village]	
7	lificatio	ınder S	&TP A	s 30 is							of RR2	roposec	367(Pt)		s 30 is			30	ith fo	ely adm	. 129 of	
	ial Mod	nment 1	MR	ion u/s	75				s/n uoi	-	rvation	ent) is p	Pt) and	plan.	ion u/s	Ţ		s/n uoi		roximat	vey No.	RPU2.1
	Substantial Modifications published by the	Gover		Modification	sanctioned				Modification	sancrioned	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.	Modification	sanctioned		Modification	sanctioned	Land approximately admeasuring 200' x 200'	out of Survey No. 129 of village Prajapur to be	shown as RPU2.1.
		an	996			1	jas is					<u> </u>		S		and		7	S			S
	Modification proposed by Planning	Authority and shown on submitted plan	T Act 1		den/Park oilitatio		age Ma	£).	by del	JIIITALIOI	reserve	nent)			ch are p	leleted	olour.					
	sed by I	on subn	MR&1		5 (Gar 1 (Reha		5 of vil	den/Par	s showi	(Relia	7(Pt) are	Resettle			rea whi	are	verge c	Zone.				
9	ı propo	shown	0 of the		ROS1 g RR2.		S No. 8	1.5 (Ga	i (bunor	I KKZ.) and 36	tion &			n SPA a	area	hown ir	s Green				
	ificatio	rity and	ection 3		on of / deletinnent).		ring CT	for ROS	Play G	vation o nent).	. 366(Pt	ehabilita			rations i	notified	ons are s	shown a				
	\mathbf{Mod}	Author	under Section 30 of the MR&TP Act 1966	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).	ROS1.4 (Play Ground) is shown by deleting	the reservation of RNZ.1 (Rehabilitation and Resettlement).	CTS Nos. 366(Pt) and 367(Pt) are reserved for	RR2.1 (Rehabilitation & Resettlement)			All reservations in SPA area which are part of	CSIA notified area are deleted	designations are shown in verge colour.	Aarey is shown as Green Zone.				
	peq	of the		and					and													
	gilqnd .	on 26 o	ct 1966	itation					itation									Zone				
w	ıl as peı	ler Secti	MR&TP Act 1966	(Rehabilitation	ent)				(Rehabilitation	em)								pment				
	Proposal as per published	plan under Section 26	MR	RR2.1	Resettlement)				RR2.1	resettrement								No Development Zone				
4	Sheet	No.		WS 24 R	<u> </u>				WS 24 R	4	WS 24 -				WS 13 -	WS 15	WS 16	WS 19 N	WS 24	WS 29		
																M	×		M	Ä		
e	Modiff-	cation	No.	MKE12	MKE107				MKE13		MKE14				MKE15			MKE16				
7	EP No.			EP-KE01					EP-KE02		EP-KE03				EP-KE04			EP-KE05				
		<u>.</u>		EP.					EP.		EP.				EP.			EP.				
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9	EP-KE06	MKE18	WS 24	1	MKE18 -	Modification u/s 30 is proposed to be
					Reservation of RR2.2 (Affordable Housing) is	sanctioned with following changes -
		45			shown for the entire layout. except for vacant	Reservation of RR2.2 (Affordable Housing) is
					lands.	shown on CTS Nos. 4 to 7 of village Mulgaon
						for the entire layout.
					ROS1.5 (Garden/Park) is shown on vacant	
					lands of CTS Nos. 4 to 7 of village Mulgaon.	
7	EP-KE07	MKE19	WS 24	1	Reservation of RR2.2 (Affordable Housing) is	New reservation of RR2.2 (Affordable
					shown on M.H.B. Colony.	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	Reservation on CTS No. 166(Pt) is shown as	Modification u/s 30 is proposed to be
				School)	RR2.1 by deleting RE1.2 (Primary and	sanctioned with following changes -
					Secondary School) and remaining portion of	CTS No. 166(Pt) is reserved as RR2.1
					RE1.2 is merged with adjoining RSA2.1	(Rehabilitation & Resettlement) by deleting
					(Multipurpose Community Centre).	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.
6	EP-KE09	MKE22	MS	ROS1.5 (Garden/Park)	Reservation (ROS1.5) is deleted from CTS	Modification u/s 30 is proposed to be
			15,		No. 386(Pt) and relocated to CTS Nos. 379(Pt)	sanctioned
			WS 16		& 379/2 of village Chakala.	
10	EP-KE10	MKE23	WS 16	ROS1.5 (Garden/Park)	ROS1.5 (Garden/Park) is deleted as the same	Modification u/s 30 is proposed to be
					is relocated from CTS No. 437(Pt), 432(Pt) to	sanctioned
					CTS Nos. 459(Pt) & 453(Pt) of village	
					Chakala.	
111	EP-KE11	MKE24	WS 16	1	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	WS 24	DOS2.6 (Recreation Ground)	MKE25 -	Modification u/s 30 is proposed to be
					DOS2.6 (RG) shown on CTS No. 368/5A is sanctioned	sanctioned with following changes:
		50			deleted being Layout RG, labelling it as	deleted being Layout RG, labelling it as DOS2.6 (RG) shown on CTS No. 368/5A is to
					Layout RG'.	RG'. be 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.	
13	EP-KE13	MKE26	WS 19	WS 19 ROS1.5 (Garden/Park)	ROS1.5 (Garden/Park) is retained on CTS No.	ROS1.5 (Garden/Park) is retained on CTS No. Modification u/s 30 is proposed to be
					138/1 to 33 as per SRDP 1991 and remaining	sanctioned.
					ROS1.5 is deleted by labelling Text of 'Layout	
					RG'.	
14	EP-KE14	MKE27	WS 24	DOS1.5 (Garden/Park)		Modification u/s 30 is proposed to be
					i. DOS1.5 (Garden/Park) and Existing road is sanctioned	sanctioned with following changes -
		46			corrected as per approved layout, IOD & CC.	corrected as per approved layout, IOD & CC. 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
					ii. Reservation of RSA3.7 (Leisure Park) is included	included in Residential Zone.
					shown instead of DOS1.5 on CTS. Nos. 175A,	shown instead of DOS1.5 on CTS. Nos. 175A, ii. Reservation of RSA3.7 (Leisure Park) is
					175A/2 of village Majas.	shown on CTS Nos. 175A, 175A/2 of village
						Majas as shown on plan.

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1 -	EP-KE15	MKE28	WS 29	DE1.2 (Primary & Secondary	MKE28 -	Modification u/s 30 is proposed to be
				School)	13.40 mt DP Road is realigned abutting the	sanctioned
-		MKE43			school designation of DE1.2 (Primary &	
_					Secondary School) and designation is shown	
_		MKE113			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.	
i -	EP-KE16	MKE29	WS 19	ROS 1.5 (Garden/Park)	1) The Industrial zone as per SRDP1991 is	Modification u/s 30 is proposed to be
_					continued. ROS1.5 (Garden/Park) is shown as	sanctioned
_					reservation of RAM.	
_					2) Portion of existing road beyond amenity is	
-					deleted.	
1	EP-KE17	MKE30	MS	18.30 mt. DP Road	Road alignment as per SRDP 1991 is retained	Modification u/s 30 is proposed to be
			15,		by deleting the proposed DP Road alignment	sanctioned
			WS 16		shown in RDDP 2034.	

	be do is Nos. Nos. Ros. Ros. Ros. Ros. Ros. Ros. Ros. R	be	be		be	be
	l to and be and	d to	d to		d to	d to
	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.	proposed to	proposed	proposed	proposed	proposed
	s production by the production of the production					
7	folloo 13.40 13.40 t side a village und) by The sh S1.4 (P tion at tion at 3.40 mt. 3.59(Pt), ghtly tov on is m	30 is	30 is		30 is	30 is
	u/s 3 with south south s east t) of v Grou hool). ROS tbilitati tbilitati est 13. Nos. 3% ed sligh portion	8 s/n	n/s 3		u/s 3	u/s 3
	th-so ards ards ards ards ards ards ards ards					
	ication on the control of cation on the cate of the ca	icatio oned	icatio oned	icatio	icatio oned	icatio oned
	Modification sanctioned i. The north shifted towar 360(Pt), 361(ROS1.4 (Pla (Municipal S is merged i RR2.1 (Refin. The east-vthrough CTS Mogra is shift deleted road (Rehabilitatic plan.	Modification sanctioned	Modification sanctioned	Modification	Modification sanctioned	Modification sanctioned
					site N	
	The alignment of proposed DP Road is shown as per approved SRA Layout.	Road alignment is corrected as per SRA Layout	Existing Road passing through CTS 109/23 is extended as per site condition.	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 Gaothan is shown as per the alignment of SRDP 1991.	per si	The alignment of road is shown as per SRDP 1991.
	is pad is	ed s	\sqrt{S} 10	n as hroug	as p	ıs beı
	PR	ed a	gh C	showi		own a
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9	RA L	is co	sing 1 e con	g roac of y road than i	d is	road
	ed SF ed SF	ent	d passer site	isting or Gaoth	road	it of
	nmen	lignn	Road das p	r. exint of:	existing tion.	nmer
	The alignment of proposed Das per approved SRA Layout.	Road a Layout	Existing Road passing throug extended as per site condition.	MKE34 9.15 mtr. existing road is shown as alignment of SRDP MKE51 9.15 mt. existing road passing throup Parle East Gaothan is shown as alignment of SRDP 1991.		e alig 91.
	as a		Ex	Mijih	The	
		Road				Road
		pəsc				pesc
w	13.40 mt. DP Road	Proposed			-	Proposed
	t. DP	mt. 1g			Existing Road	mt. 1g
	m 04.	13.40 m Widening			isting	13.40 m Widening
		,	1			
4	WS 23	WS 23	WS 19	WS 12	WS 24	WS 18
-	_					
æ	MKE3	MKE32	MKE33	MKE34	MKE35	MKE36
				_		
7	EP-KE18	EP-KE19	EP-KE20	EP-KE21	EP-KE22	EP-KE23
	EP	EP.	EP.	EP	EP.	EP.
1	18	19	20	21	22	23

EP-KE24 MKE37 WS 18 13.40 mt. DP Road The alignment of 13.40 mt DP road is shown Modification us 30 is proposed to a sept SRDP 1991. Sunctioned S	1	7	e	4	ĸ	9	7
BP-KE25 MKE38 WS 13.40 mt. DP Road internal road in a control in characteristic mode of the control in the control in the control in characteristic mode of the control in the control of incharacteristic mode of the control in the control in characteristic mode of the control of internal road from CTS No. 525 of Chakala is sanctioned in the following changes retained as per SRDP 1991. In the clear of the characteristic mode of portion adjoining the plant in the characteristic mode of portion adjoining the plant in the characteristic mode of portion adjoining the plant in the characteristic mode of	24	EP-KE24	MKE37	WS 18	13.40 mt. DP Road	The alignment of 13.40 mt DP road is shown	u/s 30 is proposed
EP-KE25 MKE38 WS 13.40 mt. DP Road internal road from CTS No. 325 of Chakala is sanctioned using obligated to internal road from CTS No. 325 of Chakala is sanctioned with following changes retained as per SRDP 1991. EP-KE26 MKE39 WS 23 13.40 mt. DP Road Existing road is shown as per SRDP 1991 with Modification us 30 is proposed to road widening of existing road shown is following changes in the deleted road portion adjoining 1 existing road is shown as per SRDP 1991 with Modification us 30 is proposed to road widening of existing road shown is following changes in modification us 30 is proposed to removed. EP-KE29 MKE44 WS 18 Existing Road Road shown affecting the plot is Modification us 30 is proposed to deleted. EP-KE30 MKE45 WS 19 12.20 mt. DP Road Storected as per Demarcation Plan. Sanctioned and following changes per approved enligament and existing road is shown as existing in modification us 30 is proposed to 2) The L220 mt. wide Dp. road is shown as sanctioned with following changes per approved realignment of road is corrected as per 12.20 mt. DP Road MKE75 MKE45 WS 16 13.40 mt. DP Road MKE75 MKE46 WS 16 13.40 mt. DP Road MKE75 MKE47 WS 2 915 mt. Proposed Road BP Road is shown as per SRDP 1991. MKE78 MKE47 WS 2 915 mt. Proposed Road BP Road is shown as per SRDP 1991. MKE78 MKE48 WS 15 12.20 mt. DP Road As bown as per SRDP 1991. MGHieriton us 30 is proposed to realignment of 13.40 mt. DP Road is shown as per SRDP 1991. MGHieriton us 30 is proposed to sanctioned with following changes and proposed to sanctioned with the plasment of 13.40 mt. DP Road is shown as per SRDP 1991. MGHieriton us 30 is proposed to proposed to passing through CTS No. 538, 539 C-1 pt of sanctioned will proposed to variety of sanctioned willing changes and the playout is approved to sanctioned will proposed to variety of th						as per SRDP 1991.	sanctioned
15, 16, 10 17, 18, 18, 19, 1	25	EP-KE25	MKE38	WS	13.40 mt. DP Road	13.40 mt DP road is deleted and the existing	u/s 30 is proposed
EP-KE26 MKE39 WS 23 13.40 mt. DP Road road widening of 13.40 mt. DP Road Risting road is shown as per SRDP 1991 with Modification us 30 is proposed to removed. Risting Road Risting Road Road is corrected as per Demarcation Plan. Modification us 30 is proposed to removed. Risting Road Road is corrected as per Demarcation Plan. Modification us 30 is proposed to removed. Risting Road Road is corrected as per Demarcation Plan. Modification us 30 is proposed to removed. Risting Road Risting Road Road is corrected as per Demarcation Plan. Modification us 30 is proposed to removed. Risting Road				15,		internal road from CTS No. 525 of Chakala is	with following
EP-KE26 MKE39 WS 23 13.40 mt. DP Road Existing road is shown as per SRDP 1991 with merged into DOS1.5 Guaden/Park) merged into DOS1.5 merged into DOS1.5 merged into DOS1.5. EP-KE27 MKE40 WS 18 Existing Road Proposed Widening of 13.40 mt. Proposed Road Widening of a singing road shown affecting the plot is marctioned and removed. EP-KE28 MKE41 WS 18 Existing Road Existing road shown affecting the plot is marctioned and removed. EP-KE30 MKE44 WS 18 Existing Road Road is corrected as per Demarcation Plan. Modification us 30 is proposed to another the plot is marctioned and proposed to another the plot is marctioned. EP-KE30 MKE45 WS 19 12.20 mt. DP Road is corrected as per Demarcation Plan. Modification us 30 is proposed to another the plot is marctioned. EP-KE30 MKE45 WS 19 12.20 mt. DP Road is corrected as per Demarcation Plan. Modification us 30 is proposed to approved realignment and existing road is shown as exactioned with following changes per realigned road. EP-KE31 MKE46 WS 16 13.40 mt. DP Road as Sanctioned with following changes in marctioned approved realignment of 13.40 mt. DP road is shown as per SRDP 1991. EP-KE31 MKE48 WS 15 12.20 mt. DP Road is shown as per SRDP 1991. Modification us 30 is proposed to another proposed to another plant of the layout is approved by SRA, the road sanctioned village Chakla is deleted. EP-KE32 MKE48 WS 15 12.20 mt. DP Road is shown as per SRDP 1991. Modification us 30 is proposed to another the plant of the layout is approved by SRA, the road sanctioned village Chakla is deleted. By the layout is approved by SRA, the road sanctioned village Chakla is deleted. By the layout is approved by SRA, the road sanctioned village Chakla is deleted. By the layout is approved by SRA, the road sanctioned village Chakla is deleted. By the layout is approved by SRA, the road sanctioned village Chakla is deleted.				WS 18		retained as per SRDP 1991.	mt. DP Road
EP-KE26 WKE39 WS 23 13.40 mt. DP Road Existing road is shown as per SRDP 1991 with merged into DOSL.5. (Garden/Park) merged into DOSL.5.							ii. The deleted road portion adjoining the
EP-KE26 MKE39 WS 23 13.40 mt. DP Road Existing road is shown as per SRDP 1991 with Modification us 30 is proposed to road widening of 13.40 mt. Proposed Road Proposed widening of existing road shown is Modification us 30 is proposed to removed. EP-KE28 MKE41 WS 18 Existing Road Existing road shown affecting the plot is Modification us 30 is proposed to removed. EP-KE29 MKE44 WS 18 Existing Road Existing road shown affecting the plot is Modification us 30 is proposed to sanctioned EP-KE30 MKE45 WS 19 12.20 mt. DP Road Road is corrected as per Demarcation Plan. Modification us 30 is proposed to machine MKE45							
EP-KE26 MKE39 WS 23 13.40 mt. DP Road Existing road is shown as per SRDP 1991 with Modification u/s 30 is proposed to road widening of last moved. Sametioned Sa							merged into DOS1.5.
EP-KE27 MKE40 WS 16 Rs.30 mt. Proposed Road Proposed widening of 13.40 mt. Road widening of 13.40 mt.	26	EP-KE26	MKE39	WS 23	13.40 mt. DP Road	Existing road is shown as per SRDP 1991 with	u/s 30 is proposed
EP-KE27 MKE40 WS 16 18.30 mt. Proposed Road Proposed widehing of existing road shown is manchined Sanctioned Proposed to Proposed widehing Proposed widehing Proposed widehing Proposed widehing Proposed shown affecting the plot is Modification us 30 is proposed to Sanctioned Sanctioned Sanctioned Sanctioned Sanctioned Sanctioned Sanctioned Sanctioned Proposed Pr						road widening of 13.40 mt.	sanctioned
EP-KE28 MKE41 WS 18 Existing Road Evisting road shown affecting the plot is modification us 30 is proposed to deleted. Action and the content of	27	EP-KE27	MKE40	WS 16	mt. Proposed	Proposed widening of existing road shown is	u/s 30 is proposed
EP-KE28 MKE41 WS 18 Existing Road Existing road shown affecting the plot is anctioned selected. Beleted. Be					Widening	removed.	sanctioned
EP-KE29 MKE44 WS 18 Existing Road Road is corrected as per Demarcation Plan. Modification u/s 30 is proposed to sanctioned	28	EP-KE28	MKE41	WS 18	Existing Road	road shown affecting the plot	u/s 30 is proposed
EP-KE29 MKE44 WS 18 Existing Road Road is corrected as per Demarcation Plan. Modification u/s 30 is proposed to sanctioned a sanctioned a sanctioned by EP-KE31 MKE45 WS 15 12.20 mt. DP Road a sproved realignment and existing road is shown as exist in MCGM possession. PR-KE31 MKE46 WS 16 13.40 mt. DP Road Road is shown as per SRDP 1991. Modification u/s 30 is proposed to as per SRDP 1991. Modification u/s 30 is proposed to as per SRDP 1991. Modification u/s 30 is proposed to as per SRDP 1991. Modification u/s 30 is proposed to as per SRDP 1991. Modification u/s 30 is proposed to as per SRDP 1991. Modification u/s 30 is proposed to as per SRDP 1991. Sanctioned another and through CTS No. 538, 539 C-1 pt of sanctioned with following changes and through CTS No. 538, 539 C-1 pt of sanctioned with following changes and through CTS No. 538, 539 C-1 pt of sanctioned with following changes to proposed to as per change chakala is deleted.						deleted.	sanctioned
EP-KE30 MKE45 WS 19 12.20 mt. DP Road MKE45 — Modification u/s 30 is proposed to 2) The 12.20 mt. wide D.P. road is shown as existing road is 12.20 mt. wide D.P. road is shown as existing road is 12.20 mt. wide D.P. Road is shown as existing road is 12.20 mt. wide D.P. Road is shown as existing road is 12.20 mt. wide D.P. Road is shown as per SRDP 1991. EP-KE31 MKE46 WS 16 13.40 mt. DP Road Road is shown as per SRDP 1991. EP-KE32 MKE47 WS 23 9.15 mt. Proposed Road DP Road is shown as per SRDP 1991. EP-KE33 MKE48 WS 15 12.20 mt. DP Road Road is shown as per SRDP 1991. EP-KE33 MKE48 WS 15 12.20 mt. DP Road Road is shown as per SRDP 1991. EP-KE33 MKE48 WS 15 12.20 mt. DP Road is shown as per SRDP 1991. EP-KE34 MKE48 WS 15 12.20 mt. DP Road is shown as per SRDP 1991. Sanctioned with following changes to sanctioned as per specification u/s 30 is proposed to passing through CTS No. 538, 539 C-1 pt of sanctioned village Chakala is deleted.	29	EP-KE29	MKE44	WS 18	Existing Road	Road is corrected as per Demarcation Plan.	u/s 30 is proposed
RE-KE30 MKE45 WS 19 12.20 mt. DP Road MKE45 MKE45 Modification u/s 30 is proposed to 2) The 12.20 mt. wide D.P. road is shown as existing road is shown as existing in modification u/s 30 is proposed to 2) The 12.20 mt. bP Road PRoad is shown as per SRDP 1991. MKE46 WS 15 12.20 mt. DP Road As the layout is approved by S18, 539 C-1 pt of sanctioned Modification u/s 30 is proposed to 2) The 12.20 mt. DP Road Proad is shown as per SRD pt of sanctioned Modification u/s 30 is proposed to 3 passing through CTS No. 538, 539 C-1 pt of sanctioned Modification u/s 30 is proposed to 3 passing through CTS No. 538, 539 C-1 pt of sanctioned Modification u/s 30 is proposed to 3 passing through CTS No. 538, 539 C-1 pt of sanctioned Modification u/s 30 is proposed to 3 passing through CTS No. 538, 539 C-1 pt of sanctioned Modification u/s 30 is proposed to 3 passing through CTS No. 538, 539 C-1 pt of sanctioned Modification u/s 30 is proposed to 3 passing through CTS No. 538, 539 C-1 pt of sanctioned Modification u/s 30 is proposed to 3 passing through CTS No. 538, 539 C-1 pt of sanctioned Modification u/s 30 is proposed to 3 passing through CTS No. 538, 539 C-1 pt of sanctioned Modification u/s 30 is proposed to 3 passing through CTS No. 538, 539 C-1 pt of sanctioned Modification u/s 30 is proposed to 3 passing through CTS No. 538, 539 C-1 pt of sanctioned Modification u/s 30 is proposed to 3 passing through CTS No. 538, 539 C-1 pt of sanctioned Modification u/s 30 is proposed to 3 passing through CTS No. 538, 539 C-1 pt of sanctioned Modification u/s 30 is proposed to 3 passing through CTS No. 538, 539 C-1 pt of sanctioned Modification u/s 30 is proposed to 3 passing through CTS No. 538, 539 C-1 pt of sanctioned Modification u/s 30 is proposed to 3 passing through CTS No. 538, 539 C-1 pt of sanctioned Modification u/s 30 is proposed to 3 passing through CTS No. 538, 539 C-1 pt of sanctioned Modification u/s 30 is proposed to 3 passing through CTS No. 538, 539 C-1 pt							sanctioned
MKE75 MKE46 WS 16 13.40 mt. DP Road Road is shown as per SRDP 1991. EP-KE31 MKE46 WS 15 12.20 mt. DP Road Road is shown as per SRDP 1991. EP-KE33 MKE48 WS 15 12.20 mt. DP Road with Following changes per approved realignment of passing through CTS No. 538, 539 C-1 pt of general sanctioned with following changes change a per approved realignment of 13.40 mt. DP Road is shown as per SRDP 1991. EP-KE33 MKE48 WS 15 12.20 mt. DP Road Road Road Passing through CTS No. 538, 539 C-1 pt of sanctioned village Chakala is deleted.	30	EP-KE30	MKE45	WS 19	12.20 mt. DP Road	- MKE45	u/s 30 is proposed
MKE75 EP-KE31 MKE46 WS 15 12.20 mt. DP Road Road is approved realignment and existing road is 12.20 mt. wide D.P. Road is shown as existing road is 12.20 mt. wide D.P. Road is shown as existing in MCGM possession. AMKE75 2.Alignment of road is corrected as per realigned road. AMKE75 2.Alignment of road is corrected as per realigned road. Approved realignment of 13.40 mt. DP Road is approved realignment of 13.40 mt. DP Road is shown as per SRDP 1991. EP-KE32 MKE47 WS 23 9.15 mt. Proposed Road DP Road is shown as per SRDP 1991. As the layout is approved by SRA, the road Modification u/s 30 is proposed to passing through CTS No. 538, 539 C-1 pt of another realignment u/s 30 is proposed to passing through CTS No. 538, 539 C-1 pt of another realignment u/s 30 is proposed to passing through CTS No. 538, 539 C-1 pt of another realignment u/s 30 is proposed to passing through CTS No. 538, 539 C-1 pt of sanctioned						2) The 12.20 mt. wide D.P. road is shown as	with following
MKE75 MKE46 WS 16 I3.40 mt. DP Road Road Road MKE438 MKE483 MKE48 WS 15 I2.20 mt. DP Road As the layout is approved by SRA, the road Modification u/s 30 is proposed to passing through CTS No. 538, 539 C-1 pt of generating in towards word in market and modification u/s and restended upto the calciuned as per servations of ROS1.5 (Garden/Pan and RT1.6 (Parking Lot) are extended upto the calciuned approved realignment of road is corrected as per realigned road. AREA WS 15 mt. Proposed Road Road is shown as per SRDP 1991. Modification u/s 30 is proposed to passing through CTS No. 538, 539 C-1 pt of sanctioned Modification u/s 30 is proposed to passing through CTS No. 538, 539 C-1 pt of sanctioned Modification u/s 30 is proposed to passing through CTS No. 538, 539 C-1 pt of sanctioned Modification u/s 30 is proposed to passing through CTS No. 538, 539 C-1 pt of sanctioned Modification u/s 30 is proposed to passing through CTS No. 538, 539 C-1 pt of sanctioned Modification u/s 30 is proposed to passing through CTS No. 538, 539 C-1 pt of sanctioned Modification u/s 30 is proposed to passing through CTS No. 538, 539 C-1 pt of sanctioned Modification u/s 30 is proposed to passing through CTS No. 538, 539 C-1 pt of sanctioned Modification u/s 30 is proposed to passing through CTS No. 538, 539 C-1 pt of passing through CTS No. 538, 539 C-1 pt of passing through CTS No. 538, 539 C-1 pt of passing through CTS No. 538, 539 C-1 pt of passing through CTS No. 538, 539 C-1 pt of passing through CTS No. 538, 539 C-1 pt of passing through CTS No. 538, 539 C-1 pt of passing through CTS No. 538, 539 C-1 pt of passing through CTS No. 538, 539 C-1 pt of passing through CTS No. 538, 539 C-1 pt of passing through CTS No. 538, 539 C-1 pt of passing through CTS No. 538, 539 C-1 pt of passing through CTS No. 538, 539 C-1 pt of passing through CTS No. 538, 539 C-1 pt of passing through CTS No. 538, 539 C-1 pt of passing through CTS No. 538, 539 C-1 pt of passing through CTS No. 538, 5			MKE75			per approved realignment and existing road is	12.20 mt. wide D.P. Road is shown as existing
HEP-KE31 MKE46 WS 16 13.40 mt. DP Road TP-KE32 MKE48 WS 15 12.20 mt. DP Road PKE33 MKE48 WS 15 12.20 mt. DP Road PKE33 MKE48 WS 15 12.20 mt. DP Road Pweight DP						MCGM	road by slightly realigning it towards west
Here Here Here Here Here Here Here Here							side. Reservations of ROS1.5 (Garden/Park)
EP-KE31 MKE46 WS 16 13.40 mt. DP Road Road Road Shown as per SRDP 1991. EP-KE32 MKE47 WS 23 9.15 mt. Proposed Road BPRoad is approved by SRA, the road Modification u/s 30 is proposed to Sanctioned							and RT1.6 (Parking Lot) are extended upto the
EP-KE31 MKE46 WS 16 13.40 mt. DP Road The alignment of 13.40 mt. DP Road is shown as per SRDP 1991. EP-KE32 MKE47 WS 23 9.15 mt. Proposed Road DP Road is shown as per SRDP 1991. EP-KE33 MKE48 WS 15 12.20 mt. DP Road EP-KE33 MKE48 WS 15 12.20 mt. DP Road As the layout is approved by SRA, the road Modification u/s 30 is proposed to passing through CTS No. 538, 539 C-1 pt of sanctioned village Chakala is deleted.						as	realigned road.
EP-KE31 MKE46 WS 16 13.40 mt. DP Road as per SRDP 1991. EP-KE32 MKE47 WS 23 9.15 mt. Proposed Road DP Road is shown as per SRDP 1991. EP-KE33 MKE48 WS 15 12.20 mt. DP Road EP-KE33 MKE48 WS 15 12.20 mt. DP Road i as per SRDP 1991. As the layout is approved by SRA, the road Modification u/s 30 is proposed to passing through CTS No. 538, 539 C-1 pt of sanctioned village Chakala is deleted.						approved realignment	
EP-KE32 MKE47 WS 23 9.15 mt. Proposed Road DP Road is shown as per SRDP 1991. Modification u/s 30 is proposed to sanctioned sanctioned BP-KE33 MKE48 WS 15 12.20 mt. DP Road is shown as per SRDP 1991. Modification u/s 30 is proposed to passing through CTS No. 538, 539 C-1 pt of sanctioned village Chakala is deleted.	31	EP-KE31	MKE46	WS 16	13.40 mt. DP Road	The alignment of 13.40 mt. DP road is shown	u/s 30 is proposed
EP-KE32 MKE47 WS 23 9.15 mt. Proposed Road DP Road is shown as per SRDP 1991. Modification u/s 30 is proposed to sanctioned sanctioned As the layout is approved by SRA, the road Modification u/s 30 is proposed to passing through CTS No. 538, 539 C-1 pt of sanctioned village Chakala is deleted.						as per SRDP 1991.	sanctioned
EP-KE33 MKE48 WS 15 12.20 mt. DP Road As the layout is approved by SRA, the road Modification u/s 30 is proposed to passing through CTS No. 538, 539 C-1 pt of sanctioned village Chakala is deleted.	32	EP-KE32	MKE47	WS 23	mt. Proposed	DP Road is shown as per SRDP 1991.	u/s 30 is proposed
EP-KE33 MKE48 WS 15 12.20 mt. DP Road As the layout is approved by SRA, the road Modification u/s 30 is proposed to passing through CTS No. 538, 539 C-1 pt of sanctioned village Chakala is deleted.					Widening		sanctioned
	33	EP-KE33	MKE48	WS 15	12.20 mt. DP Road	As the layout is approved by SRA, the road	u/s 30 is proposed
village Chakala is deleted.						passing through CTS No. 538, 539 C-1 pt of	sanctioned
						village Chakala is deleted.	

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	proposed	proposed	proposed	proposed	u/s 30 is proposed to 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	on plan.										proposed	
7	is	is	1.5	is	is follo	0 R	lelet	Ğ)	OWL										is	
	30	30	30	30	30 h	ged 1	.is	S1.5	as sh										30	
	s/n	s/n	s/n	s/n	u/s wit	chan	Road	f RO	eted										s/n	
	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	ROS1.5 is	9.15 mt. DP RSA5.2.	Part area o	No. 330 is deleted as shown on plan.										Modification	sanctioned
		Me	Me					Ξ.	ž											
9	9.15 mt. proposed DP Road shown at north boundary of Marol Bus Depot.	Existing Road is shown as per width and alignment reflected in SRDP 1991.	Access to CTS No. 173 is shown.	9.15 mt. Proposed DP Road is shown as per EDDP alignment.	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	Wountaily.	 Ine roads are snown as per the approved realignment. 	- MKE101	CTS No. 329 is reserved for RSA5.2	(Multipurpose Housing for Working Women).	is reserved as ROS1.5 on CTS No. 330 and	rest reservation is deleted.		on CTS No. 145B/8 of village Sahar is deleted.
S	DT1.4 (BEST Bus Facilities) + DR1.4 (BEST Staff Quarters)	Existing Road	1	Part Existing Road	1. ROS1.5 (Garden/Park) 2. 9.15 mt. DP Roads														ROS1.5 (Garden/Park)	
4	WS 19	WS 18	WS 23	WS 16	WS 18														WS 16	
3	MKE50	MKE54	MKE55	MKE57	MKE58	MKE101													MKE59	
2	EP-KE34	EP-KE35	EP-KE36	EP-KE37	EP-KE38														EP-KE39	
1	34	35	36	37	38														39	

	3	4	w	9	7
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	Modification u/s 30 is proposed to be sanctioned
				DSA2.3 (Orphanage).	
	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.
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 RMS3.1 as shown on plan.
EP-KE43	MKE65 MKE72	WS 18, WS 19	ROS 1.4 (Play Ground)	MKE65 2) Industrial Zone is changed to Residential zone.	2. Modification u/s 30 is proposed to be sanctioned
	MKE73			MKE72 Industrial zone is shown as Residential Zone MKE73 The plot is shown in Residential Zone.	
EP-KE44	MKE67	WS 23, WS 24	13.40 mt. DP Road, RE1.2 (Secondary School)	Reservation RE1.2 (Secondary School) is modified to RSA3.3 (Cultural Centre/ Drama Theatre). 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.
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
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

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	d to	t 5	on u/s	d to	d to	t to	0 1	d to
	proposed	proposed	Refused to accord sanction, reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.	proposed	proposed	proposed	proposed	proposed
	is pr	is pr	on, rested an	is pr	is pr	is pr	is pr	
7	30	30	sanctic dele	30	30	30	30	30 is
	s/n	s/n	cord to be domin	s/n	s/n	s/n	s/n	s/n
	cation ned	cation ned	d to acosed	cation ned	cation ned	cation	ned	cation ned
	Modification sanctioned	Modification sanctioned	Refused to accord sanction, is proposed to be deleted adjoining predominant zone.	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned
	CTS N	(Municipal as RH1.2	Park served	ne, si	me, si	Chow f vills TS Nc	esiden	ound)
	l) on (d.	(I) own	Public is res	al) Zo r.	al) Zo r.	icipal 10 or 1 on C g an e g an e	to R	ıy Gre ved as
	ospita delete	RH1.1) is sh	5(Pt) (ıdustri ed ove	idustri ed ove	(Muniger 4 & 4 placed placed educing School	anged	4 (Pla reser
9	1.2 (H 52B is	Post)	DT1.0 Ind the tj.	T (Ir	T (Ir	1S1.2 .09/B xd and e by r nicipal	is ch	OOS1.4
	of RH and 15	of Iealth	on of ted an ng Lo	wn as I is no	wn as I is not	of RN os. 4 delete le Parl (Mu)	Zone ne is de Zone.	of L of Sa 1).
	ation 180B	ation nsary/F tal).	signati s dele (Parki	is sho	is sho	ration TS N vali is age Vi RE1.	ercial co cial zo ntial zo ntial z	ortion No. 9 Ground
	Reservation of RH1.2 (Hospital) on CTS Nos. 180A, 180B and 152B is deleted.	Reservation of RH1.1 (Municipal Dispensary/Health Post) is shown as RH1.2 (Hospital).	1. Designation of DT1.6(Pt) (Public Parking Lot) is deleted and the plot is reserved as RT1.6 (Parking Lot).	Zone is shown as T (Industrial) Zone, since RAM / DAM is not handed over.	Zone is shown as T (Industrial) Zone, since RAM / DAM is not handed over.	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).	MKE81 Commercial Zone is changed to Residential Zone. MKE100 Industrial zone is deleted and land is shown in Residential Zone.	The portion of DOS1.4 (Play Ground) on CTS. No. 9 of Sahar is reserved as ROS1.4 (Play Ground).
		sary/	Parking			vky),	part	
		Dispen				Chool)	se &	(pu
w	tal)	cipal I	(Public	one	one	nicipal ipal S	Il Zone	Grou
	Hospi	(Muni Post)		ıtial Zo	ıtial Zo	Munic	dustriz	l (Play
	RH1.2 (Hospital)	RH1.1 (Municipal Dispensary/ Health Post)	DT1.6(PT) Lot)	Residential Zone	Residential Zone	RMS1.2 (Municipal Chowky), RE1.1 (Municipal School)	Part Industrial Z Commercial Zone	DOS1.4 (Play Ground)
					' '		, , -	
4	WS 16	WS 16	WS 19	WS 19	WS 18, WS 19	WS 18	WS 15, WS 18	WS 16
8	MKE70	MKE71	MKE75	MKE77	MKE78	MKE80	MKE81 MKE100	MKE82
	Mk	MF	M	MF	MF	MF	M Mk	MF
7	EP-KE47	EP-KE48	EP-KE49	EP-KE50	EP-KE51	EP-KE52	EP-KE53	EP-KE54
	EP-	EP-	EP-	EP-	EP-	EP-	EP-	EP-
1	47	84	49	50	51	52	53	54

	be	þe	be	pe	30 in	be
	to l	to 1	t ot	to l	u/s 3	t ot
	proposed	proposed	30 is proposed	proposed	t, reservation d and incluce.	proposed
7	Si	is	·IS	is	ction elete zone	30 is
	30	30		30	sanc e de nant	
	n/s	s/n	s/n	s/n	cord to b	n/s
	Modification sanctioned	Modification sanctioned	Modification	Modification sanctioned	Refused to accord sanction, reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.	Modification sanctioned
9	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).	2. ROS1.5 (Garden/Park) is deleted and shown as Text of 'Layout RG/ Pvt. RG'.	Part portion of RT1.4 (Best Bus Facilities) affecting the existing road of Marol Nanddham Industries Premises is deleted and equivalent area is relocated on CTS No 589, 594/2 and 586 (PT) of village Marol.	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.	Designation of DT1.6(Pt) (Public Parking Lot) Refused to accord sanction, reservation u/s 30 & ROS1.5 (Garden/Park) changed to is proposed to be deleted and included in adjoining predominant zone.	1. Half of reservation for RPU5.2 (Electricity Transmission and Distribution Facilities) adjoining to Western Express Highway is reserved as Parking Lot (RTI.6) and remaining reservation kept as it is as RPU5.2.
	and DE3.1		(83)	Office),	Parking Park)	RPU5.2 (Electricity Transmission and Distribution Facilities)
	≯ +	urk)	ciliti		c P len/Pa	(Elec Distri
S	DE1.2 (Primary Secondary School) (Other Education)	ROS1.5 (Garden/Park)	RT1.4 (Best Bus Facilities)	(Municipal Zone	DT1.6(Pt) (Public Parki Lot), ROS1.5 (Garden/Park)	and
	(F)	Gard	est B	DO1.3 (Muni Industrial Zone) (S1.5	sion)
	ndar er Ec	1.5 ((B) 4:	। ਫ਼	.6(Pt RO	5.2 smis ities,
	DE1.2 (Print Secondary Schook (Other Education)	ROS	RT1.	DO1.3 Industri	DT1.6(Pt) Lot), ROS	RPU5.2 Transmiss Facilities)
			+			
4	WS 19	WS 19	WS 16 WS 19	WS 19	WS 24 WS 29	WS 28
8	MKE83	MKE83	MKE84	MKE86	MKE87	MKE88
	E55	E56	E57	E58	E59	E60
2	EP-KE55	EP-KE56	EP-KES7	EP-KE58	EP-KE59	EP-KE60
1	55	99	57	58	59	09

	to be	to be	ges - ion u/s aded in zone. gnment 's 30 is	to be
	proposed	roposed	roposed g chan y, reservat and inch nt llah reali	pesodoid
7	30 is F	30 is proposed	30 is pro following rd sanction, 1 be deleted at predominant garding Nalls as shown on ctioned.	
	n/s	s/n	with o accord sed to be pu tion rega	s/n u
	Modification sanctioned	Modification sanctioned	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.	Modification u/s 30 is sanctioned
	micipal M 4 (Play 6 Majas · round) ir ternity fajas - Tł	posed alc	ot is rese Lot) is co RE1.2 (h 'Layou deleting
9	H1.3 (Mu to ROS1. of village of village Ma willage N	ıd is proj	of DT1.6(Pt) I and the plc (Parking realignment is shown as ool).	arked wit 1yout by
	ation of RH1.3 (Municipal changed to ROS1.4 (Play No. 177 of village Majas or ROS1.4 (Play Ground) ((Municipal Maternity No. 177 of village Majas - 7 s ROS1.4 (Play Ground).	at DP ros 289, 290.	besignation of DT1.6(Pt) (Pul is deleted and the plot is .6 (Parking Ld Nallah realignment is .TS No.1/C is shown as RE1 andary School).	RG is m proved l
	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).	3. 12.20 mt DP road is proposed along CTS Nos. 288, 289, 290.	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).	- I) Layout RG is marked with 'Layout RG' as per the approved layout by deleting ROS1.5 (Gardan/Park)
	RH1.3 (Municipal Maternity Home)		c Parking (Municipal	
S	micipal I	pı	(Public RE1.1 (N	ROS1.5 (Garden/Park)
	RH1.3 (Mu Home)	Existing Road	(Pt	S1.5 (Ga
4	WS 23, WS 28	WS 28	WS 29	WS 19, WS 24
3	MKE88 MKE113	MKE88	MKE91	MKE94
2	EP-KE61	EP-KE62	EP-KE63	EP-KE64
1	61	62	63	64

1	2	3	4	w	9	7
9	EP-KE65	MKE95	WS 29	No Development Zone	- MKE95	Modification u/s 30 is proposed to be
					No Development Zone (NDZ) is deleted and	sanctioned
		MKE113			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.	
99	EP-KE66	MKE96	WS 13	RE1.1 (Municipal School)	Reservation of RE1.1 (Municipal School) is	Modification u/s 30 is proposed to be
					changed to RSA6.2 (Aadhar Kendra with Skill	sanctioned
					Development Centre) with 9.15 mt. wide	
					proposed access.	
29	EP-KE67	MKE98	WS 24	DOS2.6 (Recreation Ground)	14) DOS2.6 (Recreation Ground) on CTS No.	Modification u/s 30 is proposed to be
					368/2A of village Mogra is deleted and	sanctioned
					reserved for ROS1.4 (Play Ground) .	
					27) All schools shown as designation in EDDP	
					are pulled back.	
89	EP-KE68	MKE99	WS 24	RE1.1 (Municipal School)	- WKE99	Modification u/s 30 is proposed to be
					36) CTS No. 166A/1 of village Majas - Plot is	sanctioned
					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).	
69	EP-KE69	MKE102	WS 18	Part Existing Road, RE1.1	9.15 mt wide D.P road is Proposed along	Modification u/s 30 is proposed to be
				(Municipal School)	DOS2.6 (Recreation Ground) by removing	sanctioned
					cul-de-sac.	
					Reservation of RE1.1 (Municipal School) is	
					deleted and reserved for ROS1.5	
					(Garden/Park) as per SRDP 1991.	

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	proposed		proposed	proposed	proposed	proposed
	is		30 is	is	30 is	is
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	s/n		s/n	n/s	s/n	n/s
	Modification	sanctioned	Modification sanctioned	Modification	Modification	Modification sanctioned
9	DOS1.5 (Garden/Park) is shown as ROS1.5	(Garden/Park).	Designation of DE1.2 (Primary & Secondary School) from CTS No. 280 of village Marol is deleted and designation on CTS No. 281 is retained.	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).	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.	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).
w	DOS1.5 (Garden/Park)		DE1.2 (Primary & Secondary School)	9.15 mt. DP Road, ROS1.5 (Garden/Park), RSA2.9 (Homeless Shelter)	DOS2.6 (Recreation Ground), ROS1.5 (Garden/Park)	DE1.1 (Municipal School), RE1.1 (Municipal School)
4	WS 24		WS 19	WS 19	WS 24	WS 28
3	MKE103		MKE104	MKE105	MKE106	MKE113
7	EP-KE70		EP-KE71	EP-KE72	EP-KE73	EP-KE74
1	70		71	72	73	74

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		ted 8	l) on	villa		9 (Pt)	y exi		TS N	DE1.2		DP Ro	/ester		is pro	road	485,	.P. N	pal C	is re	(Gar	reser	rved	Res	to th	2.2 (4	
		signa	School	Pt) of		t), 239	facilit	shown) uo t	di as		I pasc	oto W		road	d DP		of F	Iunici	. 483		posed	rese	7	eleted	or RR	
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	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.	Existing school is shown on CTS No. 375 of	village Majas, Shiv Tekadi as DE1.2 (Primary	& Secondary School)	1. 39.60 mt. wide Proposed DP Road within	railway boundary & upto Western Express	Highway	2. 12.20 mt. wide DP road is proposed on	South side of this deleted DP road for access		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	4. Portion between proposed reservations of	RMS1.2 and ROS1.5 is reserved for RR2.1	(Rehabilitation	5. Portion of the road deleted to the north of	F.P. No. 509 is reserved for RR2.2 (Affordable	(
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	1								1			39.6															
4	WS 23								WS 29			WS 12															
3	MKE109		MKE113						MKE110			MKE111															
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2	EP-KE75								EP-KE76			EP-KE77															
	EP-1								EP-J			EP-1															
1	75								9/			77															

MKE112 WS 18 - School existing on site bearing and reflected Modification u/s 30 is proposed correctly in EDDP is shown with DE1.2 sanctioned with following change (Primary and Secondary) shown with DE1.3 is School existing on site bearing CTS (Other Education) as per the existing area. MKE114 WS 19 ROS1.4 (Play Ground), DH1.2 18.30 mt wide DP Road is shown connecting Modification u/s 30 is proposed Foundarion1.2 and cesting and it. in between Safee sanctioned Foundarion1.2 methods are shown as designated DE1.1 (Municipal Hospital) MKE115 WS 24 RR2.1 (Rehabilitation and Shown as designated DE1.1 (Municipal School) sanctioned are shown as designated DE1.1 (Municipal School) sanctioned are shown as designated DE1.1 (Municipal School) sanctioned exchanged Cemetery) & ROS2.7 (Green part of SPA - Mumbai International Airport is sanctioned exchanged on the adjoining plot. Hence, it is now shown as Reservation of RS24.8 (Cemetery). MKE118 WS 15 DR2.1 (Rehabilitation and RS22 (Affordable Housing) is Modification u/s 30 is proposed exchanged on the adjoining plot. Hence, it is sanctioned exchanged on the adjoining plot. Hence, it is sanctioned exchanged on the adjoining plot. Hence, it is sanctioned exchanged on the adjoining plot. Hence, it is sanctioned exchanged the DR22 (Affordable Housing) is sanctioned exchanged the DR22 (be - 65, 00] 25 ther	be	be	pe	pe	be
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. (Municipal Hospital) (Other Education) as per the existing area. (Municipal Hospital) (Other Education) as per the existing area. (Municipal Hospital) (Other Education) as per the existing area. (Municipal Hospital) (Other Education) as per the existing area. (Municipal Hospital) (Other Education) as per the existing area. (Municipal Hospital) (Other Education) as per the existing area. (Municipal Hospital) (Other Education) as per the existing area. (Municipal Hospital) (Other Education) as per the existing area. (Municipal Hospital) (Other Education) as per the existing area. (Municipal Hospital) (Other Education and Education and Education and Education and Education of RSA4.8 (Composite Designated Cemetery in SRDP 1991 being cometery) (Cemetery). (Cemetery) (Composite Designated Cemetery in SRDP 1991 being exchanged on the adjoining plot. Hence, it is now shown as Reservation of RSA4.8 (Cemetery). (Cemetery) (Composite Designated Other Education of RSA4.8 (Cemetery)) (Cemetery).		to nges Nos. Schc S No 1 (O) 1	to	to	to	to	to
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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. (Municipal Hospital) (Other Education) as per the existing area. (Municipal Hospital) (Other Education) as per the existing area. (Municipal Hospital) (Other Education) as per the existing area. (Municipal Hospital) (Other Education) as per the existing area. (Municipal Hospital) (Other Education) as per the existing area. (Municipal Hospital) (Other Education) as per the existing area. (Municipal Hospital) (Other Education) as per the existing area. (Municipal Hospital) (Other Education) as per the existing area. (Municipal Hospital) (Other Education) as per the existing area. (Municipal Hospital) (Other Education and Education and Education and Education and Education of RSA4.8 (Composite Designated Cemetery in SRDP 1991 being cometery) (Cemetery). (Cemetery) (Composite Designated Cemetery in SRDP 1991 being exchanged on the adjoining plot. Hence, it is now shown as Reservation of RSA4.8 (Cemetery). (Cemetery) (Composite Designated Other Education of RSA4.8 (Cemetery)) (Cemetery).	7	is bllow se bese Gun Cun I Se ite b		is	is	is	is
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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. MKE114 WS 19 ROS1.4 (Play Ground), DH1.2 18.30 mt wide DP Road is shown connecting to existing road i.e. in between Saifee Foundation. Layout. MKE115 WS 24 RR2.1 (Rehabilitation and Shown as designated DPU5.2 (Electricity Transmission and Distribution Facilities). MKE116 WS 19 - Transmission and Distribution Facilities). MKE117 WS 16 DSA4.5 (Composite Designated Cemetery in SRDP 1991 being Cemetery) & ROS2.7 (Green part of SPA - Mumbai International Airport is exchanged on the adjoining plot. Hence, it is now shown as Reservation of RSA4.8 (Cemetery). MKE118 WS 15 DR2.1 (Rehabilitation and Reservation of RSA4.8 (Cemetery).		Modification sanctioned i. School exis 66 and 199 c DE1.2 (Prin ii. School exi of village Gu Education).	Modification sanctioned	Modification sanctioned		Modification	Modification sanctioned
3	9	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.	18.30 mt wide DP Road is shown connecting to existing road i.e. in between Saifee Foundation Layout.	Shown as designated DPU5.2 (Electricity Transmission and Distribution Facilities).	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.	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).	Reservation of RR2.2 (Affordable Housing) is shown on F.P. No. 152A, 152B.
3 4 MKE112 WS 18 MKE114 WS 19 MKE115 WS 24 MKE116 WS 19 MKE117 WS 16	5			(Rehabilitation ement)		y) & ROS	(Rehabilitation and ement)
3 MKE112 MKE116 MKE117 MKE118					6		
	4	MS	WS 1	Z SM	MS	MS	
E82 E83 E83	3	MKE112	MKE114	MKE115	MKE116	MKE117	MKE118
EP-K EP-K EP-K EP-K	2	EP-KE78	EP-KE79	EP-KE80	EP-KE81	EP-KE82	EP-KE83
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	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned
9	 Land bearing CTS No. 11(Pt) of village Prajapur is reserved for RSA4.8 (Cemetery), shown by reducing the Reservation of RH1.2 (Hospital). 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. 	Land bearing CTS No.11 (Pt) of village Prajapur is reserved for RSA4.8 (Cemetery).	ROS1.5 (Garden/Park) as shown in RDDP 2034 is deleted. And, reservation of ROS1.5 is shown as per approved relocation.	Bal Vikas Mandir School - Designation of DE1.2 (Primary and Secondary School) is shown.	Swami Vivekananda High School - Designation of DE1.2 (Primary and Secondary School) is shown.	Matoshri Sundarabai Samant Marathi Medium - Designation of DE1.2 (Primary and Secondary School) is shown.	Greater Mumbai Edu Society High School & Jr College - Designation of DE1.2 (Primary and Secondary School) is shown.
v	RH1.2 (Hospital), SPA -	1	ROS1.5 (Garden/Park)	RH1.3 (Municipal Maternity Home) + RH1.1 (Municipal Dispensary/ Health Post)	RR2.1 (Rehabilitation and Resettlement)	1	-
4	WS 24	WS 24	WS 16, WS 19	WS 24	WS 24	WS 19	WS 15
3	MKE119	MKE120	MKE121	MKE122	MKE123	MKE124	MKE125
2	EP-KE84	EP-KE85	EP-KE86	EP-KE87	EP-KE88	EP-KE89	EP-KE90
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	Modification	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned
9	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.	Garden and Parks situated at the junction of roads is shown as 'Traffic Islands (TI)'	Garden and Parks situated at the junction of roads is shown as 'Traffic Islands (TI)'	ROS1.5 (Garden/Park) is shown by deleting the reservation of ROS1.4 (Play Ground).	Reservation of RSA2.1 (Multipurpose Community Centre) is shown in addition to existing Student Hostel as 'DSA2.7+'.	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.
w		DOS1.5 (Garden/Park)	ROS1.5 (Garden/Park)	ROS1.4 (Play Ground)	DSA2.7 (Students Hostel)	1. RH1.3 (Municipal Maternity Home) + RH1.1 (Municipal Dispensary/Health Post) 2. ROS 1.4 (Play Ground)
4	WS 16	WS 18	WS 29	WS 23, WS 28	WS 24	WS 18
3	MKE126	MKE127	MKE128	14	16	24
7	EP-KE91	EP-KE92	EP-KE93	EP-KE94	EP-KE95	EP-KE96
1	91	92	63	94	95	96

	2	3	4	5	9	7		
EP-KE97	397	42	WS 24	Existing Road	Proposed Road Widening of 13.40 mt. is	Modification u/s 30 is	proposed	to be
	_				shown for road adjoining Hemant Karkare	sanctioned		
					Garden.			
EP-KE98	E98	43	WS 24	Existing Road	12.20 mt. DP Road is shown as 13.40 mt. DP	Modification u/s 30 is	30 is proposed t	to be
					Road and existing D.G. Waikar Road is shown	sanctioned		
					with Proposed Road Widening of 13.40 mt.			
EP-K	EP-KE99	47	WS 24	RR2.1 (Rehabilitation &	DEI.2 (Primary & Secondary School) is	Modification u/s 30 is proposed		to be
				Resettlement)	shown by deleting the reservation of RR2.1	sanctioned		
					(Rehabilitation & Resettlement).			
EP-	EP-KE100	49	WS 24	12.20 mt. DP Road	12.20 mt. DP Road is shown as 13.40 mt. wide	Modification u/s 30 is proposed to be	proposed t	o pe
					Proposed DP Road.	sanctioned		
EP-]	EP-KE101	55	WS 24	13.40 mt. DP Road	13.40 mt. DP Road is shown as 18.30 mt. wide	Modification u/s 30 is	30 is proposed to	o pe
					Proposed DP Road.	sanctioned		
EP-I	EP-KE102	09	MS	Part Existing Road & part	Proposed Road Widening of 18.30 mt. is	Modification u/s 30 is	proposed	to be
			23,	18.30 mt. Proposed Road	shown to existing B.T. Road connecting	sanctioned		
			WS	Widening	Western Express Highway and JVLR.			
			24,					
			WS 29					
EP-]	EP-KE103	194	WS 12	DSA3.8 (Public Hall)	Designation of DSA3.8 (Public Hall) is	Modification u/s 30 is	30 is proposed t	to be
					deleted and placed in Residential Zone.	sanctioned		
EP-1	EP-KE104	196	WS 12	1	F.P. No. 177 of TPS V - Vile Parle is reserved	Modification u/s 30 is	proposed	to be
					for RT1.6 (Parking Lot).	sanctioned		

1 105 ED I	2	3	4	5 1 12 10 mt and 0 15 mt D D	\perp	Modification is monocod to be constituted with	
Ţ	CETO		ws 23, WS 24	1. 13.40 mt. and 9.13 mt. D.F. Roads 2. CTS No. 330 - ROS1.4	ı	Moduncation is proposed to be sanctioned with following changes - i. The grid of existing roads on CTS Nos. 137,	
				(Play Ground) CTS No. 360(Pt) - ROS1.4 (Play		141, 145, 146, etc. of village Majas is to be deleted.	
				Ground) 3. RR2.2 (Affordable		ii. New 13.40 mt. DP Road is to be proposed from CTS No. 133 upto CTS No. 60 of village	
				Housing)		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.	
EP-I	EP-KE106		WS 16	ROS1.5 (Garden/Park)	-	ROS1.5 (Garden/Park) shown on CTS No.	
						1498/A/4 of village Marol is proposed to be	
						deleted.	
EP-I	EP-KE107		SM	18.30 mt. DP Road	ı	18.30 mt. DP Road from CTS No. 84 of	
			23,			village Majas upto east-west 18.30 mt. road is	
			WS 28			proposed to be deleted.	
EP-1	EP-KE108		WS 18	9.15 mt. DP Road	1	9.15 mt. DP Road shown within CTS No. 393	
						of village Gundavali is proposed to be deleted.	
EP-1	EP-KE109		WS 28	DH1.3+ (Municipal Maternity	ı	DH1.3+ shown on CTS No. 50, 51, 52 of	
				Home)		village Majas is proposed to be shown as	
						ROS1.4 (Play Ground).	
EP-I	EP-KE110		WS 19	1	ı	Reservation of ROS1.5 (Garden/Park) - 2 nos.	
						are proposed to be shown on CTS No. 322 of	
						village Marol as shown on plan.	

	ide Govt.	.0/ CR-		TS No.	TS No.	Shown in	Shown in Park) is	shown in Park) is Majas as	shown in Park) is Majas as	Shown in Park) is Majas as Pool) is	shown in Park) is Majas as Pool) is CTS No.	shown in Park) is Majas as Pool) is CTS No.	Shown in Park) is Majas as Pool) is CTS No. Park) is	shown in Park) is Majas as Pool) is CTS No. Park) is	Shown in Park) is Majas as Pool) is CTS No. Park) is , 190(Pt),	Shown in Park) is Park) is Pool) is CTS No. Park) is Park) is Homeless	shown in Park) is Park) is Pool) is CTS No. Park) is Park) is Homeless	Shown in Park) is Majas as Pool) is CTS No. Park) is 4, 190(Pt), Homeless ileparle is erved for Shown in the part of the the part o
,	Modification vi	TPB/4035/104	08.12.2008. C	,000	190A/1A/1, etc. of village Majas are shown in	illage Majas are	illage Majas are	illage Majas are OS1.5 (Garden 66(Pt) of village	illage Majas are OS1.5 (Garden) 66(Pt) of village	illage Majas are OS1.5 (Garden) 66(Pt) of village	illage Majas are OS1.5 (Garden 66(Pt) of village C.2 (Swimming) iarden/Park) on	illage Majas are OS1.5 (Garden) 66(Pt) of village 12.2 (Swimming) iarden/Park) on ondivata.	illage Majas are OS1.5 (Garden) 66(Pt) of village C.2 (Swimming) iarden/Park) on ondivata. OS1.5 (Garden)	illage Majas are OS1.5 (Garden 66(Pt) of village 7.2 (Swimming rarden/Park) on ondivata. OS1.5 (Garden 188(Pt), 189(Pt)	illage Majas are OS1.5 (Garden) 66(Pt) of village C.2 (Swimming) iarden/Park) on ondivata. OS1.5 (Garden) 188(Pt), 189(Pt)	illage Majas are OS1.5 (Garden 66(Pt) of village 2.2 (Swimming rarden/Park) on condivata. OS1.5 (Garden 188(Pt), 189(Pt) rundavali.	illage Majas are OS1.5 (Garden 66(Pt) of village 2.2 (Swimming iarden/Park) on ondivata. OS1.5 (Garden 188(Pt), 189(Pt) iundavali. icipal Market+ S no. 211 of V	illage Majas are SS1.5 (Garden) 66(Pt) of village 2.2 (Swimming farden/Park) on ondivata. SS1.5 (Garden) 188(Pt), 189(Pt) fundavali. icipal Market+ S no. 211 of Vj ed and to be res
	As per Sanctioned Modification vide Govt.	Notification No. TPB/4035/1040/ CR-	2/06/UD-11 dtd. 08.12.2008, CTS No.	/1 A/1 etc of vil	, 11 X 1, 000; 01 ; 11	Residential Zone.	Residential Zone. Reservation of ROS1.5 (Garden/Park) is	Residential Zone. Reservation of ROS1.5 (Garden/Park) is shown on CTS No. 166(Pt) of village Majas as	Residential Zone. Reservation of RO; shown on CTS No. 16 shown on plan.	Residential Zone. Reservation of ROS1.5 (Garden/Park) is shown on CTS No. 166(Pt) of village Majas as shown on plan. Reservation of ROS2.2 (Swimming Pool) is	Residential Zone. Reservation of ROS1.5 (Garden/Park) is shown on CTS No. 166(Pt) of village Majas as shown on plan. Reservation of ROS2.2 (Swimming Pool) is added to ROS1.5 (Garden/Park) on CTS No.	Residential Zone. Reservation of ROS1.5 (Cahown on CTS No. 166(Pt) of Shown on plan. Reservation of ROS2.2 (Swinded to ROS1.5 (Garden/Pan 273, 274 of village Kondivata.	Residential Zone. Residential Zone. Reservation of ROS1.5 (Garden/Park) is shown on CTS No. 166(Pt) of village Majas as shown on plan. Reservation of ROS2.2 (Swimming Pool) is added to ROS1.5 (Garden/Park) on CTS No. 273, 274 of village Kondivata. Reservation of ROS1.5 (Garden/Park) is	Residential Zone. Reservation of ROS1.5 (Garden/Park) is shown on CTS No. 166(Pt) of village Majas as shown on plan. Reservation of ROS2.2 (Swimming Pool) is added to ROS1.5 (Garden/Park) on CTS No. 273, 274 of village Kondivata. Reservation of ROS1.5 (Garden/Park) is shown on CTS No. 188(Pt), 189(Pt), 190(Pt),	Residential Zone. Reservation of ROS1.5 (G shown on CTS No. 166(Pt) of v shown on plan. Reservation of ROS2.2 (Swir added to ROS1.5 (Garden/Par 273, 274 of village Kondivata. Reservation of ROS1.5 (Garden/Par 1913, 274 of village Kondivata.	Residential Zone. Residential Zone. Reservation of ROS1.5 (Garden/Park) is shown on CTS No. 166(Pt) of village Majas as shown on plan. Reservation of ROS2.2 (Swimming Pool) is added to ROS1.5 (Garden/Park) on CTS No. 273, 274 of village Kondivata. Reservation of ROS1.5 (Garden/Park) is shown on CTS No. 188(Pt), 189(Pt), 190(Pt), 191A(Pt) of village Gundavali. Reservation of Municipal Market Homeless	Residential Zone. Residential Zone. Reservation of ROS1.5 (Garden/Park) is shown on CTS No. 166(Pt) of village Majas as shown on plan. Reservation of ROS2.2 (Swimming Pool) is added to ROS1.5 (Garden/Park) on CTS No. 273, 274 of village Kondivata. Reservation of ROS1.5 (Garden/Park) is shown on CTS No. 188(Pt), 189(Pt), 190(Pt), 191A(Pt) of village Gundavali. Reservation of Municipal Market+ Homeless Shelter shown on CTS no. 211 of Vileparle is	Residential Zone. Residential Zone. Reservation of ROS1.5 (Garden/Park) is shown on CTS No. 166(Pt) of village Majas as shown on plan. Reservation of ROS2.2 (Swimming Pool) is added to ROS1.5 (Garden/Park) on CTS No. 273, 274 of village Kondivata. Reservation of ROS1.5 (Garden/Park) is shown on CTS No. 188(Pt), 189(Pt), 190(Pt), 191A(Pt) of village Gundavali. Reservation of Municipal Market+ Homeless Shelter shown on CTS no. 211 of Vileparle is proposed to be deleted and to be reserved for
1	As pe	Notific	2/06/L	190A/	Reside	1	Reserv	Reserv	Reserv shown shown	Reserv shown shown shown Reserv	Reserv shown shown Reserv added	Reserv shown shown Reserv added 273, 2	Reserv shown shown Reserv added 273, 2 Reserv	Reserv shown shown Reserv added 273, 2 Reserv Reserv	Reserv shown shown Reserv added 273, 2' Reserv shown	Reserv shown shown Reserv added 273, 2 Reserv shown 191A(Reserv shown shown Reserv added 273, 2 Reserv shown 191A(Reserv	Reserv shown shown Reserv added 273, 2 Reserv shown 191A(Reserv Shelte
																Shelter	Shelter	Shelter
0																t+ Homeless	t+ Homeless	t+ Homeless
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c	No Development Zone									arden/Park)	arden/Park)	arden/Park)	arden/Park)	arden/Park)	arden/Park)	ROS1.5 (Garden/Park)	arden/Park) Market+ Homeles	arden/Park) Market+ Homeles
	No Develor							ı	1	- ROS1.5 (Garden/Park)	- ROS1.5 (G	- ROS1.5 (G	- ROS1.5 (G	- ROS1.5 (G	- ROS1.5 (G	ROS1.5 (G	ROS1.5 (G	ROS1.5 (G - Municipal Shelter
t	WS	24,	WS 29			WS 24		I	1 1 2		WS 16	WS 16	WS 16	WS 16	WS 16	WS 18 WS 18 WS 15	WS 16 WS 18	WS 16 WS 18 WS 15
c																		
1	EP-KE111					EP-KE112				EP-KE113	EP-KE113	EP-KE113	EP-KE113 EP-KE114	EP-KE113	EP-KE113	EP-KE113 EP-KE114 EP-KE115	EP-KE113 EP-KE114 EP-KE115	EP-KE113 EP-KE114 EP-KE115
ī	111					112				113								

				4	_			4)	
L	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 with following changes-	DAM is to be shown on CTS no. 844/17 &	844/22 of Village Ambivali.	Modification u/s 30 is proposed to be	sanctioned
9	Modification proposed by Planning	Authority and shown on submitted plan	under Section 30 of the MR&TP Act 1966	RAM label is shown on mentioned CTS no.				Text of Pvt Garden shown in DP sheet	
S	Proposal as per published	plan under Section 26 of the	MR&TP Act 1966	I				EP-KW02 MKW2 WS17 DOS1.5- Garden	
4	Sheet	No.		WS23				WS17	
3	Modifi- Sheet	cation	No.	MKW1				MKW2	
2	EP No.			EP-KW01 MKW1 WS23				EP-KW02	
1	Sr.	No.		1				2	

is proposed to be following changes-	nded in SDZ		proposed to be	osed to be								
30	5 is to be inclu	30 is propo	-	30 is proposed to	30 is proposed 30 is proposed	30 is proposed 30 is proposed 30 is proposed	30 is propo 30 is propo 30 is propo 30 is propo	30 is proposed	30 is proposed	30 is propo 30 is propo 30 is propo 30 is propo 30 is propo 30 is propo	30 is proposed	30 is propo 30 is propo
Modification u/s 3	er F	s/n uo		s/n uo	s/n	s/n	s/n s/n	s/n s/n s/n	s/n s/n s/n	s/n s/n s/n	s/n s/n s/n s/n	s/n s/n s/n s/n s/n s/n
Sanch	Are			-								
DP sheet		Text of Pvt Garden is shown in DP sheet and DOS 1.5 is deleted.		Shown as designated Electric substation (DPU 5.2)	Shown as designated Ele 5.2) Text of Pvt Garden is sh DOS 1.5 is deleted.	wn as designated E t of Pvt Garden is 1.5 is deleted. t of Pvt Garden is 3.1.4 is deleted.	wn as designated E t of Pvt Garden is S 1.5 is deleted. t of Pvt Garden is 1.4 is deleted. of RE1.1 (Munici	Shown as designated Electric substation (DPU 5.2) Text of Pvt Garden is shown in DP sheet and DOS 1.5 is deleted. Text of Pvt Garden is shown in DP sheet and ROS 1.4 is deleted. Text of RE1.1 (Municipal Primary School) is changed to ROS1.4 Reservation of Garden (ROS1.5) is extended upto CTS boundary.	Shown as designated Electric substation (DPU 5.2) Text of Pvt Garden is shown in DP sheet and DOS 1.5 is deleted. Text of Pvt Garden is shown in DP sheet and ROS 1.4 is deleted. Text of RE1.1 (Municipal Primary School) is changed to ROS1.4 Reservation of Garden (ROS1.5) is extended upto CTS boundary. Area of DOS 1.4 (Play Ground designation) & DE 1.1 (designated Municipal School) is corrected as per approved layout.	Shown as designated Electric substation (DPU 5.2) Text of Pvt Garden is shown in DP sheet and DOS 1.5 is deleted. Text of Pvt Garden is shown in DP sheet and ROS 1.4 is deleted. Text of REI.1 (Municipal Primary School) is changed to ROS1.4 Reservation of Garden (ROS1.5) is extended upto CTS boundary. Area of DOS 1.4 (Play Ground designation) & DE 1.1 (designated Municipal School) is corrected as per approved layout. Designation of DMS1.2 of Municipal chow key is restricted on CTS No 671(pt) by deleting spill over on CTS No 672.	Shown as designated Electric substation (DPU 5.2) Text of Pvt Garden is shown in DP sheet and DOS 1.5 is deleted. Text of Pvt Garden is shown in DP sheet and ROS 1.4 is deleted. Text of RE1.1 (Municipal Primary School) is changed to ROS1.4 Reservation of Garden (ROS1.5) is extended upto CTS boundary. Area of DOS 1.4 (Play Ground designation) & DE 1.1 (designated Municipal School) is corrected as per approved layout. Designation of DMS1.2 of Municipal chow key is restricted on CTS No 671. Designation of Fuel pump is restricted on CTS no 1322/2 by deleting the spill over.	Shown as designated Electric substation (DPU 5.2) Text of Pvt Garden is shown in DP sheet and DOS 1.5 is deleted. Text of Pvt Garden is shown in DP sheet and ROS 1.4 is deleted. Text of RE1.1 (Municipal Primary School) is changed to ROS1.4 Reservation of Garden (ROS1.5) is extended upto CTS boundary. Area of DOS 1.4 (Play Ground designation) & DE 1.1 (designated Municipal School) is corrected as per approved layout. Designation of DMS1.2 of Municipal chow key is restricted on CTS No 671. Designation of Fuel pump is restricted on CTS no. 1322/2 by deleting the spill over. Buffer is shown on either side of Nallah and shape of Garden/Park corrected as per Nallah boundary.
		DOSI5 T		DH1.2-Mun.Hospital S	/Park	/Park	/Park id)	Mun.Hospital /Park 5 4 (Play Ground) - Municipal Primary 5 Garden/Park	/Park 1) Primary	/Park 1) Primary Ground)	/Park 1) Primary Ground) 1.2	/Park 1) Primary Ground) 1.2
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		MKW4		MKW5	MKW5 MKW6	MKW5 MKW6 MKW7	MKW6 MKW7 MKW8	MKW6 MKW7 MKW8 MKW8	MKW6 MKW7 MKW8 MKW9 MKW9	MKW6 MKW7 MKW8 MKW9 MKW11	MKW6 MKW7 MKW9 MKW11 MKW12 MKW13	MKW6 MKW7 MKW9 MKW11 MKW12 MKW13
		EP-KW04	ED VW05	EF-NW UU	EF-KW 05	EP-KW06	EP-KW06 EP-KW07 EP-KW08	EP-KW06 EP-KW07 EP-KW08 EP-KW08	EP-KW06 EP-KW07 EP-KW08 EP-KW09 EP-KW10		 	
n		4	v	,	9	6 7	0 1 8	0 0 1 8 6	6 6 7 8 6 7	6 6 6 11 11 11 11 11 11 11 11 11 11 11 1	6 9 8 8 7 11 11 11 11 11 11 11 11 11 11 11 11 1	6 6 9 11 11 11 11 11 11 11 11 11 11 11 11 1

1	7	3	4	w	9	7
15	EP-KW15	MKW20	WS17	Proposed 9.15mt Road		Modification u/s 30 is proposed to be
					9.0 mt wide layout road of approved SRA layout on CTS no.195(pt), 30, 31(pt) is shown	sanctioned
					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	
16	EP-KW16	MKW21	WS17	RPU1.1	Reservation of Fire Station (RPU 1.1) is	Modification u/s 30 is proposed to be
					deleted & reservation of Library as RSA 2.1	sanctioned
					shown.	
17	EP-KW17	MKW22	WS	ROS 1.5 (Garden/Park) (With	1. Pulled back area of ROS 1.5 As per	Modification u/s 30 is proposed to be
			15	additional CTS)	SRDP1991.	sanctioned
					3. Road along Nalla shown green belt.	
18	EP-KW18	MKW23	WS23	Municipal Maternity Home	Municipal Maternity Home reservation is	Modification u/s 30 is proposed to be
					deleted Municipal Dispensary (RH 1.1)	sanctioned
					reservation is shown on area as per SRDP	
					1991.	_
19	EP-KW19	MKW24	WS17	S 1.5 a	Reservation of RE1.1 (Mun.School) changed	Modification u/s 30 is proposed
		ૹ		1.1 Dispensary and Health	to Parking Lot (RT1.6).	with following change
		186		post		Reservation of ROS1.5 (Garden/Park) &
						Municipal Dispensary (RH1.1) is deleted and
						reservation of RE1.1 (Municipal School) is
						shown.
70	EP-KW20	MKW25	WS28	RR2.1& RO1.3	Reservation of RT1.6 (Parking lot) is shown	Modification u/s 30 is proposed to be
21	EP-KW21	MKW26	WS08	NO Reservation	The Designation of DE1.2 (Primary /	Modification u/s 30 is proposed to be
\mathcal{C}	FP_KW22	MKW27	WS14	NO Reservation	The Designation of DE12 (Primary /	Modification 11/s 30 is proposed to be
1			2		ondary School) is shown on DF	
23	EP-KW23	MKW28	WS14	NO Reservation	The Designation of DE1.2 (Primary /	Modification u/s 30 is proposed to be
					Secondary School) is shown on DP sheet	sanctioned
24	EP-KW24	MKW29	WS15	NO Reservation	The Designation of DE 2.1 (College) is shown	Modification u/s 30 is proposed to be
					on DP sheet.	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
			,;		Sectional period) is shown on the since	Sancacina

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		is		18	is	18	is	is	13.	is	is	is	1S	18	is	13.	is follo Z
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		s/n		s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	u/s with ged to
		on	sanctioned	Modification sanctioned	on	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification u/s 30 i sanctioned with fo SDZII is changed to SDZ				
		ary		/	/	/	/	/	/	/	si (/	/	/	/	im d. ary	of ced
	9	The Designation of DEI.1 (Municipal Primary		The Designation of DE1.2 (Primary Secondary School) is shown on DP sheet	The Designation of DE1.2 (Primary Secondary School) is shown on DP sheet.	The Designation of DE1.2 (Primary Secondary School) is shown on DP sheet.	The Designation of DE1.2 (Primary Secondary School) is shown on DP sheet.	The Designation of DE1.2 (Primary Secondary School) is shown on DP sheet.	The Designation of DE1.2 (Primary Secondary School) is shown on DP sheet.	The Designation of DE1.2 (Primary Secondary School) is shown on DP sheet.	The Designation of DE3.1 (Other Education) is shown on DP sheet.	The Designation of DE1.2 (Primary Secondary School) is shown on DP sheet	The Designation of DE1.2 (Primary Secondary School) is shown on DP sheet	The Designation of DE1.2 (Primary Secondary School) is shown on DP sheet	The Designation of DE1.2 (Primary Secondary School) is shown on DP sheet	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.	The land in No Development Zone (NDZ) of village Madh is now shown in SDZ-II marked KW 1
	\$	NO Reservation		NO Reservation	NO Reservation	NO Reservation	NO Reservation	NO Reservation	NO Reservation	NO Reservation	NO Reservation	NO Reservation	NO Reservation	NO Reservation	NO Reservation	DSA4.2 (Muslim Cemetery)	NDZ
	4	WS18		WS18	WS22	WS23	WS23	WS23	WS27	WS27	WS27	WS27	WS28	WS28	WS28	WS18	WS 26 WS 21
	3	MKW31		MKW32	MKW33	MKW34	MKW35	MKW36	MKW37	MKW38	MKW39	MKW40	MKW41	MKW42	MKW43	MKW44	MKW45
	2	EP-KW26		EP-KW27	EP-KW28	EP-KW29	EP-KW30	EP-KW31	EP-KW32	EP-KW33	EP-KW34	EP-KW35	EP-KW36	EP-KW37	EP-KW38	EP-KW39	EP-KW40
	1	26		27	28	29	30	31	32	33	34	35	36	37	38	39	40

EP-KW41 MKW46 WS 26 WS 21 EP-KW42 MKW47 WS 21 21 EP-KW44 MKW49 WS EP-KW46 MKW50 WS 22 EP-KW46 MKW51 WS22 EP-KW46 MKW51 WS22 EP-KW46 MKW52 WS 22 EP-KW46 MKW53 WS 27	WS NDZ 21 WS NDZ 21 WS NDZ WS NDZ WS DOS 1.5, DP 1.2, DP 1.1 & WS NDZ WS DOS1.3 &NDZ WS DO 1.1, DOS 1.3 &NDZ WS NOS 1.3 &NDZ WS NOS 1.3 &NDZ WS NO Reservation R Zone	The part portion of No Development Zone (NDZ) land in Madh village shown on Seaward side of HTL is shown as Natural Area (NA). The No Development Zone (NDZ) shown on Island is now shown SDZ-II are marked KW 2. 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. The part portion NDZ land shown Seaward side of HTL is shown as Natural Area (NA) barring DOS1.3. 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 Modification u/s 30 is proposed to be sanctioned with following changes-SDZII is changed to SDZ Modification u/s 30 is proposed to be sanctioned with following changes-SDZII is changed to SDZ Modification u/s 30 is proposed to be sanctioned Modification u/s 30 is proposed to be sanctioned
MKW47 MKW49 MKW51 MKW52 & 185 & 185	NDZ DOS 1.5, DP 1.2, DP NDZ DOS1.3 &NDZ DP 1.1, DOS 1.3 &NDZ	(NDZ) land in Madh village shown on Seaward side of HTL is shown as Natural Area (NA). The No Development Zone (NDZ) shown on Island is now shown SDZ-II are marked KW 2. 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. The part portion NDZ land shown Seaward side of HTL is shown as Natural Area (NA) barring DOS1.3. 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 sanctioned with following chang SDZII is changed to SDZ Modification u/s 30 is proposed to sanctioned with following chang SDZII is changed to SDZ Modification u/s 30 is proposed to sanctioned Modification u/s 30 is proposed to sanctioned
MKW49 MKW49 MKW51 MKW52 & 185 MKW53	NDZ DOS 1.5, DP 1.2, DP NDZ DOS1.3 &NDZ DP 1.1, DOS 1.3 &NDZ	Seaward side of HTL is shown as Natural Area (NA). The No Development Zone (NDZ) shown on Island is now shown SDZ-II are marked KW 2. 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. The part portion NDZ land shown Seaward side of HTL is shown as Natural Area (NA) barring DOS1.3. 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 sanctioned with following chang SDZII is changed to SDZ Modification u/s 30 is proposed to sanctioned with following chang SDZII is changed to SDZ Modification u/s 30 is proposed to sanctioned Modification u/s 30 is proposed to sanctioned
MKW47 MKW49 MKW50 MKW51 MKW52 & 185	NDZ DOS 1.5, DP 1.2, DP NDZ DOS1.3 &NDZ DP 1.1, DOS 1.3 &NDZ	The No Development Zone (NDZ) shown on Island is now shown SDZ-II are marked KW 2. 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. The part portion NDZ land shown Seaward side of HTL is shown as Natural Area (NA) barring DOS1.3. 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 sanctioned with following chang SDZII is changed to SDZ Modification u/s 30 is proposed to sanctioned with following chang SDZII is changed to SDZ Modification u/s 30 is proposed to sanctioned Modification u/s 30 is proposed to sanctioned
MKW48 MKW49 MKW51 MKW52 & 185 MKW53	DOS 1.5, DP 1.2, DP NDZ DOS1.3 &NDZ DP 1.1, DOS 1.3 &NDZ	Island is now shown SDZ-II are marked KW 2. 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. The part portion NDZ land shown Seaward side of HTL is shown as Natural Area (NA) barring DOS1.3. 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.	sanctioned with following chang SDZII is changed to SDZ Modification u/s 30 is proposed to sanctioned with following chang SDZII is changed to SDZ Modification u/s 30 is proposed to sanctioned Modification u/s 30 is proposed to sanctioned
MKW49 MKW51 MKW52 & 185 MKW53	DOS 1.5, DP 1.2, DP NDZ DOS1.3 &NDZ DP 1.1, DOS 1.3 &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. The part portion NDZ land shown Seaward side of HTL is shown as Natural Area (NA) barring DOS1.3. 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.	SDZII is changed to SDZ Modification u/s 30 is proposed to sanctioned with following chang SDZII is changed to SDZ Modification u/s 30 is proposed to sanctioned Modification u/s 30 is proposed to sanctioned
MKW49 MKW51 MKW52 & 185 MKW53	DOS 1.5, DP 1.2, DP NDZ DOS1.3 &NDZ DP 1.1, DOS 1.3 &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. The part portion NDZ land shown Seaward side of HTL is shown as Natural Area (NA) barring DOS1.3. 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 sanctioned with following chang SDZII is changed to SDZ Modification u/s 30 is proposed to sanctioned Modification u/s 30 is proposed to sanctioned
MKW50 MKW51 MKW52 & 185 MKW53			sanctioned with following chang SDZII is changed to SDZ Modification u/s 30 is proposed to sanctioned Modification u/s 30 is proposed to sanctioned
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MKW50 MKW51 MKW52 & 185 MKW53			Modification u/s 30 is proposed to sanctioned Modification u/s 30 is proposed to sanctioned
MKW51 MKW52 & 185 MKW53			sanctioned Modification u/s 30 is proposed to sanctioned
MKW50 MKW51 MKW52 & 185 MKW53			Modification u/s 30 is proposed to sanctioned
MKW51 MKW52 & 185 MKW53			Modification u/s 30 is proposed to sanctioned
MKW51 MKW52 & 185 MKW53	<u>'</u>		
MKW51 MKW52 & 185 MKW53		Zone (NDZ) is now shown as NA.	
MKW51 MKW52 & 185 MKW53			
MKW51 MKW52 & 185 MKW53	_		
MKW52 & 185 MKW53		R zone is changed to Commercial zone.	Modification u/s 30 is proposed to be
MKW52 & 185 MKW53		+	
& 185 MKW53	VS ROS1.5 Garden	t no.6 Plot	on u/s 30 is proposed
MKW53	22	no. 3 reserved for ROS1.5 (Garden)	sanctioned with following changes-
MKW53			Reservation of ROS1.5 (Garden/Park) is
MKW53		-	
27	WS ROS 1.5	ROS 1.5 is deleted and Text of "Layout RG" is	Modification u/s 30 is proposed to be
	27		sanctioned
EP-KW49 MKW54 WS	VS ROS 1.5	ROS 1.5 is deleted and Text of "Layout RG" is	Modification u/s 30 is proposed to be
27	27	shown.	sanctioned
EP-KW50 MKW55 WS	WS DE2.1 (College)& DOS1.4	DOS 1.4 is deleted and Text of "Layout RG"	Modification u/s 30 is proposed to be
15	15	is shown.	sanctioned
EP-KW51 MKW56 WS27	S27 ROS 1.5	ROS 1.5 is deleted and Text of "Layout RG" is	Modification u/s 30 is proposed to be
		shown.	sanctioned
EP-KW52 MKW57 WS	WS ROS 1.5		Modification u/s 30 is proposed to be
12	12	ROS 1.5 is deleted and Text of "Layout RG" is	sanctioned
		shown	

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	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n
	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned
9	Reservation of RMS 1.3 (Municipal Store) is deleted & shown as Layout RG.	DOS 1.5 is deleted and Text of "Layout RG" is shown.	Road alignment shifted in AAI land on West side and road alignment made Straight	Both 9.15 mt. wide D.P. Roads are completely deleted.	Existing road affecting the plot deleted	Corrected the alignment of existing Road.	DP Road connecting 12.20 mt road on West side is deleted & designation of DOS 2.6 (Recreation Ground) is restored.	The alignment of existing road is corrected as per SRDP-1991.	36.60 mtr. Wide DP road is shown.	Proposed 12.20 mt. wide D.P. Road is deleted.	The proposed 13.40mtr wide road is realigned in straight line and ROS 1.5 interchanged with the area of D.P. Road.	The alignment of 27.45 mt. widening of road is corrected.	Boundaries of existing road & CTS is corrected.	12.20 mt D.P. Road is corrected & 9.15 mt wide D.P. Road is shown
w	RMS1.3 (Municipal Facilities)	ROS1.5- Garden	DP Road	DP Road	Existing Road	9.15 mt. Existing road	12.20 mt. D.P. Road	Existing Road	36.60 mt. Existing Road	12.20 mt w Proposed Road	13.40 mt. Proposed D.P. Road ROS 1.5 (Garden/Park)	proposed widening of 27.45 mt. D.P. Road	Existing Road	DP ROAD
4	WS 27	WS28	WS 18	WS18	WS17	WS 12	WS 23	WS12	WS 27	WS 22	WS17	WS 22	WS 17	WS18
3	MKW58	MKW59	09WXW	MKW61 & MKW63	MKW62	MKW64	S9WXW	MKW66	MKW67 & MKW76	MKW68	MKW69	MKW70	MKW71	MKW72
2	EP-KW53	EP-KW54	EP-KW55	EP-KW56	EP-KW57	EP-KW58	EP-KW59	EP-KW60	EP-KW61	EP-KW62	EP-KW63	EP-KW64	EP-KW65	EP-KW66
1	53	54	55	56	57	28	59	09	61	62	63	26	92	99

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		to be		to b	Modification u/s 30 is proposed to be sanctioned	:0 t	proposed to be	30 is proposed to be
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	bose	esod	bose	bose	əsod	əsod	bose	bose
	pro	pro	pro	pro	pro	pro		pro
7	30 is proposed	30 is proposed	30 is proposed	30 is proposed	1.	is	30 is	is
,			30		30	30	30	30
	s/n	s/n	s/n	s/n	s/n	s/n	s/n	Modification u/s sanctioned
	ion d			ion d	ion d	ion d	ion d	ion d
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	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modificati sanctioned	Modificati sanctioned	Modification sanctioned	Modificati sanctioned
			er	ps		Reservation of RH 1.1 (Municipal Dispensary) Modification u/s 30 is proposed to be is deleted from CTS No. 1374B/395.	(J. V.	4.
	from 18.30 mt. wide o existing Juhu road is	paq	as b	sodo	a xt	nsar	choc rima	S 2
	mt. hu r	. Rc	sted	s pro	atior n nd t	ispe	al S 2 (P	o R(
	8.30 g Ju	D.F	orre	de i	deleted. Reservation y transmission ty) is deleted and te /n.	oal D '395.	nicip Æ1.	ged t
	n 18 istin	wide	is c	nt.wi	Re nsm lelet	nicip 74B/	Mui ool B	hang
9	froi o ex	mtt	road	8.3 n	ed. tra is o	(Mu o. 13	31.10 sch	5 is collex.
	ad ad to	Shee	mt	of 18	delet ' y) n.	1.1 S No	f RI dary ol).	S1
	ro Ro	of 13	13.4	road 10.19	icity cility how	i RH I CT	o uc econ scho	f RC orts (
	D.P.	ent c	t of 91.	TS 1	1.5.is Electron far far is s	on od fron	vatio to Saary S	on o Spc
	sed sd.	gnm n in	men 2-19	lel I gh C	5.2(E butic t RG	vatio eted	reser ged cond	rvati cipal
	12.20 mt. DP road from 18.30 mt. wide proposed D.P. Road to existing Juhu road is deleted.	Realignment of 13.40 mt. wide D.P. Road is shown in the D.P. Sheet.	Alignment of 13.4 mt road is corrected as per SRDP-1991.	Parallel D.P. road of 18.3 mt.wide is proposed through CTS no.199	ROS 1.5.is de RPU5.2(Electricity distribution facility) layout RG is shown.	Reservation of RH 1.1 (Municipal D is deleted from CTS No. 1374B/395.	The reservation of RE1.1(Municipal School) changed to Secondary school RE1.2 (Primary & Secondary School).	Reservation of ROS1.5 is changed to ROS 2.4 Municipal Sports Complex.
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	12.2 mt Proposed DP road	DP Road	DP Road	DPU4.5 (Wireless Station)	ROS 1.5	RH Dispensary)	RE1.1 (Mun. School)	ROS 1.5 (Garden/Park
		Ω			<u> </u>	RH		
4	WS11	WS 18, WS 15	WS15	WS 17 & 18	WS 27	WS 22	WS18	WS23
	V73	V74	775	878	8M8	781	782	783
3	MKW73	MKW74	MKW75	MKW78	MKW79 &MKW8 7	MKW81	MKW82	MKW83
2	EP-KW67	EP-KW68	EP-KW69	EP-KW70	EP-KW71	EP-KW72	EP-KW73	EP-KW74
	EP-1	EP-1	EP-I	EP-1	EP-1	EP-l	EP-1	EP-l
1	<i>L</i> 9	89	69	70	71	72	73	74
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	2	3	4	5	9	7
EP-KW75	775	MKW85 & 34, 246	WS27	RSA4.8 Cemetery	6) Reservation of RSA 4.8 (Cemetery) changed to RE1.2(Primary & Secondary school). 7) Reservation of RSA6.2 (Adhar kendra with skilled development centre) is Added in RE 1.1 reservation of Municipal School.On CTS no. 1012/B/3 is changed to Municipal Dispensary & Health Post 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) 28) RR 3.1 to be shown on CTS no. 1005, 1006 34)Resolution no. 246- Reservation of RE1.1 (Municipal Primary School) changed toROS1.4 (Play Ground) 36) Reservation of ROS1.5(garden) is changed to ROS2.5 (Sport Complex)	i) 6),7),12) ,28) & 36) Modification u/s 30 is proposed to be sanctioned ii) 34) Modification u/s 30 is proposed to be sanctioned with following changes-The reservation boundary is corrected as per CTS record & RE1.1 (Mun.School) is proposed to be changed to RE 3.1 (Other School)
EP-KW76	92.	MKW86	WS 17	RH1.1	Reservation of RH 1.1 changed to RH1.2 (Hospital).	Modification u/s 30 is proposed to be sanctioned
EP-KW77	177	MKW90	WS 27	3.1 (koli Housing)	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
YY-	EP-KW78	16WMW	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
P-K	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.
X-c	EP-KW80	MKW94	WS28	ROS 1.5 (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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EP-KW81 MKW95 WS1 Existing Road Shown Existing road in layout is deleted.			icati oned	icati oned	icati oned	icati oned	oned	icati oned	icati oned
EP-KW81 MKW95 WS1 Existing Road Shown Existing road in layout is deleted.			Iodif ıncti (lodif ıncti	Iodif ıncti	Iodif ıncti	unction motion	Iodif ıncti	Iodif unctio
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	MKW10	MS	On CTS no. 1374 A/8/1 -	The reservation RH1.2 & RSA3.3 are deleted	Modification u/s 30 is proposed to be	þe
	7	22	RSA3.3 (Cinema Theatre) & On CTS no.1374 A/8/5-RH 1.2 (Hospital)	and land is reserved for Affordable Housing (RR2.2).	sanctioned	
EP-KW89	MKW10 3	WS17	DE 2.1 (College)	The designation of DE2.1 is changed to DE3.1	Modification u/s 30 is proposed to be sanctioned	be
EP-KW90	MKW10	MS	18.30 mt. D.P. Road	The 18.30M. DP Road is deleted & reservation	Modification u/s 30 is proposed to be	þe
	4	23		of ROS1.4 & RR2.1 is restored on the deleted portion.	sanctioned	
EP-KW91	MKW10	WS15	D.T. 1.6 (Parking Lot)	Spill over of DT 1.6 is deleted and replaced by RPIT6 1 colour code	Modification u/s 30 is proposed to be senctioned	be
EP-KW92	MKW10	WS17	36.60 mt wide Proposed D.P.	1) 18.30 mt. wide Military Road from Juhu	Modification u/s 30 is proposed to be	be
	9		road	Circle to Rutambhra College widened to 36.60 mt on North side only	sanctioned	
EP-KW93	MKW10	WS23	DOS 1.4 (PG)	Said CTS is partly shown as DE1.2 and remaining area is shown as DOS1.4	Modification u/s 30 is proposed to be canciloned	be
EP-KW94	MKW10	WS28	I Zone	The land is included in I zone as per SRDP	Modification u/s 30 is proposed to be	be
1	0		,	1991 alid KAIM IS deleted.		
EP-KW95	MKW11 0	WS23	Existing Road & RSA 2.1 ((Multipurpose Community Centre)	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	be
EP-KW96	MKW11 2	WS 14	DT 3.1 (Airport & Heliport)	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	be
EP-KW97	MKW11 3	WS23	RH1.1, ROS1.5 RMS3.3	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	be
EP-KW98	MKW11 4	WS18	RSA1.1(Municipal Market)	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	be
EP-KW99	MKW11	WS 22	RE 1.1 (Municipal School) DOS 1.4 (Play Ground)	DOS 1.4(Playground) changed to ROS 1.4 (Playground)	Modification u/s 30 is proposed to be sanctioned	be

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	30		30	30 propo ttion
	s/n	s/n	s/n	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)
	ation ed	ation ed	Modification sanctioned	Reha
	Modification sanctioned	Modification sanctioned	Modificatic sanctioned	dification etion (1) (2.1 (
	Mo	Mos	Mos	Mos Sam (Pan RR)
	d is ting 991.	3.2 area		8 mtr.& between roposed sleted. railway deleted. seed on road in track. and upto ved for earlier 9.15 mt RR2.1 and road in ty track
	exise exist of the control of the co	The reservation is shown as DH 3.2 xt of Pvt. RG is shown in DP and its area rrected as per approved layout RG.	1.2.	3.8 m betwo propopelete rail delete rail delete rail delete rosed ossed ad u ad u ad u rose s ea s ea rose rose rose rose rose vay t
	e D.F. g to SRI SRI nt of are do	n as P an at RC	o RE	Road 43 Road h is is (ithin is Cithin by SV 1 Control is Control
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	ed of rds ky & lion PUS.	serva t. RG s per	of RE	wide lide lide lide lide lide lide lide l
	alignetowa towa Thow sanct	ne re of Pvi sted a	tion (ing r
	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	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.	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 & Resettelment) and Portion of 43.80 mtr. wide deleted road in between two existing road near railway track is reserved for parking lot (RT1.6).
	«н п	1) 2)7 is e	Re	2) SV3 36 43 43 43 43 43 43 43 43 43 43 43 43 43
	RPU 3.1 (Police Station) RPU5.2 (Electricity Transmission & distribution centre)		1)	
	(Elec		schoc	oad
S	(Police (E		RE 1.1 (Municipal School)	43.88 proposed Dp road
	l) l		ſunic	998ed
	RPU 3.1 RPU5.2 Transmiss centre)	2:	1 (1	8 proj
	RPU 3 RPU5.2 Transmis centre)	DH1.2	RE 1	8.88 8.
4	WS 27 & WS 28	WS23	WS27	WS12
e	MKW11 8	MKW12 0	MKW12 1	MKW12 2 2
	W	MF	MF	M.
7	EP- KW100	EP- KW101	EP- KW102	EP- KW103
	KW	E KW	E KW	K K K
1	100	101	102	103
-				

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114	EP-	MKW13	WS28	DOS1.5- Garden	Reservation of Gardens and Parks situated at	Modification u/s 30 is proposed to be
	KW114	ν			the junction of roads $% \left(1\right) =\left(1\right) +\left(1\right) =\left(1\right) +\left(1$	sanctioned
115	EP-	MKW13	SM		Existing Road is deleted & CTS No. 255B &	Modification u/s 30 is proposed to be
	KW115	9	18		255A are shown in place of existing road.	sanctioned
116	EP-	MKW13	WS	Existing road	44' Existing Purshotam Tandan Marg from	Modification u/s 30 is proposed to be
	KW116	7	27		Lokhandwala circle upto Maharana Pratap	sanctioned
					Road is widened to 27.45 Mtr.	
117	EP-	MKW13	SM	Existing road	Existing road leading to Adarsha Nagar from	Modification u/s 30 is proposed to be
	KW117	8	27		Tulajabhavani Chowk is widened to 18.30 mt.	sanctioned
118	Eb-	MKW13	SM	Existing road	Existing 60' wide R.G. Gadkari Marg from	Modification u/s 30 is proposed to be
	KW118	6	15		Cooper Hospital to S.V. Road is widened to	sanctioned
					27.45 mtr.	
119	EP-	MKW14	WS	Municipal Facilities (RMS	Municipal office (RO 1.3) is added in	Modification u/s 30 is refused and
	KW119	0	23	1.3)	proposed reservation of Municipal Facilities	Reservation of Municipal Facilities (RMS 1.3)
					(RMS 1.3) on plot bearing CTS No. 844/13	is proposed to be deleted.
120	Eb-	99	WS27	No Road	Road is retained from CTS NO.1374/B/500 -	Modification u/s 30 is proposed to be
	KW120				1374/B/506 to 1374/B/1.	sanctioned
121	EP-	89	WS22		Reservation of Garden(ROS1.5) & Homeless	Modification u/s 30 is proposed to be
	KW121			Shelter (RSA2.9)	Shelter (RSA2.9) is changed to Play ground (ROS1.4)	sanctioned
122	EP-	232	8 SM	ROS1.5	50% of reservation is shown as	Modification u/s 30 is proposed to be
	KW122				Museum(RAS3.5) on CTS 1213(Pt) and	sanctioned with following changes - RSA3.5
					remaining 50% of reservation is retained as Garden(ROS1.5)	is added to ROS1.5
123	EP-		WS28	6.20 mt and 7.50 mt. wide	6.20 mt and 7.50 mt. wide Existing road	Existing 6.20 mt and 7.50 mt. wide road
	KW123			pao)	α
				3		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 unto Military road junction is
						shown as per site condition and garden (2 nos.) adjacent to Rutumbhara College is
						shown on the Plan.
126	EP-		WS23	I Zone	I Zone	5% Amenity open space is to be shown as
	KW126					RAM on CTS no. 844/5 (pt) of Village
127	ПР		LCS/M	36 60 mt D P Road	36 60 mt D.P. Road	36 60 mt wide road affecting CTS
1	KW127		2	70:00 III: D.1 : Noad	50:00 III: D.1 : NORG	$\overline{}$
						per site condition.
128	EP-		WS18	DMS 5.5	DMS 5.7	Part portion of Municipal store ,DMS5.5 (pt)
	KW128					of CTS no.478/15 is deleted and included in
						CTS no. 478/16 as DPU1.1(FB)
129	EP-		WS23	Partly Existing & partly 9.15	Partly Existing & partly 9.15 mt. D.P. road	The road is proposed to be shown as per
	KW129			mt. D.P. road		SRDP1991 which is developed at site as
						shown on plan.
130	EP-	MX51	WS15	Partly Designated DE1.2 (Partly Designated DE1.2 (Secondary School)	$\widehat{}$
	KW130			Secondary School) and Partly	and Partly RE1.1 Mun. School	proposed to be shown on CTS no.845 of
				RE1.1 Mun. School		Village Vile Parle as shown on the plan.
131	EP-	65XW	WS18	DOS 2.6 (Designated	DOS 2.6 (Designated Recreation Ground)	Reservation of ROS2.2 (Swimming Pool) is
	KW131			Recreation Ground)		proposed to be added in
						pl
132	EP-	MX141	WS23	RSA3.3 (Cultural	RSA3.3 (Cultural Centre/Drama Theatre/	Reservation of RSA3.3 (Cultural
	KW132)rama	Theatre) & DOS2.4 (Municipal Sport	s) is 1
				Theatre) & DOS2.4	Complex)	Œ.
				(Municipal Sport Complex)		(Municipal Sport Complex) of Village
						Ambivali as shown on the plan
133	EP-		WS28	1)R Zone	1)R Zone	Reservations of "Metro Rail & Allied Use" is
	KW133			2) R Zone & DP Road	2) R Zone & DP Road	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
						Osniwara as snown on the plan

7	Reservation of ROS1.4 (Play Ground) is proposed to be shown on CTS no. 35 (pt) of Village Juhu as shown on the plan	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.	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.	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	Designation of DTI.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	Reservation of RSA6.3 (Public Convenience)) is proposed to be shown on CTS no. 1262D & 1263A of Village Versova as shown on the plan
9	DR2,1 (Rehabilitation & Resettlement)	ROS1.4 (Play Ground) RR2.1(Rehabilitation & Resettlement)	RR2.1(Rehabilitation & Resettlement)	R Zone	R Zone	R Zone
S	DR2,1 (Rehabilitation & Resettlement)	ROS1.4 (Play Ground) & RR2.1(Rehabilitation & Resettlement)	RR2.1(Rehabilitation & Resettlement)	R Zone	R Zone	R Zone
3 4	WS17	WS28	WS28	WS15	WS22	WS27
2	EP- KW134	EP- KW135	EP- KW136	EP- KW137	EP- KW138	EP- KW139
1	134	135	136	137	138	139

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	Substantial Modifications published by the	Government under Section 31(1) of the	MR&TP Act 1966				proposed		proposed		proposed		proposed		proposed					proposed		proposed		proposed		proposed		proposed	
	ions	Sect	Act				is		is		is		is		is					is		is		is.		is		is	
7	ficat	der	ZTP				30		30		30		30		30					30		30		30		30		30	
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	Substar	Gove		Kept in abeyance			Modification	sanctioned.	Modification	sanctioned.	Modification	sanctioned.	Modification	sanctioned.	Modification	sanctioned.	Kept in abeyance			Modification	sanctioned.	Modification	sanctioned	Modification	sanctioned.	Modification	sanctioned	Modification	sanctioned.
9	Modification proposed by Planning	Authority and shown on submitted plan	under Section 30 of the MR&TP Act 1966	Designation of (Land Fill Site) DMS 3.2 is	Changed to (Solid Waste Management	Facility) DMS 3.1	Location of Mun. Dispensary is changed as per	actual site on CTS No. 569(pt).	Location of Police Chowky is changed on	CTS No. 105A.	Designation of DAM deleted & included in R	zone	Designation of DAM changed to RAM &	included in R zone	R Zone is shown & Public Convenience(RSA	6.3) reservation shown as per JM plan.	Reservation of RT 1.4 is changed to RPU 5.2	Electric Sub Station, Spillover of Reservation	RMS 1.1 is deleted	Undeveloped designation of DE 1.2 is changed	to reservation of RG(ROS 1.5)	Spill over of reservation ROS 1.5 is deleted.		Plots & Existing Road Corrected as per layout	& Railway buffer shown from Railway track.	Designation of DOS 2.6 is changed to layout	RG & Road as per Layout shown.	Railway buffer shown 30m from railway track.	
w	Proposal as per published	plan under Section 26 of the	MR&TP Act 1966	DMS 3.2 (Land fill Site)			DH1.1(Dispensary)		DPU3.2(Police Chowky)		DAM(Amenity), I Zone		DAM(Amenity), I Zone		RSA 6.3 (Public	Convenience), I Zone	RT 1.4 Best Bus	Facilites, RMS 1.1 Road Depot		DE 1.2 (Primary and	Secondary School),	ROS 1.5 (Garden/Park)		Existing Road		DOS 2.6 RG		Railway buffer	
4	Sheet	No.		ES 20			ES 24		ES 29		ES 37		ES 32		ES 32		ES 20			ES 24		ES 28		ES 16		ES 20		ES 20	
3	Modifi-	cation	No.	ML1			ML2		ML3		ML6		ML7		ML8		ML11			ML12		ML13		ML14		ML15		ML16	
2	EP No.			EP- L01			EP- L02		EP- L03		EP- L04		EP- L05		EP- L06		EP- L07			EP- L08		EP- L09		EP- L10		EP- L11		EP- L12	
1	Sr.	No.		1			2		3		4		5		9		7			8		6		10		11		12	

3 4 5	5 5	5	S.	NA OFF		7
I Zone	ES 32 L Zone	I Zone		CTS 5/4 corre	CTS 5/4 corrected and shown in commercial	Modification u/s 30 is proposed to be
& ES zone. 33			zone.	zone.		sanctioned.
College, DOS 1.4 Play CTS 126/1	ES 16 DE 2.1 College, DOS 1.4 Play CTS 126/1	DE 2.1 College, DOS 1.4 Play CTS 126/1	College, DOS 1.4 Play CTS 126/1	126/1	& CTS Boundary is	Modification u/s 30 is proposed to be
Ground corrected as p	corrected as	corrected as	corrected as	corrected as p	Plan. College & PG	sanctioned.
shown as a designation.	shown as a desi	shown as a desi	shown as a desi	shown as a desi	gnation.	
EP- L15 ML26 ES 20 Existing Road 45.70 m Road	ES 20 Existing Road	Existing Road		45.70 m Road v	45.70 m Road widening is shown Up to SCLR	Modification u/s 30 is proposed to be
EP- L16 ML27 ES 20 Existing Road 27.45 mt Road	ES 20 Existing Road	Existing Road		27.45 mt Road	27.45 mt Road widening is shown	Modification u/s 30 is proposed to be sanctioned.
EP- L17 ML28 ES 20 Existing Road 23.75 mt road widening is	ES 20 Existing Road	Existing Road		23.75 mt road	shown	Modification u/s 30 is proposed to be
						sanctioned.
EP- L18 ML29 ES 20 Existing Road 13.40 mt road	ES 20 Existing Road	Existing Road		13.40 mt road	13.40 mt road widening shown.	Modification u/s 30 is proposed to be sanctioned.
EP- L19 ML30 ES 16 13.40 mt DP Road 13.40 mt road	ES 16 13.40 mt DP Road	13.40 mt DP Road		13.40 mt road	13.40 mt road widening shown,	Modification u/s 30 is proposed to be
						sanctioned.
EP- L20 ML30 ES 16 DOS 2.6 RG Designation D	ES 16 DOS 2.6 RG	DOS 2.6 RG		Designation D	Designation DOS 2.6 is changed to Layout RG	Modification u/s 30 is proposed to be
& Ward bound	& Ward bound	& Ward bound	& Ward bound	& Ward bound	& Ward boundary corrected.	sanctioned.
EP-L21 ML31 ES 16 R Zone Reservation	ES 16 R Zone Reservation	Reservation Reservation	Reservation		of RR 2.1 Rehabilitation &	Modification u/s 30 is proposed to be
Resettlement is shown	Resettlement	Resettlement	Resettlement	Resettlement		sanctioned.
EP- L22 ML32 ES 20 DPU 2.1 Fuel Station Designation o	ES 20 DPU 2.1 Fuel Station	DPU 2.1 Fuel Station		Designation o	Designation of DPU 2.1 Fuel Station is Deleted	Kept in abeyance
and shown in R zone.		and shown in	and shown in	and shown in	R zone.	
EP-L23 ML33 ES 33 ROS 1.5 Garden/Park Area of Re	ES 33 ROS 1.5 Garden/Park Area of	ROS 1.5 Garden/Park Area of	Area of		Reservation of RG ROS 1.5 is	Modification u/s 30 is proposed to be
corrected.	corrected.	corrected.	corrected.	corrected.		sanctioned.
EP-L24 ML34 ES 37 DAM(Amenity) Designation of	ES 37 DAM(Amenity)	DAM(Amenity)		Designation	Dam is changed to RAM &	Modification u/s 30 is proposed to be
shape corrected.	shape correcte	shape correcte	shape correcte	shape correcte	.d.	sanctioned.
EP-L25 ML35 ES 37 Existing Road, DAM (Road alignment	ES 37 Existing Road, DAM (Road	Existing Road, DAM (Road	Road, DAM (Road		is corrected, CTS no	Modification u/s 30 is proposed to be
Amenity) Amenity				191/A/C/2 is		sanctioned.
EP-L26 ML36, ES 37 DAM(Amenity) Multi-special	ES 37 DAM(Amenity)	DAM(Amenity)		Multi-special	Multi-specialty hospital should be constructed	Modification u/s 30 is proposed to be
				on this plot. (on this plot. (RH 1.1 and RH 1.2)	sanctioned.
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	proposed	proposed	proposed	proposed	proposed
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	s/n	s/n	n/s	s/n	s/n
	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.
9	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	Designation of Hospital is changed to Reservation of Hospital & amenity area is shown as per approved layout.	Reservation/Designation shown as per SRDP & approved MHADA layout submitted by BP	Alignment/realignment for all 18.30mt,13.40mt and 9.15 mt wide DP roads are marked.	Existing Road deleted.
w	Municipal school (DE1.1) & Designated Rehab & resettlement (DR2.1),DOS 1.4 Play Ground	DH 1.2 (Hospital) + DAM	Reservation/Designation	18.30mt,13.40mt and 9.15 mt wide DP road.	Existing Road
4	ES 20	ES 24	ES 29 ES 25 ES 38 ES 37 ES 50 0& ES 50 0& ES 54 ES 55 ES 54 ES 54 ES 54 ES 55 ES 54 ES 55 ES 54 ES 55 ES 54 ES 55 ES 54 ES 55 ES 54 ES 55 ES 55 ES 56 ES 56 ES 57 ES 57	ES 20	ES 20
3	ML37	ML38	ML40	ML41	ML42
7	EP- L27	EP- L28	EP- L29	EP- L30	EP- L31
1	27	28	53	30	31

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	proposed		proposed				proposed		proposed		proposed		proposed		proposed		proposed					proposed		proposed						proposed	
	is		is				1S		is		is		is		is		.1S					.s		is						is	
7	30		30				30		30		30		30		30		30					30		30						30	
	s/n		s/n			ce	s/n		s/n		s/n		s/n		s/n		s/n					s/n		s/n						s/n	
	Modification	sanctioned.	Modification	sanctioned.		Kept in abeyance	Modification	sanctioned.	Modification	sanctioned.	Modification	sanctioned.	Modification	sanctioned.	Modification	sanctioned.	Modification	sanctioned.				Modification	sanctioned.	Modification	sanctioned.					Modification	sanctioned.
9	13.40 mt wide DP Road is reduced to 9.15 mt	and the road is extended up to CTS No.468.	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.	Road alignment corrected.	13.40 mt wide DP road is reduced to 9.15 mt	DP Road.	Alignment of 18.30 mt existing road is	corrected.	The request to realignment of proposed 9.15	meter DP Road	Alignment of 13. 40 mtr DP Road is Corrected		Alignment of 13.40 mt DP Road corrected		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.	Part portion of 9.15mt DP road is deleted.		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.	13.40 mt Proposed Road widening shown.	
w	13.40 mt DP Road,		ROS 1.5 Garden/Park			Existing Road	13.40 mt DP Road		Existing Road		9.15 mt DP Road		13. 40 mtr DP Road		13.40 mt DP Road		DR 2.1 Rehabilitation &	Resettlement, 18.30mt	13.40mt DP Road			9.15 mt DP Road		18.30 mt DP Road	DOS 2.5 Garden/Park					13.4 mt. DP road	
4	ES 20		ES 20			ES 20	ES 24		ES 24		ES 24		ES 33		ES 33,	ES 37	ES 33					ES 37		ES 16						ES 24	
æ	ML43		ML43			ML44	ML45		ML46		ML47,	127	ML48		ML49		ML50					ML51		ML52						ML53	
2	EP- L32		Eb- T33			EP- L34	EP- L35		EP- L36		EP- L37		Eb- T38		Eb- L39		EP- L40					EP- L41		EP- L42						EP- L43	
1	32		33			34	35		36		37		38		36		40					41		42						43	

44 EP-L44 ML54 ES 20 18.3 m. road END on the between the control of the contro	1	2	3	4	w	9	7
EP-L45 ML.55 ES 37 12.20 mt DP road caulty on both side of existing groad. EP-L46 ML.56 ES 16 DSA 4.8 Cemetery changed to control same is extended up to Piper road. same time to same is extended up to Piper road. same time to be signation of Cemetery changed to modification us 30 is proposed to RMS 1.2 (Convex) Reservation of Garden-Park (ROS 1.5) anactioned. EP-L47 ML.57 ES 16 RR H. 1.1 + Municipal Chowky Reservation of GAMS 1.1. (Road depo) is Modification us 30 is proposed to changed to reservation of RMS 1.2. (Road depo) is modification us 30 is proposed to RAS 1.1 + RAM (Roservation of RAS 1.1.) (Road depo) is Modification us 30 is proposed to RAS 1.1 + Municipal Retail Reservation of RMS 1.2. (Road depo) is Modification us 30 is proposed to RAS 1.1 + RAS 1.2 + RAS 1.2 + Municipal Retail Reservation of RMS 1.2 (Municipal retail market) proposed to SAG 3. (Annicipal Retail as per sanctioned with following changes, RSA (RSA 1.1 + Municipal Chowky should be retailed as per sanctioned with following changes and the changes of the Ward office and local Municipal Reservation of the Ward office and local (Municipal retail market) proposed to citizens. (RSA 1.1 +)	4	EP- L44	ML54	ES 20	18.3 mt. road		u/s 30 is proposed to
EP-L45 ML55 ES 37 12.20 mt DP road Location of 12.20 mt DP Road changed and Modification us 30 is proposed to same is extended up to Pipe road. Association of Sanch Substitution of Cemetry Changed to Modification us 30 is proposed to Reservation of Garden/Park (ROS 1.5) sanctioned. 30 is proposed to Camera Changed to RAS 1.1 (Road depo) is Modification us 30 is proposed to Changed to reservation of RAI 1.1 + Municipal Chowky Reservation of RAI 1.1 + Municipal Reservation of RAI 1.1 + Municipal Chowky Man 1.2 (Chowky KNS 1.2) (Chowky Kno 1.2) (C						equally on both side of existing road.	sanctioned.
EP-L46 ML56 ES 16 DSA 4.8 Cemetery Same s extended up of Tope Tough Sametoined and the control of Carden-Park (ROS 1.5) Sametoined and Sametoined and Sametoined	45	EP- L45	ML55	ES 37	12.20 mt DP road	Location of 12.20 mt DP Road changed and	u/s 30 is proposed to
EP-L46 ML56 ES 16 DSA.4.8 Cemetery Reservation of Gendeny changed to Modification us 30 is proposed to RNS 1.1 ML57 ES 16 RH 1.1 + Municipal Chowky Reservation of RNS 1.1 Road depoi) is marctioned. Modification us 30 is proposed to RNS 1.2 RNS 1.2 Chowky RNS 1.1 Chowky RNS 1.2 Chowky RNS 1.1 Chowky						same is extended up to Pipe road.	sanctioned.
EP-L47 ML58 ES 16 RH 1.1 + Municipal Chowky Reservation of Garden-Park (ROS 1.5) Sanctioned.	46	EP- L46	ML56	ES 16		of Cemetery changed	u/s 30 is proposed to
EP-L47 ML58, ES 16 RH 1.1 + Municipal Chowky Reservation of RMS 1.1 (Road depot) is Modification u/s 30 is proposed to changed to reservation of RH 1.1 + Municipal control changed to reservation of RH 1.1 + Municipal control changed to reservation of RH 1.1 + Municipal control changed to sanctioned. EP-L48 ML58, ES 16 RSA1.1 + Municipal Retail Reservation of Municipal Market and Modification u/s 30 is proposed to SA6.3 (Municipal changed to site can be called reservation of RT 1.4. and changed to detect and land to be included in T-zone (RSA 1.1. Purking Lot RSA 1.1. Purking Lot RSA 1.1. And changed to hold reservation of RRA 4.9 Old Age home + Reservation of RRA 4.9 Old Age home + Reservation of Municipal Market part of reservation of Municipal Market part of reservation of Municipal Modification u/s 30 is proposed to RSA1.1+RMS3.1+RSA6.3 (RSA1.1 is deleted and land is reserved for sanctioned. EP-L51 ML61 ES 24 Designation of cemetery Reservation of Multipurpose community Modification u/s 30 is proposed to center of community Cemter DoS 2.6 (Cemetery, Designation of cemetery Reservation of Multipurpose community Modification u/s 30 is proposed to center (RSA 2.1.) Municipal School, the reservation of DE 1.1 + ROS 1.5 is danged to Modification u/s 30 is proposed to centery. Designation of cemetery Reservation of Multipurpose community Modification u/s 30 is proposed to centery. Best RSA 2.1 Multipurpose community and deleted.						Reservation of Garden/Park (ROS 1.5)	sanctioned.
EP-L48 ML58, ES 16 RSA.1.1 + Municipal Reali Reservation of RH 1.1 + Municipal Stantion LS A6.3 EP-L49 ML58, ES 16 RSA.1.1 + Municipal Reali Reservation of Municipal Market and Market RSA.1.1+RSA.2.9+RMS1.2+R the demand of the Ward office and local (Municipal retail market) is proposed to SA6.3 EP-L49 ML59 ES 20 RT 1.4. Parking Lot ROS.1.5 EP-L50 ML60 ES 20 RSA 4.9 Old Age home + Reservation of RT 1.4. and changed to Modification u/s 30 is proposed to ROS.1.5 EP-L51 ML61 ES 20 Municipal Market RSA.1.1+RAS.3.1+RSA6.3 EP-L52 ML62 ES 24 Designation of cemetery & RG Designation of cemetery Reservation of Cemetery Reservation of Cemetery Reservation of Multipurpose community Modification u/s 30 is proposed to DoS.2.6 EP-L53 ML64 ES 24 RSA 2.1 Multipurpose Reservation of Multipurpose community Modification u/s 30 is proposed to DoS.2.6 EP-L54 ML65 ES 24 Designation of cemetery Reservation of Multipurpose community Modification u/s 30 is proposed to DoS.2.6 EP-L55 ML65 ES 24 Designation of cemetery Reservation of Multipurpose community Modification u/s 30 is proposed to DoS.2.6 EP-L55 ML65 ES 24 Designation of emetery Reservation of Multipurpose community Modification u/s 30 is proposed to DoS.2.6 EP-L55 ML65 ES 24 DE 1.1 Multipurpose cemeration of DE 1.1 + ROS 1.5 is Modification u/s 30 is proposed to Searcharden/Park deleted.	47	EP- L47	ML57	ES 16	C	of RMS 1.1 (Road depot)	u/s 30 is proposed to
EP-L48 ML58 ES 16 RSA1.1 + Municipal Retail Reservation of Municipal Market and Modification u/s 30 is proposed to Market Reservation of Municipal Market and local (Municipal retail market); proposed to SA6.3 RSA1.1+RSA2.9+RMS1.2+R the demand of the Ward office and local (Municipal retail market); proposed to Gitzens. (RSA1.1+) and changed to Aleberd and land to be included in T "zone BP-L49 ML50 ES 20 RT 1.4. Parking Lot Roservation of RT 1.4. and changed to RSA 6.1 Care centre Centre is detected and land is reserved for RSA 1.1 municipal Market Pold Age home + Reservation of RNSA 4.9 Old Age home + Reservation of RNSA 4.9 Old Age home + Care (Centre is detected and land is reserved for RSA 1.1 municipal RSA1.1 multipurpose Reservation of Multipurpose community Modification u/s 30 is proposed to Centery, Designation of Centery, Designation of Multipurpose community Modification u/s 30 is proposed to Dispensary(RH 1.1). EP-L54 ML65 ES 24 DE 1.1 Multipurpose Reservation of Multipurpose community Rodification u/s 30 is proposed to Centery, Reservation of Multipurpose community Rodification u/s 30 is proposed to Dispensary(RH 1.1). EP-L55 ML65 ES 24 DE 1.1 Municipal School, the reservation of DE 1.1 + ROS 1.5 is Modification u/s 30 is proposed to detect.					RMS 1.2	changed to reservation of RH 1.1 + Municipal	sanctioned.
EP-L48 ML58, ES 16 RSA1.1 + Municipal Retail Reservation of Municipal Market and Modification us 30 is proposed to Municipal Reservation of the Ward office and local (Municipal retail market) is proposed to SA6.3 EP-L49 ML59 ES 20 RT 1.4 Parking Lot ROS1.5 EP-L50 ML60 ES 20 RSA 4.9 Old Age home + Reservation of Municipal Market Rost RSA1.1 is deleted and land is reserved for sanctioned. EP-L51 ML61 ES 20 Municipal Market Dosignation of cemetery Reservation of cemetery Reservation of cemetery Rost. is deleted and land is reserved for sanctioned. EP-L52 ML64 ES 24 Designation of cemetery Rost Dosignation of cemetery Rost. is deleted and land is reserved for sanctioned. EP-L53 ML64 ES 24 RSA 2.1 Multipurpose Reservation of Multipurpose Community Centre Dosignation of Cemetery, Designation of Multipurpose Community Centre Community Centre Dispensary(RH 1.1). EP-L54 ML65 ES 24 DE 1.1 Multipurpose Reservation of Multipurpose Community Signator Sanctioned. EP-L55 ML65 ES 24 Designation of cemetery Reservation of Multipurpose Community Centre Community Centre Reservation of Multipurpose Reservation of DE 1.1 + ROS 1.5 is Modification us 30 is proposed to Dispensary(RH 1.1). EP-L55 ML65 ES 24 DE 1.1 Multipurpose Reservation of DE 1.1 + ROS 1.5 is Modification us 30 is proposed to Dispensary(RH 1.1). EP-L56 ML66 ES 24 DE 1.1 Multipurpose Reservation of DE 1.1 + ROS 1.5 is Modification us 30 is proposed to Dispensary(RH 1.1).						Chowky RMS 1.2.	
RP-L149 ML59 ES 20 RT 1.4. Parking Lot EP-L51 ML61 ES 20 Municipal Market part of reservation of RSA 1.9 ML64 ES 24 RSA 1.1 RSA 2.9 ML64 ES 24 RSA 1.1 RMS3.1 RSA 2.1 Multipurpose Reservation of Cemetery Reservation of Cemetery Reservation of Multipurpose Community Centre Dispersary(RH 1.1). EP-L54 ML65 ES 24 RSA 4.9 Old Age home + Reservation of RSA 4.9 Old Age home + Care RSA 1.1 is changed to Rodification u/s 30 is proposed to RSA 1.1 RMS3.1 RSA 6.1 Care centre centre is deleted and land is reserved for sanctioned. EP-L55 ML62 ES 24 Designation of cemetery Reservation of Cemetery Reservation of Cemetery Reservation of Cemetery Reservation of Multipurpose community and Cemetery Reservation of Multipurpose community and Sanctioned. EP-L55 ML64 ES 24 RSA 2.1 Multipurpose Reservation of Multipurpose community and Sanctioned. EP-L56 ML65 ES 24 Designation of cemetery Reservation of Multipurpose community and Sanctioned. EP-L57 ML65 ES 24 Designation of cemetery Reservation of Multipurpose community and Sanctioned. EP-L58 ML65 ES 24 DE 1.1 Municipal School, the reservation of DE 1.1 ROS 1.5 is changed to Multipurpose community sanctioned. EP-L57 ML65 ES 24 DE 1.1 Municipal School, the reservation of DE 1.1 ROS 1.5 is modification u/s 30 is proposed to detect.	48	EP- L48	ML58,	ES 16	+ Municipal	of Municipal Market	u/s 30 is proposed to
RSA1.1+RSA2.9+RMS1.2+R the demand of the Ward office and local (Municipal retail market) is proposed to SA6.3			68		Market	Municipal Chowky should be retained as per	sanctioned with following changes, RSA 1.1
EP-L49 ML59 ES 20 RT 1.4. Parking Lot Deleted reservation of RT 1.4. and changed to shown on plan. EP-L50 ML60 ES 20 RT 1.4. Parking Lot ROS1.5 EP-L51 ML61 ES 20 Municipal Market Pt. L52 ML62 ES 24 Designation of cemetery & RG Designation of cemetery & ROS1.5 EP-L53 ML64 ES 24 RSA 2.1 Multipurpose Reservation of Multipurpose community Centre EP-L54 ML65 ES 24 DE 1.1 Municipal School, the reservation of DE 1.1 + ROS 1.5 farden/Park EP-L54 ML65 ES 24 DE 1.1 Municipal School, the reservation of DE 1.1 + ROS 1.5 farden/Park ROS 1.5 Garden/Park RO					_	the demand of the Ward office and local	(Municipal retail market)is proposed to be
EP-L49 ML59 ES 20 RT 1.4. Parking Lot Deleted reservation of RT 1.4. and changed to Modification u/s 30 is proposed to ROS1.5 EP-L50 ML60 ES 20 RT 1.4. Parking Lot Roservation of RSA 4.9 Old Age home + Reservation of RSA 4.9 Old Age home + Carre is deleted and land is reserved for RSA 1.1 +RMS3.1 +RSA 6.3 RSA 1.1 is deleted and land is reserved for RSA 1.1 +RMS3.1 +RSA 6.3 DoS 2.6 LS 24 Designation of cemetery Reservation of Multipurpose community Community Centre Centre RSA 2.1 Multipurpose Community Centre Dispensary(RH 1.1). EP-L54 ML65 ES 24 DE 1.1 Multipurpose Centre(RSA 2.1) is changed to Municipal Centre(RSA 2.1) is changed to Multipurpose community Rodification u/s 30 is proposed to Dispensary(RH 1.1). EP-L55 ML64 ES 24 RSA 2.1 Multipurpose Centre(RSA 2.1) is changed to Municipal Centre(RSA 2.1) is changed to Municipal Rodification u/s 30 is proposed to Dispensary(RH 1.1). EP-L55 ML65 ES 24 DE 1.1 Municipal School, the reservation of DE 1.1 + ROS 1.5 is Modification u/s 30 is proposed to Rancioned.					SA6.3	citizens. (RSA 1.1 +)	deleted and land to be included in "I "zone as
EP-L49 ML59 ES 20 RT 1.4. Parking Lot ROS1.5 EP-L50 ML60 ES 20 RSA 4.9 Old Age home + Reservation of RSA 4.9 Old Age home + Care centre centre centre centre is deleted EP-L51 ML61 ES 20 Municipal Market part of reservation of RSA1.1 is deleted and land is reserved for RSA1.1+RMS3.1+RSA6.3 RSA1.1 is deleted and land is reserved for sanctioned. EP-L52 ML62 ES 24 Designation of cemetery, Designation of cemetery Reservation RSA 4.8 Modification u/s 30 is proposed to L1. Garden/Park EP-L53 ML64 ES 24 RSA 2.1 Multipurpose Reservation of Multipurpose community Modification u/s 30 is proposed to Dispensary(RH 1.1). EP-L54 ML65 ES 24 DE 1.1 Municipal School, the reservation of DE 1.1 + ROS 1.5 is Modification u/s 30 is proposed to Sanctioned.							shown on plan.
EP-L50 ML60 ES 20 RSA 4.9 Old Age home + Reservation of RSA 4.9 Old Age home + Carter is deleted EP-L51 ML61 ES 20 Municipal Market part of reservation of Municipal Market RSA1.1+RMS3.1+RSA6.3 RSA1.1 is deleted and land is reserved for sanctioned. EP-L52 ML62 ES 24 Designation of cemetery & RG Designation of cemetery, Designation of cemetery, Designation of Cemetery, Designation RSA 4.8 Modification u/s 30 is proposed to Cemetery, Designation of Multipurpose Community Modification u/s 30 is proposed to Dispensary(RH 1.1). EP-L54 ML65 ES 24 Designation School, the reservation of DE 1.1 + ROS 1.5 is Modification u/s 30 is proposed to deleted.	49	EP- L49	ML59	ES 20	RT 1.4. Parking Lot	Deleted reservation of RT 1.4. and changed to	Modification u/s 30 is proposed to
EP-L50 ML60 ES 20 RSA 4.9 Old Age home + Reservation of RSA 4.9 Old Age home + Care centre centre centre is deleted EP-L51 ML61 ES 20 Municipal Market part of reservation of Multipurpose Community Centre RSA1.1+RMS3.1+RSA6.3 EP-L52 ML62 ES 24 Designation of cemetery & RG Designation of cemetery Reservation RG is changed to ROS 2.6 EP-L53 ML64 ES 24 RSA 2.1 Multipurpose Reservation of Multipurpose community Centre Reservation of Multipurpose community Centre Dispensary(RH 1.1). EP-L54 ML65 ES 24 DE 1.1 Municipal School, the reservation of DE 1.1 + ROS 1.5 is Modification u/s 30 is proposed to ROS 1.5 Garden/Park adeleted.						ROS1.5	sanctioned.
EP-L51 ML61 ES 20 Municipal Market part of reservation of SA1.1+RMS3.1+RSA6.3 RSA1.1 is deleted and land is reserved for sanctioned. EP-L52 ML62 ES 24 Designation of cemetery & RG Designation of cemetery Reservation RG is changed to ROS 2.6 Cemetery, Designation of Multipurpose community EP-L53 ML64 ES 24 RSA 2.1 Multipurpose Reservation of Multipurpose community Community Centre Dispensary(RH 1.1). EP-L54 ML65 ES 24 DE 1.1 Municipal School, the reservation of DE 1.1 + ROS 1.5 is Modification w/s 30 is proposed to sanctioned. EP-L55 ML64 ES 24 RSA 2.1 Multipurpose detect. EP-L56 ML65 ES 24 DE 1.1 Municipal School, the reservation of DE 1.1 + ROS 1.5 is Modification w/s 30 is proposed to sanctioned.	20	EP- L50	ML60	ES 20	Old Age home	Reservation of RSA 4.9 Old Age home + Care	Kept in abeyance
EP-L51 ML61 ES 20 Municipal Market part of reservation of Municipal Market Modification u/s 30 is proposed to RSA1.1+RMS3.1+RSA6.3 RSA1.1 is deleted and land is reserved for sanctioned. EP-L52 ML62 ES 24 Designation of cemetery & RG Designation of cemetery, Designation of cemetery, Designation of cemetery, Designation of Cemetery, Designation of Multipurpose Community Centre EP-L53 ML64 ES 24 RSA 2.1 Multipurpose Reservation of Multipurpose community Centre Community Centre Dispensary(RH 1.1). EP-L54 ML65 ES 24 DE 1.1 Municipal School, the reservation of DE 1.1 + ROS 1.5 is Sanctioned. ROS 1.5 Garden/Park ROS 1.5 ROS 1.5 Garden/Park ROS 1.5 R					RSA 6.1 Care centre	centre is deleted	
EP-L52 ML62 ES 24 Designation of cemetery & RG Designation of cemetery, Designation of cemetery, Designation RG is changed to ROS anctioned. EP-L53 ML64 ES 24 RSA 2.1 Multipurpose Reservation RG is changed to Munity Centre Community Centre Dispensary(RH 1.1). EP-L54 ML65 ES 24 DE 1.1 Municipal School, the reservation of Dispensary(RH 1.1). EP-L55 ML65 ES 24 RSA 1.1 Municipal School, the reservation of Dispensary(RH 1.1). EP-L54 ML65 ES 24 DE 1.1 Municipal School, the reservation of DE 1.1 + ROS 1.5 is Anotification u/s 30 is proposed to sanctioned.	51	EP- L51	ML61	ES 20	Municipal	part of reservation of Municipal Market	u/s 30 is proposed to
EP-L52 ML62 ES 24 Designation of cemetery & RG Designation of cemetery Reservation RS 4.8 Modification u/s 30 is proposed to Cemetery, Designation RG is changed to ROS sanctioned. EP-L53 ML64 ES 24 RSA 2.1 Multipurpose Reservation of Multipurpose community Centre Community Centre Community Centre Dispensary(RH 1.1). EP-L54 ML65 ES 24 DE 1.1 Municipal School, the reservation of DE 1.1 + ROS 1.5 is Modification u/s 30 is proposed to another sentioned.					RSA1.1+RMS3.1+RSA6.3	RSA1.1 is deleted and land is reserved for	sanctioned.
EP-L52 ML62 ES 24 Designation of cemetery & RG Designation of cemetery, Designation RSA 4.8 Modification u/s 30 is proposed to DOS 2.6 Cemetery, Designation RG is changed to ROS sanctioned. 1.5 Garden/Park EP-L53 ML64 ES 24 RSA 2.1 Multipurpose Reservation of Multipurpose community Centre Community Centre Dispensary(RH 1.1). EP-L54 ML65 ES 24 DE 1.1 Municipal School, the reservation of DE 1.1 + ROS 1.5 is Modification u/s 30 is proposed to another sanctioned.						ROS1.5	
EP-L53 ML64 ES 24 RSA 2.1 Multipurpose Reservation of Multipurpose community Centre Community Centre Dispensary(RH 1.1). EP-L54 ML65 ES 24 DE 1.1 Municipal School, the reservation of DE 1.1 + ROS 1.5 is Modification u/s 30 is proposed to DE 1.1 Hunicipal Rose (Albary Park Rose (Al	52	EP- L52	ML62	ES 24	Designation of cemetery & RG	Designation of cemetery Reservation RSA 4.8	u/s 30 is proposed to
EP-L53 ML64 ES 24 RSA 2.1 Multipurpose Reservation of Multipurpose community Modification u/s 30 is proposed to Community Centre Centre(RSA 2.1) is changed to Mun Sanctioned. EP-L54 ML65 ES 24 DE 1.1 Municipal School, the reservation of DE 1.1 + ROS 1.5 is Modification u/s 30 is proposed to Sanctioned.					DOS 2.6	Cemetery, Designation RG is changed to ROS	sanctioned.
EP-L53 ML64 ES 24 RSA 2.1 Multipurpose Reservation of Multipurpose community Community Centre Dispensary(RH 1.1). EP-L54 ML65 ES 24 DE 1.1 Municipal School, the reservation of DE 1.1 + ROS 1.5 is Modification u/s 30 is proposed to DE 1.1 + ROS 1.5 Garden/Park ROS 1.5 Garden/Park Reservation of DE 1.1 + ROS 1.5 is Modification u/s 30 is proposed to sanctioned.						1.5 Garden/Park	
EP-L54 ML65 ES 24 DE 1.1 Municipal School, the reservation of DE 1.1 + ROS 1.5 Garden/Park deleted.	53	EP- L53	ML64	ES 24	2.1	of Multipurpose	u/s 30 is proposed to
EP-L54 ML65 ES 24 DE 1.1 Municipal School, the reservation of DE 1.1 + ROS 1.5 is Modification u/s 30 is proposed to deleted.					Community Centre	2.1) is changed to	sanctioned.
EP-L54 ML65 ES 24 DE 1.1 Municipal School, the reservation of DE 1.1 + ROS 1.5 is Modification u/s 30 is proposed to another and a sanctioned.						Dispensary(RH 1.1).	
deleted.	54	EP- L54	ML65	ES 24	1.1 Municipal School,	reservation of DE 1.1 + ROS 1.5 is	Modification u/s 30 is proposed to
					ROS 1.5 Garden/Park	deleted.	sanctioned.

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55	EP- L55	ML 66, 131	ES 24	1.2 & DOS 1.4+ RSA 2.7	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.
26	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.
28	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	Manicipal 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.
09	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.

1	2	3	4	S	9	7
63	EP- L63	ML75	ES 33	DR 2.1 Rehabilitation &	Designation of DR 2.1 Rehabilitation &	Modification u/s 30 is proposed to be
				Resettlement. NA	Resettlement changed to Reservation of RR	sanctioned.
					2.1 Rehabilitation & Resettlement. Part NA	
					zone converted in to Garden ROS 1.5	
49	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	Reservation of RH 1.2 Hospital is deleted and	Modification u/s 30 is proposed to be
				ground	Reservation of Play ground(ROS 1.4) shown.	sanctioned.
99	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.
<i>L</i> 9	EP- L67	ML83,	ES 16	RH 1.2 Hospital RE 1.1	Recommendation Committee ML83 cancels,	Modification u/s 30 is proposed to be
		122		Municipal School ,RE 1.2	Therefore playground ROS 1.4, hospital RH	sanctioned with following changes,
				Primary Secondary School,	1.2, Play Ground ROS 1.4, primary and	Reservation of RE 1.2(Primary and secondary
				ROS 1.4 PG,	secondary school RE 1.2, municipal school RE	school), ROS 1.4(PG), RE1.1(Municipal
					1.1. Reservations should be shown as per	school) and its area are proposed to be shown
					development plan 2034.	& 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.
89	EP- L68	ML84	ES 37	Garden(DOS2.6)	The part of reservation of garden (DOS 1.5) is Modification u/s 30 is proposed to be	Modification u/s 30 is proposed to be
					changed to designation (ROS 1.5)	sanctioned.
69	EP- L69	ML 85,	ES 28	RH1.1(Municipal Dispensary)	Plot bearing CTS no. 638/3 to be reserved only Modification	Modification u/s 30 is proposed to be
		128		+RSA6.1 (Care Centre)	for (RSA 6.1)	sanctioned.

	2	3	4	S	9	7
1	EP- L70	ML86	ES 29	MAP + PG + Dispensary	Reservation of MAP + PG + Dispensary is deleted and it is designated as Plavoround	Modification u/s 30 is proposed to be sanctioned
_						
_					north & east of this iis 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)	
71	EP- L71	ML88	ES 37	hospitals (RH 1.2)	Reservation of RH 1.2 Hospital changed to RR	Modification u/s 30 is proposed to be
					2.2 Affordable Housing.	sanctioned.
72	EP- L72	ML89	ES 33,	Garden (ROS 1.5), R Zone	Reservation of Garden/Park(ROS 1.5) in R	Modification u/s 30 is proposed to be
_			ES 37		zone & same is converted in SDZ II with 13.40	sanctioned with following changes.
					mt Access by deleting garden (ROS1.5).	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)	Refused to accord sanction, reservation u/s 30
_					is shown.	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	Modification u/s 30 is proposed to be
					Retail Market (RSA 1.2) is shown.	sanctioned.
92	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	96TW	ES 20	R Zone	Primary & Secondary School (DE1.2) is shown	Modification u/s 30 is proposed to be
						sanctioned.
62	EP- L79	ML97	ES 20	R Zone	Primary & Secondary School (DE1.2) is shown	Modification u/s 30 is proposed to be
						sancioneu.

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	to	to	to	to										
	proposed	proposed	proposed	proposed										
,	IS.	.sı	.sı	.IS	.sı	.sı	.S	.s	.s	SI.	is	1S.	13.	13.
7	30	30	30	30	30	30	30	30	30	30	30	30	30	30
	s/n	s/n	s/n	s/n										
	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.										
9	Primary & Secondary School (DE1.2) is shown	New reservation RSA 3.7 (Leisure Park) is added to the designation of Lake/ Pond (DOS 1.1) and village boundary corrected.	Reservation of RE 2.1 is to be added with Existing Designation	Reservation of RE 2.1 is to be added with Existing Designation	A residential building is constructed on this plot and this land is owned by the private owner so shown as R Zone.									
5	R Zone	RR 2.1 Rehabilitation & Resettlement.	R Zone	R Zone	R Zone	Lake/ Pond (DOS 1.1)	DE 1.2 Primary & Secondary School	DE 1.1 Primary & Secondary School	DPU 3.4 Post office					
	ES 20	ES 20	ES 24	ES 24	ES 25	ES 28	ES 29	ES 37	ES 37	ES 37	ES 37	ES 40	ES 37	ES 24
4	E						4	2	9(7	80			1
3 4	ML98 ES	ML99	ML100	ML101	ML102	ML103	ML104	ML105	ML106	ML107	ML108	N	63	121
			EP-L82 ML100	EP- L83 ML101	EP- L84 ML102	EP- L85 ML103	EP- L86 ML10	EP- L87 ML10	EP- L88 ML10	EP- L89 ML10	EP- L90 ML10	EP-L91 5	EP- L92 63	EP- L93 12

	1									
7	Reservation should be done as municipal Modification u/s 30 is proposed to be	sanctioned.	Boundary of Existing school to be demarcate Modification u/s 30 is proposed to be	sanctioned.			ES 24 RH 1.1 (Municipal Dispensary RH 1.1 (Municipal Dispensary / Health care 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.
9	Reservation should be done as municipal	playground on this plot (ROS 1.4)	Boundary of Existing school to be demarcate	and Designation of DE 1.2 is to be shown by sanctioned.	deleting Reservation of Garden shown Revised	Development Plan 2034	RH 1.1 (Municipal Dispensary / Health care	Centre		
S	ES 33 DSA 1.1 Municipal Market		ES 33 ROS 1.5 Garden/Park				RH 1.1 (Municipal Dispensary	/ Health care Centre		
4	ES 33		ES 33				ES 24			
3	134		154							
2	EP- L94		EP- L95				EP- L96			
1	94		95				96			

'ME' Ward

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	the t	he		Modification u/s 30 is proposed to be) pe		o pe					o pe	
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	Substantial Modifications published by the	Government under Section 31(1) of the	99	obose		obose		obose					obose	
	nd su	ction	MR&TP Act 1966	s pr		s pr		s pr					s pr	
7	atio	er Se	PA	30 is		30 is		30 is					30 is	
	odific	pun	R&I	3/1 S		€ s/1		€ s/1					3/1 3	
	al Mo	ment	Z	n uc		n uc		n uc					n uc	
	tanti	vern		fication	oned	fication	oned	fication	oned				fication	oned
	Sabs	පි		Modi	sanctioned.	Modi	sanctioned.	Modi	sanctioned.				Modi	sanctioned.
		_	9	till		Existing road is deleted and shown under I Modification u/s 30 is proposed to be		The reservation of RH1.1 (Municipal Modification u/s 30 is proposed to be		is			ROS 1.5 (Garden) is added near CTS 263 as Modification u/s 30 is proposed to be	
	ing	Authority and shown on submitted plan	ıt 196	own		nnde		unici	ed 2	H1.1)			\$ 263	
	'lann	nitted	IP AC	is sh		own		\mathbb{S}	add	I+ R			CTS	
	Modification proposed by Planning	anpu	[R&]	2.7		ys pu		H1.1	is	SA2.			near	
9	posed	no n	he M	ROS		ed ar		R	Post)	+ (R			dded	
	pro	show	0 of 1	ur of	uffer	delet		Jo	lth	A2.1	1.		is a	
	ation	and	ion 3	Colo	the b	d is		'ation	Не	of RS	SA2		arden	ın.
	odific	ority	r Sect	ation	tch of	g roa		reserv	sary/	tion (d to R		5 (G	on pla
	M	Auth	under Section 30 of the MR&TP Act 1966	Reservation Colour of ROS 2.7 is shown till	the stretch of the buffer.	kisting	Zone	ıe ı	ispens	servat	ange		OS 1.	shown on plan.
		<u>.</u>	_	R	th	田田	Ž	1 T	(Multipurpose Community Dispensary/ Health Post) is added and	Municipal reservation of RSA2.1+ (RSA2.1+ RH1.1) is	Dispensary/ Health Post) and changed to RSA2.1.		R	sk
	Proposal as per published	plan under Section 26 of the	9					RH1.1	munit	nicipa	st) an			
	lqnd	on 26	MR&TP Act 1966						Com	Mu	th Po			
S	s per	Secti	[P A			pı			se	+	Heal			
	osal a	nder	IR&	4)		g Ro		1+	odruc		sary/	4)	e	
	Prop	lan u	2	R Zone		Existing Road		SA2.	Multi	Centre +	ispen	R Zone	? Zon	
					9	8 E		5 R		0	Д	R	5 F	
4	Sheet	No.		ES03,	ES06	ES 18		ES 15 RSA2.1+					ES 15 R Zone	
3	Modifi-	cation	No.	MME2		MME6		MME11					MME11	
	Mo	cat	Z	M									MIN	
	No.			IE01		EP-ME02		EP-ME03					EP-ME04	
2	EP No.			EP-ME01		EP-N		EP-N					EP-N	
1	Sr.	No.		-		2		3					4	
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5	EP-ME05	MME13,	ES 15	ROS1.5 (Garden/ Park)	The reservation of ROS1.5 (Garden/ Park) is	Modification u/s 30 is proposed to be
		MME54			shown on CTS no. 118 and reservation of	sanctioned with following changes:
					ROS1.5 on CTS no. 118A is deleted.	ROS1.5 (Garden/ Park) is to be extended till
						24.4M proposed road widening (V.N.Purav
						Marg) towards south side.
9	EP-ME06	MME14	ES 11	NA (Natural Area)	The reservation of Municipal Market with	Modification u/s 30 is proposed to be
					vending Zone (RSA1.1) as shown on plan by	sanctioned.
					deleting NA.	
7	EP-ME07	MME17,	ES 17	DE1.1(PT) (Municipal	The designation DE1.1 (pt) (Municipal School)	Modification u/s 30 is proposed to be
		MME67		School)	is changed to Reservation of RE1.1.(pt)	sanctioned.
8	EP-ME08	MME18	ES17	RH1.2 (Hospital), R Zone	Reservation of hospital (RH1.2) is shown on	Modification u/s 30 is proposed to be
					plan.	sanctioned.
6	EP-ME09	MME19	ES 22	DT1.4 (BEST Bus Facilities)	DR2.1 (Rehabilitation & Resettlement) is	Modification u/s 30 is proposed to be
				partly and DR2.1	deleted partly and included in the designation	sanctioned as shown on plan.
				(Rehabilitation &	of DT1.4 (Best Bus Facilities) as shown on	
				Resettlement) Partly	plan.	
10	EP-ME10	MME20,	ES 22	NDZ (No Development	The designation of DSA4.2 is shown on plan.	Modification u/s 30 is proposed to be
		MME91		Zone)		sanctioned as shown on plan.
11	EP-ME11	MME21	ES17	I Zone	The land bearing CTS no. 323 is deleted from	Modification u/s 30 is proposed to be
					12 zone and included in R zone.	sanctioned.
12	EP-ME12	MME22	ES18	DSA2.2 (Children's Home)	DSA2.2 (Children's Home) on the said plot is	Modification u/s 30 is proposed to be
				Part	deleted partly and is included in R zone.	sanctioned.
13	EP-ME13	MME23	ES 18	DAM (Designated Amenity	DAM is deleted and RAM is added on said	Modification u/s 30 is proposed to be
				Plot)	plot as shown on plan.	sanctioned.
14	EP-ME14	MME24	ES 17	DAM (Designated Amenity	The DAM on said plot is deleted.	Modification u/s 30 is proposed to be
				Plot)		sanctioned.
15	EP-ME15	MME25	ES 13	DOS2.6 (Recreation Ground)	The designation of DOS2.6 (Recreational	Modification u/s 30 is proposed to be
					Ground) is deleted and text "Layout RG" is	sanctioned.
					put on the same plot.	
16	EP-ME16	MME26	ES 18	DOS2.6 (Recreation Ground)	The Part portion of DOS2.6 (Recreational	Modification u/s 30 is proposed to be
					Ground) is shown as layout RG by deleting	sanctioned.

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					DOS2.6 and the label of "Layout RG" is shown.		
17	EP-ME17	MME27	ES 06 ES 09	RSA6.1 (Care Centre)	The reservation of RSA6.1 (Care Centre) is deleted.	Modification u/s 30 is proposed to be sanctioned.)e
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.)e
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 REI.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.	ec
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.	ec
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.)e
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 DOS 1.5 (Garden/Park) are deleted and the text 'layout RG is shown on the The designation of DOS 2.2 (Swimming Pool) is deleted as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.	эс
23	EP-ME23	MME32	ES 13	12.2m Proposed DP Road		Modification u/s 30 is proposed to be sanctioned as shown on plan.)e
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	Эe

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				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.	e e
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.	e
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.	e
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.	e
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.	e e
30	EP-ME30	MME35	ES18	Proposed Road widening	Road widening line is deleted.	Modification u/s 30 is proposed to be sanctioned.	e
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.	e
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.	e e
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.	e e
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.	e e
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.	e
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.	e e
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.	e e
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.	e e

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39	EP-ME39	MME44	ES 17	Existing Road	The 13.40m wide DP road is proposed as	Modification u/s 30 is proposed to be
					shown on plan.	sanctioned as shown on plan.
40	EP-ME40	MME45	ES 13	RSA2.1 (Multipurpose	The additional reservation of ROS1.5	Modification u/s 30 is proposed to be
				Community Centre), ROS1.5	(Garden/Park) is deleted.	sanctioned.
				/ Park)		
41	EP-ME41	MME45	ES 13	RSA2.1 (Multipurpose	The reservation of ROS1.5 (Garden/Park) is	Modification u/s 30 is proposed to be
				Community Centre), ROS1.5	adjusted in reservation of Multipurpose	sanctioned with following changes: RSA2.1
				(Garden/ Park)	Community Welfare Centre (RSA2.1)as shown	on plot bearing CTS No. 266 is proposed as
					on plan.	RSA2.1+ROS1.5 as shown on plan.
42	EP-ME42	MME46	ES 21	RSA2.1+	Reservation of RSA2.1+ (Multipurpose	Modification u/s 30 is proposed to be
				RSA6.1(Multipurpose	Community Centre) is deleted.	sanctioned.
				Community Centre + Care		
,		<u> </u>	i,	(2) The state of t		
43	EP-ME43	MME47,	ES 15	12.2m Proposed DP Road		Modification u/s 30 is proposed to be
		MME57			12.2m wide DP road through CTS no. 113 is	sanctioned as shown on plan.
					widened to 24.4m DP road as shown on plan.	
4	EP-ME44	MME47,	ES 15	18.30m DP road	The 18.30m DP road is widened to 24.4m and	Modification u/s 30 is proposed to be
		MME57			extended as shown on plan.	sanctioned as shown on plan.
45	EP-ME45	MME47,	ES11,	12.20 m DP road, RT1.4	The 12.20 m DP road proposed along the	Modification u/s 30 is proposed to be
		MME57	ES 15	(BEST Bus facilities),	reservation of RT1.4 (BEST Bus facilities) is	sanctioned as shown on plan.
				RMS4.1(sewage treatment	deleted and this portion is included in	
				plant facilities)	reservation of RT1.4. The reservation of	
					sewage treatment plant facilities is shifted to	
					front of V. N. Purav marg as shown on plan.	
46	EP-ME46	MME48	ES 06	ROS2.7 (Green Belt)	Reservation of ROS2.7 (Green Belt) is	Modification u/s 30 is proposed to be
					corrected as shown on plan.	sanctioned.
47	EP-ME47	MME49	ES 06	R zone	The plot bearing CTS No.523 is shown in	Modification u/s 30 is proposed to be
					Industrial Zone.	sanctioned.
48	EP-ME48	MME51	ES18	DR1.1(Municipal Staff	1. The DR1.1 (Municipal staff quarters) is	Modification u/s 30 is proposed to be
				Quarters)		sanctioned as shown on plan.
					2. The DR1.1 is changed to DR1.1 (Municipal	

3	4	5	9	7
			staff quarters) + DR1.5(Municipal Housing). 3. The R zone is changed to DR1.5 (Municipal Housing) as shown on plan.	
MME52 ES 09 RSA2.1(Multipurpose Community RSA1.1Municipal With Vending Zone,		RSA2.1(Multipurpose Community Centre), RSA1.1Municipal Market With Vending Zone, 9.15m	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.
MME53 ES 06 ROS1.5 (Garden/Park)		r Koad urden/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.
MME54, ES15 R Zone MME98			The designation of DE1.2 (Primary and secondary school) is added as shown on plan.	Modification u/s 30 is proposed to be sanctioned.
MME55 ES 15 13.4m Pr Widening	13.4m Widening	Proposed Road	The 13.4M Widening is changed to 24.40m.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
ES 15	-	NA- Natural Area partly, R Zone Partly	The designation of Play Ground DOS1.4 is added by deleting NA.	u/s 30 is proposed to
ES 15		ital)	unged to RH1.2 (Hospital) +RE2.1 cation).	u/s 30 is proposed to
ES 09			00S1.4	s/n
MME57 ES13 Tunnel Portion (R zone)		on (R zone)	NA (Natural Area) is shown as per plan.	Modification u/s 30 is proposed to be sanctioned.
MMES8, ES13, R Zone MME101 ES09 ES09			The designation of DE1.2 (Primary & Secondary School) is added as shown on plan.	$\label{eq:modification} \mbox{Modification u/s} \mbox{30 is proposed to be sanctioned.}$
MME59 ES09 RPU1.1(Fire S ROS1.4 (Playground), (Hospital), RMS3.		Station), /ground), RH1.2 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

		o pe	o pe	p pe	o pe	o pe	o pe	to be changes.	to be changes.
7	991.	is proposed to	30 is proposed to	is proposed to	is proposed to	30 is proposed to	is proposed to	proposed owing	proposed wing
	SRDPI	n/s 30	n/s 30	n/s 30	n/s 30	n/s 30	u/s 30	u/s 30 with nged to 9	u/s 30 with
	as per S							ion u d w s chang	ion u d w s chang
	in I zone as per SRDP1991.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification u/s 30 is sanctioned with follo SDZ - II is changed to SDZ	Modification u/s 30 is sanctioned with follc SDZ - II is changed to SDZ
9		DR 1.3 (Government Staff Quarters) is shown.	The existing road is corrected as shown on plan.	DAM is deleted.	Zone is changed from "R" to "I".	The reservation of RMS3.1 (Solid Waste Management Facilities) is deleted.	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).	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).	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.
w	Management RE1.1(Municipal RT1.1(Truck , ROS1.5		oad	(Designated Amenity		RMS3.1(Solid Waste Management Facilities)	RH1.3 (Municipal Maternity Home)	(No Development	(No Development
	Waste Facilities), R School), Terminus), (Garden/Park)	R zone	Existing Road	DAM (D Plot)	R Zone	RMS3.1(Solid Management F	RH1.3 (N Home)	NDZ (I Zone)	NDZ (I
4		ES13	ES13	ES17	ES22, ES26	ES17	ES09	ES15	ES14,
3		MME60	MME60	MME61	MME64	MME65	MME68	MME72	MME73
7		EP-ME59	EP-ME60	EP-ME61	EP-ME62	EP-ME63	EP-ME64	EP-ME65	EP-ME66
1		59	09	61	62	63	29	65	99

7	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - I is changed to SDZ .	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ .	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - I is changed to SDZ .	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
9	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.	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.	The NDZ land located on CTS no. 6pt, 10pt of Mandala Village and located opposite to RT3.1reservation is now changed to SDZI and marked as M/5.	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.	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 ROSL 5.
S.	Development	Development	Development	Development	Development
	(N)	o _N	(N)	(N)	0 <u>X</u>)
	NDZ Zone)	NDZ Zone)	NDZ Zone)	NDZ Zone)	NDZ Zone)
4	ES15	ES14, 15	ES14,	ES18	ES18
3	MME74	MME75	MME76	MME77	MME78
2	EP-ME67	EP-ME68	EP-ME69	EP-ME70	EP-ME71
1	19	89	69	70	71

	30 is proposed to be	following changes.	following changes. to SDZ. 30 is proposed to be following changes. to SDZ.	following changes. SDZ. SDZ. SDZ. SDZ. SDZ. SDZ. SDZ. SDZ	wing chang proposed to wing chang wing chang proposed to wing chang wing chang
	_	with	anged anged with with anged	u/s with anged anged with anged anged anged	u/s with anged u/s with anged u/s with anged u/s with anged t
no. Modification u/s		ked E/8. cept			
		as ME/8. The entire land excluding existing roads is kept reserved for RT3.1 & ROS1.5.			
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 reserved for RT3.1 & ROS1.5.	reserved for RT3.1 & ROS1.5. 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.	reserved for RT3.1 & ROS1.5. 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. 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.	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. The NDZ land located on CTS no. 6pt Mandala & 5pt Deonar bounded by 'S' & 'N' ward boundary of CTS no. 1pt of Mandala. 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 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 SDZ-I and marked as NE/11. The part portion on NDZ land located on seaward side of High Tide Line is now shown as NDZ-I and marked as NE/11.
	East side is n as The entire lan reserved for R				
Development			Development	Development	Development Development Development
o No		(No		OZ)	
NDZ Zone)		NDZ Zone)		NDZ Zone)	
ES18		ES18, ES14		ES18	ES18 ES18
MME79		MME80		MME81	MME81
EP-ME72		EP-ME73		EP-ME74	EP-ME74
72		73		47	77

	3	4		w		6 Some STATE and se and se side is now second seco	SDZ - II is changed to SDZ
I∑	MME84	ES18	NDZ (Zone)	N _O	Development	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. 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 NE/13.	SDZ - Il is changed to SDZ. Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - I is changed to SDZ.
	MME85	ES18	NDZ (Zone)	ON)	Development	as NA. 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.
	MME86	ES18	NDZ (Zone)	(No	Development	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 .
	MME87	ES22	NDZ (Zone)	(No	Development	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.
_	MME88	ES18,	NDZ ((No	Development	The entire NDZ shown on Deonar Dumping	Modification u/s 30 is proposed to be

1	2	3	4	3	9	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 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.
8	EP-ME84	MME91	ES 22	(I	Designation of Municipal Hospital DH1.2 is changed to Reservation of RH1.2 (Hospital).	Modification u/s sanctioned.
85	EP-ME85	MME94	ES22	DR2.1 (Rehabilitation and Resettlement)	Replanning is done for seven slum Pockets (which are represented by code MEP- MEast Planning on map) and The amenities proposed are in addition to the reservations of RDDP34. as follows: A. Shivajinagar + Baiganwadi- CTS No.1pt (Deonar) 1. Newly proposed Public Open Spaces- CTS No.1pt 3 Numbers of ROS1.5 (Garden/Park), 2 Numbers of ROS1.4(Playground), ROS1.5+ 2. Newly proposed Educational Amenities-	Modification u/s 30 is proposed to be sanctioned as shown on plan.

7		Modification u/s 30 is proposed to be sanctioned as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
9	RE1.1 (Municipal School)- CTS No. 1pt 3. Newly proposed Social Amenities- CTSNo. a. RSA 2.1- Multipurpose Community Centre b. RSA2.9 - Homeless Shelter c. RSA5.2 (Multipurpose Housing for Working Women) + RSA6.1 (Care Centre) + RSA6.2 (Aadhar Kendra with Skill Development Centre)	4.Newly proposed Health Amenities- on CTS RH1.3+RH1.1 (Maternity Home+Health Post) 5.Newly proposed Municipal Services- on CTS a. RMS2.1- Transport Garage b. RMS3.1 - Solid Waste Management Facilities 6.Changes in widths of Existing Roads. 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. 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.	 B. Mandale- Kurla Scrap (CTS No. 6pt Village-Mandale and 1pt Village -Mankhurd) 1. Newly proposed Public Open Spaces
w		DR2.1 (Rehabilitation and Resettlement), Existing Road	R Zone, RR2.1(Rehabilitation and Resettlement)
4		ES14, ES22 ES22	ES14, ES18,
3		MME94	MME94
2		EP-ME85	EP-ME85
1		88	82

7		Modification u/s 30 is proposed to be sanctioned as shown on plan.
9	i. ROS1.4(Playground)-CTS No.1pt Mankhurd, ii. ROS2.7 (Green Belt), ROS1.5 (Garden/Park) on CTS No. 6pt Mandale. 2. Newly proposed Educational Amenities RE1.1(Municipal School)- CTS no.1pt Mankhurd, RE2.1 (Higher Education)-CTS No. 3. Newly proposed Social Amenities- CTS No.6pt- Amenities- CTS No.6pt- BSA2.1- Multipurpose Community Centre b. RSA2.9 - Homeless Shelter c. RSA5.2 (Multipurpose Housing for Working Women) + RSA6.1 (Care Centre) + RSA6.2 (Aadhar Kendra with Skill Development Centre) d. RSA1.1- Municipal Market with Vending Zone	4.Newly proposed Health Amenities- RH1.2(Hospital) - CTS No.6pt, Mandale 5.Newly proposed Municipal Services-CTS No.6pt a. RMS3.1 - Solid Waste Management Facilities b. RMS3.3- Scrap Yard C. Annabhau Sathe Nagar + Lallubhai Compound 1. Newly proposed Public Open Spaces i. ROS1.4 (Playground)- CTS No. 1pt (Mankhurd), 6pt Mandale ii. ROS1.4 (Playground) CTS No. 1/2
w		R Zone, RR2.1(Rehabilitation and Resettlement)
4		ES18
3		MME94
2		EP-ME85
1		88

7	Modification u/s 30 is proposed to be	sanctioned as shown on plan.
9	iii. ROS1.4 (Playground) CTS No.1pt (Mankhurd) iv. ROS1.5 (Garden/Park)- CTS No. 1/2 (Mankhurd) 2. Newly proposed Educational Amenities 2 Numbers of RE1.1 (Municipal School) - CTS No. 1pt, RE1.2 (Primary & Secondary School)- CTS No. 1/2pt (Mankhurd) 3. Newly proposed Social Amenities- on CTS No. 1/2pt (Mankhurd) a.RSA 2.1- (Multipurpose Community Centre) + RSA6.1 (Care Centre) + RSA6.2 (Aadhar Kendra with Skill Development Centre) 4.Newly proposed Health Amenities-	RH1.3+RH1.1 (Maternity Home+Health Post) -CTS No. 1pt Mankhurd 5. Newly proposed Transport Facility: RT1.6 (Parking Lot) -CTS No. 1/2pt Mankhurd D. Govandi 1. Newly proposed Health Amenities-on CTS No. RH1.3 (Municipal Maternity Home+RH1.1 (Dispensary/ Health Post) 2. Newly proposed Social Amenities- on CTS No. RSA6.1 (Care Centre) + RSA6.2 (Aadhar Kendra with Skill Development Centre) b. RSA4.9- Old Age Home
w	litation	Resettlement), ROS1.4 (Playground)
4	ES14,	ES18
3	WME94	
7	EP-ME85	
1	88	

	eq c	be be
7	Modification u/s 30 is proposed to be sanctioned as shown on plan.	Modification u/s 30 is proposed to sanctioned as shown on plan.
9	E. Village- Anik 1. Newly proposed Public Open Spaces ROS1.4 (Playground)- CTS No. 307pt, 308pt, 301pt 2. Newly proposed Educational Amenities RE1.1(Municipal School)- CTS No. 307pt, 306pt, 306pt, 310pt 3. Newly proposed Social Amenities-+ RSA6.1 (Care Centre) + RSA6.2 (Aadhar Kendra with Skill Development Centre) - CTS No. 298pt. b.RSA1.1- Municipal Market with Vending Zone- on CTS No. 298pt. 4.Newly proposed Health Amenities-on CTS No. Cheeta Charl Dispensary/ Health Amenities-on CTS No. Cheeta Camp 1. Newly proposed Public Open Spaces ROS1.4 (Playground)- CTS No. 55pt, 38pt, 54pt, 39pt CTS No. 55pt, 38pt, 54pt, 94pt, 92pt, 96pt, 10pt RE2.1 (Higher Education)- CTS No.81pt, 82pt, 92pt, 55pt, 38pt, 40pt, RE1.2+RE1.3-CTS No. 35pt, 55pt, 38pt, 40pt,	36, 34pt, 39pt. 3. Newly proposed Health Amenities RH1.2(Hospital)- CTS No. 63pt, 65pt, 57pt, 61, 60, 66, 67pt, 75pt, 65pt, 68pt, 76pt, 85pt, 86pt etc.
w	I Zone, R Zone, RR2.1(Rehabilitation and Resettlement)	RR2.1(Rehabilitation and Resettlement), Existing road, R Zone
4	ES15	ES15
3	MME94	MME94
2	EP-ME85	EP-ME85
1	88	82

7		Modification u/s 30 is proposed to be sanctioned as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.
9	4. Newly proposed Social Amenities- a. RSA 2.1 (Multipurpose Community Centre) b. RSA6.1 (Care Centre) + RSA6.2 (Aadhar Kendra with Skill Development Centre) - CTS No. CTS No. 90pt, 69pt, 88pt, 100pt, 89pt etc. d. RSA1.1- Municipal Market with Vending Zone - CTS No. 90pt, 69pt, 88pt, 100pt, 89pt etc. J. 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 of MGR road which starts from MGR marg and ends on the 36.6m wide DP road is changed to 24.4m perpendicular to Balaji Mandir Marg is changed to 24.4m proposed widening. the part portion of The 18.30 m wide DP road is changed to 24.4m proposed widening. the part perpendicular to Balaji Mandir Marg is changed to 24.4m.	RAM is shown on said plot.	The designation of DE1.1 (Municipal school) is added as shown on plan.	The designation of DE1.2 (Primary and secondary school) is added as shown on plan.	The designation of DE1.2 (Primary and secondary school) is added as shown on plan.
w		IZone	R Zone	R Zone	R Zone
4		ES18	ES15	ES15	ES15
3		MME95	MME96	MME97	MME99
2		EP-ME86	EP-ME87	EP-ME88	EP-ME89
1		98	87	88	68

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MME100 E	Щ	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.
MME102 F	Щ	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.
MME103 E	Н	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.
MME104 1		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.
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.
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.
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.
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.
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.
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.
MME119 I		ES-18	RSA4.8 (Cemetery)	Reservation of RSA4.8- Cemetery is deleted.	Modification u/s 30 is proposed to be sanctioned.
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.
		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),	ROS1.4 (Playground),	The reservation of RR2.1 (Rehabilitation &
				RR2.1 (Rehabilitation &	RR2.1 (Rehabilitation & Resettlement)	Resettlement) is proposed to be deleted and
				Resettlement)		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 &	DR2.1 (Rehabilitation & Resettlement)	The designation of DR2.1 (Rehabilitation &
				Resettlement)		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 &	DR2.1 (Rehabilitation & Resettlement)	The designation of DR2.1 (Rehabilitation &
				Resettlement)		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 &	DR2.1 (Rehabilitation & Resettlement)	The designation of DR2.1 (Rehabilitation &
				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.
107	EP-ME107		ES22	DR2.1 (Rehabilitation &	DR2.1 (Rehabilitation & Resettlement)	The designation of DR2.1 (Rehabilitation &
				Resettlement)		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 &	DR2.1 (Rehabilitation & Resettlement)	The designation of DR2.1 (Rehabilitation &
				Resettlement)		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 &	DR2.1 (Rehabilitation & Resettlement)	The designation of DR2.1 (Rehabilitation &

110 EP-ME110		Pesettlement)		
		Nesettienien <i>t</i>)		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.
	ES22	DR2.1 (Rehabilitation &	DR2.1 (Rehabilitation & Resettlement)	The designation of DR2.1 (Rehabilitation &
		Resettlement)		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 &	DR2.1 (Rehabilitation & Resettlement)	The designation of DR2.1 (Rehabilitation &
		Resettlement)		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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7	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.	Existing road is proposed to be deleted	passing through CTS no. 273/1 to 20 & 783 as	shown on plan.	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.
9	RE1.2 (Municipal School)					Existing Road			RMS4.1		
S.	ES13 RE1.2 (Municipal School)					ES 17 Existing Road			ES 15 RMS4.1		
4	ES13					ES 17			ES 15		
3											
2	117 EP-ME117					118 EP-ME118			119 EP-ME119		
1	117					118			119		
_	_	_	_	_	_	_	_	_	_	_	_

'MW' Ward

1	7	3	4	S	9	7
Sr.	EP No.	Modifi-		Sheet Proposal as per published	Modification proposed by Planning	Substantial Modifications published by the
No.		cation	No.	plan under Section 26 of the	Authority and shown on submitted plan	Government under Section 31(1) of the
		No.		MR&TP Act 1966	under Section 30 of the MR&TP Act 1966	MR&TP Act 1966
П	EP-MW01	MMW3	ES 06	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	ES 08,	MMW4 ES 08, Partly R Zone and Partly	Partly The plot is shown in Industrial Zone.	Modification u/s 30 is proposed to be
		MMW5 ES 12 NDZ	ES 12	NDZ		sanctioned.
3	EP-MW03	MMW6	ES 08,	NDZ, Reservation of Truck	EP-MW03 MMW6 ES 08, NDZ, Reservation of Truck The said plot shown in Industrial zone.	Modification u/s 30 is proposed to be
			60	Terminus		sanctioned.
4	4 EP-MW04 MMW8 ES 17 I Zone	MMW8	ES 17	I Zone	The plot included in Residential Zone	Modification u/s 30 is proposed to be
						sanctioned.

7	s 30 is proposed to be wwn on plan.	s 30 is proposed to be own on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.	s 30 is proposed to be own on plan.	Modification u/s 30 is proposed to be sanctioned as shown on plan.	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.	s 30 is proposed to be own on plan.
	Modification u/s 30 is sanctioned as shown on plan.	Modification u/s 30 is sanctioned as shown on plan.	Modification u/s 30 is sanctioned as shown on plan.	Modification u/s 30 is sanctioned as shown on plan.	Modification u/s 30 is sanctioned as shown on plan.	Modification u/s 30 sanctioned with f 13.40 m (12.20 m wide proposed road is deleted.	Modification u/s 30 is sanctioned as shown on plan.
9	Existing road is deleted. on plot bearing CTS no. 431,430,428,429, 431,432/1 of village Borla which shown on DP sheet is deleted and included in surrounding reservation.	Existing road is deleted.	Spill over colour of zone on road is deleted.	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.	18.30 M wide proposed road is shown.	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.	Reservations added as per SRDP 91(RSA 2.1 (Multipurpose Community Centre).
w	Existing road affecting reservation	Existing road affecting reservation	Spill over Colour of C Zone on Existing NG Acharya Road	DE 1.1 (Municipal School) DR 1.1 (Municipal Staff Quarters) (Playground)	R zone	12.20 m wide proposed DP road, R zone, RE 1.1(Municipal School), RSA 2.1(Multipurpose Community Centre)	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.
4	ES 17	ES 16	ES 21	ES 17	ES 17	ES 17	ES 17
3	MMW10 MMW21	MMW11	MMW12	MMW14	MMW14	MMW14 MMW36 38	MMW17
2	EP-MW05	EP-MW06	EP-MW07	EP-MW08	EP-MW09	EP-MW10	EP-MW11
1	W	9	7	∞	6	10	11

20 10 10 100	wn on plan.	proposed to	proposed to proposed to proposed to	proposed to proposed to proposed to	proposed to proposed to proposed to	proposed to propos	proposed to proposed to proposed to proposed to proposed to	proposed to proposed to proposed to proposed to proposed to	proposed to propos	proposed to	proposed to proposed to proposed to proposed to proposed to proposed to	proposed to propos	proposed to proposed to proposed to proposed to proposed to proposed to	proposed to	proposed to propos	proposed to propos	proposed to	proposed to propos	proposed to propos	proposed to	proposed to propos
Modification u/s 30 is prop	sanctioned as shown on plan.	shown on plan u/s 30 is	shown on plan u/s 30 is u/s 30 is	shown on plan u/s 30 is u/s 30 is	shown on plan u/s 30 is u/s 30 is	shown on plan u/s 30 is u/s 30 is u/s 30 is shown on plan	shown on plan u/s 30 is u/s 30 is u/s 30 is shown on plan u/s 30 is u/s 30 is	shown on plan u/s 30 is u/s 30 is shown on plan u/s 30 is shown on plan u/s 30 is shown on plan shown on plan	shown on plan. u/s 30 is u/s 30 is u/s 30 is shown on plan. u/s 30 is shown on plan. u/s 30 is shown on plan.	shown on plan. u/s 30 is u/s 30 is u/s 30 is shown on plan. u/s 30 is shown on plan. u/s 30 is shown on plan.	shown on plan. u/s 30 is u/s 30 is shown on plan. u/s 30 is shown on plan. u/s 30 is shown on plan.	shown on plan. u/s 30 is u/s 30 is shown on plan. u/s 30 is shown on plan. u/s 30 is shown on plan.	shown on plan. u/s 30 is u/s 30 is u/s 30 is shown on plan. u/s 30 is shown on plan. u/s 30 is shown on plan.	shown on plan. u/s 30 is u/s 30 is shown on plan. u/s 30 is shown on plan. u/s 30 is shown on plan.	shown on plan. u/s 30 is u/s 30 is u/s 30 is shown on plan. u/s 30 is shown on plan. u/s 30 is shown on plan.	shown on plan. u/s 30 is u/s 30 is u/s 30 is shown on plan.	shown on plan. u/s 30 is u/s 30 is shown on plan.	shown on plan. u/s 30 is u/s 30 is u/s 30 is shown on plan.	shown on plan. u/s 30 is u/s 30 is u/s 30 is shown on plan. u/s 30 is u/s 30 is	shown on plan. u/s 30 is u/s 30 is shown on plan.	shown on plan. u/s 30 is u/s 30 is shown on plan. u/s 30 is u/s 30 is u/s 30 is u/s 30 is
octioned as shown on p		u/s 30	u/s 30	u/s 30	u/s 30	odification u/s 30 inctioned. odification u/s 30 inctioned. odification u/s 30 inctioned.	adification u/s 30 introductioned. odification u/s 30 introductioned. odification u/s 30 introductioned as shown on prodification u/s 30 introductioned u/s 30 introdu	adification u/s 30 introductioned. adification u/s 30 introductioned. adification u/s 30 introductioned as shown on positioned as shown	odification u/s 30 i netioned. odification u/s 30 i netioned. odification u/s 30 i netioned as shown on podification u/s 30 i netioned as shown on podification u/s 30 i netioned as shown on podification u/s 30 i	adification u/s 30 introned. adification u/s 30 introned. adification u/s 30 introned as shown on positioned as shown on positication u/s 30 introned u/s 30 i	adification u/s 30 interioned. adification u/s 30 interioned. adification u/s 30 interioned as shown on positioned	odification u/s 30 i nctioned. odification u/s 30 i nctioned. odification u/s 30 i nctioned as shown on podification u/s 30 inctioned u/s 30 inct	odification u/s 30 i nctioned. odification u/s 30 i nctioned. odification u/s 30 i nctioned as shown on podification u/s 30 i	adification u/s 30 i actioned. adification u/s 30 i actioned. adification u/s 30 i actioned as shown on podification u/s 30 i	adification u/s 30 i actioned. adification u/s 30 i actioned. adification u/s 30 i actioned as shown on podification u/s 30 i	odification u/s 30 i netioned. odification u/s 30 i netioned. odification u/s 30 i netioned as shown on podification u/s 30 i	adification u/s 30 i actioned. adification u/s 30 i actioned. adification u/s 30 i actioned as shown on podification u/s 30 i actioned.	odification u/s 30 i nctioned. odification u/s 30 i nctioned. odification u/s 30 i nctioned as shown on podification u/s 30 i nctioned.	adification u/s 30 i netioned. adification u/s 30 i netioned. adification u/s 30 i netioned as shown on podification u/s 30 i netioned as shown on podification u/s 30 i netioned as shown on podification u/s 30 i netioned.	adification u/s 30 i actioned. adification u/s 30 i actioned. adification u/s 30 i actioned as shown on podification u/s 30 i actioned as shown on podification u/s 30 i actioned as shown on podification u/s 30 i actioned. addification u/s 30 i actioned. addification u/s 30 i actioned. addification u/s 30 i actioned.	odification u/s 30 i netioned. odification u/s 30 i netioned. odification u/s 30 i netioned as shown on positication u/s 30 i netioned as shown on positication u/s 30 i netioned as shown on positication u/s 30 i netioned. odification u/s 30 i netioned. odification u/s 30 i netioned.
sanctioned as sinc		Modification sanctioned.	Modification sanctioned.	Modification sanctioned. Modification sanctioned.	Modification sanctioned. Modification sanctioned.								, , , , , , , , , , , , , , , , , , ,								1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
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		2.2) is changed	2.2) is changed tent (RR 2.1).	2.2) is changed ent (RR 2.1).	2.2) is changed ent (RR 2.1). ucation (RE 2.1	2.2) is changed ent (RR 2.1). ucation (RE 2.1 .5)d is deleted.	2.2) is changed ent (RR 2.1). ucation (RE 2.1 5). id is deleted.	ent (RR 2.1). ucation (RE 2.1 5). d is deleted. DP road is slig	2.2) is changed ent (RR 2.1). ucation (RE 2.1 5). d is deleted. DP road is slig in plot CTS no. 43	Reservation of Affordable Housing (RR 2.2) is changed to Rehabilitation & Resettlement (RR 2.1). Reservation of Higher Education (RE 2.1) is changed to Court (RPU 3.5). Part portion of Existing road is deleted. Alignment of 9.15 m wide DP road is slightly shifted towards east side of plot CTS no. 439 12.20 m widening is proposed to existing	2.2) is changed ent (RR 2.1). ucation (RE 2.1 5). d is deleted. d is deleted. DP road is slig. plot CTS no. 43 oposed to exis ed 12.20 m DP r	2.2) is changed ent (RR 2.1). ucation (RE 2.1 5). d is deleted. DP road is slig iplot CTS no. 43 oposed to exis ed 12.20 m DP r road (near CTS).	2.2) is changed ent (RR 2.1). ucation (RE 2.1 5). 5). d is deleted. DP road is slig plot CTS no. 43 oposed to exis ed 12.20 m DP r rand (near CTS orla).	ent (RR 2.1). ucation (RE 2.1). 5). d is deleted. i. DP road is slig. Plot CTS no. 43 oposed to exis ed 12.20 m DP r. road (near CTS orla).	ent (RR 2.1). ucation (RE 2.1). 5). d is deleted. DP road is sligiplot CTS no. 43 colored to existed 12.20 m DP reservation (near CTS) orla).	2.2) is changed ent (RR 2.1). ucation (RE 2.1 5). 5). d is deleted. DP road is sligly plot CTS no. 43 oposed to exist ed 12.20 m DP reservation or the contant or the	ent (RR 2.1). ucation (RE 2.1). 5). d is deleted. i DP road is sligl plot CTS no. 43 oposed to existed 12.20 m DP road (near CTS) orla). NZ zone is removing the control of the control orla control orda cont	ing (RR 2.2) is changed Resettlement (RR 2.1). ligher Education (RE 2.1). (RPU 3.5). isting road is deleted. 5 m wide DP road is slightlest side of plot CTS no. 43 and is proposed to exist of proposed 12.20 m DP road is proposed 12.20 m DP road may cour of NDZ zone is removed road (NDZ zone is removed shown.	2.2) is changed ent (RR 2.1). ucation (RE 2.1 5). 5). DP road is sligly plot CTS no. 43' plot CTS no. 43' oposed to exist ed 12.20 m DP r. road (near CTS orla). Zone is remov Seconc stand Garden/Park elocation shown	ent (RR 2.1). ucation (RE 2.1). 5). d is deleted. i. DP road is sligl 'plot CTS no. 43' oposed to exist ed 12.20 m DP r is road (near CTS orla). SZ zone is remov y/ Seconc sd Garden/Park 'elocation shown	2.2) is changed ent (RR 2.1). ucation (RE 2.1 d is deleted. 5). DP road is sligly plot CTS no. 43' oposed to exist ed 12.20 m DP reservance (near CTS orla). Zone is removed Garden/Park elocation shown eation Ground (E
		using (RR 2.2	using (RR 2.2 & Resettlement	k Resettlement (Higher Educat	Housing (RR 2.2 on & Resettlement (of Higher Educat Court (RPU 3.5).	k Resettlement (Higher Educat Int (RPU 3.5).	k Resettlement (RR 2.2 k Resettlement (Higher Educat Int (RPU 3.5). Existing road is 15 m wide DP	k Resettlement (RR 2.2 k Resettlement (Higher Educaturt (RPU 3.5). Existing road is 15 m wide DP east side of plo	k Resettlement (R. 2.2) Resettlement (Higher Educat urt (RPU 3.5). Existing road is 1.5 m wide DP east side of plo	k Resettlement (RR 2.2 k Resettlement (Higher Educaturt (RPU 3.5). Existing road is 15 m wide DP east side of plooming is proposed.	using (RR 2.2 & Resettlement (Higher Educat urt (RPU 3.5). Existing road is 1.5 m wide DP east side of plooming is proposed 1	k Resettlement (RR 2.2 k Resettlement (Higher Educaturt (RPU 3.5). Existing road is Existing road is 15 m wide DP east side of ploning is proposed 1 hoct proposed 1.40 m wide roa .40 m wide roa	Lising (RR 2.2 & Resettlement (Higher Educat LT (RPU 3.5). Existing road is Existing road is 15 m wide DP east side of plooming is proposed 1 and my wide road of village Borla of village Borla	k Resettlement (RR 2.2 k Resettlement (Resettlement (RPU 3.5). Existing road is (Aristing is proposed by the	k Resettlement of Resettlement	Lising (RR 2.2 & Resettlement (Higher Educat LT (RPU 3.5). Existing road is Existing road is listed of plotant is proposed 1 and is proposed 1 and wide road of willage Borla olour of NDZ z	using (RR 2.2 & Resettlement (Resettlement (Righer Educat urt (RPU 3.5). Existing road is Existing road is sast side of ploor of proposed 1 and wide road of village Borla olour of NDZ z Primary/ is shown.	Lising (RR 2.2 Resettlement (Higher Educat LT (RPU 3.5). Existing road is Existing road is list of ploton is proposed 1 and wide road of willage Borla olour of NDZ zerour of NDZ ze	Lising (RR 2.2 & Resettlement (Resettlement (Righer Educat LT (RPU 3.5). Existing road is Existing road is 15 m wide DP (East side of ploor of m wide road of village Borla olour of NDZ z Primary/ is shown. Gesignated C designated C designated C	k Resettlement (RR 2.2 k Resettlement (RPU 3.5). Existing road is Existing road is 15 m wide DP east side of ploor is proposed 1.40 m wide road olour of NDZ z Primary/ is shown. designated C upproved reloce the reset of the reset of the road olour of NDZ z designated C designated C	Lising (RR 2.2 & Resettlement (Resettlement (Higher Educat
		Reservation of Affordable Housing (RR 2.2) is changed to	Reservation Affordable Housing (RR 2.2) is cha Rehabilitation & Resettlement (RR 2.1)	Reservation Affordable Housing (RR 2.2) is changed to Rehabilitation & Resettlement (RR 2.1). Reservation of Higher Education (RE 2.1) is	Reservation Affordable Housi Rehabilitation & Beservation of H Changed to Court	Reservation Affordable Housing (RR 2.2) is cha Rehabilitation & Resettlement (RR 2.1 Reservation of Higher Education (RE changed to Court (RPU 3.5). Part portion of Existing road is deleted.	Reservation Affordable Housing (RR 2.2) is changed to Rehabilitation & Resettlement (RR 2.1). Reservation of Higher Education (RE 2.1) is changed to Court (RPU 3.5). Part portion of Existing road is deleted. Alignment of 9.15 m wide DP road is slightly	Reservation Affordable Housing (RR 2.2) is changed Rehabilitation & Resettlement (RR 2.1). Reservation of Higher Education (RE 2.1) changed to Court (RPU 3.5). Part portion of Existing road is deleted. Alignment of 9.15 m wide DP road is slight shifted towards east side of plot CTS no. 439	Reservation Affordable Housi Rehabilitation & I Reservation of H changed to Court Part portion of Ex Alignment of 9.1	Reservation Affordable Housi Rehabilitation & Beservation of H changed to Court Part portion of Ex Alignment of 9.1 shifted towards es	Reservation Affordable Housing (RR 2.2) is changed to Rehabilitation & Resettlement (RR 2.1). Reservation of Higher Education (RE 2.1) is changed to Court (RPU 3.5). Part portion of Existing road is deleted. Alignment of 9.15 m wide DP road is slightly shifted towards east side of plot CTS no. 439 12.20 m widening is proposed to existing road which connect proposed 12.20 m DP road	Reservation Affordable Housing (RR 2.2) is changed to Rehabilitation & Resettlement (RR 2.1). Reservation of Higher Education (RE 2.1) is changed to Court (RPU 3.5). Part portion of Existing road is deleted. Alignment of 9.15 m wide DP road is slightly shifted towards east side of plot CTS no. 439 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	Reservation Affordable Housing (RR 2.2) Rehabilitation & Resettlement (FR 2.2) Reservation of Higher Education changed to Court (RPU 3.5). Part portion of Existing road is delignment of 9.15 m wide DP a shifted towards east side of plotomation of the proposed of the proposed which connect proposed 12.20 m widening is proposed and existing 13.40 m wide road 619/6 to 619/5 of village Borla)	Reservation Affordable Housing (RR 2.2) is changed to Rehabilitation & Resettlement (RR 2.1). Reservation of Higher Education (RE 2.1) is changed to Court (RPU 3.5). Part portion of Existing road is deleted. Alignment of 9.15 m wide DP road is slightly shifted towards east side of plot CTS no. 439 thifted towards east side of plot CTS no. 439 and existing 13.40 m wide road (near CTS no. 619/6 to 619/5 of village Borla). The spill over colour of NDZ zone is removed.	Reservation Affordable Housi Rehabilitation & Beservation of H changed to Court Part portion of Ex Alignment of 9.1 shifted towards & Shif	Reservation Affordable Housi Rehabilitation & Beservation of H changed to Court Part portion of Ex Alignment of 9.1 shifted towards ea 12.20 m widenii road which conne and existing 13.4 619/6 to 619/5 of The spill over col Reservation	Reservation Affordable Housing (FRehabilitation & Resettle Reservation of Higher changed to Court (RPU Part portion of Existing 19.12.0 m widening is road which connect propand existing 13.40 m w 619/6 to 619/5 of village The spill over colour of Brim School(REI.2) is shown	Reservation Affordable Housi Rehabilitation & Beservation of H changed to Court Part portion of Ex Alignment of 9.1 shifted towards ea 12.20 m widenii road which conne and existing 13.4 619/6 to 619/5 of The spill over col Reservation School(RE1.2) is The shape of	Reservation Affordable Housing (RR 2.2) is changed to Rehabilitation & Resettlement (RR 2.1). Reservation of Higher Education (RE 2.1) is changed to Court (RPU 3.5). Part portion of Existing road is deleted. Alignment of 9.15 m wide DP road is slightly shifted towards east side of plot CTS no. 439 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). The spill over colour of NDZ zone is removed. Reservation Primary/ Secondary School(RE1.2) is shown. The shape of designated Garden/Park is shown as per approved relocation shown on	Reservation Affordable Housi Rehabilitation & Beservation of Heranged to Court Part portion of Ex Alignment of 9.1 shifted towards es 12.20 m widenii road which conne and existing 13.4 619/6 to 619/5 of The spill over col Reservation School(RE1.2) is The shape of shown as per app plan.	Reservation Affordable Housing (RR 2.2) is changed to Rehabilitation & Resettlement (RR 2.1). Reservation of Higher Education (RE 2.1) is changed to Court (RPU 3.5). Part portion of Existing road is deleted. Alignment of 9.15 m wide DP road is slightly shifted towards east side of plot CTS no. 439 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). The spill over colour of NDZ zone is removed. Reservation Primary/ Secondary School(RE1.2) is shown. The shape of designated Garden/Park is shown as per approved relocation shown on plan. Shape of designation Recreation Ground (DOS
), RR 1.5 (j) and 9.15 P road.																		ion)	ion)	ion)	
with vending Zone), RR 1.5 (Municipal Housing) and 9.15 m wide proposed DP road.		RR 2.2 (Affordable Housing)	RR 2.2 (Affordable HorRE 2.1 (Higher Educati	2.2 (Affordable l	2.2 (Affordable)	RR 2.2 (Affordable) RE 2.1 (Higher Educe) Existing Road	2.2 (Affordable) 2.1 (Higher Educiing Road	2.2 (Affordable) 2.1 (Higher Educing Road	2.2 (Affordable] 2.1 (Higher Educting Road	RR 2.2 (Affordable) RE 2.1 (Higher Educ Existing Road Existing Road	2.2 (Affordable) 2.1 (Higher Educing Road	2.2 (Affordable] 2.1 (Higher Educting Road iing Road iing Road	2.2 (Affordable) 2.1 (Higher Educing Road	2.2 (Affordable) 2.1 (Higher Educing Road	2.2 (Affordable] 2.1 (Higher Educting Road iing Road	2.2 (Affordable] 2.1 (Higher Educting Road ting Road ting Road ting ne	2.2 (Affordable) 2.1 (Higher Educing Road ting Road	RR 2.2 (Affordable Hc RE 2.1 (Higher Educat Existing Road Existing Road NDZ R Zone R Zone R Zone DOS 1.5 (Garden/Park)	2.2 (Affordable] 2.1 (Higher Eduo ting Road ting Road ting Road ting Road ting Road 1.5 (Garden/Pai	2.2 (Affordable) 2.1 (Higher Educing Road ting Road ting Road ting Road 3.1.5 (Garden/Pai	RR 2.2 (Affordable Housing) RE 2.1 (Higher Education) Existing Road Existing Road Existing Road NDZ R Zone DOS 1.5 (Garden/Park) DOS 2.6 (Recreation Ground)
_		_				I7 I Zone		1.1	Exist				8, NDZ	12	21 R Zone						
3	ES 17	ES 17			ES 13	ES 17		ES 17					ES 08,	ES 12	ES 21		ES 17			ES 17	
MMW17	MMW17 MMW41	MWW17			MMW18	MMW20		MMW20					MMW22		MMW23		MMW24			MMW25	
EP-MW12	EP-MW13	EP-MW14			EP-MW15	EP-MW16		EP-MW17					EP-MW18		EP-MW19		EP-MW20			EP-MW21	
14						16		17					18				20			21	\dashv

DOS 2.6 (Recreation Ground)
DOS 2.6 (Recreation Ground)
, DOS 1.4(Playground)
DOS 2.6 (Recreation Ground)
Garden / Park (ROS 1.5),
KOS 1.4(Flayground)
RE 1.2 (Primary / Secondary
Best Bus Depot (RT 1.4)
DOS 2.6 (Recreation Ground)
ROS 1.5 (Garden / Park)
(Storm Water
Existing Layout road
18.30 m. proposed D.P. road
and RR 2.1
and

7	ed by deleting Modification u/s 30 is proposed to	of Cemetery sanctioned as shown on plan.	and from CTS	han is deleted.	l is changed to Modification u/s 30 is proposed to	te and further sanctioned as shown on plan.		(8) is shown. Modification u/s 30 is proposed to	sanctioned as shown on plan.	(ROS 1.5) is Modification u/s 30 is proposed to	sanctioned.		I (ROS 1.4) is Modification u/s 30 is proposed to	sanctioned.	er Plant (DPU Modification u/s 30 is proposed to	ced in I zone. sanctioned.	Modification u/s 30 is proposed to	sanctioned.	(ROS 1.5) is Modification u/s 30 is proposed to	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	sanctioned.	sanctioned. Sanctioned as proposed u/s 30.	sanctioned. Sanctioned as proposed u/s 30.	sanctioned. Sanctioned as proposed u/s 30.	Sanctioned. Sanctioned as proposed u/s 30. Modification u/s 30 is proposed	Sanctioned. Sanctioned as proposed u/s 30. Modification u/s 30 is proposed sanctioned with following c	Sanctioned. Sanctioned as proposed u/s 30. Modification u/s 30 is proposed sanctioned with following SDZ - II is changed to SDZ.	Sanctioned. Sanctioned as proposed u/s 30. Modification u/s 30 is proposed sanctioned with following SDZ - II is changed to SDZ.	sanctioned. Sanctioned as proposed u/s 30. Modification u/s 30 is proposed sanctioned with following SDZ - II is changed to SDZ.
9	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.	Widening of 18.30 m wide Road is changed to	13.40 m road upto School site and further	widening of road is deleted.	Designation of Cemetery (DSA 4.8) is shown.		Reservation of Garden / Park (ROS 1.5) is	changed to Municipal Market with Vending	Zone (RSA 1.1)	The reservation of Playground (ROS 1.4) is	deleted.	The designation of Electric Power Plant (DPU	5.1) is deleted and the land is placed in I zone.	The legend DPU 5.1 is deleted.		Part portion of Garden /Park (ROS 1.5) is	,	deleted and shown as Cemetery RSA 4.8.	deleted and shown as Cemetery RSA 4.8. Municipal School (REI.1) is changed to	deleted and shown as Cemetery RSA 4.8. Municipal School (RE1.1) is changed to 'Cultural Centre/ Drama Theatre/ Theatre'	deleted and shown as Cemetery R Municipal School (RE1.1) is 'Cultural Centre/ Drama Thea (RSA3.3)	deleted and shown as Cemetery RSA 4.8. Municipal School (RE1.1) is changed to 'Cultural Centre' Drama Theatre' Theatre' (RSA3.3) The NDZ portion located on CTS no. 471 of	deleted and shown as Cemetery RSA 4.8. Municipal School (RE1.1) is changed to 'Cultural Centre/ Drama Theatre/ Theatre' (RSA3.3) The NDZ portion located on CTS no. 471 of Mahul village bounded by NA zone is now	deleted and shown as Cemetery RSA 4 Municipal School (RE1.1) is chan 'Cultural Centre' Drama Theatre' (RSA3.3) The NDZ portion located on CTS no. Mahul village bounded by NA zone shown as SDZ-II and marked as MW/1.	deleted and shown as Cemetery R Municipal School (RE1.1) is 'Cultural Centre/ Drama Thea (RSA3.3) The NDZ portion located on CT Mahul village bounded by NA shown as SDZ-II and marked as M	deleted and shown as Cemetery R Municipal School (RE1.1) is 'Cultural Centre' Drama Thea (RSA3.3) The NDZ portion located on CT Mahul village bounded by NA shown as SDZ-II and marked as N
S 5	ES 13 RSA 4.8 (Cemetery), Proposed 18.30 m road			ES 13 18.30 mt wide DP road	widening.		ES 13	RSA 4.8 (Cemetery)	ES 05 ROS 1.5 (Garden / Park)			ES 17 ROS 1.4 (Playground)		ES 03 DPU 5.1 (Electric Power	Plant)	ES 03 DPU 5.1 (Electric Power	Plant)	ES 05 ROS 1.5 (Garden / Park)			ES 09 RE1.1 (Municipal School)				+			
3	MMW39 ES				MMW39 ES			MMW39 ES	MMW78 MMW87	MMW42 ES			MMW44 ES		MMW45 ES		MMW45 ES		MMW46 ES			MMW48 ES							
2	EP-MW35				EP-MW36			EP-MW37	. , ,	EP-MW38			EP-MW39		EP-MW40		EP-MW41		EP-MW42			EP-MW43							
1	35				36			37		38			39		40		41		42			43	43	43	£ 4	84 4	4 4	44	44

45 EP-MW45 46 EP-MW46 47 EP-MW47 48 EP-MW48 49 EP-MW49 50 EP-MW50	~			_	
		†	5	0	7
	i5 MMW49	ES 02,	NDZ		Modification u/s 30 is proposed to be
		ES 03,		New 18.30 mtr 'L' shape DP road is shown	sanctioned with following changes.
		ES 05,		connecting existing road on east side 13.40 mtr	SDZ - II is changed to SDZ.
		ES 06		DP road on north side.	
	16 MMW49	ES 02,	NDZ		Modification u/s 30 is proposed to be
		ES 03,		- New two nos of ROS 1.5 reservations are	sanctioned with following changes.
		ES 05,		proposed and marked on east side of newly	SDZ - II is changed to SDZ.
		ES 06		proposed 18.30 mtr proposed road.	
	17 MMW49	ES 02,	NDZ		Modification u/s 30 is proposed to be
		ES 03,		One no. of ROS 1.4 reservation proposed and	sanctioned with following changes.
		ES 05,		marked on east side of newly proposed 18.30	SDZ - II is changed to SDZ.
		ES 06		mtr proposed road.	
	18 MMW49	ES 02,	NDZ		Modification u/s 30 is proposed to be
		ES 03,		- New 18.30 mtr road is shown on north west	sanctioned with following changes.
		ES 05,		side of MW /1 (West boundary of CTS no.	SDZ - II is changed to SDZ.
		ES 06		363 Mahul Village) for giving access to MW1.	
	19 MMW49	ES 02,	NDZ		Modification u/s 30 is proposed to be
		ES 03,		- Part portion of NDZ land located on sea word	sanctioned with following changes.
		ES 05,		side of HTL is now shown as NA.	SDZ - II is changed to SDZ.
		ES 06			
	05 MMW50	ES 05	NDZ	The NDZ land shown on DOS 2.6, DOS 1.1 -	Modification u/s 30 is proposed to be
				DSA 4.1, RSA 4.8 and on CTS no. 640,354 is	sanctioned with following changes.
				now shown as SDZ - II and marked as MW /2.	SDZ - II is changed to SDZ.
51 EP-MW51	11 MMW50	ES 05	NDZ	Part portion of NDZ land located on sea word	Modification u/s 30 is proposed to be
				side of HTL is now shown as NA.	sanctioned with following changes.
					SDZ - II is changed to SDZ.
52 EP-MW52	52 MMW50	ES 05	NDZ		Modification u/s 30 is proposed to be
				ı	sanctioned with following changes.
				- Portion of SDZ II land excluding DOS 2.6,	SDZ - II is changed to SDZ.
				DOS 1.1, DSA 4.1, RSA 4.8 is now kept	
				reserved as RR 2.2 (Affordable Housing)	

7	S no. Modification u/s 30 is proposed to be	DZ II, sanctioned with following changes.	SDZ - II is changed to SDZ.	Green Modification u/s 30 is proposed to be	sanctioned with following changes.	233 of Modification u/s 30 is proposed to be	I and sanctioned with following changes.	SDZ - II is changed to SDZ.	word Modification u/s 30 is proposed to be	sanctioned with following changes.	SDZ - II is changed to SDZ.	wn in Modification u/s 30 is proposed to be	OT1.1 sanctioned with following changes.	4from SDZ - II is changed to SDZ.	since		wn on Modification u/s 30 is proposed to be	ary of sanctioned with following changes.	MW / SDZ - II is changed to SDZ.	n east		230 pt Modification u/s 30 is proposed to be	se on sanctioned with following changes.	narked SDZ - II is changed to SDZ.		de of Modification u/s 30 is proposed to be	kept sanctioned as shown on plan.	_
9	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	Entire zone kept reserved for ROS 2.7(Green	Belt).	The NDZ land located on CTS no. 2	Anik village is now shown as SDZ II and	marked as MW /4.	Part portion of NDZ land located on sea word	side of HTL is now shown as NA.		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.	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.	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.	The part portion of SDZ II on west side of	existing road near Vashi gaothan is kept	
S	NDZ			NDZ		NDZ			NDZ			NDZ					NDZ					NDZ				NDZ		
4	ES 05			ES 05		ES 08,	ES 09		ES 08,	ES 09		ES 08,	ES 09				ES 08,	ES 09				ES 08				ES 08,	ES 12	
3	MMW51			MMW51		MMW52			MMW52			MMW52					MMW52					MMW53				MMW54		
7	EP-MW53			EP-MW54		EP-MW55			EP-MW56			EP-MW57					EP-MW58					EP-MW59				EP-MW60		
1	53			54		55			99			27					28					59				09		

action Highly I will I wast and
THE INDEPTHEND SHOWN ON WEST SIDE OF ARMY MY
village and southern edge of Maravali village sanctioned
is now shown as SDZ II and marked as MW $/$ SDZ - II is changed to SDZ .
6 no's 18.30 mtr proposed DP road is shown Modification u/s
along North- West edge of ROS 1.5 to sanctioned
facilitate sectorial development of SDZ II. SDZ - II is changed to SDZ.
The part portion of SDZ II on west side of Modification u/s
existing road near Vashi gaothan is kept sanctioned
reserved for RR 2.2 (Affordable Housing) SDZ - II is changed to SDZ.
Part portion of NDZ land located on sea word Modification
side of HTL is now shown as NA.
SDZ - II is changed to SDZ.
Reservation of Playground (ROS 1.4) changed Modification u/s 30 is proposed to be
to reservation of Affordable Housing (RR sanctioned
SDZ - II is changed to SDZ.
The designation of Police Station (DPU 3.2) Modification u/s 30 is proposed to be
sanctioned.
Primary / Secondary School (RE 1.2) is deleted Modification
on CTS no.339 pt, 340pt,341pt and 342 pt. sanctioned.
The reservation of Municipal School (RE 1.1) Modification u/s 30 is proposed
is changed to Multipurpose Community sanctioned.
Centre (RSA 2.1) and remaining half portion
for Garden / Park. (ROS 1.5).

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	pesodoid	30 is proposed	proposed	proposed	proposed n.	proposed n.	proposed	proposed
7	30 is	13.	is	13.	is n plaı	is n pla	1.	30 is
			30	30	30 wn on	30 wn on	30	
	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n
	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification u/s 30 is sanctioned as shown on plan	Modification u/s 30 is sanctioned as shown on plan	Modification sanctioned.	Modification sanctioned.
		si ((ROS 1.4) is shown.	Reservation of Fuel Station (RPU 2.1) is deleted.	Designation of Recreation Ground (DOS 2.6) is changed and reorganised as Reservation of Garden /Park (ROS 1.5) parallel to railway track.	Designation of Garden/Park (DOS 1.5) is changed to Reservation of Garden/Park (ROS 1.5)	Reservation of Garden /Park (ROS 1.5) is deleted and 'Layout RG' text is shown.	ROS 1.4) is of Disaster
	1.4 open open 24, 2 as GOV Reloc buill IAD.	S 1.	S 1.4	J 2.1	DOS rvatic raï	ark (S 1.5	5. 1.4 Dis
	S on 2 on	(RC is st	(ROS	RP	nd (Reserved to	DOS len/P	(ROS	ROS
	ivitie ding che	Park Text)	ıd Text)) uc	Grouda as Jarall	urk (Gard	ark et is s	d (on 3.1).
9	groun: y act buil- at at E / 2 B by OG OI		groun 3' (Statio	tion (unised)	en/Pa n of	in /F 3' tey	roun rvatic (RC
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	ape to see the	tion and '	ation and '	tion	ged a	tion to F	tion and	tion t ment
	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.	Reservation of Garden / Park (ROS 1.5) deleted and 'layout RG' (Text) is shown.	Reservation of Playground (ROS 1.4 deleted and layout RG' (Text) is shown.	Reserva deleted.	Designation of Recreation Ground (DOS 2.6) is changed and reorganised as Reservation of Garden /Park (ROS 1.5) parallel to railway track.	signa unged	Reservation of Garden /Park (ROS deleted and 'Layout RG' text is shown.	Reservation of Playground (changed to Reservation Management Facilities (RO3.1).
	The chan of e Subb Layc LON porti	Re del	Re del	Re del		Des chai 1.5)	Re	Re chi
		∑	· ·		DOS 2.6 (Recreation Ground)	©	⊋	
	(puna	/ Par	(ROS 1.4	ation	Jion C	/Park	/Park	(pund)
ß	aygro	arden	(RO	el St	ecreat	arden	ırden	aygrc
	(P)	5 (G	puno	1 (Fu	6 (Re	4 (G	5 (G	4 (Pl
	DOS 1.4 (Playground)	ROS 1.5 (Garden / Park	Playground	RPU 2.1 (Fuel Station)	OS 2.	ROS 1.4 (Garden /Park)	ROS 1.5 (Garden /Park)	ROS 1.4 (Playground)
4	ES 17	ES 09 & ES 12	ES 09 & ES 12	ES 21	ES 16	ES 17	ES 17	ES 13
3	MMW59	MMW60	MMW60	MMW61	MMW62	MMW63	MMW64	MMW65
	M	MM	MM	MIM	MM	MM	MM	
	69 M	W70	W71	W72	W73	W74	W75	W76
2	EP-MW 69	EP-MW70	EP-MW71	EP-MW72	EP-MW73	EP-MW74	EP-MW75	EP-MW76
1		70	71	72	73	74	75	76
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77	EP-MW77	MWW65	FS 13	ROS 1.4 (Plaveround)	Reservation of Playeround (ROS 1.4) which	Modification 11/s 30 is proposed to be
					is deleted area of Playaround (ROS 14) is	
					is defect, and of flagglound (NOS 1.4) is	saile i one.
					adjusted on adjoining land CTS no. 326 as	
					Garden / Park (ROS 1.5)with equivalent area	
					with proper access.	
78	EP-MW78	WMW66	ES 17	RR 1.5(Municipal Housing)	Reservation of Municipal Housing (RR1.5)	Modification u/s 30 is proposed to be
					adjoining to Rehabilitation and Resettlement (sanctioned as shown on plan.
					RR 2.1) is changed to reservation of	
					Playground (ROS 1.4).	
62	EP-MW79	WMW67	ES 17	RH 1.2 (Hospital)	Reservation of Hospital (RH 1.2) is deleted	Modification u/s 30 is proposed to be
					and 75% of the land is reserved for Garden /	sanctioned.
					Park (ROS 1.5).	
80	EP-MW80	WMW67	ES 17	RH 1.2 (Hospital)	Remaining portion and remaining of portion	Modification u/s 30 is proposed to be
					of Hospital (RH 1.2) is shown in R Zone.	sanctioned.
81	EP-MW81	WMW68	ES 21	DOS 2.6 (Recreation Ground)	Designation of Recreation Ground (DOS 2.6)	Modification u/s 30 is proposed to be
					is deleted and 'Layout RG' text is shown.	sanctioned.
82	EP-MW82	MMW70	ES 08	ZQN		Modification u/s 30 is proposed to be
					No Development Zone is changed and shown	sanctioned with following changes.
					as SDZ- II.	SDZ - II is changed to SDZ.
83	EP-MW83	MMW70	ES 08	ROS 1.5 (Garden /Park)		Modification u/s 30 is proposed to be
					Green Belt kept below High Tension Lines.	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	Modification u/s 30 is proposed to be
					(DSA 3.2) is changed to Rehabilitation and	sanctioned.
					Resettlement (RR 2.1).	
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.
98	EP-MW86	MMW74	ES16	DOS 1.4 (Playground)	Playground (DOS 1.4) is deleted and layout	Modification u/s 30 is proposed to be
					RG' text is shown.	sanctioned.

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W87 MMW75 ES 21	ES 21	+	ROS 1.5 (G	ROS 1.5 (Garden /Park)	The 30 % reservation of Garden / Park (ROS	Modification u/s 30 is proposed to be
					1.4) is changed to Reservation of Police	
					Facilities(RPU 3.4)	
88 EP-MW88 MMW79 ES 17 R zone	ES 17		R zone		Designation of Primary/ Secondary	Modification u/s 30 is proposed to be
					School(DE1.2)is shown	sanctioned.
EP-MW89 MMW80 ES 17 R zone	ES 17		R zone		Designation of Primary/ Secondary	Modification u/s 30 is proposed to be
					School(DE1.2)is shown	sanctioned.
EP-MW90 MMW81 ES 17 R Zone	ES 17		R Zone		Designation of Primary/ Secondary	Modification u/s 30 is proposed to be
					School(DE1.2)is shown	sanctioned.
EP-MW91 MMW82 ES 17 R Zone	ES 17		R Zone		Designation of Primary/ Secondary	Modification u/s 30 is proposed to be
					School(DE1.2)is shown	sanctioned.
EP-MW92 MMW83 ES 21 R Zone	ES 21		R Zone		Designation of Primary/ Secondary	Modification u/s 30 is proposed to be
					School(DE1.2)is shown	sanctioned.
EP-MW93 MMW84 ES 17 R Zone	ES 17		R Zone		Designation of Primary/ Secondary	Modification u/s 30 is proposed to be
					School(DE1.2) is shown	sanctioned.
EP-MW94 MMW85 ES 21 R Zone	ES 21		R Zone		Designation of Primary/ Secondary	Modification u/s 30 is proposed to be
					School(DE1.2)is shown	sanctioned.
EP-MW95 MMW86 ES 21 R Zone	ES 21		R Zone		Designation of Primary/ Secondary	Modification u/s 30 is proposed to be
					School(DE1.2)is shown	sanctioned.
96 EP-MW96 39 ES 21 9.15 proposed Road	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.
EP-MW97 54 ES 17, 27.45 m widening to existing	ES 17,		27.45 m widening to	existing	36.60 m proposed road widening to RC Marg	Modification u/s 30 is proposed to be
ES 21, road ES 08					is shown.	sanctioned.
98 EP-MW98 102 ES 21 ROS 1.4 Reservation	ES 21 ROS 1.4	ROS 1.4	1.4	ion of	The reservation of Playground towards eastern	Modification u/s 30 is proposed to be
Playground	Playground	Playground	Playground		side of the Higher Education (RE1.2) is	sanctioned.
					relocated.	
99 EP-MW99 167 ES 17 Multipurpose C	ES 17 Multipurpose	Multipurpose		Community	Reservation of Hospital (RH1.2) shown on the	Modification u/s 30 is proposed to be
Centre + (RSA 2.1)	Centre + (RSA 2.1)	Centre + (RSA 2.1)	Centre + (RSA 2.1)		said plot.	sanctioned.

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100	EP-		ES08	ROS 1.4(Playground)	ROS 1.4(Playground)	Reservation ROS1.4 Play ground proposed to
	MW100					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	Eb-		60SE	R zone	R zone	Designation of Garden / Park' is proposed to
	MW101					be shown as per SRDP 1991 on plot bearing
						CTS no. 166C, 199 of Village Anik as shown
						on plan.
102	Eb-		ES 21	DOS 1.4 Playground	DOS 1.4 Playground	Designation of DOS 1.4 Playground is
	MW102					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-		ES 21	RMS3.1 Solid Waste	RMS3.1 Solid Waste Management facilities	Reservation of RMS3.1 Solid Waste
	MW103			Management faculties		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-		ES 17	R Zone	R Zone	Reservation of RPU 3.1 (Police Station) is
	MW104					proposed to be shown on plot bearing CTS
						No.416 of village Chembur as shown on
						plan.

'N' Ward

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∞	EP-N08	MN13	ES 29	ROS 2.7 - Green Belt &	The Existing road on CTS 4, $4/224$, 3 & 2 is	Modification u/s 30 is proposed to be
				existing road	realigned along the edge of HE's land towards	sanctioned.
					west side on which 24.00m wide road & ROS	
					2.7 - green belt is proposed.	
6	EP-N09	MN15	ES 34	NA	The NA - Natural Area is extended upto the	Modification u/s 30 is proposed to be
					existing road	sanctioned.
10	EP-N10	MN17	ES 25	DT 1.6(pt) - Public parking	The designation of DT 1.6 (pt) - public parking	Modification u/s 30 is proposed to be
				lot	lot is retained on CTS 227 and deleted from	sanctioned.
					CTS 201 to 226, 228 to 231, 232A; 232B;	
					233; 234; 235/1; 235/2 of village Kirol.	
11	EP-N11	MN18	ES 30		RSA 5.1 - Exhibition ground spill over	Modification u/s 30 is proposed to be
				RSA 5.1 - Exhibition Centre	Reservation on CTS 51/B is corrected.	sanctioned as shown on Plan.
12	EP-N12	MN18	ES 30		18.3m wide DP road is realigned as per	Modification u/s 30 is proposed to be
				18.3m DP road	approved layout.	sanctioned as shown on Plan.
13	EP-N13	MN18,	ES 30	RSA 5.1 - Exhibition Centre	The part portion of CTS 194, Ghatkopar	Modification u/s 30 is proposed to be
		82			village, between Nallah & Vikhroli village	sanctioned as shown on Plan.
					boundary is reserved for RSA 4.8 (Cemetery)	
14	EP-N14	MN18	ES 30	RSA 5.1 - Exhibition Centre	The shape of the Car shed is changed so that it	Modification u/s 30 is proposed to be
				& RT 3.1 - Metro Car shed	is not bifurcating the reservation of RSA 5.1 -	sanctioned as shown on Plan.
					Exhibition centre into bits & parcels	
15	EP-N15	MN19	ES 25	DOS 2.6- RG	The plot under reference is designated as DE	Modification u/s 30 is proposed to be
					2.1 - college & it is shown in 'N' ward along	sanctioned.
					with adjoining nallah as per approved layout,	
					Survey drawing & SRDP 1991 & N ward	
					boundary is corrected accordingly	
16	EP-N16	MN19	ES 25	DE 1.2-Primary & Secondary	The designation of plot under reference is	Modification u/s 30 is proposed to be
				school	changed from DE 1.2- primary & secondary	sanctioned.
					school to DE 2.1.	
17	EP-N17	MN19	ES 25	ROS 1.4- Play Ground	The reservation of ROS 1.4 - Play Ground is	Modification u/s 30 is proposed to be
					shown as Designation of DOS 1.4 - play	sanctioned.
_					ground.	

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	Modification	sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification u/s 30 is 1 sanctioned as shown on Plan.	Modification sanctioned.	Modification sanctioned.	Modification u/s 30 is sanctioned as shown on Plan	Modification u/s 30 is sanctioned as shown on Plan.	Modification u/s 30 is proposed sanctioned as shown on Plan.
	Mod	sanc	Mod	Mod	Mod	Mod	Mod	Mod	Mod	Mod	Mod
9	Reserved for RR1.5 - Municipal Housing		Reserved for Retail Market RSA1.2 & RR2.1 Rehabilitation & Resettlement	Designated as DH 3.2 - Private Hospital	Designated DSA 3.8 - Public Hall is shown.	The 13.40m wide proposed road is retained as per SRDP 1991 & also existing on site	The 18.30m widening to existing road along saryodaya hospital is shown as per SRDP 1991.	The land bearing CTS 4025, 4026, 4027, 4028, 4029 & 4033A of village Ghatkopar Kirol are reserved for RMS 1.3 Municipal facilities	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	The shape of RG and Policy Chowky is modified by keeping both the areas intact.	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
S	R Zone		R Zone	R Zone	R Zone	R Zone & Multiple Reservations	Existing Road	I Zone	RPU 3.2 - Police Chowky	DOS2.6 - Recreation Ground & RPU 3.2 - Police Chowky	ROS 1.5 - Garden Park
4	ES 29		ES 25	ES 29	ES 29	ES 30	ES 29	ES 29	ES 29	ES 29	ES 34 & 38
3	MN26		MN27	MN28	MN29	MN30	MN31	MN32	MN33	MN33	MN34
7	EP-N18		EP-N19	EP-N20	EP-N21	EP-N22	EP-N23	EP-N24	EP-N25	EP-N26	EP-N27
1	18		19	20	21	22	23	24	25	26	27

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28	EP-N28	MN34	ES 34	I Zone	In this case the Development permission for	Modification u/s 30 is proposed to be
			& 38		een approved u	sanctioned as shown on Plan.
					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	
56	EP-N29	MN34	ES 34	ROS 1.5 - Garden Park	In this case the Development permission for	Modification u/s 30 is proposed to be
			& 38		relocation has been approved under no	sanctioned as shown on Plan.
					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.	
30	EP-N30	MN34	ES 34		In this case the Development permission for	Modification u/s 30 is proposed to be
			& 38	27.45m widening to existing	relocation has been approved under no	sanctioned as shown on Plan.
				road	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	
31	EP-N31	MN34	ES 34	ROS 2.7- Green Belt	In this case the Development permission for	Modification u/s 30 is proposed to be
			& 38		relocation has been approved under no	sanctioned as shown on Plan.
					CHE/5480/DPES dt. 08/09/2011	

	ाष्ट्र शासन राजपत्र माग एक-काकण विमागा ———————————————————————————————————	य पुरवणा, गुरुवा -	ı	ait,	1	१८/वशाख ५	· I	र, शक १९४०
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7		Modification u/s 30 is proposed sanctioned as shown on Plan.	Modification u/s 30 is proposed sanctioned as shown on Plan.	Modification u/s 30 is proposed sanctioned as shown on Plan.	Modification u/s 30 is proposed sanctioned as shown on Plan.	Modification u/s 30 is proposed sanctioned as shown on Plan.	Modification u/s 30 is proposed sanctioned as shown on Plan.	Modification u/s 30 is proposed sanctioned.
9	IOD - CE/6408/BPES/AN dt. 28/03/2008 CC dt. dt. 29/03/2008 Accordingly the cognizance is taken as per the details as under 24.00m wide proposed DP road over defunct TANSA pipe line & 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	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.	The boundary of DAM - Designated amenity space is corrected as per approval	The existing road is deleted	Shown as 'C' zone instead of I zone as I to R is approved	Shown as RAM - Reserved amenity space instead of DAM - as per approved layout	Alignment of road is shown as per approved amended layout	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
w		DAM-Designated Amenity Space	DAM -Designated Amenity Space	Existing Road	Izone	DAM-Designated Amenity Space	12.20m wide existing road	DOS2.6- Recreation Ground
4		ES 29	ES 29	ES 29	ES 29 & ES 30	ES 29 & ES 30	ES 29 & ES 30	ES 29
3		MN35	MN36	MN36	MN37	MN37	MN37	MN38
7		EP-N32	EP-N33	EP-N34	EP-N35	EP-N36	EP-N37	EP-N38
1		32	33	34	35	36	37	38

4
13.40 mtr. DP road
6.10m wide DP road
18.30m proposed widening
Existing Road
13.40m wide proposed road
18.30m wide proposed road
Existing Road
1. 13.40m wide proposed road 13.40m wide proposed road 3.approx 6m wide existing
9.15m wide proposed road
Existing road
13.40m wide DP road same alignment as 1991

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		sess	par y hoo oad	ary S 1. ²	RE 1.1 - Municipal school & ROS 1.4 - Play Ground deleted and reserved as RR2.2 - Affordable housing	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	onda	atkor ward	(pt) of ounded ounded & 'S' & shown shown N/2 along orovide zone.
		асс	nent rnity 5m r	- Primary of ROS 1. DP 1991	4.1 A. S.	is re	Sec	Gh.	94A ge bc ide 6 now as own to p
		d as	Mate	n of RDF	ROS d as	.37 acces	y &	tly ir tly ir d as	S no. 194A (pt) i village bound North side & 'S ide is now sho rked as I is shown alc 195A/3 to prov SDZI zo land located
		osec	rese ipal	1.2 vatio	l & erve	S.No ith	imar	1(pi ; pari narke	CTS no. throli vill on North ast side is marked oad is s ITS 195A SDZ
9		proj ard.	n & unic prop	DE eserv l as p	choo	T.T.	(Pr	d on rd & nd m	NDZ land located on CT kopar & 1(pt) of Vikhro atural water course' on land boundary on east sDZ I and ma land may proposed road reast boundary of CTS access to part portion of NDZ
		l is L'w	tatio 3- M wly	of & re uined	oal so und g	as (rour	1.2	catec S' wa Z I a	of V V V Course course and and posed ry of (
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	is de	n w nate	ged a	Des ndary grou	RE 1.1 - Municipa Ground deleted an Affordable housing	67 OS1.	gnate ol)	NDZ ge fa show	kopar kopar ward latural ward latural SDZ SDZ latural accupant latural part latural la
	road is deleted	9.15m wide road is proposed as access to designated PG in 'L' ward.	RR2.1 - Rehabilitation & resettlement partly changed as RH 1.3- Municipal Maternity home on west side of newly proposed 9.15m road	The Designation of DE 1.2 - Primary & secondary school & reservation of ROS 1.4 - Play ground is retained as per SRDP 1991	RE 1.1 - Municipal school & ROS Ground deleted and reserved as Affordable housing	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	Designated as DE 1.2 (Primary & Secondary School)	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	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
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			ion	ark	School	ion			
			Rehabilitation	& P.	pal und	Rehabilitation It			
S			ehabi	rden	Municipal Playground	shab			
			Result	- Ga	Mı - Pla	Rent			
		ne	.1 - tleme	1.5	1.4	1 - ttlen	ne		
	road	R Zone	RR2.1 - I	ROS 1.5 - Garden & Parl	RE1.1 - Municipal ROS 1.4 - Playground	RR2.1 - R Resettlement	R Zone	NDZ	NDZ
		29							
4		ES 2	ES 29	ES 29	ES 29	ES 29	ES 25	ES 37, ES 38, ES 34 & ES 33	ES 26
		991	991	167	691	170	171	172	
3		MN66	99NW	MN67	69NW	MN70	MN71	MN72	MN73
		691	170	171	172	173	174	175	74
7		EP-N69	EP-N70	EP-N71	EP-N72	EP-N73	EP-N74	EP-N75	EP-N76
1		69	70	71	72	73	74	75	97

Servand side of HTL is now shown as 'Now as	1	2	3	4	S	9	7
EP-N77 MN74 ES 26 DMS						seaward side of HTL is now shown as 'NA'	
EP-N78 MN75 ES 29 1zone CTS 192 of Kirol village is shown as DT3.1	77	EP-N77	MN74	ES 26	4.1 -	Land adm. 3250.00 sq.m. is allotted to Tata	u/s 30 is proposed to
EP-N78 MN75 ES 29 1zone CITS 192 of Kirol village is shown as DT3.1					treatment plant & facilities	Power Co, is to be shown as Sewage Pumping	sanctioned.
EP-N78 MN75 ES 29 I zone (Airport/Helipad) EP-N79 MN81 ES-25 DPU 5.2- Electricity The designation of DPU 5.2 - Electricity Transmission & distribution facilities is deleted facility 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) EP-N81 88 ES 29 ROS I.5 - Garden/ Park The part portion of CTS 174A. Kirol Village is designated as DEI.2 (Primary & Secondary School) EP-N82 99 ES 21 RR1.3-Government Staff quarter (Government staff quarter) EP-N83 172 ES 30 DT1.4-BEST Bus depot The Podification nos . For all the layout RG's L6-N84 ES 29 DH1.3- Municipal Maternity Home EP-N86 ES 29 DH1.3- Municipal Maternity DH1.3- Municipal Maternity Home						Station DIMS 4.1 with reservation of RPU 5.2	
EP-N79 MN81 ES-25 DPU 5.2- Electricity The designation of DPU 5.2 - Electricity The designation of DPU 5.2 - Electricity The designation of DPU 5.2 - Electricity Transmission & distribution facilities is deleted facility 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) 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) EP-N82 99 ES 21 RR1.3-Government Staff The reservation of RR 1.3 (Government staff quarter) EP-N83 172 ES 30 DT1.4-BEST Bus depot The 27.45m wide road is retained as per SRDP 1991 EP-N85 ES30 I Zone 1991 1991 120ne 1EP-N86 ES 29 DH1.3- Municipal Maternity Home 1Zone 120ne 1	78	EP-N78	MN75	ES 29	I zone	CTS 192 of Kirol village is shown as DT3.1	u/s 30 is proposed to
EP-N79 MN81 ES-25 DPU 5.2- Electricity The designation of DPU 5.2- Electricity transmission & distribution framsmission & distribution facilities is detected fracility EP-N81 88 ES 25 DOS2.2- Swimming pool DOS 2.2 (Swimming Pool) EP-N82 99 ES 21 RR1.3-Government Staff The reservation of RR 1.3 (Government staff quarter Government staff quarter Government staff quarter) is changed to Designation of DR1.3 (Government staff quarter) is changed to Designation of DR1.3 (Government staff quarter) and provided to Designation of DR1.3 (Government staff quarter) is changed to						(Airport/Helipad)	sanctioned.
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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) 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) EP-N82 99 ES 21 RR1.3-Government Staff The reservation of RR 1.3 (Government staff quarter) EP-N83 172 ES 30 DT1.4-BEST Bus depot The Z.45m wide road is retained as per SRDP 1991 EP-N84 ES34 DOS1.4-Play Ground & DOS The Modification nos . For all the layout RG's should be MGEN02 instead of MGEN04 EP-N86 ES 29 DH1.3- Municipal Maternity DH1.3- Municipal Maternity Home					distri	transmission & distribution facilities is deleted	sanctioned.
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) EP-N82 99 ES 21 RR1.3-Government Staff The reservation of RR 1.3 (Government staff quarter) EP-N83 172 ES 30 DT1.4-BEST Bus depot The Modification nos . For all the layout RG's should be MGEN02 instead of MGEN04 EP-N85 ES 29 DH1.3- Municipal Maternity DH1.3- Municipal Maternity Home	80	EP-N80	83	ES 25	DOS2.2 - Swimming pool	The reservation of ROS 2.4 (Municipal Sports	u/s 30 is proposed to
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) EP-N82 99 ES 21 RR1.3-Government Staff The reservation of RR 1.3 (Government staff quarter) is changed to Designation of DR1.3 (Government staff quarter) is changed to Designation of DR1.3 (Government staff quarter) is changed to Designation of DR1.3 (Government staff quarter) is changed to Designation of DR1.3 (Government staff quarter) is changed to Designation of DR1.3 (Government staff quarter) is changed to Designation of DR1.3 (Government staff quarter) is changed to DR1.3 (Government staf						Complex) is added with the designation of	sanctioned.
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) EP-N82 99 ES 21 RR1.3-Government Staff The reservation of RR 1.3 (Government staff quarter) is changed to Designation of DR1.3 (Government staff quarter) EP-N83 172 ES 30 DT1.4-BEST Bus depot The 27.45m wide road is retained as per SRDP 1991 EP-N84 ES34 DOS1.4-Play Ground & DOS The Modification nos . For all the layout RG's should be MGEN02 instead of MGEN04 EP-N85 ES 29 DH1.3- Municipal Maternity DH1.3- Municipal Maternity Home Home						DOS 2.2 (Swimming Pool)	
EP-N82 99 ES 21 RR1.3-Government Staff The reservation of RR 1.3 (Government staff quarter) is changed to Designation of DR1.3 (Government staff quarter) is changed to Designation of DR1.3 (Government staff quarter) EP-N84 ES34 DOS1.4-Play Ground & DOS The Modification nos . For all the layout RG's should be MGEN02 instead of MGEN04 EP-N85 ES30 IZone IZone IZone IZone Home	81	EP-N81	88	ES 29	ROS 1.5 - Garden/ Park	The part portion of CTS 174A, Kirol Village is	u/s 30 is proposed to
EP-N82 99 ES 21 RR1.3-Government Staff The reservation of RR 1.3 (Government staff quarter) and quarter (Government staff quarter) and quarter (Government staff quarter) and provide road is retained as per SRDP 1991 EP-N84 ES34 DOS1.4-Play Ground & DOS The Modification nos . For all the layout RG's should be MGEN02 instead of MGEN04 EP-N85 ES30 IZone IZone IZone IZone Home						designated as DE1.2 (Primary & Secondary	
EP-N82 99 ES 21 RR1.3-Government Staff The reservation of RR 1.3 (Government staff quarter) quarter (Government staff quarter) and parter (Governm						School)	
EP-N83 172 ES 30 DT1.4-BEST Bus depot The 27.45m wide road is retained as per SRDP 1991 EP-N84 ES34 DOS1.4-Play Ground & DOS The Modification nos . For all the layout RG's should be MGEN02 instead of MGEN04 EP-N85 ES 29 DH1.3- Municipal Maternity DH1.3- Municipal Maternity Home	82	EP-N82	66	ES 21		The reservation of RR 1.3 (Government staff	u/s 30 is proposed to
EP-N83 172 ES 30 DTI.4-BEST Bus depot The 27.45m wide road is retained as per SRDP 1991 EP-N84 ES34 DOSI.4-Play Ground & DOS The Modification nos . For all the layout RG's should be MGEN02 instead of MGEN04 EP-N85 ES30 I Zone I Zone I Zone Home					quarter	quarter) is changed to Designation of DR1.3	sanctioned.
EP-N83 172 ES 30 DT1.4-BEST Bus depot The 27.45m wide road is retained as per SRDP 1991 EP-N84 ES34 DOS1.4-Play Ground & DOS The Modification nos . For all the layout RG's 2.6 -Recreation Ground & DOS The Modification nos . For all the layout RG's should be MGEN02 instead of MGEN04 EP-N85 ES30 IZone IZone IZone Home						(Government staff quarter)	
EP-N84 ES34 DOS1.4-Play Ground & DOS The Modification nos . For all the layout RG's 2.6 -Recreation Ground Book and the MGEN02 instead of MGEN04 IZone IZone IZone EP-N86 ES 29 DH1.3- Municipal Maternity Book Home	83	EP-N83	172	ES 30	DT1.4-BEST Bus depot	The 27.45m wide road is retained as per SRDP	u/s 30 is proposed to
EP-N84 ES34 DOS1.4-Play Ground & DOS The Modification nos . For all the layout RG's 2.6 -Recreation Ground EP-N85 ES30 I Zone I Zone I Zone EP-N86 ES 29 DH1.3- Municipal Maternity DH1.3- Municipal Maternity Home						1991	sanctioned.
EP-N85 ES30 I Zone I Zone I Zone I Zone I Zone EP-N86 ES 29 DH1.3- Municipal Maternity DH1.3- Municipal Maternity Home	84	EP-N84		ES34	DOS1.4-Play Ground & DOS	The Modification nos . For all the layout RG's	u/s 30 is proposed to
EP-N85 ES 29 I Zone I Zone I Zone I Zone ES 29 DH1.3- Municipal Maternity DH1.3- Municipal Maternity Home					2.6 -Recreation Ground	should be MGEN02 instead of MGEN04	sanctioned.
EP-N86 ES 29 DH1.3- Municipal Maternity DH1.3- Municipal Maternity Home Home	85	EP-N85		ES30	I Zone	I Zone	Reservation of RT4.2 (Railway Terminus) is
EP-N86 ES 29 DH1.3- Municipal Maternity DH1.3- Municipal Maternity Home Home							proposed to be shown on plot bearing CTS
EP-N86 ES 29 DH1.3- Municipal Maternity DH1.3- Municipal Maternity Home Home							no.51A of village Vikhroli as shown on plan.
	98	EP-N86		ES 29	DH1.3- Municipal Maternity	DH1.3- Municipal Maternity Home	Designation of DH1.3 (Municipal Maternity
REI.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.					Home		Home) is deleted and proposed to be shown as
plot bearing CTS no.146 (pt), 312/5, 312/6 of village Kirol & Ghatkopar Kirol as shown on plan.							RE1.1 (Municipal School) & ROS1.4 (PG) on
village Kirol & Ghatkopar Kirol as shown on plan.							plot bearing CTS no.146 (pt), 312/5, 312/6 of
plan.							village Kirol & Ghatkopar Kirol as shown on
							plan.

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87	EP-N87		ES25	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	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.
68	EP-N89		ES 25	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.

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	published	ion 31(1) o	MR&TP Act 1966	proposed			proposed			proposed			
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	ficat	ıder	\$TP	30			30			30			
	Iodi	ıt ur	MR8	s/n			s/n			s/n			
	Substantial Modifications published by the	Government under Section 31(1) of the		Modification	sanctioned		Modification	sanctioned		Modification	sanctioned		
9	Modification proposed by Planning	Authority and shown on submitted plan	under Section 30 of the MR&TP Act 1966	Typing error is corrected and reservation code Modification u/s 30 is proposed to be	Municipal Dispensary/ Health Post (RH1.1) is sanctioned	shown.	Reservation of Play ground (ROS1.4) is Modification u/s 30 is proposed to be	changed as designation of Play ground sanctioned	(DOS1.4) on CTS 16/A/1 & 12A/2C.	WS Municipal Office (DOI.3)+ The Boundary of designation of Municipal Modification u/s 30 is proposed to be	Road Depot (DMS1.1) + Office (DO1.3+) is shown upto the Nalla sanctioned	Management keeping the buffer zone.	
w	Proposal as per published	plan under Section 26 of the	MR&TP Act 1966	Municipal School (RE1.1)			WS Play ground (ROS1.4)			Municipal Office (DO1.3)+	Road Depot (DMS1.1) +	Disaster Management	Facilities (RO3.1)
4	Sheet	No.		SM	43		SM	46		SM	43		
3	Modifi-	cation	No.	MPN2,	249		MPN3			MPN6			
2	EP No.			EP-PN01			EP-PN02			EP-PN03			
1	Sr.	No.		1			2			3			

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	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned
			N Ss										
	The designation of Welfare Centre + Library s shown as (DSA2.5+) as per SRDP 1991.	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		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).	The reservation of Municipal School (RE1.1) s shown.	Extended the boundary of Garden/Park (ROS1.5) reservation on CTS 390A of village Kurar	The designation of Retail Market (DSA1.2) is shown.	The reservation of Play Ground (ROS1.4) is shown.	The reservation of Garden/Park (ROS1.5) is shown.	Designation of Cattle Pound (DP3.1) and reservation of Garden/Park (ROS1.5) is shown as per SRDP 1991	13.40 mts. D.P. Road is shown on Eastern side of railway upto existing road.	l) is	ervations of 2 nos pf Garden/Park and 1 no. of PG (ROS1.4) as well as
	+ Lil	s1.5) anc rden/		servest of the serves	I (R)	rden, of vi	SA1	OS1.	OS1.	3.1) is sl	stern	(RE2.1)	rden/
	tre - DP 1	ROS ution Gal Cc	J.	s restrained restraine	choo	Gal 0A ((D	(R((R((DP 1.5)	n Ea		Ga ₁
	Cer r SR	1/Park(reloca of urpose d	lete	nd) in () an creal creal rk () R2.2	al So	of S 39	arket	ound	Park	and ROS	vn o:	ation	s pf tOS1.
	lfare is pei	Garden/Park(approved reloca rvations of Multipurpose are deleted	is de	Srout R2.2 S Re In/Pa	ncip	ary ı CT	il Ma	Gr	.den/	Pot ark (shov road.	Education	nos G (RC
9	We 5+) 2	Garo provention ation Mult	Road	nal (R) (R) ed a larde larde	Muı	n on	Reta	Play	Gaı	attle en/Pa	si bi		of 2.
	The designation of Welfare Centre + Lil is shown as (DSA2.5+) as per SRDP 1991	Reservation of Garden/Park(ROS1.5) retained as per approved relocation and additional reservations of Garden/(ROS1.5) and Multipurpose Commucentre (RSA2.1) are deleted	1) 13.40 meter DP Road is deleted	atior Ising stain G G	ι of	bo vatio	l of]	Jo 1	jo u	C. Jarde 91	13.40 mts. D.P. Road is show of railway upto existing road.	Higher	ns c no.
	atio (DS	per res and A2.1	ter I	ecres Hou is re and and urt p	atior	the	ation	ation	atioı	of G Of G P 19	D.P.	of]	atio nd 1
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	ne de show	Reservation retained as additional (ROS1.5) a	13.4	Affordab reservatic (DOS2.6 deleting Housing)	The rese is shown.	Extended (ROS1.5) Kurar	The de	The rest	The re shown.	Designation of reservation of Gar as per SRDP 1991	.40 r railw	Extension deleted	The reservations (ROS1.5) and 1 no
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	.5) +			(\$2.6)						(DP3.1) 1.5)			Nos) lening
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w	Welfare Centre (DSA2 Library (DSA2.8)	Garden/Park (ROS1.5)	oad,	Recreation Ground (DO		Garden/Park (ROS1.5)				 Cattle Pound (D Garden/Park (ROS1.5 	ad	Higher Education (RE2.	1) 18.3m DP road(3 2) 9.15m proposed wid
	Cel (DS ₂	Park	JP R	Ou C		Park				tle 3n/Pa)P ro	Educ	m J
	lfare rary	den/	13.4m DP Road,	reati	R Zone	den/	R Zone	R Zone	oue,	Cat 3arde	9.15m DP road	her l	18.3m DP 9.15m propo
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4	WS 48	WS 42	WS 48	WS 47	WS 43	WS44	WS 43	WS 43	WS44	WS 43	WS 48	WS48	WS 43
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3	MPN7	MPN13	MPN 14	MPN15	MPN16	MPN17	MPN18	MPN19	MPN20	MPN21	MPN 22, 179	MPN23	MPN24
	M	MI	MF	M	MI	M	MI	MI	MI	W	MP 1	MI	MI
	N04	N05	90N	N07	80N	60N	N10	N11	N12	N13	V14	N15	N16
2	EP-PN04	EP-PN05	EP-PN06	EP-PN07	EP-PN08	EP-PN09	EP-PN10	EP-PN11	EP-PN12	EP-PN13	EP-PN14	EP-PN15	EP-PN16
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		Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification	sanctioned	Modification	sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned
9	18.30 m. (3no.s), 9.15 m. DP Road are shown as per approved relocation.	Shape of reservation of Garden/Park (ROS1.5) is corrected	Reservation of Garden/Park (ROS1.5) is shown as per S.R.D.P. 1991.	12.20 mts. wide D.P.Road is shown as 9.15 mts. wide D.P. road as per S.R.D.P. 1991.	9.15 mts. & 18.30 mts. wide D.P.Roads are shown as per S.R.A. approval.	The widening of road is shown as per realignment		Reservation of Garden/Park (ROS1.5) is deleted and Text of Layout RG is shown.	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.	The alignment of the 18.3 mt. proposed road widening is shown equally on either side of the existing road	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.	The widening is shown equally on either side for 9.15 mt. D.P. road.	The road shown in the said CTS No.92C of village Valnai is deleted.	9.15m wide DP road is deleted as It is proposed over existing building.
S	3) 12.2m DP road 4) Garden/Park (ROS1.5) (2 Nos) and Playground (ROS1.4) (1 No)	Garden/Park (ROS1.5)	Garden/Park (ROS1.5)	12.2m, 9.15m DP road	18.3m, 9.15m DP road	18.3m proposed widening	Garden/Park (ROS1.5)		Play Ground (ROS1.4)		18.3m proposed widening	1) 18.3m DP road, Water Transport Terminal (RT2.1) 2) NDZ	9.15m Dp road	Shown as existing road	9.15m DP road
4		WS 47	WS48	WS48	WS48	WS 44	SM	43	SM	47	WS 44, 48, 49	WS 31	WS 43	WS 48	WS 43
3		MPN25	MPN26	MPN26	MPN26	MPN27	MPN28		MPN29		MPN30	MPN31	MPN32	MPN33	MPN34
2		EP-PN17	EP-PN18	EP-PN19	EP-PN20	EP-PN21	EP-PN22		EP-PN23		EP-PN24	EP-PN25	EP-PN26	EP-PN27	EP-PN28
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	30		30	30				30		30		30		30		30			30		30		30		30		30			
	s/n		s/n	s/n				s/n		3/11	3	s/n		s/n		s/n			s/n		s/n		s/n		s/n		s/n			
	Modification	sanctioned	Modification sanctioned	Modification	sanctioned			Modification	sanctioned	Modification	sanctioned	Modification	sanctioned	Modification	sanctioned	Modification	sanctioned		Modification	sanctioned	Modification	sanctioned	Modification	sanctioned	Modification	sanctioned	Modification	sanctioned		
9	The 13.4m DP road is deleted and a cul-de-sac	is shown to the existing road.	Road is shown as existing 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.	13.4m DP road is deleted and 13.4m proposed	widening to the existing road is shown to the	The road is retained as ner CRDP 1991 &	proposed 9.15m DP road is deleted.	The road inside the plot is deleted.		The alignment of existing road is shown	through CTS No.819A of village Malad (E).	9.15m DP road is deleted & the reservation of	Police Chowky (RPU3.2) is shifted towards	P/South ward boundary.	The realignment of existing road is shown as	per site condition	36.6m proposed widening is corrected by	showing along the boundary of CTS 692A/3 of village Malad (Ε)	Alignment of DP road is changed as per the	realignment approved.	Existing road along with 9.15m DP road link	on North side is deleted.	DP road of 9.15m is deleted and the land is	included in reservation of Playground	(ROS1.4) & Rehabilitation & Resettlement	(KK2.1).
w	13.4m DP road		18.3m DP road	27.45m DP road				13.4m DP road		9 15m DP road		Existing road		Existing road			9.15m Dp road		Existing road		13.4m and 36.6m proposed	widening	18.3m DP road		Existing road shown		9.15m DP Road			
4	WS	43	WS 32, 36,37	SM	26			WS	43	MC	48	MS	43	WS	44	WS	38, 43		WS	43	WS	4 4	MS	47, 52	SM	48	WS	43		
3	MPN35		MPN37	MPN38				MPN39		MPN40		MPN41		MPN42		MPN43			MPN44		MPN45,	MPN 53	MPN46		MPN47		MPN48			
2	EP-PN29		EP-PN30	EP-PN31				EP-PN32		FP_PN33	CCVII	EP-PN34		EP-PN35		EP-PN36			EP-PN37		EP-PN38		EP-PN39		EP-PN40		EP-PN41			
1	59		30	31				32		33	3	34		35		36			37		38		39		40		41			

proposed to be proposed to be	0 0 0 0	5 5 5 5 5	5 5 5 5 5	5 5	5 5	5 5 5 5 5 5 5	3 3 3 3 3 3 3 3	5 5
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deleted. 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 chown	deleted. 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. 18.30 mts. D.P. Road is shown as per SRDP 1991 by deleting MPN 52	deleted. 18.3m DP road is deleted from C.T.S.No. 11 to C.T.S.No. 1162 of village Malvani a proposed widening to the existing adjoini road from C.T.S. No. 605 to C.T.S. No. 11 of village Malvani is shown. 18.30 mts. D.P. Road is shown as per SRI 1991 by deleting MPN 52 18.3m DP road is shown as existing road 18.3m width.	deleted. 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. 18.30 mts. D.P. Road is shown as per SRDP 1991 by deleting MPN 52 18.3m DP road is shown as existing road of 18.3m width. The roads being internal layout roads, the same are deleted.	deleted. 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 proposed widening to the existing adjoining froad from C.T.S. No. 605 to C.T.S. No. 1162 of village Malvani is shown. 18.30 mts. D.P. Road is shown as per SRDP 1991 by deleting MPN 52 18.3m DP road is shown as existing road of 18.3m width. The roads being internal layout roads, the same are deleted. There is no existing road between CTS No. 2/7 and CTS No. 2/7 and CTS No. 2/1 and the same is deleted.	deleted. 18.3m DP road is deleted from (18.3m DP road is deleted from to C.T.S.No. 1162 of village proposed widening to the eximoad from C.T.S. No. 605 to C of village Malvani is shown. 18.30 mts. D.P. Road is shown. 1991 by deleting MPN 52 18.3m DP road is shown as e 18.3m width. The roads being internal layout are deleted. There is no existing road betwee and CTS No.2/11 and the same is Existing road is shown.	deleted. 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. 18.30 mts. D.P. Road is shown as per SRDP 1991 by deleting MPN 52 18.3m width. The roads being internal layout roads, the same are deleted. There is no existing road between CTS No.2/7 and CTS No.2/11 and the same is deleted. Existing road is shown. 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.	deleted. 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 proposed widening to the existing adjoining road from C.T.S. No. 605 to C.T.S. No. 1162 of village Malvani is shown. 18.30 mts. D.P. Road is shown as per SRDP 1991 by deleting MPN 52 18.3m DP road is shown as existing road of 18.3m width. The roads being internal layout roads, the same are deleted. There is no existing road between CTS No.2/7 and CTS No.2/11 and the same is deleted. Existing road is shown. NDZ is shown as SDZ. Also new DP roads of 36.6m 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. The entire designation of Primary and Secondary school & adjoining reservation of Municipal School. (REI.1) is deleted and reserved for Affordable housing (RR2.2).	deleted. 18.3m DP road is deleted from C.T.S.NG to C.T.S.No. 1162 of village Malvan proposed widening to the existing adjaroad from C.T.S. No. 605 to C.T.S. No of village Malvani is shown. 18.30 mts. D.P. Road is shown as per 1991 by deleting MPN 52 18.3m DP road is shown as existing road between CTS 18.3m width. The roads being internal layout roads, that are deleted. There is no existing road between CTS and CTS No.2/11 and the same is deleted existing road is shown. NDZ is shown as SDZ. Also new DP roads of the proposed for connectivity between MHADA colony ward to STP (DMS4.1) in KW 27.45m proposed widening is shown existing 18.30m road from Daravali upto Malad-Madh Road. The entire designation of Primary Secondary school & adjoining reserval Municipal School. (REI.1) is delete reserved for Affordable housing (RR2.2) The plot is kept in Natural Area zone.
to C.T.S.N proposed w road from C	18.3m DP re to C.T.S.Na proposed w road from C of village M 18.30 mts.							
	18.3m DP Road		18.3m DP Road 36.6m proposed road and 18.3m Dp r	18.3m DP Road 36.6m proposed road and 18.3m Dp r Shown existing road Existing road shown	18.3m DP Road 36.6m proposed road and 18.3m Dp r Shown existing road Existing road shown	18.3m DP Road 36.6m proposed road and 18.3m Dp r Shown existing road Existing road shown No road shown No DP road	18.3m DP Road 36.6m proposed road and 18.3m Dp r Shown existing road Existing road shown No road shown No DP road Primary & Secondar (DE1.2), Municipal (RE1.1)	18.3m DP Road 36.6m proposed road and 18.3m Dp r Shown existing road Existing road shown No road shown No DP road No DP road (DE1.2), Municipal (RE1.1) Tank/Pond/Lake (DC
	WS 18							
	MPN 52, 242	MPN 52, 242 MPN53						
	EP-PN45	EP-PN45 EP-PN46	EP-PN45 EP-PN46 EP-PN47	EP-PN45 EP-PN46 EP-PN47 EP-PN47	EP-PN45 EP-PN46 EP-PN47 EP-PN48 EP-PN48	EP-PN45 EP-PN46 EP-PN47 EP-PN48 EP-PN49 EP-PN50	EP-PN45 EP-PN46 EP-PN47 EP-PN49 EP-PN50	EP-PN45 EP-PN46 EP-PN47 EP-PN49 EP-PN50 EP-PN51
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		to be changes o SDZ	o pe	to be	changes	H	o pe	to be		to be			to be				-	to be	changes	SDZ to be				to be	
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		Modification u/s 30 is proposed to b sanctioned with following change nomenclature of SDZ II is changed to SDZ	30 is proposed	proposed		text o	proposed	proposed		proposed			proposed					proposed	iollowing ii ahaaa	Modification 1/s 30 is proposed to	propo			proposed	
7		is follo II is	is	is	follo	and		is		.s			is				.	1S		1 IS C	3			is	
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		on u/s with	s/n uc		sanctioned with following Reservation of Municipal School	be d	Modification u/s 30 is sanctioned as shown on plan	s/n uc		s/n uc			s/n uc						y y	ire or				s/n uc	
	sanctioned	Modification sanctioned nomenclature	Modification sanctioned	Modification	sanctioned Reservation	osed to	Modification sanctioned as	Modification	sanctioned	Modification	sanctioned		Modification	sanctioned			٠.	Modification	sanctioned	nomenciature Modification	sanctioned			Modification sanctioned	3
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	reservation of Affordable Housing (RR2.2).	Reservation of Affordable Housing (RR2.2) in Special Development Zone is shown	Extra portion of reservation of Municipal market (RSA 1.1) is deleted and shown as designation of College (D.E. 2.1).	Reservation of Municipal School (RE1.1) &	deleted and			(RSA3.6) is	shown by deleting reservation of Homeless Shelter (RSA2.9).	Reservation of Municipal Primary school	(RE1.1) is deleted and retained reservation of		CTS no 1406/16/D of village Malad (W) is	shown in Commercial zone by deleting the	reservation of Garden/Park (ROS1.5)	reservation of Garden/Park (ROS1.5) is already		shown	reservation of Alfordable Housing (KK2.2) in	Special Development Zone Decignation of Club/ Gymkhana (DOS2 1) is	shown on part portion of land bearing CTS no	1406A/16E of Malad (W) and remaining area	\$2.6).	- 7	(DE1.2
	sing (using shown	on of d and and a.1).	hool		:		ery (I	on of	Prim	ed res		je Ma	by d	R	OS1.5		zone 18	guisn	D ene	l beari	d rem	d (DO	Playground	ool
	e Hou	ole Ho	ervatic delete D.E. 2	sal Sc	4 64 is is shown	OHE SI	Бı	Gall	ervati	cipal	retain		villag	zone	n/Park	ark (R		Zon	le Ho	one Symbh	of lanc	W) an	i roun	Playgr	school
9	ordabl	fordak ent Zo	rese) is lege ([unici	MPI 7 (2	()	idenir	of Arr	ng res	Muni	l and	.(9	Jo Q	ercial	Garde	den/Pa		pment	ordab.	ent Zo	rtion	lad (ation (of	Secondary
	of Aff	Reservation of Affordable Housing Special Development Zone is shown	Extra portion of reservation market (RSA 1.1) is deleted designation of College (D.E. 2.1)	of N	modification No MPN 64 is Garden/Park (ROS 1.5) is shown		18.3m proposed widening	The reservation of Art Gallery	deletin A2.9)	Jo u	delete	Parking Lot (RT1.6).	06/16	Comm	Jo	of Gar	-	The No Development	or All	Special Development Zone Designation of Club/ Gym	part po	of M	is shown as Recreation Ground (DOS2.6)	reservation	Seco
	ation	vation al Dev	portion pation	vation	ication n/Park	7 (1)	ı prope	eserva	shown by deleti Shelter (RSA2.9)	vation	1) is (ig Lot	no 14	Ei.	ation	ation	red ;		ation	al Dev	d uo t	$\sqrt{16E}$	wn as	reserven	ry &
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				RE1.1			(ROS1.5), widening	Community	1) 3SA2.	RE1.1			1.5)							SUU				4	
3			Market (RSA1.]	l) lood			⁹ ark proposed		(RSA2.1)) lood	•		(ROS							bund				30S1.	
			ipal g zone	pal Sc			<u>.</u>	ırpose	A)	pal Sc	_		ı/Park							ion G				(I) pund	
		NDZ	Municipal Market vending zone (RSA1.1)	Municipal School (RE1			Garden/Park 18.3m prop and NA	Multipurpose	Centre (RSA2.1) au Homeless Shelter (RSA2.9)	Municipal School (RE1.1)			Garden/Park (ROS1.5)				1	NDZ		Recreation Ground (DO	100			Playground (ROS1.4)	
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4	47	WS 39, 44	WS 47		43			WS	43	MS	43		SM	43			-		96	SM	43			WS V	·
3		MPN62, MPN 72	MPN63	MPN 64,	248		MPN 66	MPN68		MPN69			MPN70				i i	MPN/1,	MIPIN 95	MPN73				MPN74	
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2		EP-PN54	EP-PN55	EP-PN56			EP-PN57	EP-PN58		EP-PN59			EP-PN60				7	EF-FN6I		FP_PNK62	7011			EP-PN63	
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		Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	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	Modification sanctioned	Modification sanctioned	Modification sanctioned
9	RE1.2) is shown as reservation of Primary & Secondary school (RE1.2).	Garden/Park (ROS1.5) is deleted and Text of Layout R.G. Is shown.	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.	CTS 83 of village Malad (W) is shown as designation of Primary & Secondary school (DE1.2).	Extra area shown as designation of Playground (DOS1.4) is deleted and shown as Residential zone.	Reservation of Affordable Housing, Municipal school & Playground are deleted and changed the reservation to Municipal Housing (RR1.5).	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.	Land is kept reserved for Playground (ROS1.4).	GIS layer of Water body is shown above designation/Reservation layer.	The designation of Water Pumping Station (DMS5.2) is changed to designation of Municipal School (DE1.1)+ reservation of Water Pumping Station (RMS5.2).	13.40 M. Proposed road widening is shown affecting CTS no. 500, 717A, 504, 722, 717B,
w		Garden/Park (ROS1.5)	Govt Office (DO2.1)	Primary Secondary School (DE1.2) and Playground (DOS1.4)	1) Christian Cemetery (DSA4.3), Primary and Secondary School (DE1.2), Playground (DOS1.4) 2) Existing Road	Affordable Housing (RR2.2), Municipal School (RE1.1) and Playground (ROS1.4)	Primary & Secondary School (RE1.2) and Playground (ROS1.4)	NA		Pump Room (DMS5.2)	Existing Road
4		WS 48	WS 26	WS 43	WS 48	WS 47	WS 38, 43	WS 47	WS 42	WS47	WS44
3		MPN75	MPN77	MPN78	MPN79	MPN80	MPN81	MPN83	MPN87	MPN88	MPN89
2		EP-PN64	EP-PN65	EP-PN66	EP-PN67	EP-PN68	EP-PN69	EP-PN70	EP-PN71	EP-PN72	EP-PN73
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		Modification sanctioned	Modification	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification u/s 30 is proposed to be sanctioned with following change nomenclature of SDZ II is changed to SDZ
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	509/1, 509/15 to 509/29 of		Reservations of Rehabilitation and Resettlement (RR2.1) 2 Nos, Garden/Park (ROS1.5) 3 Nos., Hospitals(RH1.2), Affordable Housing (RR2.2)-2 Nos, Playground (ROS1.4)- 2 Nos, Municipal School (RE1.1)- 1 No, Municipal Market with Vending Zone (RSA1.1)- 1 No and Rehabilitation and Resettlement (RR2.1)- 2 Nos(Partly), Solid Waste 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).	18.3m DP road on East of MHADA layout is deleted.	The reservation of Garden/Park (ROS 1.5), is deleted and Text of layout R.G.is marked on sheet.	Designation of Playground (DOS1.4) is deleted and is shown as layout RG.	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
	506		Reservations of Rehabilitation Resettlement (RR2.1) 2 Nos, Garden/F (ROS1.5) 3 Nos., Hospitals(RH1) Affordable Housing (RR2.2)-2 P Playground (ROS1.4)- 2 Nos, Munic School (RE1.1)- 1 No, Municipal Market v Vending Zone (RSA1.1)- 1 No Rehabilitation and Resettlement (RR2.1) Nos(Partly), Solid Waste Managen Facilities (RMS3.1) (partly) and 2 number 12.20 mts., 1 number of 13.40 mts. 8 number of 18.30 mts. wide D.P.Roads deleted and kept reserved for Garden/F (ROS1.5).	A la	OS mar	4) is	(ROS 5), F Care with
	15 tc	ıted.	Rehabilitation 2 Nos, Garc Hospitals((RR2.2)-2 2 Nos, M dunicipal Mar A1.1)- 1 N ettlement (RR Waste Man rtly) and 2 nur of 13.40 mt wide D.P.Rc ved for Garc	HAD	k (R G.is)S1.4	ark S2.5), C w v (2) b
	209/	rpora	Rehabi 7 2 Nos 7 2 Nos 7 3 40 8 (RR 4)- 2 N 4)- 3 N 4)- 4 N 4)- 5 N 4)- 6 N 4)- 6 N 4)- 6 N 4)- 7 N 4)- 8 N 4)- 1 N	f MI	n/Par at R.	I (DC	arden/Pa m (RO) (RE1.2 kendra (RSA6.2
9	9/1,	inco	R SS., 23S., 13g 1	ast o	ardeı la you	ounc t RG	Gardina ium (RJ ke
	506	G is	of B (RR2.1) 3 Nos., Housing ROS1.4)-)-1 No, M ne (RSA and Rese Solid V S3.1) (part number 3.30 mts.	on E	of G	laygr ayou	on of Clex/Stad School Adhar Centre
	09/8, d (E)	out R	(RC	oad o	ion Text	of Pl n as 1	ion plex/ y Sc y Sc Ad
	4, 5 Mala	Layc	titions smenn smen	ЭР г	ervat and	tion howr	ervat Com ondar 1),
	713, 714, 509/8, village Malad (E)	Text of Layout RG is incorporated.	Reservations of Rehabilita Resettlement (RR2.1) 2 Nos, (ROS1.5) 3 Nos., Hospi Affordable Housing (RR2.2) Playground (ROS1.4) 2 Nos, School (RE1.1) 1 No, Municipal Vending Zone (RSA1.1) 1 Rehabilitation and Resettlement Nos(Partly), Solid Waste I Facilities (RMS3.1) (partly) and 2 12.20 mts., 1 number of 13.40 number of 18.30 mts. wide D.1 deleted and kept reserved for (ROS1.5).	18.3m] deleted.	The res deleted sheet.	Designation of Playground and is shown as layout RG	1) Reservation of Garden/Park Sports Complex/Stadium (ROS2 & Secondary School (RE1.2), (RSA6.1), Adhar kendra Development Centre (RSA6.2)
	71. vill	Te				De	U & & S. D.
			Reservations and Rebabilitation and Resettlement (RR2.1) 2 Nos, Garden/Park (ROS1.5) 3 Nos., Hospitals(RH1.2), Affordable Housing (RR2.2)-2 Nos, Playground (ROS1.4)-2 Nos, Municipal School (RE1.1)-1 No, Municipal Market with Vending Zone (RSA1.1)-1 No and Rehabilitation and Resettlement (RR2.1)-2 Nos(Partly), Solid Waste Management Facilities (RMS3.1) (partly) and 2 numbers of 12.20 mts., 1 number of 18.30 mts. wide D.P.Roads	road,	and		
		pı	RR2.1) 2 (ROS1.5) spitals(RH Ising (RR Playgr fos, Muni .1)- 1 Aarket (RSA1.1) bilitation (RR2.1)- Solid V Faci urtly) an 2.20 mts.	DP	.5)	(
		g roe	t (RR2.1) t (ROS.1) t (ROS.2) t (ROS.2) t (ROS.4) t Pla P		Buffer ROS1.)S1.4	
5		xistin	ation tent (RR2.1) 2 ark (ROS1.5 Applials(RJ Hospitals(RJ Playg Playg Playg REI.1)- 1 Market I Market Zone (RSA1. Rehabilitation tent (RR2.1) y), Solid V yy, Solid V tent (RR2.1) y) Gpartly at of 12.20 mt of 13.40 mts. s	18.3m	B rk (R	1 (D(
		ю, Е	vatio uilitation uilit	& '4A	ay :n/Pa	round	
		R Zone, Existing road	Reservations Rehabilitation Resettlement (RR2.1) 2 North Garden/Park (ROS1.5) Nos., Hospitals(RH1. Affordable Housing (RR2.2) 2 Nos, Playgrou (ROS1.4)- 2 Nos, Municip School (RE1.1)- 1 North North Garden (RE1.1)- 1 North Garden (RR2.1)- Nos(Partly), Solid Wamangement (RR3.1) (partly) and number of 13.40 mts. winumber of 18.30 mts. win D.P.Roads	NDZ & 827A/4A	Railway Buffer Garden/Park (ROS1.5)	Playground (DOS1.4)	NDZ
4		WS 26	8	WS 39, 44	WS 43	WS 43	WS 42, WS 47
		- 062		192	961	197	862
3		MPN90	MPN91	MPN 92	96NAW	MPN97	MPN98
		474	273	9LN	777	877	6LN
2		EP-PN74	EP-PN75	EP-PN76	EP-PN77	EP-PN78	EP-PN79
1		74 E	75 E	H 92	77 E	78 E	79 E
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1	7	3	4	w	9	7
					proposed 36.6mt road widening on west side in village Malvani which was in NDZ now shown as SDZ II and marked as PN-12) Part portion of land which was in NDZ and is towards the seaward side of HTL shown as NA.	
80	EP-PN80	MPN99	WS 47	NDZ	1) The land under designation of Sewage Pumping Station (DMS 4.3), Solid Waste management facility (DMS 3.1) on South side Chunnilal Girdharilal Marg which was in NDZ is now shown as SDZ-II PN-2 2) Part portion of land which was in NDZ and is towards the seaward side of HTL shown as NA.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ
81	EP-PN81	MPN100	WS 42, WS 47	NDZ	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.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ I is changed to SDZ
82	EP-PN82	MPN101	WS 47	NDZ	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.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ I is changed to SDZ
83	EP-PN83	MPN102	WS 47, 46,	NDZ	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	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ

7		Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ I is changed to SDZ
9	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. New reservations of Hospital (RH1.2),Play ground (ROS1.4), Primary & 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 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 704 to CTS No 348. Similarly 18.30mt East-West DP road from CTS No 705 to CTS No 4 passing through CTS No 507 and 4 is shifted North side as shown on sheet. 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 3) 9.15m DP road passing through CTS 1750 to CTS 1823	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
w		NDZ
4	41, 36, 37, 31, 26	WS 37/42
3		MPN103
2		EP-PN84
1		28

2	3	4	5	9	7
				this zone. 2) Part portion of land which was in NDZ and is towards the seaward side of HTL shown as NA	
EP-PN85	MPN104	WS 37/42	ZQN	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. 2) Part portion of land which was in NDZ and is towards the seaward side of HTL shown as NA.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ
EP-PN86	MPN105	WS 26	NDZ	1) The NDZ in Madh & Erangal village shown as SDZ-I and marked in PN-8 2) Part portion of land which was in NDZ and is towards the seaward side of HTL shown as NA	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ I is changed to SDZ
EP-PN87	MPN106	WS 26	NDZ	The NDZ in Erangal village with NA on East side shown as SDZ-II and marked as PN-9	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ
EP-PN88	MPN107	WS 26	NDZ	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. 2) Part portion of land which was in NDZ and is towards the seaward side of HTL shown as NA	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ
EP-PN89	MPN108	WS 39, 40, 44, 45	NDZ	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.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ
EP-PN90	MPN109	WS 39, 44	NDZ	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).	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ
EP-PN91	MPN110	WS 39	NDZ	The NDZ in village Malad East is now shown as SDZ-I and marked as PN-13.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ I is changed to SDZ

R Zone
EP-PN 106 MPN 127 WS K Zone Designation of Primary and Secondary school (DE1.2) is shown.
R Zone
EP-PN107 MPN128 WS R Zone 48
ZQN
EF-FN108 MFN129 WS INDE 47 47 FD DN100 MDN131 WS Drimony & Secondony School
Primary & Secondary School
EP-PN108 MPN129 WS NDZ 47 47 6 EP-PN109 MPN131 WS Primary & Secondary School
EP-PN108 MPN129 WS 47
EP-PN108 MPN129 WS 47
EP-PN108 MPN129 WS 47 47 EP-PN109 MPN131 WS
EP-PN110 MPN132 EP-PN111 MPN133
EP-PN108 EP-PN109 EP-PN110 EP-PN111

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	s 30	s 30	s 30	s 30	s 30	s 30	s 30	s 30	s 30	s 30	s 30	Designations hool (DE1.2) T) of village N	ds are
	s/n u	s/n u	s/n u/s	s/n u	s/n u	s/n u	s/n u	s/n u	s/n u	s/n u	s/n u	choo PT) (roa
	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	3 nos. of Designations of Primary & Secondary School (DE1.2) is to be shown on CS no 2841(PT) of village Malvani	Width of DP roads are to be corrected shown
6	Designation of Primary and Secondary school (DE1.2) is shown.	Reservation of Municipal Facilities (RMS1.3) on 1000 sq.mtr and reservation of Garden/Park (ROS 1.5) on the balance plot is shown.	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.	13.40 mts. wide D.P. Road on CTS 17, 30, 27, 24 etc. is widened to 18.30 mts.	Primary and Secondary School (DE 1.2) is shown by deleting part portion admeasuring 253.83 sq.mts. of Playground (ROS1.4)	Playground (ROS 1.4) is shown by deleting part reservation of Affordable Housing (RR2.2) admeasuring 3169.40 sq.mts.and SDZ II	Reservation of Play ground (ROS 1.4) is shown.	12.20 mts. D.P. Road is shown on CTS 512B, 514 of village Malad West	Reservation of Municipal Market with vending zone RSA1.1 is deleted & reservation of Municipal School+ Multipurpose Community Centre (RE1.1+ RSA2.1) is shown.	Reservation of Rehabilitation & Resettlement (RR2.1) is changed to Hospital (RH1.2)	9.15 mts. D.P. Road on CTS 472B of village Malad East is deleted.	Rehabilitation & Resettlement (DR2.1)	18.3m DP road
5	NDZ	Garden/Park (ROS1.5)	Metro/Monorail Car shed (RT3.1)	13.4m DP road	Playground (ROS1.4)	NDZ	R Zone	R Zone	Municipal Market with vending zone (RSA1.1)	Reservation of Rehab. & Resettlement (RR2.1)	9.15m DP road	Rehabilitation & Resettlement (DR2.1)	18.3m DP road
4	WS 39	WS 43	WS 47	WS 31, 36	WS 44	98 39	WS 48	WS 48	WS 48	WS 44	WS 43	WS42	WS47
3	MPN138	MPN139	MPN143	23	28	<i>L</i> 9	151	152	153	180	207		
2	EP-PN117	EP-PN118	EP-PN119	EP-PN120	EP-PN121	EP-PN122	EP-PN123	EP-PN124	EP-PN125	EP-PN126	EP-PN127	EP-PN128	EP-PN129
	117	118	119	120	121	122	123	124	125	126	127	128	129

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1	2	3	4	5	9	7
130	EP-PN130		6ESM	Recreation Ground (DOS2.6)	Recreation Ground (DOS2.6)	Spill over of designation RG(DOS2.6) on
			, WS44			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

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7	under section 37(1AA) vide Govt. notice Dated: 16.10.17 is kept in abeyance	New reservation of ROS1.5 (Garden/Park) is proposed to be shown on CTS 1413 of Village	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.
9		R ZONE	WS43 Dh1.3 Municipal Maternity Dh1.3 Municipal Maternity Home Home
ĸ		WS26 R ZONE	Dh1.3 Municipal Maternity Home
4	44	WS26	WS43
3			
2		141 EP-PN141	142 EP-PN142
1		141	142

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	Modification	sanctioned	Modification	sanctioned		Modification	sanctioned	Modification	sanctioned	Modification	sanctioned	Modification	sanctioned	Modification	sanctioned		Modification	sanctioned	Shape and area of the ROS1.5	corrected as per SRDP 1991	Modification	sanctioned	Modification	sanctioned		Modification	sanctioned	Modification	sanctioned
9	1) Proposed 9.15 mtr wide DP road deleted		2) Reservation of (RH1.2) Hospital deleted and	entire plot is reserved for (ROS1.5)	Garden/Park	1) 'The road alignment is corrected		2) Reservation of RG is retained as (ROS 1.5)	Garden/park and (RR 2.1) Rehabilitation and Resettlement is deleted	The ROS 1.5 (garden/park) is shown		Shape and area of Market is retained as per	SRDP 1991	The reservation of Garden in SRDP 1991 is	shown in addition to Reservation of (ROS1.5)	Garden Park in RDDP 2034	MPS 28 is deleted and boundaries of ROS1.5	(Garden/Park) are restored as per RDDP			Reservation (RE 1.1) Municipal school shape	and area is shown as per SRDP1991	Plot under reference is included in R Zone.			Plot under reference is included in R Zone.		The (ROS 1.5) Garden/Park is deleted from	CTS no. 777&778.
w	9.15 m Proposed DP road		RH1.2 (Hospital)			45.70 m wide road		RR2.1 (Rehabilitation &	Resettlement)	ROS1.4 (Playground)		RSA1.1 (Municipal Market	with Vending Zone)	ROS 1.5 (Garden/Park)			ROS 1.5 (Garden/Park)				RE1.1 (Municipal School)		DPU5.2 (Electricity	Transmission and	Distribution facilities)	NDZ		ROS 1.5 (Garden/Park)	
4	MS	33	MS	33		SM	39	MS	39	MS	33	MS	38	MS	38		MS	33			MS	38	SM	33		MS	39	MS	33
3	MPS21		MPS21			MPS22		MPS22		MPS24		MPS25		MPS27			MPS28	ૹ	59		MPS29		MPS31			MPS32	MPS88	MPS33	
2	EP-PS06		EP-PS07			EP-PS08		EP-PS09		EP-PS10		EP-PS11		EP-PS12			EP-PS13				EP-PS14		EP-PS15			EP-PS16		EP-PS17	
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9	Reservation of ROS1.5 from CTS no. 780 is changed to (RSA 6.2) Aadhar kendra with Skill	development centre reservation.	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	Maiau (East) and Dilluosiii.	as per approved relocation.	(DAM) Designated Amenity is deleted and	entire plot is shown in Industrial Zone.	Said plot is marked as DAM		The internal layout roads & part of proposed	DP road in the layout is deleted	1) The (ROS 1.5) Garden/Park is deleted and	the label of layout RG is shown on land.	2) Proposed 6.15 mtr wide DP road is deleted		Existing layout road shown as DP road is	deleted	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.	5. Internal road which is shown as existing on	CTS No. 24 is deleted.	1. 9.15 mtrs. Wide proposed D.P. Road North-	South passing through CTS no. 699 is deleted.	
ß	ROS 1.5 (Garden/Park)		RE1.1 (Municipal School) DE1.2 (Primary and	Secondary School)		DOS 1 5 (Gandon (Bouls)		I Zone, DAM		DOS2.6 (Recreation Ground)		Existing internal Roads and	9.15 m Proposed DP Road	ROS 1.5 (Garden/Park)		Existing Road		Existing Road		RH1.2 (Hospital),	RR2.2 (Affordable Housing),			Existing Road		9.15 m Proposed DP road		
4	WS 33		WS 39			W	33	WS	33	WS	33	WS	38	MS	39	MS	39	SM	38	MS	33			SM	33	MS	39	
3	MPS33		MPS34			MD625	MPS42	MPS36		MPS38		MPS39		MPS40		MPS40		MPS41		MPS42				MPS42		MPS43	MPS49	MPS50
2	EP-PS18		EP-PS19			000000	0701-17	EP-PS21		EP-PS22		EP-PS23		EP-PS24		EP-PS25		EP-PS26		EP-PS27				EP-PS28		EP-PS29	_	
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ME	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
2	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
4 4	MPS45 MPS59	78 X 78 X	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 (MPSA5) as shown on plan.
	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.	
	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
	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
	MPS51	WS	Existing Road with widening	Designation (DOS2.6) Recreation Ground is	Modification u/s 30 is proposed to be

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	changed to Garden/Park.		The 13 deleted.	The alignment of road is corrected as per	approved realignment.		All the internal roads in the Kama Municipal	Industrial Estate are deleted.	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.		3. The East West two proposed 9.15 mtrs wide	D.P. roads passing through the ROS 1.5 are	deleted.		The road proposed which is	existing building is deleted.	2) The 9.15 mtrs wide East West D.P. Road is	deleted upto the proposed 9.15 mtr wide North-	South DP road.	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	2) This road is further linked as by proposing	13.40 mtr wide new DP road through ROS1.4	and along east boundary of DOSI.4 upto	existing road
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	1 5		Proposed 13.4 m wide	DE1.2	Secondary	Existing road,	Existing road		18.3 m wide DP Road, ROS	1.5 (Garden/Park), RSA 1.1	(Municipal	Vending Zone)	ROS 1.5 (Garden/Park) &	18.30 m wide proposed DP	road 9.15 m wide proposed	DP road	18.30 m wide Proposed		RSA2.1	Community Centre) and 9.15	m Proposed DP road	RE 1	and ROS 1.4 (Playground)						
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2			EP-PS37	EP-PS38			EP-PS39		EP-PS40				EP-PS41				EP-PS42		EP-PS43			EP-PS44							
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MPS88 WS NDZ 39 MPS89 WS NDZ 39 MPS90 NDZ 32, 37 NDZ	7	Modification u/s 30 is proposed to be sanctioned	Modification u/s 30 is proposed to be sanctioned	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	Modification u/s 30 is proposed to be sanctioned
3 4 MPS88 WS 39 MPS89 WS 32, 37	9	CTS no 86 is changed from No Development Zone (NDZ) to Government Staff Quarters (DR1.3)		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	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
MPS88 MPS890 MPS890	w	NDZ	NDZ		NDZ
	4	WS 39	WS 39	32, 37	
200 0986 0888 0898 0898	3	MPS88	MPS88	MPS89	MPS90
EP-I	2	EP-PS66	EP-PS67	EP-PS68	EP-PS69
1 99 69 69	1	99	29	89	69

	to be to be	S/II uc	ded in	on u/s	to be	to be	to be	to be
	proposed 1	-	30 is proposed to be deleted and included in adjoining predominant zone.	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.	proposed	proposed	proposed	proposed
7	30 is 30 is 30 is 30 is	anctior	delete	anctior e deleta nt zone	30 is	30 is	30 is	30 is
	8/n 3	s plo	to be	ord sa to be omina	s/n	s/n	€ s/n	€ s/n
		ed to acc	pposed	to acc oposed g predo				
	Modification sanctioned Modification	sanctioned Refused to	30 is proposed to be delete adjoining predominant zone.	Refused to accord sanction 30 is proposed to be delete adjoining predominant zone.	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification
9	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. Shape of Designation (DOS2.4) Municipal		construction is in progress, on the plot, but not yet handed over, hence shown as reservation of (RT 1.6) 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.	The additional reservation of RE 2.1 is included	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.	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.	The EDDP 2034 showed schools existing on site which cater to the requirements of the
v	NDZ S NDZ S DOS2.4 (Municipal Sports	() (Public P	-	DT1.6 (PT) (Public Parking Lot)	DE1.2 (Primary and Secondary School)	R Zone	R Zone	R Zone
4	M S M	33 WS	38	WS 38	WS 33	WS 38	WS 33	SM 33
8	MPS90	MPS92	ME 522	MPS93	MPS94	MPS95	MPS96	WPS97
2	EP-PS70 EP-PS71	EP-PS72	7/81-17	EP-PS73	EP-PS74	EP-PS75	EP-PS76	EP-PS77
1	70 70 17	72	7	73	74	75	92	77

-	2	E	4	v	9	7
					existing population. It is decided to show these	
					schools as Designation in RDDP 2034.	
78	EP-PS78	MPS98	SM	R Zone	The EDDP 2034 showed schools existing on	Modification u/s 30 is proposed to be
			33		site which cater to the requirements of the	sanctioned
					existing population. It is decided to show these	
					schools as Designation in RDDP 2034.	
62	EP-PS79	MPS99	MS	R Zone	The EDDP 2034 showed schools existing on	Modification u/s 30 is proposed to be
			39		site which cater to the requirements of the	sanctioned
					existing population. It is decided to show these	
					schools as Designation in RDDP 2034.	
80	EP-PS80	MPS100	SM	R Zone	The EDDP 2034 showed schools existing on	Modification u/s 30 is proposed to be
			38		site which cater to the requirements of the	sanctioned
					existing population. It is decided to show these	
					schools as Designation in RDDP 2034.	
81	EP-PS81	MPS101	MS	R Zone	The EDDP 2034 showed schools existing on	Modification u/s 30 is proposed to be
			38		site which cater to the requirements of the	sanctioned
					existing population. It is decided to show these	
					schools as Designation in RDDP 2034.	
82	EP-PS82	MPS102	MS	R Zone	The EDDP 2034 showed schools existing on	Modification u/s 30 is proposed to be
			33		site which cater to the requirements of the	sanctioned
					existing population. It is decided to show these	
					schools as Designation in RDDP 2034.	
83	EP-PS83	MPS 104	SM	NDZ	A label of Special Planning Authority (SPA) is	Modification u/s 30 is proposed to be
			32,		shown on above land.	sanctioned with following changes
			WS			1) New reservation of National law university
			37			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	99	SM	NDZ	Residential (R), Natural area (NA) and Green	Modification u/s 30 is proposed to be
		244	35,		Zone (G-Z) on said plot are changed to	sanctioned with following changes

Manarasntra cnitrapat, Kangabnumi & Sanskrutik Vikas Mahamandal (Itd) shall be acquiring body for the proposed Reservation.
ng body for the proposed Reser
-/
Modification u/s 30 sanctioned
north side. Reservations of REI.1 (Municipal School) and ROS1.5 (Garden/Park) are
extended upto newly proposed road. In the
SA2.5, new
remaining portion abutting to DSA2.5, new reservation of RSA2.1 is proposed
remaining portion abutting to L reservation of RSA2.1 is proposed
extended upto newry proposed road, in the remaining portion abutting to DSA2.5, new reservation of RSA2.1 is proposed
with
(Carden) Fark), 6.1 (Welfare ur Kendra with ent Centre)
SA6. dhar
RE1.1 (Municipal School), ROS 1.5 (Garden/Park), DSA.2.5+RSA6.1 (Welfare Centre + Adhar Kendra with skill Development Centre)
(Munio 1.5 2.5+RSA 3. + Adha bevelopm
RE1.1 (Munical ROS 1.5 DSA.2.5+RSA Centre + Adha skill Developm
WS RE1.1 (Muni 38 ROS 1.5 DSA.2.5+RSA Centre + Adha skill Developm

'RC' Ward

Sr. EP No. Modifications published Amodification proposed by Planning Gueramatal Modifications published by Modification proposed by Planning Gueramatal Modifications 10 the Macher Section 3 of the Amthority and shown on submitted plan Gueramatal and Excellents 3(1) of the Macher Section 3 of the Machra Act 1966 I EP-RC01 MRC2 WSS3 DE1.2 (Primary/Secondary School) is changed Modification us 30 is proposed to be sunctioned a sunctioned by Spensury Health Post) EP-RC02 MRC3 WSS3 RH.1.1 is corrected as DH.1.1 Modification us 30 is proposed to be proposed with the DAM (Amenity Plot) The DAM is deleted and DOS1.4 (Play Modification us 30 is proposed to be Ground) is shown on the portion earmarked for sunctioned papers survey Health Post) EP-RC04 MRC3 WSS3 BAM (Amenity Plot) The DAM is deleted and DOS1.4 (Play Modification us 30 is proposed to be Ground) is shown as developed on site. EP-RC04 MRC5 WSS8 Existing MHADA Layout The designation of DOS2.6 (Recreation Ground) is shown as developed on site. EP-RC05 MRC6 WSS9 DE1.1 (Municipal School) The road is deleted and included in DOS1.5 Modification us 30 is proposed to be divided by existing road (Garden/Park) as shown in TP scheme. EP-RC09 MRC11 WSG3 DOS1.4 (PG) & RE2.1 (Phunicipal School) (Amricipal School) as per SRDP. EP-RC09 MRC11 WSG3 DOS1.4 (PG) & RE2.1 (Phunicipal School) as per SRDP. EF-RC09 MRC11 WSG3 Port Existing road & Port Existing internal layout roads are shown as Rei.1 (Amricipal School) as per SRDP. EF-RC09 MRC11 WSG3 Port Existing road & Port Existing road and internal layout roads are shown as Machinetion us 30 is proposed to be Ground and DOS1.5 (PG) and COmmanity Centre) and DOS1.5 (PG) as sunctioned and DOS1.5 (PG) as a proposed to be Existing road and DOS1.5 (PG) as proposed to be Existing road and PG) and PG	l	7	8	4	ß	9	7
MRC2 WSS3 BEL12 (Primary/Secondary school) is changed Modification us 30 is proposed to school) school was a mactioned by a mactioned by a school was a mactioned by a maction of droud was bost a mactioned was a mactioned by a maction of droud was bost a mactioned was a mactioned by a maction of droud was bost a mactioned was a mactioned was a mactioned was bost a mactioned was a mactioned was a mactioned was bost a mactioned was a mactioned was bost and was bost a mactioned was bost a mactioned was bost and was bost a mactioned was bost and		EP No.	Modifi-	Sheet	Proposal as per published	Modification proposed by Planning	Substantial Modifications published by the
MRC2 WS53 DE1.2 (Primary/Secondary DE1.2(Primary/Secondary school) is changed Modification u/s 30 is proposed to school Dispensary/Health Post) MRC4M WS57 DAM (Amenity Plot) MRC4M WS57 DAM (Amenity Plot) MRC5 WS58 Existing MHADA Layout The DAM is deleted and DOS1.4 (Play Modification u/s 30 is proposed to Ground) is shown on the portion earmarked for ametioned open space in approved MHADA Jayout The designation of DOS2.6 (Recreation Ground) is shown as developed on site. MRC9 WS58 DOS1.5 (Garden/Park) Shown as developed on site. MRC9 WS58 DOS1.5 (Garden/Park) The road is deleted and included in DOS1.5 Modification u/s 30 is proposed to divided by existing road (Garden/Park) as shown in TP scheme. MRC11 WS63 DOS1.4 (PG) & RE2.1 The legend is shown as RE1.1 (Municipal School) MRC11 WS63 DOS1.4 (Multipupose The legend is shown as RE1.1 (Municipal School) MRC11 WS63 Part Existing road & Part All existing internal layout roads are shown as RE1.1 (Municipal School) MRC15 WS59 Part Existing road & Part All existing internal layout roads are shown as RE1.3 Modification u/s 30 is proposed to community Centre) MRC15 WS69 Part Existing road & Part All existing internal layout roads are shown as RE1.3 Modification u/s 30 is proposed to 12.20m.DP MRC15 WS59 Izone Part and for white amenity is handed over to Modification u/s 30 is proposed to date 19.20m.DP MRC15 WS69 Izone Part and for white amenity is handed over to Modification u/s 30 is proposed to per the approved layout who. CHE/13/LOR sanctioned MRC16 WS69 Izone Part and for white amenity is handed over to Modification u/s 30 is proposed to date 19.20m.DP MRC17 WS69 Izone Part and for white amenity is handed over to modification u/s 30 is proposed to date 19.20m.DP MRC18 WS69 Izone Part and for white menity is handed over to sonctioned			cation	No.	plan under Section 26 of the	Authority and shown on submitted plan	Government under Section 31(1) of the
MRC3 WS53 DE1.2 (Primary/Secondary DE1.2(Primary/Secondary school) is changed school) MRC4M WS57 RH1.1 (Municipal The code RH1.1 is corrected as DH1.1 sanctioned sanctioned Dispensary/Health Post) MRC5 WS58 Existing MHADA Layout The designation of DOS1.4 (Play Modification u/s 30 is proposed to Ground) is shown on the portion earmarked for sanctioned open space in approved MHADA layout. MRC5 WS58 Existing MHADA Layout The designation of DOS2.6 (Recreation Ground) is shown as developed on site. MRC6 WS58 DOS1.5 (Garden/park) The road is deleted and included in DOS1.5 Modification u/s 30 is proposed to divided by existing road (Garden/Park) as shown in TP scheme. MRC1 WS63 DOS1.4 (PG) & RE2.1 The legend of RSA1.2 is shown as RE1.1 (Municipal School) MRC1 WS63 DOS1.4 (Multipurpose The legend of RSA1.2 is shown as reshown as RE1.1 (Municipal School) MRC1 WS63 Part Existing road & Part All existing internal layout roads are shown as RE1.3 (Multication u/s 30 is proposed to Community Centre) MRC11 WS63 Part All existing internal layout roads are shown as RE1.3 (Multication u/s 30 is proposed to Existing road & Part All existing internal layout roads are shown as RE1.3 (Multication u/s 30 is proposed to Existing road & Part All existing internal layout roads are shown as RE1.3 (Multication u/s 30 is proposed to Existing road & Part and for which amenity is handed over to Modification u/s 30 is proposed to Bart sing road for which amenity is handed over to Modification u/s 30 is proposed to Multiploned RAC4.1 (Multiple Revention) Aprt land for which amenity is handed over to Modification u/s 30 is proposed to RAC4 12 none.			No.		MR&TP Act 1966	under Section 30 of the MR&TP Act 1966	MR&TP Act 1966
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EP-RC02 MRC3 WS53 RH1.1 (Municipal The code RH1.1 is corrected as DH1.1 Sanctioned					school)	to RE1.2(Primary/Secondary school).	sanctioned
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EP-RC07 MRC11 WS63 DOS1.4 (PG) & RE2.1 The legend is shown as RE1.1 (Municipal Modification u/s 30 is proposed to RC18 WS63 RSA2.1 The legend of RSA1.2 is shown instead of Modification u/s 30 is proposed to Community Centre) EP-RC09 MRC15 WS59 Part Existing road & Part All existing internal layout u/no. CHE/13/LOR Sanctioned EP-RC10 MRC15 WS59 Izone EP-RC10 MRC15 WS59 Izone MCGM is shown in C zone Modification u/s 30 is proposed to per the approved layout u/no. CHE/13/LOR Sanctioned MCGM is shown in C zone MCGM is shown in C zone Modification u/s 30 is proposed to part land for which amenity is handed over to Modification u/s 30 is proposed to mCGM is shown in C zone MCGM is shown in C zone MCGM is shown in C zone Modification u/s 30 is proposed to sanctioned	l	EP-RC06	MRC9	WS59			u/s 30 is proposed to
EP-RC07 MRC11 WS63 DOS1.4 (PG) & RE2.1 The legend is shown as RE1.1 (Municipal Modification u/s 30 is proposed to School) as per SRDP. EP-RC08 MRC13 WS63 RSA2.1 (Multipurpose The legend of RSA1.2 is shown instead of Modification u/s 30 is proposed to Community Centre) EP-RC09 MRC15 WS59 Part Existing road & Part approved layout u/no. CHE/13/LOR Sanctioned Existing road At 19.3.2012. EXISTING MRC15 WS59 I Zone MCGM is shown in C Zone MCGM is shown in C Zone Modification u/s 30 is proposed to Part land for which amenity is handed over to Modification u/s 30 is proposed to MCGM is shown in C Zone						(Municipal School)	sanctioned
EP-RC08 MRC13 WS63 RSA2.1 (Multipurpose The legend of RSA1.2 is shown instead of Modification u/s 30 is proposed to Community Centre) EP-RC09 MRC15 WS59 Part Existing road & Part Bristing internal layout roads are shown as 12.20mt.DP road per the approved layout u/no. CHE/13/LOR sanctioned EXISTING TOAD PART IN TABLE STORED BATT IN TABLE STO	l	EP-RC07	MRC11	WS63	DOS1.4 (PG) &		u/s 30 is proposed to
EP-RC08 MRC13 WS63 RSA2.1 (Multipurpose The legend of RSA1.2 is shown instead of Sanctioned community Centre) EP-RC09 MRC15 WS59 Part Existing road & Part Indexisting internal layout roads are shown as Existing road and the approved layout u/no. CHE/13/LOR (Modification u/s) 30 is proposed to EP-RC10 MRC15 WS59 Izone MCGM is shown in C zone sanctioned sanctioned and the same shown in C zone sanctioned and the sanctioned san					(Higher Education)	School) as per SRDP.	sanctioned
EP-RC09 MRC15 WS59 Part Existing road & Part India internal layout roads are shown as Modification u/s 30 is proposed to 12.20mt.DP road per the approved layout u/no. CHE/13/LOR sanctioned Existing road dtd. 19.3.2012. Existing road MCGM is shown in C zone sanctioned sancti	l	EP-RC08	MRC13	WS63			u/s 30 is proposed to
EP-RC09 MRC15 WS59 Part Existing road & Part Existing internal layout roads are shown as 12.20mt.DP road per the approved layout u/no. CHE/13/LOR sanctioned Existing road dtd. 19.3.2012. EP-RC10 MRC15 WS59 I zone MCGM is shown in C zone sanctioned sanc					Community Centre)	RSA2.1	sanctioned
EP-RC10 MRC15 WS59 I zone Toad Toad Dar the approved layout u/no. CHE/13/LOR sanctioned dtd. 19.3.2012. Accord	l	EP-RC09	MRC15	WS59	8	All existing internal layout roads are shown as	u/s 30 is proposed to
EP-RC10 MRC15 WS59 I zone dtd. 19.3.2012. Existing road dtd. 19.3.2012. Part land for which amenity is handed over to Modification u/s 30 is proposed to MCGM is shown in C zone sanctioned						per the approved layout u/no. CHE/13/LOR	sanctioned
EP-RC10 MRC15 WS59 I zone Part land for which amenity is handed over to Modification u/s 30 is proposed to MCGM is shown in C zone sanctioned					Existing road	dtd. 19.3.2012.	
	l _	EP-RC10	MRC15	65SW	I zone	Part land for which amenity is handed over to	u/s 30 is proposed to
_						MCGM is shown in C zone	sanctioned

	be	pe	be	pe	pe	pe	pe	pe	pe	pe	pe	be
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	proposed	proposed	proposed	proposed	proposed	proposed	proposed	proposed	proposed	proposed	proposed	proposed
	is	is	.sı	.S.	is.	SI.	.SI	.S.	.IS	.s	.S.	.1s
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	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned
9	The shape of designation is corrected as per relocation approval.	The designation DP1.2 (PT.)(Fish Cold storage/ Godown/ Fishing related industries) is changed to DMS1.3 (PT.) (Municipal Facilities).	The designation DP1.2(PT) (Fish Cold storage/Godown/Fishing related industries) is changed to DMS1.3(PT) (Municipal Facilities).	The shape of reservation is shown as per approved relocation.	ROS1.4 (Play ground) in C.T.S.No.14 & 13(Pt) of Village Borivali is relocated in CTS 2	Reservation of ROS2.1 is changed to Municipal Sports Complex(ROS2.4)	The amenities proposed in CTS 166D adm. 217.70 sqm and CTS 166G adm. 181.20sqm are shown as RAM.	The designated Amenity space(DAM) is shown as RAM(Reserved Amenity Plot)	The plot is reserved for RAM (Amenity plot)	The plot is reserved for RE1.1 (Municipal school)	The plot is designated as DOS2.6 (Recreation Ground)	The road dividing the two open spaces as earmarked in MHADA's approved layout is
w	DP1.2 (Fish Cold storage/ Godown/ Fishing related industries)	DP1.2 (Fish Cold storage/ Godown/ Fishing related industries)	DP1.2 (Fish Cold storage/ Godown/ Fishing related industries)	ROS1.4 (Play ground)	ROS1.4(PG)	R Zone	C Zone	DAM (Amenity Plot)	R Zone	R Zone	R Zone	R Zone
4	WS54	WS54	WS54	WS54 /59	WS62 / 63	WS62	WS54	WS59	WS52	WS52 /57	WS52 /57	WS53
e	MRC36	MRC36	MRC37	MRC38	MRC39	MRC40/ 107	MRC41	MRC42	MRC43	MRC44	MRC45	MRC46
7	EP-RC21	EP-RC22	EP-RC23	EP-RC24	EP-RC25	EP-RC26	EP-RC27	EP-RC28	EP-RC29	EP-RC30	EP-RC31	EP-RC32
	21	22	23	24	25	26	27	28	29	30	31	32

Modification u/s 30 is proposed to be sanctioned	ation u/s 30 is proposed to be ation u/s 30 is proposed to be led ation u/s 30 is proposed to be ation u/s 30 is proposed to be led ation u/s 30 is proposed to be led
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u/s 30 is	u/s 30 is u/s 30 is u/s 30 is
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Mod Sanc Sanc Sanc Mod Mod Sanc Sanc Mod Mod Sanc Sanc Sanc Sanc Sanc Sanc Mod Sanc Mod Sanc Sanc Sanc Sanc Sanc Sanc Sanc Sanc	Modification sanctioned Modification sanctioned Modification sanctioned
The plot earmarked as open space on north side of the said road is shown as ROS1.5 (Garden) The plot is reserved for ROS1.5 (Garden) The plot is reserved for ROS1.5 (Garden) The 9.0m wide existing road is shown The earmarked plot OS-5 shown in MHADA layout is reserved as ROS1.5 (Garden/Park). The plot is shown as DOS1.4 (Play Ground) The plot is shown as DOS1.4 (Play Ground) RSA1.1 (Municipal Market with vending zone) is extended on west side. The road is shown as per approved MHADA layout.	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,. D.P. road alignment is corrected 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.
Nil R Zone R Zone R Zone R Zone R Zone DE1.1 (Municipal School) DE1.2 (Primary & Secondary School) RSA1.1 (Municipal market with vending zone) Existing road	1) RH1.2 (Hospital) 2) R Zone 18.30m DP road 13.40m DP road
WS57 WS57 WS58 WS58 WS58 WS58	WS63 WS53
MRC46 MRC47 MRC49 MRC51 MRC52 MRC53 MRC53 MRC53	MRC57, MRC59, MRC62, MRC63 MRC63
2 EP-RC33 EP-RC34 EP-RC36 EP-RC37 EP-RC37 EP-RC39 EP-RC40 EP-RC41	EP-RC43 EP-RC43 EP-RC44
1 33 34 34 36 36 37 37 40 40 41	24 & 4 4

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	proposed		proposed		proposed			proposed		proposed		proposed		proposed		proposed		proposed			proposed		proposed			proposed		proposed	
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	9.15m DP road is deleted		12.20m DP road is converted to 9.15m.		12.20m DP road is deleted and area under DP	road is merged in the area of reservation of	ROS1.5	The road alignment is corrected as per existing	on site.	The internal private layout road is deleted		The road proposed over internal layout road to	be deleted	Internal layout roads and layout RG are deleted		The road alignment is slightly shifted along the	village boundary.	The width of DP road is changed from 18.30m	to 27.45m and widening of 27.45mt. Is shown	to existing road	Internal layout roads are deleted		The CTS appeared in TP road is deleted and	the road is shown as existing road as per TP	scheme.	The road junction is	road.	Road alignment is corrected as per possession	taken.
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	9.15m DP road		12.20m DP road		12.20mt.road			Existing road		Existing road		Existing road			2) ROS1.5 (Garden)	13.40mt.	Natural water course	Part	Remaining portion	DP road	Existing Road		Road,	RR2.2	Housing)	Existing road		$\overline{}$	2) R Zone
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4	WS59		65SW		WS59			WS53		WS58	/63	WS58		WS64		WS58		WS63	/64		WS63		WS58			WS64		WS64	
	090		090	1	261			264		365		992		292		890		690			270		272			274		275	
3	MRC60		MRC60		MRC61			MRC64		MRC65		MRC66		MRC67		MRC68		MRC69			MRC70		MRC72			MRC74		MRC75	
	245		C46	!	747			248		249		250		251		252		253			254		255			256		257	
7	EP-RC45		EP-RC46		EP-RC47			EP-RC48		EP-RC49		EP-RC50		EP-RC51		EP-RC52		EP-RC53			EP-RC54		EP-RC55			EP-RC56		EP-RC57	
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1	45		46		47			48		49		20		51		52		53			54		52			99		57	

		to be changes wide DP ndary of	o pe	o be	o pe	o pe
	osed to	osed to char m wide boundar	sed to	sed to	sed to	proposed to
	proposed	is proposed following sed 13.40 m v	proposed	proposed	proposed	propo
7	30 is	30 is follo	30 is	30 is	30 is	30 is
	n/s 3	u/s 3 with of pro hown 6	s/n 3	n/s 3	8 s/n	s/n
		tion de short or be short 21 & 2	uc			
	Modification sanctioned	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	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned
						R.M. M . sa
	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.	New 13.40m Road along western boundary of CTS 23 connecting the plot to Chandavarkar road is shown.	The east-west running 18.30m DP road in CTS 280 and Existing road running north-south with widening of 13.40mt. are shown.	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.	New 13.40m road is proposed connecting Kasturba cross road no 4 (TPS road) & the existing road proposed to be widened to 13.40m.	& R. oad.
	eastern DS1.4, m Eks ocated ervatio SA1.2 starti starti no. 15	ern bo o Cha	DP rog north-s n.	n CTS necting m DF	sed c PS ros be wi	Road 5m DP 1
	along 11.2, Re an fro and rel e ress 2.1, R H1.3) couth f CTS	g west plot t	3.30m nning	road in ad con 13.40	propo 4 (T) 1 to	vadi s 9.151
9	Road 1, RE Gaoth Gaoth leted z thes RSA2 RSA3 R RSA1 l on s oorth o	f along	iing 18 oad ru mt. are	ayout DP ros ad to shown.	ad is ad no oposed	Soniwadi Iown as 9.1
	RSA2. RSA2. Eksar d is de ge of ough UE1.1 ROAC	n Road nnectir 'n.	st runi sting r 13.40	ernal l new l out ro	m roa oss ro ad pr	y of ıd is sh
	The 13.40M DP Road along eastern e reservation RSA2.1, RE1.2, ROS1.4, RI RH1.3 near Eksar Gaothan from Eksar Devidas road is deleted and relocated alc western edge of these reservation passing through RSA2.1, RSA1.2, ROS1.4, RE1.1 & RH1.3) starting 18.30M DP Road on south side to c Devidas Road on north of CTS no. 1516.	New 13.40m] CTS 23 connroad is shown.	The east-west running 18.30m D 280 and Existing road running no widening of 13.40mt. are shown.	Existing internal layout marked and new DP rosinternal layout road to ward boundary is shown.	13.40 rba cr ng roa m. m.	Connectivity of Soniwadi Road & Bhattad Road is shown as 9.15m DP road
	The 1 reserv RHI Devic weste passit ROS1 18.30 Devic	New CTS road i		Existi marke intern ward	New 1. Kasturba existing 13.40m.	Conn Bhatt
	1) 13.40m DP road 2) RSA2.1 (Municipal Community 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)	(Garden)	Road			
	DP (Mu (Mu Gipal Scipal	9)				
w	13.40m RSA2.1 nunity 1.2 (Prima d) OS1.4 (P 31.1(Munic RH1.3 nity SA1.2 (R	ROS1.5				
	1) 13.40m DP 2) RSA2.1 (N Community 3) RE1.2 (Primary S, School) 4) ROS1.4 (Play 5) RE1.1(Municipal 6) RH1.3 (M Maternity 7) RSA1.2 (Retail	1) RC	Existing R	R Zone	one	one
					R Zone	R Zone
4	WS63	WS63	WS59	WS64	WS59	WS58
3	MRC77	MRC78	MRC79	MRC80	MRC81	MRC82
				MF	MF	MF
7	EP-RC58	EP-RC59	EP-RC60	EP-RC61	EP-RC62	EP-RC63
		59 EI	E 09			
	28	\sim	9	61	62	63

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	od of boson		proposed to be		oosal u/s 26 is	s: reservation	oposed to be	(College) as	1,	osed to be			proposed to be			proposed to be			proposed to be		proposed to be					proposed to be	changes:-		.1 is to be
r	. 5	SI OC	u/s 30 is prop		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.	u/s 30 is proposed to			u/s 30 is prop			u/s 30 is prop			u/s 30 is prop		u/s 30 is prop					u/s 30 is prop	with following		Proposed reservation of RR2.1
	Modification		Modification 1	sanctioned	Refused to acco	reinstated with	of Leisure Park	deleted and res	per SRDP 1991	Modification u	sanctioned		Modification u	sanctioned		Modification u	sanctioned		Modification u	sanctioned	Modification u	sanctioned				uc	sanctioned w	,	Proposed reser
9	The next of recompetion of DCA18 (nametour)	overlapping on the approved layout is deleted.	The balance reservation of RSA4.8	(cemetery) not affecting the approved layout is changed to ROS1.5 (Garden).	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		The reservation of RE1.1 (Mun. School) is	changed to RSA2.1 (Multipurpose Community	Centre).	Reservation area on plot is maintained as per	SRDP1991 and additional area of reservation	on plot is deleted.	Area & shape of reservation on the plot is	maintained as per SRDP1991 by deleting the	additional reservation area of plot.	DOS1.4 (PG) is changed to RSA6.1 (Care	Centre)	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.		The plots developed under SR scheme, are	pulled back and designated as DOS1.5.		
ч	(43.40)	portion, NDZ	RSA4.8 (Cemetery) on part	portion, NDZ	1) DOS1.1 (Ponds/Tank)	2) RSA3.7(Leisure park)				RE1.1 (Mun.School)			RE1.1 (Mun.School)			RE1.1 (Mun.School)			DOS1.4 (Play ground)		1) ROS1.5 (Park) on CTS 23,	24, 25	2) ROS1.5 (Park) on CTS	282, 283, 284, 293	lay Ground)	RR2.1(Rehab. &	Resettlement)		
_	L>5/X		WS57		WS58					£9SM			£9SM			WS63			WS52		£9SM					WS63		_	_
	MPC06	MINCOO	MRC96		MRC97					MRC99			MRC100			MRC101			MRC104		MRC105					MRC106		_	
C	<i>CLJ</i> d d d d d d d d d d d d d d d d d d d	FI - WC 12	EP-RC73		EP-RC74					EP-RC75			EP-RC76			EP-RC77			EP-RC78		EP-RC79					EP-RC80			
-	10	1	73		74					75			92			77			78		62					80			_

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	proposed		proposed		proposed							proposed		proposed		proposed		proposed		proposed			proposed		proposed		proposed	
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	Modification	sanctioned	Modification	sanctioned	Modification	sanctioned						Modification	sanctioned	Modification	sanctioned	Modification	sanctioned	Modification	sanctioned	Modification	sanctioned		Modification	sanctioned	Modification	sanctioned	Modification	sanctioned
9	Shape of DPU3.2 is corrected.		DH1.1 is deleted.		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)	The shape of reservation ROS1.5 (Garden) is	corrected.	Reservation of SAS (now reserved as RE1.2) is	changed to ROS1.4.	RH1.2 reservation (Hospital) is changed to	RR2.2 (social housing) in CTS 324A/1.	HTL is corrected as per approved CRZ plan		The plot earmarked as Recreation Ground in	the approved MHADA layout, is reserved for	ROS1.5 (Garden)	The plot is included in NA (natural area) zone		The C-zone boundary is corrected		HTL is corrected as per approved CRZ plan	and the duplicate HTL is deleted.
S	DPU3.2(Police chowky)		DH1.1 (Mun.	Dispensary/Health post),	RE1.2 (Primary /Secondary	School)						ROS1.5 (Garden)		RE1.2 (Primary /Secondary	School)	RH1.2 (Hospital)		Nil		NA (Natural Area)			R Zone		Part C Zone,	Part R Zone	Nil	
4	65SW		65SM		WS64							WS58		85SW		WS63		LSSW		LSSW			WS57		85SW		WS62	
3	MRC108		MRC108		MRC109							MRC111		MRC113		MRC115		MRC116		MRC117			MRC118		MRC119		MRC120	
2	EP-RC81		EP-RC82		EP-RC83							EP-RC84		EP-RC85		EP-RC86		EP-RC87		EP-RC88			EP-RC89		EP-RC90		EP-RC91	
1	81		82		83							84		85		98		87		88			68		06		16	

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	s/n					s/n			s/n				s/n					s/n			s/n			s/n			s/n			
	Modification	sanctioned				Modification	sanctioned		Modification	sanctioned			Modification	sanctioned				Modification	sanctioned		Modification	sanctioned		Modification	sanctioned		Modification	sanctioned		
9	1A) The plot DO 2.1 (Govt. Office) on CTS	374(pt.) of Eksar is correct and retained.				1A) NDZ on the CTS 374(pt) of Eksar	adjacent to FP 468 of TPS Borivali III is	deleted and placed in 'R' Zone.	1B) 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.	1C) 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.	2) RSA 1.1 (Municipal Market) on plot bearing	FP No. 392 is changed to Government Staff	Quarters RR 1.3	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.	The reservation of RSA2.1 in CTS no. 452	(pt.), 453 of Borivali Village is deleted.		Part designation of DE1.2 (Primary &	Secondary School) on which cemetery exists is	deleted and shown as DSA4.3 (Christian	cemetery).
v	1) DO2.1 (Government	Office)	2) RH1.1+RH1.3 (Municipal	Health Post + Municipal	Maternity Home)	NDZ (No Development	Zone)			4) ROS1.4 (Play Ground)				4) ROS1.4 (Play Ground)				7) RSA1.1 (Municipal	Market with Vending zone)		4) ROS1.4 (Play Ground)	5) RE1.1 (Municipal School)	(F.P. No 390)	RSA2.1 (Multipurpose	Community Centre)	c	DE1.2(Primary & Sec.	school)		
4	WS58					WS58			WS58				WS58					WS58			WS58			WS64			WS53			
3	MRC121					MRC121			MRC121				MRC121					MRC121			MRC121			MRC124			MRC125			
2	EP-RC92					EP-RC93			EP-RC94				EP-RC95					EP-RC96			EP-RC97			EP-RC98			EP-RC99			
1	92					93			94				95					96			26			86		0	66			

7	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is to be changed to SDZ	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	Modification u/s 30 is proposed to be sanctioned	Modification u/s 30 is proposed to be sanctioned	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).	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is to be changed to SDZ	Modification u/s 30 is proposed to be sanctioned
9	The NDZ on west of 36.60m existing link road in village Eksar is shown as SDZ-II marked RC/1.	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.	New 12.20m DP road is proposed.	Part portion of the land which was in NDZ and is towards the seaward side of HTL is now sanctioned shown as NA (natural area).	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).	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.	The NDZ shown in reservation of RT2.1 (Water Transport Terminal) along with access road is now shown as NA marked as RC/4.
S	Development	Development) Development	Development	Development	Development) Development
	NDZ (No Zone)	NDZ (No Zone)	NDZ (No Zone)	NDZ (No Zone)	NDZ (No Zone)	NDZ (No Zone)	NDZ (No Zone)
4	, WS63 /68	, WS63	89/ 89/	89/	WS62	WS58	WS57
8	MRC126	MRC126	MRC126	MRC126	MRC127	MRC128	MRC129
7	EP-RC100	EP-RC101	EP-RC102	EP-RC103	EP-RC104	EP-RC105	EP-RC106
	100	101	102	103	104	105	106

1	2	3	4		S.	9	7
107	EP-RC107	MRC130	WS57	NDZ (No Zone)	Development	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 Zone)	Development	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)	servoir)	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 EP-RC111	MRC133	1)WS 57 2) WS59	DE1.2 (Primz School) R Zone	DE1.2 (Primary & Secondary School) R Zone	RE2.1 (Higher Education) is added to DE1.2 (Primary & Secondary School). 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 Modification u/s 30 is proposed to be sanctioned
112	EP-RC112 EP-RC113	MRC133	3)WS 63 3)WS 63	DE1.2(Prima School) DP road	DE1.2(Primary & Secondary School) DP road	ation) is added to DE1.2 y School). maintained through ROS area under DP road is vation of RE2.1 (Higher	Modification u/s 30 is proposed to be sanctioned Modification u/s 30 is proposed to be sanctioned
114	EP-RC114	MRC133	4)WS 63.	DE1.2(Prima School)	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

1 2	2	3	4	w	9	
115 EP-RC115	C115	MRC134	WS63	DE1.1(Municipal School)	RE3.1 (Other Education) is added to	Modification u/s 30 is proposed to be
					DE1.1(Mun. School)	sanctioned with following changes
						DE 1.1 is to be changed as RE1.1 + RE3.1
116 EP-RC116	C116	MRC135	WS64	NDZ (No Development	The portion of NDZ bearing	Modification u/s 30 is proposed to be
		_		Zone)	C.T.S.No.2321/A/1 and 2220/B/1B is reserved	sanctioned
					for Cemetery (RSA4.8).	
117 EP-RC117	C117	MRC136	WS53	R Zone	DE1.2(Primary & Secondary School) is shown	Modification u/s 30 is proposed to be
		_			on the portion where school exists.	sanctioned
118 EP-RC118	C118	MRC137	WS58	R Zone	DE1.2(Primary & Secondary School) is shown	Modification u/s 30 is proposed to be
					on the portion where school exists.	sanctioned
119 EP-RC119		MRC138	65SW	R Zone	DE1.2(Primary & Secondary School) is shown	Modification u/s 30 is proposed to be
					on the portion where school exists.	sanctioned
120 EP-RC120	C120	MRC139	K98M	R Zone	DE1.2(Primary & Secondary School) is shown	Modification u/s 30 is proposed to be
		_			on the portion where school exists.	sanctioned
121 EP-RC121		MRC140	WS64	R Zone	DE1.2(Primary & Secondary School) is shown	Modification u/s 30 is proposed to be
					on the portion where school exists.	sanctioned
122 EP-RC122	C122	176	WS59	R Zone	The reservation of Play Ground(ROS1.4) is	Modification u/s 30 is proposed to be
					shown	sanctioned
123 EP-RC123	C123	184	WS64	RR2.1(Rehab. &	The reservation of Play Ground(ROS1.4) is	Modification u/s 30 is proposed to be
		_		Resettlement)	shown	sanctioned
124 EP-RC124		192	WS63	ROS1.4 (Play Ground)	Two nos. of 13.40mt. wide proposed D.P.	Modification u/s 30 is proposed to be
		_			roads shown as per draft development plan	sanctioned
					2034 published in the month of February 2015	
125 EP-RC125		203	WS64	R Zone	The reservation of Service Industrial Estate	Modification u/s 30 is proposed to be
					(RPU6.1) is shown	sanctioned
126 EP-RC126	C126		WS58	ROS2.4 (Municipal Sports	ROS2.4 (Municipal Sports Complex)	Reservation of ROS2.4 (Municipal Sports
				Complex)		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 videning is to widening in the period of the period	1	2	3	4		w		9	7
EP-RC128 WS RR2.1(Rehab. & RR2.1(Rehab. & Resettlement) EP-RC129 ST ST ST ST ST ST ST S	127	EP-RC127		WS64		Proposed	road	13.40 m Proposed road widening	13.40 m wide Proposed Road Widening is to
PP-RC128 WS RR2.1(Rehab. & RR2.1(Rehab. & Resettlement) Reservation of RR2.1(Rehab. & RR2.1(Rehab. & RR2.1(Rehab. & RR2.1(Rehab. & Resettlement) Reservation of RR2.1(Rehab. & RR2.1(Rehab. & RR2.1(Rehab. & Resettlement) Reservation of RR2.1(Rehab. & RR2.1(Rehab. & Resettlement) Reservation of RR2.1(Rehab. & RR2.1(Rehab. & Resettlement) Reservation of RR2.1(Rehab. & Resettlement) Resettlement) Resettlement Resett					widening				be realigned as per Existing site condition on
EP-RC128 WS RR2.1(Rehab. & RR2.1(Rehab. & Resettlement) Reservation of RR2.1(Rehab. & RR2.1(Rehab. & Resettlement) Reservation of RR2.1(Rehab. & RR2.1(Rehab. & Resettlement) Reservation of RR2.1(Rehab. & Resettlement) Reservation of RR2.1(Rehab. & RR2.1(Rehab. & Resettlement) Reservation of RR2.1(Rehab. & RR2.1(Rehab. & Resettlement) Reservation of RR2.1(Rehab. & RR2.1(Rehab. & RR2.1(Rehab. & RR2.1(Rehab. & RR2.1(Rehab. & Resettlement) Reservation of RR2.1(Rehab. & Resettlement) Reservation of RR2.1(Rehab. & RR2.1(Rehab. & Resettlement) Reservation of RR2.1(Rehab. & RR2.1(Rehab. & RR2.1(Rehab. & Resettlement) Reservation of RR2.1(Rehab. & R2.1(Rehab. & RR2.1(Rehab. & R2.1(Rehab. & R2.									plot bearing CTS no. 2294, 2295, 2351, 2257,
EP-RC128 WS RR2.1(Rehab, & Resettlement) Reservation of RR2.1(Rehab, & Resettlement) Reservation of RR2.1(Rehab, & Resettlement) Resettlement) Resettlement									2258, 2259, 2260, 2261, 2262, 2264, 2265,
EP-RC128 WS RR2.1(Rehab. & RR2.1(Rehab. & Resettlement) & RR2.1(Rehab. RR2.1(Rehab. & RR2.1(Rehab. RR2.1(Rehab. Resettlement) of be changed as larged as larged as larged and proper logal on plot bearing FP 7 TPS Borivali III as per SRDP 1991 EP-RC129 WS RR2.1(Rehab. & RR2.1(Rehab. & Resettlement) Resettlement) is to be changed as RO (Garden-Park) on plot bearing CTS and 40 Pearing CTS and 40 Pea									2266, 2301 etc. of village Dahisar
Resettlement St Resettlement St Resettlement Resettlement St RR2.1(Rehab. & Resettlement) TPS Borivali III as per SRDP 1991	128			WS	RR2.1(Reh	ab.	_	RR2.1(Rehab. & Resettlement)	Jo
EP-RC129 WS RR2.1(Rehab. & RR2.1(Rehab. & Resettlement) 63 Resettlement) 1) RE1.1 (Municipal School) 1) RE1.1 (Municipal School) 63 2) ROS1.4 (Play Ground) 2) ROS1.4 (Play Ground) EP-RC131 WS53 ROS1.4 (Play Ground) & R (ROS1.4 (Play Ground)) EP-RC132 WS DR1.5(Municipal Housing) DR1.5(Municipal Housing) EP-RC133 WS RE 1.1(Municipal School) RE 1.1(Municipal School)			\$	88	Resettlemer	nt)			Resettlement) is to be changed as ROS
EP-RC129 WS RR2.1(Rehab. & RR2.1(Rehab. RR2.1(Rehab. & RR2.1(Rehab. <									1.4(Play Ground) on plot bearing FP 718 of
EP-RC129 WS RR2.1(Rehab. & RR2.1(Rehab. & Resettlement) 63 Resettlement) 1) RE1.1 (Municipal School) 1) RE1.1 (Municipal School) 63 2) ROS1.4 (Play Ground) 2) ROS1.4 (Play Ground) EP-RC131 WS53 ROS1.4 (Play Ground) & R ROS1.4 (Play Ground) & R Zone EP-RC132 WS DR1.5(Municipal Housing) DR1.5(Municipal Housing) EP-RC133 WS RE 1.1(Municipal School) RE 1.1(Municipal School)									TPS Borivali III as per SRDP 1991
EP-RC130 WS 1) RE1.1 (Municipal School) 1) RE1.1 (Municipal School) 1) RE1.1 (Municipal School) 1) RE1.1 (Municipal School) 2) ROS1.4 (Play Ground) 3) ROS1.4 (Play Ground) 4) ROS1.4 (Play Ground)	129	EP-RC129		WS	RR2.1(Reh	ab.		RR2.1(Rehab. & Resettlement)	Jo
EP-RC130 WS 1) RE1.1 (Municipal School) 1) RE1.1 (Municipal School) 63 2) ROS1.4 (Play Ground) 2) ROS1.4 (Play Ground) EP-RC131 WS53 ROS1.4 (Play Ground) & R ROS1.4 (Play Ground) & R Zone Zone Zone WS DR1.5(Municipal Housing) DR1.5(Municipal Housing) EP-RC132 WS RE 1.1(Municipal School) RE-RC133 WS RE 1.1(Municipal School)			9	53	Resettlemer	nt)			Resettlement) is to be changed as ROS 1.5
EP-RC130 WS 1) RE1.1 (Municipal School) 1) RE1.1 (Municipal School) 1) RE1.1 (Municipal School) 63 2) ROS1.4 (Play Ground) 2) ROS1.4 (Play Ground) 2) ROS1.4 (Play Ground) EP-RC131 WS53 ROS1.4 (Play Ground) & R ROS1.4 (Play Ground) & R Zone EP-RC132 WS DR1.5(Municipal Housing) DR1.5(Municipal Housing) EP-RC133 WS RE 1.1(Municipal School) RP-RC133 WS RE 1.1(Municipal School)									(Garden/Park) on plot bearing CTS no.
EP-RC130 WS 1) RE1.1 (Municipal School) 1) RE1.1 (Municipal School) 1) RE1.1 (Municipal School) 63 2) ROS1.4 (Play Ground) 2) ROS1.4 (Play Ground) 2) ROS1.4 (Play Ground) EP-RC131 WS53 ROS1.4 (Play Ground) R ROS1.4 (Play Ground) EP-RC132 WS DR1.5(Municipal Housing) DR1.5(Municipal Housing) EP-RC133 WS RE 1.1(Municipal School) RE 1.1(Municipal School) RE 1.1(Municipal School)									2402, of village Eksar & CTS no. 407D, 410
EP-RC130 WS 1) RE1.1 (Municipal School) 1) RE1.1 (Municipal School) 2) ROS1.4 (Play Ground) 3 ROS1.4 (Play Ground) 3 ROS1.4 (Play Ground) 4 RoS1.4 (Play Ground) 4 Ros1.4 (Play Ground) 5 Ros1.4 (Play Ground) 5 Ros1.4 (Play Ground) 5 Ros1.4 (Play Ground) 6 Ros1.4 (Play Ground) 6 Ros1.4 (Play Ground) 6 Ros1.4 (Play Ground) 6 Ros1.4 (Play Ground) 8 Ros1									of village Borivali as per SRDP 1991
EP-RC131 WS53 ROS1.4 (Play Ground) & R ROS1.4 (Play Ground) & R Zone EP-RC132 WS DR1.5(Municipal Housing) EP-RC132 WS RE 1.1(Municipal School) EP-RC133 WS RE 1.1(Municipal School) EP-RC133 S8	130		1	WS	1) RE1.1 (i	Municipal Sc		RE1.1 (Municipal	ol) Reservation shape & location of RE1.1
EP-RC131 WS53 ROS1.4 (Play Ground) & R ROS1.4 (Play Ground) & R Zone Zone EP-RC132 WS DR1.5(Municipal Housing) DR1.5(Municipal Housing) EP-RC133 S8 EP-RC133 RE 1.1(Municipal School) RE 1.1(Municipal School)			9	53	2) ROS1.4	(Play Ground,	(2) ROS1.4 (Play Ground)	(Municipal School) & ROS1.4 (Play Ground)
EP-RC131 WS53 ROS1.4 (Play Ground) & R ROS1.4 (Play Ground) & R Zone Zone EP-RC132 WS DR1.5(Municipal Housing) DR1.5(Municipal Housing) EP-RC133 WS RE 1.1(Municipal School) RE 1.1(Municipal School)									is to be shown as per SRDP 1991 on plot
EP-RC131 WS53 ROS1.4 (Play Ground) & R ROS1.4 (Play Ground) & R Zone Zone EP-RC132 WS DR1.5(Municipal Housing) DR1.5(Municipal Housing) EP-RC133 WS RE 1.1(Municipal School) RE 1.1(Municipal School)									bearing CTS no 5/1, 5A1/1, 240 of village
EP-RC131 WS53 ROS1.4 (Play Ground) & R ROS1.4 (Play Ground) & R Zone Zone EP-RC132 WS DR1.5(Municipal Housing) DR1.5(Municipal Housing) S8 BE 1.1(Municipal School) RE 1.1(Municipal School) EP-RC133 WS RE 1.1(Municipal School) RE 1.1(Municipal School)									Borivali
EP-RC132 WS DR1.5(Municipal Housing) DR1.5(Municipal Housing) S8 DR1.5(Municipal Housing) EP-RC133 WS RE 1.1(Municipal School) S8 S8 RE 1.1(Municipal School)	131	EP-RC131		WS53	ROS1.4 (P.	$\overline{}$	& R	ROS1.4 (Play Ground) & R Zone	Reservation shape & location of RE1.1
EP-RC132 WS DR1.5(Municipal Housing) DR1.5(Municipal Housing) 58 EP-RC133 WS RE 1.1(Municipal School) RE 1.1(Municipal School) 58					Zone				(Municipal School) is to be shown as per
EP-RC132 WS DR1.5(Municipal Housing) DR1.5(Municipal Housing) 58 EP-RC133 WS RE 1.1(Municipal School) RE 1.1(Municipal School)									SRDP 1991 on plot bearing CTS no 47 Pt of
EP-RC132 WS DR1.5(Municipal Housing) DR1.5(Municipal Housing) S8									village Magathane
EP-RC133 WS RE 1.1(Municipal School) RE 1.1(Municipal School) 88	132			WS	DR1.5(Mur	ncipal Housir	(Su	DR1.5(Municipal Housing)	the proposal is to be retained for FP no 434 of
EP-RC133 WS RE 1.1(Municipal School) RE 1.1(Municipal School) 58			· ν	82					Borivali III TPS as per Sanctioned TP Scheme
EP-RC133 WS RE 1.1(Municipal School) RE 1.1(Municipal School) 58 58									as shown on plan
Borivali III TPS Scheme as shown on p	133	EP-RC133		WS	RE 1.1(Mu	nicipal Schoo	(1)	RE 1.1(Municipal School)	the proposal is to be retained for FP no 687 of
Scheme as shown on plan			3	28					Borivali III TPS as per Sanctioned TP
									Scheme as shown on plan

'RN' Ward

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	Substantial Modifications published by the	the		o pe			to be				o pe			to be					o pe		o pe						o pe	
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	ublis	Government under Section 31(1) of the	99	30 is proposed to			proposed				proposed			proposed					proposed to		proposed						proposed to	
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	ing	l plaı	ct 19((pui	_		n.	existing			RPU1.1(Fire	ecreat		ng C					DP'91		upto	School),	<u>o</u>	4 &	un uc		shown	
	Modification proposed by Planning	Authority and shown on submitted plan	under Section 30 of the MR&TP Act 1966	ROS1.4(Playground)	shown		shown	and	label		RPU	is corrected as DOS2.6 (Recreation		ıffecti					r SR		scess	pal	Scho	OS 1	portic			
	d by	Iqns	IR&	4(Pla	0 2		· •		with		jo	OS2.		ion a					as pe		ı as a	RE1.1(Municipal	lary	gh R	the		as	
9	bose	vn on	the N	OS1.	and		is	mete	Zone		over reservation	as D		ignat	ected				'ation		hown].1(M	econe	throu	uding	1.1	nape	
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	odifi	horit	r Sec	reservation	nted	4(Pla	ery	3(Ch	ı is sh				1	ape	23, 17				ape o	back.	isting	tion	Prim	g roa	delet	ROS	Rese	1991
	Σ	Aut	unde	The	designated	DOS1.4(Playground)	Cemetery	DSA4.3(Christian Cemetery)	Church is shown as R- Zone with label		Spilled	station)	Ground)	The shape of the designation affecting CTS	No. 1323, 1361 is corrected.				The shape of the reservation as per SRDP'91 is	pulled back.	The existing road is shown as access upto the	reservation of	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	The Reservation shape	SRDP'1991 is retained
	_	Je Je		L	p	Ц		Д			S	S		I	<u>Z</u>				I	b	L	Ic	Д	o.				S
	lished	plan under Section 26 of the	99				secondary											Post)+DSA2.8(PT)(Library)										ol)
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	Proposal as per publ	lan u	2	ROS1.4(Playground)			DE1.2(Primary &	school)		Label "Church & C"	RPU1.1(Fire station)			DSA2.5(PT)(Welfare	Centre)+DH1.1(PT)	(Municipal	Dispensary/Health	ost)+]	ROS1.4(Playground)			Existing Road						RE1.1(Municipal School)
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4	Sheet	No.		WS-	63		-SM	89			-SM	73		-SM	74				-SM	89	-SM	63					-SM	63
3	Modifi-	cation	No.	MRN01			MRN02				MRN05			MRN06					MRN07		MRN08						MRN08	
	Mo	cat	Z	MR			MR				MR			MR					MR		MR						MR	
	No.			N01			N02				N03			N04					N05		90N						N07	
2	EP No.			EP-RN01			EP-RN02				EP-RN03			EP-RN04					EP-RN05		EP-RN06						EP-RN07	
1	Sr.	No.		-			2				3			4					5		9						7	
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	Modification	sanctioned	Modification	sanctioned		Modification	sanctioned	Modification	sanctioned		Modification	sanctioned		Modification	sanctioned				Modification	sanctioned		Modification	sanctioned		Modification	sanctioned
9	The Reservation shape as shown in	SRDP 1991 is retained	The area of designation of DPU5.2(Electricity	Distribution & Transmission Facility) is	corrected .	MAP(Municipal Primary School)is shown as	RE1.1 (Municipal School).	Rehabilitation and Resettlement is shown as	per approved modification u/no TPB-	4395/625/CR-301/95/UD-11 dt.: 17.05.204	9.15m access road to RH1.1(Municipal	Dispensary/Health Post) is provided from	existing road	Correction is done as per relocation approved	vide CHE/2213/DPWS/P&R dt.: 12.02.2003				The ROS1.4(Playground) is deleted by	showing text of 'layout R.G.' and Included in	Surrounding Zone.	The reservation of RSA2.9(Homeless Shelter)	+ RSA6.3 (Public Convenience) is deleted.		The alignment of existing road is corrected as	per SRDP'1991.
3	10, 100 4	ROS1.4(Playground)	DPU5.2(Electricity	Distribution &	Transmission Facility)	R-Zone		ROS1.5(Garden/Park)			ROS1.5(Garden/Park)			R-Zone		RE1.2(Primary/Secondary	School)	ROS1.4(Playground)	R-Zone		ROS1.4(Playground)	RSA2.9(Homeless	Shelter) + RSA6.3 (Public	Convenience)	13.40m D.P. Road	
4	WS-	63	WS-	69		-SM	69	-SM	73		-SM	73		-SM	74				-SM	89		-SM	69		-SM	69
8	MRN08		MRN09			MRN16		MRN17			MRN17			MRN18					MRN19			MRN20			MRN21	
2	EP-RN08		EP-RN09	_	_	EP-RN10	_	EP-RN11	_	_	EP-RN12	_	_	EP-RN13	_	_			EP-RN14	_	_	EP-RN15	_	_	EP-RN16	
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	Modification	sanctioned	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	Modification	sanctioned	Modification	sanctioned	Modification	sanctioned							Modification	sanctioned		Modification	sanctioned		Modification	sanctioned	Modification	sanctioned		Modification	sanctioned
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9	pesc	17, 3				Road		is co		0m	iarde	5 of	uinin	fron	xisti	the	Rotary & ROS1.5(Garden/park)		ary		veen	delet		o pı		ad	ined		ecte	
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	The 18.30m proposed D.P.	through CTS No. 447, 369 of Village Dahisar	is deleted.			The 13.40m D.P. Road affecting the plot is	deleted	The existing road is corrected as	condition	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 Ro		The portion of Rotary and open space is	included in I3 Zone.	Existing road between CTS 968 & 976 of	Village Dahisar is deleted and included in R	Zone.	Cul-De-Sac at the end of the road towards CTS	913/ 914 is shown.	13.40m D.P.	Reservations are retained		Internal roads is corrected	
	T	- CP	is			T	ď	T	<u> </u>	Rotary, T	<u> </u>	Z	<u> </u>	<u> </u>	Z	P	th	Rotary,	T		E	>	Z	S	6	1.	R		$_{ m II}$	
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	ad					ad				18.30m D.P. Road,		ROS1.5 (Garden/Park)						18.30m D.P. Road,		ROS1.5 (Garden/Park)						ad				
ß	18.30m D.P. Road					13.40m D.P. Road				P. I		arde						P. I		ardeı	paq					13.40m D.P. Road			ad	
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4	-SM	73				-SM	89	-SM	69	-SW	69							-SM	69		-SM	69		-SW	89	-SM	89		-SM	64
3	MRN22					MRN23		MRN24		MRN25								MRN25			MRN26			MRN27		MRN28,	MRN 30,	MRN31	MRN29	
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-	N17					N18		N19		N20								N21			N22			N23		N24			N25	
7	EP-RN17					EP-RN18		EP-RN19		EP-RN20								EP-RN21			EP-RN22			EP-RN23		EP-RN24			EP-RN25	
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	is proposed	is proposed to	is proposed to	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	is proposed	is proposed
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	s/n >	s/n	s/n	u/s : with stror s to	s/n	s/n
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	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned the drafting exiting road condition	Modification sanctioned	Modification sanctioned
9	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.	The curvature of the junction of the roads affecting the plot under reference is corrected as per the Demarcation issued.	As the existing road (ROW) (5-6m width approx.) is shown as 13.40m D.P.	The I3 zone is continued and the reservation of RSA1.2(Retail Market with Vending Zone) is deleted.	The reservation of RPU5.2 (Electricity Transmission & Distribution Facilities) affecting CTS 1445 pt of Village Dahisar is changed to 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.
w	Existing Road	13.40m D.P. Road	Existing Road	RSA1.2(Retail Market with Vending Zone)	RPU5.2 (Electricity Transmission & Distribution Facilities)	RT1.4 (BEST Bus Facilities)
4	-8W 69	-SM	WS- 74	-SW	WS-	WS-
3	MRN32,	MRN33	MRN34	MRN39	MRN41	MRN41
2	EP-RN26	EP-RN27	EP-RN28	EP-RN29	EP-RN30	EP-RN31
1	26	27	28	29	30	31

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	is pi					is pi			is pr		is pi			is pr				following	served	me) as	is pi			is pi		
7	30					30			30		30			u/s 30 is			30 is	q	be re	ty Ho	30			30		
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	fication	oned				Modification	oned		fication	oned	Modification	oned		Modification	oned		Modification	oned	, DH 1.3 is to be reserved for RH 1.3 (Municipal Maternity Home) as shown on plan	fication	oned		Modification	oned	
	Modification	sanctioned				Modi	sanctioned		Modification	sanctioned	Modi	sanctioned		Modi	sanctioned		Modi	sanctioned	, DI	Muni	Modification u/s	sanctioned		[ipoM	sanctioned	
	The reservation of RE1.1(Municipal School)	is	(ome)	icipal		plot under	reference to be changed to RR2.2(Affordable		The reservation of RE1.1(Municipal School) is		Natural Area shown on CTS 1423 of Village	Dahisar is a layout open space and same is	.:	, &	to		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		shape and area of the Playground	reservation affecting CTS No 3117 of Village		as per	U/No:	
	pal Sc)sdm	changed to RH1.3 (Municipal maternity Home)	i.e. merged with abutting RH1.3(Municipal		plot	(Affor		ıl Scho		of V	nd sa	deleted and Included in Surrounding Zone.	RE1.2(Primary	changed		3(Mun	ing D	113A	Village Dahisar and included in R-Zone.	Playg	V jo 7				000
	funici	admeasuring approximately 130sqm	l mate	RH1.3			RR2.2	ained.	micipa		1423	ace a	unding	31.2(P	ch		DH1.	, delet	120, 1	in R-	the	0 3117		corrected	J	0.10
9	31.1(A	mately	nicipal	ting F		cting	ed to	is reta	.1(Mt		n CTS	ben st	Surro		13.	3).	Jo	one by	1C, 1	luded	a of	N SI			relocation	7. 10
	of RE	proxi	(Mun	abut		affe	hange	D.P.	f RE1		o um	ont of	ded in	Jo ι	School)	Hoste	shape	is dc	t, 112	nd inc	area	ing C	ned.	(pun	relo	7 /D 8-D
	ation	g ap	RH1.3	with	ome).	'ation	be c	13.40	tion o		sa sho	a lay	Inclu	vation		idents	in	Home)	112 p	iisar a	and	affect	contin	aygroı		9/X/QC
	eserva	asurin	ed to	nerged	maternity Home).	The reservation affecting the	nce to	Housing) an 13.40 D.P. is retained.	eserva	Ġ.	al Are	ar is	d and	The reservation	Secondary	RSA2.7(Students Hostel).	ctions	nity I	TS 1	ge Dak	shape	/ation	Dahisar is continued.	ROS1.4(Playground) is	ved	10090
	The r	admea	chang	i.e. m	mater	The	refere	Housi	The re	deleted.	Natur	Dahis	delete	The	Secon	RSA2	Corre	Mater	ou C	Villag	The	reserv	Dahis	ROS	approved	CHE/2688/DPWC/P&B dt · 08 04 2009
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	RE1.1(Municipal School)					ark)			RE1.1(Municipal School)						_		1				(pu				(pu	
w	icipal					ROS1.5(Garden/Park)			icipal		,a			nary	Secondary School)		DH1.3(Municipal	(ome)			ROS1.4(Playground)				ROS1.4(Playground)	
	l (Mun					.5(Ga			l (Mun		Natural Area			RE1.2(Primary	dary 5		3(Mu	Maternity Home)			.4(Pla				.4(Pla	
	RE1.1					ROS1			RE1.1		Natur			RE1.2	Secon		DH1.	Mater			ROS1				ROS1	
4	-SM	69				WS-	69		-SM	73	-SM	74		-SM	89		WS-	69			WS-	74		-SM	74	
e	MRN42					MRN45			MRN49		MRN51			MRN52			MRN53				MRN56			MRN57		
•	MR					MR			MR		MR			MR			MR				MR			MR		
7	EP-RN32					EP-RN33			EP-RN34		EP-RN35			EP-RN36			EP-RN37				EP-RN38			EP-RN39		
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								The reservation of RE1.1(Municipal School) as	is changed to RR2.2(maintained and the excess reservation imposed		The fanning portion of the 18.30m D.P. Road		DE1.2(Primary/Secondary	School) on CTS 167 of Mandapeshwar is	changed to RSA2.1(Multipurpose Community		D.P. Road is	corrected as per LAQ/SR/247 & realignment	u/no.TPB/432001/1673/CR-		The area of reservation of ROS1.4(Playground)	is corrected by maintaining the area as per	
								Sch	. O		P'19	on in		D.P		Seco	esh	Comi		P. R	ealig	1/167		layg	rea	
								cipal	eq		SRDP'1991	rvatio		30m		mary	andaj	ose (D.	8	3200		1.4(F	he a	
								Muni	hang		per	rese		3 18.		(Pri	f M	purp		30m	/247	B/43	303.	ROS	ng t	
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	1	DO 1.1, D1 1.				C- Zone is merged in CBD		rese	per RDDP'2034	Affordable Housing)	Reservation	ntain	on the entire plot is deleted.	fanı	is realigned	Designation	ool)	nged	centre).	The alignment of the 18.30m	ecte	approved	228/2001/UD-11 dt.30.8.2003.	area	orre	SRDP'1991
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	1	1.1				C- Zone		31.1(ROS1.4 (Playground)			18.30m D.P Road		31.2(School)			18.30m D.P Road				ROS1.4(Playground)		
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	157	<u> </u>				157		158			160			162		162				163				164		
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2		EF-KIN40				EP-RN41		EP-RN42			EP-RN43			EP-RN44		EP-RN45				EP-RN46				EP-RN47		
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9	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.	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).	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		Existing road (Suhasini Pawaskar marg) is	shown as per existing site condition.	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	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	The plot is to be shown reserved as	ROS1.4+RE1.2(Playground+Primary and	Secondary School)
w	ROS1.4(Playground)		RR2.1(Rehabilitation &	Resettlement)	ROS1.4(Playground)					18.30m D.P Road					Existing Road			ROS1.4(Playground)					13.40m D.P. Road				ROS1.4(Playground)		
4	MS-	73			-SM	89				WS-	69				-SM	69		WS-	69				-SM	64			-SM	69	
ĸ	MRN65				MRN66					MRN68					MRN68			MRN68					MRN69				MRN72		
2	EP-RN48				EP-RN49					EP-RN50					EP-RN51			EP-RN52					EP-RN53				EP-RN54		
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	Modification	sanctioned			Modification	sanctioned			Modification 1	Modification sanctioned	Modification sanctioned	Modification	Modification	Modification sanctioned Modification	Modification sanctioned Modification sanctioned	Modification sanctioned Modification sanctioned	Modification sanctioned Modification sanctioned Modification	Modification sanctioned Modification sanctioned Modification sanctioned	Modification sanctioned Modification sanctioned Modification sanctioned	Modification sanctioned Modification Modification sanctioned sanctioned	Modification sanctioned Modification sanctioned Modification sanctioned sanctioned sanctioned	Modification sanctioned sanctioned Modification sanctioned Modification sanctioned sanctioned	Modification sanctioned sanctioned Modification sanctioned Modification sanctioned	Modification sanctioned Modification sanctioned Modification sanctioned sanctioned Modification Modification	Modification sanctioned sanctioned Modification sanctioned sanctioned Modification sanctioned sanctioned sanctioned	Modification sanctioned Modification sanctioned Modification sanctioned Modification sanctioned nomenclature		+ + + + + + + + + + + + + + + + + + + +
	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		DO 2.1 is deleted and the same is shown as	LIC Office as a Text.			The portion of reservation placed on the	The portion of reservation placed on the existing chawls is deleted and the remaining	The portion of reservation placed on the existing chawls is deleted and the remaining portion abutting to the road in line with the DE	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.	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.														
	ROS1.4(Playground) F	<u>t</u>	<u>t</u>	8		DO2.1(Government Office)	I			ROS1.4(Playground)	ROS1.4(Playground)	ROS1.4(Playground)	ROS1.4(Playground)	ROS1.4(Playground)	ROS1.4(Playground) RE1.2(Primary& Secondary	ROS1.4(Playground) RE1.2(Primary& Secondary School)	ROS1.4(Playground) RE1.2(Primary& Secondary School)	ROS1.4(Playground) RE1.2(Primary& Secondary School) RPU5.2(Electricity	ROS1.4(Playground) RE1.2(Primary& Secondary School) RPU5.2(Electricity Transmission & Distribution Facilities)	ROS1.4(Playground) RE1.2(Primary& Secondary School) RPU5.2(Electricity Transmission & Distribution Facilities) 18.30m D.P Road	ROS1.4(Playground) RE1.2(Primary& Secondary School) RPU5.2(Electricity Transmission & Distribution Facilities) 18.30m D.P Road	ROS1.4(Playground) RE1.2(Primary& Secondary School) RPU5.2(Electricity Transmission & Distribution Facilities) 18.30m D.P Road	ROS1.4(Playground) RE1.2(Primary& Secondary School) RPU5.2(Electricity Transmission & Distribution Facilities) 18.30m D.P Road	ROS1.4(Playground) RE1.2(Primary& Secondary School) RPU5.2(Electricity Transmission & Distribution Facilities) 18.30m D.P Road NDZ	ROS1.4(Playground) RE1.2(Primary& Secondary School) RPU5.2(Electricity Transmission & Distribution Facilities) 18.30m D.P Road NDZ	ROS1.4(Playground) RE1.2(Primary& Secondary School) RPU5.2(Electricity Transmission & Distribution Facilities) 18.30m D.P Road NDZ	ROS1.4(Playground) RE1.2(Primary& Secondary School) RPU5.2(Electricity Transmission & Distribution Facilities) 18.30m D.P Road NDZ	ROS1.4(Playground) RE1.2(Primary& Secondary School) RPU5.2(Electricity Transmission & Distribution Facilities) 18.30m D.P Road NDZ
		63, 68			-SM	63, 68		-SM	83 88																			
က	MRN74				MRN74			MRN74		_				MRN74	MRN74	MRN74	MRN74 MRN74	MRN74 MRN74	MRN74 MRN74	MRN74 MRN74	MRN74 MRN74	MRN74 MRN74	MRN74 MRN74 MRN74	MRN74 MRN74 MRN75	MRN74 MRN74 MRN75	MRN74 MRN74 MRN75	MRN74 MRN74 MRN75	MRN74 MRN74 MRN75
2	EP-RN55				EP-RN56			EP-RN57						EP-RN58	EP-RN58	EP-RN58	EP-RN58 EP-RN59	EP-RN58 EP-RN59	EP-RN58 EP-RN59	EP-RN58 EP-RN59 EP-RN60	EP-RN58 EP-RN59 EP-RN60	EP-RN58 EP-RN59 EP-RN60	EP-RN58 EP-RN59 EP-RN60	EP-RN58 EP-RN60 EP-RN61	EP-RN58 EP-RN60 EP-RN60	EP-RN58 EP-RN60 EP-RN61	EP-RN58 EP-RN60 EP-RN61	EP-RN58 EP-RN60 EP-RN61
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62	EP-RN62	MRN76	WS-	NDZ	The NDZ abutting SGNP on east side is now	Modification u/s 30 is proposed to be
			64, 69		shown as SDZ II and marked as RN - 2	sanctioned with following changes
					A new reservation of RH 1.2 (Hospital) is	nomenclature of SDZ II is changed to SDZ
					proposed on CTS No. 2772A Part, a village	
					Dahisar within the north side of SDZ II.	
63	EP-RN63	MRN77	-SM	NDZ	The NDZ abutting proposed 18.3 m. D.P. road	Modification u/s 30 is proposed to be
			69,64		on west side marked as RN-3 is now shown as	sanctioned with following changes
					SDZ-1.	nomenclature of SDZI is changed to SDZ
49	EP-RN64	MRN78	-SM	NDZ	The NDZ abutting proposed 18.3 m. D.P. road	Modification u/s 30 is proposed to be
			69		on north & west side marked as RN-4 is now	sanctioned with following changes
					shown as SDZ-1.	d tc
9	EP-RN65	MRN79	-SM	NDZ, 18.30m D.P. Road	The NDZ on west side of proposed 18.3 mtr.	Modification u/s 30 is proposed to be
			69,74		D.P. road marked RN-5 shown in SDZ-I.	sanctioned with following changes
					18.3 mtr. Wide D.P.Road (East - West)	nomenclature of SDZI is changed to SDZ
					proposed in this SDZ-I.	
					The NDZ on east of proposed 18.3 m. D.P;.	
					Road is shown as natural area.	
99	EP-RN66	MRN80	-SM	NDZ	The NDZ between exiting road and RN-5 now	Modification u/s 30 is proposed to be
			69, 74		shown in SDZ II marked RN-6 and entirely	sanctioned with following changes
					kept reserved for RR2.2 (Affordable housing)	nomenclature of SDZ II is changed to SDZ
<i>L</i> 9	EP-RN67	MRN81	-SM	NDZ	The NDZ on North east boundary of ward and	Modification u/s 30 is proposed to be
			69, 74		Municipal limit shown as SDZ II, marked RN-	sanctioned with following changes
					7 and entirely kept reserved for RR2.2	nomenclature of SDZ II is changed to SDZ
					(Affordable housing).	
89	EP-RN68	MRN82	-SM	ROS1.4(Playground)	The reservation of ROS1.4(Playground) is	Modification u/s 30 is proposed to be
			89		merged with the abutting reservation of	sanctioned
					RSA2.1(Multipurpose Community Centre)	
69	EP-RN69	MRN83	-SM	R Zone	The land under reference is designated as	Modification u/s 30 is proposed to be
			89		Designation of DOS2.6 (Recreation Ground)	sanctioned

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70	EP-RN70	MRN84	WS-	ROS1.5(Garden/Park)	The existing school on CTS 2757 pt. of Village	Modification u/s 30 is proposed to be
			69		Dahisar is shown as DE1.2(Primary/Secondary	sanctioned
					SCIIOUI)	
71	EP-RN71	MRN85	-SM	R Zone	The designation of DE 1.2 (Primary &	Modification u/s 30 is proposed to be
			74		Secondary School) is shown on the plot under	sanctioned
					reference.	
72	EP-RN72	MRN86	-SM	RT3.1 (Metro/Mono Rail Car	A label of Special Planning Authority (SPA) is	Modification u/s 30 is proposed to be
			74	shed)	shown on above land.	sanctioned
73	EP-RN73	21	-SM	ROS1.5(Garden/Park)	The reservation of ROS1.5(Garden/Park) is to	Modification u/s 30 is proposed to be
			89		deleted	sanctioned
74	EP-RN74	22	-SM	RE1.1(Municipal School)	The reservation of RE1.1(Municipal School) is	Modification u/s 30 is proposed to be
			73		to be deleted and changed to RE1.2(Primary &	sanctioned
					Secondary School)	
75	EP-RN75		-SM	DO2.1 (Government Office),	DO2.1 (Government Office), Existing Road	Existing Road and New reservation of
			74	Existing Road		DO2.1(Government Office) as per
						SRDP'1991 is to be proposed as shown on
						plan
9/	EP-RN76		-SM	R-Zone	R-Zone	New reservation of ROS1.5(Garden/Park)on
			74			plot bearing CTS no 1507/C of Dahisar
						village is to be proposed as shown on plan
11	EP-RN77		-SM	R- Zone	R- Zone	New reservation of RR2.1 (Rehabilitation &
			74			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		-SM	R-Zone	R-Zone	New reservation of RE1.1(Municipal School)
			69			on plot bearing CTS no. 1202/5, 1202/6, 1205
						of Dahisar village is to be proposed as shown
						on plan

7	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	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	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	RSA 1.1 is to be deleted as shown on plan		The New Reservations of RR1.2(Police staff	Quarter) is to proposed as shown on plan	New Reservation of Mangroves Park is	proposed to be shown on CTS no. 261(pt) of	village Dahisar as shown on plan.	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
9	DOS2.6(Recreation Ground)					RR2.1 (Rehabilitation & Resettlement) &	18.30 m wide DP Road			SDZ II					RSA 1.1		R Zone		Natural Area			I Zone			
S	DOS2.6(Recreation Ground)					RR2.1 (Rehabilitation &	Resettlement) & 18.30 m	wide DP Road		NDZ					RSA 1.1		R Zone		Natural Area			I Zone			
4	SM	73				MS	69			SM	69				69SM	, v , 40	SM	73	SM	73		WS74			
3																									
2	EP-RN79					EP-RN80				EP-RN81					EP-RN82		EP-RN83		EP-RN84			EP-RN85			
1	62					80				81					82		83		84			82			

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	Substantial Modifications published by the	Government under Section 31(1) of the	996	30 is proposed				proposed		proposed					proposed		proposed	Ì	proposed				proposed		proposed		proposed					
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	ning	ed pla	\ct 19	DP	3.4(Police	s cha		Muni		s del	th to				9		ange		y shi	d dele	ent to		of ROS1.4 is changed	991.	S no.		r Sei	ere 2	gala	n. H	lands	
	Modification proposed by Planning	mitte	TP A	as		on) is		l.1 (I		4A i	l nor				changed		is ch		q pəi	.4 an	uivale		s ch	SRDI	ιCT		oj uc	wh	1 and	perso	the	
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	M	Authority and shown on submitted plan	under Section 30 of the MR&TP Act 1966		(PT)(Police	Facilities). RPU3.1 (Police station) is changed	to RPU3.4	The plot is designated as DH1.1 (Municipal	Dispensary/ Health post)	The reservation on CTS no. 874A is deleted.	New 9.15m D.P.Road proposed north to said	reservations.			ROS1.5(Garden/Park)	2.2(Affordable Housing)	e Re	ROS1.4(PG)	e Re	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	The reservation	RE1.1 by retaining shape as per SRDP 91.	e res	is deleted	e lan	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.
			n) The			10	Th	Dis				٦		RC	2.2		RC			13.	are	T	RE	Th	is (Th	Inc	G	haı	the	inc
	lished	plan under Section 26 of the	99	Station)	(Police	staff				RSA6.2	ng for	Care	a with	re)	_		(Service Industrial		(Playground)	ool)												
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ß	s per	Secti	MR&TP Act 1966	(Police	11.2					5.2+RSA6.1+R	se F	Vome	ır K	pmen	arden,		ervic)	icipal			ygrou		rden/							
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	Proposal as per publ	lan u	Σ	RPU3.1	DPU3.1+DR1.2	Station	quarters)	R Zone		RSA	(Multipurpose Housin	Working Women +	Centre+adhar Kendra	skill Development centre)	ROS1.5 (Garden/Park)		RPU6.1	Estate)	ROS1.4	RE1.1 (Municipal School)			ROS1.4 (Playground)		ROS1.5 (Garden/Park)		R Zone					
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4	Sheet	No.		WS	48			SM	53	SM	49				WS	52	SM	52	SM	53			WS	53	SM	53	SM	48				
3	Modifi-	cation	No.	MRS2				MRS3		MRS5					MRS13		MRS14		MRS15				MRS16		MRS18		MRS19					
	Mo	ca	Z	MF				M		M					MR		MR		MR				MR		MR		MR					
2	No.			S01				\$305		S03					EP-RS04		EP-RS05		EP-RS06				S07		EP-RS08		60S					
2	EP No.			EP-RS01				EP-RS02		EP-RS03					EP-F		EP-F		EP-F				EP-RS07		EP-F		EP-RS09					
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	Modification sanctioned	Modification u/s 30 i sanctioned as shown plan	Modification sanctioned	Modification sanctioned	Reservation of RE 1.1 (Municipal	school) is to be proposed by deteting part area of ROS1.4 as shown on plan.	Modification sanctioned	Modification sanctioned	Modification	sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification
9	DOS1.4 (Play Ground) is retained.	ROS1.5 (Garden/Park) is retained.	RT1.6 (Parking Lot) is retained.	ROS1.4 (Play Ground) is retained.			RMS1.1 (Road Depot) is retained.	Designated as Municipal Retail Market.		left aligning to road.	Reservation of RE1.2, RE1.1,ROS 1.4 & 13.40 DP Road is retained.	Reservation of RE1.2 deleted	Reservation of ROS1.4 deleted	Reservation of RSA2.9 (Homeless Shelter) is deleted	Extra ROS1.5 is deleted and shown as Affordable Housing (RR2.2)	Relocation of ROS 1.4 and RE1.1 from CTS 874 D/1 (Pt), 874 C/7, 874 C/9 CTS 874 C/10.	Reservation of ROS1.5 deleted from CTS No. 2014/1/1 of Baison
5	R Zone	R Zone	C Zone	R Zone			R Zone	R Zone	RE 1.1 (Municipal School),	KOS 1.4(Playground)	R Zone	RE1.2 (Primary & Secondary School)	ROS1.4 (Playground)	RSA2.9 (Homeless Shelter)	1. ROS1.5 (Garden/Park)	1. ROS1.4 (Playground)	ROS1.5 (Garden/Park)
4	WS 48	WS 49 WS 54	WS 53	WS 48			WS 53	WS 53	WS	75	WS 49	WS 48	WS 52	WS 53	WS 53	WS 54	WS
3	MRS20	MRS21	MRS22	MRS23			MRS24	MRS25	MRS26		MRS28	MRS29	MRS30	MRS31	MRS32	MRS33	MRS34
2	EP-RS10	EP-RS11	EP-RS12	EP-RS13			EP-RS14	EP-RS15	EP-RS16		EP-RS17	EP-RS18	EP-RS19	EP-RS20	EP-RS21	EP-RS22	EP-RS23
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	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned
9	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.	Deleted ROS1.4, RE1.2 on CTS 171/1A/8 and is converted to R-zone.	Deleted RSA1.2, RT1.6 on CTS 809A/1/19B - Converted it to R-zone	1. 2.) Relocation of ROS 1.4 and REI.1 from CTS 874 D/1 (Pt), 874 C/7, 874 C/9 CTS 874 C/10 are shown as per file.	4. 5.) Reservations retained as per SRDP 91 by deleting extra ROS1.4.	2(a) The Road is proposed for widening from 13.40 mtrs. to 18.30 mtrs.	2(c) Reservation of ROS1.5 deleted from CTS no. 381 A/1//1.	3(a) The new reservation of Fuel Station is kept adjacent to BEST Bus Depot area.	3(b) The reservation RE 1.1 is changed to RSA 3.3 on CTS No. 146/2.	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.	DAM is marked correctly as per demarcation given on site.	Area under municipal possession is shown as DAM.	The plot is shown as DAM.
w	R Zone	ROS1.4 (Playground), RE1.2 (Primary & Secondary School)	RSA1.2 (Retail market with Vending zone), RT1.6 (Parking lot)	1. ROS1.4 (Playground) 2. RE1.1 (Municipal School), ROS1.4 (Playground)	4. RE1.1 (Municipal School), ROS1.4 (Playground) 5. ROS1.4 (Playground)	2. A. Existing Road	2 C. ROS1.5 (Garden/Park)	3 A.REI.1 (Municipal School)	3 B. RE1.1 (Municipal School)	4. Existing Road	DAM, R Zone	R Zone	R Zone
4	WS 54	WS 49	WS 54	WS 54	WS 54	WS 54	WS 54	WS 54	WS 54	WS 54	WS 53	WS 53	WS 53
3	MRS35	MRS36	MRS37	MRS38	MRS38	MRS39	MRS39	MRS39	MRS39	MRS39	MRS40	MRS41	MRS42
2	EP-RS24	EP-RS25	EP-RS26	EP-RS27	EP-RS28	EP-RS29	EP-RS30	EP-RS31	EP-RS32	EP-RS33	EP-RS34	EP-RS35	EP-RS36
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	SA of	to	ence the	iate ON	mo.	sted	nity	,							1.2	1.3			as
	1. Entire plot shown designated for DSA 2.8+DE1.1+RO3.1 by deleting small strip of RO3.1 on part portion.	changed to 1.1).	efere e,e,	to appropriate 2.6 RECREATION	7. The width of the DP road corrected from 12.20 to 13.40M.	8. Shape and size of the designation corrected as per existing site condition.	9. 10. 17. 18. 19. 21. Designated as amenity								AS.				15. Designated CTS 57 E (pt)-Wadhavan as DOS 1.4 Play Ground.
	d fo	cha \11.1)	nder refer hence,	app CRE	rrect	ou c	d as								DMS	MS			Vadh
	gnate ig si	x)is DS/	uo un p	to 6 RE	о р	gnati	nate								as	CHOWKY)+DMS ILITIES).	ary.		pt)-V
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	ire 31.1-	S 2.	conf	tion ation ND'	wid o 13.	oe ar existi	17.								The		signa		signs: 4 Pl
	1. Entire plot show 2.8+DE1.1+RO3.1 by RO3.1 on part portion.	4. DOS 2.5 (Sports complex)is chardesignated Municipal market (DSA1.1)	6. It is confirmed that the land u is in MCGM's possession	reservation designations GROUND'	7. The width of 12.20 to 13.40M.	8. Shape and size of the des as per existing site condition.	10.	'DAM'								(MUNICIPAL CHOWK (MUNICIPAL FACILITIES)	14. Designated the plot as library.		15. Designated CTS DOS 1.4 Play Ground.
			6. is	2 2 5	7.	8. as	9.	Ĺ							f 13.	<u> </u>			
	orary) RO3.1 Management	(Recreation			road										(Municipal Staff		(Multipurpose		
	y) F	Recre	eark)			(pun									ipal		ltipu		
w	(Library) Mana		den/I		ropo	ygro									Junic		(Mu	ntre)	
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	SA2.	DOS (pun	S1.5		20 w	S1.4	e								DR1.1	ers)	RSA	nunit	Zone
	1. DSA2.8, (Disaster Facilities)	4. DO Ground)	6. ROS1.5 (garden/Parl		7. 12.20 wide proposed	8. DOS1.4 (Playground)	R Zone								13.	Quarters)	14. RSA2.1	Community Centre)	15. I Zone
							H		> ^	n >	~ >	· ~ :	> ~	> ~				_	
4	WS 49	4.WS 48	6. WS 48		7.WS 48	8.WS 48		9.WS 54	10.W	17.W	S 53 18.W	S 53	I 9.W S 53	21.W S 53	13.W	S 53	14.W	S 48	15.W S 48
8	MRS43	MRS43	MRS43		MRS43	MRS43	MRS43								MRS43		MRS43		MRS43
	MF	MF	MF		MF	MF	MK								MF		MŖ		W
2	EP-RS37	EP-RS38	EP-RS39		EP-RS40	EP-RS41	EP-RS42								EP-RS43		EP-RS44		EP-RS45
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							.
	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.	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 The layout RG as per approved layout shown in text and the layout amenities is shown as RAM.	The Alignment Of 18.3M DP Road is shown as per Setback Handed Over And Layout Drawing.	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)	1, 2) The Reservation of ROS1.5(G) & existing road is Deleted & Amenity Space as per approval is shown as RAM	Alignment Of 18.30 m D. P. Road is changed Partly as per Draft DP published in Feb. 2015 considering the Development on site.	The 9.15m widening and 9.15m DP Roads are Deleted.
	5(3 sed 9 has LOR	shov RG's n dre ed a ls out s	d is s	d la la or I	& ex ce a	is ch Feb.	Roa
	OSI. oropo out '428/	n as /out ited i elope el lay	Road r Au	issue RR d f	Spa Spa	toad ed in site	ı DP
	, Reand pand pand pand pand pand pand pand p	garde 1 lay sign <i>e</i> dev dev rove	Ove	DD rom tinue	OS1.	P. Folisher).15n
9	DOS1.4, ROS1.5(3) RH1.2 and proposed 9 . Since, layout has no. CHE/428/LOR	5% { posecess de ss de ss as r app	8.3M	m IG ne f con settle	of R Ame RAM	n D. P pul	and 6
	DC , RE sd. S	nd 1: pro space RG's ts per	<u>)f</u> 1 Har	froj t-Zor is & Re	ation & n as I	.30 r uft DJ	ning
	DOS2.6, D , RSA2.1, R ad deleted. ed under 8.	G an were were open out	ent (land n R land on &	serva leted	of 18 r Dr2 the D	wideı
	DOS 9, RS ad c ed 8.	% R 91 the c layed	ignm Setl g.	uing d ii ng nlitati	ne Re	ent (as pe	5m v I.
	The DC RSA2.9, F DP road approved 17.11.98.	SRDP 97 further the are the approved The layou in text an RAM.	The Aligas per Solution The Drawing.	Remaining la included in remaining la (Rehabilitatior (Garden/Park)	1, 2) The Reservation of RC road is Deleted & Amer approval is shown as RAM	Alignment Of 18.30 m D. P. Road i Partly as per Draft DP published in considering the Development on site.	The 9.1 Deleted
		SF S	as Dr				Ę ď
	1.5 (Garden/Park) 1.2 (Hospital) 2.1 (Multipurpose 7 Centre) 2.6 (Recreation) 1.4 (Playground) Municipal School) 2.9 (Homeless			జ	(Garden/Park) Id	18.30 mtr wide proposed DP road	
	rden/ (Hos Iltipu C Recre aygral al Sc (Hon			ation rk)	rden/	esodo	
w	(Ga: 2 (Mt) (Mt) (Pl) (Pl) (Pl) (Pl) (Pl) (Pl) (Pl) (Pl		ning	(Rehabilitation lent) Garden/Park)	(Ga	e pro	-:
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	ROS RH RSA mmuni DOS wnd) DOS WE 1.1 RS 1.1	ne) mtr		ROS1.5 xisting Rc	mtr	M wie
	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)	R Zone	13.40 mtr widening	RR2.1 (Rehabilitatic Resettlement) ROS1.5 (Garden/Park)	1. ROS1.5 (2. Existing Road	18.3(road	9.15M wide Rd
4	52 52	52	WS 53	WS 49 & WS 54	WS 52	WS 52	WS 53
4	8 2	W c	≽ ∾	W 4 9 W &	≥ v	≽ ∾	W S
~	244 4	S44	S45	S46	S47	S48	S49
3	MRS44	MRS44	MRS45	MRS46	MRS47	MRS48	MRS49
	S46	S47	S48	S49	S50	S51	S52
2	EP-RS46	EP-RS47	EP-RS48	EP-RS49	EP-RS50	EP-RS51	EP-RS52
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	Modification	sanctioned	Modification sanctioned	Modification	sanctioned	Proposed Cul	road is to be extended upto proposed 18.30	DP (MRS71) road as shown on plan	Modification sanctioned	Modification	sanctioned	Modification	sanctioned	Modification	sanctioned	text of 18.3 m wide proposed road widening is	to be changed to 27.45 m	Modification	sanctioned			Modification	sanchoned	Modification	Modification	sanctioned	
				the	DP				ded	ing		pto		ing				oad	1.6	152	ern	l as		nin	to		
	SLC			and	l on				wide D.P. road to be extended side up to new link road passing	exist	.	led U		exist	m.			urli r	g RT	and	West	nate		Kajg g	þ		
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	wide		l wid	ing (space	-			m. est s	ing r	show	≫ W	ς Ro2	xt sho	h as			M wi	rom	suce	thro Highv	No. 1	,	4. ∑	Reservation	settl	
	9.15m wide road is deleted on said CTS		The Road widening lines are Deleted.	The existing Cul-De-Sac on CTS 135 and the	amenity space handed over is marked on DP	, ,			The 13.4 m. wide D.P. road to be extended toward west side up to new link road passing through RR2.1	The existing road from CTS no 225 to existing	link road shown as 13.4m wide DP road.	The 13.4M Wide D.P. Road Is Extended Upto	New Link Road	1. The text shown on the DP Sheet for existing	road width as 13.4m. is shown as 18.3 m.			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.	6. CTS No. 135B & 132/A/2 are designated as	ا ۱	9. Ine 13.4 M. Wide is extended upto Kajguru Flyover		KR2.1(Resettlement & Rehabilitation)	
	2.9		The	The	ame	Sheet.			The tows	The	link	The	New	I. T	road			3. 18	start	upto	prop Expi	6. C	DAIM	9. Ine Flyover	The	KK2	
	Proposed	road								idth.													-	bəsəd	8		
	Prog	r sed ro								Existing Rd. of 13.4m width.				rd.				rd.						prope			
S	wide	CODOS	<u> </u>						P Rd.	13.4		P Rd.		sed 1				sed 1				ion	-	Ka. I	ment		
4,		ide n	çd.						de DI	td. of		de DI		Propo				Propo				ervat		wide	settle	tton)	
	13.4m	Road.	Existing Rd	ne					13.4M wide DP Rd.	ing F		13.4M wide DP Rd.		 18.3M Proposed rd. 				3. 18.3M Proposed rd.				6. No Reservation	5	9. 18.5M Wide Ka. proj	RR2.1(Resettlement	Kehabilitation)	
	1.	Road.	Exis	R Zone					13.4	Exis		13.4		1. 18				3. 18				Ž 9	,	. Y.	RR2	Keh	
4	MS	48	WS 53	WS	53				WS 47	SM	48	MS	47 & WS 52	SM	48			MS	48			WS	40	× 4	SW.	49,	NS.
3	MRS64		MRS65	MRS66					292	MRS69		MRS70		S71				S71				S71	į	MKS / 1	MRS73		
	MR		MR	MR					MRS67	MR		MR		MRS71				MRS71				MRS71	,	MIN	MR		
	99S		267	89S					69S	S70		S71		S72				S73				S74	ו נ	C/ C	92S		
2	EP-RS66		EP-RS67	EP-RS68					EP-RS69	EP-RS70		EP-RS71		EP-RS72				EP-RS73				EP-RS74		C/CX-XI	EP-RS76		
1	99		<i>L</i> 9	89					69	70		71		72				73				74	į	Ç	92		

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	proposed	proposed	proposed	proposed	proposed	proposed	proposed	proposed	proposed
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	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n
	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned
	to	to	991 of	ion	is	per	phone ected. wards PU4.2 small after DS1.4. uiffing rdable	RSA and DOS	ged
	changed	is changed unity Centre)	us per SRDP19 ra reservation	Designation Reservation	lary school)	ined as	J4.2 (Telephone corrected. Proposed towards corrected DPU4.2 d), The small PU4.2 left after ded in ROS1.4. side after shifting RR2.2(Affordable	2.6(Recreational changed to RSA ty Centre) and signated for DOS	C.T.S.No.746 is changed (Other Education.)
	.1S	n) mm	and a	ert To	Secondary	ret OP 9	DPU4.2 oad Proposod Promod), DPU4.2 DPU4.2 outh side	OS t is nuni e de	S.N.
9	ROS2.5 (Stadium) ROS1.4(Playground)	and RSA3.5 (Museum) is changed RSA2.1(Multipurpose Community Centre)	The reservation on the land as per SRDP1991 is continued by deleting extra reservation of ROS1.4.	1. To convert DOS1.1(Tank/Pond) T ROS1.4(PG).	3. RE1.2(Primary/ Sedeleted.	The reservation is reta Area/Location as per SRDP 91	The Designation Of DPU4.2 (Telephone Exchange) 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).	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)	The reservation on C.T.S.No.746 is c from RH1.1 to RE3.1 (Other Education.)
w	ROS2.5 (Stadium)	RSA3.5 (Museum)	ROS1.4 (Playground)	DOS1.1 (Tank/Pond)	RE1.2(Primary/ Secondary school)	1. RO2.1 (Government Office) 2. RPU3.1 (Police Station) 3. RR2.1 (Rehabilitation & Resettlement)	1. DPU4.2 (Telephone Exchange) 2. 18.3M wide Proposed Rd.	RSA 2.1(Multipurpose Community Centre)	RH1.1(Municipal Dispensary/ Health post)
4	WS 52	WS 53	WS 53	WS 52	WS 52	WS 53	WS 4 8 8	WS 53	WS 53
3	MRS74	MRS74	MRS75	MRS76	MRS76	MRS77	MRS78	MRS80	MRS82
2	EP-RS77	EP-RS78	EP-RS79	EP-RS80	EP-RS81	EP-RS82	EP-RS83	EP-RS84	EP-RS85
1	77	78	79	80	81	82	83	2 8	85

	2	3	4	w	9	7	
1	EP-RS86	MRS85	WS 49	1. R zone	1. The relocated Reservaton of REI.2(SAS) and ROS1.4(PG) is deleted and same placed in R-Zone.	Modification u/s 30 is proposed to be sanctioned	(a)
	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	0)
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	4)
68	EP-RS89	MRS85	WS 49	6. EXISTING ROAD	6) The said road is re-aligned.	Modification u/s 30 is proposed to be sanctioned	4)
06	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	0)
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	0) 00 00
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.	required to widened in order to ease the traffic congestion. Hence, the Akurli Road from Kandivali station to Lokhandwala Complex is	0 5 %
93	EP-RS93	MRS86	WS 49	ROS1.4 (Playground)	The Reservation of ROS1.4 is proposed on CTS No.171/1A/59.	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/58, 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.	F - 0 1) 12 :
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	T . 50 %
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	increased and proposed on CTS No. 171/1A/58, 171/1A/57.	

	on 171/1A/50, & 171/1A/53, TS No. 171/1A/54, al-Di-Sac is extended g through RH1.2 and	is proposed to	is proposed to	is proposed to be following changes is changed to SDZ	is proposed to be following changes is changed to SDZ	is proposed to be following changes is changed to SDZ	is proposed to be following changes is changed to SDZ	is proposed to be following changes is changed to SDZ
7	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	KOS1.5 upto existing 18.5M DP Road Modification u/s 30 is proposed sanctioned	on u/s 30	Modification u/s 30 is sanctioned with for nomenclature of SDZ1 is	Modification u/s 30 is proposed to learn sanctioned with following chang nomenclature of SDZ II is changed to SDZ	Modification u/s 30 is proposed to learn sanctioned with following chang nomenclature of SDZ II is changed to SDZ	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ	Modification u/s 30 is sanctioned with for nomenclature of SDZ1 is
9	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)	The reservation of School RE 1.1 is deleted.	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	The NDZ land in the Poisar village near SGNP boundary and west side of 18.3m proposed road is now shown as SDZ I and marked as RS 2.	The NDZ land shown on CTS no. 809A/1/19A/1/1/1C in Poisar village near RSA 4.8 reservation is shown as SDZ II and reserved for RR2.2 and marked as RS 3	The NDZ land shown on CTS no. 809A/1/19A/1/1/1C, 824A/4 of Poisar village is now shown as SDZ 2 and kept reserved for RR2.2 and marked as RS 4	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.	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
ĸ	Existing Road	RE1.1 (Municipal School)						
4	WS 49	WS 52	WS 54	WS 54	WS 54	WS 54	WS 54 WS 49	WS 49
ဇ	MRS86	MRS88	MRS89	MRS90	MRS91	MRS92	MRS93	MRS94
7	EP-RS97	EP-RS98	EP-RS99	EP-RS100	EP-RS101	EP-RS102	EP-RS103	EP-RS104
_	76	86	66	100	101	102	103	104

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	is proposed following is changed to	is proposed to following chang is changed to SDZ	proposed	prop	proposed	proposed	proposed	proposed to	proposed	proposed	proposed
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	Modification u/s 30 is proposed to sanctioned with following chang nomenclature of SDZ II is changed to SDZ	Modification u/s 30 sanctioned with nomenclature of SDZ II	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n	s/n
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	on arh RS	wo	ea- 8)	& ble		nts ng sed	aid			1.2	
	I/1A/road id sou d as]	is no	on so	Of Rehabilitation & changed to Affordable		(Students Housing proposed	s uo	2.		added in DE1.2	
	ting ting ast ar narke	lage 8	own s NA	Rehabilitation ged to Afford		(1)	own	DE1		led ir	
	S nc exis th, ea und n	p vil ıs RS	id sh keda	ehabi d to		of RSA2.7 Multipurpose shifted on	qs pa	√n as	ted	add	ğ.
	n CT d by n nor Z 2 z	narko ked a	Z lan marl	Range		of R Aultij shift	gnate	shov	dele	ı) is hool)	deleted
9	vn ol unde ine ol s SD	n Cł mar	NDZ now	Of I cha	.2.	on 6 2 (N len) .C	Desi	s are	3.3 is	atior y Sc	
	shov ge bo A zo wn a	мп о 2 and	n of L is	ion RR2.	PU5	rvati SA5. Wom \$ 174	ery)	hool	3SA.	Educ ondar	road
	land villag nd N r sho	shov DZ	oortio of HT	Reservation lement RR2 ng RR2.2.	l as L	Resend R	emet	ng sc	[Jo u	gher Seco	e DP
	VDZ urli ide a	land 1 as S	art p side o	Res leme ng R	nated	the I) an Vorki ty on	o) 8.	xisti	vatio	(Hi) ary &	wid
	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	NDZ land shown on Charkop village is now shown as SDZ 2 and marked as RS 8	The Part portion of NDZ land shown on seaward side of HTL is now marked as NA (RS 8)	The Reservation Resettlement RR2.1 Housing RR2.2.	Designated as DPU5.2.	Both the Reservation of RSA2.7 (Students Hostel) and RSA5.2 (Multipurpose Housing for Working Women) shifted on proposed amenity on CTS 174C	DSA4.8 (cemetery) Designated shown on said CTS.	Two existing schools are shown as DE1.2.	Reservation of RSA3.3 is deleted	RE2.1 (Higher Education) is (Primary &Secondary School)	9.15m wide DP road is
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				uo			(loc		(Cultural	&Secondary	
				itatio	(pu	ts RSA ousir n + endra	Scho))	kSec	
2				(Rehabilitati ent)	grou	(Students SSA6.1+R oose Hou Women har Ken lopment o	cipal		re)		
				(Re nent)	(Play	(St HRSA rpose W adhar	Muni		rama Thea	Prim	p rd.
				RR2.1 (Re Resettlement)	ROS1.4 (Playground)	RSA2.7 (Students Ho RSA5.2+RSA6.1+RSA6 (Multipurpose Housing Working Women + C Centre+adhar Kendra v skill Development centre)	DE1.1 (Municipal School)	R Zone	RSA3.3 centre/Drama Theatre/Theatre)	DE1.2 (Primary School)	9.15m Dp rd
				RR2.1 Resett	RO	RS, RS, (Mt Wo Cer skil	DE	RZ	RS, cen The	DE Sch	9.1:
4	WS 49	WS 52	WS 52	WS 53	WS 52	WS 49	WS 53	WS 52 WS 53	WS 48	WS 52	WS 53
	2	9	7	<u></u>	6	00	1(22)3		
3	MRS95	MRS96	MRS97	MRS98	MRS99	MRS100	MRS101	MRS102	MRS 103	4	13
											16
2	EP-RS105	EP-RS106	EP-RS107	EP-RS108	EP-RS109	EP-RS110	EP-RS111	EP-RS112	EP-RS113	EP-RS114	EP-RS115
•	EP-R	EP-R	EP-R	EP-R	EP-R	EP-R	EP-R	EP-R	EP-R	EP-R	EP-R
1	105	106	107	108	109	110	111	112	113	114	115
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	be	be	þe	þe	it. & B	in	TS Ce	of sen	is 00	is of	si on	is 48
	to	to	to	to	ignati 9(pt.) 20(p	Park) ectric	in pla ng C r SRI	.1 frc ls be 111B shov is to	onnd)	Park) 359	5.2	New reservation of 'ROS1.5(Garden/Park) to be proposed on plot bearing CTS no 13
	proposed	proposed	proposed	proposed	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)	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	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.	New reservation of 'ROS1.4 (Play Ground) is to be proposed on plot bearing CTS no 1100 G/5 of Kandivali village	New reservation of 'ROS1.5(Garden/Park) is to be proposed on plot bearing CTS no 359 of Kandivali village	New reservation of 'ROS1.5(Garden/Park) is to be proposed on plot bearing CTS no 1339A, 1348 of Kandivali village	New reservation of 'ROS1.5(Garden/Park) is to be proposed on plot bearing CTS no 1348
7					cTS]	.5 (G ₂	n Fac n plot illage	reser vi	4 (Pla	1.5(G2 ing C	New reservation of 'ROS1.5(Gar to be proposed on plot bearin 1339A, 1348 of Kandivali village	5(G2 uring (
	is (is (is (si (reloc n on w wn or	OS 1. RPU	lbutio sed o ⁄an vj	SOS1 village 792 the f Pois	OS1.	ROS1 t bear	ROS 1 plot ivali	ROS1
	u/s 30	u/s 30	n/s 30	n/s 30	show show	of R	Distri propo adhav	1.2, 1 t) of S nc Sence Hence (pt) o	of 'R on ple villa	old m	of '] on Kandi	l' of l' on ple
					appro o be to be	ation RG a	on & o be pof W	n RE 793(p o CT ge. F	ation sed o	zation sed o	vation posed 18 of]	ration sed o
	ficatic oned	ficatic oned	ficatio oned	ficatio oned	per l is t l.4 is	reserv	missi S is t 6(pt)	vation NO. 7 Ited t r villa r villa	reserv prope f Kan	New reservation to be proposed or Kandivali village	reserv pro A, 132	reserv
	Modification sanctioned	Modification sanctioned	Modification sanctioned	Modification sanctioned	As per approved radiation DE1.1 is to be shown DOS1.4 is to be shown (i.e. to be interchanged)	New place	Trans of BR no 13 1991	Reserva CTS Na relocate Poisar on CTS deleted.	New reservation of 'ROS to be proposed on plot be G/5 of Kandivali village	New to be Kandi	New to be 1339,	New to be
		. •		cone)								
	shown on existing road	RSA4.8(Cemetery) is reserved on said plot.	changed to	RSA1.1(Municipal market with vending zone) is changed to RSA4.9(Old age home)					2			
	on ex	on sai		h ven hom					RR2.			
	own (rved	H1.2)	t witl Id age)			-	nent			
9		s rese	ital(R	marke 1.9(O				RE1.	settlei			
	oad i	tery) i	hosp tery)	ipal 1 RSA	E 1.1			4 and	& Re			
	DP 1	Ceme	on of Ceme	Munic ed to	and D	Zone		OS 1.	ation			
	Proposed DP road is on site.	44.8(Reservation of hospital(RH1.2) is RSA4.8 (Cemetery)	RSA1.1(Municipal market with vendi is changed to RSA4.9(Old age home)	DOS 1.4 and DE 1.1	Industrial Zone		RE1.2, ROS 1.4 and RE1.1	Rehabilitation & Resettlement RR2.2	one	R Zone	R Zone
		RS.	Res RS,		OO	Ind		RE		I Zone	RZ	RZ
	n &			market				31.1	<i>જ</i>			
	(Rehabilitation ent)				1.1			nd RE	2.2			
w :	ehabil t)	pital)	pital)	nicipa g zone	IDE	one		1.4 a	on t RRZ			
	(R emen	(Hos	(Hos	1(Mu	.4 and	ial Zc		ROS	litatic emen		4)	0
	RR2.1 (Re Resettlement)	RH1.2 (Hospital)	RH1.2 (Hospital)	RSA1.1(Municipal with vending zone)	DOS 1.4 and DE 1.	Industrial Zone		RE1.2, ROS 1.4 and RE1.1	Rehabilitation Resettlement RR2.2	I Zone	R Zone	R Zone
4	WS F H	WS F	WS F	WS F	WS48 I	WS49 I		WS54 I	WS F F F	WS52 I	WS48 I	WS48 F
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3	217	226	255	256								
2	116	117	118	119	120	121		122	123	124	125	126
	EP-RS116	EP-RS117	EP-RS118	EP-RS119	EP-RS120	EP-RS121		EP-RS122	EP-RS123	EP-RS124	EP-RS125	EP-RS126
	116	117	118	119	120	121		122	123	124	125	126

7	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	New reservation of 'ROS1.4 (Play Ground) is	to be proposed on plot bearing CTS no 161 of	village Akurli	New reservation of 'RE1.1(Municipal School)	is to be proposed on plot bearing CTS no 161	of village Akurli	ement) New reservation of 'ROS1.4 (Play Ground) is	to be proposed on plot bearing CTS no	1104/14B of Kandivali village	18.30 m wide DP Road is proposed to be	deleted as shown on plan	y Home), Following modification is to be proposed for	ty Centre) 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)
	R Zone				R Zone			R Zone			RR2.1 (Rehabilitation & Resettlement)			18.30 m wide DP Road		RH1.3(Municipal Maternity	RSA2.1(Multipurpose Community Centre)			
w	R Zone				R Zone			R Zone			RR2.1 (Rehabilitation &	Resettlement)		18.30 m wide DP Road		RH1.3(Municipal Maternity RH1.3(Municipal		RSA2.1(Multipurpose	Community Centre)	
4	WS48	WS53			WS54			WS54			SM	53		SM	46	WS54				
3																				_
2	EP-RS127				EP-RS128			EP-RS129			EP-RS130			EP-RS131		EP-RS132				
1	127				128			129			130			131		132				

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	s published k	tion 31(1) of	1966	u/s 30 is proposed			proposed		30 is proposed to		30 is proposed to		proposed		30 is proposed to be		proposed			30 is proposed to	proposed	proposed to be proposed to be						
7	dification	under Sec	MR&TP Act 1966	s 30 is			s 30 is						s 30 is		s 30 is		s 30 is						s 30 is s 30 is wn on plat	s 30 is s 30 is wn on plan	s 30 is s 30 is wn on plan	s 30 is s 30 is wn on plau	s 30 is s 30 is wn on plan s 30 is	s 30 is s 30 is wn on plau
	Substantial Modifications published by the	Government under Section 31(1) of the	MF	Modification u/s	sanctioned.		Modification u/s	sanctioned.	Modification u/s	sanctioned.	Modification u/s	sanctioned.	Modification u/s	sanctioned.	Modification u/s	sanctioned.	Modification u/s	sanctioned.		Modification u/s			· · · · · ·	Modification u/s sanctioned. Modification u/s sanctioned as sho	Modification u/s sanctioned. Modification u/s sanctioned as sho	Modification u/s sanctioned. Modification u/s sanctioned as sho	Modification u/s sanctioned. Modification u/s sanctioned as show.	Modification u/s sanctioned. Modification u/s sanctioned as sho Modification u/s
9	Modification proposed by Planning	Authority and shown on submitted plan	under Section 30 of the MR&TP Act 1966	Reservation of RE2.1 (Higher Education)	added in DE1.2 (Primary & Secondary	School)	Road alignment corrected as shown.		Reservation ROS1.5 (Garden / Park) is	shown.	Alignment of 27.45 m road widening and	reservation & designation corrected as shown.	Alignment of road corrected as shown.		Reservation of RE1.1 (Municipal School) +	RE2.1 (Higher Education) is shown.	Designation DE1.2 (Primary & Secondary	School) is shown.	Reservation ROS1 4 (Play Ground) shown			Reservation RT1.6 (Parking Lot)+ RSA1.1	Reservation RT1.6 (Parking Lot)+ RSA1.1 (Municipal Market with vending zone) +	Reservation 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.	Reservation RT1.6 (Parking Lot)+ RSA1.1 (Municipal Market with vending zone) + RSA2.1 (Multipurpose Community Centre) corrected as shown.	Reservation RT1.6 (Parking Lot)+ RSA1.1 (Municipal Market with vending zone) + RSA2.1 (Multipurpose Community Centre) corrected as shown. Road corrected as shown.	Reservation RT1.6 (Parking Lot)+ RSA1.1 (Municipal Market with vending zone) + RSA2.1 (Multipurpose Community Centre) corrected as shown. Road corrected as shown.
w	Proposal as per published	plan under Section 26 of the	MR&TP Act 1966	DE1.2 (Primary & Secondary	School, Higher Education)		18.30m Road Widening		R Zone		27.45 m Road Widening		Existing Road, RR2.1		RE1.1		R Zone		R Zone			(Parkin	RT1.6 (Parking Lot), RSA1.1 (Municipal Market with	(Parking Lot), RS ipal Market z zone), RS	(Parking Lot), RS ipal Market z zone), RS urpose Comm	(Parking Lot), RS ipal Market 3 zone), RS urpose Comm	(Parking Lot), RS ipal Market z zone), RS urpose Comm	(Parking Lot), RS ipal Market g zone), RS urpose Comm
4	Sheet	No.		ES 45			ES 45		ES38		ES 45		ES 45		ES 38		ES 45		ES 38			ES50	ES50	ES50	ES50	ES50	ESS0	ES50
ĸ	Modifi-	cation	No.	MS2			MS19		MS20		MS22		MS23		MS25		MS26		MS27			MS29	MS29	MS29	MS29	MS29	MS29	MS29
2	EP No.			EP-S01			EP-S02		EP-S03		EP-S04		EP-S05		EP-S06		EP-S07		EP-S08			EP-S09	EP-S09	EP-S09	EP-S09	EP-S09	EP-S09	EP-S09
1	Sr.	No.		1			2		3		4		5		9		7		8			6	6	6	6	6	9 01	9 01

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	9 2	Modification sanctioned.	Modification sanctioned.		Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.
9	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) PA- Reservation Government Office (RO2.1) changed to Reservation Multipurpose Community Centre (RSA2.1).	Zone changed from I zone to R zone	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.	Designation of DAM (Amenity Plot) is deleted.	Amenity plot is corrected as shown	Amenity plot is corrected as shown	Designation of DAM (Amenity Plot) corrected as RAM (Amenity Plot) & shape is corrected.	Designation of DAM (Amenity Plot) corrected as RAM (Amenity Plot).	Designation of DAM (Amenity Plot) corrected as RAM (Amenity Plot).	Designation of DAM (Amenity Plot) is deleted.	Designation of DAM (Amenity Plot) changed to RAM (Amenity Plot) as per relocation & shape corrected as shown.
v	RO2.1 (Govern	I Zone	RAM (Amenity Plot)		DAM (Amenity Plot)	DAM (Amenity Plot)	DAM (Amenity Plot)	DAM (Amenity Plot)	DAM (Amenity Plot)	DAM (Amenity Plot)	DAM (Amenity Plot)	DAM (Amenity Plot)
7	ES38	ES 49	ES 49		ES 45	ES49	ES 49	ES 42	ES 42	ES 42, ES 45	ES 45	ES 45, ES 49
4	MS31, 115, 173	MS32	MS32, MS46, 75)	MS33, MS39	MS34	MS35	MS36, MS51	MS37	MS38	MS41, MS95	MS42, MS63
c	EP-S11	EP-S12	EP-S13		EP-S14	EP-S15	EP-S16	EP-S17	EP-S18	EP-S19	EP-S20	EP-S21
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	is	13	is	is	is	is	is	1S.	is	is	is	is	is	.12
7	30	30	30	30	30	30	30	30	30	30	30	30	30	30
	s/n	s/n	s/n	s/n	s/n	s/n	s/n	n/s	s/n	s/n	s/n	s/n	s/n	s/n
	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.
	Plot) vn.	Plot)	Plot)	Plot)	Plot)	park)	with	Belt)	Waste	Chowki)	si (:	eleted per		Skill
9	Designation of DAM (Amenity Pl. corrected as RAM (Amenity Plot) as shown.	Designation of DAM (Amenity corrected as RAM (Amenity Plot).	Designation of DAM (Amenity corrected as RAM (Amenity Plot).	Designation of DAM (Amenity corrected as RAM (Amenity Plot)	Designation of DAM (Amenity corrected as RAM (Amenity Plot)	Part of Reservation ROS1.5 (Garden / park) deleted.	Reservation RSA1.2 (Retail Market vending zone) deleted	Part of Reservation ROS2.7 (Green Belt) deleted and shown as existing road	Reservation RMS3.1 (Solid Vanagement Facilities) deleted	Reservation RMS1.2 (Municipal Chadeleted	Reservation ROS1.5 (Garden/ Park) deleted.	Designation of DAM (Amenity Plot) deleted & RAM (Amenity Plot) shown as per relocation.	Reservation ROS2.7 (Green Belt) deleted	Reservation RSA6.2 (Adhar Kendra with Skill Development Centre) deleted & text Layout RG is shown.
ĸ	DAM (Amenity Plot)	DAM (Amenity Plot)	DAM (Amenity Plot)	DAM (Amenity Plot)	DAM (Amenity Plot)	ROS1.5 (Garden / park)	RSA1.2 (Retail Market with vending zone)	ROS2.7 (Green Belt)	RMS3.1 (Solid Waste Management Facilities)	RMS1.2 (Municipal Chowki)	ROS1.5 (Garden / park)	DAM (Amenity Plot)	ROS2.7 (Green Belt)	RSA6.2 (Adhar Kendra with Skill Development Centre)
4	ES 49	ES 49	ES 49	ES 49	ES 49	ES 45, ES 46	ES 34	ES 53 & ES 49	ES 38		ES 45		ES 41	ES 49 ES 50
3	MS43	MS44	MS45	MS47	MS48	64SM	MS50	MS52	MS53		MS54, MS <i>5</i> 7	MS40, MS54	MS56	MS58
2	EP-S22	EP-S23	EP-S24	EP-S25	EP-S26	EP-S27	EP-S28	EP-S29	EP-S30	EP-S31	EP-S32	EP-S33	EP-S34	EP-S35
1	22	23	24	25	26	27	28	29	30	31	32	33	34	35

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EP-S36 MS59 ES 49, RSA6.2 (Adhar Kendra with RSA6.2 (Adhar Kendra with RSA6.2 (Adhar Kendra with RSA6.2 (Adhar Kendra with Skill Bevelopment Centre) is shown. EP-S37 MS60 ES 49 RSA3.7 (Leisure Park) Reservation RSA3.7 (Leisure Park) deleted and reservation REI.1 (Municipal School) is shown as recess to REI.1 Reservation of DAM (Amerity Plot) built up is shown on parcel properties and part of the plot. PS-S39 MS64 ES 42 ROS1.5 (Garden / park) Reservation ROS1.5 (Garden / park) Releted. EP-S41 MS67, ES 45 L8.30M DP Road Rising road deleted. EP-S42 MS69 ES 42 1) 13.40M DP Road (D.P. Road (Clos) Selected and Designation of ROS1.5 (Garden / Park) Part reservation ROS1.5 (Garden / Park) Park Park Park Park Park Park Park Park		nges. Skill ation	pe o	pe	o pe	pe (o pe	pe	pe (
EP-S36 MS59 ES 49, RSA6.2 (Adhar Kendra with RSA6.2 (Adhar Kendra with RSA6.2 (Adhar Kendra with RSA6.2 (Adhar Kendra with Skill Bevelopment Centre) is shown. EP-S37 MS60 ES 49 RSA3.7 (Leisure Park) Reservation RSA3.7 (Leisure Park) deleted and reservation REI.1 (Municipal School) is shown as recess to REI.1 Reservation of DAM (Annehity Plot) built up is shown on parcel properties and posignation of DAM (Annehity Plot) built up is shown on parcel properties and Designation of DAM (Annehity Plot) built up is shown on parcel properties and Designation of DAM (Annehity Plot) built up is shown on parcel properties and Designation of DAM (Annehity Plot) built up is shown on parcel properties and Designation of DAM (Annehity Plot) built up is shown on parcel properties and Designation of DAM (Annehity Plot) built up is shown on parcel properties and Designation of DAM (Annehity Plot) built up is shown on parcel properties and Designation of DAM (Annehity Plot) built up is shown on parcel properties and Designation of DAM (Annehity Plot) built up is shown on parcel properties and Designation of DAM (Annehity Plot) built up is shown on parcel properties and Designation of DAM (Annehity Plot) built up is shown on parcel properties and Designation of DAM (Annehity Plot) built up is shown on parcel properties and Designation of DAM (Annehity Plot) built up is shown on parcel properties and Designation of DAM (Annehity Plot) built up is shown on parcel properties and Designation of DAM (Annehity Plot) built up is shown on parcel properties and Designation of DAM (Annehity Plot) built up is shown on parcel properties and Designation of DAM (Annehity Plot) built up is shown on parcel properties and Designation of DAM (Annehity Plot) built up is shown on parcel properties and Designation of DAM (Annehity Plot) built up is shown on parcel properties and Designation of DAM (Annehity Plot) built up is shown. The DAM (Annehity Plot) built up is shown on parcel properties and Designation of DAM (Annehity Plot) buil		d to cha h sserv n pla	tc tc						
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EP-S36 EP-S37 EP-S38 EP-S40 EP-S41 EP-S42 EP-S43			0:		4	5	7,	6	
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	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification u/s 30 is sanctioned with fo 9.15 m DP road is deleted.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification
9	18.30m Widening is shown to existing road	27.45m Road widening reduced to 21.35m.	13.40 m road width changed to 9.15 m road.	9.15 m DP road deleted.	18.30 m road deleted	Part reservation RR2.1 (Rehabilitation & Resettlement) deleted and shown as 9.15 m DP road	9.15 m DP road is shown. Reservation RMS5.5 (Hydraulic Engineering Department Facilities) is changed to Reservation ROS1.5 (Garden / Park).	9.15 m DP road is extended as shown.	6.10 m DP road is deleted.	Designation of DOS1.5 (Garden / Park) is deleted & DOS1.5 (Garden / Park) is relocated as shown.	13.40 m DP Road/ Road widening shown. Part of reservation RSA1.2 (Retail Market with vending zone) is deleted as shown.	Existing road shown.	Existing road shown.	Existing road shown.
5	3) Existing Road	27.45M widening to Existing Road	13.40 m DP road	9.15m DP Road	18.30 M DP Road	RR2.1 (Rehabilitation & Resettlement)	RMS5.5 (Hydraulic Engineering Department Facilities)	RR1.2	6.1m DP Road	DOS 1.5 (Garden / Park)	RSA1.2 (Retail Market with vending zone)	ROS1.5 (Garden / Park)	RT1.6 (Parking Lot)	RR2.1 (Rehabilitation &
4		ES 41	ES 42	ES 45	ES 38, ES 42	ES 38	ES 44	ES 42	ES 38		ES 45	ES 41	ES 37	ES 45
3		MS70	MS72	MS73	MS75	MS77	MS78	MS79	MS80		MS81	MS82	MS83	MS84
2	EP-S44	EP-S45	EP-S46	EP-S47	EP-S48	EP-S49	EP-S50	EP-S51	EP-S52	EP-S53	EP-S54	EP-S55	EP-S56	EP-S57
	44	45	46	47	48	49	50	51	52	53	54	55	99	57

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	ation wn cond	School)	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.	Part reservation RR2.1 (Rehabilitation & Resettlement) deleted and shown as designation of DE1.2 (Primary & Secondary School)	Part Designation DOS1.5 (Garden/ Park) deleted and shown as DE1.2 (Primary & Secondary School).	; dele	Designation of DSA1.1 (Municipal Retail Market) is deleted and boundary of DAM (Amenity Plot) is corrected.	NDZ (No Development Zone)is deleted and SDZ-II (special development Zone)is shown on plan	DE1.2 (Primary & Secondary own.	RR
	(Rehabilitation and shown nary & Second	al k).	Cor rden dele	bilitation shown & Secor	urden (Pri	ce) is	icipa ry o	dele me)is	s Se	ion
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9	deleted	.1 (Ga	Mult RO of F rcial	deleted DE1.2 (F	DO; n as	2.1(C	SA1 l and	men	.2 (F	and g) is
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	Part reservation RR2.1 (Rehabilitation & Resettlement) deleted and shown as designation of DE1.2 (Primary & Secondary School)	Reservation RE1.1 (Municipal changed to ROS1.5 (Garden / Park)	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.	Part reservation RR2.1 Resettlement) deleted designation of DE1.2 (P School)	Part Designation DOS1.5 (Garden/ Park) deleted and shown as DE1.2 (Primary & Secondary School).	Designation of DO2.1 (Govt. Office) is deleted	Designation of DSA1.1 (Municipal Retail Market) is deleted and boundary of DAM (Amenity Plot) is corrected.	NDZ (I SDZ-II on plan	Designation DE School) is shown.	NDZ is deleted and Reservation (Affordable Housing) is shown.
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	RR2.1 (Re Resettlement)	RE1.1 (Municipal School)	RSA2.1 Community	RR2.1 (Re Resettlement)	DOS1.5 (Garden / park)	DO2.1 (Govt. Office)	DAM (PT) (Amenity Pl	Z	ROS1.5 (Garden / park)	Z
	RR2.1 Resettl	RE	RS. Coi	RR2.1 Resett	DO	DO		ZQN	RO	NDZ
4	ES 45	ES 42		ES 45	ES 45	ES 38	ES 38	S 33 S 37	ES 41 ES 44	ES 41
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3	MS85	MS86		MS88	68SM	MS90	MS91	MS92	WS93	MS94
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2	EP-S58	EP-S59	EP-S60	S61	EP-S62	EP-S63	S64	EP-S65	EP-S66	267
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	u/s with on of]	s/n	n/s	s/n	s/n	u/s with hanged	s/n	s/n	s/n
	Modification u/s 30 is proposed to be sanctioned with following changes. The reservation of RR2.2 is reinstated as u/s 26.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.	Modification u/s 30 is p Sanctioned with follow DE1.1 to be changed to RR2.1	Modification sanctioned.	Modification sanctioned.	Modification sanctioned.
9	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. Reservation RE1.1 (Municipal School) is changed to RE1.2 (Primary & Secondary School).	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.	Part of Reservation RE1.1 (Municipal School) is deleted	Part Designation DE1.2 (Primary & Secondary School) changed to Designation of DSA3.8 (Public Hall).	Designation of DE1.1 (Municipal School) changed to ROS1.5 (Garden / Park)	Reservation of ROS1.5 (Garden / Park) is shown.	Reservation of RH1.3 (Municipal Maternity Home) is changed to RT1.6 (Parking Lot).	Green buffer Reservation ROS1.5 (Garden / park) to Cemetery is shown.
ч	RR2.2 (Affordable Housing)	RE1.1 (Municipal School)	RSA2.1 (Multipurpose Community Centre) ROS1.5 (Garden / Park) 6.10 m DP Road	RE1.1 (Municipal School)	DE1.2 (Primary & Secondary School)	DE1.1 (Municipal School)	NDZ	RH1.3 (Municipal Maternity Home)	DSA4.2 (Muslim Cemetery), RSA4.8 (Cemetery)
_	ES 42	ES 42	ES 38	ES 42		ES 49	ES 49 ES 53	ES 37	ES 45
۲	3 MS97, 101	MS98	MS99	MS100		MS102	MS103	MS104	MS105
C	2 EP-S68	EP-S69	EP-S70	EP-S71	EP-S72	EP-S73	EP-S74	EP-S75	EP-S76
1	89	69	70	71	72	73	74	75	92

1	7	3	4	S	9	7	
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.	ω
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.	ω.
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.	ω :
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.	a)
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.	a
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.	ω :
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.	ο :
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.	a)
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.	o
98	EP-S86			RPU3.2 (Police Chowky)	Reservation RPU3.2 (Police Chowky) deleted.	Modification u/s 30 is proposed to be sanctioned.	ο
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.	o
88	EP-S88	MS120	ES 38	DOS1.5 (Garden / park)	Designation DOS1.5 changed to designation DT1.4 (BEST Bus Facilitates).	Modification u/s 30 is proposed to be sanctioned.	a)
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.	ω.

7	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. Reservation of RE1.2 & ROS1.4 are relocated North-South road in the plan is proposed to be deleted.	Modification u/s 30 is proposed to be sanctioned.	Modification u/s 30 is proposed to be sanctioned.	Modification u/s 30 is proposed to be sanctioned.	Modification u/s 30 is proposed to be sanctioned.	Modification u/s 30 is proposed to be sanctioned.
9	NA Zone changed to residential zone	Residential Zone changed to Industrial zone.	Residential Zone changed to Commercial zone.	Reservation RPU1.1 is partly deleted.	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).	Reservation of RMS3.1 (Solid Waste Management Facilities) at CTS No. 419/A/4 of Village Bhandup changed to DOS2.6 (Recreation Ground).
w	ΥΥ	R Zone	R Zone	RPU1.1 (Fire Station)	DOS2.6 (Recreation Ground)	RMS3.1 (Solid Waste Management Facilities)
4	ES38	ES41	ES45	ES 38	ES 50	ES 49
3	MS123	MS124	MS125	MS126	MS127	MS128
2	EP-S90	EP-S91	EP-S92	EP-S93	EP-S94	EP-S95
1	06	91	92	63	94	95

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96	EP-S96	MS130,	ES 45	ROS1.5 (Garden / Park)	t portion of reservation ROS1.5	Sanctioned as proposed with following changes
		229			(Garden/ Park) deleted as shown.	
						ROS1.5 is included in RH1.3 on South side &
					nittee is	remaining part of ROS1.5 is deleted as shown
					changed to Municipal Maternity Home (RH1.3).	on plan.
6	EP-S97			RSA2.9 (Homeless Shelter)	reservation RSA2.9 (Homeless Shelter)	.,
					deleted.	Sanctioned with following changes :
						RSA2.9 is to be changed to ROS1.5.
86	EP-S98	MS131	ES 45	I Zone	Industrial zone & Play Ground reservation	Modification u/s 30 is proposed to be
					extended upto 13.40m DP Road.	sanctioned.
66	EP-S99	MS131	ES 45	ROS1.4 (Play Ground)	Industrial zone & Play Ground reservation	Modification u/s 30 is proposed to be
					extended upto 13.40m DP Road.	sanctioned.
100	EP-S100	MS132	ES 45	R Zone	Residential Zone corrected as SDZ-I as	Modification u/s 30 is proposed to be
					shown.	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 &	Modification u/s 30 is proposed to be
					Telegraph) is corrected as per SRDP-1991.	sanctioned.
102	EP-S102			DE1.2 (Primary & Secondary	Shape of designation DE1.2 (Primary &	Modification u/s 30 is proposed to be
				School)	Secondary School) is corrected as per SRDP-	sanctioned.
103	EP-S103	MS134	ES 45	RR1.3 (Govt. Staff Quarters)	rters)	Modification u/s 30 is proposed to be
					changed to reservation RH1.2 (Hospital).	sanctioned.
104	EP-S104	MS137	ES 45	RR2.2 (Affordable Housing)		Modification u/s 30 is proposed to be
					Housing) deleted and reservation of Retail	sanctioned as shown on plan.
					Market (RSA1.2) is shown.	
105	EP-S105	MS138	ES 38	RR2.1 (Rehabilitation &	Part of Reservation RR2.1 (Rehabilitation &	Modification u/s 30 is proposed to be
				resettlement)	resettlement) changed to reservation of Retail	sanctioned as shown on plan.
					Market (RSA1.2).	
106	EP-S106	MS139	ES 50	DT1.6 (PT) (Public Parking	Designation DT1.6 (Pt) (Public Parking Lot)	Refused to accord sanction, reservation u/s 30
				Lot)	changed to RT1.6 (Parking Lot).	is proposed to be deleted and included in
						domina
107	EP-S107	MS140	ES 50	13.40M DP Road	13.40 m DP road is shifted touching south side of reservation RSA2.7 (Sindent's Hostel)	Modification u/s 30 is proposed to be sanctioned as shown on plan
					side of reservation topins: / (Bradents Froster):	sanctioned as snown on plans

	be		be	be	þe			be	be çes.	be çes.	be ges.
7	Modification u/s 30 is proposed to	sanctioned as shown on plan.	Modification u/s sanctioned as shown	Modification u/s 30 is proposed to sanctioned as shown on plan.	Modification u/s 30 is proposed to sanctioned.			Modification u/s 30 is proposed to sanctioned as shown on plan.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - I is changed to SDZ.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.	Modification u/s 30 is proposed to be sanctioned with following changes. SDZ - II is changed to SDZ.
9		The reservation RT1.4 (Best Bus Facilities) is extended on southern side for equivalent area as shown.	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).	Shape of Reservation RE1.2 (Primary & Secondary School) corrected & Spill over is deleted.	Designation DOS1.5 (Garden /Park) deleted & shown as Layout RG Text.	Part Reservation RSA3.3 (Cultural Centre/Drama Theatre/ Theatre) deleted.	Reservation RE1.1 (Municipal School) changed to RE1.2 (Primary & Secondary School).	Designation DAM (Amenity Plot) deleted and included in surrounding zone & CTS is corrected as 211A.	NDZ changed to NA & marked as S/1 as shown.	NDZ changed to SDZ-II & marked as S/2 and reservation ROS 1.4 (Play Ground) is shown.	NDZ changed to SDZ-II & marked as S/3 and reservation RR2.2 (Affordable Housing) is shown.
w	RT1.4 (Best Bus Facilities)		DOS1.5 (Garden / park)	RE1.2 (Primary & Secondary School)	DOS1.5 (Garden / park)	RSA3.3 (Cultural Centre/ Drama Theatre/ Theatre)	RE1.1 (Municipal School)	DAM (Amenity Plot)	ZON	ZON	NDZ
4	ES 50		ES 45		ES 42 ES 45			ES 49	ES 40, ES 41	ES 41	ES 41
33	MS140		MS142,		MS144			MS145	MS146	MS147	MS148
2	EP-S108		EP-S109	EP-S110	EP-S111	EP-S112	EP-S113	EP-S114	EP-S115	EP-S116	EP-S117
-	108		109	110	111	112	113	114	115	116	117

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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 reservationRR2.1	Modification u/s 30 is proposed to be sanctioned with following changes. All the
					(Rehabilitation & Resettlement) changed to RR2.2 (Affordable Housing)	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.
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.
131	EP-S131	MS162	ES 49, ES 53	ZON	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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DE2.2		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.
	I		A label of Special Planning Authority (SPA) is shown on above land.	Modification u/s 30 is proposed to be sanctioned.
DOS1		DOS1.4 (Play Ground)	Designation Play Ground (DOS1.4) changed to Recreation Ground (DOS2.6).	Modification u/s 30 is proposed to be sanctioned.
DOS2	1 :	DOS2.6 (Recreation Ground)	Designation Recreation Ground (DOS2.6) changed to Play Ground (DOS1.4).	Modification u/s 30 is proposed to be sanctioned.
RSA6		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.
RSA6	٠.٠	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.
R Zone			12.20m DP Road shown.	Modification u/s 30 is proposed to be sanctioned.
R (Rehab Resettl		R zone & RR2.2 (Rehabilitation & Resettlement) partly	R zone & RR2.2 (Rehabilitation & Resettlement) partly	Reservation of RR1.2 (Municipal Housing) is proposed to be shown on plot bearing CTS no. 2H (pt) of Village Ghatkopar as shown on plan.
DOS1.	٧.	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.
Play G		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.
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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I	154 EP-S154		ES37	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	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.
9	156 EP-S156		ES 36	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.

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7	Substantial Modifications published by the	Government under Section 31(1) of the	MR&TP Act 1966	ROS1.5 (Garden/Park) Reservation is Modification u/s 30 is proposed to be sanction.		DAM (Designated Amenity Plot) Designation Modification u/s 30 is proposed to be sanction.			Modification u/s 30 is proposed to be sanction.				
9	Modification proposed by Planning	Authority and shown on submitted plan	under Section 30 of the MR&TP Act 1966	ROS1.5 (Garden/Park) Reservation is	deleted and shown as layout RG.	DAM (Designated Amenity Plot) Designation	Amenity is deleted and RAM (Reserved Amenity Plot)	reservation is shown	(Garden/Park), All the reservations deleted in the notified Modification u/s 30 is proposed to be sanction.	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
ß	Proposal as per published	plan under Section 26 of the	MR&TP Act 1966	ROS1.5 (Garden/ Park),			DAM (Designated Amenity	Plot)	ROS1.5	DP Road, NA -Natural Area			
4	Sheet	No.		ES 53		ES 53			ES48,	ES52,	ES56,	ES57,	ES 59,
3	Modifi-	cation	No.	MT02		MT02			MT03				
2	EP No.			EP-T01		EP-T02			EP-T03				
1	Sr.	No.		1		2			3				

7		Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.
9	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.	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.	Shape of Playground (ROS 1.4) reservation is corrected and Boundary of plot bearing CTS No.1061 is corrected.
w		ROS1.5 (Garden/Park), DP Road, NA -Natural Area	ROS1.4 (Playground)
4	ES 60, ES 62 ES 62	ES48, ES52, ES56, ES57, ES 59, ES 60, ES61 ES 62	ES 50
3		MT03	MT04
2		EP-T04	EP-T05
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7	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.
9	DAM (Designated Amenity Plot) is deleted and shown as RAM (Reserved Amenity Plot).	DAM (Designated Amenity Plot) Designation is shown.	RAM (Reserved amenity plot) is shown.	Boundary of the RSA 1.1 (Municipal Market with vending zone) reservation and CTS boundaries are corrected.	ROS1.5 (Garden/Park) Reservation is deleted and shown as layout RG.	Existing Roads are deleted.	ROS 1.4 (Play Ground) is deleted and Layout RG is shown.	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.	The relocation and shape of RT 1.4 (Best Bus Facility) is changed.	DAM (Designated Amenity Plot) Designation is deleted and RAM (Reserved Amenity Plot) reservation is shown at relocated position.	DT 1.6 (Parking Lot) designation size and shape is corrected as per layout.	DPU 5.2 (Electricity Transmission and distribution facility) designation is deleted.	ROS 1.4 (playground) part is deleted and DR 1.3 (Government Staff Quarters) designation is shown.
w	DAM (Designated Amenity Plot)	R Zone	I Zone	DSA1.2+ (Retail Market+)	2 ROS1.5 (Garden/Park)	Existing Road	ROS1.4 (Playground)	Existing Road 18.30 m DP Road	RT1.4 (Best Bus Facility)	DAM (Designated Amenity Plot)	DT1.6 (PT) (Parking Lot)	DPU5.2 (Electricity, Transmission & Distribution Facility)	ROS 1.4 (Playground)
4	ES 53	ES 49	ES 58	ES 54	ES 50	ES 50	ES 50	ES 54	ES 54	ES 53	ES 53	ES 53	ES 53, ES 54
е	MT25	MT28	MT29	MT30	MT31	MT31	MT32	MT33	MT33	MT34	MT35	MT35	MT36
2	EP-T19	EP-T20	EP-T21	EP-T22	EP-T23	EP-T24	EP-T25	EP-T26	EP-T27	EP-T28	EP-T29	EP-T30	EP-T31
1	19	20	21	22	23	24	25	26	27	28	56	30	31

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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	Modification u/s 30 is proposed to be sanction.
					ground)/DOS 1.4(Play ground)and The existing road is deleted upto the school.	
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.
4	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,	DT1.6(PT)+ (Parking Lot)	DT 1.6+ (parking lot) reservation is changed	Refused to accord sanction, Reservation u/s 30
			ES 54		to RT1.6+ (Parking Lot) reservation.	is proposed to be deleted and included in adjoining predominant zone.
49	EP-T49	MT59	ES 54	ROS1.5	Part DOS 1.5 (Garden/Park) is shown instead	Modification u/s 30 is proposed to be sanction.
				(Garden/Park)	of ROS 1.5 (Garden/Park) and remaining part	changes
					reservation ROS 1.5 (Garden/Park) is shown	reservation ROS 1.5 (Garden/Park) is
					as ROS 1.4 (Playground) reservation.	proposed to be shown as ROS 1.5 (
						Garden/Park) as shown on plan
20	EP-T50	09TM	ES 54	DE 1.1 (Municipal Primary	DE 1.1 (Municipal Primary School)	Modification u/s 30 is proposed to be sanction.
				School)	Reservation is changed to RH 1.2 (Hospital).	
51	EP-T51	MT61	ES 54	DSA2.5 (Welfare Centre)	DE 1.2 (Primary & Secondary School)	Modification u/s 30 is proposed to be sanction.
					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	
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	RMS 3.1 (Solid Waste Management	Modification u/s 30 is proposed to be sanction.
				Management Facilities)	Facilities) reservation is deleted and RAM	
					(Reserved Amenity Plot) reservation shown.	
54	EP-T54	99LW	ES 50	ROS1.4 (Playground)	Reservation of ROS 1.4 (Playground) is	Modification u/s 30 is proposed to be sanction.
					deleted & ROS 1.5 (Garden/park) is shown.	
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.

_										
7		Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction.	Modification u/s 30 is proposed to be sanction with following changes: nomenclature of SDZ II is to be changed to SDZ.	Modification u/s 30 is proposed to be sanction with following changes: nomenclature of SDZ I is to be changed to SDZ.
9	reservation and RE1.2 (Primary & Secondary School) reservation.	RSA 2.1(Multipurpose Community Centre) reservation shape is corrected as per Sectioned Revised Development Plan 1991.	Part DOS 2.6(Recreation Ground) designation on slum rehabilitation layout on CTS No 1124 is deleted & boundary of DOS2.6 is corrected.	ROS1.5 (Garden/Park) reservation is deleted and reservation of RAM (Amenity) is shown	ROS1.5 (Garden/Park) reservation is deleted and reservation of RAM (Amenity) is shown	RSA2.9 (Homeless Shelter) reservation is deleted.	Reservation RE 1.1 (Municipal Primary School) is deleted and RE 4.4 (Other Institute) reservation is shown.	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.	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.	land between DMS 5.3 (Water treatment plant) and SDZ II (T/1) is shown as SDZ I and marked (T/2).
w		RSA2.1+ (Multipurpose Community Centre+)	DOS2.6 (Recreation Ground)	ROS1.5 (Garden/Park)	ROS1.5 (Garden/Park)	RSA2.9 (Homeless Shelter)	RE1.1 (Municipal School)	RR 2.1 (Rehabilitation & Resettlement)	NDZ (No Development Zone)	NDZ (No Development Zone)
4		ES 50	ES 54 & ES 50 ES 50	ES 53	ES 53	ES 49	ES 53 ES 54	ES 53 ES 54	ES 48 ES 49 ES 53	ES 49
3		MT67	MT69	MT71	MT72	MT73	MT74	MT74	MT75	MT76
2		EP-T56	EP-T57	EP-T58	EP-T59	EP-T60	EP-T61	EP-T62	EP-T63	EP-T64
1		99	57	58	59	09	61	79	63	29

7	wn as SDZ-II and Modification u/s 30 is proposed to be sanction ortion of NDZ land with following changes: nomenclature of SDZ f HTL is now shown II is to be changed to SDZ.	Mest side, Mulund with following changes: nomenclature of SDZ side, ROS 1.5 II is to be changed to SDZ. a on North side and t side is now shown as T/4. The part ted on seaward side NA. the part portion st side of RMS 3.1 ved as ROS 1.5 to on NA and proposed PU 2.1 (Fuel station) d Airoli road on left to the part portion on the part portion st side of RMS 3.1 ved as ROS 1.5 to the part portion st side of RMS 3.1 ved as ROS 1.5 ved as	secondary school) Modification u/s 30 is proposed to be sanction. wn as per sanctioned 11991	cilities) designation Modification u/s 30 is proposed to be sanction. bdivision is shown.	station) is deleted & Modification u/s 30 is proposed to be sanction. DOS 1.4 (Playground) is Life Leel station) is shown on	of village Mulund
9	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	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	RE 1.2 (Primary & secondary school) reservation Shape is shown as per sanctioned revised Development Plan 1991	DT 1.4 + (Best bus facilities) designation shape is corrected and subdivision is shown.	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).
w	NDZ (No Development Zone)	NDZ (No Development Zone)	RE1.1 Municipal School)	DT 1.4+ (Best Bus Facilities+)	RPU2.1 (Fuel station)	
4	ES 43 Es 46 ES 47 ES 50	ES 51	ES 53	ES 58	ES 54	
3	MT77	MT78	MT79	MT80	MT83	
2	EP-T65	EP-T66	EP-T67	EP-T68	EP-T69	
1	9	99	29	89	69	

71 EP-T71 MT85 72 EP-T72 MT86 74 EP-T74 MT88 75 EP-T75 MT89	MT85				-
EP-T72 EP-T74 EP-T75		ES 54	DE1.2 (Primary & Secondary	DE 1.2 (Primary & Secondary School) is	Modification u/s 30 is proposed to be sanction.
EP-T73 EP-T74 EP-T75			School)	deleted and ROS1.4 (Playground) Reservation is shown.	
EP-T73	MT86	ES 53	DE1.2 (Primary & Secondary	DE 1.2 (primary & Secondary School) designation shape is changed and ROS 1.4	Modification u/s 30 is proposed to be sanction.
EP-T73 EP-T74 EP-T75			School),	(playground) reservation shown on remaining	
EP-T74		ES 53	R Zone.	Industrial-zone is shown on plot and	Modification u/s 30 is proposed to be sanction.
EP-T74			AM (Designated Ar	Amenity Plot) is del	4 4
EP-T74			Plot)	and	
EP-T74				shown as RAM (Reserved Amenity Plot).	
EP-T75	MT88	ES 57	RSA2.1 (Multipurpose	RSA2.1(Rehabilitation & Resettlement)	Modification u/s 30 is proposed to be sanction.
EP-T75			nity	reservation is deleted & RR2.2 (Affordable	
EP-T75			RSA3.3 (Cultural	Housing) is shown .	
EP-T75			Centre/Drama Theatre/	RSA2.1 (Rehabilitation & Resettlement)	
EP-T75			Theatre)	reservation is added with reservation of	
EP-T75				RSA3.3 on CTS no. 32.	
	MT89	ES 44	ROS 2.3 (Zoo)	ROS 2.3(Zoo) reservation is deleted and ROS	Modification u/s 30 is proposed to be sanction
				1.4 (Playground) reservation is shown.	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
i e					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 MT	MT92	ES 54	R Zone	DE 1.2 (Primary & Secondary School)	Modification u/s 30 is proposed to be sanction.
				designation is shown	
78 EP-T78 MT	MT93	ES 54	27.45m DP Road	RPU 2.1 (Fuel Station) on CTS No 1320/B/22	Modification u/s 30 is proposed to be sanction.
			part	is shown, part DOS 2.6 (Recreation Ground)	

	se		Ţ	u/	ис		О	e e	Jo		Г	ű,	/3			1,	
7	be reserved for ROS1.5 (Garden/Park) as		New reservation of RE1.1 (MUNICIPAL	PRIMARY SCHOOL) is proposed to be shown	on CTS 1320 of Mulund-East as shown on		New reservation of RE1.2 (PRIMARY AND	SECONDARY SCHOOL) is proposed to be	shown on CTS 1123, 1124, 1131, 1132of	<i>y</i> n on plan.	New reservation of RE1.1 (MUNICIPAL	PRIMARY SCHOOL) is proposed to be shown	on CTS 1320A/18/1, 1320A/18/2, 1320A/18/3	hown on plan.	New reservation of ROS1.5 (Garden/Park) is	proposed to be shown on CTS 1320A/11,	
	be reserved for R	shown on plan.	New reservation	PRIMARY SCHOO	on CTS 1320 of N	plan.	New reservation of	SECONDARY SCF	shown on CTS 11	Mulund-East as shown on plan.	New reservation	PRIMARY SCHOO	on CTS 1320A/18/1	of Mulund-East as shown on plan.	New reservation of	proposed to be sh	
9			R-zone				R-zone				R-zone				R-zone		
S																	
-			ES50, R-zone	51,	54		ES54 R-zone				ES55 R-zone				ES55 R-zone		
4			ES	ES51,	ES54		ES				ES.				ES.		
3																	
7			EP-T98				EP-T99				EP-T100				EP-T101		
1			86				66				100				101		

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

Under Secretary to Government. PRADEEP GOHIL,

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

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.)/निव-११.—ज्याअर्थी, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे याचा उल्लेख " उक्त अधिनियम " असा करणेत आलेला आहे) च्या तरतुर्दीनुसार बृहन्मबई महानगरपालिकेच्या अधिकार क्षेत्राकरिता बृहन्मुंबई महानगरपालिका (यापुढे याचा उल्लेख " उक्त महानगरपालिका " असा करणेत आलेला आहे) हे नियोजन प्राधिकरण आहे. उक्त महानगरपिलकेने तयार केलेला पिहला विकास आराखडा शासनाने सन १९६४-६७ मध्ये मंजूर केला. तद्नंतर उक्त अधिनियमाच्या तरतुर्दीनुसार सदर पिहला विकास आराखडा मुंबई महानगरपिलकेने 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 तरतुर्दीनुसार उक्त महानगरपालिकेने दिनांक २० ऑक्टोबर २००८ चा ठराव क्र.७६७ अन्वये बृहन्मुंबई महानगरपालिकेच्या अधिकारक्षेत्रांतील 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 अधिनयम, १९६६ च्या कलम २५ मधील तरतुर्दीनुसार बृहन्मुंबई महानगरपालिका क्षेत्रातील जिमनीच्या विद्यमान भू वापराचे सर्वेक्षण करण्यात येऊन त्यानुसार विद्यमान भू वापर नकाशे तयार करण्यात आले होते ;

आणि ज्याअर्थी, उक्त महानगरपालिकेने प्रारुप सुधारित विकास आराखडा विकास नियंत्रण नियमावलीसह तयार केलेला होता आणि सर्वसाधारण सभेची दिनांक २३ फेब्रुवारी २०१५ च्या ठराव क्र.११९५ अन्वये मंजूरी घेऊन प्रारुप 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 प्रारुप विकास आराखड्यामध्ये असलेल्या त्रुटींच्या 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 त्रुटींची सखोल शहानिशा करून जागेवरील परिस्थितीनुसार, गुणवत्तेनुसार, नियोजनाचे दृष्टीने व कायदेशीर बाबी तपासून, त्यानुरुप दुरुस्ती करून प्रारुप 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 अधिनयमाच्या कलम २६(१) अन्वये वाढवून दिलेल्या कालावधीमध्ये प्रारुप 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 असलेप्रमाणे नागरिकांच्या हरकती/ सूचना मागविणारी सूचना महाराष्ट्र शासन राजपत्र, दिनांक २७ मे २०१६ मध्ये पुनर्प्रसिद्ध केलेली होती (यापुढे याचा उल्लेख " उक्त प्रारुप विकास योजना " असा केलेला आहे.) ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम २८(२) अन्वये गठित केलेल्या नियोजन समितीने उक्त प्रारुप 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 सुचिवलेल्या फेरबदलास अधीन राहून नियोजन समितीने सुचिवलेल्या बदलासह उक्त प्रारुप विकास योजनेस मंजूरी दिलेली असून, सदर फेरबदल उक्त अधिनियमाचे कलम २८(४) नुसार प्रसिद्ध करुन, उक्त अधिनियमाचे कलम ३० पोट-कलम (१) चे तरतुदीनुसार उक्त प्रारुप 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 बृहन्मुंबई प्रारुप विकास योजने संदर्भात सल्लामसलत करून एस व जी/दक्षिण, के/पूर्व प्रभागाच्या भागशः प्रस्तावाच्या संदर्भात अधिसूचना टी.पी.बी./४३१७/प्र.क्र.११८/२०१७/निव-११, दिनांक ९ ऑक्टोबर २०१७ आणि अधिसूचना क्र. टीपीबी. ४३१७/७७८/प्र.क्र.२६७/२०१७/निव-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 बृहन्मुंबई विकास योजना २०३४ च्या प्रस्तावानुषंगाने प्रारुप विकास आराखडा व प्रारुप 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 प्रारुप विकास योजनेस शासन अधिसूचना क्र. टीपीबी. ४३१७/६२९/प्र.क्र. ११८/२०१७/विनि/निव-११, दिनांक ८ मे २०१८ अन्वये सदर अधिसूचनेसोबतचे परिशिष्ट-अ मध्ये दर्शविलेल्या सुधारणेसह मंजुरी दिली असून सदर मंजूरीतून वगळलेले सारभूत स्वरुपाचे 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 स्वरुपाचे 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 स्वरुपाचे 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 स्वरुपाचे प्रस्तावित फेरबदल (ई.पी.) दर्शविणारा नकाशा सर्वसाधारण जनतेच्या निरिक्षणासाठी सर्व कामकाजाच्या दिवशी कार्यालयीन वेळेत खालील कार्यालयात उपलब्ध राहील :—
 - (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 (कायदे व नियम) या वेबसाईटवर प्रसिद्ध करण्यात आली आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

प्रदीप गोहिल, शासनाचे अवर सचिव.