

LEGEND - सूची

GENERAL - सर्वसाधारण	BHIWADI-NIZAMPUR CITY MUNICIPAL CORPORATION BOUNDARY
BSNA BOUNDARY	भिवंडी निजामपूर महानगरपालिका हद्द
विपअसे हद्द	PLANNING SECTOR BOUNDARY
VILLAGE BOUNDARY	नियोजन सेक्टर हद्द
गावांची हद्द	EXISTING ROADS
RIVER, DRAINAGE CHANNELS	अस्तित्वातील रस्ता
नदी/नाला	M.I.D.C. BOUNDARY
OTHER WATER BODIES/PONDS/LAKES	म. ओ. वि. म. हद्द
इतर जल स्थाने /तालव	SURVEY NOS./BOUNDARIES
GAO THAN BOUNDARY	सर्वे नंबर हद्द
गावठाण हद्द	EXISTING PUBLIC SEMI-PUBLIC
CONTOURS	अस्तित्वातील सार्वजनिक /निम-सार्वजनिक
समपत्ती रेषा	EXISTING PUBLIC UTILITY
EXISTING PLAY GROUND	अस्तित्वातील सार्वजनिक सुविधा
अस्तित्वातील खेळाचे मैदान	

PROPOSED TRANSPORTATION - प्रस्तावित दळणवळण

EXISTING RAILWAY LINE	अस्तित्वातील रेल्वे मार्ग	EXISTING MAJOR ROADS	अस्तित्वातील प्रमुख रस्ता
EXISTING CORRIDORS OF WATER PIPE LINES	अस्तित्वातील जलवाहिनी कॉरिडोर	CORRIDORS OF EXISTING HT POWER LINE	अस्तित्वातील उच्च वोल्ट विद्युत्तराईन कॉरिडोर
PROPOSED FREIGHT CORRIDOR	प्रस्तावित रेल्वे कॉरिडोर	PROPOSED MONO RAIL	प्रस्तावित रेल लिंक
PROPOSED MONO RAIL	प्रस्तावित मोनो रेल		

PROPOSED LAND USE ZONES - प्रस्तावित जमीन वापर परिमंडळ

RESIDENTIAL ZONE	रिहायश परिमंडळ	RENTAL-HOUSING-AFFORDABLE HOUSING(AH)	भाडे तलावरील निवास (AH)
INDUSTRIAL ZONE	औद्योगिक परिमंडळ	RIVERS/ESTUARIES/OTHER WATER BODIES	नदी/नाला/इतर जलस्थाने
TRANSPORTATION & COMMUNICATION	परिवहन व दळणवळण बंदूकस्थानी	FOREST ZONE	वन परिमंडळ
COMMERCIAL ZONE	वाणिज्य परिमंडळ	NO DEVELOPMENT ZONE	ना विकास परिमंडळ
PUBLIC SEMI-PUBLIC ZONE	सार्वजनिक /निम-सार्वजनिक परिमंडळ	PUBLIC UTILITIES	सार्वजनिक सुविधा
		TRANSPORT HUB & LOGISTICS	परिवहन केंद्र

RESERVATIONS - आरक्षण

SS	माध्यमिक शाळा	PS	प्राथमिक शाळा	G	गार्डन
C	महाविद्यालय	TH	नगर मंडळ	EL	विद्युत् उपकेंद्र
LIB	ग्रंथालय	SC	दुकान केंद्र	STP	सेव्हा उपकेंद्र
VM	विवेक मंडळ	H	हॉस्पिटल	D/MH	डिस्पेंसरी/मतेरनिटी होम
PST	पोलीस ठाणे	PA	पार्किंग	CB	क्रेमेशन/बुरियल ग्राउंड
CC	कम्युनिटी सेंटर	FS	फायर स्टेशन	PPR	प्रस्तावित रेल्वे स्थानक
PG	प्लेग्राउंड	WW	वॉटर वर्क्स	TF	ट्रान्सपोर्ट फॅसिलिटी
BS	बस थांड/स्टॉप	JF	जेट्टी/फेरी	IRBT	इंटीग्रेटेड रेल-बस टर्मिनस
FM	फिश मार्केट	PO	पोस्ट ऑफिस	PRB	प्रस्तावित विभागीय बस स्थानक
TE	टेलिफोन एक्चेंज				

R - Residential Zone C/3 Zone - Commercial Zone NDZ - No Development Zone (TT) Truck Turminus

DRAWING TITLE:
MODIFIED PROPOSED LAND USE MAP
 सुधारित प्रस्तावित जमीन वापर नकाशा

SOURCE: BASE MAP & EXISTING LAND USE

KEY MAP

Scale: 1:5,000 (प्रमाण)

0 50 100 200 300 400 500 M

VILLAGE: VADPE, YAVAI, DHAMANGAON (PL), ROHINI (PL), KASHIVALI (PL), NIMBAVALI (PL), BHIWADI (PL), VALSHIND (PL)

Dwg.No.
1M.4

MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY, MAHARASHTRA
 मुंबई महानगर प्रदेश विकास प्राधिकरण, महाराष्ट्र

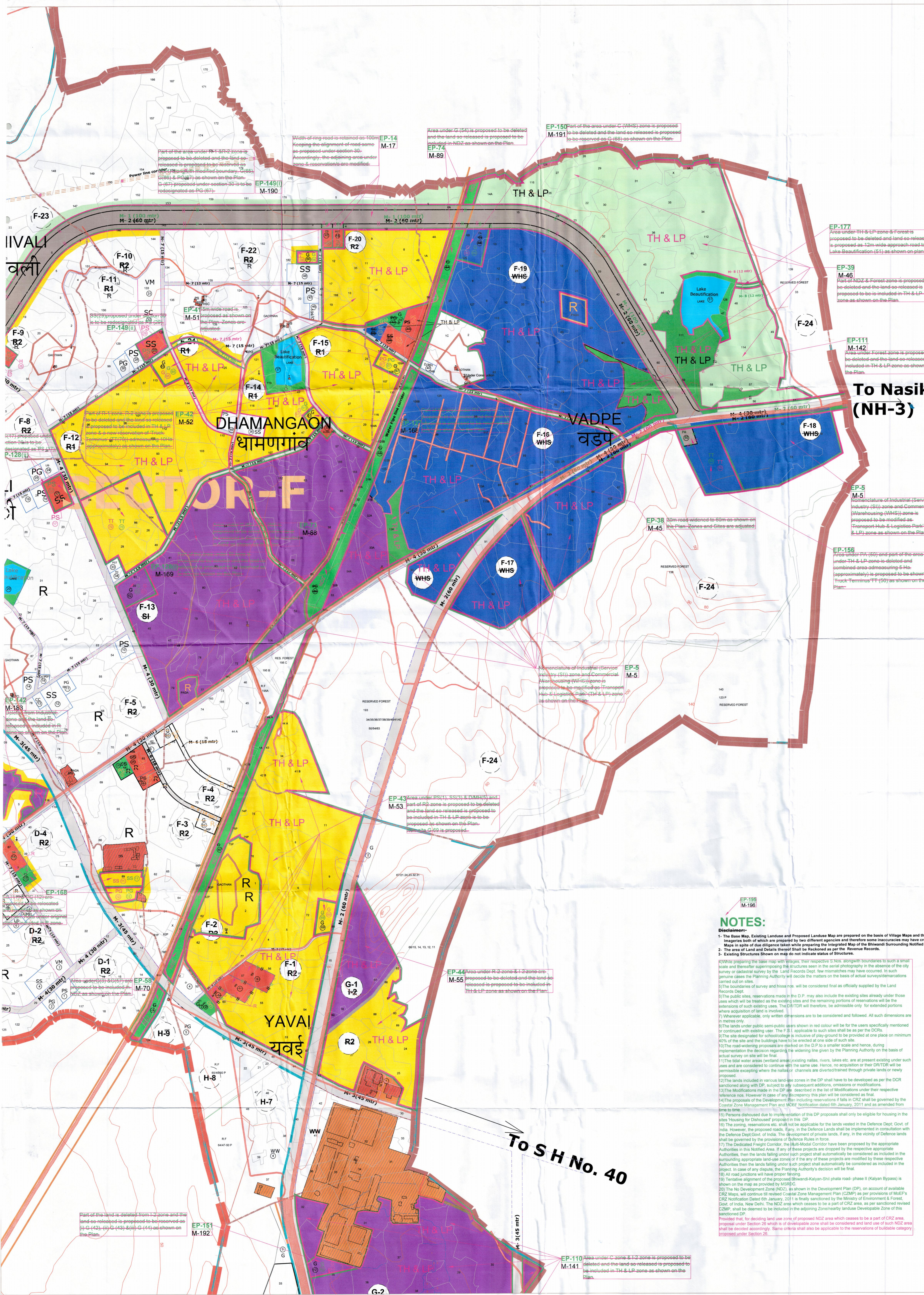
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Senior Planner, MMRDA	Chief, T & CP Division	Additional Metropolitan Commissioner	Metropolitan Commissioner
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Substantial modifications (Excluded Parts) sanctioned by the Government under section 31(1) of Maharashtra Regional And Town Planning Act, 1966 vide Notification No.TPS-1216/1169/C.R.162/16/UD-12, dated 04th November, 2016.

NOTES:

- The Base Map, Existing Landuse and Proposed Landuse Map are prepared on the basis of Village Maps and the Satellite Imagery both of which are prepared by two different agencies and therefore boundaries to such a small scale and therefore superimposing the structures seen in the aerial photography in the absence of the city survey or cadastral survey by the Land Records Dept. few mismatches may have occurred. In such genuine cases the Planning Authority will decide the matters of actual survey/demarcations carried out on sites.
- The area of Land and Details thereof shall be Rectified as per the Revenue Records.
- Existing Structures Shown on map do not indicate status of Structures.
- When preparing the base map with village, their respective S.Nos. alongwith boundaries to such a small scale and therefore superimposing the structures seen in the aerial photography in the absence of the city survey or cadastral survey by the Land Records Dept. few mismatches may have occurred. In such genuine cases the Planning Authority will decide the matters of actual survey/demarcations carried out on sites.
- The boundaries of survey and hissa nos. will be considered final as officially supplied by the Land Records Dept.
- The public sites, reservations made in the D.P. may also include the existing sites already under those uses which will be treated as the existing sites and the remaining portions of reservations will be the extensions of such existing uses. The D.P. will therefore, be admissible only for extended portions where acquisition of land is involved.
- Whenever applicable, only written dimensions are to be considered and followed. All such dimensions are in metres only.
- The lands under public semi-public uses shown in red colour will be for the users specifically mentioned or continued with existing uses. The F.S.I. applicable to such sites shall be as per the DCRs.
- The site designated for school/college is inclusive of play-ground to be provided at one place on minimum 40% of the site and the buildings have to be erected on one side of such site.
- The road-widening proposals are marked on the D.P. to a smaller scale and hence, during implementation the decision regarding the widening line given by the Planning Authority on the basis of actual survey on site will be final.
- The tidal water areas (wetland areas) (existing nallas, rivers, lakes etc. are at present existing under such uses and considered to continue with the same use. Hence, no acquisition or their D.P. will be permissible excepting where the nallas or channels are diverted/trained through private lands or newly proposed.
- The lands included in various land-use zones in the DP shall have to be developed as per the DCR sanctioned along with DP, subject to any subsequent additions, omissions or modifications.
- The Modifications made in the DP are described in the list of Modifications under their respective reference nos. However in case of any discrepancy this plan will be considered as final.
- The proposals of the Development Plan including reservations in CRZ shall be governed by the Coastal Zone Management Plan and MOEF Notification dated 01st January, 2011 and as amended from time to time.
- Persons dispossessed due to implementation of this DP proposals shall only be eligible for housing in the sites 'Housing for Dispossessed' proposed in this DP.
- The zoning, reservations etc. shall not be applicable for the lands vested in the Defence Dept. Govt. of India. However, the proposed roads, if any, in the Defence Lands shall be implemented in consultation with the Defence Dept. Govt. of India. The development of private lands, if any, in the vicinity of Defence lands shall be governed by the provisions of Defence Rules in force.
- The Dedicated Freight Corridor, the Multi-Modal Corridor have been proposed by the appropriate Authorities in this Notified Area. If any of these projects are dropped by the respective appropriate Authorities, then the lands falling under such project shall automatically be considered as included in the surrounding appropriate land-use zone or if the any of these projects are dropped by these respective Authorities then the lands falling under such project shall automatically be considered as included in the project. In case of any dispute, the Planning Authority's decision will be final.
- All road junctions will have proper lighting.
- Tentative alignment of the proposed Bhiwadi-Kalyan-Shri phata road- phase II (Kalyan Bypass) is shown on the map as provided by MMRDA.
- The No Development Zone (NDZ), as shown in the Development Plan (DP), on account of available CRZ Maps, will continue till revised Coastal Zone Management Plan (CZMP) as per provisions of MOEF's CRZ Modification Dated 01st January, 2011 is finally sanctioned by the Ministry of Environment & Forest, Govt. of India, New Delhi. The NDZ area which ceases to be a part of CRZ area, as per sanctioned revised CZMP, shall be deemed to be included in the adjoining Zone/nearest landuse Developable Zone of this sanctioned DP.
- Provided that, for deciding land use zone of proposed NDZ area which ceases to be a part of CRZ area proposed under Section 20 which is of developable zone shall be considered as land use of such NDZ area shall be decided accordingly. Same criteria shall also be applicable to the reservations of buildable category proposed under Section 20.

Town Planning Officer & Senior Planner, MMRDA
 Assistant Director of Town Planning, Thane.
 Joint Director of Town Planning, Koken Division.
 Joint Secretary, Urban Development Department.



To Nasik (NH-3)

To SH No. 40