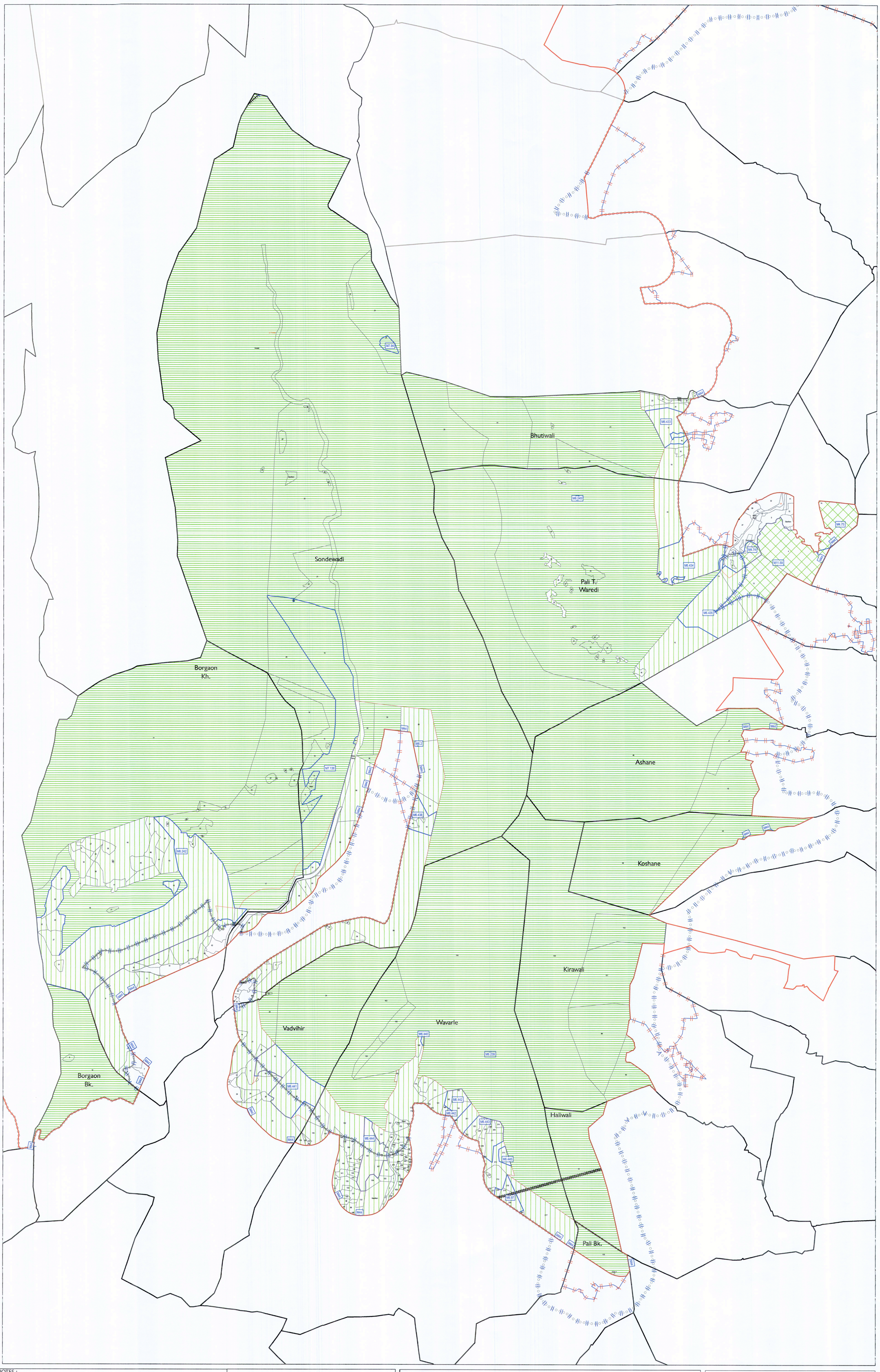


SCHEDULE-A

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

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

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

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

S. N.	Mod. No.	Description	S. N.	Mod. No.	Description
271	M10.20	U to G 2	306	M11.100	Inst. to F
272	M10.21	U to G 2	307	M11.101	Inst. to F
273	M10.23	U to G 2	308	M11.102	Inst. to F
274	M10.24	U to G 2	309	M11.104	Inst. to F
275	M10.25	U to G 2	310	M11.105	Inst. to F
276	M10.26	U to G 2	311	M11.106	Inst. to F
277	M10.27	U to G 2	312	M11.107	Inst. to F
278	M10.28	U to G 2	313	M11.108	Inst. to F
279	M10.29	U to G 2	314	M11.109	Inst. to F
280	M10.30	U to G 2	315	M11.112	Inst. to F
281	M11.5	Inst. to F	316	M11.114	Inst. to F
282	M11.18	Inst. to F	317	M11.115	Inst. to F
283	M11.25	Inst. to F	318	M18.4	G 2 to G 1
284	M11.30	Inst. to F	319	M18.12	G 2 to G 1
285	M11.39	Inst. to F	320	M18.13	G 2 to G 1
286	M11.51	Inst. to F	321	M18.32	G 2 to G 1
287	M11.55	Inst. to F	322	M18.37	G 2 to G 1
288	M11.59	Inst. to F	323	M18.50	G 2 to G 1
289	M11.62	Inst. to F	324	M18.53	G 2 to G 1
290	M11.63	Inst. to F	325	M24.4	F to WB
291	M11.64	Inst. to F	326	M24.6	F to WB
292	M11.65	Inst. to F	327	M24.20	F to WB
293	M11.68	Inst. to F	328	M24.21	F to WB
294	M11.69	Inst. to F	329	M24.22	F to WB
295	M11.75	Inst. to F	330	M27.1	G 2 to U
296	M11.76	Inst. to F	331	M27.8	G 2 to U
297	M11.80	Inst. to F	332	M29.2	G 2 to WB
298	M11.81	Inst. to F	333	M29.8	G 2 to WB
299	M11.83	Inst. to F	334	M.44	Revised MESZ Boundary
300	M11.87	Inst. to F			
301	M11.88	Inst. to F	335	M.48	Revised Railway alignment (within MESZ)
302	M11.89	Inst. to F			
303	M11.90	Inst. to F			
304	M11.91	Inst. to F			
305	M11.99	Inst. to F			

NOTES :

1. The boundaries of survey and hissa nos. or re-numbering/missing survey nos. for any such reasons, necessary cognizance shall be taken of the prevailing authentic revenue records.
2. Water streams, Rivers, lakes, Roads as indicated on the plan may differ from the existing roads, water streams etc. or as shown in the village maps.
3. No development of the land situated in the Coastal Regulation Zone (as defined by the Ministry of Environment, Forests and Climate Change (MoEFCC), Govt. of India's notification dated 6th January 2011, or any subsequent amendment thereof from time to time, shall be permitted unless it is in conformity with the said notification and the Coastal Zone Management Plan (CZMP) approved by the MoEFCC.
4. Where a road or rail line defines the boundary of the landuse zone, the same will undergo change in accordance with the actual alignment of such road or rail line on ground with prior approval of the Metropolitan Commissioner.

Town Planning Officer

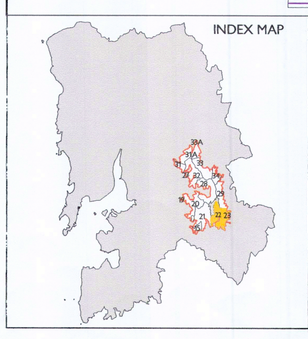
Metropolitan Commissioner (MMRDA)

Secretary, Mumbai Metropolitan Planning Committee

LEGEND /

- MMR Boundary
- ULB Boundary
- NTDA/SPA Boundary
- Village Boundary
- Survey Boundary
- Major Road
- Other Road
- Proposed Major Road
- Proposed Other Road
- Railway Station/
- Existing Rail
- Proposed Rail
- National Park/Sanctury
- Waterbody
- Urbanisable Zone
- Industry
- InstitutionalZone
- Airport
- Port
- Green Zone-1
- Green Zone-2
- Coastal Wetland
- Forest
- Buffer zone within MESZ
- MESZ boundary as Sanctiond
- Mod. proposed in MDRP
- MESZ boundary as per DRP

INDEX MAP



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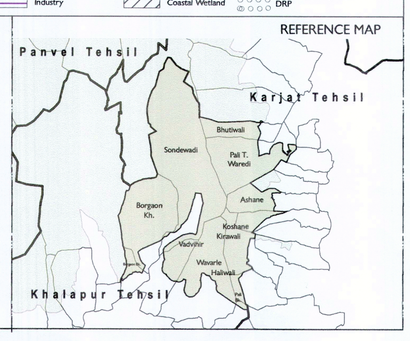

Sanctioned by the Govt. in Urban Development Department vide Notification No.: TPS-1218/2888/CR-120/18/(Revised)/UD-12, dated 07th August, 2019 issued under Section 15 of Maharashtra Regional & Town Planning Act, 1966.

URBAN DEVELOPMENT DEPT. MANTRALAYA, MUMBAI

Deputy Secretary
Urban Development Dept
Mantralaya, Mumbai - 32

Zonal Plan for Matheran Eco Sensitive Zone

Submitted to Government for approval under Section-16(4) of Maharashtra Regional & Town Planning Act, 1966

Mumbai MetropolitanRegion Development Authority

Mumbai Metropolitan Planning Committee

PROPOSED LAND-USE

0 100 200 400 Meters

N

Scale:- 1 : 10000

Map No. 22

SCHEDULE-B

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

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

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