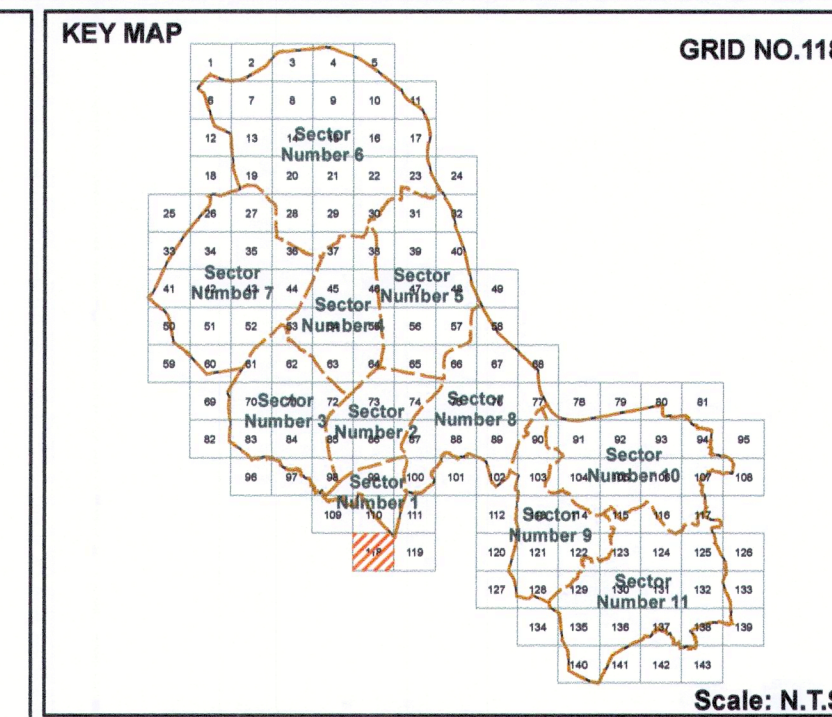


DRAFT DEVELOPMENT PLAN OF Thane Municipal Corporation (Revised) Proposed Land-Use Plan (Published U/s.26 of M.R.&T.P. Act 1966)

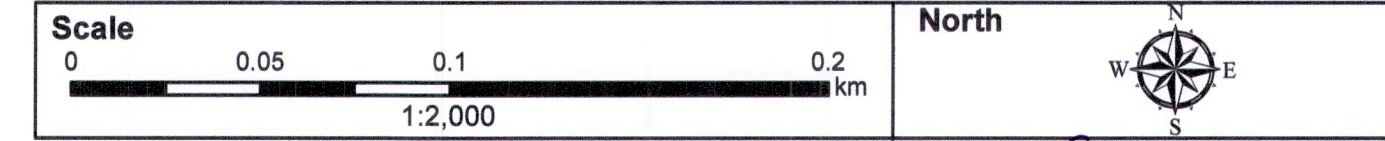
Legends

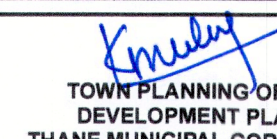
Road	Recreational	Reservations
— National Highway	Garden	Dispensary
— Expressway	Play Ground	Drama Theater
— Major City Road	Sports Center	Education Complex
Rail	Stadium	Education Purpose
— Broad Gauge	Open Air Theatre	Fire Brigade
— Metroline	Theme Park	Government Purpose
— Internal Metro	Water Front Development	Growth Center
— Bullet Train	Religious	Health Institute/AIIMS
— Metro Station	Agary	Health Center
Bridges/Tunnel	Church	Hospital
— Over Bridge	Darga	ITI & Girls Hostel
— Proposed Subway	Idgah	ICT
— Road Bridge across Rail	Mosque	Library & Cultural Center/Welfare Center
— Flyover	Synagogue	Maternity Home
— Proposed Flyover	Temple	Mayor's Bungalow & Art Gallery
Transportation	Other	Municipal Purpose
— Bus Stand/Terminus	MMRDA SPA	Municipal Officers Quarters
— Truck Terminus	Chemical Belt	Municipal Ward Office
— Railway Track Area	HSR LAP Area	MMRDA Office
Traffic Related	Water Bodies	Recreational Ground
— Parking	Lake	Recreational Open Space
— Parking	Ponds	Sports Complex
Specific Land Use	Nalla	Swimming Pool & Gymnasium
— Ghats	Covered Nalla	Sports Complex & Convention Center
No Development Zone	Zone	Urban Forest Park
— No Development Zone	Residential Zone	Water Front Development
— Forest Zone(SGNP)	Commercial Zone	Hostel
— Forest	Public & Semi - Public Zone	Market
Eco-Sensitive Zone	Industrial Zone	Municipal Market
— SGNP Boundary	Green Zone-1	Shopping Center
— Eco-Sensitive Zone Boundary	Green Zone	Shopping Center & Hawker Market
Building Footprint	Commercial	Vegetable Market
— Building Footprint	Shopping Centre/Mall	Administrative Building
Roads	Market (Daily & Weekly)	Auditorium
— Existing Roads	Petrol Pump/ CNG Filling Station	College
— Proposed Roads/ Road Widening	Central /State Govt Property	Community Center/ Hall
Defence	Govt. Quarter/Office	Convention Center/ Viewing Tower/CBD
— Defence	Communication	Cultural/Civic Center/ Meditation Center/ Municipal Purpose
Cadastral	Post Office	Digital University
— Cadastral/CTS	Telephone Exchange	Disaster Management Cell
— Final Plot	Education	Public & Semi-Public
Boundary	Primary & Secondary School	Community Hall
— Corporation Boundary	College	Fire Station
— Sector Boundary	Training Institute	Fire Station
— Village Boundary	Health Services	Multi-purpose Hall/ Drama Theater
— Congested Boundary	Clinic/Dispensary	Police Station
— Gaolhan Boundary	Primary Health Centre	Public Library
— TPS Boundary	Hospital	Public Utilities
— URP Boundary	Public & Semi-Public	Crematorium/Burial Ground/Grave Yard
— MIDC Boundary	Auditorium/Town Hall	Electric Sub-Station
Power Network	Community Hall	Sewage Treatment Plant
— Transmission Tower	Fire Station	Solid Waste Management
— Power Transmission Line	Multi-purpose Hall/ Drama Theater	Other
Reservation Status	Police Station	MMRDA SPA
— Developed	Public Library	Chemical Belt
— AR Developed	Public Utilities	HSR LAP Area
— Proposed	Crematorium/Burial Ground/Grave Yard	Covered Nalla
CZMP	Electric Sub-Station	Zone
— Mangroves	Sewage Treatment Plant	Residential Zone
— Mangrove Buffer	Solid Waste Management	Commercial Zone
— Intertidal	Other	Public & Semi - Public Zone
— High Tide Line	MMRDA SPA	Industrial Zone
— CRZ II	Chemical Belt	Green Zone-1
— Mangroves	HSR LAP Area	Green Zone

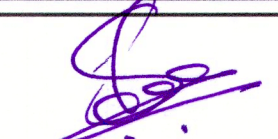


Notes

- 1.Base Map, ELU and Draft PLU have been prepared by superimposition of data collected from various Government / Semi Government / Departments / Stakeholders and physical features depicted from Drone / Satellite Imagery. Due to this, discrepancies may occur.
- 2.Proposed Land-use shown on Draft Development Plan shall prevail, irrespective of property number / boundary shown on map.
- 3.Any discrepancy related to Cadastral and CTS boundary shall be subject to confirmation from Land Record Department or any Competent Authority.
- 4.Any structure shown on the map does not necessarily confirm authorization unless verified and ratified by Planning Authority.
- 5.CRZ, Protected Forest, Reserved forest, Forest, National Park, Eco-sensitive zone etc. with their buffers shown on the plan shall be as per the relevant status. In case of any modifications by Competent Authority to such status in future, such boundary and buffer shall automatically stand modified as per the latest notification by competent authority.
- 6.The alignment of Metro, Internal Metro, Bullet Train, Coastal road etc. marked on plan are indicative in nature & shall automatically stand modified as per the notification issued by Government from time to time. The area released due to such deviation shall be considered as included in the adjoining zone.
- 7.The alignment of nallah and water bodies are indicative and as per the feature extracted from Drone/ Satellite imagery and data collected.
- 8.The boundaries of all the designated sites, Government property are shown as per the image captured by superimposition on cadastral map. This may be subject to change as per the actual acquisition in future.
- 9.In case of any variation proposal to the final TPS is sanctioned by government, the proposal of the Draft D.P. shall stand modified to that extent.
- 10.In case of sanctioned 1 to R/C proposals once the amenity space is handed over and final Occupation 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.
- 11.The notified boundaries of Urban Renewal Plans (URP) shown on Draft Development Plan are tentative in nature. Whenever the Commissioner revises the boundaries of URPs, the said notified boundaries shown on the Draft Development Plan shall stand modified to that extent.
- 12.In case of any discrepancies between designated sites shown on Draft Development Plan & D.P. Report, then the proposal as shown on Draft Development Plan shall prevail.
- 13.This plan is to be read along with Draft DP Report, UDPR-2020 and modifications made to it from time to time.
- 14.Any development proposal within eco-sensitive zone(ESZ) shall be subject to approval based on the recommendation of Monitoring Committee, as required under notification dated 05.12.2016 in respect of SGNP ESZ and notification dated 14.10.2021 in respect of flamingo ESZ, subject to the zonal master plan as and when the same is prepared and approved by Competent Authority, as required under these notifications, as amended from time to time.
- 15.Development within CRZ area shall be governed by CRZ notification dated 18.01.2019, as amended from time to time.




TOWN PLANNING OFFICER
 DEVELOPMENT PLAN OF
 THANE MUNICIPAL CORPORATION
 AND
 DEPUTY DIRECTOR OF TOWN PLANNING,
 DEVELOPMENT PLAN SPECIAL UNIT,
 THANE MUNICIPAL CORPORATION, THANE


ADMINISTRATOR
 AND
 MUNICIPAL COMMISSIONER,
 THANE MUNICIPAL CORPORATION, THANE