

A stylized map of Thane, India, rendered in various shades of green and light blue. The map shows a dense network of roads and buildings, with a prominent circular area in the lower-left quadrant. The background is a light green color.

DRAFT REVISED  
DEVELOPMENT PLAN - THANE  
2026-2046



**THANE MUNICIPAL CORPORATION**  
**DRAFT REVISED DEVELOPMENT PLAN**  
**OF**  
**THANE**

**Published U/s 26 of the MR&TP Act, 1966**

**Town Planning Officer**

**Development Plan of**

**Thane Municipal Corporation**

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**Thane Municipal Corporation**

**Prepared by**





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## List of Abbreviations

AMRUT	Atal Mission for Rejuvenation and Urban Transformation
APMC	Agricultural Produce Market Committee
AQI	Air Quality Index
ASR	Annual Statement of Rates
BSNA	Bhiwandi Surrounding Notified Area
BPMC	Bombay Provincial Municipal Corporation
BRTS	Bus Rapid Transit System
CRZ	Coastal Regulation Zone
CZMP	Coastal Zone Management Plan
DEA	Department of Economic Affairs
DCR	Development Control Regulations
DP	Development Plan
EEH	Eastern Express Highway
ESZ	Eco-sensitive Zone
ESR	Elevated Storage Reservoir
ELU	Existing Land Use
FSI	Floor Space Index
GIS	Geographic Information System
GCP	Ground Control Points
KDMC	Kalyan Dombivli Municipal Corporation
MHADA	Maharashtra Housing and Area Development Authority
MIDC	Maharashtra Industrial Development Corporation
MR & TP	Maharashtra Regional and Town Planning Act
MSEB	Maharashtra State Electricity Board
MSEDCL	Maharashtra State Electricity Distribution Company Limited
MWSSB	Maharashtra Water Supply and Sewerage Board
MRTS	Mass Rapid Transit System
MBR	Master Balancing Reservoir
MBMC	Mira Bhayandar Municipal Corporation
MMR	Mumbai Metropolitan Region
MMRDA	Mumbai Metropolitan Region Development Authority
MCGM	Municipal Corporation of Greater Mumbai
NMMC	Navi Mumbai Municipal Corporation
PPP	Public Private Partnership
RTO	Regional Traffic Office
SGNP	Sanjay Gandhi National Park
STP	Sewage Treatment Plant
SRA	Slum Rehabilitation Authority
SEZ	Special Economic Zone
SOP	Standard Operating Procedure
SATIS	Station Area Traffic Improvement Scheme
TMC	Thane Municipal Corporation
TMT	Thane Municipal Transport
TDR	Transferable Development Rights
UDCPR	Unified Development Control and Promotion Regulations
URDPFI	Urban and Regional Development Plans Formulation and Implementation



ULB	Urban Local Body
URP	Urban Renewal Plan
URS	Urban Renewal Scheme
VGf	Viable Gap Funding
WTP	Water Treatment Plant

# CHAPTER 1

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## GENERAL







# 1 GENERAL

## 1.1 Introduction

Thane is located in northern part of Konkan region and is also known as the “City of Lakes”, given the 35 scenic lakes located within the city limits. Thane city is surrounded by Yeoor hill which is a part of Sanjay Gandhi National Park to the west, to the north is Vasai Creek, to the East is Kalyan Dombivli Municipal Corporation & Bhiwandi Surrounding Notified Area and to the south is Mumbai city & Navi Mumbai Municipal Corporation. It is one of Maharashtra’s major industrial towns and the district headquarters. Being the first urban Centre on the periphery of Greater Mumbai, the city occupies a unique position in the region. Thane city covers an area of 128.23 Sq.km with a population of 18.41 lakhs as per the census 2011. The city is primarily a residential suburb of Mumbai, though it has a large industrial complex, including an industrial estate.

Thane has evolved as one of the most perfectly balanced metropolitan cities in India with its natural beauty on one side and rapid industrial development on the other. The city offered cheaper accommodation for people who came to Mumbai in search of employment. During the last few years, it has grown rapidly and emerged as a key hotspot for residential and commercial development. The city is transforming its image from an industrial city to a service sector-dominated city, with rapid urbanization. Thane has a floating population from Mira-Bhayandar, Kalyan-Dombivali and other parts of MMR. Thane has become the most favoured city in Maharashtra to live in, due to its strategic geographical location, accessibility to adjoining cities and service provisions, infrastructure, and relatively lower real estate prices than Mumbai.

Thane is well connected, not only to other areas of MMR but also to other regions in the state and other states in the country. It is one of the fastest-growing cities in India and has experienced rapid demographic and economic growth in the past decade. Due to the topographic constraints, major development is happening in the northern part of the city along ‘Ghodbunder Road’. The city is progressively emerging as a self-sustaining strategic megapolis of Mumbai.

## 1.2 History of Thane

Thane derived its name from “STHAN” or “STHANAKA”, known then as the Head Quarter of the Konkan Kingdom of the Shilaharas. The earliest reference of this place was traced to as early as in 636 A.D. when the Governor of Baharin and Oman had sent a plundering expedition. Thane flourished in the earlier period as a port by about 1094 A.D. Thereafter as



a result of naval defeat in 1529, Thane became a colony to the Portuguese, and it seems it had then started prospering. In early 1730, the Portuguese had started construction of the Fort, which is currently being used as Central Jail, Thane. The Maratha Empire captured the city in 1737 and completed the construction of Fort. Thereafter in 1774, the British captured the city. By around 1800, the town had grown mainly to the west of the fort with a road leading southwest to then Bombay and a road towards north leading to Surat via Ghodbunder. Thereafter, it became District Headquarter and attained the status of an Industrial Town during 1960-70. Sir Patrick Geddes, an eminent British town Planner when visited in 1915, was impressed by the tanks and had suggested preservation and beautification of tanks. Thane is called as City of Lakes.

### **1.3 Civic Administration**

The erstwhile Thane Municipal Council was established in 1863 and had a population of 9000 persons. Thereafter, it was upgraded as “A” Class Municipal Council as per the provisions of Maharashtra Municipalities Act 1965 and had a population of 3,09,897 persons as per census 1981. Thane Municipal Corporation has been established on 1st October 1982 vide Urban Development Department’s Resolution dated 15th June 1982. consisting of the erstwhile Thane Municipal Council, 32 settlements including Kolshet, Balkum and other-villages along Thane-Ghodbunder Road along with Kalwa, Mumbra, Kausa, Diwa etc. towards East. Thane Municipal Corporation is governed by the Maharashtra Municipal Corporation Act, 1949. Maharashtra Industrial Development Corporation is a Special Planning Authority which governs the planning within its jurisdiction. Around 1.98 % of the total area of Thane Municipal Corporation comes under MIDC and as per the notification dated 04.10.1999, the said area has been excluded from the development plan area.

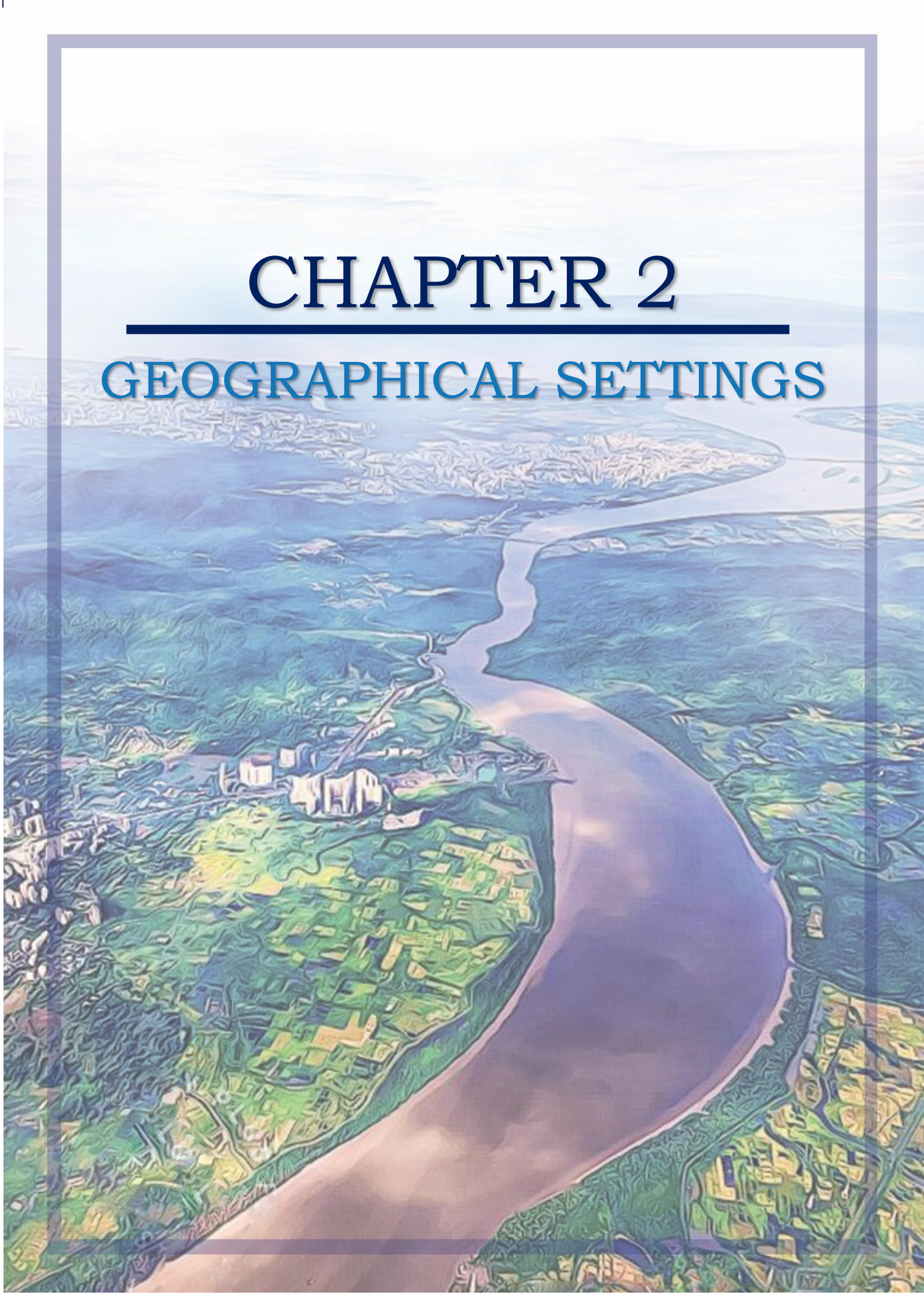
The Thane Municipal Corporation has undertaken many developmental projects and schemes since 1982 for a balanced development of the city. The headquarters of the Municipal Corporation is located at Almeida Road, Panchpakhadi, Thane West. Another nine ward offices are in operation to control civic administration and provide facilities to the residents of Thane city.



# CHAPTER 2

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## GEOGRAPHICAL SETTINGS





## 2 GEOGRAPHICAL SETTINGS

### 2.1 National and Regional Settings

Thane is one of Maharashtra's major industrial towns and the district headquarter. It is a part of MMR & being the first urban center on the periphery of Greater Mumbai, the city occupies a unique position in the region. The boundaries of Greater Mumbai and Thane are contiguous. Thane is located on the North-East of Salsette Island and the Northern extremity of Greater Mumbai. The city falls on Latitude 72°-58' East Longitude 19°-12' North.

In the Regional context, Thane Municipal Corporation (TMC) area is included in the Mumbai Metropolitan Region (MMR). Thane city is well connected via highways and suburban railway network, State Highway 42, commonly referred to as Ghodbunder Road, runs entirely through Thane. It is one of the major roads of Thane city and connects to the Eastern Express Highway, which further continues as National Highway 3. The Eastern Express Highway (EEH) which connects Thane to Mumbai Suburbs is one of the busiest routes in Mumbai Metropolitan Region.

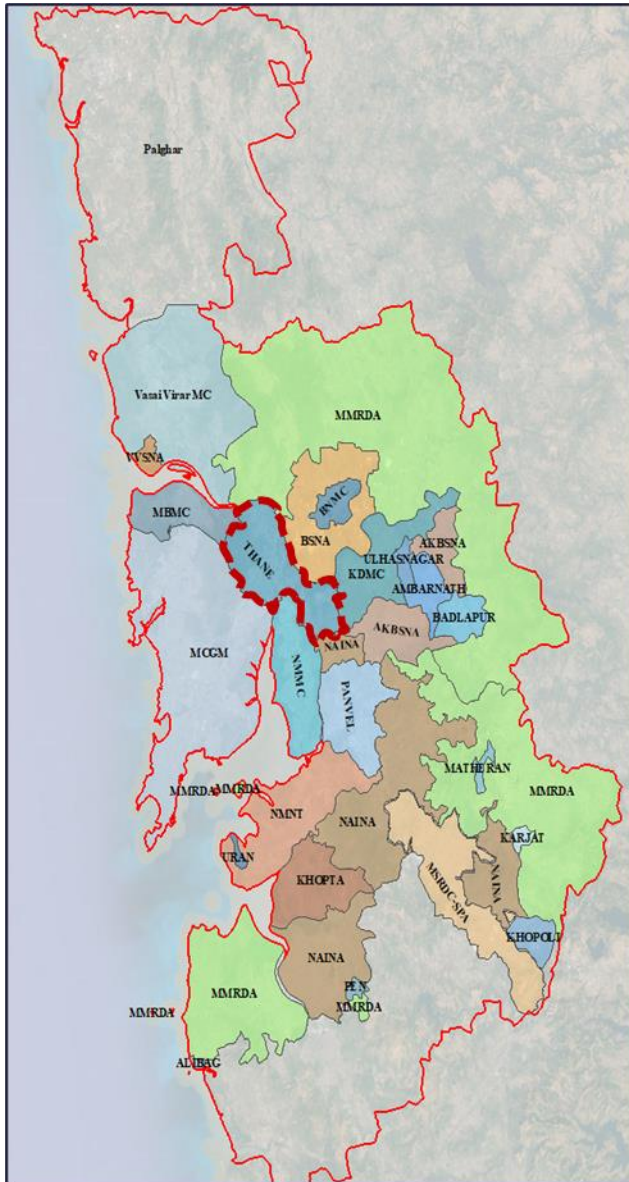
Thane railway station is one of the busiest stations of Central Railway which connects Thane to other parts of MMR as well as different states. The nearest airport is Chhatrapati Shivaji Maharaj International Airport situated in Mumbai. Thane is one of the fastest growing cities in MMR and has tremendous development potential due to its close proximity to Greater Mumbai and development of proposed transport corridors such as Virar Alibaug Multimodal Corridor, Boriwali-Thane Tunnel, and proposed waterways etc.

#### 2.1.1 Geographical Position in MMR

Thane Municipal corporation is surrounded by adjoining authorities like Navi Mumbai Municipal Corporation, Kalyan Dombivali Municipal Corporation, Municipal Corporation of Greater Mumbai, and Mira Bhayander Municipal Corporation. It is one of 17 Urban centers, peripheral to Greater Mumbai (MMRDA).



Table 2.1 Adjoining Authority Details

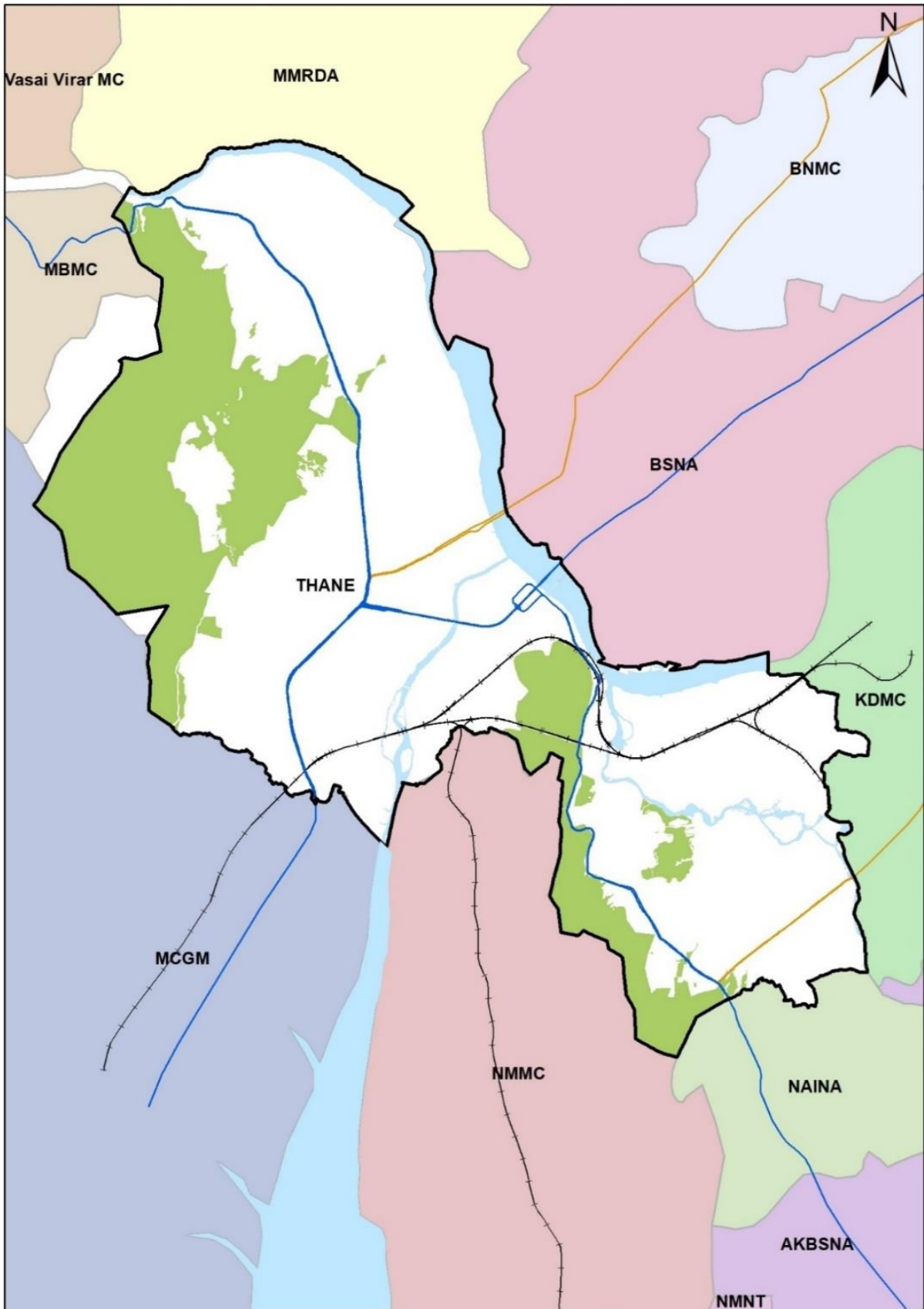


Sr. No.	ULB Name	Area (Sq.km.)
1	MCGM	467.19
2	TMC	128.23
3	KDMC	116.09
4	Vasai Virar MC	294.50
5	Navi Mumbai MC	108.98
6	MBMC	79.40
7	BNCMC	26.36
8	Ulhasnagar MC	13.20
9	Panvel MC	110
10	Ambernath MC	36.63
11	Kulgaon Badlapur MC	35.85
12	Khopoli	30.06
13	Pen	5.54
14	Uran	2.43
15	Karjat	7.35
16	Alibag	2.54
17	Matheran	7.49
<b>Total</b>		<b>1435.21</b>

Figure 2.1 Geographical position in MMR

### 2.1.2 Adjoining Authorities

Authorities adjoining to Thane Municipal Corporation are NMMC, KDMC, MCGM and MBMC which influences Thane in terms of economic growth, employment, and development. All these cities are well connected through transport networks which influences interdependency for growth and employment and leads to increase in floating population. The map showing adjacent authority boundaries is shown below.



Map 2.1 Adjoining Authorities



## 2.2 The Area of Thane City

Total geographical area of the Thane city is 128.23 sq. Km. and includes 37 villages as mentioned below.

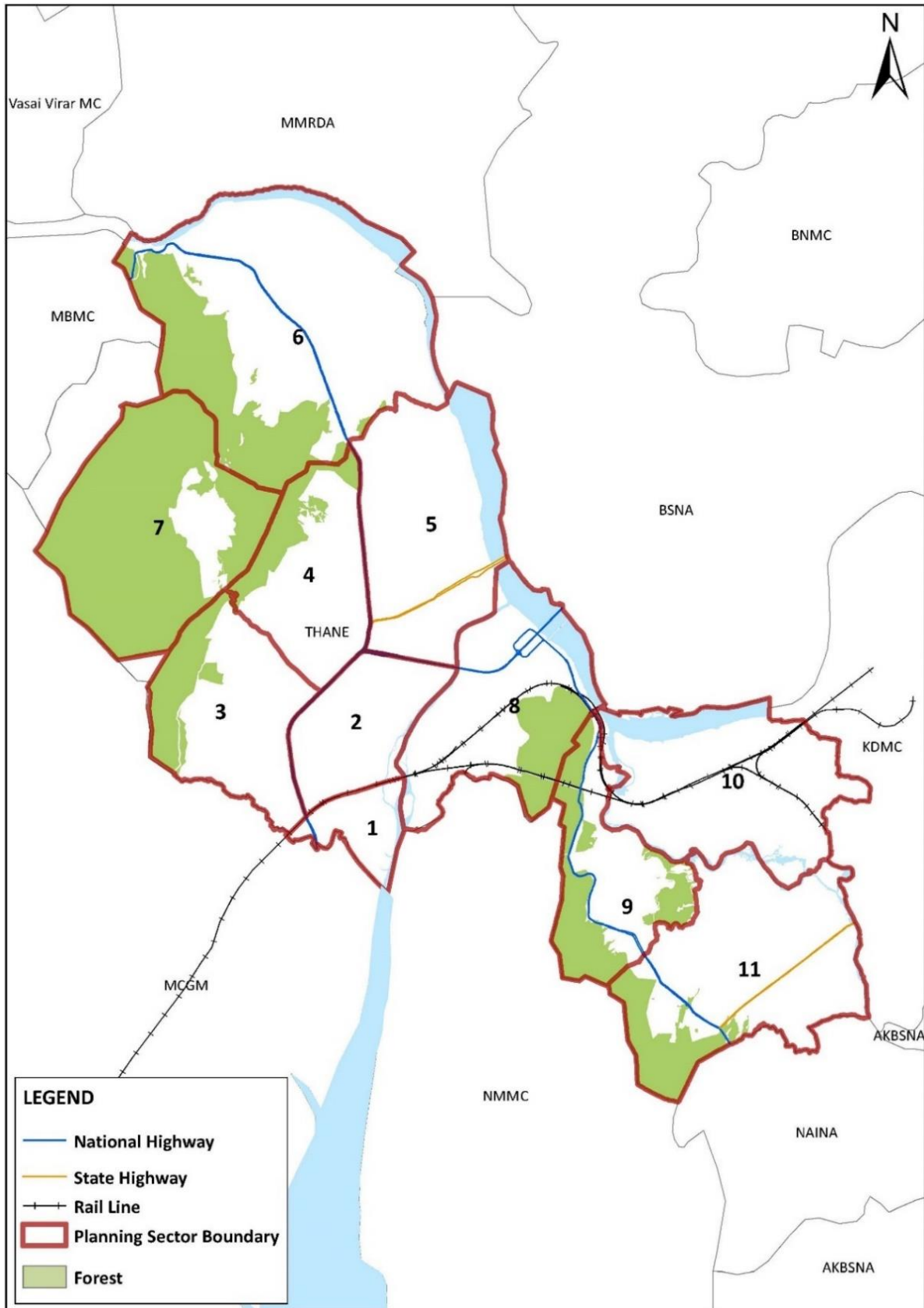
Sr. No	Village Name	Sr. No	Village Name	Sr. No	Village Name	Sr. No	Village Name
1	Kopri	11	Kavesar	21	Mumbra	31	Desai
2	Chendani	12	Owale	22	Kausa	32	Agasan
3	Naupada	13	Boriwade	23	Sonkhar	33	Mhatardi
4	Thane	14	Kasarvadavali	24	Diva	34	Betawade
5	Majiwade	15	Bhayandarpada	25	Shil	35	Daighar
6	Panchpakhadi	16	Mogharpada	26	Dativali	36	Khidkali
7	Chitalsar-Manpada	17	Yeoor	27	Sabe	37	Sangarli
8	Balkum	18	Kalwa	28	Dawale		
9	Dhokali	19	Khari	29	Domkhar		
10	Kolshet	20	Parsik	30	Padle		

The Average Mean Sea Level of Thane city is 7 meters. Thane has 9 'Prabhag Samitees', 11 planning sectors and 33 Electoral Wards as of 2021. Thane Creek passing through the city divides the city into two parts. The main core area or the city center is on the west side of the creek where the early settlement took place. Later, the industrial area of Thane developed. The M.I.D.C as Wagle Industrial Estate area is in sector 3. The erstwhile Thane Municipal Council forms the core of the present Thane Municipal Corporation within the area along the Thane Railway Station forms the inner hub. The Station Road leading from Thane Railway Station toward collector office has major commercial activities and retained its importance as commercial area. The area coming under Town Planning Scheme in sectors 2 and 3 has development in an orderly manner and major industrial activity is observed in sector 3 with residential settlements at scattered locations. Areas like Majiwada-Manpada, Kolshet, Dhokali and Balkum of sectors 4 and 5 are well developed with many townships and well-planned housing complexes. However, there are slums and encroachments in some parts. The major development is happening towards the north side of the city along the Ghodbunder road because of the availability of land, infrastructure facilities, and good connectivity. Because of the geographical constraints for development like Parsik Hills and submersible marshland along Ulhas River, some areas of Kalwa, Mumbra, and Diva of sectors 8, 9 and 10 have resulted in to haphazard and unplanned development. The villages like Mogharpada, Kasarvadavali, Shil, Daighar, Khidkali and Betawade etc., of sectors 6, 10 and 11 have potential for development due to availability of developable land which can accommodate the future population.



### 2.2.1 Planning Sectors

Thane has 11 planning sectors. The map showing all the planning sectors is as follows.



Map 2.2 Planning Sectors





### 2.2.2 Administrative Zones and Electoral Wards

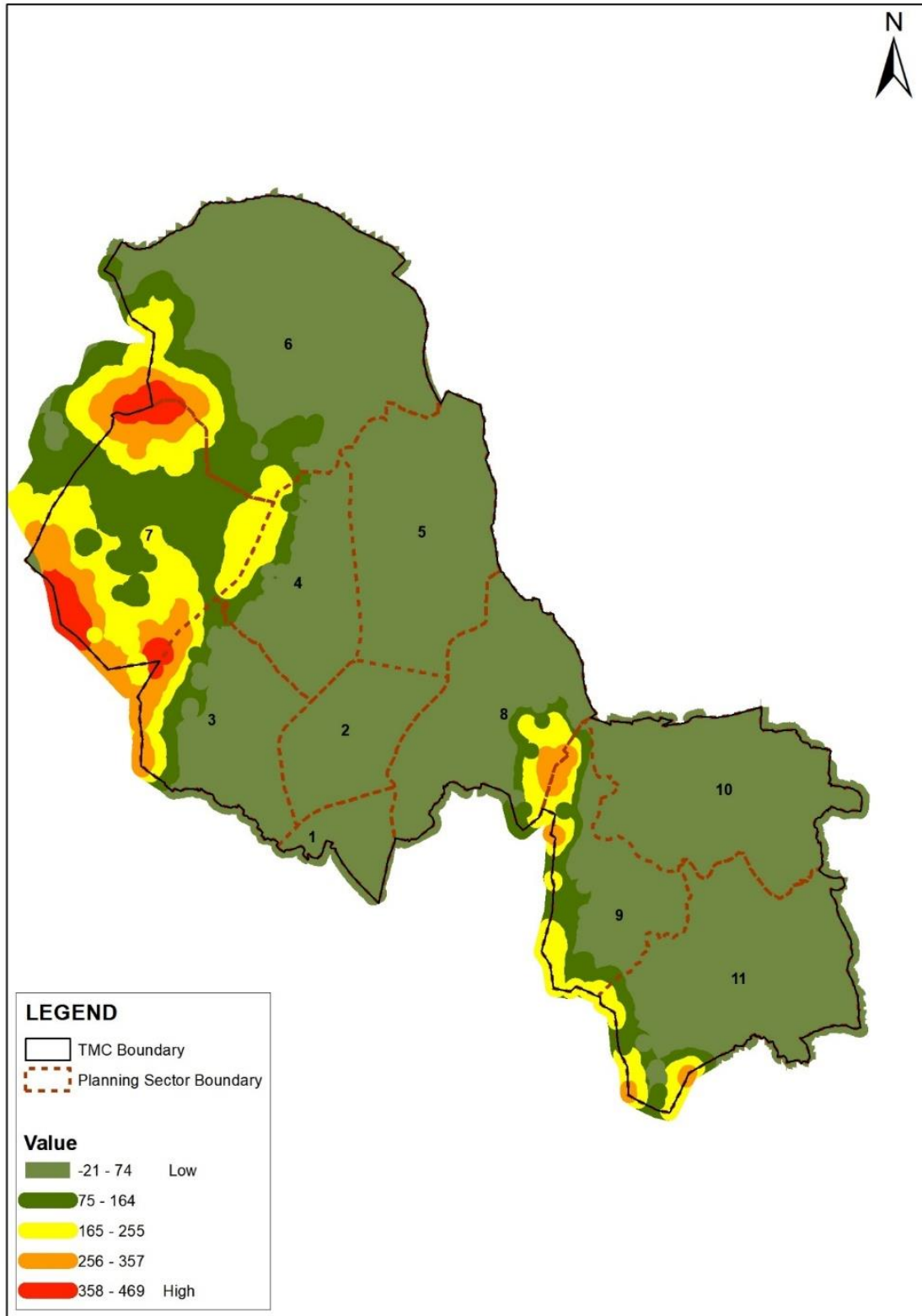
Thane Municipal Corporation area has 9 ‘Prabhag Samitees’ and 33 Electoral Wards as of 2021.

Sr. No	Prabhag Samitee
1	Naupada Prabhag Samitee
2	Uthalsar Prabhag Samitee
3	Wagle Estate Prabhag Samitee
4	Railadevi Prabhag Samitee
5	Vartak Nagar Prabhag Samitee
6	Majiwada Manpada Prabhag Samitee
7	Kalwa Prabhag Samitee
8	Mumbra-Kausa Prabhag Samitee
9	Divya-Shil Prabhag Samitee

### 2.3 Topography and Landscape

The city of Thane is geographically separated from the mainland by Thane creek on one side and the Sanjay Gandhi National Park on the other. The plain terrain forms a wide belt along the foothills & away from creek water.





Map 2.3 Elevation Map of Thane

Topographically Thane is separated from Ulhas estuary and Thane creek, and it is connected through reclaimed land to the island city of Mumbai. Such a situation has also distracted the growth and placement of various activities. The highway runs centrally through the plains and



windings along the foot of the hills. Because of topography, there are many lakes in and around Thane city.

## 2.4 Climatology

### 2.4.1 Climate and Rainfall

The overall climate of Thane city is hot and humid. The average annual rainfall is 2500 to 3000 mm. Being on the western coast, the rainfall is usually experienced from the beginning of June to the end of September with an annual mean rainfall of 2677 mm.

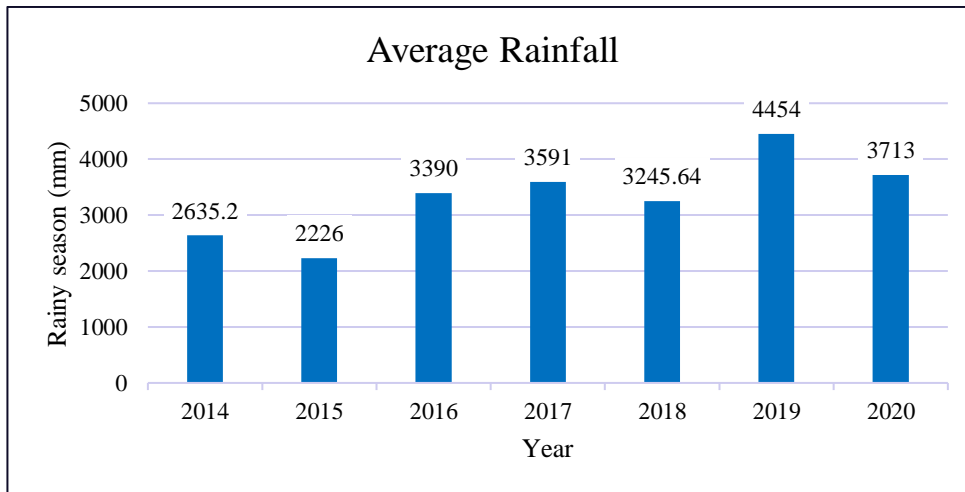


Figure 2.2 Average Rainfall

(Source: Meteoblue Website)

The precipitation diagram for Thane shows how many days per month, certain precipitation amounts are reached.

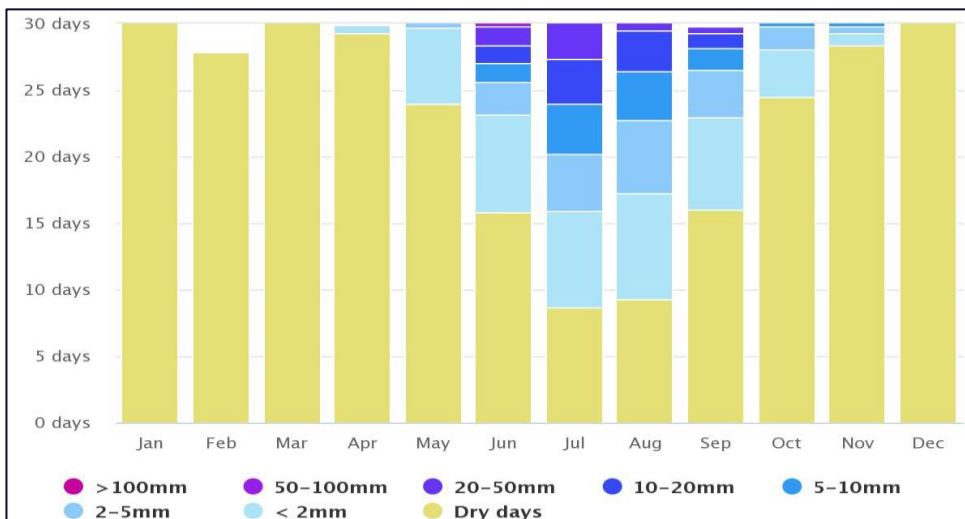


Figure 2.3 Precipitation Diagram

(Source: Meteoblue Website)

The following graph shows the monthly number of sunny, partly cloudy, overcast and precipitation days. Days with less than 20% cloud cover are considered sunny, with 20-80% cloud cover as partly cloudy and with more than 80% as overcast.

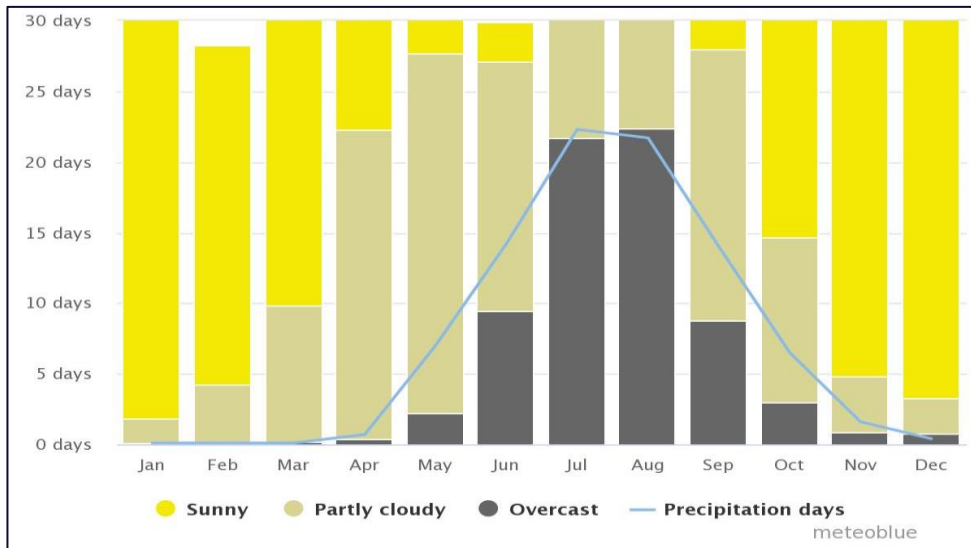


Figure 2.4 Monthly Climate Change

(Source: Meteoblue Website)

Ever recorded Heaviest Rainfall in 24 Hrs is 73.6 cm on 26<sup>th</sup> July 2005. Rainfall during the southwest monsoon season is about 96% of annual rainfall. During the southwest monsoon season, the skies are generally heavily clouded. In the post-monsoon and latter part of summer, the clouding is moderate. The rest of the year skies are lightly clouded.

Thunderstorms occur throughout the year except for December and January and their frequency is high during southwest monsoon season. Fog occurs during the winter season and sometimes during February and April.

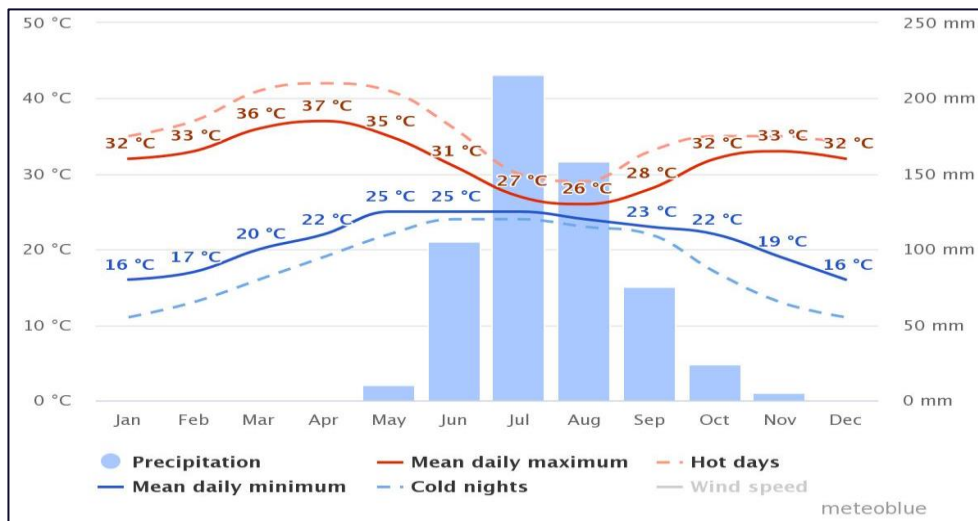


Figure 2.5 Temperature Variation Diagram

(Source: Meteoblue Website)

The maximum temperature in Thane city is 35 to 40 degrees Celsius while the minimum temperature is 25 to 35 degrees Celsius. The temperature is maximum from March to June. The maximum average temperature observed during summer is 35 °C and the minimum



temperature observed is 32 °C while the maximum temperature during winter is 20°C and the minimum is 16°C.

Table 2.2 Monthly Climate data (Rainfall, Temperature and Humidity)

Sr. No.	Month	Total Rainfall (mm)	Temperature °C			Mean Relative Humidity
			Max	Min	Mean	%
1	2	3	4	5	5	6
1	January	0	32	16	24	54
2	February	0	33	17	25	54
3	March	0	36	20	28	53
4	April	1	37	22	29	63
5	May	10	35	25	30	68
6	June	105	31	25	28	82
7	July	216	27	25	26	89
8	August	158	26	24	25	89
9	September	75	28	23	25	87
10	October	24	32	22	27	73
11	November	5	33	19	26	57
12	December	1	32	16	24	55

(Source: Meteoblue Website)

Table 2-2 reveals that the average temperature has a minimal value of 16°C in December and January whereas the average temperature has a maximum value of 30°C in May. The region experiences maximum rainfall during June, July, and August.

#### 2.4.2 Humidity

Maximum relative humidity in the year 2021 has been recorded in July and August (89%) and minimum relative humidity has been recorded in March (53%). Maximum humidity is observed during July. The overall humidity throughout the year in the city is on the higher side. The value of relative humidity is about 63% to 85% in the morning and 47% and 81% in the afternoon.

#### 2.4.3 Wind Speed

The winds in the city blow from north to south and southwest at an average speed of 0.5 to 5 km/hr.



Table 2.3 Wind Speed

Sr. No.	Month	No. of Calm days	No. of days with wind speed					
			>1 kmph	>5 kmph	>12 kmph	>19 kmph	>28 kmph	>38 kmph
1	2	3	4	5	6	7	8	9
1	January	0	0	13.8	16.7	0.5	0	0
2	February	0	0	4.1	21.3	2.9	0	0
3	March	0	0	2.1	16.9	12	0	0
4	April	0	0	1	6.7	22.3	0.1	0
5	May	0	0	0.4	4.1	25.5	1.1	0
6	June	0	0	0.8	11.3	16.4	1.4	0
7	July	0	0	4	20.3	6.3	0.4	0
8	August	0	0	9.5	18.4	3	0.1	0
9	September	0	0.3	13.8	15.1	0.8	0	0
10	October	0	0.6	19.8	9.8	0.7	0	0
11	November	0	0.4	20.6	8.6	0.4	0	0
12	December	0	0	20.9	9.9	0.2	0	0

(Source: Meteoblue Website)

#### 2.4.4 Wind Rose

The wind rose for Thane shows how many hours per year the wind blows from the indicated direction. It can be observed that the wind direction is predominantly from South-West direction for major period of the year. The mean wind velocity is 19.52 kmph. The maximum velocity varies from 18 to 25 kmph during April to July.

#### 2.4.5 Geomorphology and Soil Type

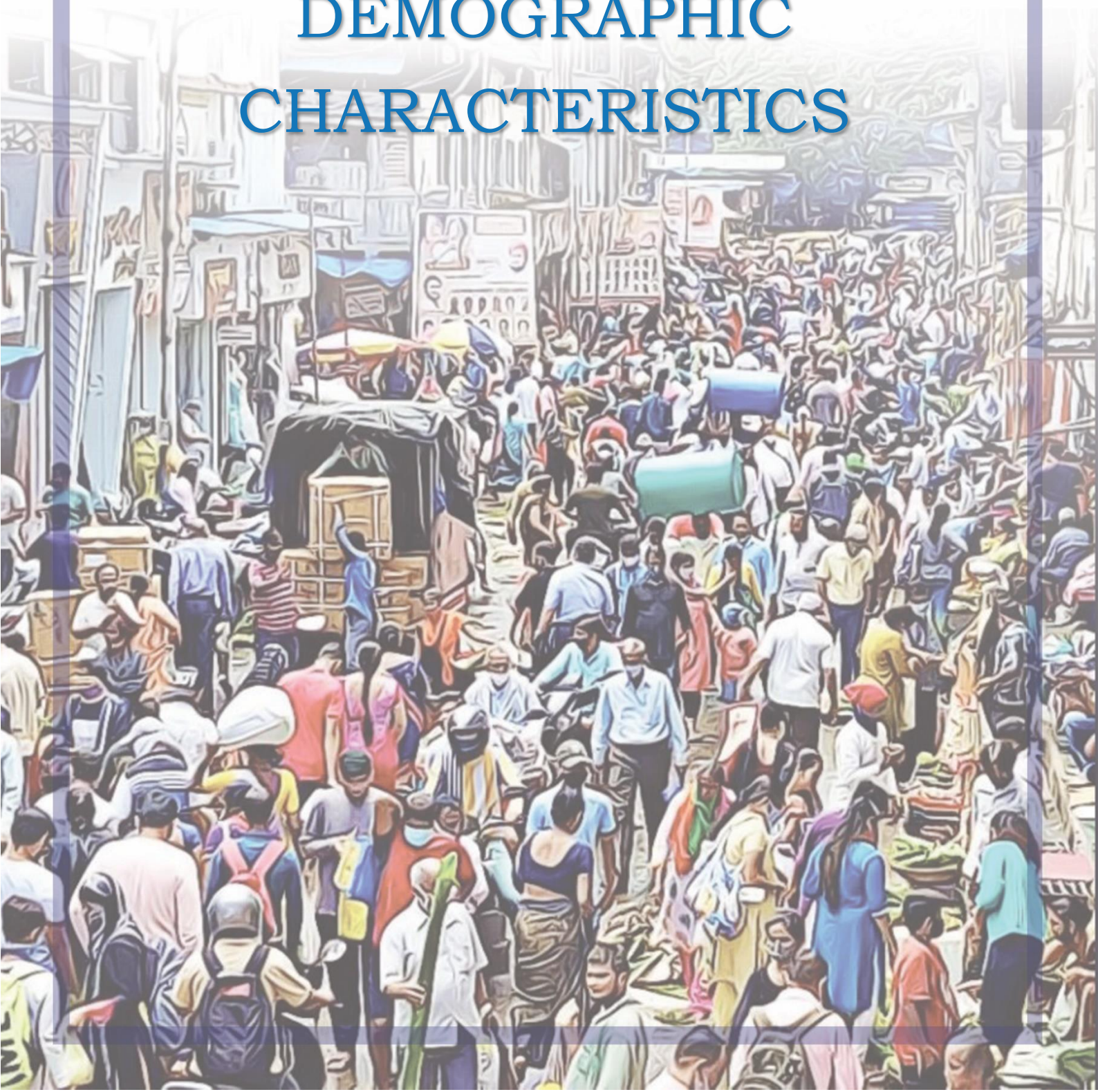
The Thane district forms part of the western slope of the Sahyadri hill range. This hill range passes through the eastern part of the district. Physiographically, the district can be divided into two broad divisions-Undulating Hilly Tract and Coastal Plain in the western part. Most of the soil in the district can be considered as being derived from trap (Basaltic) rocks.



# CHAPTER 3

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## DEMOGRAPHIC CHARACTERISTICS





### 3 DEMOGRAPHIC CHARACTERISTICS

#### 3.1 Demographic Profile of the Area

The population of Thane as per the census 2011 is 18.41 Lakhs. As per the census 2001, the population was 12.61 Lakhs which shows that Thane’s population has grown rapidly over the decades (45% growth between 2001 and 2011). The total share of the population in MMR is 8.08%. The population found to be settled in Unauthorized settlements is 9.45 Lakhs. The gross population density is 144 ppha. The average literacy rate is 89.41% and the average household size is five.

#### 3.2 Growth of Population

To figure out the demographic trends of the Thane Municipal Corporation area, a detailed analysis of the census data from 1961-2011 was performed. Demographic studies indicated that the city witnessed a maximum growth rate of 159.2% during the period 1981-1991 as shown in Table 3-1.

Table 3.1 Decadal Growth Rate

Sr. No.	Decade	Population	Growth in Population Per Decade	Decadal Rate of Growth (%)
1	1961	1,01,107	----	
2	1971	1,70,675	69,568	68.69
3	1981	3,09,897	1,39,222	81.57
4	1991	8,03,389	4,93,492	159.2
5	2001	12,62,551	4,59,162	57.15
6	2011	18,41,488	5,78,937	45.85

(Source: Census of India)

The population growth trend of the projected area is graphically represented in figure 3-1. Thane City experienced an increasing trend in growth rate from 1961 to 1991 with a rapid increase from the year 1981 to 1991. After 1991, there is a decrease in the growth rate of the population till 2011.

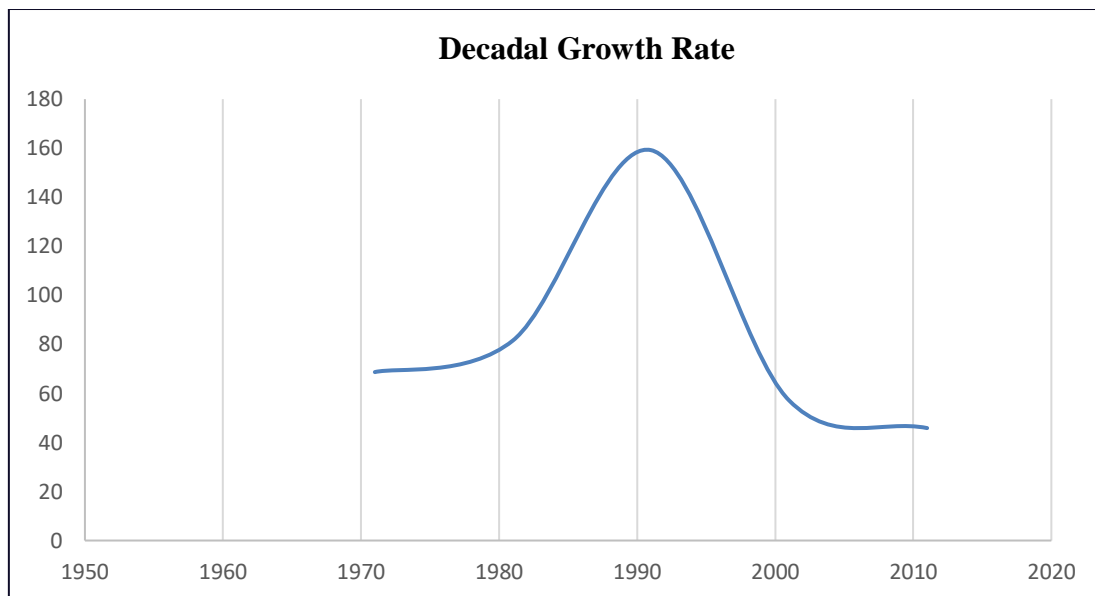


Figure 3.1 Decadal Growth Rate

### 3.3 Structure of Population

The data of the sex ratio, literacy rate and registered birth and deaths in the city are given in the following tables.

#### 3.3.1 Sex Ratio

The sex ratio, defined, as the number of females per thousand males, is an important social indicator to measure the extent of prevailing equality between males and females in a society at a given point in time. The sex ratio of Thane city as per the census 2011 is 888 per 1000 males. The child sex ratio is 908 per 1000 boys. Following table indicates that the sex ratio of Thane City has improved over the years.

Table 3.2 Demographic Characteristics (Sex and Age Composition)

Sr. No	Decade Year	No. of Person	Male	% of Total Males	Female	% of total female	No. of females per 1000 males
1	1981	3,09,897	1,71,575	55.36	1,38,322	44.64	806
2	1991	8,03,389	4,32,929	53.88	3,70,460	46.12	856
3	2001	12,62,551	6,75,147	53.48	5,87,404	46.52	870
4	2011	18,41,488	9,75,399	52.97	8,66,089	47.03	888

(Source: Census of India, 2011)



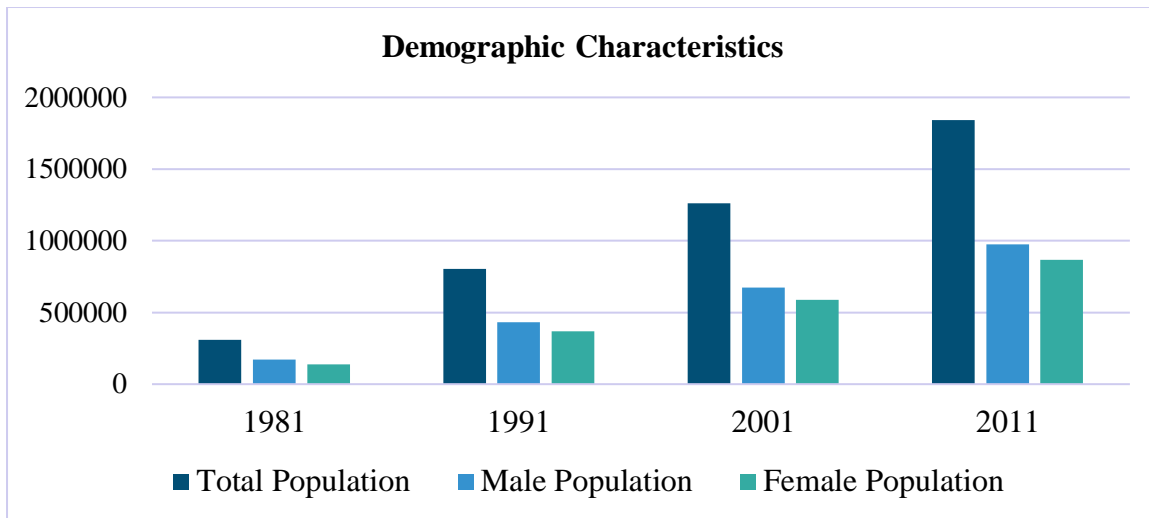


Figure 3.2 Demographic Characteristics

### 3.3.2 Literacy Rate

As per the census 2011, Out of a total city population of 1,841,488, the population of literates is 1,458,796 (79.21%) and illiterates is 382,692 (20.78%). Among the total literate population of 1,458,796, 54.65% are males and 45.35% are females.

Table 3.3 Literacy Rate

Census Year	Total-Literate	Total (%)	M-Literate	Male (%)	F-Literate	Female (%)
1991	6,75,489	84.08	3,85,090	57.00	2,90,460	43.00
2001	9,73,195	77.08	5,51,086	56.63	4,22,109	43.37
2011	14,58,796	79.21	7,97,342	54.65	6,61,454	45.35

(Source: Census of India, 2011)

### 3.3.3 Registered Births and Deaths (2016-2020)

The details of registered births and deaths from 2016 to 2020 for the Thane Municipal Corporation area are as follows.



Table 3.4 Registered Births and Deaths (2016-2020)

Year	Birth	Death	Total Increase	Total Population
2016	26,685	11,499	15,186	19,05,186
2017	27,558	11,158	16,400	19,21,586
2018	23,220	11,805	11,415	19,33,001
2019	23,985	12,721	11,264	19,44,265
2020	22,203	17,993	4,210	19,48,475
<b>Total</b>	<b>1,23,651</b>	<b>65,176</b>	<b>58,475</b>	

(Source: Birth and Death Department, TMC)

### 3.4 Distribution of Population

There is a total of 33 election wards in the year 2021 and 116 census wards in the Thane Municipal Corporation area. The details of ward wise population and density are as follows.

Table 3.5 Ward Wise Population

Sr. No.	Ward No	Total Population	Area (Ha)	Population density/Ha
1	Ward No. 1	51,384	2598.78	19.77
2	Ward No. 2	58,215	564.52	103.12
3	Ward No. 3	55,574	116.7	476.21
4	Ward No. 4	55,911	409.83	136.42
5	Ward No. 5	55,058	2350.13	23.43
6	Ward No. 6	60,284	152.77	394.61
7	Ward No. 7	58,393	262.68	222.30
8	Ward No. 8	57,854	725.23	79.77
9	Ward No. 9	62,268	534.03	116.60
10	Ward No. 10	50,722	147.25	344.46
11	Ward No. 11	51,974	111.77	465.01
12	Ward No. 12	51,700	98.78	523.39
13	Ward No. 13	57,526	66.31	867.53
14	Ward No. 14	58,466	153.71	380.37
15	Ward No. 15	61,886	103.31	599.03
16	Ward No. 16	55,886	172.29	324.37
17	Ward No. 17	56,306	139.94	402.36
18	Ward No. 18	53,414	48.69	1097.02
19	Ward No. 19	51,722	164.38	314.65
20	Ward No. 20	53,490	259.49	206.14
21	Ward No. 21	50,963	164.98	308.90
22	Ward No. 22	54,391	128.43	423.51
23	Ward No. 23	61,742	114.16	540.84
24	Ward No. 24	62,519	156.23	400.17
25	Ward No. 25	62,697	290.01	216.19

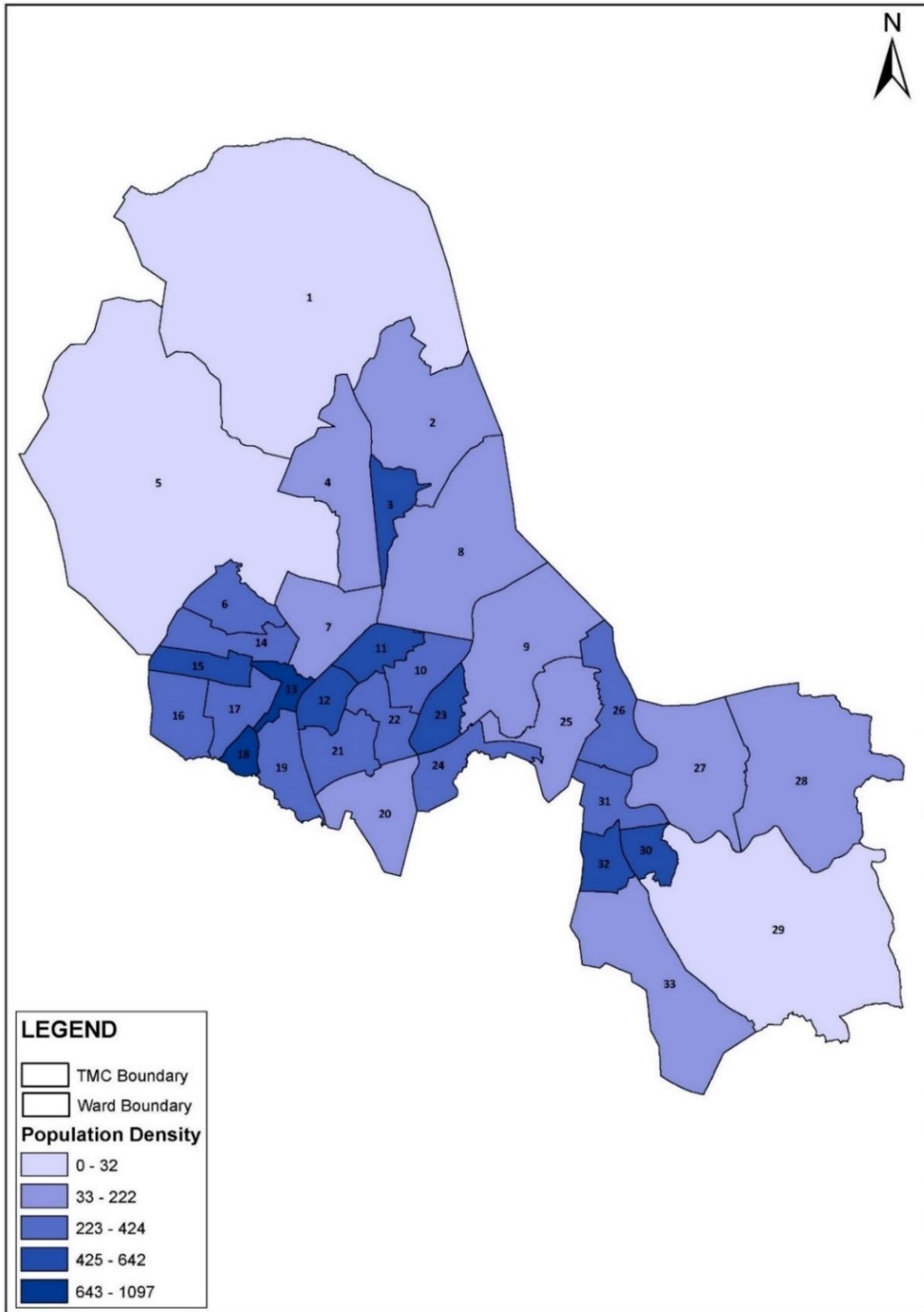




26	Ward No. 26	58,268	228.61	254.88
27	Ward No. 27	52,047	492.09	105.77
28	Ward No. 28	55,666	771.31	72.17
29	Ward No. 29	45,983	1415.82	32.48
30	Ward No. 30	60,105	93.59	642.22
31	Ward No. 31	53,319	145.45	366.58
32	Ward No. 32	54,604	102.37	533.40
33	Ward No. 33	51,851	593.43	87.38
<b>Total Population (Census 2011)</b>		<b>18,41,488</b>	<b>12,823</b>	<b>1,43.60</b>

(Source: Census of India, 2011)

The ward-wise population density map of Thane is shown below. Ward numbers 13, 18, 3, 32 and 30 are the areas with higher population density whereas density is found to be less in wards 1, 5 and 29.



Map 3.1 Population Density

(Source: Census of India, 2011)



### 3.5 Occupational Structure and Employment Pattern

As per the census 2011, Out of a total working population of 699225, the working male population is 546186 (78.11%) and the female population is 153049 (21.88%). The total main working population is 649128, marginal workers population is 126550.

The detailed occupational structure of the Thane Municipal corporation area is as follows.

Table 3.6 Occupational Structure and Employment Pattern

Sr. No.	Category	Occupation	Male	Female	Total	% Of total population
1	Main Workers	Cultivator	2,146	903	3,049	0.44
		Agricultural labour	2,963	1,161	4,124	0.59
		Workers in household industry	8,853	5,466	14,319	2.05
		Other workers	5,01,086	1,26,550	6,27,636	89.76
		<b>Total workers</b>	<b>5,15,048</b>	<b>1,34,080</b>	<b>6,49,128</b>	<b>92.83</b>
2	Marginal Workers	Cultivator	811	520	1,331	0.19
		Agricultural labour	335	251	586	0.083
		Workers in household industry	1,048	1,736	2,784	0.39
		Other workers	28,944	16,462	45,406	6.49
		<b>Total workers</b>	<b>31,138</b>	<b>18,969</b>	<b>50,107</b>	<b>7.17</b>
3	Non workers	Non-Workers	4,29,213	7,13,040	11,42,253	
		<b>Total Population (Main+ Marginal)</b>	<b>5,46,186</b>	<b>1,53,049</b>	<b>6,99,235</b>	

(Source: Census of India)



### 3.6 Functional Classification

There are four sub-heads under occupational categories viz. (1) Cultivators, (2) Agriculture, (3) Household Industry, (4) Other workers. If any other individual components have more than 40% of the total workers, the area is classified as Mono-functional. If it is not so and if the total of the percentages of first two important categories is more than 60% of the area, it is said to be bi-functional. In case of Thane As these criteria are not applicable in case of Thane Municipal Corporation area, the same must be termed as multi-functional town.

Table 3.7 Functional Classification

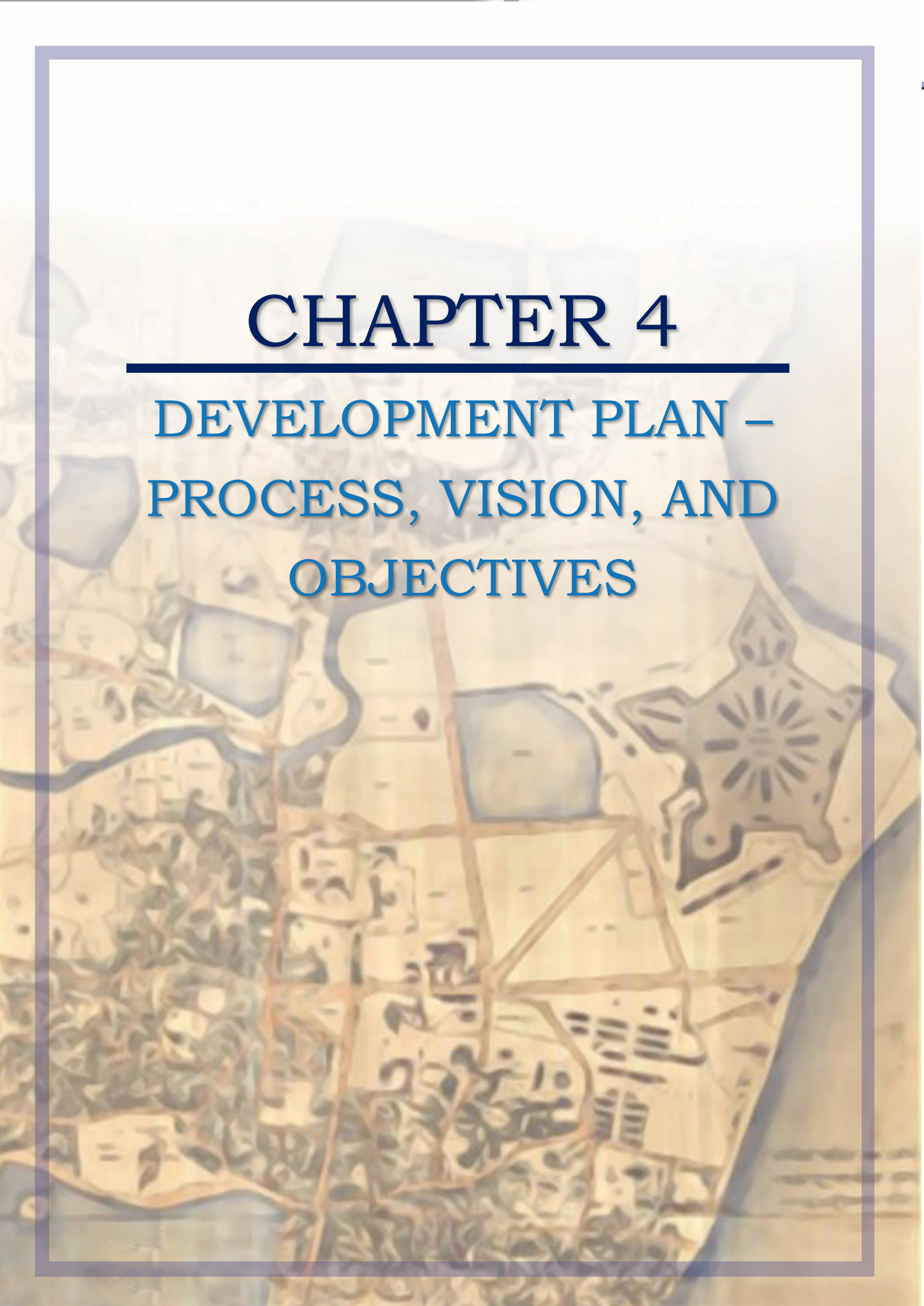
Sr. No.	Sector	Occupation	Male	Female	Total	% of Total Population
1	Primary	Cultivator	2,957	1,423	4,380	-
		Agricultural labour	3,298	1,412	4,710	-
		Total	6,255	2,835	9,090	0.49
2	Secondary	Household industry	9,901	7,202	17,103	0.93
3	Tertiary	Other workers	5,30,030	1,43,012	6,73,042	36.54
4	Total Workers	-	5,46,186	1,53,049	6,99,235	37.97
5	Non-Workers	-	429213	713040	1142253	62.02
6	Total Population	-	9,75,399	8,66,089	18,41,488	100

(Source: Census of India)

# CHAPTER 4

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## DEVELOPMENT PLAN – PROCESS, VISION, AND OBJECTIVES







## 4 DEVELOPMENT PLAN – PROCESS, VISION, AND OBJECTIVES

### 4.1 Planning Efforts in the Past

The Thane Borough Municipal Council resolved in 1957 to prepare the Development Plan of Thane through the Town Planning and Valuation Department. The Development Plan so prepared and submitted to Government by the Borough Municipality was sanctioned in December 1963 by the Government. In the year 1959, the Municipal Council declared its intention to prepare the Town Planning Scheme no.1 and published the same in the year 1962. The said scheme has been finally sanctioned by the Government on 18.01.1985 and came into force on 01.05.1985. In 1965, Regional Plan for the Bombay Metropolitan Region was undertaken and the same was sanctioned by the Government in 1973. The plan had envisaged the amalgamation of the areas of Majiwade-Chitalsar-Manpada, Kolshet, and Balkum. Owale with the then Thane Municipal Council. In 1970, the revised Development Plan for the jurisdiction of the then-Thane Borough Municipal Council was prepared and published by the Council and sanctioned by Government in November 1974.

The Thane Municipal corporation was formed on 01.10.1982 consisting of the erstwhile Thane Municipal council and 32 other settlements. After establishment of Thane Municipal Corporation, Development plan for the entire area within its jurisdiction was prepared as per the provisions of Maharashtra Regional and Town Planning Act, 1966. For the preparation of Development Plan of Corporation Area, the Deputy Director of Town Planning was appointed as the Town Planning Officer on 24.04.1984 for carrying out survey, preparing the existing land use map and for formulating the proposals of the Development Plan. The Plan was sanctioned by the government vide notifications mentioned below: -

- 1) Partly sanctioned under Notification no. TPS 1297/1359/CR.148/97/UD-12 date 04.10.1999.
- 2) Excluded part sanctioned under Notification No. TPS-1200/412/CR-75/2000/UD-12 date 20.04.2000.
- 3) Excluded Part sanctioned under Notification No. TPS-1200/1502/CR-325/2000 UD-12 date.03.11.2000.
- 4) Finally Excluded Part sanctioned under Notification No. TPS-1201/274/CR-24/2001 UD-12 date.03.04.2003.



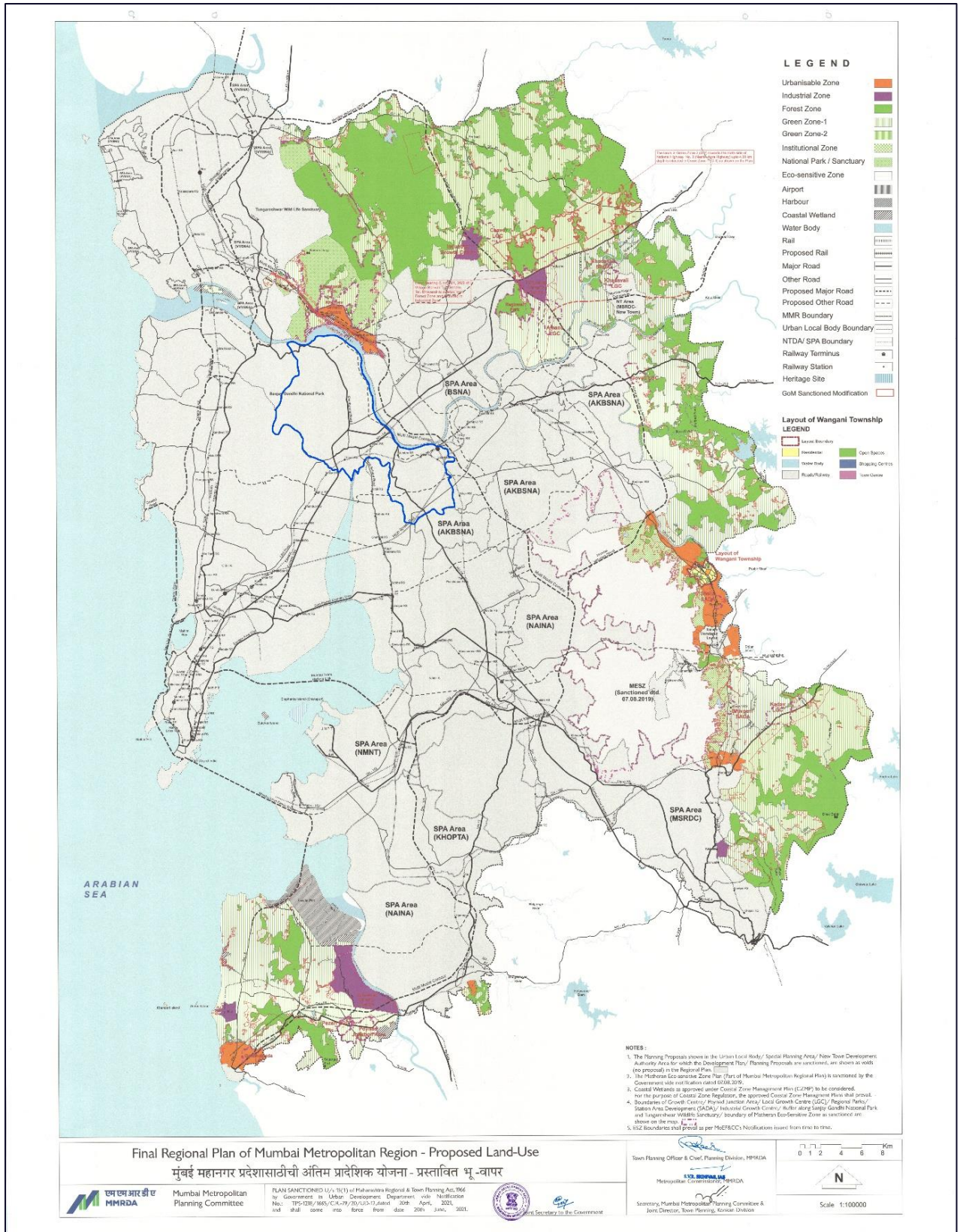
#### 4.1.1 Regional Plan

Thane is one of the fastest growing cities in the Mumbai Metropolitan Region. Mumbai Metropolitan Region was delineated in 1967 and it lies to the west of the Sahyadri hill range and is part of the North Konkan region. The first Regional Plan for Mumbai Metropolitan Region (MMR) was sanctioned in 1973 and MMRDA prepared the revised Regional Plan for the period 1996-2011, which came into force with effect from 1st December 1999. The government of Maharashtra has extended MMR boundary to include Palghar Taluka in North and entire Khalapur, Pen and Alibaug Talukas in South. Therefore, the total area of the MMR is aggregating about 6500 sq. Km.

The 'Mumbai Metropolitan Area' was declared following the constitution of the Mumbai Metropolitan Planning Committee (under the Maharashtra Metropolitan Planning Committee (constitution & Function) Ordinance 1999) for the preparation of the Draft Development Plan. Accordingly, the Mumbai Metropolitan Region was constituted vide Government Notification No. MPC-2010/CR129/2011/UD-30 dated 23rd April 2012.

The constitution of the MMR to draft the Regional Plan in 2012, a new district, Palghar has been carved out from the existing Thane district. A part of MMR falls within this new district. Thus, the Mumbai Metropolitan Region includes two full districts of Mumbai City, Mumbai Suburban and three-part districts of Thane, Raigad and the newly created Palghar.

The development plans of the city focus on land use planning, special growth and policies which are at local level, whereas in case of regional planning the emphasis on the policies is more and they become the guidelines for the urban areas and their development plans. The city might grow and hamper the development of its surrounding area which results in economic as well as functional imbalance. To prevent such imbalance cognizance of regional plan becomes essential while preparing the development plan. Hence, while preparing revised draft DP of Thane cognizance of regional transport network, land use zoning and other influencing factors has been taken into consideration.



Map 4.1 Final Regional Plan of Mumbai Metropolitan Region





#### 4.1.2 Development Plan

The Thane Municipal Corporation vide resolution No. 538, dated 24<sup>th</sup> January 1984 declared its intention to revise the development plan for the Thane Municipal Council area and to prepare development plan for the additional area. After carrying out a survey of the entire corporation area and after preparing an existing land use map, Thane Municipal Corporation prepared and published the draft development plan of Thane on 24<sup>th</sup> December 1991. The Revised Draft Development Plan was again submitted for the approval of the State Government in the year 1996. The Government sanctioned the development plan, vide Government Notification dated 4<sup>th</sup> October 1999, excluding certain parts regarding the modifications of substantial nature which were subsequently sanctioned and came into force on 14<sup>th</sup> May 2003.

##### 4.1.2.1 Overview of Earlier Sanctioned Development Plan of Thane (1986-2001)

In the given sanctioned development plan, the land uses have been broadly classified into residential, commercial, industrial, public purpose, recreational, transportation and agriculture and allied activities.

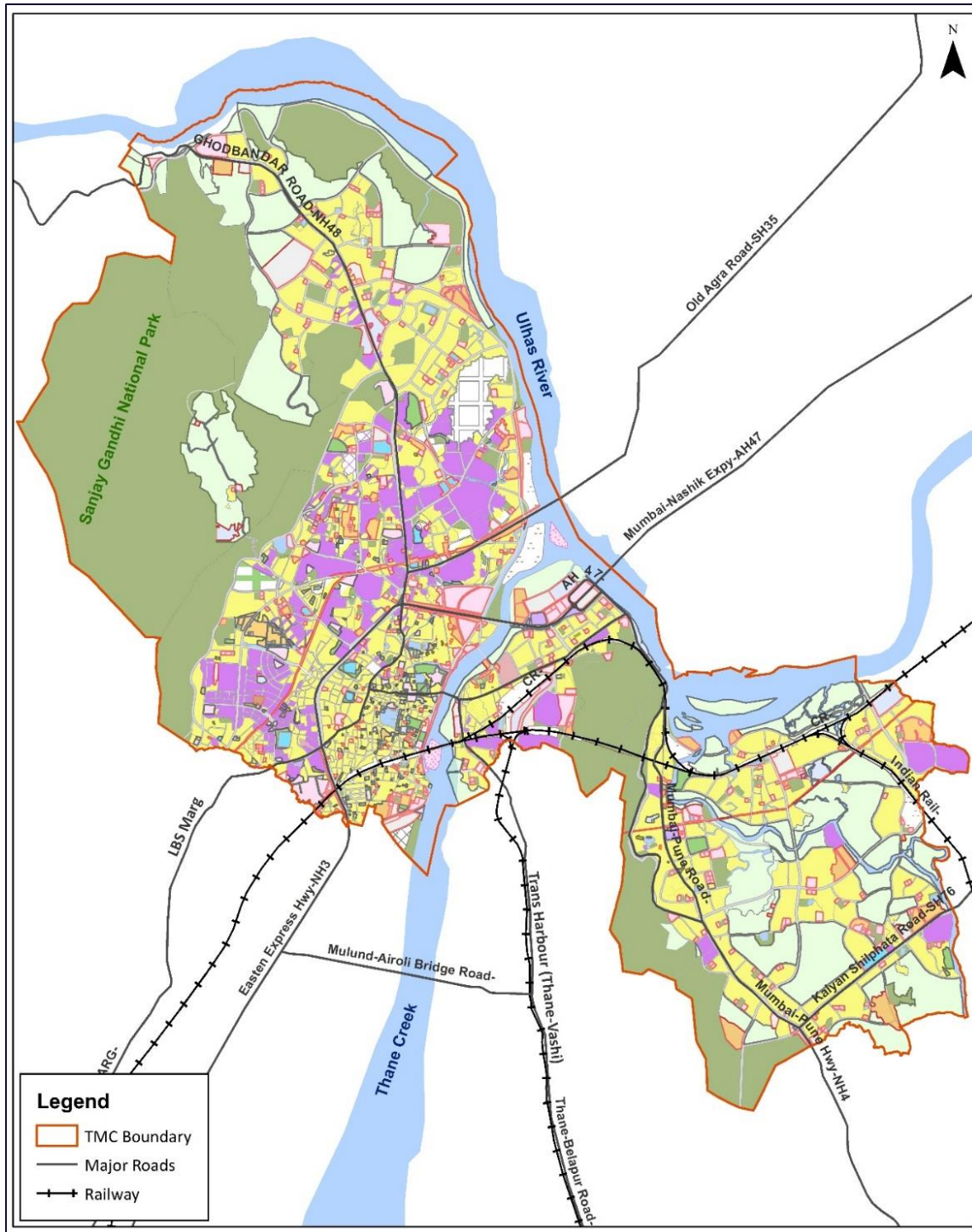
To study the past and present character and trends of Development, the ELU survey was carried out with the following objectives.

1. Determining the predominant uses of localities
2. Determining existing amenities available in the localities and deficiencies thereof
3. Determining the extent of marshy lands and creek lands
4. Selecting sites for reservations for public purposes by locating generally vacant lands
5. Studying the intensity of Developments locality wise

To fulfill these objectives, the entire Municipal Corporation area was divided into 3 groups.

- a) The area is within the limits of Thane Municipal Corporation and is considered outside the fringe area of the core development.
- b) The corporation area towards the West side bounded by Sanjay Gandhi National Park and the Ulhas River towards the East.
- c) The area considering the importance of connectivity and physical infrastructure which includes the network of roads, railways, and other transport facilities

For carrying out these extensive surveys, base map was prepared showing all the manmade developments and other geographical features with the help of Aerial Survey. The survey was completed for the corporation area and the ELU Map for the entire area within the Corporation limit was prepared on 20.01.1987 before the extended period.



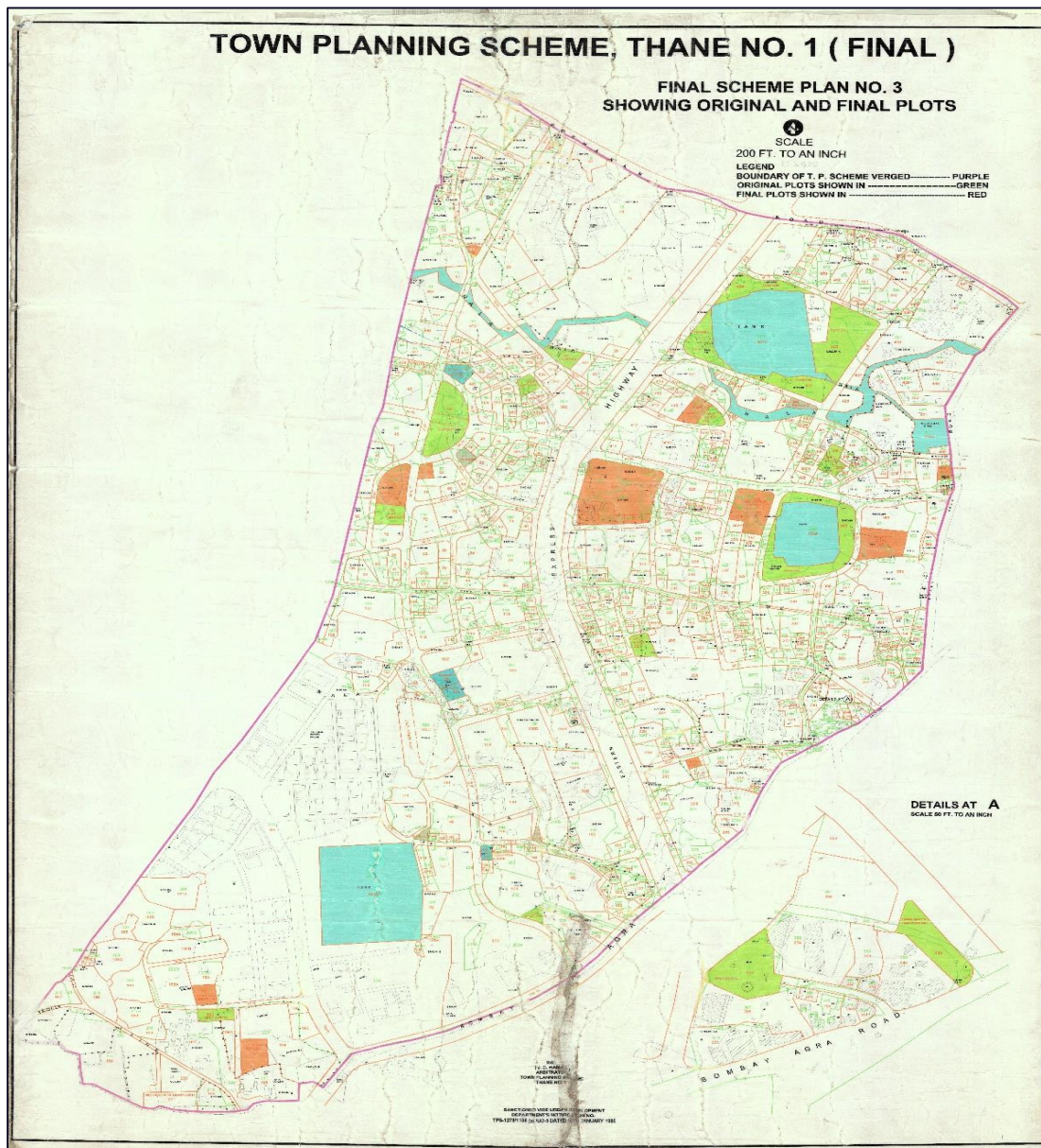
Map 4.2 Earlier Sanctioned Development Plan of Thane Municipal Corporation

### 4.1.3 Town Planning Scheme

In the Year 1959, Thane Municipal council declared its intention to prepare Town Planning Scheme No.1 and published the same in the year 1962. The scheme was undertaken for the area between Old Agra Road and the pipeline with the Wagle Industrial Estate towards the west and bounded by Pokhran Road No.1 towards the north for the implementation of



proposals of the Sanctioned Development plan. The scheme was sanctioned by the Government on 18.01.1985 and came into force on 01.05.1985.



Map 4.3 Sanctioned Town Planning Scheme

In 1962, TMC Declared its intention to prepare Town Planning Scheme No.2 for the part of the Naupada area and the entire Municipal area to the south of the railway line. But the scheme was subsequently withdrawn and not processed further.

Town planning scheme no. 1 has been sanctioned in 1985 subsequent to the sanctioning of the T.P. scheme. Development Plan has been sanctioned in 1999 and the excluded part was sanctioned in the year 2003. Now, the revised development plan is in process. Some of development has taken place which is not in line with Town Planning Scheme No. 1 hence, the record of the Town Planning scheme no. 1 needs to be updated as per the development



which has happened with the approvals of Planning Authority. Hence, Thane Municipal Corporation shall carry out variation of the T.P. Scheme Thane No. 1, with the approval of state Government by following the procedure under the provisions of MRTP Act 1966.

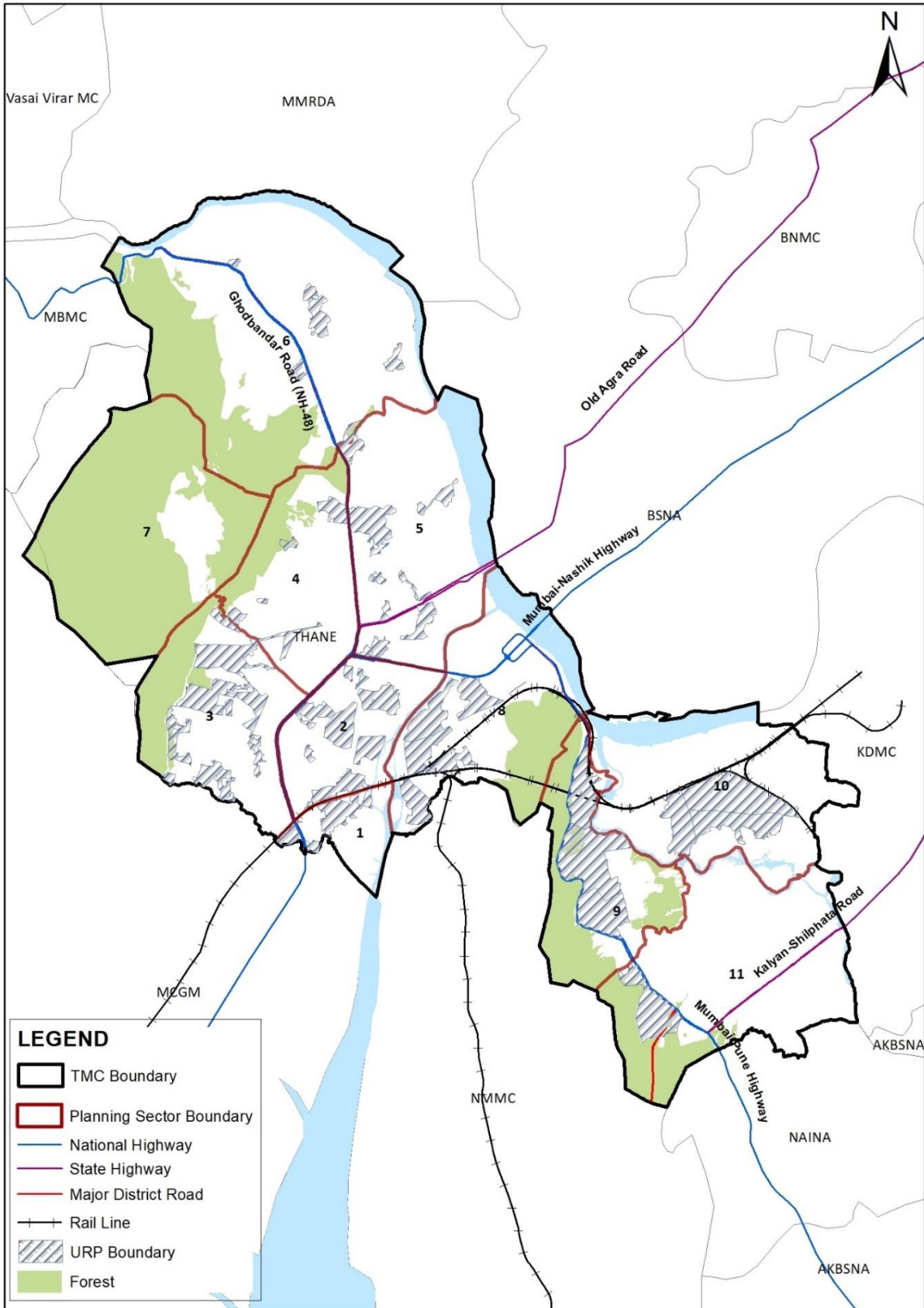
#### **4.1.4 Thane Urban Renewal Scheme**

In some areas of Thane, the population is currently residing in structurally unsafe buildings which have been identified as dilapidated structures. Most of these buildings are unauthorized and stand at risk of fatalities due to structural failures, earthquakes, and fire hazards. Such structures are spread across various locations in Thane and amount to approximately 1500 ha. In addition to the risk to life, these unauthorized settlements lack adequate basic infrastructure and amenities and as a result, the occupants of such settlements experience a relatively low quality of life. The area which is clustered with unauthorized colonies could not be taken up for redevelopment over the decades in absence of defined regulations & policies.

Till March 2014, there was no specific provision under the Maharashtra Regional & Town Planning Act 1966 for the redevelopment of unauthorized structures. On the 4th of March 2014 the Government of Maharashtra published a notification proposing modifications to the Development Control Regulations (DCR) of Thane Municipal Corporation and inviting suggestions and objections from the public on it, exercising its powers under section 37 (1AA) of the MR&TP Act, 1966. This modification proposed regulations for the reconstruction/redevelopment of clusters under an urban renewal scheme to be added to the various provisions for development/redevelopment under the existing regulation 165 of the DCR of TMC. On the 5th of July 2017 vide GR. No. TPS/1213/2726/CR-24/14/UD-12, the regulations for cluster redevelopment were sanctioned by the Government of Maharashtra.

Under these regulations, TMC has initiated an Urban Renewal Scheme to have planned and controlled redevelopment of many old, dilapidated, and unauthorized buildings and structures in Thane City. Urban Renewal Plans for 45 areas covering an area of more than 1500 Ha have been prepared which will directly benefit more than 10 lakh residents of Thane. Later, the Government of Maharashtra inserted a special provision of “Urban Renewal Schemes” in the Unified Development Control and Promotion Regulation (UDCPR) for Maharashtra State - 2020, under Regulation No. 14.8, published on 2nd December 2020. The said regulation is applicable to all the municipal corporations in the state, including Thane Municipal Corporation.





Map 4.4 Thane Urban Renewal Scheme



## 4.2 Need for Preparation of Development Plan

The Development Plan indicates how the use of land shall be regulated, and also indicates how the development of land shall be carried out. It defines the use of land in terms of activities such as residential, commercial, industrial, agricultural, recreational, public utilities, physical and social infrastructure. The development plan for the Thane Municipal Corporation area was prepared in 1986 and came into force in the year 2003. Hence, as per the provisions of Section 38 of MR & TP Act, 1966, the draft development plan of Thane Municipal Corporation is to be revised for the horizon year of 2046.

The city has undergone many changes in terms of trend of urbanization, needs of the urban population, mode of living, modes of transportation, industrialization, the need of social and physical infrastructure, the trend of migration etc. Several plans and policies have been formulated since the sanction of earlier Development Plan. New growth directions have emerged because of economic, demographic growth and large infrastructure development initiatives. Also, the city has different restrictions and constraints on development due to its Topography, CRZ and other stipulations and considering these constraints and stipulations, it is necessary to review present development needs. As the territorial jurisdiction of the city will remain unchanged, the land is going to be a scarce resource. Hence, a revision of the development plan will be necessary to address these issues.

The revision of the Thane Development Plan is going to be a statutory intervention to boost economic activities and strategize neglected areas of sustainable and inclusive urban development for city revival. The revision of the Development Plan is essential to make it relevant to present-day needs, and to respond to the changing global trends and the liberalized economic environment.

## 4.3 Legal Formalities

As per the provisions of the Maharashtra Regional and Town Planning act 1966, it is Planning Authority's statutory obligation to carry out a survey, prepare an existing land-use map and prepare a draft development plan for the area within its jurisdiction, following the provisions of a regional plan and revise the development plan at least once in 20 years from the date on which the development plan has come into operation.

Considering the need for revision of Development Plan the Thane Municipal Corporation, vide Resolution No.38, dated.19.05.2021 had resolved to declare intention under section 23(1), read with section 38 to revise the sanctioned Development Plan, which was published in the Government Gazette on 17<sup>th</sup> June 2021. Thereafter, in pursuance of the said resolution,



the Municipal Commissioner, Thane vide order dated 30<sup>th</sup> June 2021, had appointed Deputy Director, Town Planning, Development Plan, Special Unit, Thane as ‘Town Planning Officer’ under section 24 of the Act for preparation of revised Development Plan for Thane Municipal Corporation area.

After carrying-out existing land use survey, the Town Planning Officer had prepared Existing Land Use Map and handed it over to Municipal Corporation under section 25 of the Act, vide letter dated 08.02.2022. Thereafter, the Town Planning Officer prepared ‘Draft Development Plan’ and submitted it to the Thane Municipal Corporation.

### **Consultation with Stakeholders**

In preparation of the proposed land use plan, stakeholder meetings need to be arranged as mentioned under Stage 1 of Milestone 2 of SOP. Standard Operating Procedure (SOP) invites multiple stakeholders to participate in the decision-making process and will contribute with their knowledge to find solutions that will be the most beneficial for the community and in line with the adopted strategic vision of a city. Stakeholder meeting for the Development Plan of Thane Municipal Corporation was held on 22 April 2022 and 5th August 2022 at URCT, TMC. The representatives from TMC departments, Architectural Association, Developer’s Association were invited for the meeting.

The objectives of the meetings were.

- To identify issues of the city
- To get to know about vision of respective department about the city
- To find out future projects and land requirements of the departments

The detailed discussion regarding the immediate, mid-term and long-term requirements of the city was carried out where the Stakeholder’s have given their valuable inputs. Considering all the received suggestions from various groups; the participative, comprehensive, stakeholder-friendly, rational, promotional, implementable, and growth-driven Development Plan is prepared.

## **4.4 Main Stages of Preparation of Development Plan**

Thane Municipal Corporation followed the statutory steps stipulated in the MR&TP Act 1966 and Stagewise Standard Operating Procedure (SOP) published by Directorate of Town Planning and Valuation Department, Maharashtra in preparing the GIS based Development Plan.

The main stages followed for the preparation of the Development Plan are,

1. Survey





2. Preparation of Base Map and ELU.
3. Survey Analysis and Findings.
4. Observations and Identifications of Problems.
5. Framing of Proposals

All these stages are explained in detailed manner in subsequent chapters and a chart showing the process followed as per the MR & TP Act 1966 is given below.



Figure 4.1 Planning Process



#### 4.4.1 Preparation of Base Map

Base maps provide the required information on landforms, roads, landmarks, political boundaries etc. to provide a platform for overlaying additional thematic information or layer. It will form the basis as well as the primary building block for generating any map. The base map of any landscape provides a very crucial role, as this varying landscape affects the predictability and manageability of the available resources. It represents the topography of the territory, and physical features along with land bifurcation as per ownership in terms of Cadastral and city survey boundary shows the physical reality of the area where the new development is to be implemented.

In accordance with AMRUT Mission, Government Regulations of Maharashtra, Notification No. TPS-1818/1489/303/18/UD-13 dated 25/01/2019 and Corrigendum No. TPS1818/1489/303/18/UD-13 dated 17/06/2019 affirms that development plans and existing land use maps shall be prepared with the overlay of various survey maps on the Base map in the Geographic Information system.

The base map showing the limits of the area within the jurisdiction of the Thane Municipal Corporation area is prepared on GIS to the scale of 1:4000 and the same has been authenticated from the Deputy Superintendent of Land Records Thane dated 21<sup>st</sup> June 2022 for the purpose of Development Plan.

- **Methodology of Base Map Preparation**

Formulation of Development plans start with base map preparation, existing land use surveys and collection of socio-economic data necessary for reviewing the existing situation.

The most crucial information for the formulation of the Development Plan is an accurate and updated Base Map of the planning area, showing roads and building layouts, the spatial extent of development and information on the use of each parcel of land etc. The base map, with its corresponding representation of the topography of the territory, shows the physical reality of the area where the new Development plan is to be implemented various steps adopted in the preparation of the base map for this project is given below.

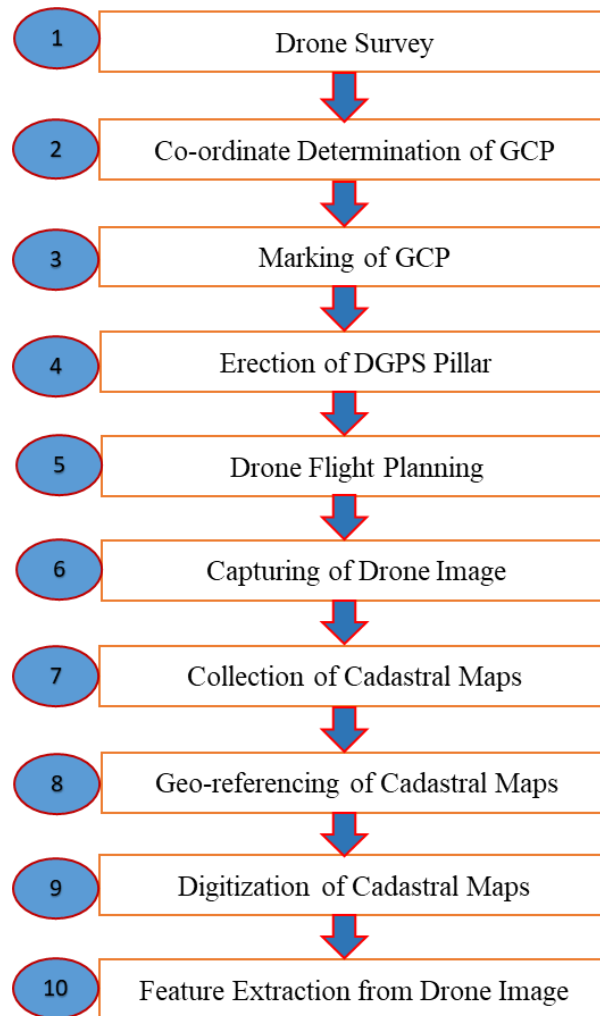


Figure 4.2 Methodology for Base Map Preparation

#### 4.4.2 Surveys – Analysis and Findings

To understand the city for which the Development Plan is being prepared, surveys are essential. They give an idea about the exact needs of the city and help the planner in framing the proposals. The following various surveys have been carried out for preparing the Development Plan of Thane.

##### 4.4.2.1 Existing Land Use

The existing land use survey is the most important and fundamental survey which involves mapping the Existing use of Land within the Thane Municipal Corporation area. It helps to gather current information about an area from a physical perspective and provides an insight into the non-spatial dimensions of places through indicators such as parcel size, sub-division pattern, nature of sub-category of land use, clustering of land uses and their relation to other land uses. The detailed investigation and analysis of this survey gives idea about following.

- a) Existing trend of Land Uses,



- b) Distribution of Land Uses,
- c) Developed and Vacant Areas
- d) The relative importance of the activities and deficiencies if any,
- e) Existing transport network
- f) Important features which are liable to be protected.

The existing land use is the key component in the procedure of preparation of the Development Plan of Thane 2046. As per provisions of Section 25 of MRTP Act, ELU plan is prepared by preparing Base Map and conducting land use surveys to determine the present usage of land. Geo-data base has been prepared by combining codes mentioned in the GR TPS-1818/1489/CR-303/18 Dated 25/01/2029 and Corrigendum dated 17/06/2019 to map the land use.

#### **4.4.2.2 Existing Land Use Classification**

In the sanctioned Development Plan, only major land use categories were considered, but in GIS-Based ELU 2021, a detailed classification has been considered covering the land uses like Eco-sensitive areas, Solid waste management, wetlands, and wastelands etc. in addition to the main land use Categories.

To capture the existing land use, the total area has been broadly classified based on development as Developed area, Developable area, and non-Developable area. The developed area consists of the Land use categories like Residential, commercial, Mixed, Industrial, Public-Semi Public, Recreational, Public Utilities and Transportation. The Developable area has land use categories as Vacant land and Agricultural Land. The non-developable area includes Wetlands, Wastelands, Specific land use, Eco-sensitive area, water body, forest, Defense etc.

#### **4.4.2.3 Land Use Distribution**

The data collected through the Extensive Existing Land Use survey to capture the Existing Land Use was used to prepare the GIS-Based Existing Land Use Plan of the Thane Municipal Corporation area. The existing Land use Plan 2021 provides information regarding the several land uses, the land is currently being put to and the extent of development that has taken place since the Sanctioned Development Plan.

The total area under the Thane Municipal Corporation is 128.23 Sq.km. According to the ELU Map, out of the total area under TMC, 37.52 % (48.11 Sq.km) is a developed area, 23.21 % (29.767 Sq.km) is a developable area and 39.27 % (50.356 Sq.km.) is non-developable area. The detailed land use classification is given in Table 4-1.





Table 4.1 Existing Land Use Distribution

Sr. No	Land use	Area (Ha)	% Of developed area	% Of total area
<b>A) Developed Area</b>				
1	Residential	2069.10	43.01	16.14
2	Commercial	215.56	4.48	1.68
3	Mixed	349.68	7.27	2.73
4	Industrial	439.04	9.13	3.42
5	Public and Semi-Public	276.31	5.74	2.15
6	Recreational	366.16	7.61	2.86
7	Public Utilities	103.97	2.16	0.81
8	Transportation & communication	132.02	2.74	1.03
9	Roads	855.14	17.78	6.67
10	Other	3.65	0.08	0.03
	<b>Total</b>	<b>4810.634</b>	<b>100</b>	<b>37.52</b>
<b>B) Non-Developed Area</b>				
<b>B1) Developable Area</b>				
		<b>Area (Ha)</b>	<b>% Of Developable area</b>	<b>% Of total area</b>
1	Agricultural Land	1922.65	64.59	14.99
2	Vacant Land	1054.09	35.41	8.22
	<b>Total</b>	<b>2976.74</b>	<b>100</b>	<b>23.21</b>
<b>B2) Non – Developable Area</b>				
		<b>Area (Ha)</b>	<b>% Of Non-Developable area</b>	<b>% Of total area</b>
1	Wetlands	536.29	10.65	4.18
2	Waste Land	0.14	0.00	0.00
3	Specific land use	1.57	0.03	0.01
4	Eco-sensitive area	3235.70	64.26	25.23
5	Forest	768.49	15.26	5.99
6	Water body	303.79	6.03	2.37
7	Defense	150.88	3.00	1.18
8	Other	38.76	0.77	0.30
	<b>Total</b>	<b>5035.623</b>	<b>100</b>	<b>39.27</b>

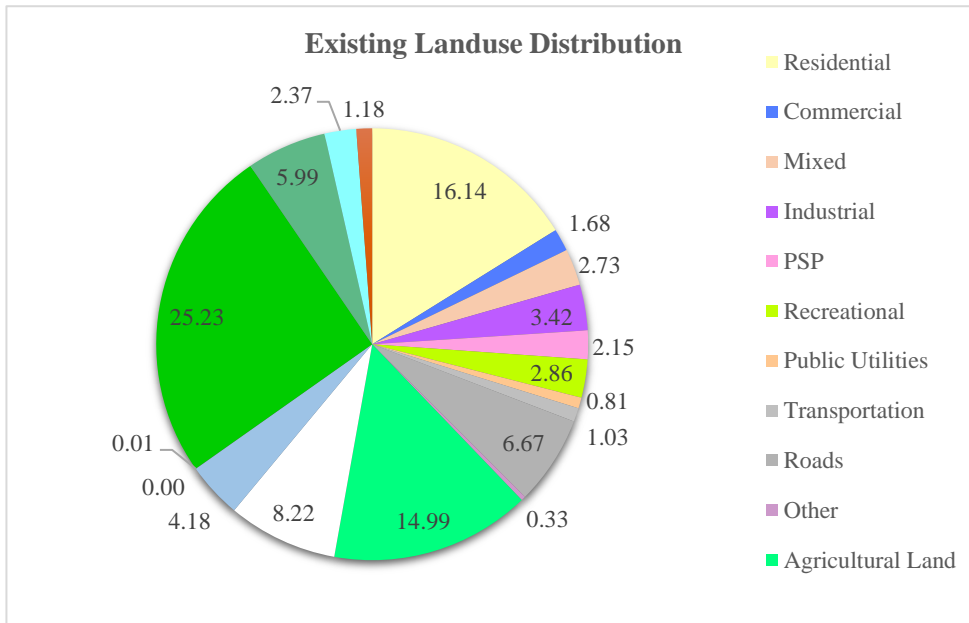


Figure 4.3 Existing Land Use Distribution

The overall summary of the Existing Land Use of the Thane Municipal Corporation area is given below.

Table 4.2 Existing Land Use Distribution Summary

Sr. No	Category	Area (Ha)	Area (Sq.km)	% Of total area
1	Developed area	4810.63	48.11	37.52
2	Non-Developed area	8012.36	80.12	62.48
	<b>Total</b>	<b>12822.99</b>	<b>128.230</b>	<b>100.00</b>

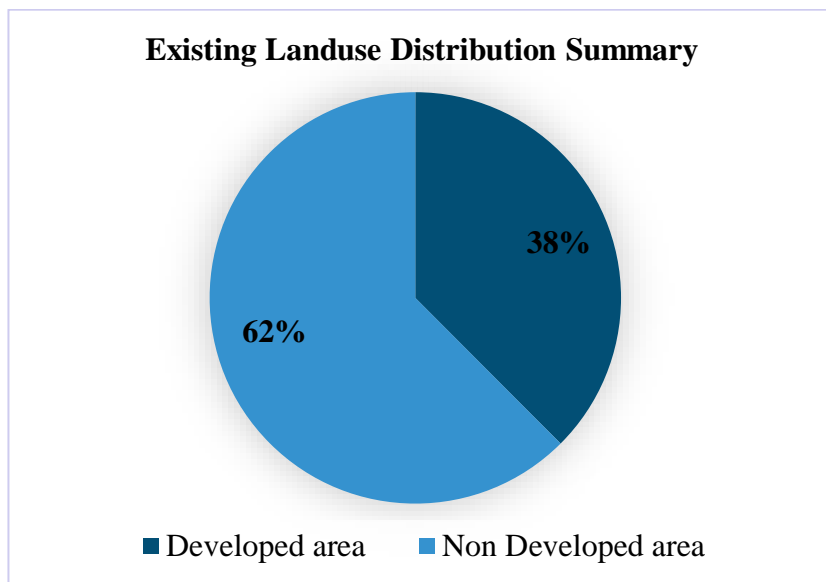
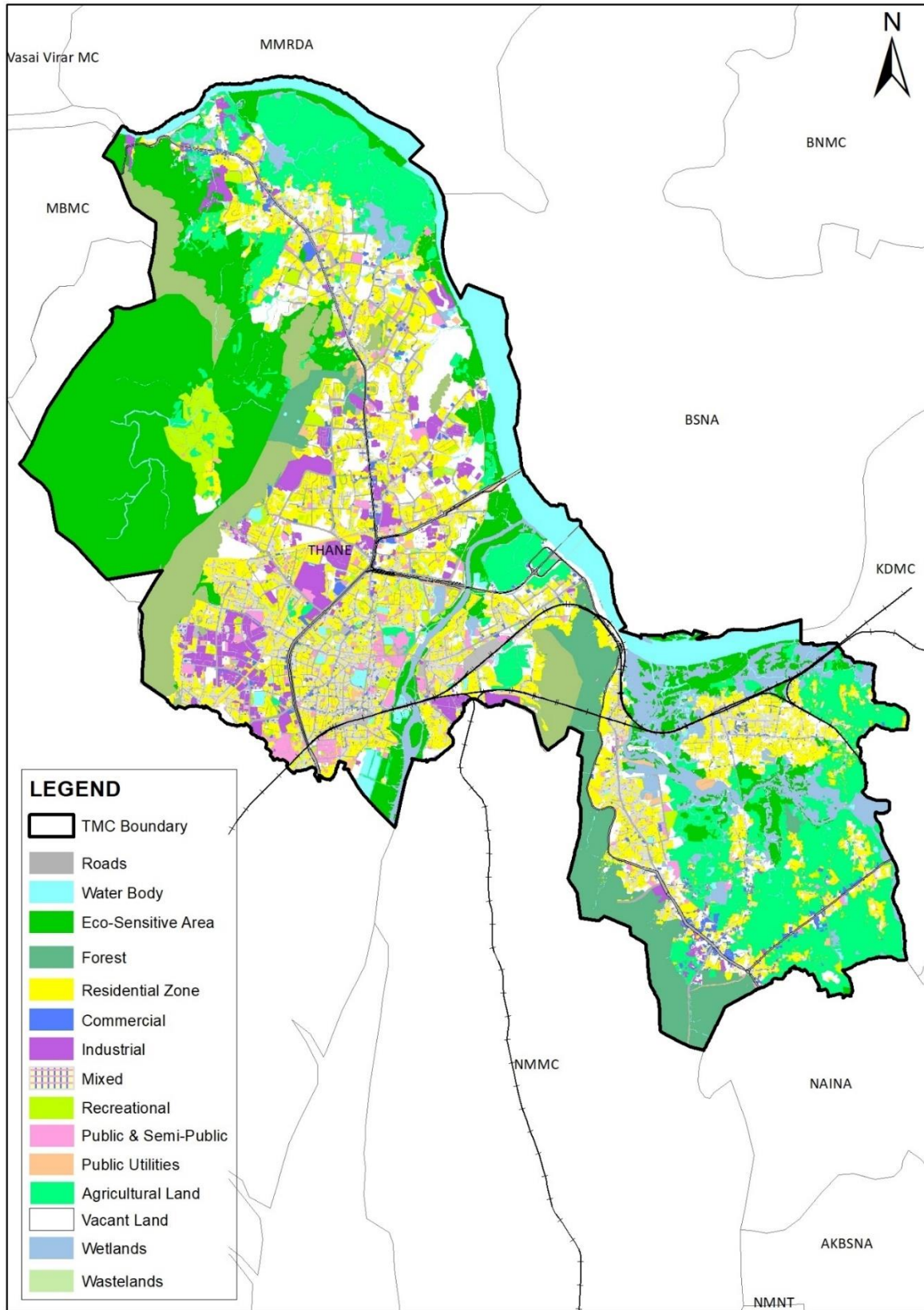


Figure 4.4 Existing Land Use Distribution- Summary



Map 4.5 Map Showing Existing Land use of Thane Municipal Corporation



#### 4.4.2.4 Comparison with Existing Land Use of Earlier Sanctioned Development Plan (1986 – 2001)

Table 4.3 Comparison of Existing Land Use

Sr. No	Land use	Area as ELU of Sanctioned D.P. (Ha)	Percentage to total Municipal area	Area ELU of Proposed D.P (Ha)	Total Percentage to Municipal Area	Difference in percentage
1	Residential	917.23	7.16	2418.78	18.89	11.71
2	Commercial	34.99	0.27	215.56	1.68	1.41
3	Industrial	726.1	5.67	439.04	3.43	-2.24
4	Public & Semi-Public	114.26	0.89	276.31	2.15	1.26
5	Recreational	21.11	0.16	366.16	2.85	2.69
6	Public Utilities	71.82	0.56	103.97	0.81	0.25
7	Transport & Communication	424.41	3.31	987.16	7.7	4.39

It can be observed from the existing land use of 2021 that there is a substantial increase in Residential land use by 11.71% whereas Industrial land use has decreased by 2.24% over the years. As the city evolved, the transport network has considerably increased by 4.39%.

#### 4.4.2.5 Structural Condition of Building / Houses

To compute the housing demand to accommodate the forecasted population of 2046, it is important to understand the current housing stock, housing condition, present age, ownership, and type of construction. The figures as per census 2011 show that there are 4,18,629 census houses of which around 77% are in good condition, 21% are in livable condition and 2% are in a dilapidated condition.

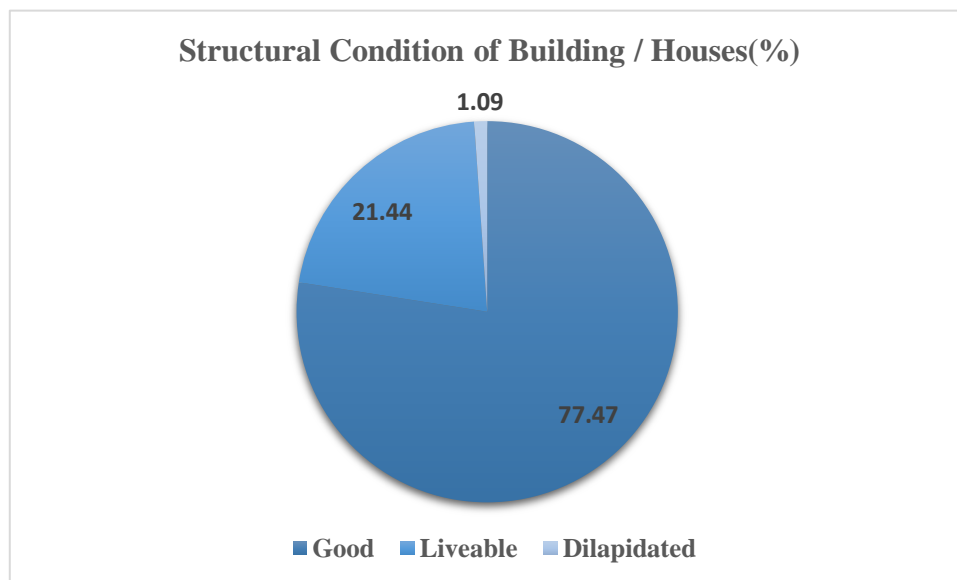
Table 4.4 Condition of Census Houses as per Census 2011

Census Houses	Good	Livable	Dilapidated	Total
Residence	3,21,277	87,581	4,472	4,13,330
Residence-cum-other use	3,026	2,172	101	5,299
Total Census Houses	3,24,303	89,753	4,573	4,18,629

(Source: Census of India, 2011)



As per the figures of 2021, the Municipal Corporation of Thane shows that, there are about 4,82,220 existing houses in the corporation area. As per projected population of 2021, the population of Thane city is 24,80,315. Considering the average household size of 4.5, the housing requirement for 2021 comes out to be 5,51,181 against existing 4,82,220 houses. Hence, there is a deficit of 68,961 houses for the population of 2021. Hence, the housing demand for 2046 will be 5,51,113 which indicates the significant housing demand. Therefore, cognizance of the same has been taken while preparing the revised development plan of Thane.



#### 4.4.2.6 Slums

As per the data received from SRA (Slum Rehabilitation Authority), there are total 210 slums spread all over the city and the locations are more particularly near old city area and industrial area. Around 26% of the total population of the city resides in slums.

The layouts of most of the slums in Thane are apparently haphazard and adapted to the terrain and barriers like roads, rail lines, nallahs etc. As compared to the slums in Mumbai they are not as congested and poorly built. In many places internal roads are wide and paved. However, the alleys are narrow and irregular and end abruptly at places. Some of them look like small villages, while some others appear just like an unauthorized colony in the city.

The slums include G+1 storied Kaccha structures as well. Condition of Slum Census Houses excluding locked and vacant houses are mentioned in table 4-5.



Table 4.5 Condition of Slum Census Houses as per Census 2011 (Excluding Locked/ Vacant Houses)

Slum Census Houses	Good	Liveable	Dilapidated	Total
Residence	44,233	25,997	1,505	71,735
Residence-cum-other use	752	617	37	1,406
Total Slum Census Houses	44,985	26,614	1,542	73,141

(Source: Census of India, 2011)

The sector-wise slum data is summarized in the following table.

Table 4.6 Sector-wise Slum Data

Sr. No.	Sector	Total No. of Slums	Total No. of Hutments	Total Population
1	Sector 1	17	6,311	32,223
2	Sector 2	52	18,269	71,206
3	Sector 3	36	34,688	1,60,260
4	Sector 4	13	9,436	37,403
5	Sector 5	20	18,540	49,934
6	Sector 6	9	1,919	6,597
7	Sector 7	1	424	1,507
8	Sector 8	29	21,828	83,873
9	Sector 9	33	12,357	39,638
10	Sector 10	0	0	0
11	Sector 11	0	0	0
<b>Total</b>		<b>210</b>	<b>1,23,772</b>	<b>4,82,641</b>

(Source: Slum Rehabilitation Authority, Thane)

# CHAPTER 5

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## SOCIAL INFRASTRUCTURE





## 5 SOCIAL INFRASTRUCTURE

### 5.1 General

A Development Plan also aims at creating an environment to enable the residents to enjoy the desired standard of living condition in addition to ensuring orderly development of a city by prescribing the land use zoning and transportation network along with provision of proper development control. Therefore, it is necessary to study the existing level of social infrastructure. The Government has laid down minimum essential standards for different social amenities comprising of educational, health, recreational facilities, in terms of area or number of sites required for probable population of the city. The existing facilities have been analyzed as described subsequently.

### 5.2 Educational Facilities

As per the data received from the Education department of Thane Municipal Corporation, there are total 827 schools with 5,30,173 students (1,70,872 boys and 3,59,301 girls) in the Thane Municipal Corporation area out of which 88 are primary and 52 are secondary schools. The following table shows the details of all schools in the TMC area.

Table 5.1 Existing Educational Facilities

Sr. No.	Management	Primary School	No. of Students	Secondary School	No. of Students	Higher Secondary/ Jr. College	No. of Students
1	Municipal Corporation	118	39,788	22	6,592	-	-
2	Zilla Parishad	-	-	2	70	-	-
3	Social Welfare Dept. - Aided	3	241	-	-	-	-
4	Social Welfare Dept. - Unaided	1	136	-	-	-	-
5	Private - Aided	89	43,468	58	31,629	31	58,280
6	Private - Partially Aided	12	7,390	15	4,289	1	890



7	Private - Unaided	22	7,219	15	2,696	2	105
8	Self-Finance School	197	1,60,169	114	62,577	73	89,566
9	Dept. of Education	1	44	-	-	1	110
10	Kendriya Vidyalaya					1	2,143
11	Unrecognized	40	11,345	9	1,426	-	-
<b>Total</b>		<b>483</b>	<b>2,69,800</b>	<b>235</b>	<b>1,09,279</b>	<b>109</b>	<b>1,51,094</b>

(Source: Education Department- Thane Municipal Corporation)

According to the Type of Management, there are 140 Thane Municipal corporation schools providing education to 46,380 students. There is total 245 private schools and 384 self-finance schools providing education to around 1,55,966 and 3,12,312 students respectively. The classification of schools as per the Type of Management is as follows.

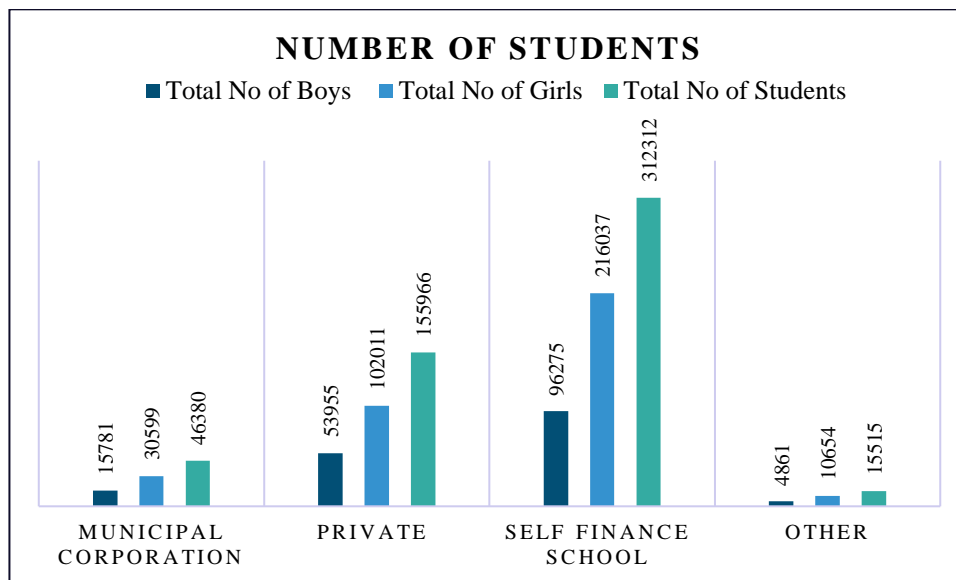


Figure 5.1 Number of Students

(Source: Education Department- Thane Municipal Corporation)

There are a greater number of self-finance schools in the Thane Municipal area providing education to about 3,12,312 students (58.90%) followed by private schools (29.42%) and Thane municipal corporation schools (8.75%). Out of total schools 97 schools do not have playground facility, whereas 329 schools are in rented premises.





### 5.3 Health and Medical Facilities

The Health Department of Thane Municipal Corporation has 30 Health Centers, 6 maternity Homes and 18 Dispensaries to provide preventive and curative services. Chhatrapati Shivaji Maharaj Hospital in Kalwa is a TMC Hospital with a capacity of 500 beds. The Civil Hospital and Mental Hospital are amongst the oldest government hospitals in Thane. There are 358 Private and 8 Charitable Hospitals with total 8,437 beds. During the Covid pandemic of 2020, 34 private hospitals were operated as Covid Centers in TMC area. The health department has divided the whole TMC area into 3 zones viz. Zone A, Zone B and Zone C.

The following table represents the zone-wise details of private and charitable hospitals in the TMC area.

Table 5.2 Zone Wise Private and Charitable Hospital Details

Sr. No	Zone	Type				
		Maternity	Nursing	Both	Private	Charitable
1	Zone A	11	122	20	150	4
2	Zone B	3	44	25	71	1
3	Zone C	8	89	44	137	3
<b>Total</b>		<b>366</b>			<b>358</b>	<b>8</b>

(Source: Health Department- Thane Municipal Corporation)

### 5.4 Commercial Facilities

Commercial facilities include retail, wholesale or general businesses, hotels, shopping centers, marriage halls, resorts, banks, markets etc. Thane Municipal Corporation area has some big commercial establishments.

### 5.5 Recreational and Entertainment Facilities

- Dadoji Kondadev stadium is one of the oldest stadiums in Thane. Currently, the stadium is used by MCA (Mumbai Cricket Academy). Its main ground has been built for cricket with an in-built six-lane running track for athletes. The complex also includes 5 badminton courts, a gym, a table tennis hall, 2 squash courts, a billiards room, a rummy room, a hall, a bar room and a canteen.
- Sharadchandraji Pawar Mini stadium located on Kolshet road and Maulana Abdul kalam Azad stadium are two mini stadiums/sports complexes in the TMC area which have excellent facilities for all types of sports.
- Suraj water park and Tikuji-ni-wadi are two famous water parks in the TMC area. Suraj



Water Park is also known as The Pride of Maharashtra after having bagged 6 Times winners in the Limca Book of Records and winner of National & International awards. Tikuji-ni-wadi is an amusement park and water park located on Ghodbunder road.

- There are 2 drama theatres namely Gadkari Rangayatan located near Masunda Talao and Dr. Kashinath Ghanekar Natyagruha which is located on Smt. Gladys Alvares Road. There is total 123 gardens which admeasures around 29.43 Ha. The ward-wise details of the gardens are mentioned in the following table.

Table 5.3 Details of Existing Gardens




Sr No	Ward Name	Total no of Gardens	Total area (Sq. m)
1	Naupada-Kopri Ward	38	61,063
2	Uthalsar Ward	16	34,924
3	Kalwa Ward	13	42,460
4	Mumbra	3	6,761
5	Majiwada Manpada	12	37,730
6	Vartak Nagar	21	71,859
7	Lokamanya Sawarkar Nagar	10	16,167
8	Wagle ward	10	23,374
	<b>Total</b>	<b>123</b>	<b>2,94,338</b>

(Source: Garden Department- Thane Municipal Corporation)

### 5.5.1 Lakes and Hills


Thane is called the ‘City of Lakes’ as it has around 35 Lakes in the city. Among all the lakes, Masunda Talao, Upvan Lake and Kachrali Talao are the major tourist attractions. Yeoor hills is a quick getaway spot for tourists. Some of the lakes are encroached and needs to be restored by removal of encroachment. Some of these are within the URP areas, while preparing the detailed plans for development of these URP Areas and lake beautification program, the lakes can be restored gradually. Corporation has also taken up an ambitious project for rejuvenation/ beautification of existing lakes under AMRUT Mission.





<ul style="list-style-type: none"> <li>• <b>Masunda Lake</b></li> </ul>	
<p>The Masunda Talao, or Talao Pali, as it is famously known, is the biggest and most popular lake in Thane City. It is in proximity to Thane Railway Station. This lake offers a series of activities like boating for the tourists.</p>	 <p>Figure 5.2 Masunda Lake</p>
<ul style="list-style-type: none"> <li>• <b>Upvan Lake</b></li> </ul>	
<p>It is situated in Upvan area, surrounded by Yeoor Hills. It was built-in the year 1880 by the Thane Municipal Council. Upvan Lake is an artificial but eco-friendly lake to which Yeoor Hills provide a serene landscape. Because of the beauty of the lake, fountains, lake side eateries and Ganesh Temple and boating activity etc. This place is quite popular among the locals.</p>	 <p>Figure 5.3 Upvan Lake</p>
<ul style="list-style-type: none"> <li>• <b>Kachrali Lake</b></li> </ul>	
<p>It is situated in Panchpakhadi area, opposite the Thane Municipal Corporation Headquarters. Kachrali Lake has a jogging track and exercise area. A specialized children’s area is on the premises of the lake. There is a beautiful temple of Lord Ganesh inside the lake premises.</p>	 <p>Figure 5.4 Kachrali Lake</p>





<ul style="list-style-type: none"> <li>• <b>Yoor Hills</b></li> </ul>	
<p>Yoor hills is located in Upvan area and is a part of Sanjay Gandhi National Park. It is known for its panthers and wildlife. Yoor Hills is home to about 78 known species of birds and about 12 different species of animals. Besides, it has the highest density of leopards in India. A trek through Yoor Hills at the Thane end of Sanjay Gandhi National Park will be an enchanting experience.</p>	 <p style="text-align: center;">Figure 5.5 Yoor Hills</p>

### 5.5.2 Entertainment Tourism

<ul style="list-style-type: none"> <li>• <b>Tikuji-Ni-Wadi</b></li> </ul>	
<p>Tikuji-Ni-Wadi is an amusement park, Water Park, and resort located at Manpada area of Thane. The Water Park has a variety of water slides. There is a Shiva temple and a marriage hall as a part of the resort. A recent addition is a realistic dinosaur park.</p>	
	
<p style="text-align: center;">Figure 5.6 Tikuji-Ni-Wadi Water Park</p>	<p style="text-align: center;">Figure 5.7 Tikuji-Ni-Wadi Amusement Park</p>

<ul style="list-style-type: none"> <li>• <b>Suraj Water Park</b></li> </ul> <p>Suraj Water Park is an excellent water recreation park which appeals to people belonging to all age groups. It is spread over 11 acres. It is located in the Dongripada area of Thane. The largest man-made fibre cave measuring 103 ft. in length has been prepared with modern technology with the presence of Lord Shiva and Natraj adding a symbolic touch of Indian tradition.</p>
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Figure 5.8 Fibre Cave at Suraj Water Park



Figure 5.9 Water Slides at Suraj Water Park

### 5.5.3 Amusement areas developed as Waterfront development under smart city project.

Table 5.4 Waterfront Development projects under Smart City Mission

Site location	Scope of works	Major elements
Waterfront Development at Parsik	Along the creek side at Mumbra bypass (Parsik Chowpatty) having approx. length of 1560 m & Area 1,09,500 Sqm.	Jetty & allied activities, Tree plantation & Gardening, Amphitheater, Garden & Seating, Compound Wall & Entry Gate, Mangrove Protection Fence, Storm Water Drain, Gabion Wall, Security Cabin, Gazebo, Electrical Works etc.
Waterfront Development at Naglabandar	Along the creek side at Naglabandar having approx. length of 1060 m. & Area 70,000 sqm.	Amphitheatre, Parking, Gazebos, Garden with Pathway & Seating, Natural Trail and Seating, Mangrove Protection Fence, Storm Water Drain, Erosion Control Measure Gabion Wall, Electrical Works Compound wall, Entry Gate, Jetty and Allied Activities, Tree plantation & Gardening etc.





<p>Waterfront Development at Kavesar-Waghbil and Kolshet</p>	<p>Along the creek side at Waghbil-600m length &amp; 25,000 Sqm area Along the creek side at Kolshet – 650m length &amp; 36,300 Sqm area.</p>	<p>Garden &amp; Seating with Walkway, Toilet, Compound Wall &amp; Entry Gate, Mangrove Protection Fence, Erosion Control Measure Gabion Wall, Seating, Security Cabin, Electrical Works, Tree plantation &amp; Gardening etc.</p>
<p>Waterfront Development at Saket, Kalwa and Kopri</p>	<p>Along the creek side at Saket-Balkum – 1100m length &amp; 19,000 Sqm area Along the creek side at Kalwa – 260m length &amp; 10,800 Sqm area Along the creek side at Kopri – 330m length &amp; 10,500 Sqm area</p>	<p>Mangrove Protection Fence, Garden with Natural Trail and Seating, Reconstruction of Existing Storm Water Drain, Storm Water Drain for Protection of Natural Water Courses, Reconstruction of Existing Public Utility, Waiting Area, Toilet, Security Cabin, Tree Plantation, CCTV Cameras, Electrical Works etc.</p>

### 5.6 Ancient, Historical Monuments and Sites

Thane is endowed with natural coastline, historical significance, and rich cultural heritage, which are prime assets for tourism to take place. Thane has the presence of tourist attractions of varied interests like heritage/culture, leisure, religion, etc. Also, Thane has proximity to Mumbai which gives it an added advantage from a tourism point of view. There is a need to provide appropriate infrastructure and facilities at these places, to make the tourist experience worthwhile.



### 5.6.1 Forts

- **Thane Fort**

Thane Fort is located opposite old RTO office in Thane west. In 1730 Portuguese constructed Thane fort after realizing threat from Marathas. In 1737 Maratha army attacked Thane fort and occupied it. The fort was then named ‘Fateh Buruj’ or ‘Tower of Victory’. The fort was unfinished till the attack of Marathas and later it was completed by them.

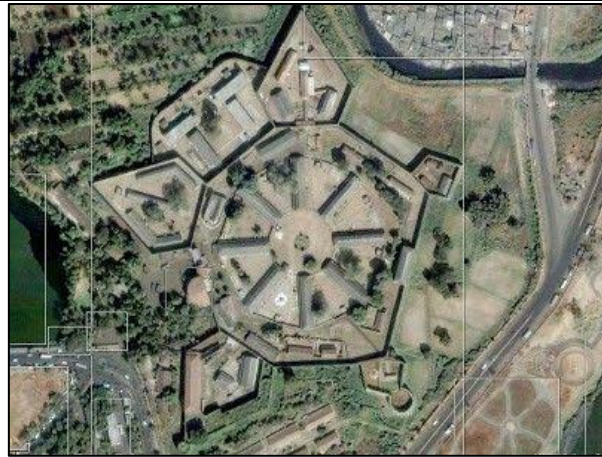


Figure 5.10 Thane Fort

In 1774, it was captured by British and armed with more than a hundred cannons. It was surrounded by stone walls from 16 to 21 feet high. It had a regular bastion and towers which enclose an area of 13/12 acres (5.463) hectares. In 1857 the fort was converted into Central jail. The building has ample room to accommodate thousands of prisoners.

### 5.6.2 Pilgrims

- **Kopineshwar Temple**

‘Kopineshwar Temple’ is situated near the Masunda Lake (Talao Pali) where a Shivling was found. The principal deity temple of Shiva is 5 feet diameter by 5 feet tall Shiva Linga. Within the holy enclosure of the Kopineshwar temple are six small temple shrines dedicated to Brahma Dev, Rama, Maruti, Shitala Devi, Uttareshwar and Kalika Devi.



Figure 5.11 Kopineshwar Temple





• **Saint John Baptist Church**

It is the oldest church in Thane, formerly known as Anthony Church. It was constructed during the 17th and 18<sup>th</sup> century. This magnificent church surrounded by the Masunda Lake imparts a picturesque view to the entire city. The rich cultural heritage and architectural beauty have enhanced the importance of the church. This Church has been quite a favourite among tourists and the local Christians of Thane.



Figure 5.12 Saint John Baptist Church

• **Shaar Hashamaim Synagogue**

A Synagogue was constructed by Jews near Tembhi Naka, Thane in 1879 which is popular as ‘Shaar Hashamaim’ – Gate of Heaven. It was renovated and beautified in 1999. A lot of change is made in the old structure, but inner prayer hall still possesses its past look. It is an important center for Jews.



Figure 5.13 Shaar Hashamaim Synagogue



Figure 5.14 Shaar Hashamaim Synagogue

• **Parsi Agyari**

Parsi Agyari, the Fire temple of Parsi was constructed in 1780 by Cawsji Sorabji Rustomji Patel. The Agyari is situated near Tembhi Naka. This structure has been in dilapidated condition for several years. Recently renovation work has been done to make it more spacious and elegant.





Figure 5.15 Parsi Agyari

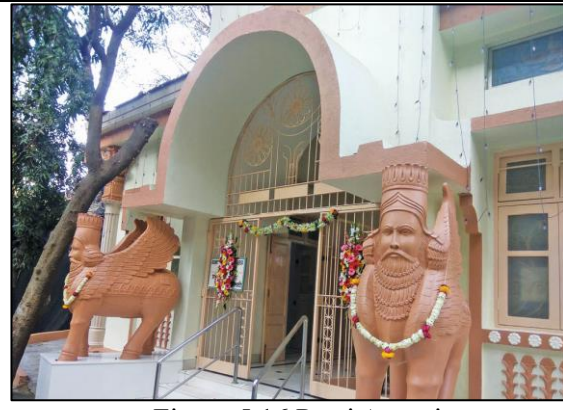


Figure 5.16 Parsi Agyari

### 5.6.3 Heritage Buildings and Precincts

Thane Municipal Corporation has published a list of 81 heritage Buildings/ Precincts within the limits of Thane Municipal Corporation area. The details include location, Ownership, present usage, Special features and date of construction of the heritage sites. Most of the heritage buildings and precincts are in Sector number 2.

However as per survey and information received, there are only 65 heritage buildings/sites existing at present in Thane. The buildings have been graded as either Grade I or Grade II or Grade III structures, based on the significance of individual structures. Buildings and precincts with national or historic importance fall under Grade-I, with regional or local importance comes under Grade-II (A and B) and Grade-III indicates buildings and precincts of importance for townscape. Grading also reflects the level of change allowed in each category.

Table 5.5 Heritage Building Classification based on Significance.

Sr. No.	Heritage Building	No
1	Grade I	1
2	Grade II A	3
3	Grade II B	26
4	Grade III	35
<b>Total</b>		<b>65</b>

(Source: Town Planning Department, Thane Municipal Corporation)

- **List according to the state of preservation**

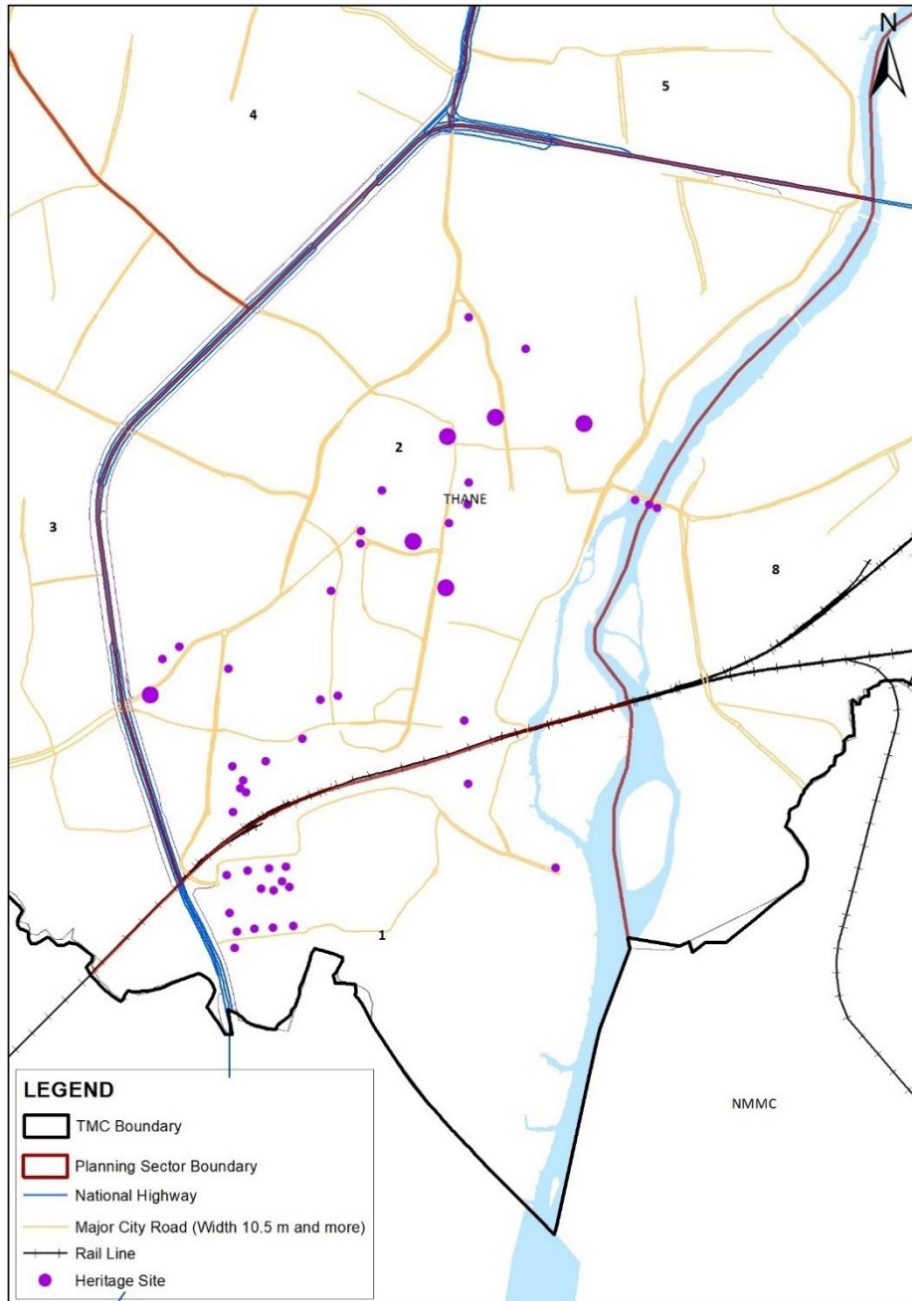
Out of the total buildings listed under Heritage, 41 buildings are in good condition whereas 8 buildings are now in a poor condition and need preservation.

Table 5-6 Heritage Building Classification based on State of preservation.

Sr. No.	State of preservation of Heritage Building	No
1	Good	41
2	Fair	16
3	Poor	8



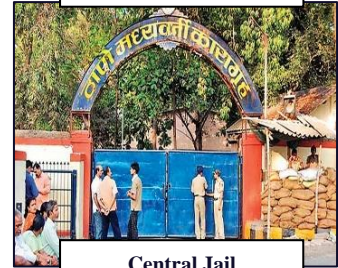
The following map shows the location of some famous heritage buildings and precincts in the TMC area.



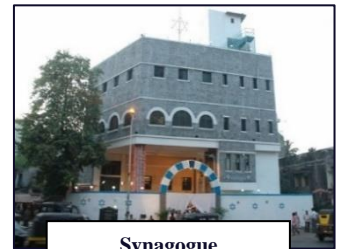
Map 5.1 Heritage Sites



St. James Church



Central Jail



Synagogue



Kopineshwar Temple



Forest Office

(Source: Town Planning Department, Thane Municipal Corporation)





## 5.7 Tourist Footfall

Thane has various lakes, entertainment facilities, ancient monuments and historical sites which have daily tourist footfall. As per the data received from Maharashtra Tourism Development Corporation, the recreational spots like Masunda Lake, Upvan Lake, Yeoor Hills have average daily footfall of 600 tourists per day. The famous Upvan Lake Mohotsav has 15,000 to 20,000 daily footfalls. The Kopineshwar Temple, which is an ancient and historical monument has daily 500 devotees and peak devotees around 30,000 during Mahashivratri. The Tikuji-ni-wadi and Suraj Water Park, being the famous recreational spots have daily footfall of 200 to 300 persons.

## 5.8 Library and Study centers

There are several public and private libraries in the city. There is total 16 Libraries, out of which 9 are owned by TMC.

*(Source: Primary data collection)*

## 5.9 Cremation and Burial Ground

There is total 37 cremation grounds, 18 burial grounds and 6 graveyards in Thane comprising 24 Ha area.

*(Source: Primary data collection)*

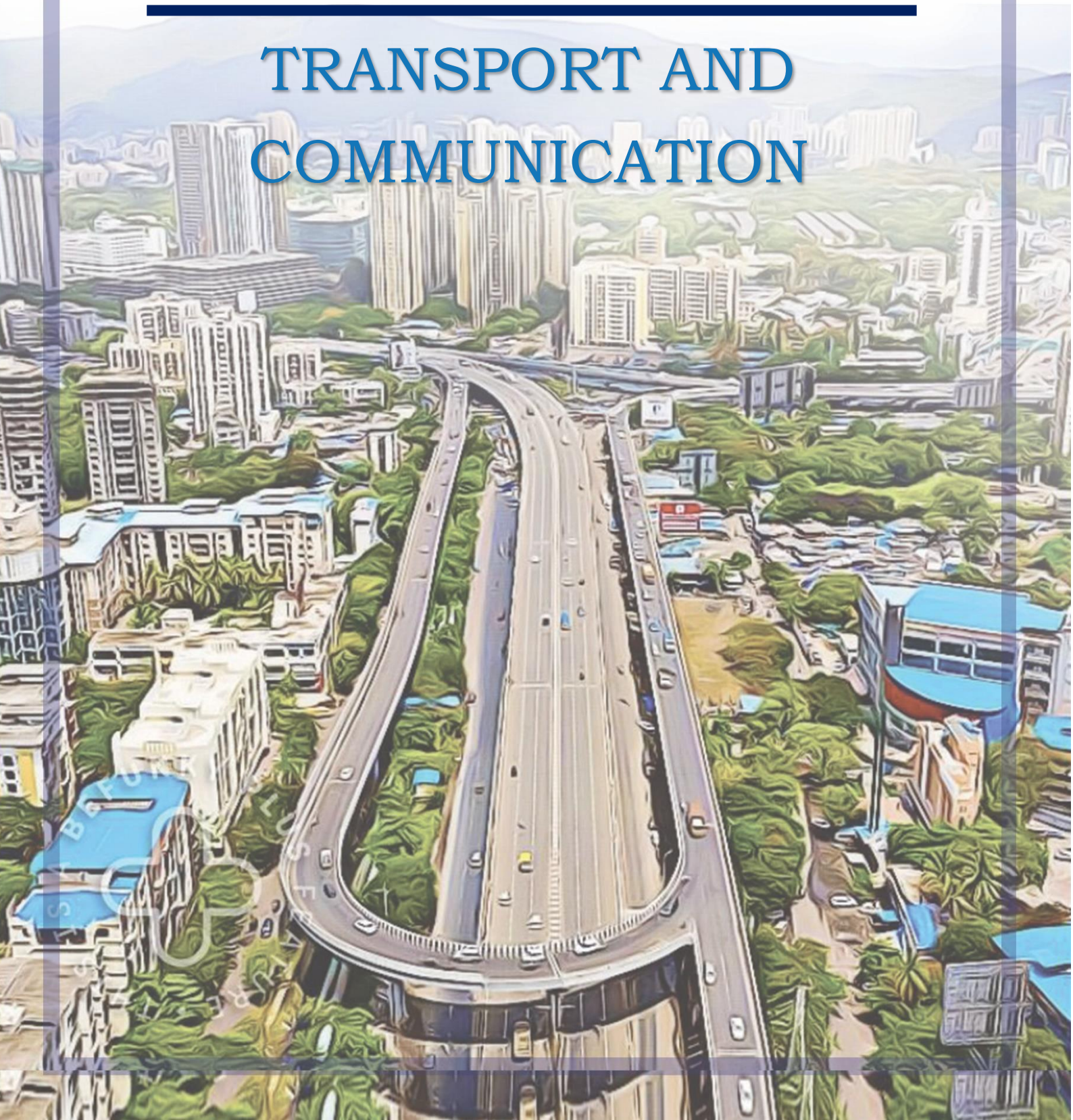
## 5.10 Market

Thane has major vegetable market near Talaopali Lake, an several fish and mutton markets all over the city. It is observed that these markets are mainly placed along the road resulting into slow vehicular movement and traffic. Therefore, it is necessary to develop the infrastructure for the markets. Various stalls are also observed over the footpath an on road causing obstruction to free vehicular movement and pedestrian. Hence, sites are required to be proposed and existing markets are needed to be upgraded and maintained in order to meet the demand of each sector and city.

# CHAPTER 6

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## TRANSPORT AND COMMUNICATION







## 6 TRANSPORT AND COMMUNICATION

### 6.1 General

The development of City largely depends upon growth of it's physical, social, and institutional infrastructure. The transport demand in the city has increased substantially, due to the increase in population because of both natural increase and migration from surrounding areas.

The Development Plan will help in achieving an effective and efficient transport system that will play a vital role in the development of the city. The ELU survey revealed that the area of 987.16 Ha is under transport and communication which is to the extent of about 20.52% of the developed area.

### 6.2 External Communication

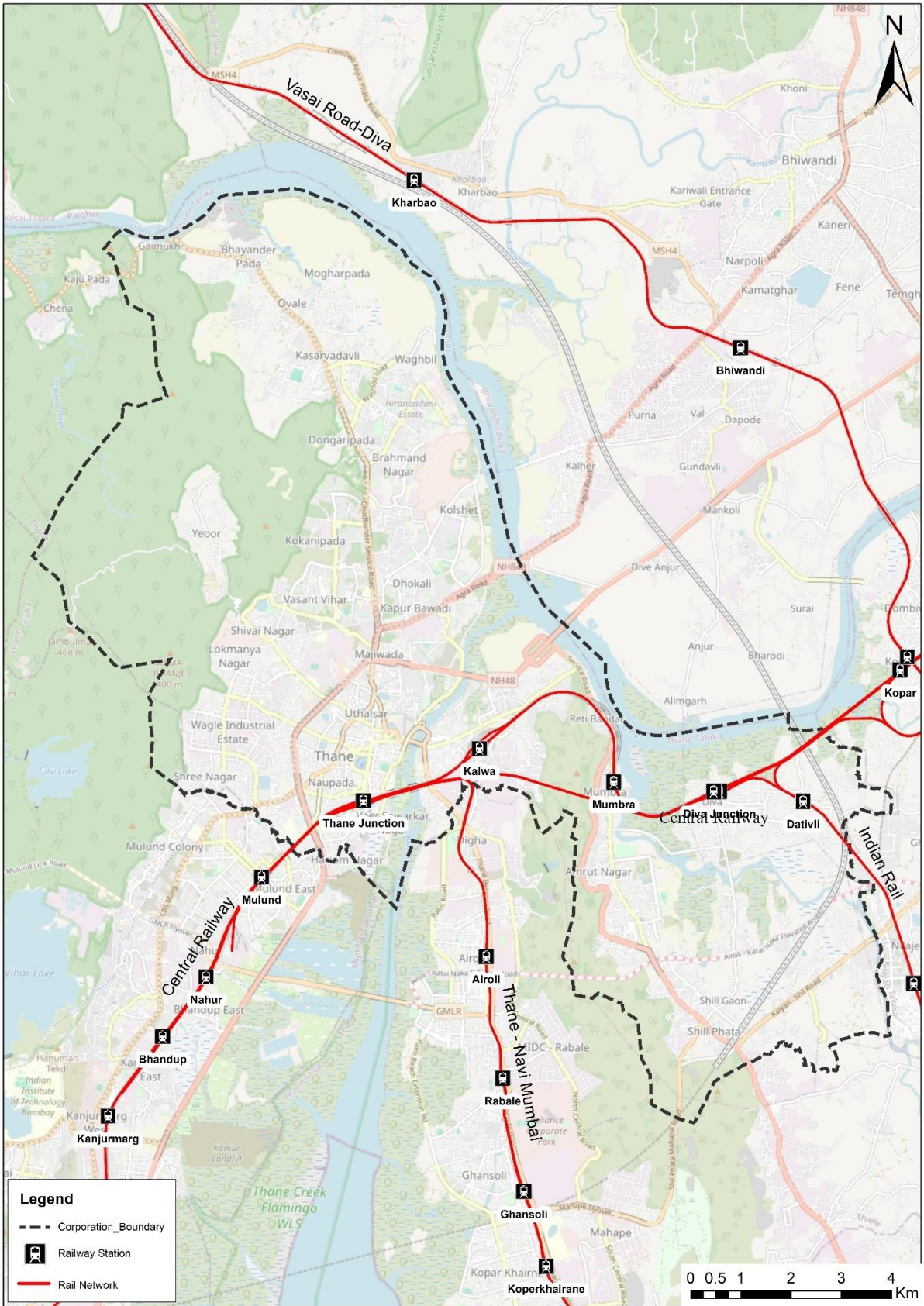
The regional connectivity to Thane City through different modes of transport is as follows:

#### 6.2.1 Airways

There is no airport within the Thane Municipal Corporation limits. The 'Chhatrapati Shivaji Maharaj Airport' (with International and Domestic Terminals) is the nearest airport situated at 23 Km. The proposed Navi Mumbai International Airport is at Ulwe, Pargaon Dungi which is around 29 kms from the city.

#### 6.2.2 Railways

Thane Railway station handles approximately 6 lakh people daily with 10 platforms. On 16<sup>th</sup>, April 1853, the first passenger train of India travelled from Bori bunder Station (CSMT) to Thane terminus. The central railway's main and local lines pass through the city. Thane has railway connectivity from three railway lines i.e., Central Railway Line, Trans harbors line and Diva-Panvel railway line. Thane city is connected to Mumbai and Navi Mumbai through the local rail network. Under TMC limits, four suburban railway stations are available viz. Thane, Kalwa, Mumbra and Diva. Thane is a major railway station on the Central line of the Indian Railways System. Thane is one of the busiest railway stations on the Mumbai suburban network, followed by Andheri and Kalyan. The station is well-connected to several Indian cities. Some of the major routes include the places of Bengaluru, Chennai, Kanpur Central, Allahabad Jn, and Howrah Junction.



Map 6.1 Thane rail connectivity



## 6.2.3 Mass Rapid Transit Connectivity

### 6.2.3.1 Mumbai Metro

Mumbai Metro with 10 lines is an urban Mass Rapid Transit System (MRTS) is being built to serve Mumbai and Suburban area. The Thane will be connected to Line 4 (Wadala-Thane-Kasarvadavali) and Line 5 (Thane-Bhiwandi-Kalyan) of Mumbai Metro. These two lines will connect the suburbs to central Mumbai, thus making passengers reach the main city within the shortest possible time.

- **Mumbai Metro Line 4 (Wadala - Kasarvadavli):**

Metro Line 4 from Wadala to Kasarvadavali is 32.32 km. long elevated corridor with 30 stations. It shall provide interconnectivity among the existing Eastern Express Roadway, Central Railway, Monorail, the ongoing Metro Line 2B (D N Nagar to Mandale), and the proposed Metro Line 5 (Thane to Kalyan), Metro Line 6 (Swami Samarth Nagar to Vikhroli).

- **Metro Line -5 (Thane-Bhiwandi-Kalyan):**

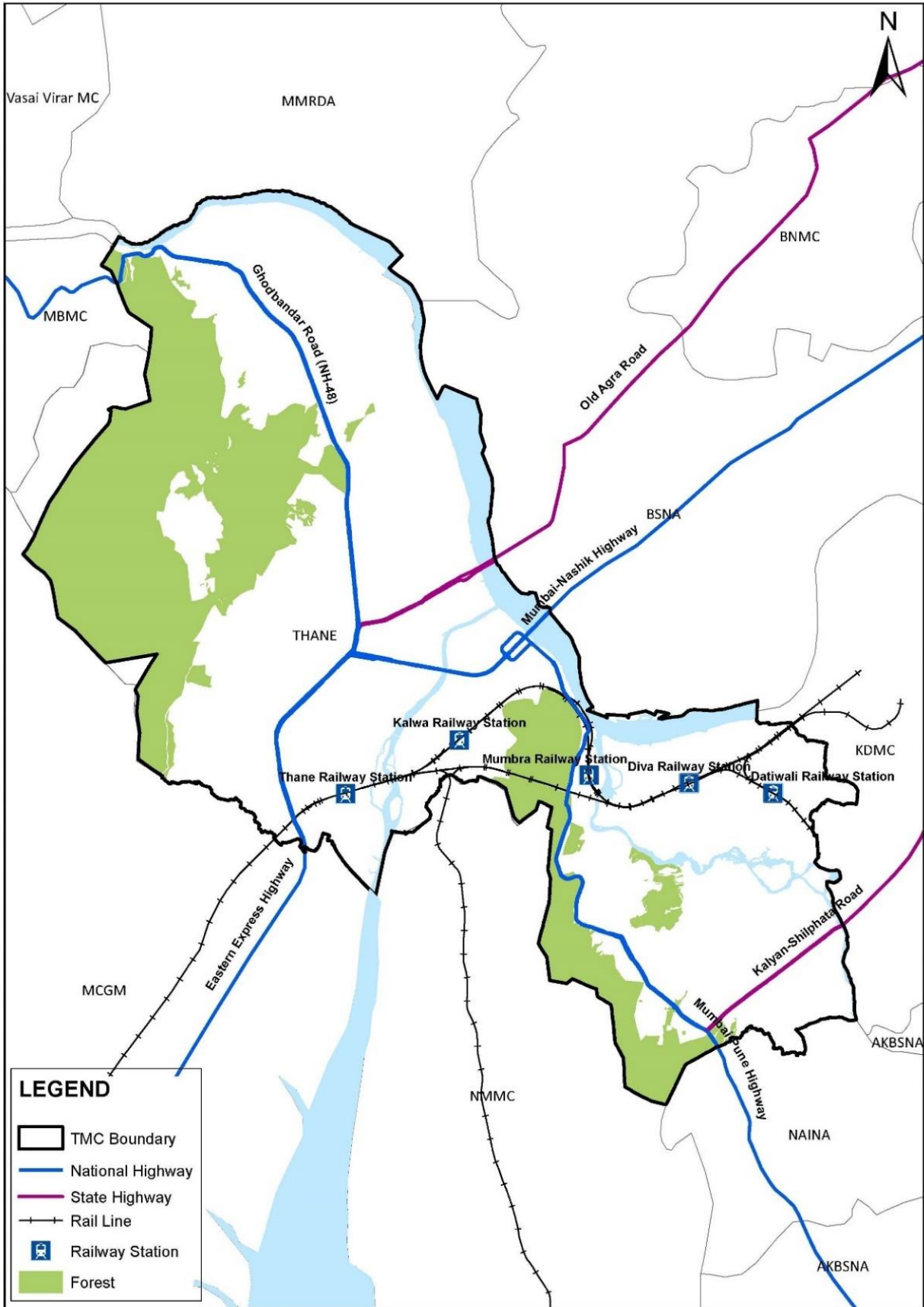
Metro line 5 from Thane to Bhiwandi to Kalyan is a 24.90 km long elevated corridor with 15 stations. It will provide connectivity between the ongoing Metro line 4 (Wadala to Kasarvadavali) and the proposed Metro Line 12 (Kalyan to Taloja) and with the existing Central Railway. It will reduce the current travel time significantly.

## 6.2.4 Roadways

Thane is well connected to other regions by an extensive network of Railways and Roadways. There is an important National highway which passes through the city viz. Mumbai-Agra National Highway (NH-3).

The 23.55 km long Eastern Express Highway (EEH) serves the cities of Mumbai and Thane. It is one of the busiest and most important roads in the Mumbai Metropolitan Area and is a part of National Highway 48. The regional connectivity through road and rail is shown in the following map.

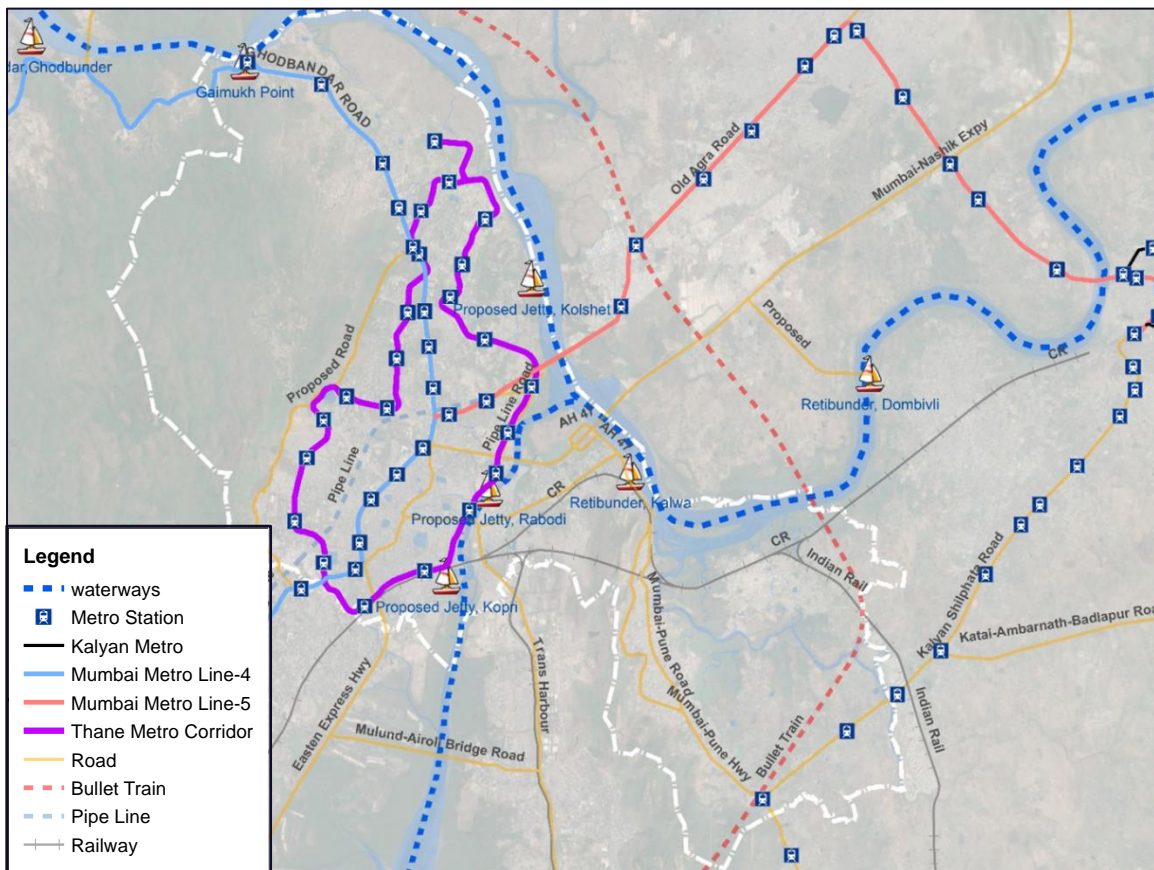




Map 6.2 Regional Connectivity

### 6.2.5 Waterway Connectivity

The Maritime Board has planned for an ambitious Inland Water Transport (IWT) project which would help connect Thane to Vasai, Kalyan and Bhiwandi. This would help provide easy connectivity to these areas and cut travel time. To utilize the waterways around Mumbai, Thane and Navi Mumbai, waterways are proposed by Maharashtra Maritime Board for water transport. This Inland Water Transport project has three phases which include the first phase from Vasai-Thane-Kalyan, the 2nd phase from Thane to Mumbai and the 3rd is from Thane to Navi Mumbai.



Map 6.3 Proposed Waterway and Metro Connectivity

### 6.3 Internal Roads

The major highways in Thane city are Mumbai- Agra Road (NH-3), Mumbai-Pune-Bangalore Road (NH-4), Eastern Express Highway and Ghodbunder Road (a significant link between Eastern Express Highway, NH-3 and NH-8) pass through Thane and carries maximum traffic in the city road network.

The National Highway and State Highway passing through Thane are 8 km and 14 Km long respectively, while other major roads include 225 km of the road network, which forms the major arterial and sub-arterial road network of the city.



## 6.4 General Condition of Roads

The total road length within Thane Municipal Corporation area is 380.96 kms, out of which 24% roads are cement concrete roads, 12.79% asphalt roads, 32.17% Ultra-Thin White Topping roads and around 30.98% are Bituminous (BT) Road. The following table shows the details of existing roads. It is observed that most of the footpaths are not properly developed hence pedestrians are forced to walk on road therefore it is suggested to developed road above 9m with footpath (standard design) for seamless access to pedestrians.

Table 6.1 Details of Existing Roads

Sr. No.	Type of Construction	Length (in km)
1	Cement Concrete Road	91.60
2	Asphalt Road	48.75
3	Ultra-Thin White Topping (UTWT) Road	122.57
4	Bituminous (BT) Road	118.04
<b>Total</b>		<b>380.96</b>

## 6.5 Overview of Traffic Situation

Various congested areas identified and listed below, it is suggested to ensure priority for public transit in these area and segregate streets for public transit to avoid congestion.

Important road crossings are identified and listed below, standard design should be made for proper vehicular and pedestrian movement as at present it is observed that the some of road crossings are unsafe.

### 6.5.1 Registered Vehicles

Category wise new motor vehicle in Thane has been compiled from the Regional Traffic Office (RTO) for the period 2015-2021. The tremendous growth in vehicle has been noticed in Thane. It can be observed that the share of private vehicles has increased from 64% to 74% over 10 years, which needs attention. Therefore, it is suggested, a detailed study should be done for integration of paratransit as bike, auto, taxis for last mile connectivity so that the share of private vehicles can be reduced.



### 6.5.2 Mode Share

A modal share (also called mode split, mode-share, or modal split) is the percentage of travelers using a particular type of transportation or the number of trips using said type.

The major public transport mode used by the residents is railway which contributes about 55% of the total mode share.

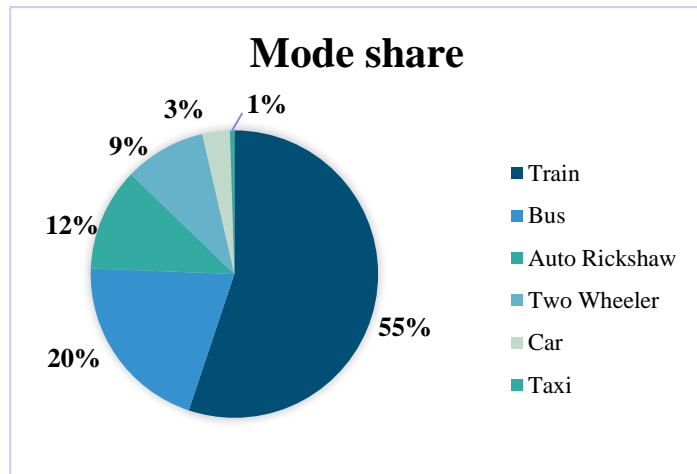


Figure 6-1 Mode Share

### 6.5.3 Bus and Passenger Traffic

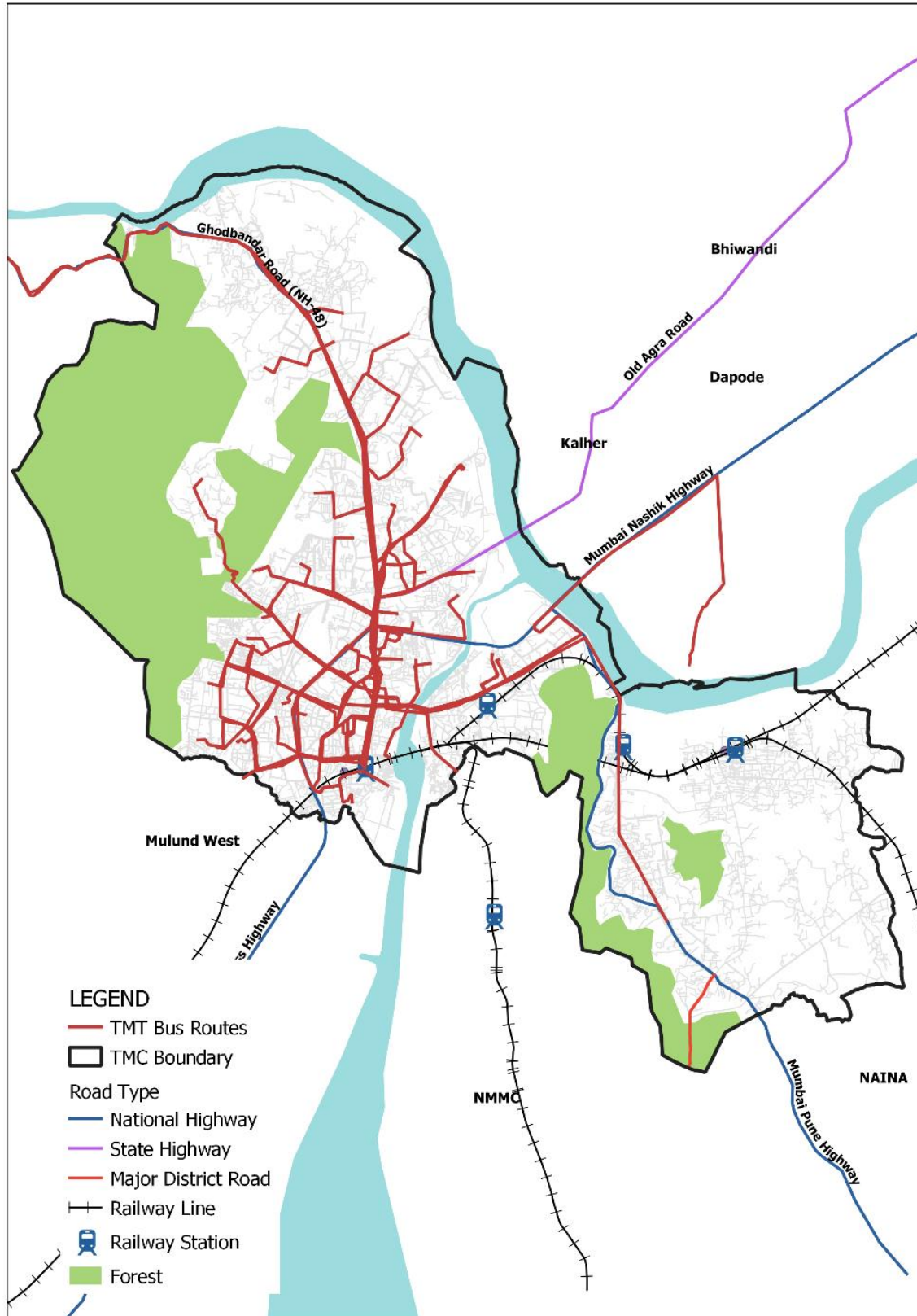
Thane Municipal Transport (TMT) is the transport wing of Thane Municipal Corporation which provides transport services to the city. It provides services to the city interior and Mumbai suburbs. Thane Municipal Transport (TMT) operates the bus-based public transport system with a fleet of 320 buses operating across 110 routes of which 62 routes across 336 stops are intra-city routes. As per the Economic Survey of Maharashtra Report 2021, the average number of vehicles operated by TMT on the road per day is 156 whereas, average number of passengers carried per day is around 53,000. TMT buses are mainly catering as a feeder system to people who have their destination in Mumbai or for the people who come to Thane city. TMT also operates intercity transport connecting Mumbai, Navi Mumbai, Mira Bhayandar and other cities in Mumbai Metropolitan Region.

Considering the population forecasted for 2046, the overall public transport system needs considerable improvement in various phases in terms of the supply of buses and coverage as many parts of the city are not served by it. Also, the frequency of the services available need improvement. As per AMRUT guidelines 40 buses required per 1lakh population. Corporation taking initiative to add electric buses to increase the fleet capacity. As per 2011, for 18.41 lakh population approximate 736 buses required but Thane municipal corporation presently have fleet of 320 buses and has planned to add 192 new buses in near future. Appropriate steps need to take to increase the number of buses phase wise. There are Three bus terminals in the city, Thane West Stand, Central Bus Stand and Vandana Bus Stand. It is well noticed that the Bus Terminals are centralized near the railway station of the city. There is four Bus Depots namely Anand Nagar Bus depot, Chhatrapati Shivaji Maharaj Bus Depot, Wagle Bus Depot

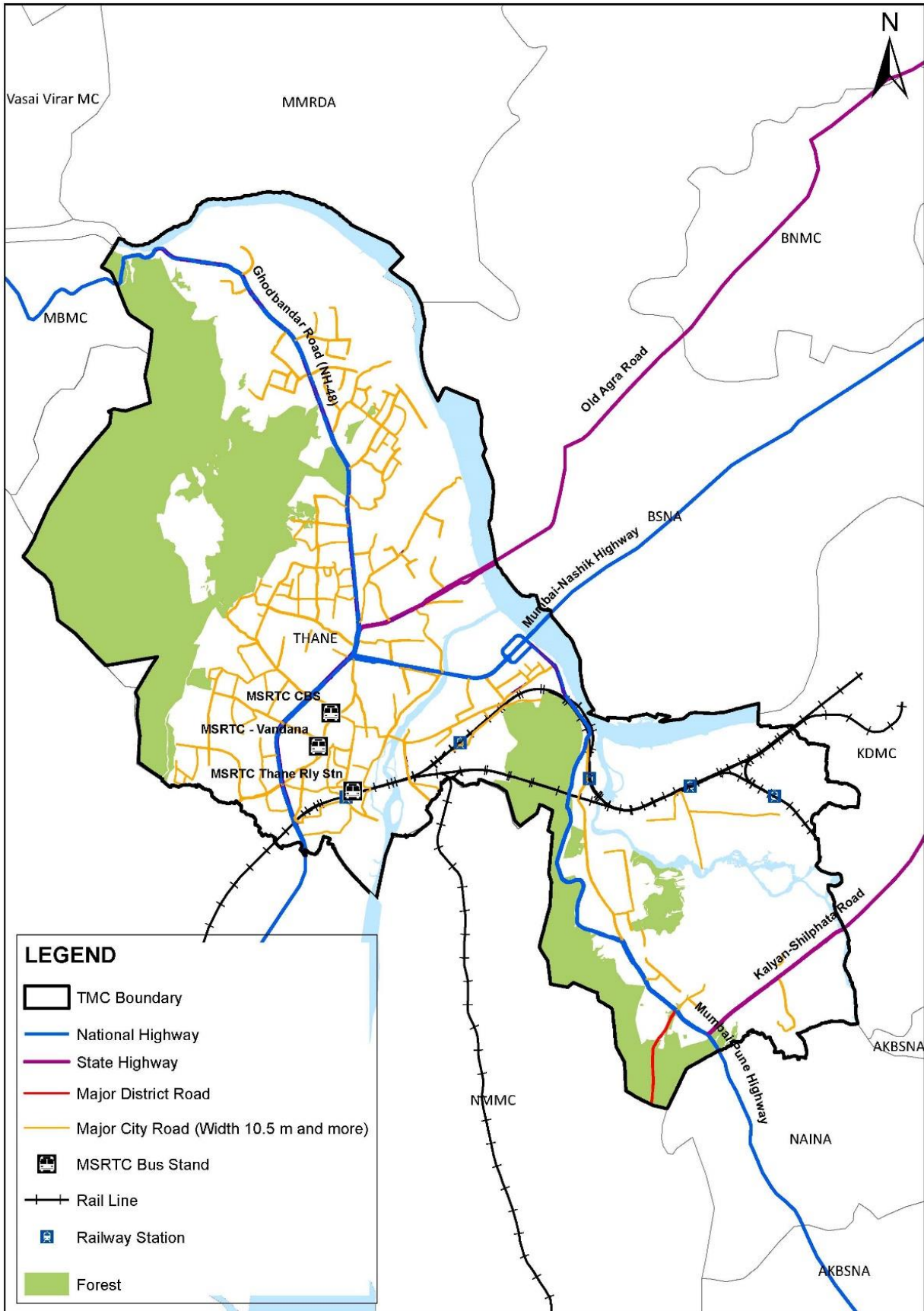




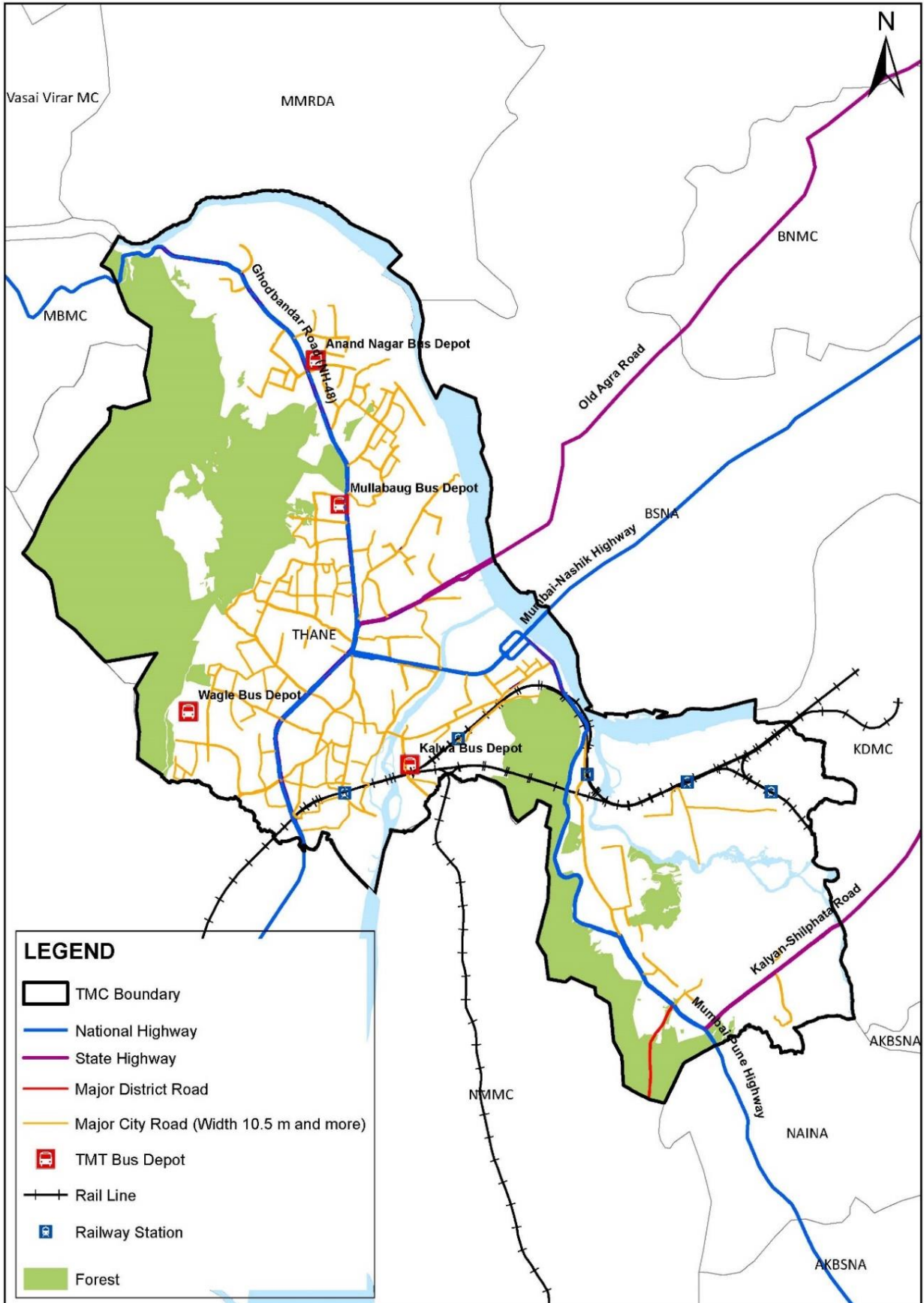
and Kalwa Bus Depot in the Thane Municipal Corporation area. A map showing the locations of these depots is given below.



Map 6.4 Thane Municipal Transport Bus Routes



Map 6.5 MSRTC Bus Stands



Map 6.6 TMC Bus Depots





### 6.5.4 Bottle Neck Junctions and Congestion Points

Bottleneck and congestion locations are those points where the vehicle speed reduces, and the vehicle queue increases over a specific period. The major reasons are heavy flow of traffic than design capacity, varying lane configuration and heavy cross/turning movement at the junction. Based on the information collected from the department of Traffic Police, Thane City, the identified locations of the blackspot and congestion points are given in the table below.

Table 6.2 Bottleneck Junctions and Traffic Congestion Points

Sr. No.	Transportation Subdivision	Bottleneck Junctions	Traffic Congestion Point locations
1	Thane	-	-
2	Kopari	1. Anand Nagar Check Naka Mumbai Nashik Route	1. Anand Nagar Check Naka Mumbai Nashik Route
		2. Gurudwara Gap Nashik Mumbai Route	2. Gurudwara Gap Nashik Mumbai Route
3	Naupada	-	1. congestion in front of Eternity mall
			2. congestion near Teen Hat Naka bridge (Nashik Mumbai Vahini)
			3. Congestion near Kalika Mata Mandir (Nashik Mumbai Vahini)
			4. Aaradhana Cross
			5. Teen Petrol pump
4	Wagle	1. Raheja to Teen hat Naka	1. Yashodhan Nagar
		2. Opposite eternity mall	2. Cross Tower
		3. Indira Nagar Naka	3. LIC Junction
			4. Road No.16
5	Kapurbavadi	1. Saket cut bridge	1. Golden Naka
		2. Mumbai Nashik Road Saket bridge	2. Golden cross to Ravi Steel Naka
		3. Nashik to Mumbai Saket bridge	3. Kapurbawadi circle
		4. Jupiter Cross Nashik to Mumbai highway	4. Balkum Junction
		5. Naupada Junction	





		6. Majiwada to Ghodbandar Road	
6	Kasarvadavali	1. Manpada Junction	1. Manpada Junction
		2. Bramhand Junction	2.. Anand Nagar Junction
		3. Aanand Nagar Junction	3. Kasarvadavali Junction
		4. Kasarvadavali Junction	
		5. Nagala Bandar Junction	
7	Kalwa	1. Vitava railway underpass Thane Belapur Thane Road	1. Vitawa Jakat Naka Belapur Thane Road
		2. Kharegaon Khadi Bridge (Kasheli Bridge) Mumbai Nashik Mumbai Road	2. Budhaji Nagar Belapur Thane Road
		3. Saket Khadi Bridge (Kalwa Bridge) Nashik Mumbai Road	3. Kalwa: Chhatrapati Shivaji Maharaj Chowk)
			4. Pandurang Thakur Chowk Kalwa Parsik Nagar Road
			5. Kharegaon Naka near Kharegaon railway station
8	Mumbra	1. Retibandar	1. Retibandar Railway Bridge
		2. Fast tract bridge Mumbra	2. Y junction Shilphata
		3. Kausa Mumbra	3. Kalyan Phata
		4. Kismat colony Gulab Park Market Mumbra	4. Hotel Pooja Punjab
		5. Y junction	5. Desai Khadi Bridge
		6. In front of Bharat Gear Company	
		7. Desai Khadi Bridge	
9	Rabodi	-	-

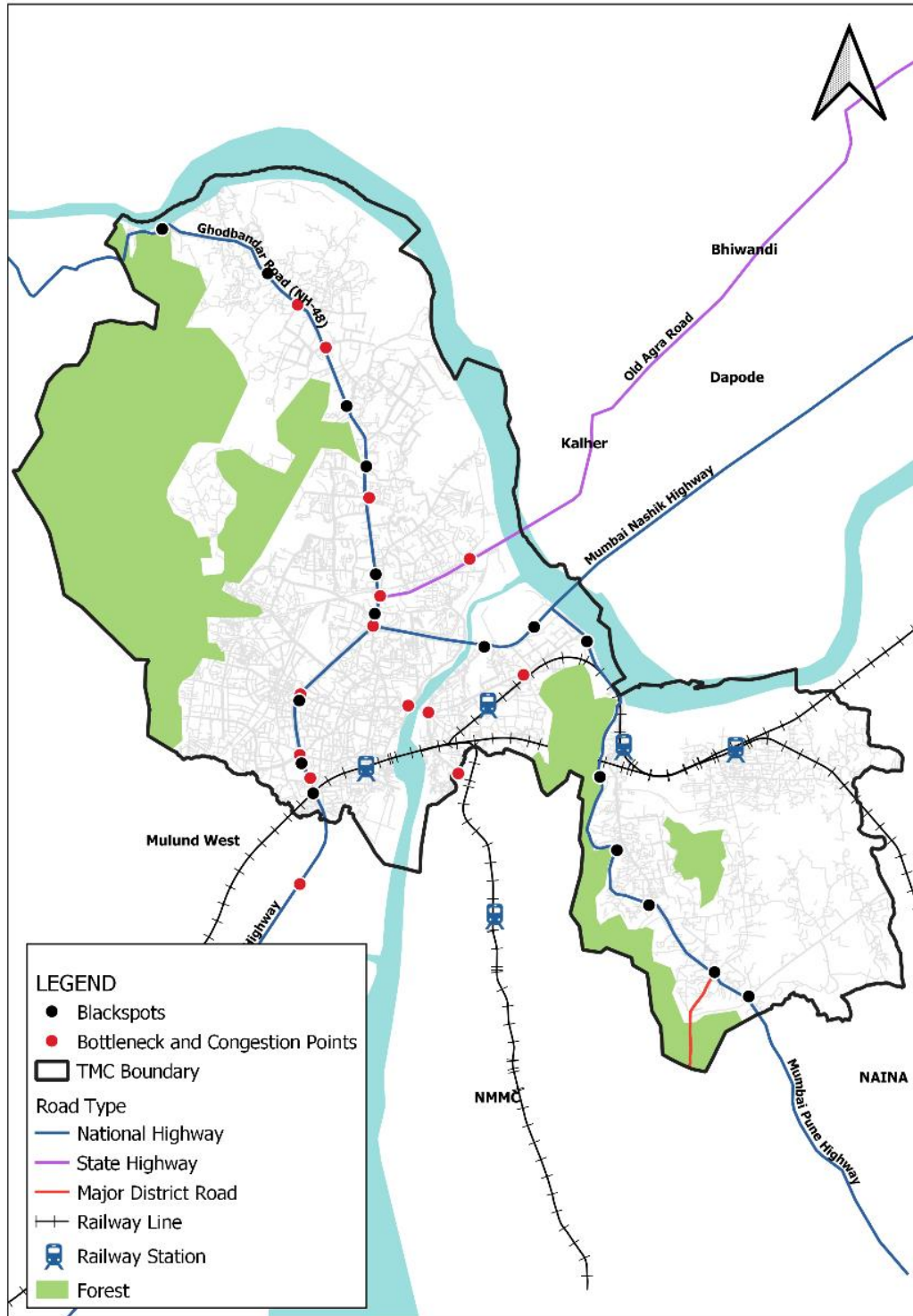
(Source: DCP Traffic, Thane)

Congestion points and bottlenecks are observed at intersections, merging, and diverging along the arterial road and Toll Plaza. Thane municipal corporation has made provisions for safe access by provision of proper lighting. Moreover Ramp, lifts etc already provided at various public places such as bus stops, bus depot, railway stations for differently abled. The authority should continuously do the same for newly developed locations and ensure proper maintenance of the same.



As per the information received from corporation, no vulnerable subways and elevated roads/over bridges have been found in the city. The corporation should annually make assessment of these type of locations and shall endeavor to see that there are no vulnerable spots in Thane city.

The map showing identified congestion points and black spots is given below.



Map 6.7 Black Spots, Bottleneck Junctions and Congestion Points



### 6.5.5 Road Accidents

The accident data received for the year 2020-21 is given in table 6-3.

Table 6.3 Accident Data (2020-21)

Duration	Road Accidents	Total Deaths	Total Injured
January to December 2020	262	82	238
January to June 2021	161	49	137

(Source: DCP Traffic, Thane)

The black spot locations are identified by the Traffic Police. Blackspots are observed along the arterial roads and intersections.

### 6.6 Analysis of Existing Traffic Conditions

To identify the difficulties in the existing transportation system, a detailed analysis has been carried out. A traffic survey is undertaken to determine the volume and/or nature of traffic utilizing a particular route. To analyze the existing situation, surveys are conducted to understand the capacities of the road network, and the characteristics of the corridors. The following surveys are conducted as a part of the study.

#### a) Origin Destination survey

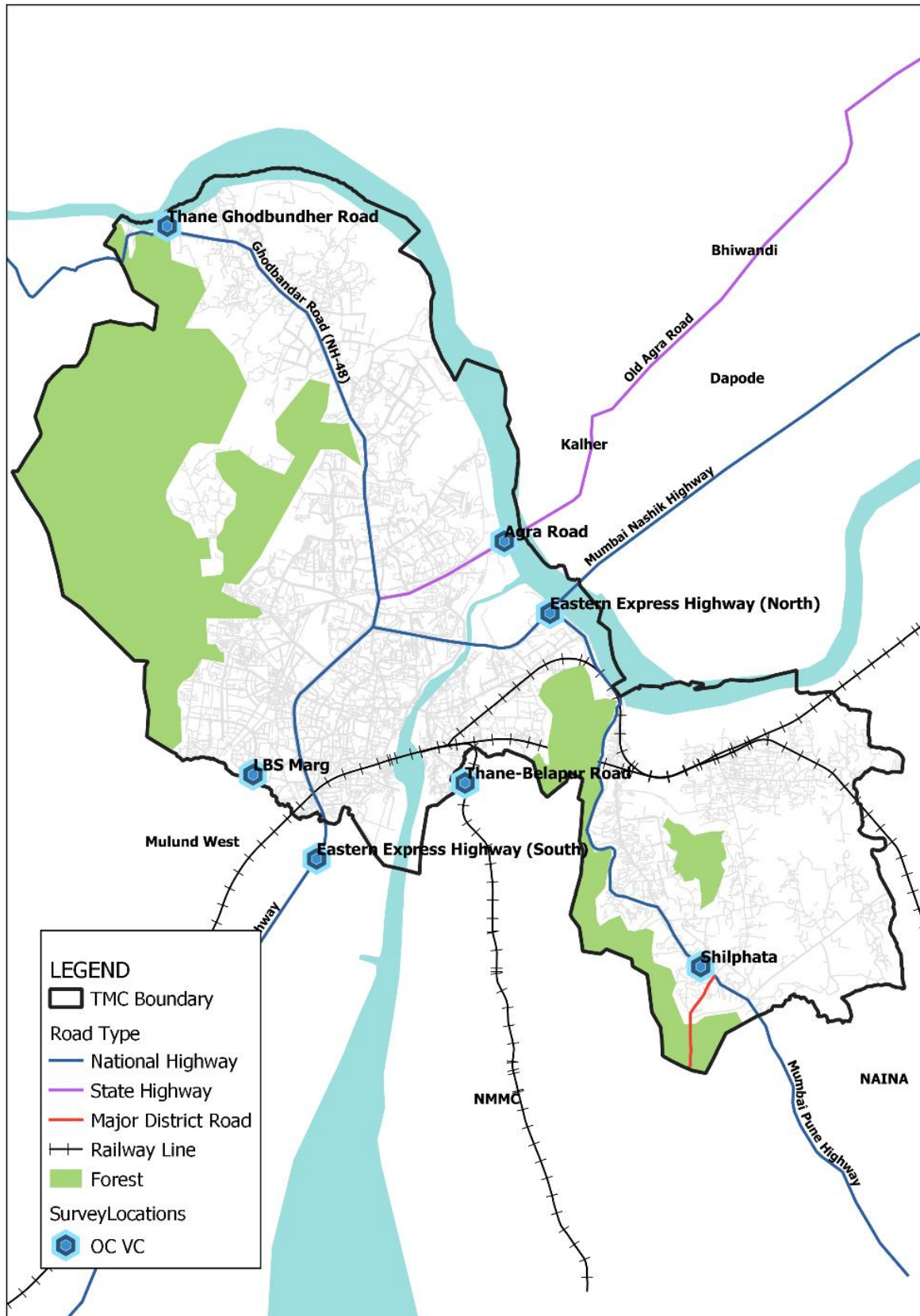
The origin and Destination survey is carried out at the following Locations.

- **Ghodbunder Road** - It is inferred that 66% of the traffic observed at Ghodbunder road originated or was destined at Thane. While Mumbai and Thane Belapur Road contribute to 20% of the traffic which accounts for external-external traffic.
- **Old Agra Road (Bhiwandi)** - 68% of the traffic observed at Old Agra Road originated or was destined at Thane. While Mumbai and Thane Belapur Road contribute to 28% of the traffic which accounts for external-external traffic.
- **Shilphata Road** - Around 47% of the traffic observed at Shilphata Road originated or was destined at Thane. While Kalyan -Shilphata Road contributes 31% of the traffic which accounts for external-external traffic.
- **Mumbai- Agra National Highway/ Mumbai- Nashik Highway-** It is inferred that 51% of the traffic observed at Mumbai-Agra NH originated or was destined at Thane. While Eastern Express Highway (Mulund Road) contributes to 38% of the traffic which accounts for external-external traffic

Corporation should make a plan for improvement of these junctions to make them traffic



and pedestrian friendly.



Map 6.8 Origin and Destination Survey Locations





- **Mumbai Eastern Express Highway-** Around 72% of the traffic observed at Mumbai Eastern Express Highway originated or was destined at Thane. While Mumbai-Agra NH and Kalyan-Shilphata Road contribute 22% of the traffic which accounts for external-external traffic.
- **Thane Belapur Road-** It is inferred that 82% of the traffic observed at Thane-Belapur Road originated or was destined at Thane. While Mira Bhayandar contributes to 10% of the traffic which accounts for external-external traffic

#### **b) Speed and delay survey**

Seven strategic routes (seven areas) were planned in Thane to understand the travel time, speed, and delay of the vehicles. The seven areas are,

- City Centre Area
- Mumbra and Kalwa region
- Naupada, Panchpakhadi, Charai, Kharkar Alley
- North Area
- Thane West Area
- Upvan Area
- Wagle Estate

The average journey speed in the city differs from 14 kmph to 24 kmph during peak hours, whereas the average journey speed in the city ranges from 15 kmph to 26 kmph during the off-peak hour. The analysis shows that the travel speeds in the morning peak hour are generally higher than the travel speed during the evening peak hour. The survey records the lowest average journey speed in City Centre and Wagle estate during peak hour with 14 kmph and the highest average journey speed during peak hour with 24 kmph in Thane North. The general reasons for delay are higher traffic volume, construction of infrastructure/ building, pedestrian crossing, road geometry, un-optimized signal, railway crossing, vertical profile, and road pavement.

#### **c) Traffic Volume Count Survey**

The Traffic Volume Count Survey was carried out at the following locations:

- Ghodbander Road
- Old Agra Road
- Kharegaon Toll Road
- Mulund Express Toll Road
- Thane Belapur Road
- Mumbai Pune Road



The surveys infer that the morning peak hour is 9:00 AM – 10:00 AM and the evening peak hour is 6:00 PM to 7:00 PM. It is noticed that Mumbai Pune Road, Ghodbunder Road and Expressway have a larger car share while other locations have a higher two-wheeler share. The V/C (Volume/Capacity) ratio of all locations is close to or greater than 1, indicating the requirement of MRTS systems for regional connectivity.

#### **d) Intersection Analysis**

Intersection Volume analysis helps us understand the capacity of the road on the near side, far side and the capacity of the intersection. The intersection traffic volume analysis is performed in the following locations,

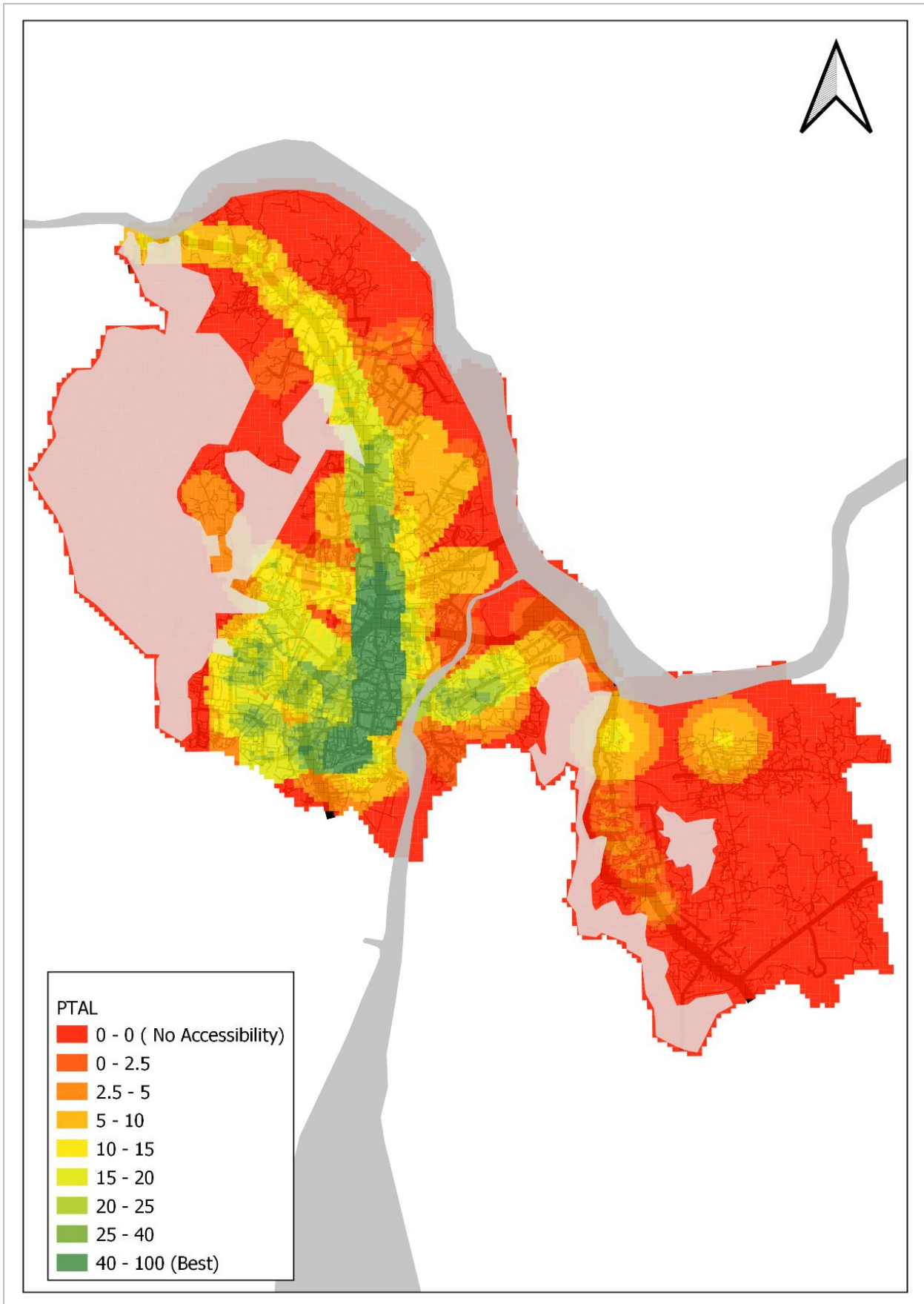
- **Teen Hath Naka** - The Mulund LBS Road meeting at Teen Hat Naka Junction has a higher V/C ratio, and the capacity of the road is saturated.
- **Kapurbawadi Junction**- The Kasheli road and Ghodbunder road meeting at Kapurbawadi Junction have a higher V/C ratio, and the capacity of the road is saturated.
- **Majiwada Junction**- The Godbhander Road and Thane Road have a higher V/C ratio, and the capacity of the road is saturated.

#### **e) Public Transport Accessibility Analysis**

Public Transport Accessibility in the city is essential to understand the public transport service, under-serviced and no-service areas in the city.

PTA is essential to plan Transit Oriented Development, Public Transport route rationalization, population densification and rationalize parking norms in the city. The public transport accessibility in the city is estimated based on public transport routes, the number of services and the distance to the bus stop.

It is noticed that 35% of the population does not have connectivity to bus transport, while 18.5% of the population has low or very low connectivity to the public transport system.



Map 6.9 Public Transport Accessibility



## 6.7 Parking Facilities

The increasing number of vehicles on the roads results in parking problems. A few provisions for parking have been developed in the city. An underground Parking at Gaodevi Maidan has been developed under Smart City Mission. The provision for parking is underground and the playground is above the parking area providing parking facility for 120 Two Wheelers & 130 Four Wheelers. At present the parking facilities in the city are insufficient and cannot cater to the need of increasing vehicles fully. Hence, the vehicles are bound to be parked on roadside which results in creating traffic issues. Further, roadside parking considerably reduces the effective width of the roads resulting in slow movement of traffic. Corporation should frame a policy for identification of where-how-when of parking in the city. Also plan steps for what will make it financially viable for private participation for development of parking sites.

- **On Street Parking survey**

The On-street parking survey is conducted in Thane to understand the parking spillover, and on-street demand and to estimate parking requirements at different locations of the city. It was observed that places where the population density and commercial activities are high such as Thane Railway station, Market areas, shopping complexes, major junctions etc. are facing parking issues resulting in creating chaotic conditions. Inadequate parking facilities and inadequate norms for public places, Mangal Karyalaya, hospitals etc., make the people park the vehicles on streets, which creates difficulties in regular traffic flow. The summary of the Table 6.4 Parking Survey Analysis Results

Sr · N o.	Location	Total Bay	Parking Capacity	Parking Load	Parking Index
1	Jambhali Naka	106	1212	971	80%
2	Kopri Road	80	955	759	79%
3	Station Road	52	619	446	72%
4	Viviana Mall Road	37	430	257	60%
5	Talavpali Road	76	917	516	56%
6	Pokhran Road No 1	96	1104	615	56%
7	Court Naka	116	1332	720	54%
8	Ashram Road	66	749	404	54%
9	LBS Road	44	518	239	46%
10	Tukaram Mahadik Road	96	1154	409	35%





## 6.8 Terminal Facilities

In Sanctioned Development Plan, there were 2 reservations designated for parking of heavy vehicles. Both of these reservations are not developed hence, informal parking at various open plots & roadside is observed. National Highway Authority is developing roadside amenities near Kharegaon Toll Naka which will also include parking for heavy vehicles. Hence the facility needs to be developed near Shil Phata and along the Ghodbander Road.

# CHAPTER 7

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## ECONOMIC BASE AND GROWTH POTENTIAL





## 7 ECONOMIC BASE AND GROWTH POTENTIAL

### 7.1 Introduction

The peculiar sprawling growth of Mumbai had its influence on the entire Thane city and its surroundings. Industrial activities from the heavily congested areas of Mumbai were dispersed around the city which allowed the establishment of Industrial areas in and around Thane City. Earlier the primary sector (i.e., mostly agriculture) played a predominant role in the contribution to the economy of Thane. During the landmark years of the 1960s, with the setting up of several manufacturing industries in Thane, the major pillars of the city's economic base shifted from the primary sector to the secondary sector. Later, many industries in Thane shut down, leading to the shift towards the tertiary sector (service). New economic opportunities were opened in sectors like IT and ITES, hospitality, entertainment, financial services etc.

The carrier of economic activities, land resources are an indispensable production factor of economic development, and economic growth leads to an increase in demand for land. Thus, an analysis of the economic base of the city is necessary to understand the process of growth and dynamics of the city, which will help in framing the proposals of the Development Plan. The present report gives a detailed analysis and important statistical information on various aspects of economic activities in an industrial area.

### 7.2 Industrial Activities

Thane Industrial Area is one of the oldest industrial areas in India. Thane is known as the third most industrialized city in the state of Maharashtra and this economic growth and contribution are major with the contribution of high and medium-scale industries.

Table 7.1 Existing Industry Details

Organizational Type	No. of Industry	Employment	Major Activity		Enterprise Type		
			Manufacturing	Services	Medium	Micro	Small
Co-Operative	45	2,251	5	40	3	26	16
Hindu Undivided Family	200	789	46	154	1	173	26
Limited Liability Partnership	420	5,675	100	320	11	318	91
Others	64	730	20	44	2	40	22



<b>Partnership</b>	<b>3,665</b>	<b>29,561</b>	<b>1,069</b>	<b>2,596</b>	<b>33</b>	<b>2,847</b>	<b>785</b>
Private Limited Company	3,210	1,62,615	946	2,264	126	1,876	1,208
Proprietary	42,550	97,107	10,056	32,494	89	39,346	3,115
Public Limited Company	165	14,344	51	114	30	35	100
Self Help Groups	273	1,602	44	229	0	194	79
Society	19	174	1	18	0	17	2
Trust	58	981	13	45	2	52	4
<b>Grand Total</b>	<b>50,669</b>	<b>3,15,829</b>	<b>12,352</b>	<b>38,317</b>	<b>297</b>	<b>44,924</b>	<b>5,448</b>

(Source: District Industries Centre, Thane)

These three types of enterprise types i.e., micro, small, and medium. As far as Thane city is concerned most of the enterprise type belongs to the micro-level industry which contributes 88.66% of the industry type. 10.75% of the industry is a small-scale industry.

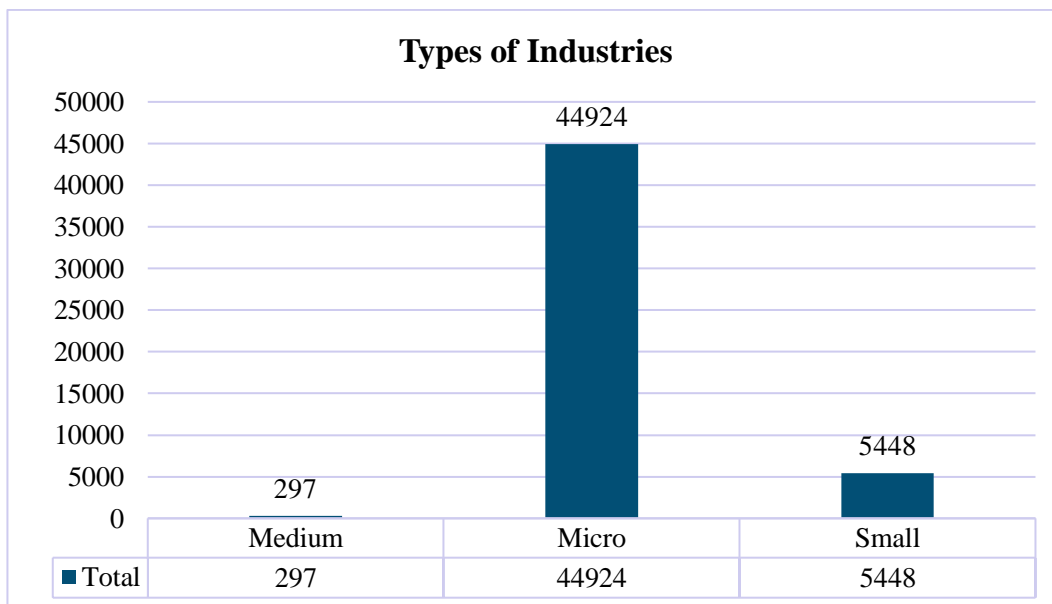


Figure 7.1 Types of Industries

There are two major activities in the city which are manufacturing and services. There are 24.37% of industries engaged in manufacturing activities and 75.67% in services.

### 7.2.1 SEZ (Special Economic Zone)

Ministry of Commerce and Industry, Government of India has given formal approval for development, operation and maintenance of IT/ITES Special Economic Zone (SEZ) has notified an area of 23.39 Ha from village Kopri for development of a sector-specific Special





Economic Zone for Information Technology and Information Technology Enabled Services. The details of the status of the Special Economic Zone area are given in the following table.

Table 7.2 Existing SEZ area Details

Sr. No.	Name and Location of SEZ	Type	Area (Ha)
1	M/s.Sunstream City Pvt.Ltd. Kopri, Dist. Thane	IT/ITES	23.39

(Source: District Industries Centre, Thane)

### 7.3 Housing & Infrastructure

With changing economic scenario, the engineering, chemical industries are not economically viable in thane city and most of the industries from these categories have shut down. The land available from the same are being utilized for IT parks, malls, residential township etc. This resulted in the shifting the character of the town from industrial to residential and service sector. Most of the industrial land and undeveloped land being utilized for housing and infrastructure development creating large scale employment in this sector. Because of the suitable location in MMR region Thane becomes the center for housing hence the demand also increasing drastically.

Major infrastructure planned in Thane city are Coastal Road, Internal Metro, Elevated Road, metro 4 and 5A, bullet train, twin tunnel road, water transport, etc. also major road development programs are underway in thane city this will improve intercity connectivity as well as creating large scale employment.

### 7.4 Trade and Commerce

The economy of the city always boosts with good trade and commerce. As a metropolitan city, Thane has many trade and commerce activities. The major commercial banks have their branches here for finance. There is an automobile sector, service sector, IT parks there by promoting trade and commerce activity.

Trade and commerce activity broadly divided in two categories:

1. Wholesale trading
2. Retail trading

#### 7.4.1 Wholesale Trading

Wholesale trading activities are mainly carried out by APMC. In Thane city, there is no APMC Market but APMC in Navi Mumbai provides supply of vegetables in MMR. Wholesale



trading is for very limited products in Thane as there are major markets located in nearby vicinity and suburban area whereas for other commodities and products Mumbai is the main wholesale market and then supplied to nearby places.

#### **7.4.2 Retail Trading**

To provide basic needs to people, there are different places in Thane city where these retail markets are located which provide employment for locals. Ram Maruti road, Gokhale road and Naupada has a major retail trading activity, and it is famous for clothing, fashion, different wearable items, jewellery etc.

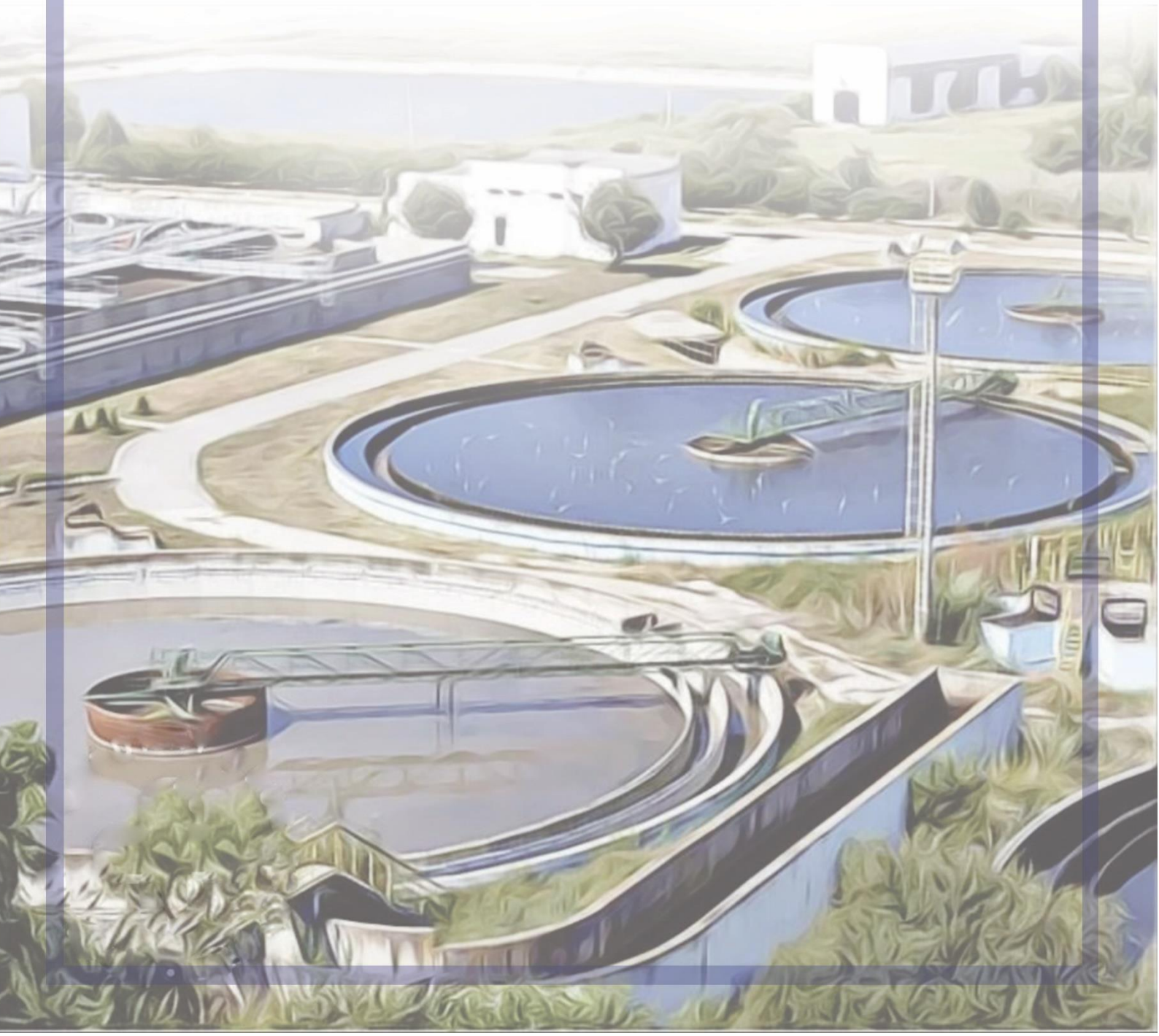
Talaopali/ Station Road is also occupied with local shops and street vendors which provide vegetables and fruits, electronic items, brass and metal utensils, clothing, and other daily used products. Hotels, Restaurants, and lodging business are also remarkably developed in the city. Kalwa, Diwa, Mumbra are also the retail markets where locals buy different products and daily used items. Besides Majiwada, Teen hath Naka, Kopari, Manpada, Kasar-vadavali also have considerable number of commercial activities.

Different Malls which provide electronics, clothing, grocery, fashion products etc. all at one place, are also located in different parts of the city, which facilitates remarkable retail trade in the city. Marriage halls/lawns, decoration and catering are also the major activities, playing vital role in economy of the city.

# CHAPTER 8

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## UTILITIES AND SERVICES





## 8 UTILITIES AND SERVICES

For achieving a better quality of life for citizens, provision, and accessibility to basic physical infrastructure like water supply, sewerage, sanitation, and solid waste management are required. Due to increasing urbanization, a continuous evaluation of current physical infrastructure facilities is necessary. Amongst them, Water supply and sewerage systems are of the utmost priority.

### 8.1 Water Supply

The present water supply scheme of the Thane Municipal Corporation area is divided into three main distribution zones marked as Central, East and North Zone. It consists of 44 water districts. Each zone is provided water from a separate source. It is further supplied to the ESR in the respective area. The following table shows the three zones of the water supply system and its contributory area.

Table 8.1 Zones of Water Supply System

Sr. No.	Zone	Contributory Area
1	Central Zone	Naupada, Uthalsar, Kopari, Wagle Estate and Railadevi Ward Committee Area
2	Eastern Zone	Kalwa & Mumbra-Kausa, Diva-Shill Ward Committee Area
3	North Zone	Chitalsar-Manpada, and Vartak Nagar Ward Committee Area

(Source: water supply department- Thane Municipal Corporation)

The central zone has 13 water districts. The northern zone gets water from STEM and TMC, it has 14 water districts. The Eastern part of Thane city gets water from MIDC sources. It has 17 water districts. All the zones regularly supply water to different water districts.

- **Extent of Water Supply**

There are 1,35,000 household water connections and 6,500 business connections across the city. Out of total water connections, 54,000 (38%) are metered connections. Overall, 98% of the city is covered under a water supply network with total 25 sump and pump houses. The length of the water distribution network is 719.22 km. per day per person water supply is 194 liters. There is total 1811 tube wells in the city out of which 974 are hand pumps and 837 are electric pumps. Thane city has 277 are public and 268 are private wells. There is one existing water treatment plant at Temghar with 280 MLD capacity.





### 8.1.1 Water Source

Thane Municipal Corporation has four major sources of water. The first source is TMC's source of water supply i.e., the Independent Water Supply Scheme (IWSS) which is the prime and economical source for TMC. Other sources of water are Brihan Mumbai Municipal Corporation (BMC), Maharashtra Industrial Development Corporation (MIDC) and STEM Water Distribution & Infrastructure Co. Pvt. Ltd Thane.

#### 1. TMC's Source

This is the prime source of water supply for TMC and is the most economical and assured source of supply. The potential quota available from this source is about 200 MLD. The source of supply is Pise Weir located downstream of Bhatsa Dam. The water is being lifted at Pise Weir and treated at Temghar WTP owned by TMC.

#### 2. Brihan Mumbai Municipal Corporation (BMC)

The available quota from this source is about 60 MLD (30 MLD treated water + 30 MLD raw water). Both treated and raw water mains of MCGM are passing through the city and water is being tapped at many locations to supply water to the consumers.

#### 3. Maharashtra Industrial Development Corporation (MIDC)

This is the major source of treated water supply to Thane City. The sanctioned quota from MIDC is about 100 MLD and TMC is presently withdrawing about 110 MLD to meet the present supply situation. This source is majorly supplying water to the East Zone of Thane City covering the Mumbra and Kalwa Ward Committee Area.

#### 4. STEM Water Distribution & Infrastructure Co. Pvt. Ltd.

Shahad-Temghar (STEM) Water Authority Thane was the first independent water authority in Maharashtra to supply potable water to a group of cities & villages. Thane Municipal Corporation is one of the beneficiaries of the water authority. The present sanctioned quota from STEM is 127 MLD out of which TMC is presently drawing about 100 MLD which is being delivered to TMC at two locations.

- Location-1: MBR at Mankoli – 92 MLD
- Location-2: Patlipada MBR – 8 MLD

Currently, Thane Municipal Corporation is withdrawing a total of 460 MLD of water from these four sources. The per capita consumption recommended in the URDPFI guidelines is 150 lpcd thus, the present quantity of water supply is adequate. The details of these 4 sources are summarized in the following table.



Table 8.2 Details of Water Supply Sources

Sr. No.	Source of water	Rated Capacity		
1.	Independent Water Supply Scheme (IWSS) – Bhatsa Dam	190	MLD	41%
2.	Brihan Mumbai Municipal Corporation (BMC)- Bhatsa/ Vaitarna Dam			
	A) Raw water	30	MLD	13%
	B) Pure Water	30	MLD	
3.	Maharashtra Industrial Development Corporation (MIDC)- Barvi Dam	110	MLD	24%
4.	STEM Water Distribution & Infrastructure Co. Pvt. Ltd. Thane- Barvi Dam	100	MLD	22%
5.	<b>Total</b>	<b>460</b>	<b>MLD</b>	<b>100%</b>

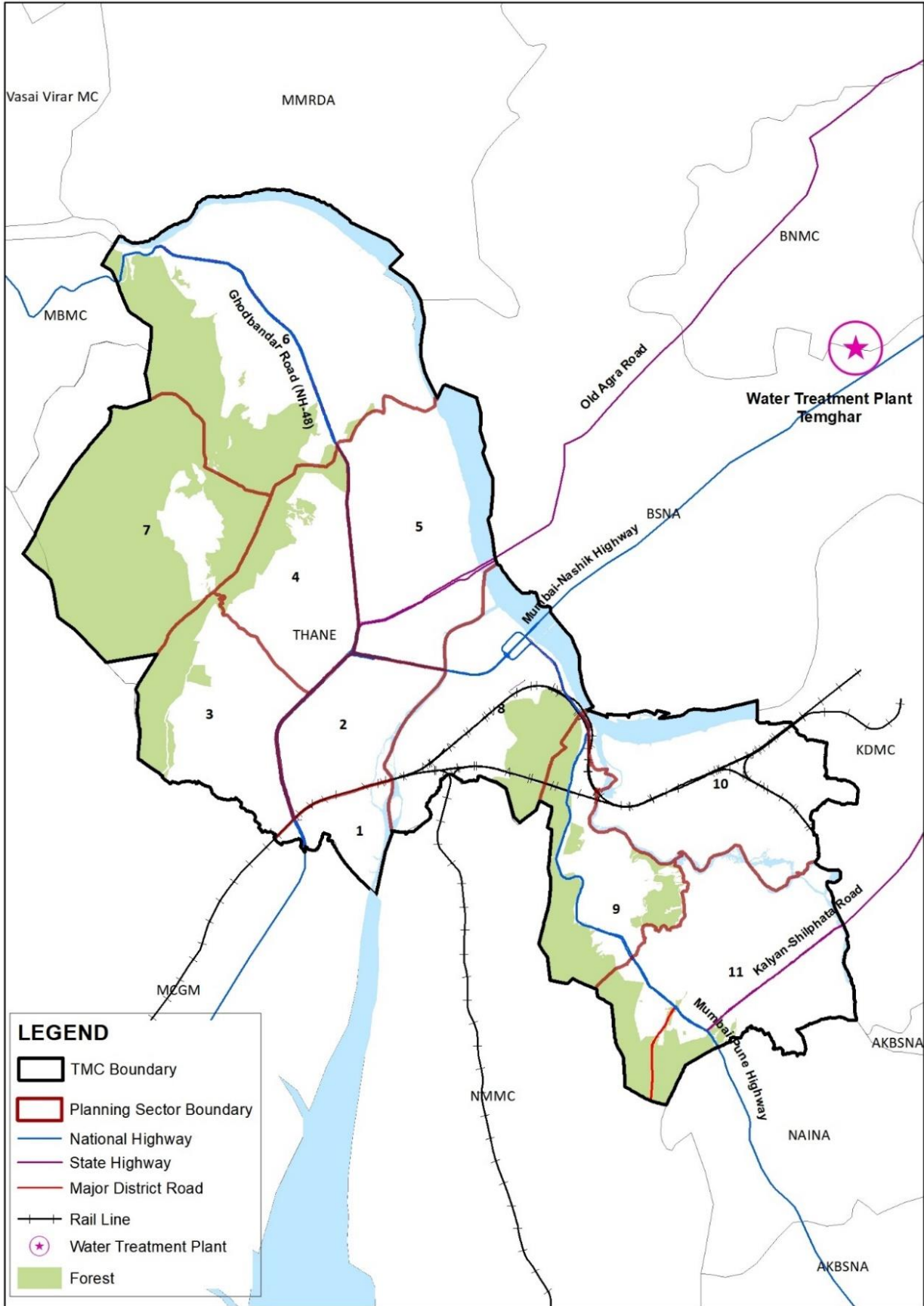
(Source: water supply department- Thane Municipal Corporation)

### 8.1.2 Filtration and Storage

#### • Water Treatment Plant

Thane Municipal Corporation has an existing water treatment plant with an installed capacity of 280 MLD at Temghar. The water of TMC's water source is lifted at Pise Weir (located downstream of Bhatsa Dam) and treated at Temghar WTP owned by TMC.

The water is then pumped to Master Balancing Reservoir (MBR) at Mankoli and from there; it is supplied under gravity to various storage reservoirs (ESR/GSR/ Sump & Pump House) In the city through a 2052 mm diameter M.S. pipeline (MBR to Majiwade Junction). For the balance of three sources, TMC receives treated water from MIDC/STEM and MCGM except for 30 MLD (raw water supplied directly in the distribution system with chlorination by TMC).



Map 8.1 Existing Water Treatment Plant- Temghar



- **Water Storage and Distribution**

At present, the water supply to the entire city is divided into 44 water districts which are being fed by one or two ESR/GSR or pumping stations. There are few water districts, especially in the North Zone and East Zone which are being fed by direct distribution due to the non-availability of storage. There are 76 ESR with a total capacity of 99.15 MLD. TMC area has a supply of water regularly to all types of units in their respective area. The total length of the water supply system is 125 km., and the length of the distribution network is 719.22 km.

The existing feeder mains are led mainly up to earlier developed areas and no feeder main is available to supply water to the newly developed areas like North Zone and East Zone though they are developing at a rapid rate. There is no metering of house service connections, hence, controlled use of water is not practiced in most of the areas.

To cater to the same, new feeder mains are proposed in the developing areas and the remodeling of the water distribution network of the Mumbra committee area has already been carried out by the Water Supply Department. Whereas remodeling of the water distribution network of the North Zone is in progress.

#### **Future requirements**

Water scarcity will be the major issue as population growth considered year by year hence increasing the water table will be one of solution for this problem. Necessary steps such as rainwater harvesting, reverse bore for harvesting storm water within the channel and on sides of the road, low cost least space wells(2X2ft) will be impactful in reducing the water scarcity. The projected population for year 2046 is 46.5 lakh. Assuming the per capita water supply of 200lpcd, the total requirement for the year 2046 is 930 MLD. The Municipal corporation has started working for augmentation of water supply.

## **8.2 Drainage and Sewerage**

The old underground drainage scheme of Thane Municipal Corporation was designed and completed through MJP erstwhile MWSSB in 1978 in the first stage and, further in the Year 1982 stage-II scheme was undertaken and completed in the Year 2001 which was designed for the population of 4,85,489 which satisfies only 22 % of the present population. The scheme implemented by MJP in Phase I included the areas of Kopri, Naupada, Bhaskar colony, Charai, Uthalsar, Pachpakhadi, Mahagiri, and Rabodi with 5 pumping stations and STP of 18 MLD capacity located at Kopri. The second phase included the areas of Shrirang Society, Vrindavan Society, Samtanagar, Vartaknagar (part), Raghunath Nagar, Sawarkar Nagar, Lokmanya Nagar, Ramchandra Nagar, Kisannagar, Bhatwadi, Padawalnagar, D'Souza Wadi,





Srinagar etc. with 3 pumping stations and current STP upgraded to 54 MLD Capacity. The third phase included the areas of Mumbra and Kausa with 3 pumping stations and 32 MLD STP. The Phase IV of the project is in the preparation stage at TMC level.

• **Existing Sewerage System**

The existing underground drainage scheme was completed through MJP's erstwhile MWSSB in 1966. TMC has divided the city into four major sewerage zones.

1. The zone under phase I: Thane city area
2. The zone under phase II: Ghodbunder & Kalwa
3. The zone under phase III: Mumbra
4. The zone under phase IV: Part of North Ghodbunder

Table 8.3 Details of Sewerage System

Phase	Location	Capacity (MLD)	Length of Sewer (Km)	Area Covered	Working / Proposed
I	Kopri	120	142.96	Thane	Working
II	Kharigaon	100	122.19	Ghodbunder & Kalwa	Working
III	Mumbra	32	25	Mumbra	Working
IV	Hiranandani & Nagla Bunder	66	91.38	Ghodbunder	Proposed

(Source: Detailed Project Report, Sewerage Department, TMC)

• **Existing Sewage Treatment Plant**

Currently, there are total six sewage treatment plants located at Kopri, Mumbra, Kolshet, Vitawa, Majiwade and Kharegaon. The details of the existing sewage treatment plant with details of STP Type and technology are summarized in the following table.

Table 8.4 Existing Sewage Treatment Plant

Sr. No.	STP Name	Capacity (MLD)	Area of STP (Sq. M)
1	Kopri STP	120	53994.72
2	Mumbra STP	32	19713.6
3	Kolshet (Everest) STP	23.07	3540.69

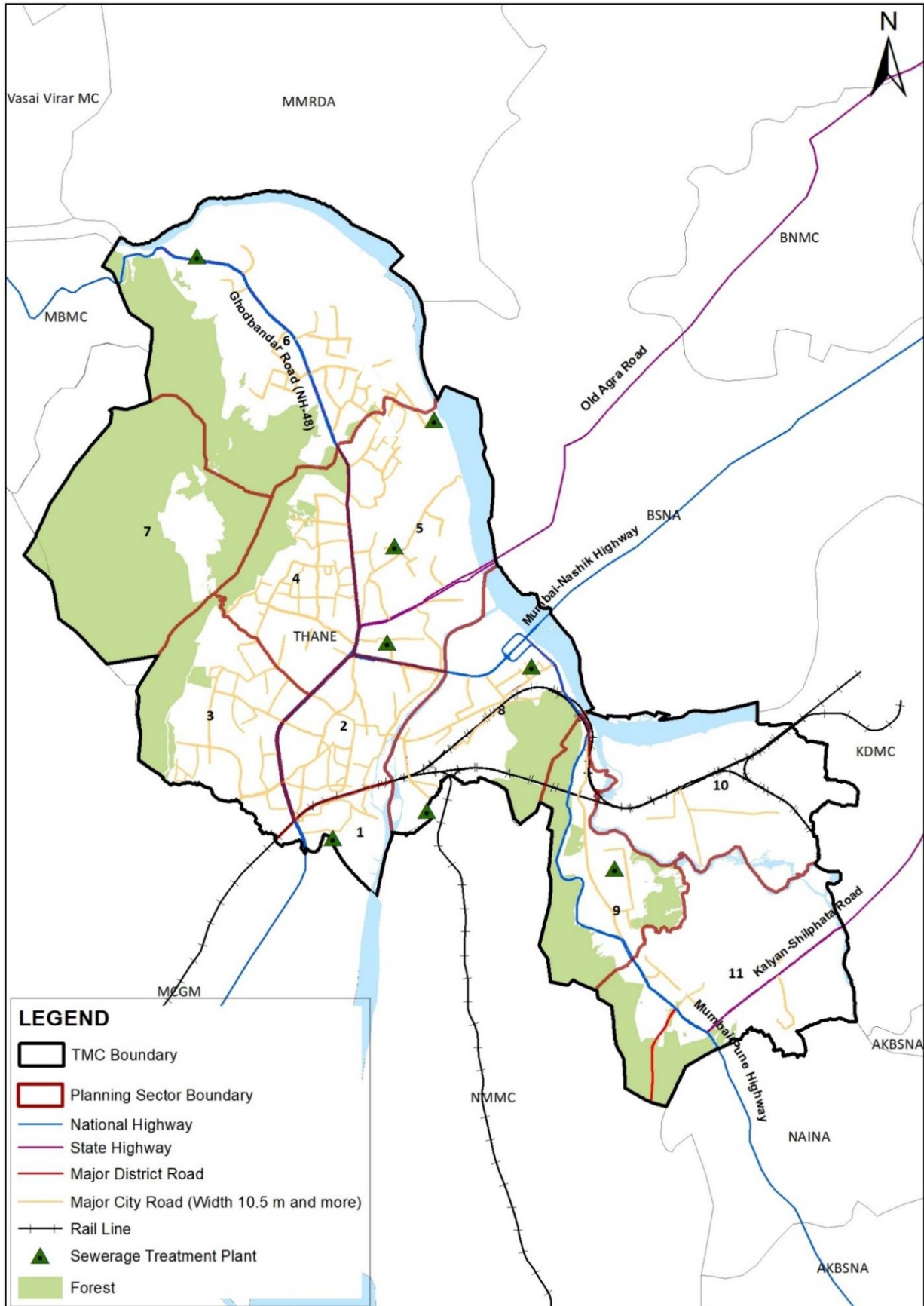


4	Vitawa STP	8.45	1600
5	Majiwade STP	22.2	4018.22
6	Kharegaon STP	46.76	5821.65

(Source: sewerage department- Thane Municipal Corporation)

- **Private Sewage Treatment Plants**

Many sewage treatment plants are operating in residential complexes and colonies, multiplexes, and shopping complexes. The private establishments are treating the generated waste on their own, thus reducing the water demand. These small-scale sewage treatment plant processes domestic/small-scale wastewater and produces clean water which can be used directly in the environment for various purposes. Regular servicing of the plant is also required for best use which keeps the mechanical components in good working condition. These treatment plants are also emptied periodically– it allows the system to be free of sludge which naturally accumulates with time.



Map 8.2 Existing Sewage Treatment Plants



### 8.1.3 Storm Water Drainage

There is an underground stormwater drainage system at some points provided by the Corporation in the TMC area. Thane Municipal Corporation has already implemented an integrated Nalla Development Project to train the natural Nalla and to strengthen the existing Nalla.

### 8.1.4 Natural Drainage

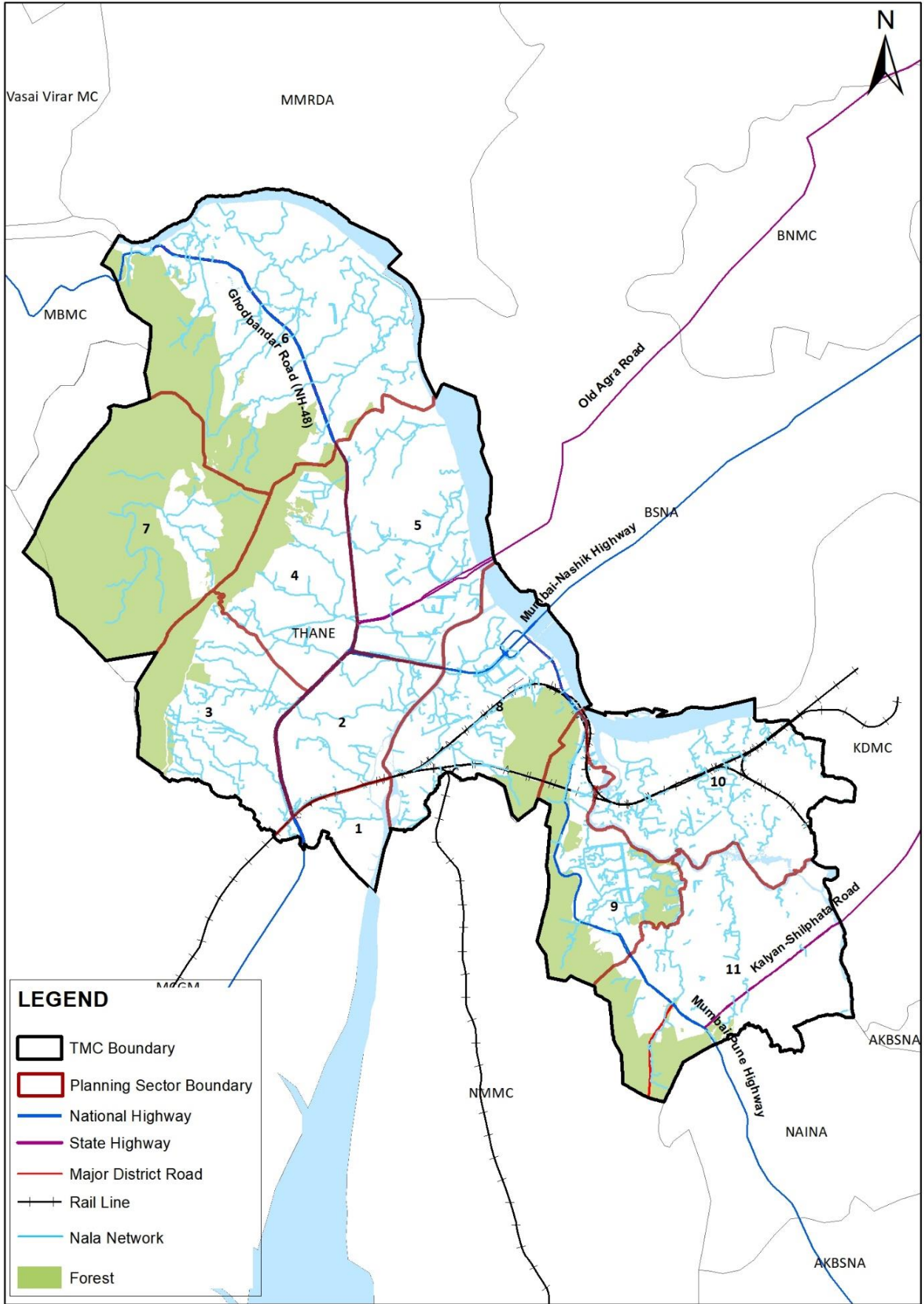
Considering the existing land use, and pattern of development, the tentative coefficient of runoff is 90%. The entire area of TMC has been divided topographically into 3 zones viz. Thane has a total of 85 major nallahs spanning a total of 110.08 km in length. While it has 203 minor nallahs spanning for across 94.36 km. The length of the Nallah Network spread across the city is summarized in the following table.

Table 8.5 Existing Nallah Network Details

Sr. No.	Location	Starting Point	Nallah Type	Number of Nallah	Total length of Nallahs (km)	Tentative Runoff Coefficient
1	Thane City (Area: 79 Km <sup>2</sup> )	Sanjay Gandhi National Park	Major Nallah	18	59.13	85%
			Minor Nallah	144	77	
2	Kalwa Mumbra (Area: 12 Km <sup>2</sup> )	Parsik Hills	Major Nallah	52	26.35	90%
			Minor Nallah	46	10	
3	Diva (Area: 37 Km <sup>2</sup> )	Locally Starting Nallah discharging into Diva Creek	Major Nallah	16	24.6	82%
			Minor Nallah	19	7.36	

(Source: sewerage department- Thane Municipal Corporation)





Map 8.3 Existing Nallah Network



## 8.2 Disposal of Urban Waste

The primary goal of solid waste management is reducing and eliminating adverse impacts of waste materials on human health and the environment. Thane Municipal Corporation aims to improve its efficiency with respect to solid waste management. The aim is to focus on solid waste management aspects such as collection, transportation and processing of the generated urban waste within Thane.

### 8.2.1 Solid Waste Generation Status

Thane City's total waste generation as of 2020 is 1011 tpd (Tonnes/day) considering the per capita solid waste generation of 425 gm/capita, with the per capita generation increasing by 1.3% annually. The total waste generated as of 2011 was 654 tpd. Total Municipal Solid waste generated as of 2016 is 830 tpd out of which residential waste generation is 374 tpd and floating waste generation is 53 tpd.

- **Characteristics of Waste**

The current waste generation of the city is 1039 tpd. The waste generated is classified into different categories like wet waste, dry waste, domestic hazardous waste, sanitary waste, Construction and Demolition waste etc.

The details of the waste composition are summarized in the following table.

Table 8-5 Waste Characteristics

Sr. No.	Waste Characterization	Waste Generated (TPD)	% Share
1	Wet waste	624	60%
2	Dry waste	390	37.5%
3	Domestic Hazardous Waste	15	1.5%
4	Sanitary waste	10	1%

(Source: Solid waste management department- Thane Municipal Corporation)

### 8.2.2 Municipal Solid Waste Management

- **Municipal Solid Waste Collection**

Waste is collected across the city through the door-to-door collection. TMC has divided the waste into four categories viz. wet waste, dry waste, domestic hazardous waste, and e-waste. This waste is collected through, collection trucks/vans having separate compartments for all these waste types. One vehicle covers around 1000 households with 3 to 4 trips per day. For the collection of sweeping waste and any other hand-thrown waste, litter bins are installed on all major roads where sweeping is carried out twice a day by TMC.



The summary of the waste collected from different zones is given below.

Table 8.6 Collected Municipal Solid Waste

Sr. No.	Solid Waste	Quantity (Metric tons)
1	Road	125
2	Household	770
3	Commercial	80
4	Lawns/ Halls	20
5	Hospitals	10
6	Institutional	15
7	Industries	19

(Source: Solid waste management department- Thane Municipal Corporation)

- **Municipal Solid Waste Transfer**

Fixed Compactor Transfer Stations (FCTS) are installed at C P Talao in the city. This very compactor serves 7 Prabhag Samitis (wards) out of 9. With the growth in population and increase in waste generation over the period, this compactor transfer station is falling short to cater to the existing requirements. The waste transfer in the rest of the city takes place through waste storage bins. Thane city has around 806 workers to facilitate the transporting of the city waste. Currently, there are total 297 waste collection vehicles. The details of TMC transport facilities are given below.

Table 8.7 TMC Waste collection Transport Facilities

Sr. No.	Vehicle Type	Number of Vehicles
1	Hook Loader	11
2	Auto tipper	38
3	Truck	10
4	Ghanta Gaadi (Bell Truck)	211
5	Refuse Compactor Vehicle (RCV)	27
	<b>Total</b>	<b>297</b>

(Source: Solid waste management department- Thane Municipal Corporation)

- **Municipal Solid Waste Processing**

Thane city has 30 waste processing facilities which cover all 9 wards. The processing facilities include the waste-to-compost facility, C&D waste processing, Sewage treatment facility, Domestic Hazardous waste treatment facility, and Material Recovery Facility to separate the



reusable and plastic elements from the waste. To dispose of solid waste in a decentralized manner 2 mechanical composting plants of 5-ton capacity each have been set up at Hiranandani Estate, Ritu Park Uthalsar and Kausa. it is a 300 TPD Construction & Demolition waste processing facility fully operational currently at Daighar.

- **Municipal Solid Waste Disposal**

There is only one existing Solid Waste Disposal site in the city located at Diva. But due to sensitive ecological area the scientific closure of the site is in progress. Corporation has planned to install solid waste processing plant at Daighar which is not in operation at present. Corporation has made time gap arrangement at Bhandarli Village, which is outside Corporation limit.

- **CP tank transfer station**

Thane corporation has established a transfer station at CP tank in Wagale prabhag samiti area on BOT basis. The said project has been commenced for 10 years from 2018. It has capacity to transfer 750MT of solid waste from transfer station to disposal site. The balance 350 metric ton solid waste from Diwa and Mumbra prabhaga samiti is being taken directly to the disposal site.

The 55MT solid waste is processed through decentralized manner which is as follows:

1. Decentralized process plant at Hiranandani estate
  - A) Processing plant consist of 2 plants having capacity of 5T mechanical composting
  - B) Four plants of 5T bio-composting plant
  - C) 5MT biomethane gas project
2. Two mechanical composting plants of 5T capacity at Rutu Park Uthalsar.
3. Two mechanical composting plants of 5T capacity at Kausa sewage treatment plant.
4. Proposed decentralized solid waste disposal.
  - A) manure composting plant of 2T capacity at Lakshmi Park.
  - B) 70T manure producing plant at Sainagar Anandnagar behind D-Mart at Kasarvadavali.
  - C) 25T manure producing plant at Gaimukh jakat naka.
  - D) Two mobile composting vehicle plants of 1.5T capacity for wet waste.

- **Disposal of Construction Debris:**

TMC has undertaken a project at Daighar on PPP basis for debris processing and disposal having a capacity of 300MT for 20 years.

- **Diwa Dumping ground:**





TMC has been using private land for the disposal of solid waste on 10-acre land for the past 10 years. Capacity of the said land has been exhausted and hence it has been closed.

solid waste processing plant at Bhandarli.

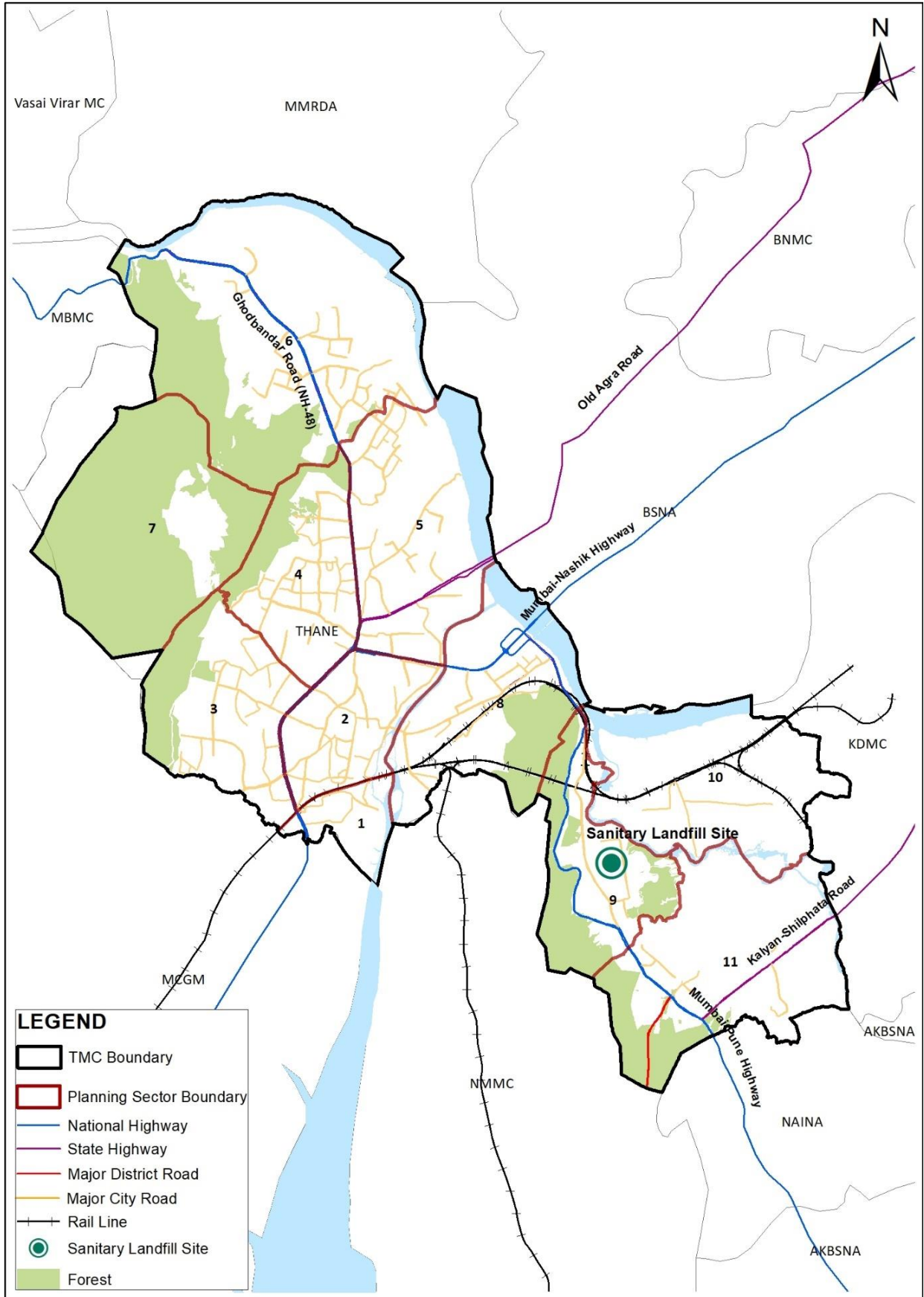
In view of resistance of people to Diwa dumping ground, corporation had taken private land from 12<sup>th</sup> dec 2021 on rental basis for processing the solid waste. Two trommel have been established at the said locations. The said arrangement is temporary till the energy generation plant at Daighar is made functional.

- **Energy generation plant at Daighar:**

TMC has proposed to generate electricity from the 1200MT solid waste at Daighar. Corporation has received 18.89ha land at Daighar from government. Thane Corporation has selected an agency to operationalize the project and it is expected to start the operation after which Bhandarli project will be closed.

- **Existing Sanitary Landfill**

The existing sanitary landfill is located at Desai creek named Desai Sanitary Landfill Facility. The SLF was designed to serve for the next three years from the day it became functional. Also, for the treatment of legacy waste, thane has procured a legacy waste processing unit with a processing capacity of 30 tons per hour. Considering the quantum of legacy waste generated from 5 sites, more machines are required in future for legacy waste treatment.



Map 8.4 Existing Sanitary Landfill Site



### 8.3 Power Supply

Maharashtra State Electricity Distribution Company Limited (MSEDCL) distributes electricity from the end point of transmission to the end point of consumer. The whole area of Thane Municipal corporation comes under two circles viz. Thane (U) Circle and Thane (Df) Circle for efficient distribution of electricity to all areas.

The electricity transmission network consists of feeders and sub-stations. Thane Division (I), Thane Division (II) and Wagle Estate Division have total 61, 92 and 227 feeders respectively. Whereas Thane (Df) Circle, which includes Kalwa, Mumbra and Shil Sub-divisions has 62 feeders.

The details of the circle-wise sub-station count with their installed capacity is summarized in the following table.

Table 8.8 Circle Wise Sub-Station Count

Sr. No.	Region Name	Circle Name	Sub Division	Total Sub-station count	MSEDCL Sub-station Count	EHV Sub-station count	Installed Capacity (in MVA)	MSEDCL Installed Capacity (in MVA)	EHV Installed Capacity (in MVA)
1.	Konkan Region	Thane Df Circle	Kalwa	2	2	0	40	40	0
			Mumbra	3	3	0	20	20	0
			Shil	4	3	1	140	40	100
			Total	9	8	1	200	100	100
		Thane (U) Circle	Gadkari	4	4	0	80	80	0
			Kisan Nagar	2	2	0	40	40	0
			Thane (E)	1	1	0	30	30	0
			Powerhouse	1	1	0	30	30	0
			Vikas Complex	7	6	1	370	120	250
			Kolshet Urban	23	19	4	612.5	242.5	370
			Lokamanya Nagar	6	6	0	90	90	0
			Wagle Estate	4	4	0	40	40	0
		Total	48	43	5	1292.5	672.5	620	
		<b>Total</b>			<b>64</b>	<b>51</b>	<b>6</b>	<b>1492.5</b>	<b>772.5</b>

(Source: MSEB Office)

The summary of the substation-wise DTC is given in the following table.



Table 8.9 Sub-Station Wise DTC (Distribution Transformer centre) Count

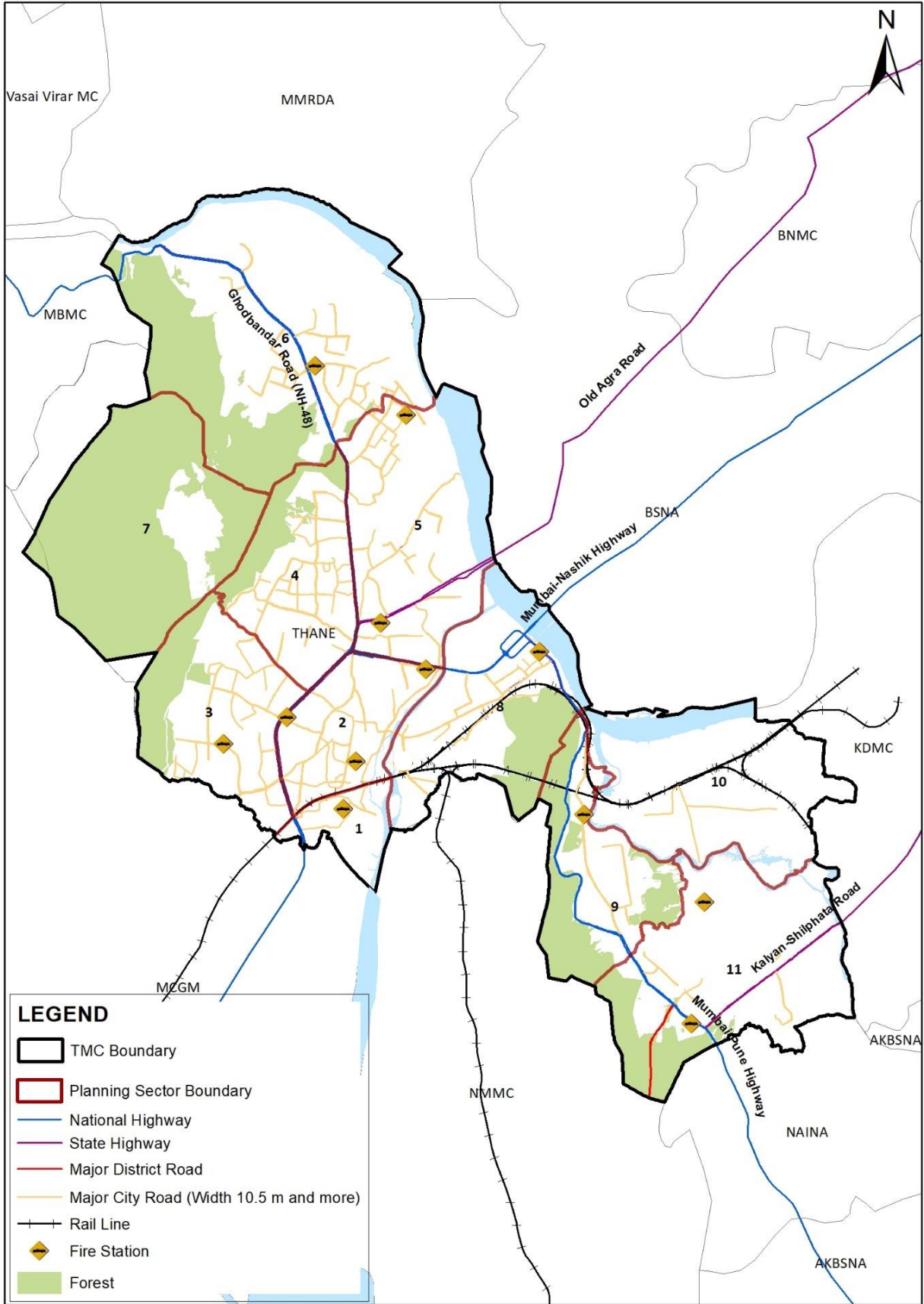
Sr. No.	Circle name	Division	Sub-Division	DTC Count
1	Thane Df Circle	Thane Df Division	Kalwa S/DN	203
			Mumbra S/DN.	208
			Shil S/DN	258
2	Thane (U) Circle	Thane Division- I	Gadkari S/DN	166
			Kisan Nagar S/DN	77
			Thane (E) S/DN	50
		Thane Division- II	Powerhouse S/DN	136
			Simtool DF	2
			Vikas Complex S/DN	245
		Wagle Estate Subdivision	Kolshet Urban S/DN	969
			Lokamanya Nagar S/DN	198
			Wagle Estate S/DN	102
<b>Total</b>				<b>2614</b>

(Source: MSEB Office, Thane)

#### 8.4 Fire Brigade Station

There is total 11 fire stations in Thane Municipal Corporation area and there are two-bit fire stations namely Hiranandani Bit Fire station and Diva Bit Fire Station, one located at Hiranandani Estate and one near Diva Prabhag Samiti Office. As per the secondary data received from the fire department, there are three proposed fire stations namely Ovala fire station, Parsik Fire Station (Parsik Retibandar) and Desai Fire station (Padale Gaon).





Map 8.5 Location of Existing Fire Stations



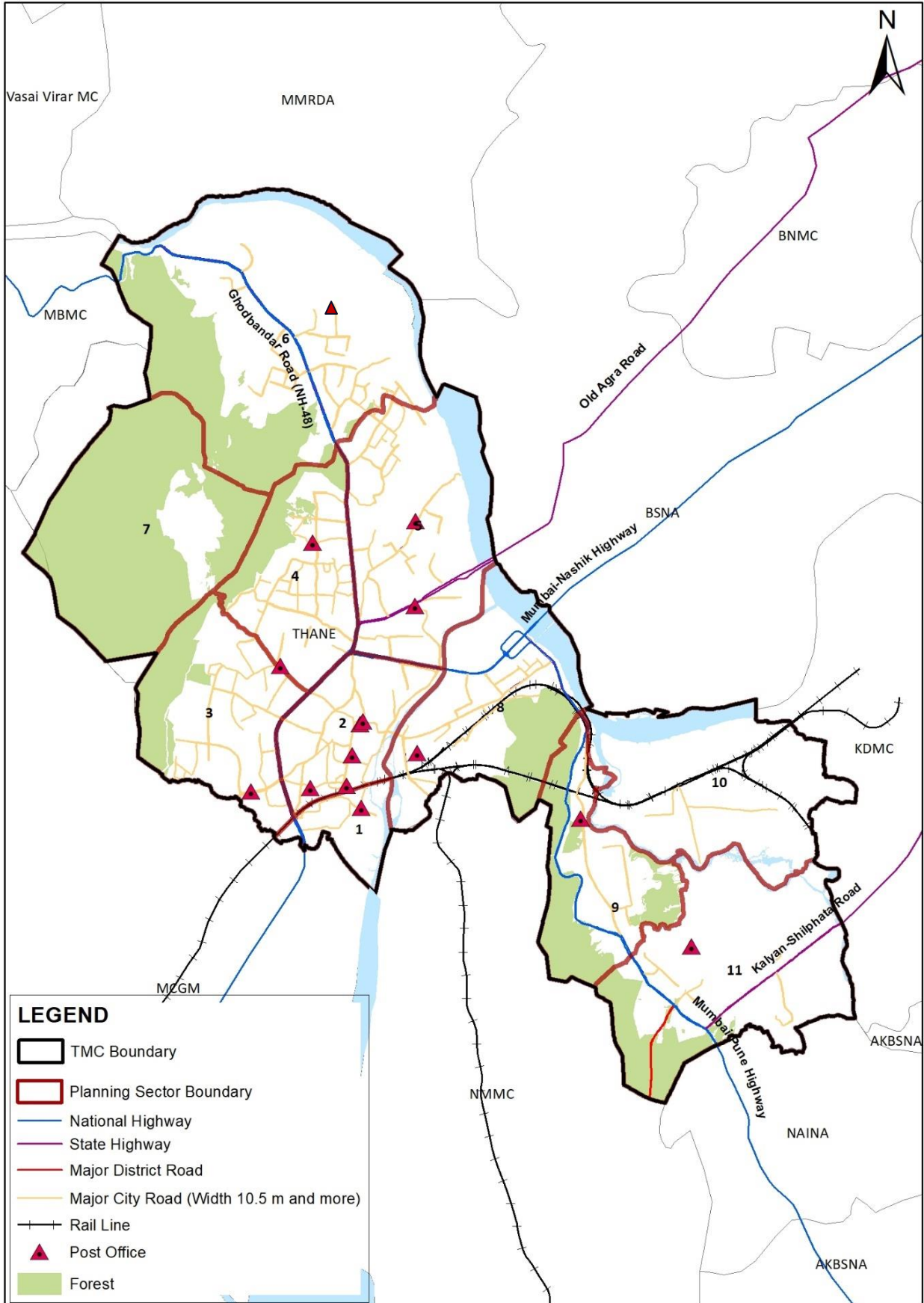
## 8.5 Post Office

Total fifteen post offices are there in Thane Municipal Corporation area. The details like location, area, population served, and ownership status of each post office are summarized below in the following table.

Table 8.10 Existing Post Office Details

Sr. No.	Name of PO	Actual Area of PO (Sq. Ft)	SOA (Sq. Ft)	Area Served (Sq.mt)	Population Served	Ownership Status
1	Thane HO	6770	10696	2,30,00,000	12,80,000	Owned
2	Thane RS(HSG-I)	1910	1429	Non-Delivery Office	2,75,000	Owned
3	Kalwa (HSG-II)	1301	1150	1,10,00,000	4,90,000	NA
4	Gokhale Road (HSG-II)	525	626	Non-Delivery Office	1,25,000	Rented
5	Apna Bazar (LSG)	605	1280	70,00,000	3,50,000	Rented
6	Balkum (LSG)	569	600	30,00,000	2,50,000	Rented
7	Jeke Gram (HSG-I)	942.36	1596	10,00,000	5,50,000	Rented
8	Kasarvadavali (LSG)	331.41	980	1,10,00,000	5,20,000	Rented
9	Naupada (HSG-I)	3290	2305	90,00,000	11,75,000	In process to Shift to another location
10	Sandozbaug (HSG-II)	867	1365	1,20,00,000	8,40,000	Rented
11	Thane Bazar (HSG-II)	804	778	Non-Delivery Office	2,20,000	Rented
12	Thane East (HSG-II)	1060	1549	80,00,000	4,00,000	Rented
13	Wagle IE(HSG-I)	3157	2518	1,20,00,000	10,00,000	Rented
14	Kopri Colony (LSG)	400	396	Non-Delivery Office	1,50,000	Rented
15	Mumbra (LSG)	1730	1244	2,20,00,000	7,50,000	Rented

(Source: Thane Post Office)

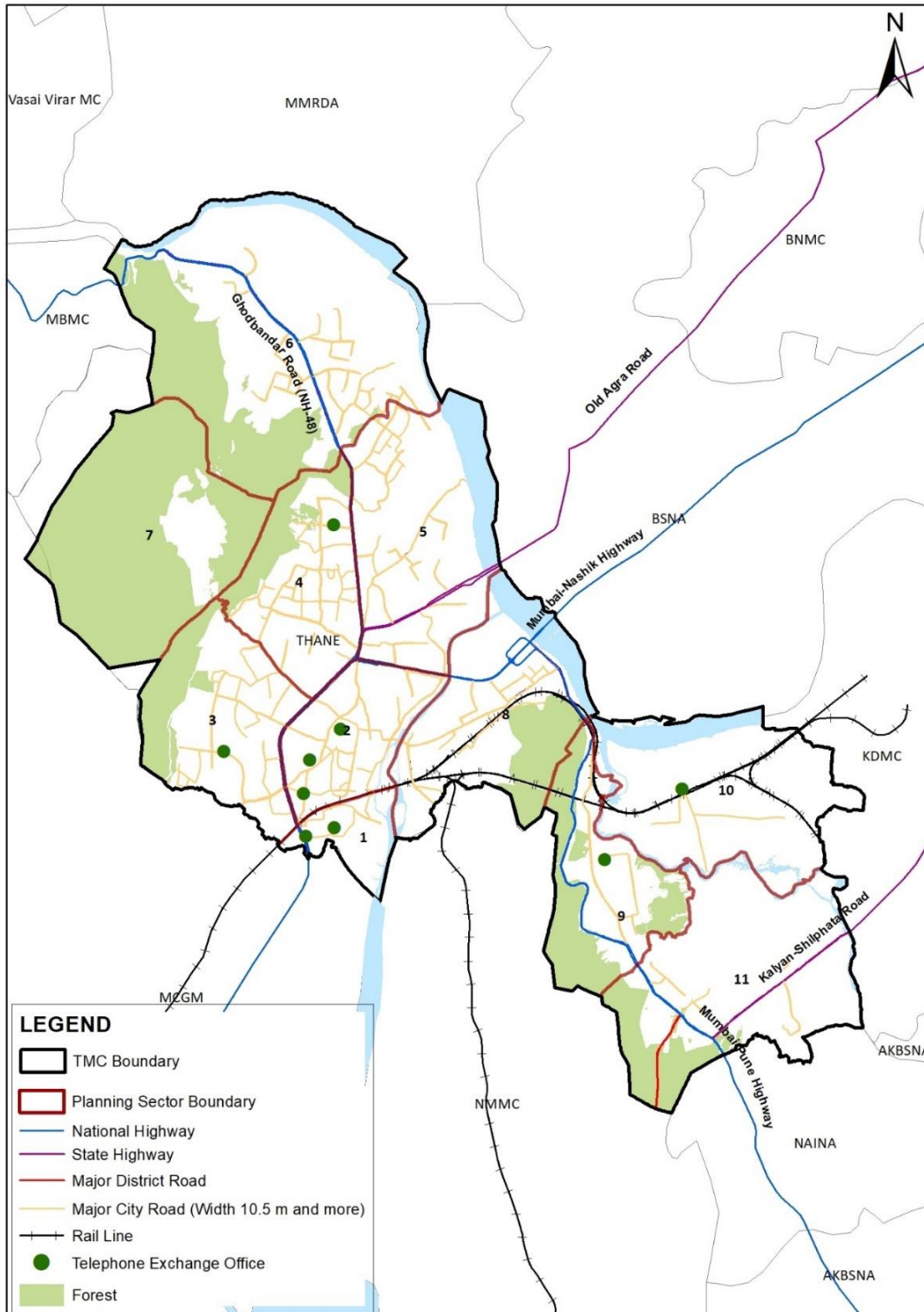


Map 8.6 Location of Existing Post Offices



### 8.6 Telephone Exchange

The telephone service provider of Thane Municipal Corporation area is Mahanagar Telephone Nigam Limited. There is total 13 Telephone Exchange offices in the city. Total number of connections are 34823, with maximum number of connections being provided from Charai Telephone exchange (16163) followed by Wagle Estate Telephone Exchange (3972).



Map 8.7 Location of Existing Telephone Exchange Offices



# CHAPTER 9

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## ENVIRONMENT





## 9 ENVIRONMENT

### 9.1 Introduction

The remarkability of Thane city is the Yeoor hills on one side and Thane Bay on the other side. Thane city is blessed with the natural beauty like the lakes, creeks, and hills and the forests of Yeoor which are rich in biodiversity and the mangroves on one side adds a distinct feature to it.

### 9.2 Status of Environment

#### a) Air Pollution

Thane Municipal Corporation monitors the air condition in the city through its Pollution Control Cell. This Cell monitors and measures the air quality in the city. The Pollution Control Cell of Thane Municipal Corporation has divided the city into three areas viz., residential, commercial, and industrial for air quality measurement for the year September 2019 to March 2020. Air quality in Thane is monitored at 3 locations:

- **Residential Area:** Kopri, Ward Office, Thane
- **Commercial Area:** Shahu Market, Thane
- **Industrial Area:** Reptakos, Brett & Company Limited, Thane

It is observed AQI in the city is in the 'moderate' category during 2019-2020. Rapid development of Thane city is one of the reasons why the level of air quality in Thane is causing pollution. Air quality has come under strain in Thane city due to ongoing development works like metro work, development of infrastructures, and increasing vehicle pollution. To mitigate the issue of air pollution, Thane municipal corporation has identified 30 number of spots for electric vehicles charging stations across the city and is planning to develop the same.

#### b) Water Pollution

##### • Drinking Water Quality

The Municipal Pollution Control Cell regularly tests its water samples to check the water quality of the creek, lakes, wells, borewells and drains. Likewise, samples of the distribution system, storage water and water stored in tanks are also checked to analyze the quality of drinking water. Thane Municipal Pollution Control Cell annually collects and tests water samples in Thane Creek during the monsoon and post-monsoon period.

It is observed that the creek is getting polluted because of the mixing of polluted water or drainage or dumping of solid waste in the creek. The water quality of the creek has improved



partly due to the establishment of a sewage treatment plant (STP) at Kopri. Similarly, the Thane Municipal Corporation has prepared a waterfront development project report for the conservation of the creek and the same has been sent to the Central Government for approval. The pollution control cell of TMC has tested the quality of water of all 35 lakes in the Thane Municipal Corporation area. The dissolved oxygen of all the lakes except Diva Lake is more than 4 mg/liter. Dissolved oxygen needs to be more than 4 mg/liter to keep the biological environment in the water healthy. The above water quality test shows that the biological environment of all the lakes except Diva Lake is healthy.

### c) Noise Pollution

There are various reasons which predominantly cause noise pollution in the city like traffic noise, noise due to ongoing construction sites, a celebration of various public festivals etc. Thane pollution control cell measures the noise levels during the Dahi Handi festival held in the year 2020. The results obtained are summarized in the table given below.

Table 9.1 Noise Pollution Levels

Sr. No.	Place	Sound Intensity (Db)
1	Jambhli Naka	68
2	Tembhi Naka	70
3	Teen Hath Naka (Raghunath Nagar)	66
4	Vartak Nagar TMC Schoolyard	60
5	Bhagwati High School, Naupada	62
6	Open House, Panchpakhadi	70

(Source: Pollution Department, Thane Municipal Corporation)

The noise levels at the Tembhi Naka and Open house, Panchpakhadi are found on the higher side as compared to the other locations.

## 9.3 Lakes in Thane

Thane- the city of lakes has about 35 lakes scattered in the city having total area of 51.53 Ha. They add a pristine beauty to the city and give it historical importance and religious prominence. Most of these lakes are rain fed and are not as drinking water. However, they have significant ecological and economic features. These lakes provide an indirect source of livelihood for citizens. Over the years, many of these lakes have suffered gross neglect.

As a result, common problems in these lakes have been excess growth of weeds, eutrophication, siltation, foul smell, mosquitoes breeding etc. Thane Municipal Corporation has taken remarkable efforts to revive the natural resources of the region and improve the environment in totality. TMC has initiated the Lake Conservation Program. This program not



only included bioremediation and cleaning of the lakes but also took steps for creating lakes as the centers of economic activity, hereby providing an indirect source of livelihood for many people.

#### **9.4 Area Under Costal Regulation Zone**

The Ministry of Environment, Forest & Climate Change, New Delhi vide G.S.R. 37(E) dated 18th January 2019 published a new CRZ Notification in supersession of the earlier CRZ Notification, 2011 and subsequently via vide letter dated.29.09.2021 and 25.08.2023 approved the CZMPs under the provisions of the CRZ Notification, 2019.

To protect the unique environment of coastal stretches and marine areas, besides livelihood security to the fisher communities and other local communities in the coastal areas and to promote sustainable development based on scientific principles taking into account the dangers of natural hazards, sea level rise due to global warming, the central government has declared the coastal stretches of the country and the water area up to its territorial water limit, excluding the islands of Andaman and Nicobar and Lakshadweep and the marine areas surrounding these islands, as **Coastal Regulation Zone**. To conserve and protect the coastal areas and marine waters, the CRZ area is classified as follows.



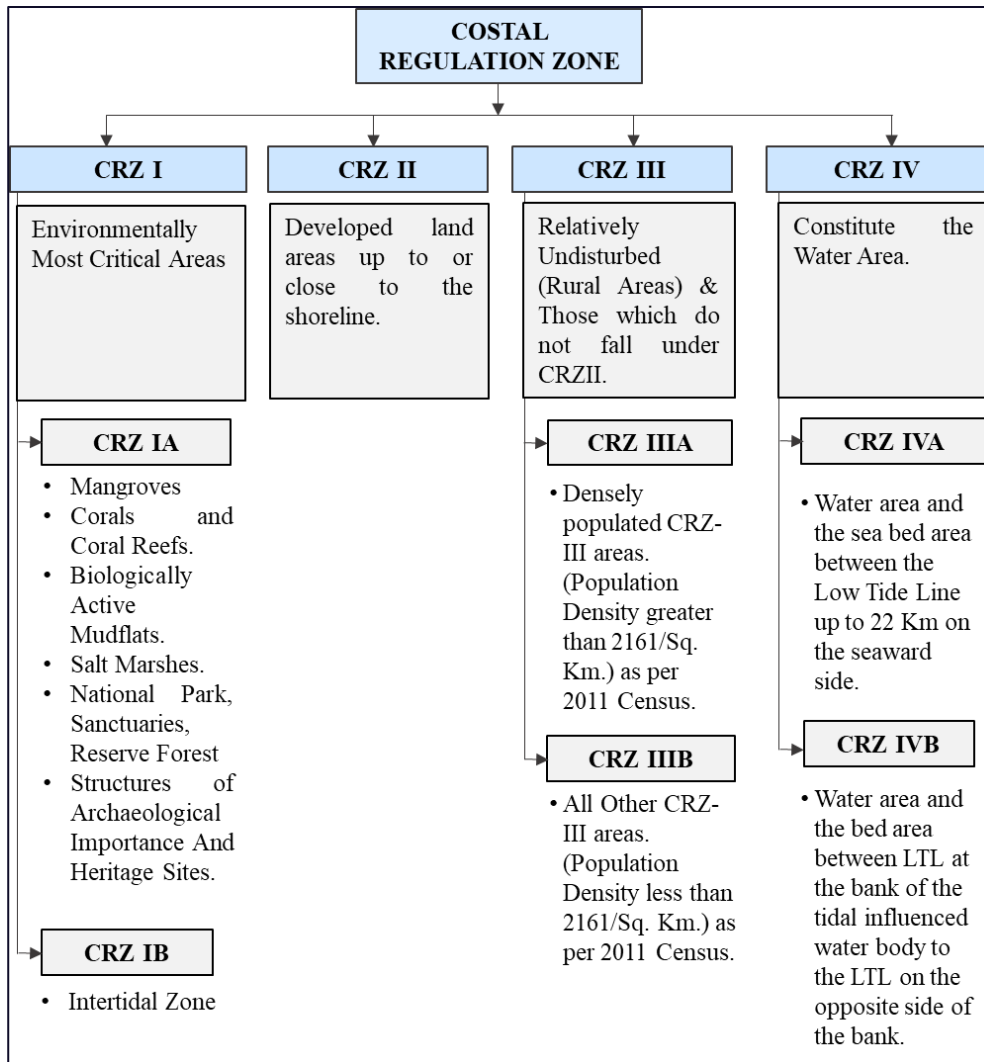


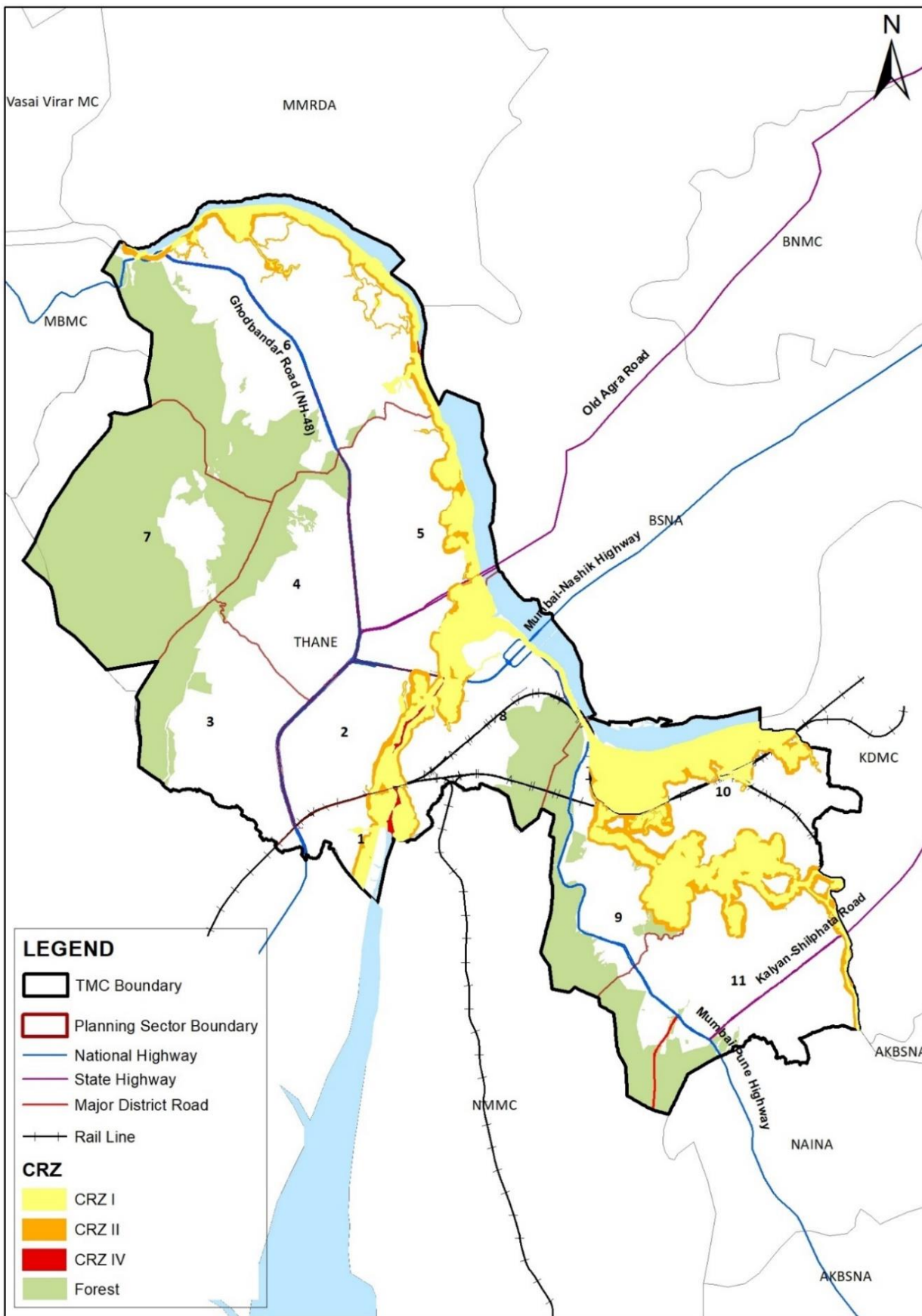
Figure 9.1 Costal Regulation Zone

(Source: Coastal Regulation Zone Notification 2011)

The CRZ of Thane Municipal Corporation consists of CRZ I, CRZ II and CRZ IV. The details of the area of Thane Municipal Corporation coming under the Coastal Regulation Zone are given in the following table. It indicates that around 15.7% of the total area under Thane Municipal Corporation comes under CRZ. Out of which maximum area is affected under CRZ I which needs to be conserved.

Table 9.2 Coastal Regulation Zone Details

Sr. No.	CRZ Category	Area (Ha)	% Of TMC Area Affected by CRZ
1	CRZ I	1523.92	11.9
2	CRZ II	477.814	3.7
3	CRZ IV	12.374	0.1
	<b>Total</b>	<b>2014.11</b>	<b>15.7</b>



Map 9.1 Area Under Costal Regulation Zone



## 9.5 Forest Area

The total area coming under the forest is 3210.18 Ha. Some part of the forest area comes under the jurisdiction of the Deputy conservator of Forest and some part under Sanjay Gandhi National Park (SGNP). Sanjay Gandhi National Park is a unique habitat enclosed in the metropolis of Mumbai.

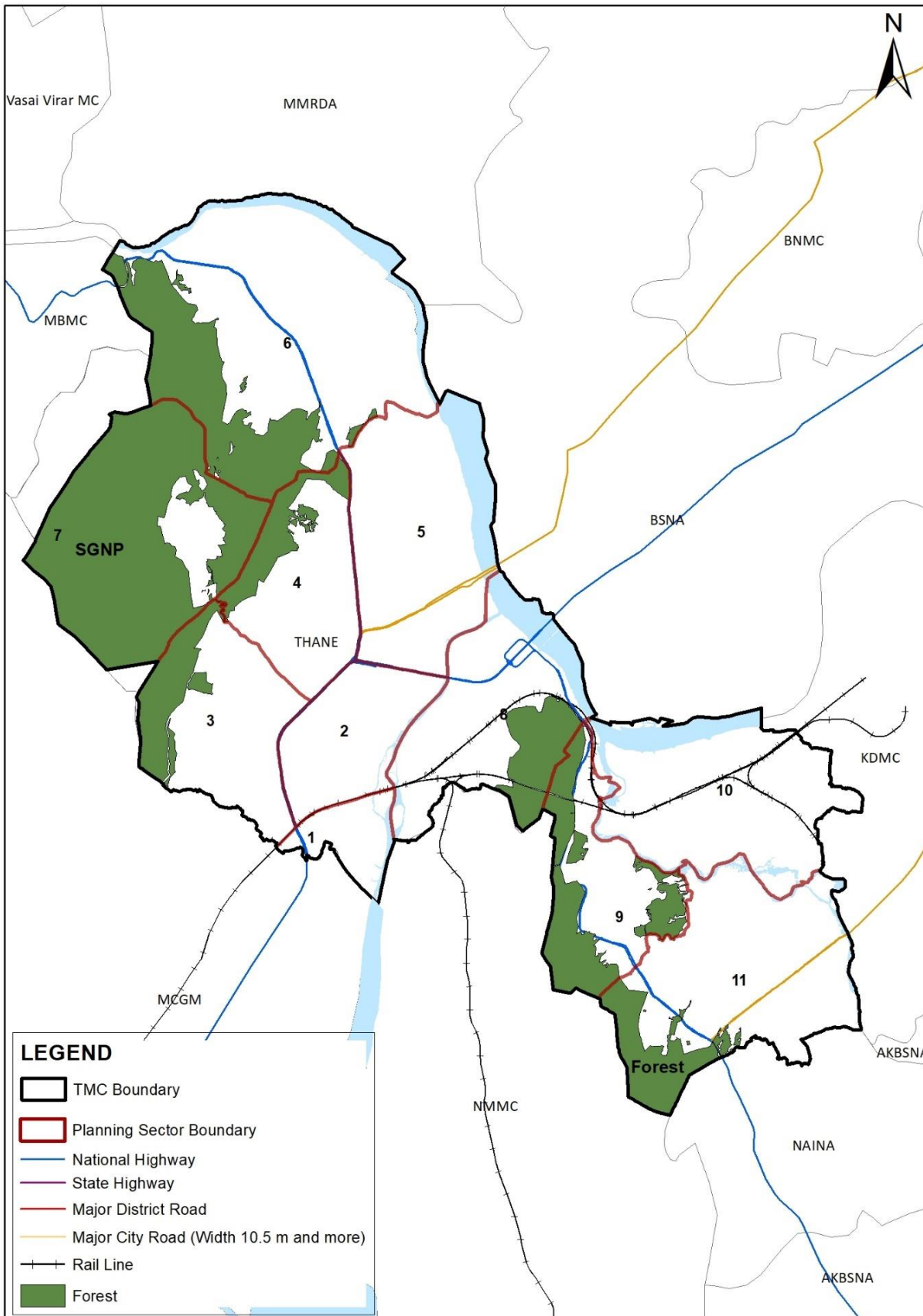
## 9.6 Eco-Sensitive Zone

The Sanjay Gandhi National Park, being the only protected area in the center of urban agglomeration which supports a variety of fauna and flora. The eco-sensitive zone around SGNP provides additional area for free movement of the wildlife in the adjoining forest. The eco-sensitive zone acts as a buffer for the protected areas and is a transition zone from the area of high protection to area involving lesser protection. Thus, the Central Government has notified an area to the extent of 100 m to four kilometers from the boundary of Sanjay Gandhi National Park as the Sanjay Gandhi Eco-sensitive zone.

The Eco-sensitive zone is spread over an area of 59.45 Sq.km to an extent of 100 meters to four kilometers from the boundary of Sanjay Gandhi National Park. Some survey numbers of the villages in Thane Taluka come under Eco-Sensitive Zone. The name of the villages coming under the Eco-sensitive zone are Owala, Kasarvadavali, Boriwade, Kavesar, Kolshet, Manpada, Majiwada, Pachpakhadi and Yeoor.

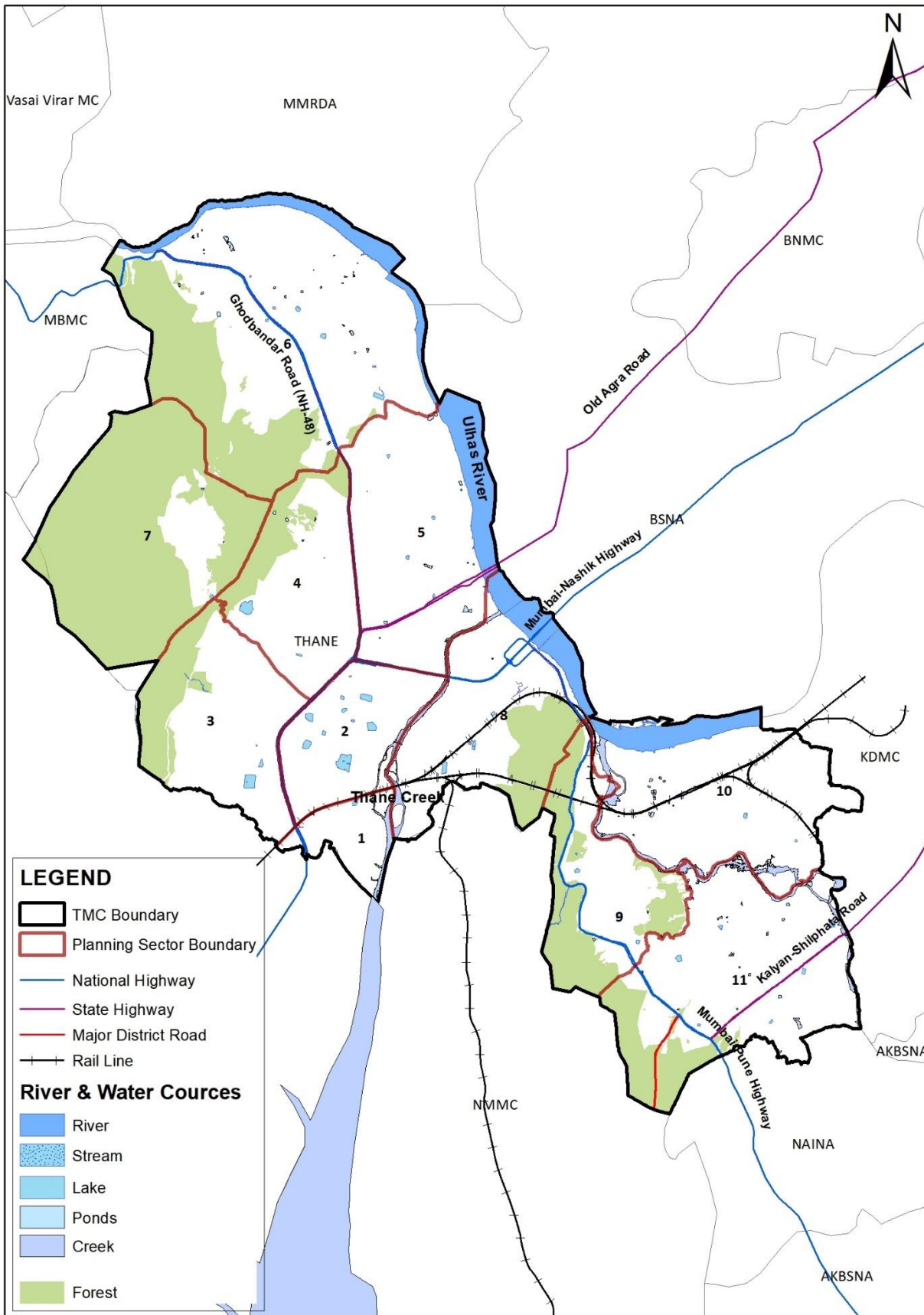
### 9.6.1 Permissible Activities in Eco-Sensitive Zone

All activities in Eco-sensitive zone shall be governed by the provisions of the Environment (Protection) Act, 1968, and the rules made thereunder and be regulated in the manner specified under ESZ Notification of SGNP 2016.

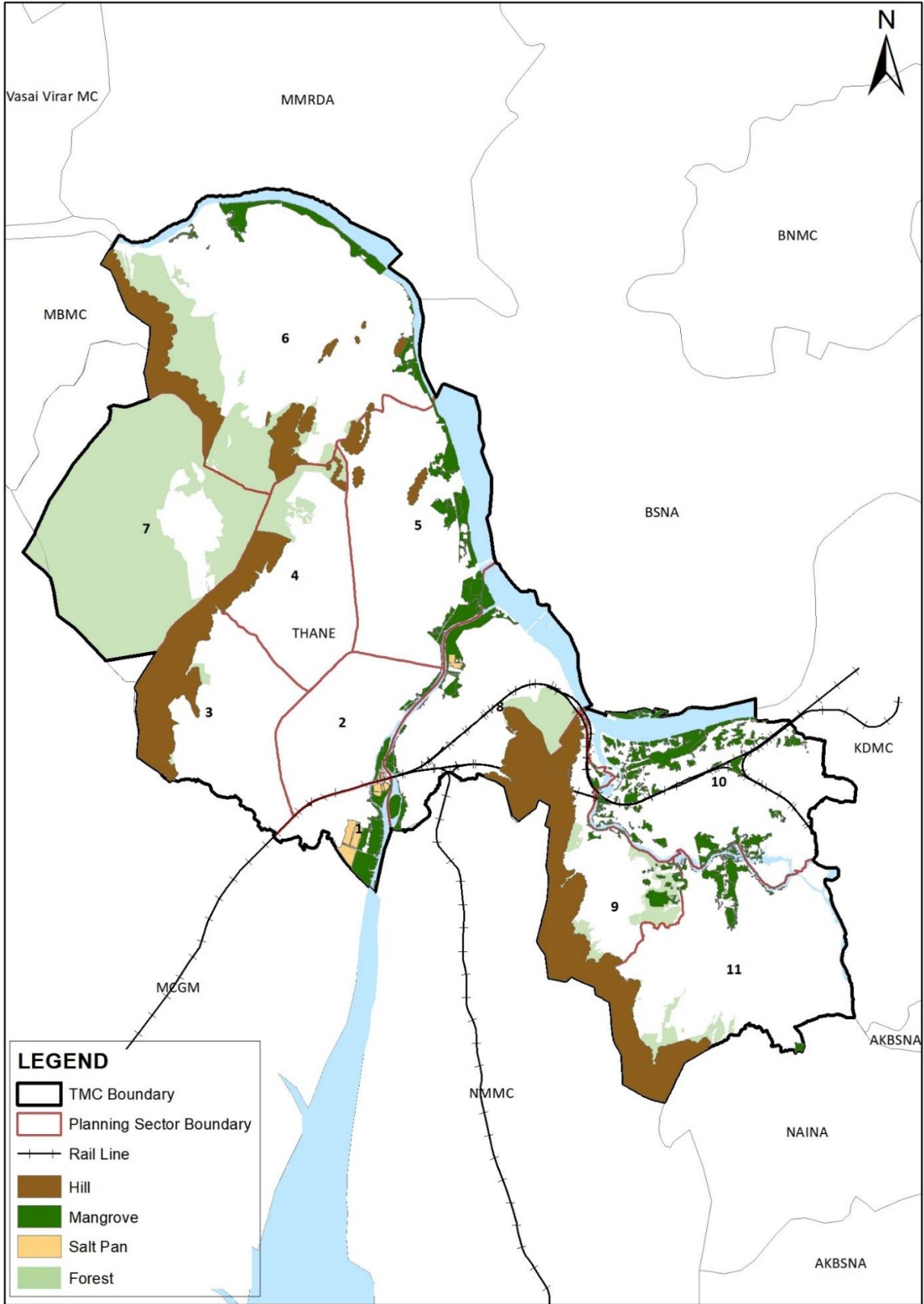


Map 9.2 Area Under Forest





Map 9.3 River and Water Courses of Thane



Map 9.4 Map Showing Mangrove, Saltpan and Hill Area.

## 9.7 Eco-sensitive Zone of Thane Creek Flamingo Sanctuary

The Thane Creek Flamingo Sanctuary is located at the intersection of highly urbanized areas of Mumbai & Navi Mumbai and is close to Thane municipal boundary. The central Government notified an area to an extent varying from 0 to 3.89 kms. around the boundary of Thane Creek Flamingo Sanctuary as the Eco-Sensitive Zone. Around 162.89 Ha area of Thane comes under the Flamingo Sanctuary. Recently, the Thane Creek Flamingo Sanctuary has been given the status of Ramsar Site by the International Wetlands Convention.

## 9.8 Environmental vulnerability

Following areas in the Thane Municipal Corporation limit are prone to flooding.

Table 9.3 Areas Prone to Flooding

Sr .N	Prabhag Samiti	Locations of sensitive areas for flooding
1	Kalwa-Mumbra	Creek area and slums near the creek area
2	Naupada	Dr Almeda road, Deboner society near TMC office, Lal Bahadur Shastri Road, Vandana Cinema area
		Ram Maruti Road: Gajanan Maharaj Mandir, Gadkari Chowk
		Gokhale Road: Devdhar Hospital area
		Shivaji Road: Jijamata Mandal area, Masunda Lake
		M.G. Road: Pumping Station, Chikhalwadi, L.B.S. and Maruti Road, Chavhal Chawl
3	Uthalsar	Vrindavan Society, Shrirang Society
4	Majiwada-Manpada	Ghodbander Road: Reliance Fresh, Panchamrut Society
5	Kalwa	Belapur road, Vitawa railway bridge

(Source: Disaster Management Cell, Thane Municipal Corporation)

Mapping of areas prone for flooding has been done. Out of 278km nallah length, Total 131km nallah to be constructed to minimize flooding. Total 14 locations also confirmed as low-lying areas where TMC has provided pumping facility. In high flood area evacuation points to receive flooded water need to be identified. Manholes in the flood prone areas shall be cleaned by corporation regularly before monsoon. TMC has planned for constructing tidal gates and pumping stations near down stream of nallah and near creek at some locations. TMC is also planning for holding pond at Kausa and at Diva village to minimize flooding. Also, Thane municipal corporation has undertaken plan for removal of debris, gravel from existing natural flow of nallah to minimize flooding. Stagnant water bodies need to be identified and prepare a plan to connect these to next running water bodies. Water pumps and cctv cameras are provided



near underpass such as Vitawa, CIDCO bridge. However, with changing scenario, corporation shall make an assessment and take appropriate measures accordingly.

In Thane city, due to heavy rains, there are some areas which are prone to landslides. Also, there are some low-lying areas identified in the city. This area is generally more susceptible to flooding. The details are given in the table below.

Table 9.4 Low Lying areas

Sr. No.	Location	Low Lying area	Landslide
1	Kopri-Naupada	8	0
2	Uthalsar	2	0
3	Wagle	0	0
4	Lokmanya Nagar	0	1
5	Vartak Nagar	0	0
6	Manpada	2	2
7	Kalwa	1	6
8	Mumbra	0	5
9	Divar	1	0
	<b>Total</b>	<b>14</b>	<b>14</b>

(Source: Disaster Management Cell, Thane Municipal Corporation)

It is observed that Kopri-Naupada Prabhag Samiti has low-lying area locations to the greater extent, whereas Kalwa Prabhag Samiti has a major number of areas susceptible to landslides.



# CHAPTER 10

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## CONCLUSIONS AND OBSERVATIONS

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## 10 CONCLUSIONS AND OBSERVATIONS

### 10.1 Observations and Identification of Problems

#### 10.1.1 Regional Connectivity

Thane is well connected to other regions by an extensive network of Railways and Roadways. Important Expressways, National Highways and State Highway are passing through the city, making it well connected to other parts of Maharashtra and India. The ongoing projects of Mumbai Metro and Integrated Waterway Transport will accelerate the overall development and growth of the city. It is observed that National Highways and State Highways passing through the city has resulted in traffic chaos as traffic is mixing with the city traffic.

#### 10.1.2 Existing Land Use

- The Existing Land Use of the city shows that, out of the total developed area, the maximum area to the extent of 43.01% is under the Residential Zone followed by the area under roads which is 17.78%. The area developed for residential development shows that there is high-density development in some parts of Thane city.
- Due to the shift of the City's economic base from the secondary sector to the tertiary sector (service), the existing use of land under Industry has drastically reduced from 33.09% (as per earlier sanctioned DP) to 9.13% as per the ELU of 2021. This proportion of Industrial land use has decreased, as the economic factors are more favourable for housing development.
- Commercial Land use contributes to the extent of 4.48% of the developed area. Commercial use is seen in the form of extensive shopping lines, shopping complexes, commercial establishments etc. in the city. The predominant commercial use is seen around the Thane Railway station area and along the adjoining roads.
- The area for recreational purposes like Gardens, parks, playgrounds etc. contribute to around 7.61% of the total developed area.
- Nearly 25.23 % of the total area comes under Eco-sensitive area which covers the use of land under a Bio-diversity Park, Mangroves and Sanjay Gandhi National Park (SGNP).
- The areas under forest and Eco-sensitive zone contribute to 31.22% of the total area which is seen encroached in some places.
- The use of land under other Land uses like Saltpans and Quarries, contributes to about 0.30% of the total area.
- Water bodies contribute to about 2.37% of the total area.



- The existing land under the Green Zone of about 23.21% of the total area is available to promote development.
- The area of about 1509 Ha 11.76% of the city area is under Urban Renewal Scheme which may result in major planning intervention.

### 10.1.3 Demographic Profile

- The city's population as per the 2011 census is 18.41 Lakhs.
- This demographic profile shows decadal growth of 45% in the first decade of the 21<sup>st</sup> century.
- The maximum decadal growth was observed during the decade of 1981-1991.
- The city has a substantial workforce in both skilled and non-skilled segments.

### 10.1.4 Social Infrastructure

- Primary Schools, Secondary schools, and Higher Secondary schools are available at large scale in the city. It has been observed that there is a need to strengthen the existing Higher Educational Faculties as well as provide new facilities to cater for the demand of the increasing population.
- Maternity homes, Dispensaries, Primary Health Centres, government hospitals, Municipal Hospitals and Private Hospitals are catering the city & surrounding area. However existing health facilities are not sufficient to cope up with requirements of increasing population as well as patients from nearby areas. During Covid period the requirement of hospitals has been felt necessary, hence full-fledged new health facilities are required.
- Disaster Management Cell is functioning at city level and provides precautionary and preventive, relief and rescue measures during natural calamities and rainy season. It is effectively functioning and provides valuable support to the relief and rescue operations in the region and more particularly in the district. It has also done commendable work in July 2023 at Irshalwadi disaster, 2021 at Mahad and Chiplun during floods. This has helped to bring back normalcy at Mahad and Chiplun in a short span of time. Considering the quantum of work, Disaster Management Cell will require an independent headquarters for their smooth operations and timely response. A comprehensive plan for disaster management shall be made by Thane municipal corporation related to all concerned activities of pre-monsoon.
- The existing fire infrastructure of the city has well distributed Eleven fire stations and 2 fire stations cater to the existing need. With complexities and increasing risk coupled with



rapid urbanization, fire infrastructure should be sufficient to cater to the requirement in the future. Hence, additional sites need to be proposed at suitable locations.

- Maharashtra State Electricity Distribution Company (Limited) (MSEDCL) and Tata Power are the main sources of electricity for Thane. Urban lifestyle and increasing population will result in higher demand for electricity, hence appropriate measures need to be taken to meet the demand.
- There are a total of 35 Cremation Grounds, 18 Burial grounds and 7 Graveyards/Cemetery in the Thane Municipal Corporation area with the maximum number of crematoriums found in sector no 11. During the pandemic of Covid-19, it was observed that the existing facilities are insufficient to cater to the large-scale requirement. Hence sufficient sites need to be developed according to the community requirements.

#### 10.1.5 Transport and Communication

- It is noticed that Old Mumbai Pune Highway, Ghodbunder Road and Eastern Expressway have a larger car share while other locations have a higher two-wheeler share.
- The V/C ratio of all locations is close to or greater than 1, indicating the requirement of MRTS systems for regional and intercity connectivity.
- The intersection analysis shows 99% of the share of motorized vehicles whereas the non-motorized share comprises only 1% of the total composition of traffic. This shows that there is a need to provide proper facilities to encourage the use of non-motorized transport modes.
- Old areas of the city are going through the phase of redevelopment. Most of the roads in these areas are below 9m in width and due to prominent location, there is increased vehicular traffic in these areas. Hence there is an urgent need to widen these roads phase wise with minimum width of 9M.
- Teen Hath Naka is the most congested junction in the city. it is observed that Majiwada, Manpada, Anand Nagar and Kasarwadawali junctions also cause slow vehicular movement. These junctions have a record of maximum number of PCUs number which calls for major steps to decongest. Junction improvement program is a viable solution.
- Two-wheelers account for a high proportion of the total traffic. Auto Rickshaw comes out to be the preferred intra-city transit option as it covers almost equal composition that of cars.
- Traffic volumes are high near urban centers such as commercial marketplaces, shopping malls, station areas and on the links connecting to Mumbai suburbs.





- It is observed that there is a shortage of parking spaces near station/ commercial places and old areas. This results in street parking resulting in traffic congestion. Hence parking facilities need to be developed at various locations in the city.
- As city is well connected to industrial centers, heavy commercial vehicles pass through the city. However, there are restrictions for the Entry and Exit timing. At several locations these vehicles are parked along major roads and other private open spaces. Truck terminal facility need to be developed at such locations.
- Thane municipal corporation shall appoint a consultant for detailed plan of TOD corridors as per the provisions of UDCPR.

### 10.1.6 Utilities and Services

#### A. Water Supply

- Though a sufficient water supply of 460 MLD is available for the city, it is intermittent.
- Due to the unprecedented growth in some areas of Diva-Shill Ward Committee Area and Chitalsar-Manpada, Vartak Nagar Ward Committee Area projected water demand for the years 2046 will almost be twice than the present requirement and the existing infrastructure will not be sufficient to take care of the future load of water supply.
- The distribution of water in water supply zones is inequitable.
- Separate storage, filtration capacity and distribution capacity need to be enhanced. for each water district.

#### B. Sewerage

- Thane city has an existing sewerage system for the areas of Kopri, Naupada, Vitawa, Majiwada, Kolshet, Parsik Nagar and Mumbra with sewage treatment plants at various locations for the treatment of waste.
- The population of the city is increasing which will enhance the strain on the existing sewage network system. Hence the existing infrastructure needs to be strengthened and upgraded to cope up the future requirement.

#### C. Solid Waste Management

- Even though the door-to-door collection of Municipal solid waste takes place, the infrastructure in place is not adequate, both in terms of quantity as well as design to collect the waste in a segregated manner.
- Source segregation takes place only in marginal population segments. However, in absence of an adequate collection mechanism, the waste inadvertently gets mixed and is transported as such thereafter.



- Thane has only one centralized transfer station, which is inadequate for the entire city. Waste transfer in the rest of the city takes place through waste storage bins. Vehicles are not compartmentalized (Ghanta Gaadi), hence, waste collection is largely unsegregated.
- Hence segregation of waste at source and its scientific disposal is the need of the hour.
- Corporation shall make customized plans for collection of waste from manufacturing hubs and other important economic activity places.

#### **10.1.7 Environment**

- In the year 2020-21, the average air quality (AQI) is in the "moderate" category. Last year, while monitoring and measuring the pollutants, the work of metro was going on near Teen Hath Naka area and air quality had deteriorated due to the increasing congestion of vehicles.
- One of the other major reasons for air pollution is increasing construction activities and Municipal Corporation is taking measures to mitigate the same.
- The lakes are well distributed throughout the city, and they play a major role in balancing the ecology of the city. Some of the lakes are found to be encroached and hence these lakes need to be rejuvenated. Corporation has already taken initiative under different schemes such as smart city, lake beautification program etc.

#### **10.1.8 Economic Activity**

Though Thane was a major economic hub in past years, it has changed its character to service sector partially. Therefore, economic activities from industrial areas have reduced to small scale industries. At present, logistic hubs are not developed at large scale in the city. Considering the locational importance such activity can be developed in MIDC area. There is proper connectivity at MIDC industrial estate at Wagale as well as marketplaces. Roads with appropriate carriage way should be developed in MIDC area to cater to heavy vehicular movement near the logistic and manufacturing hubs. Clear delineation of cycle and pedestrian paths shall be provided for safe mobility of workers.

### **10.2 Level of Implementation of Development Plan**

Government sanctioned the part Development Plan in the year 1999 & the excluded part was subsequently sanctioned on 14<sup>th</sup> May 2003.

#### **10.2.1 Analysis of the Sanctioned Development Plan**

To understand the proposals and implementation of the sanctioned DP, it is important to analyse the Plan,

The Analysis of the Sanctioned DP is done considering the following main three aspects,

1. Reservation Sites,
2. Roads,
3. Zoning.

### 10.2.2 Reservation Sites

The total number of reservation sites proposed in the sanctioned DP was 802 and reservation sites in TP scheme. The total area under the reservation sites proposed was 1246.65 Ha. The analysis of the current situation of those reservations is done based on their development status, land acquisition status, encroachment on the reservation sites and sites affected by the CRZ.

#### 10.2.2.1 Development Status of Reservation Sites

The further categorization of the development status of the reservation sites is mentioned in Table 10-1.

Table 10.1 Development Status of The Reservation Sites

Development Status of Reservation Sites			
Sr. No.	Category	Number	Area (Ha)
1	Developed	166	98.34
2	Not Developed	588	1338.05
3	Partly Developed	48	40.02
<b>Total Reservations</b>		<b>802</b>	<b>1476.41</b>

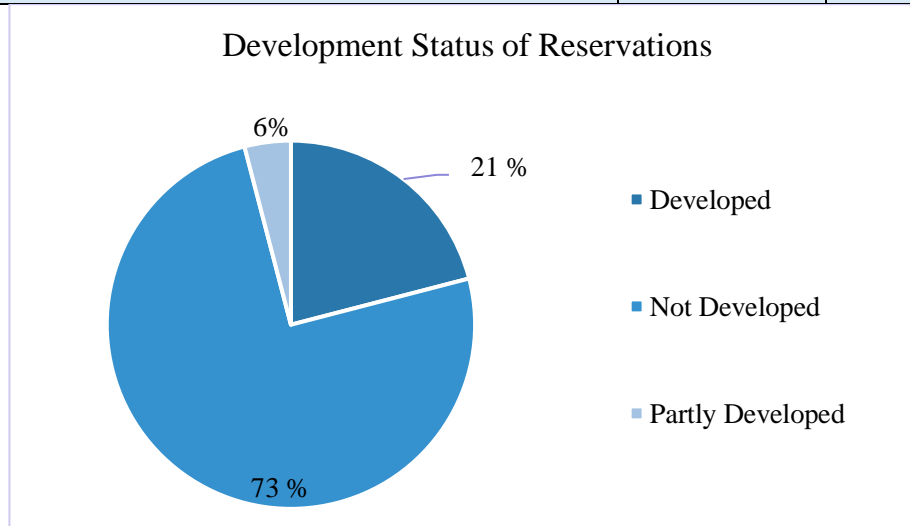


Figure 10.1 Development Status of Reservation Sites

- **Sector-wise Development Status of Reservation Sites**

The sector-wise detailed development status of the reservation sites is mentioned in the following table.



Table 10.2 Sector-wise Development Status of Reservation Sites

Sector wise Development Status of reservation Sites											
Sector No.	Category										
	Developed			Not Developed			Partly Developed			Total	
	No.	Area (Ha)	%	No.	Area (Ha)	%	No.	Area (Ha)	%	No.	Area (Ha)
Sector 1	11	3.25	18.03	45	47.16	73.77	5	1.03	8.20	61	51.44
Sector 2	29	14.01	37.18	47	16.68	60.26	2	0.22	2.56	78	30.91
Sector 3	17	2.97	41.46	22	32.15	53.66	2	0.58	4.88	41	35.70
Sector 4	27	21.86	32.14	52	102.76	61.90	5	4.97	5.95	84	129.59
Sector 5	26	17.87	22.61	84	170.87	73.04	5	9.42	4.35	115	198.16
Sector 6	22	12.46	23.40	65	304.54	69.15	7	8.79	7.45	94	325.79
Sector 7	0	0.00	-	3	138.45	100.00	0	0.00	0.00	3	138.45
Sector 8	17	12.33	16.19	82	145.75	78.10	6	1.16	5.71	105	159.24
Sector 9	15	12.64	19.48	54	51.15	70.13	8	7.38	10.39	77	71.17
Sector 10	1	0.05	1.54	62	91.51	95.38	2	0.06	3.08	65	91.62
Sector 11	1	0.90	1.27	72	237.03	91.14	6	6.41	7.59	79	244.34
<b>Total</b>	166	98.34	20.70	588	1338.05	73.32	48	40.02	5.99	802	1476.41

### 10.2.2.2 Status of Land Acquired by TMC

The details of the same are mentioned in Table 10-3.

Table 10.3 Land Acquisition Status

Reservation Sites Acquired by TMC			
Sr. No.	Category	Number	Area (Ha)
1	Partly Acquired	192	148.95
2	Fully Acquired	68	76.96
3	Not Acquired	576	1418.63
Total		836	1644.54
<b>Total Land Acquired by TMC</b>		<b>260</b>	<b>225.91</b>



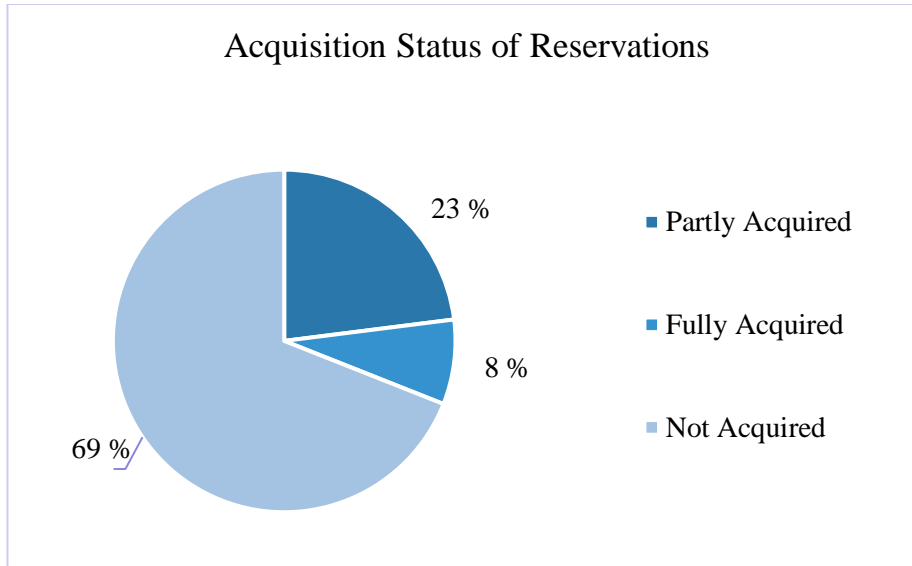


Figure 10.2 Land Acquisition by TMC

### 10.2.3 Roads

The total area under DP roads is 1182.25 Ha as per sanctioned DP. Details of the same are given below.

Table 10.4 Proposed Roads in Previous DP

Development Status of Proposed DP Roads			
Sr. No.	Development Status	Area (Ha)	%
1	Developed	400	33.83
2	Not Developed	481	40.69
3	Partly Developed	301.25	25.48
<b>Total</b>		<b>1182.25</b>	<b>100</b>

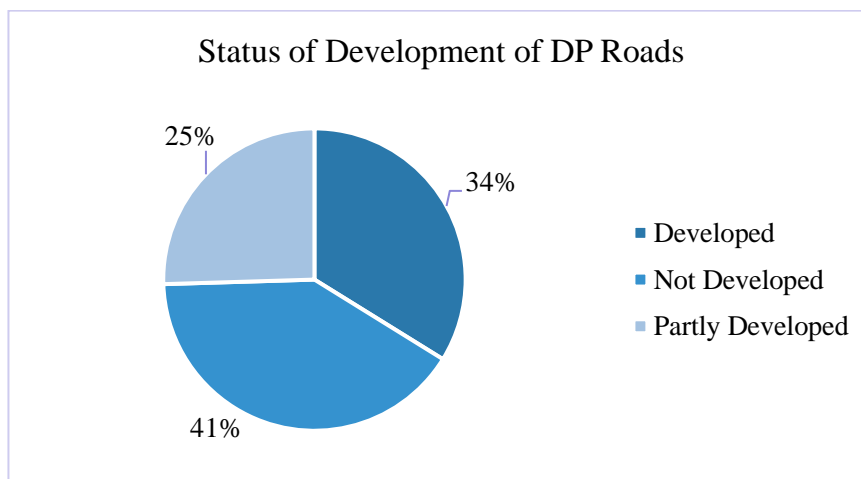


Figure 10-3 Area of Proposed Roads in Previous DP



### 10.2.4 Zoning

The implementation status of the proposed zoning as per the sanctioned Development Plan is given in Table 10-5.

Table 10.5 Zoning Status in Sanctioned DP

Zone	Area (As Per sanctioned DP)	Implemented Area (Ha)	%
Residential Zone	3073	2371.12	77
Commercial	-	-	-
Industrial Zone	1254	290.48	23
I to R	-	-	-
Recreational Tourist Zone	-	-	-
Non-Developable Zone	-	-	-
Green Zone	3327	1470.38	44
Transportation	-	-	-

Out of total residential zone proposed in Sanctioned DP, 80% is implemented while remaining 20% is either encroached or being used for other purposes or is being affected by CRZ. Residential areas in sectors 1, 2, 5, 10 & 11 are affected by CRZ according to the map sanctioned by Coastal Zone Management Authority. Implementation of industrial zone is 39% which indicates conversion of industrial uses to residential or other uses. The industrial zones which were under conversion (I to R) are implemented completely. 1% of forest area is encroached by unauthorized construction and only 7% of the area under total designated sites is developed. The overall implementation of the earlier sanctioned DP is around 71%.

# CHAPTER 11

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## FRAMING OF PROPOSALS





## 11 FRAMING OF PROPOSALS

### 11.1 General

The Development Plan should include some new concepts and ideas in addition to addressing the problems that have been recognized, Accordingly, the planning proposals have been framed by the established vision and objectives.

### 11.2 Vision of Development Plan

#### Vision 2046 for “The City of Lakes”

To make Thane city as livable city envisaging inclusive development through provision of effective infrastructure facilities, adequate residential area to cater projected population, and conservation of existing eco-sensitive areas for sustainable development.

### 11.3 The Main Objectives of The Development Plan

Objective 1: Liveable City

Objective 2: Economic Centre

Objective 3: Convenient Mobility

Objective 4: Efficient Infrastructure

Objective 5: Environmental Conservation

#### 1. Livable City

- a) To promote residential development along transit corridors.
- b) To provide public housing.
- c) To implement Urban renewal scheme for redevelopment of dilapidated buildings.
- d) To provide equal distribution of open spaces and social amenities.

#### 2. Economic Centre

- a) To promote commercial activities at major transport corridor.
- b) To promote industrial activities for better employment opportunities.
- c) Enhancement of existing tourist destinations to attract more tourists.
- d) To develop educational complex focusing on research & development as well as skill development.

#### 3. Convenient Mobility

- a) To develop regional linkages with expansion & upgradation of existing transport corridors.





- b) To develop truck terminals.
- c) To promote the use of public transport through development of metro, suburban railways, and high-speed rail.

#### 4. Efficient Infrastructure

- a) To develop efficient physical and social infrastructures.
- b) Decentralization of Utility service infrastructure.
- c) To promote circular economy through waste management.
- d) To provide places for public purposes and public assembly.

#### 5. Environmental Conservation

- a) To protect and conserve all water bodies: streams, creek, lakes.
- b) To conserve forest area and Sanjay Gandhi National Park as they are green lungs of the city.
- c) To promote waterfront development for conservation and protection of creek in Thane city.

### 11.4 Demographic Projection

The population of Thane Municipal Corporation area as per the Census 2011 is 18,41,488. The population for the years 2036, 2041 and 2046 for the Thane Municipal Corporation area has been projected through various methods considering the population of the 2011. Census as a base population and considering natural and induced growth.

The various methods used for population projection are mentioned below:

1. Arithmetic Increase Method
2. Geometric Increase Method
3. Incremental Increase Method
4. Graphical Method

The population projection obtained from different methods is mentioned in Table 11-1.

Table 11.1 Comparison of Projected Population by various methods for Thane Municipal Corporation

Sr. No.	Forecasting Methods	2036	2041	2046
1	Arithmetic Increase	29,81,733	32,09,782	34,37,831
2	Geometric Increase	56,86,515	71,26,559	89,31,217
3	Incremental Increase	35,25,856	36,56,008	44,17,253
4	Graphical Method	37,00,000	41,00,000	46,50,000



It is also observed from the above table that the Geometric Increase method may not hold well for the projected population calculation as the method gives higher values and it is more suited for the new industrial towns at the beginning of development. The Arithmetic Increase Method assumes the constant population growth rate and it is used for cities experiencing slow growth. and, may not apply to Thane city which has continuously experienced substantial growth over the past decades.

The city is expected to be influenced by the major public transport and infrastructure projects undertaken by various authorities in and around the city. It includes Mumbai Metro Network passing through a major part of the city with its extension to Bhiwandi-Kalyan Taloja. Proposed Borivali-Thane Tunnel is expected to bring this city closer to suburbs and the Virar Alibaug Multimodal Corridor passing by the city proposes direct connectivity of the city with the new International Airport. In addition, many intercity and intra-city road network is planned to be implemented soon which collectively will boost the migration, especially from Mumbai for a better lifestyle. Thane's ambitious Urban Renewal Program is also expected to impact the City's economy in a positive way which is expected to attract residential preferences in this city. The collective effect of this development along with the merits and demerits of all the methods adopted for the population projection, it seems, from all methods of population projection, the Incremental Increase and Graphical Method may give fairly good results and would be more suitable for the Development Plan Proposals. Thane municipal corporation has also prepared a report for future water supply demand in which they have forecasted population for the year 2036 as 37,55,790 and for year 2046 as 47,23,259. Hence the higher of the two methods i.e. Graphical Method has been adopted for framing proposals and zoning. From the projected population through the various methods, the finalized population for the year 2036 is 37 Lakh and 2046 is 46.50 Lakhs.

#### 11.4.1 Sector-wise Population Projection for Thane Municipal Corporation

For planning, the city area is divided into eleven sectors. Based upon the above finalized population the sector-wise population has been calculated and shown in the table below.

Table 11.2 Sector-wise Projected Population

Sector	2036	2041	2046
1	2,73,261	3,08,944	3,55,374
2	4,07,445	4,20,041	4,34,439
3	3,62,226	3,84,685	4,10,890
4	3,81,852	4,36,748	5,07,607



5	4,60,165	5,29,278	6,18,766
6	3,07,289	3,57,789	4,23,300
7	27,762	32,893	39,624
8	5,49,345	6,12,454	6,93,276
9	4,41,866	4,93,187	5,58,840
10	2,75,816	3,06,475	3,45,402
11	2,12,973	2,34,803	2,62,482
<b>TOTAL</b>	<b>37,00,000</b>	<b>41,17,296</b>	<b>46,50,000</b>

### 11.5 Planning Sectors

For the ease of planning and implementation of development plan, Thane is divided into 11 planning sectors considering the character of the area.

The detailed information of 11 planning sectors is as follows:

<b>Sector No.</b>	<b>Villages Included</b>	<b>Area (Ha)</b>
Sector 1	Kopri, Chendani (Pt), Naupada (Pt)	195
Sector 2	Naupada (Pt), Chendani (Pt), Majiwade (Pt), Panchpakhadi (Pt), Kasabe Thane	570
Sector 3	Majiwade (Pt), Panchpakhadi (Pt), Naupada (Pt)	925
Sector 4	Kolshet (Pt), Majiwade (Pt), Chitalsar – Manpada (Pt), Panchpakhadi (Pt)	750
Sector 5	Balkum, Dhokali, Kolshet (Pt), Chitalsar – Manpada (Pt), Majiwade (Pt)	1262
Sector 6	Owale, Bhayandarpada, Mogharpada, Kasarvadavali, Kavesar, Boriwade	2480
Sector 7	Yoor	1741
Sector 8	Khari, Parsik, Kalwa	1180
Sector 9	Mumbra, Kausa, Sonkhar	880
Sector 10	Mhatardi, Betawade, Dativali, Agasan, Sabe, Diva	1270
Sector 11	Shil, Dawale, Domkhar, Padale, Desai, Daighar, Khidakali, Sagarli	1570
<b>Total Area</b>		<b>12823</b>



Detailed description of planning sectors are as follows:

### **Sector 1**

It contains the old settlements of Chendani and Kopri and part of Naupada village. It has a civil station area of the District Government offices. Now the area is developed as a fully integrated urban community. Sector 1 has all amenities including educational and medical facilities. Out of all the sectors, this is most affected by CRZ, that is around 20% of the total sector area. The proposed alignment of Station Area Traffic Improvement Scheme (SATIS) will change the traffic scenario of this area as the station area experience heavy traffic during peak hours.

### **Sector 2**

It is the core part of Thane city. It is important as point of trade, commerce, services and traffic and transportation. This sector is developed to its full capacity if residential zone is concerned. Many government offices including civil court, civil hospital, collector office, police department and Thane central jail and corporation head office are in this sector. Now noticeable urban redevelopment is taking place to the full extent in old parts of the city mainly to provide area for more residential and commercial development. The Dadaji Konddev Stadium hosts several annual sports events of various schools in Thane and acts as a venue for cultural events. The city roads passing through the sector experience traffic congestion and widening of existing roads is necessary whenever possible.

### **Sector 3**

It has industrial and residential development with considerable informal activities. Maharashtra Industrial Development Corporation has developed Wagle Estate Industrial area in this sector. The unplanned development in the form of unauthorized settlements has Majorly taken place due to scarcity of low-cost housing. Approximately 195 Ha of the sector area is developed through the implementation of the Town Planning Scheme. Defense establishment commonly known as Rifle range is a part of sector 3.

### **Sector 4 & 5**

Previously sector 4 & 5 had industrial development including many hazardous chemical industries viz, Bayer (India) Ltd., Sandoz (India)Ltd., Colorchem Ltd, Glaxo India Ltd. most of the industrial area coming under these industries is converted to residential zone and various amenities for public purpose are developed while implementing the said development. Some of the industries such as Raymond, Indofill, Kiran mills are currently working. The Naval base commonly known as Akbar camp is in sector 5. Sector 5 has potential to accommodate future





population growth considering its proximity to Ghodbunder road and proposed twin tunnel project.

### **Sector 6**

Sector 6 has potential for residential development considering its proximity to Ghodbunder road and Mira-Bhayandar area. The residential and commercial complexes are developing rapidly along this road. Metro Carshed for Metro lines 4,4a,10, 11 also for Thane Internal Metro is proposed in Mogharpada and Kavesar village of sector 6 and the alignment of Coastal Road Phase 1 also passes through this area giving major impetus to future development. Part of Sanjay Gandhi National Park adds natural beauty to this sector.

### **Sector 7**

Most of the sector is a part of Sanjay Gandhi National Park commonly referred to as Yeoor hills. This region is known for its wildlife and scenic views. Mainly tribal settlements are residing in the hilly area of Yeoor. To balance the green buffer in Thane city, it is necessary to conserve and protect Yeoor hills.

### **Sector 8**

Old Mumbai Agra Road passes through sector 8 of Thane which connects the city to the Bhiwandi Surrounded Notified area. Some parts of this sector come under forest whereas remaining area has both planned and unplanned residential development. The Chhatrapati Shivaji Maharaj Hospital is in Kalwa village of this sector.

### **Sector 9**

Sector 9 consists of Mumbra and Kausa villages. On South side of this sector, it is surrounded by hilly forest area. Whereas Old-Mumbai-Pune Road passes through this sector. As per sanctioned DP the bypass has already been constructed which is popularly known as Mumbra-bypass. This has eased the traffic passing through this sector. Mumbra-railway station is in this sector. 45M wide under construction Airoli-Katai Road passes through this sector. The unplanned development in the form of unauthorized settlements has happened due to high density and urbanization.

### **Sector 10**

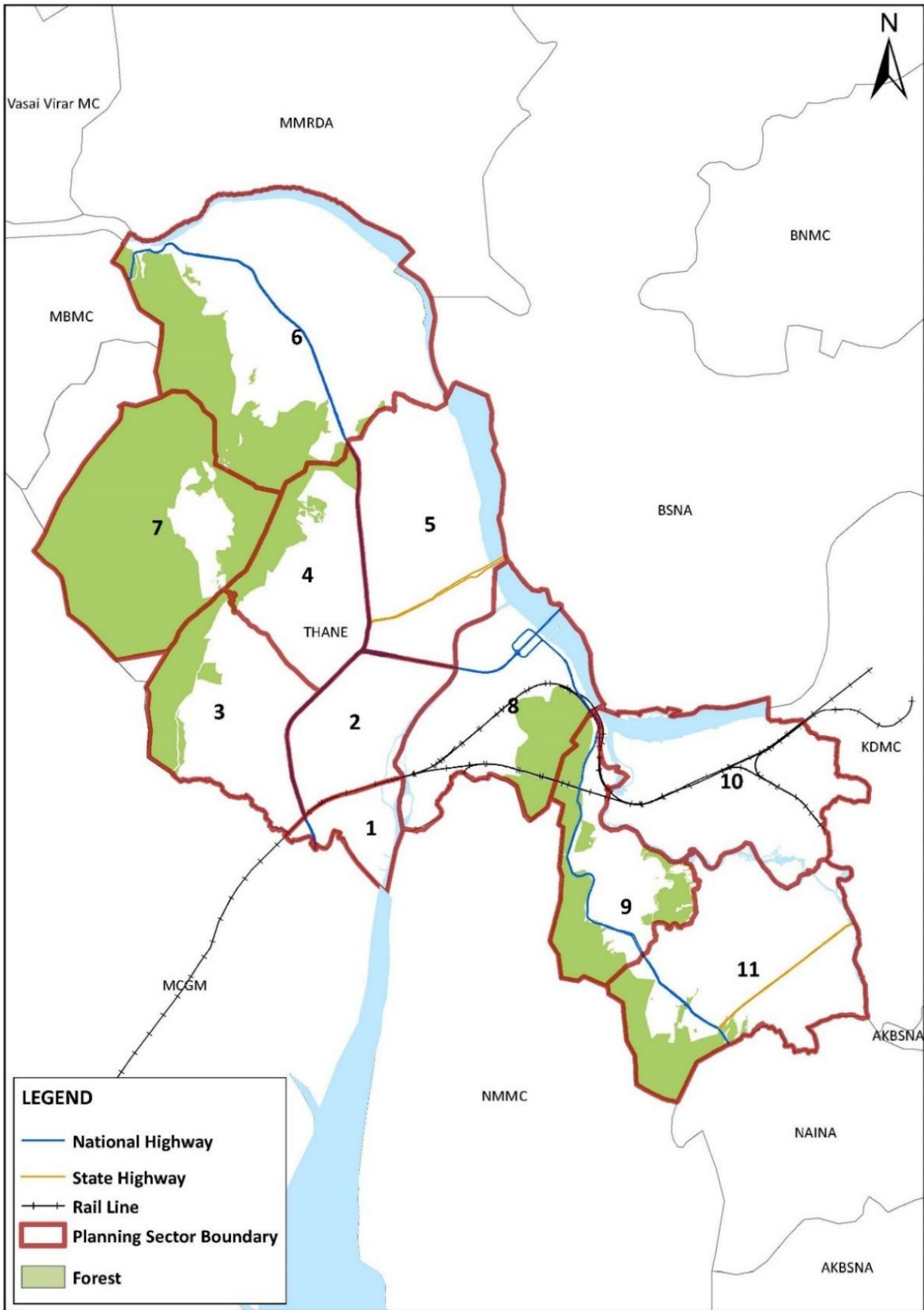
It consists of the villages Diva, Sabe, Dativali, Betawade, Mhatardi and Agasan. The major railways station nearer to it, is diva railway station. This sector is surrounded by thane creek. Houses are majorly of Semi-pucca structures. Unplanned Development in the form of unauthorized settlement is also seen in this sector. Bullet train project passes through this sector hence it has vast potential for development in future.



### **Sector 11**

It consists of Sagarli, Khidkali, Desai, Shil, Dawale, Daighar, Domkhar, Padale villages. Shil-Kalyan Road passes through this sector which connects suburb areas of MMR region. Most of the land is undeveloped and has potential for development due to rapid urbanization in surrounding areas.

The map showing boundaries of 11 planning sectors is given below.



Map 11.1 Planning Sectors



## 11.6 Planning Standards

### 11.6.1 Introduction

The provisions of section 22 of the Maharashtra Regional and Town Planning Act, 1966 desire to provide sector-level and city-level public facilities and amenities. These designated sites include sites for public purposes like education, health, social, recreational facilities etc. The spatial allocation of these sites is important to cater for the needs of the growing population of the city. Planning standards and norms is an instrument to calculate required amenities to a satisfactory level. The public services and facilities in the urban environment have a significant impact on the quality of life of the people residing in urban areas. Good quality physical and social infrastructure such as Education facilities, Health & Welfare facilities, civics, Distribution services, Transportation, Water supply, Sewerage, and Community facilities are essential elements for healthy and sustainable urban life.

### 11.6.2 Selection of Planning Standards

To derive the planning norms for the provision of designated sites for the various purposes Thane Municipal Corporation Development Plan 2046, the appropriate benchmark for each site has been evaluated. A detailed comparison of various planning standards of the cities of similar characteristics, density, and growth pattern as that of Thane city served as a useful reference to determine the adequate space requirement with precision and as per demand. Also, as per the directives, the land requirement was received from various public departments of Thane Municipal Corporation, Government/Semi-Government sectors and suggestions received through stakeholder's participation, existing available amenities are considered while estimating the planning norms for Thane Municipal Corporation.

Thane Municipal Corporation and MCGM are the two major growing cities of MMR, and many inter-city and intra-city road network is planned to be implemented soon which collectively will boost migration, especially from Mumbai which is ultimately expected to attract residential preferences in Thane city. Considering the similar geographical constraints of Thane and MCGM, it is expected that both cities will follow a similar pattern of future development to some extent. Also, the national-level standards are mentioned in URDPFI guidelines. It has also enlisted various categories of facilities and infrastructure.

### 11.6.3 Computation and Provision of Amenities

Thane Municipal Corporation is divided into 11 planning sectors. Each sector has its unique character and potential for development. Following points have been considered while deriving the final planning standards for Thane City.





1. For the optimization of space required for the designated site of DP, compatible users have been clubbed together.
2. Public amenity spaces provided by private entities have been considered while designating the land for such sites.
3. Land available with Thane Municipal Corporation or the appropriate authorities have been prioritized to provide designated sites in DP to avoid land acquisition costs.
4. The undeveloped sites of the sanctioned DP would be retained, deleted, relocated, or redesignated considering their future development potential. However, the sites affected by CRZ, forest and SGNP would be retained, deleted, or redesignated only after considering the permissible activities in their respective zones.

Table 11.3 Planning Standards for Thane City

<b>Final Planning Standards – Thane Municipal Corporation</b>				
<b>Sr. No.</b>	<b>Category</b>	<b>Sub-category</b>	<b>Adopted Norms</b>	
			<b>Min unit/s Required</b>	<b>Area Required</b>
<b>1</b>	<b>Education</b>	Primary School	Primary school-going population 9%	0.552 sqm pp
		Secondary School	Secondary school-going population 7.5%	0.552 sqm pp
<b>2</b>	<b>Health and Medical Facility</b>	Dispensary	1/50,000	0.014. sq. m per person
		Nursing homes, child welfare and maternity centre	1/1,00,000	0.045sq.m per person
		General Hospital	1/5,00,000	0.36 sq. m per person
<b>3</b>	<b>Welfare centre</b>	Library and Gymnasium	As per Requirement	
<b>4</b>	<b>Civic</b>	Burial/ Cremation ground	1/5,00,000	0.03 sq. m per person or as per requirement
<b>5</b>	<b>Commercial</b>	Vegetable Market/ Informal Market	0.15 ha/25,000 population or as per Requirement	
<b>6</b>	<b>Open Spaces</b>	Parks/ Garden	1/50,000 population	4 ha
		Playground	1/50,000 population	4 ha



		Multipurpose Ground	1/100000	3 Ha
7	Water Supply	WTP (Water treatment plant)	5MLD- 0.10 Ha 10MLD- 0.19Ha 50MLD- 0.93 Ha 100MLD- 1.87Ha 200MLD-3.73Ha 500MLD-9.34Ha or as per requirements	
8	Sewage Treatment	STP (Sewage Treatment Plant)	As per the requirement	
9	Solid Waste Management		As per the requirement	
10	Transportation Planning	Bus Depot	As per Requirement	
		Truck Terminus	As per Requirement	
		Auto Stand	As per Requirement	
		Parking space	1/50,000	as per requirements

#### 11.6.4 Demand Gap Analysis

An assessment of the land requirement for amenities at the city level was conducted concerning land available with existing amenities. The amenity-wise land demand gap is mentioned in Table 15-3.

Table 11.4 Amenity-wise Demand Gap for Thane

Category	Sub-category	Demand (Ha)	Existing Area (Ha)	Gap (Ha)
Education	Primary school	1,83,816	48,824.74	134991.30
	Secondary school	1,53,180	2,33,785.30	-80605.30
Health and Medical Facility	Dispensary	51,800	536.66	51263.34
	Nursing homes, Child welfare and maternity centre	1,66,500	2,599.15	163900.9
	General Hospital	24,05,000		
Welfare centre	Library and Gymnasium	0	7,496.97	0
Civic	Burial/Cremation ground	1,11,000	186113.23	-75113.20
Commercial	Vegetable market/ Informal Market	2,22,000	-	222000
Open Spaces	Parks/Garden	2,96,000	593180.97	-297181
	Playground	2,96,000	408139.39	-112139



	Multipurpose ground	1,11,000		111000
<b>Water Supply</b>	WTP (Water treatment plant)			
<b>Sewage Treatment</b>	STP (Sewage treatment plant)		8.47	
<b>Transportation Planning</b>	Parking Spaces		222000	

### 11.7 Need for Paradigm Shift

A development plan indicates the way the use of land in the planning area shall be regulated. As per the provisions of section 22 of the MR & TP Act, 1966, the development plan should provide the following proposals as far as possible considering the need of the city.

1. Proposals for allotting the land use for purposes such as residential, industrial, commercial, agricultural, recreational, etc.
2. Proposals for designation of land for public purpose, such as educational institutions, health amenities, socio-cultural institutions, places for public entertainment, museums, art galleries, government and other public buildings approved by the State Government.
3. Proposals for recreational areas.
4. Transport and communication facilities such as roads, highways, railways, waterways.
5. Proposals for basic infrastructure facilities like water supply, sewage, drainage, sewage, electricity, and gas.
6. Proposals for preservation of heritage structures, eco-sensitive areas, places of architectural and scientific interest.
7. Proposals for industrial estates and service industries to boost employment generation.
8. Plans for disaster management.

From the above provisions a development plan can be prepared for one or more matters mentioned above. The above provisions in the said act would control and regulate the use and development of land within the jurisdiction of planning authority. Also, the designated sites for public facilities should be such that it is within the capacity of the planning authority to acquire these sites within a period of 10 years.

Now a days, development plans are becoming a matter of concern to the landowners, whose lands are affected by designated sites in the development plan. These landowners oppose such proposals which give rise to public agitation against DP. However, not all but specific amenities like recreational and public spaces, infrastructure facilities like water supply, sewage and waste management need to be made available through the proposals of the development plan. Because such facilities may not be created through any other means if lands



are not reserved in development plan. Considering the need of these amenities, various provisions have been made to make acquisition and development of such land simpler and beneficial to both, owner and planning authority.

For easy implementation of development plan, this DP envisages to part with some percentage of the land to the corporation at the time of development permission by the owner/developer to make land available for such amenities. The development of reserved sites through accommodation reservation principle has been made more rational. All these measures will lead to reduced inequality in land availability and implementation of the development plan will gain momentum.

### 11.8 Proposed Land Use Zoning

Land use zoning is an urban planning tool to regulate the built environment and use of certain parcels of land. Zoning divides land into multiple categories and allows certain uses in a specific zone. For detailed planning proposals and framing the zoning, the projected population for 2046 has been distributed among 11 planning sectors. The proposed land use zoning for the entire area under Thane Municipal Corporation is given in the table below.

Table 11.5 Proposed Land Use for Thane Municipal Corporation Area

Sr. No.	Proposed Land Use Zoning	Area (Ha)	% of total developable Area	% of the Total Area
1	Residential	3645.08	44.6	28.4
2	Commercial	51.65	0.6	0.4
3	Industrial	420.68	5.1	3.3
4	Public and Semi-Public	699.36	8.5	5.5
5	Public Utility	237.92	2.9	1.9
6	Transportation	1766.81	21.6	13.8
7	Garden, Playground and Recreation	659.61	8.1	5.1
8	Specific Land Use	0.8	0.0	0.0
9	Green/Agriculture	789.14	9.6	6.2
	Total Developable Area	8271.05		
10	Water Bodies	729.43		5.7
11	Forest, National Park	3161.01		24.7
12	Defense	149.18		1.2
13	Mangroves	329.49		2.6
	Total non-developable zone area	4369.11		
14	MMRDA SPA Area	183.01		1.43
	<b>Total Area</b>	<b>12823.1</b>		



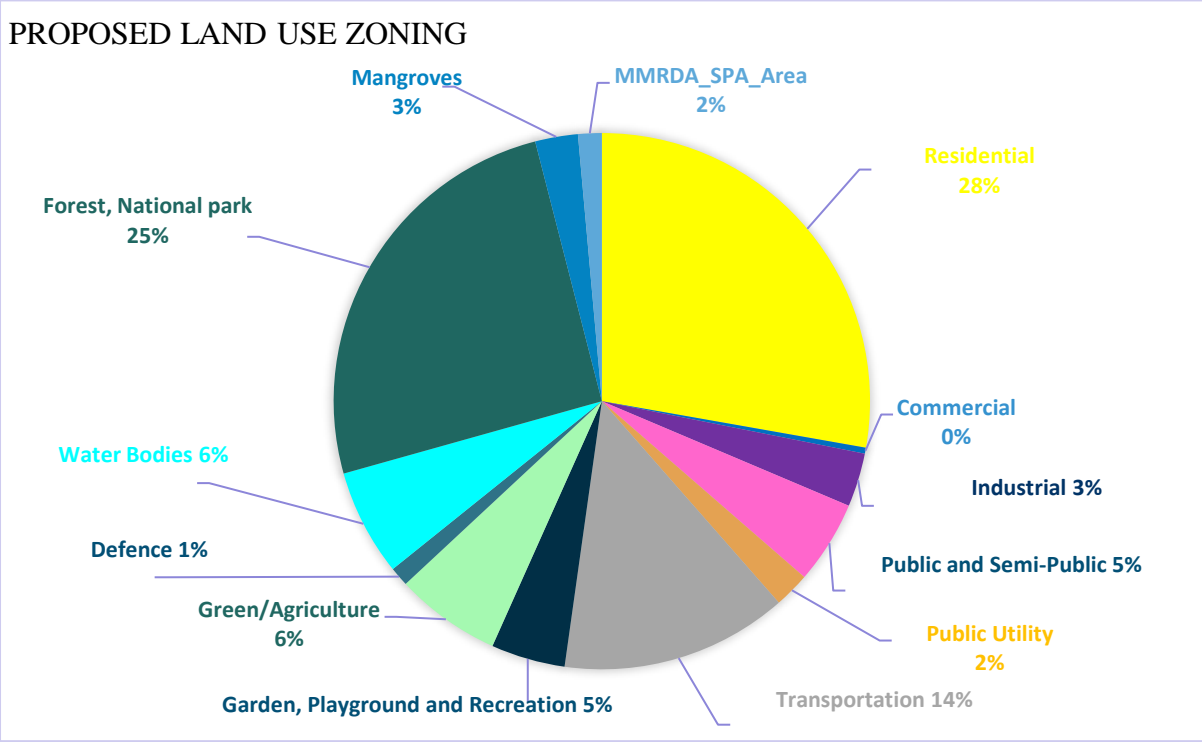
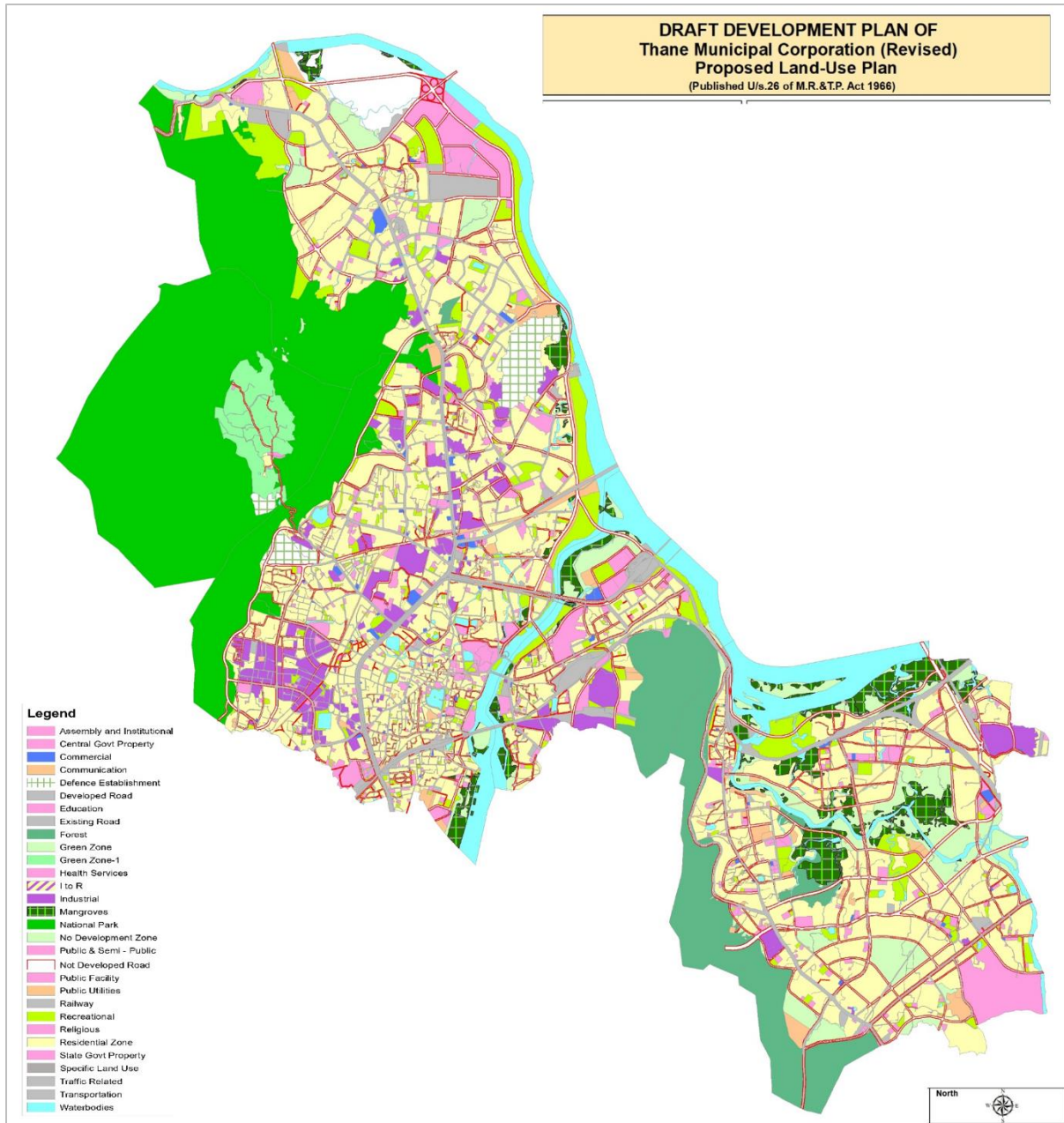


Figure 11.1 Proposed Land Use Zoning



Map 11.2 Map showing Proposed Land Use

### 11.8.1 Residential Zone

The residential zone is generally proposed to accommodate the projected population for the horizon year 2046. The population density for the area is 1285 persons per Hectare. If urban lands are not allocated for development, it may lead to unauthorized development. The residential zone is predominately for residential use, but other compatible commercial uses are also permissible in this zone. This encourages the mixed-use character of the city.

While proposing the residential zone, the following aspects are taken into consideration.

- Trend of development
- Proximity to major transport corridors



- Contiguity with existing or proposed residential development.
- Major existing and proposed commercial centers.

In total 3645 Ha of land is reserved for residential purposes, which is 28.47% of the total area.

Table 11.6 Sector wise Residential area and Projected Population

Sector	Residential Area (Ha)	Population
	Residential	Year 2046
I	80.18	3,55,374
II	308.9	4,34,439
III	333.16	4,10,890
IV	361.88	5,07,607
V	488.8	6,18,766
VI	653.33	4,23,300
VII	3.61	39,624
VIII	201.55	6,93,276
IX	231.52	5,58,840
X	357.41	3,45,402
XI	624.78	2,62,482

### 11.8.2 Restricted-Residential-1

Looking to the characteristics of the area, a new zone namely Restricted Residential zone (RR1) has been proposed in Sector 6. The detail rules regarding the development in this zone have been specified in the heading 11.9.

### 11.8.3 Commercial Zone

This zone will have predominant commercial use with offices, retail, and service areas. In Thane where commercial activities are predominant, such areas have been shown as a commercial zone. Other than this, sites reserved for Municipal Market, Shopping Centre, etc. are considered under the commercial zone. The total commercial area is 51.65 Ha which constitutes 0.39 % of the total area.

### 11.8.4 Industrial Zone

The industrial zone is continued from sanctioned DP, considering the need for development of manufacturing industries. Industrial zones are important for economic development and employment generation in the city. In the Draft Revised DP, 420.68 Ha of land is shown as an industrial zone which includes existing manufacturing and service industries.



### 11.8.5 Public and Semi-Public Zone

The lands which are predominately being used for public semi-public activities like education institutes, health facilities, government offices, community halls, and fire brigade stations are shown in a public semi-public zone. The sites reserved for the same in the Draft Revised DP are also shown in a public semi-public zone. The total area under Public Semi-Public and Public Utilities is 937.28 Ha which is 7.18 % of the total area.

### 11.8.6 Green/ Agricultural Zone.

In this zone, the uses are allowed as per the provisions of UDCPR by which the development is restricted to a certain extent looking to the topography, location, and character of the area. The total area occupied by this zone is 789.14 Ha which constitutes 6.2 % of the total area.

### 11.8.7 Forest Land

The forest land is 3161.01 Ha of area and constitutes 24.7 % of the total area. These areas are mainly Sanjay Gandhi National Park and Parsik Hills.

### 11.8.8 Transportation Network

Urban transportation means the movement of people and goods from one place to another within an urban area. It is necessary to provide better mobility and sustainability by focusing on people's movement rather than vehicular movement. At present, there is a need to focus on the provision of adequate infrastructure for the mobility of people. In the case of Thane city, the modal share of a private vehicle is high as compared to public transport. Hence, transportation is among the city's topmost challenges. Therefore, several initiatives are proposed in the Draft Revised DP concerning transportation.

- **Road Network**

The spatial allocation for the transportation network is necessary to maximize the movement of people in the shortest time. This will indirectly increase economic efficiency and reduce the impact on the environment. The Draft Revised Development Plan has proposed a road network to establish regional connectivity, intra-city connectivity, new roads, and undeveloped or partly developed roads from the sanctioned Development Plan.

- **Proposed DP Road of Sanctioned DP**

Some of the proposed DP roads of earlier sanctioned DP have not been developed to date. They are important in terms of providing continuous road connectivity in the city. Hence those roads have been shown as proposed DP roads. sanctioned DP roads which partly developed are shown as existing roads with widening as per the width of the previous DP road.

- **Proposed DP Roads**



New DP roads have been proposed in the Draft Revised Development Plan.

Table 11.7 Existing and Proposed Road Areas

Sr. No.	Road Network	Area (Ha)
1	Existing Road (Including internal roads and Developed DP Roads)	748.56
2	Proposed Road	480.01
3	Proposed Road Widening to existing roads	194.61
4	Total Proposed Road (2+3)	674.62
Total area under Road (1+4)		1423.18

### 11.8.8.1 Public Transport

The construction of more roads, road widening and extensive road networks does not necessarily eliminate all the transportation issues. Hence the provision of effective and efficient public transportation is important for the sustainable growth of the city.

- **Metro Network**

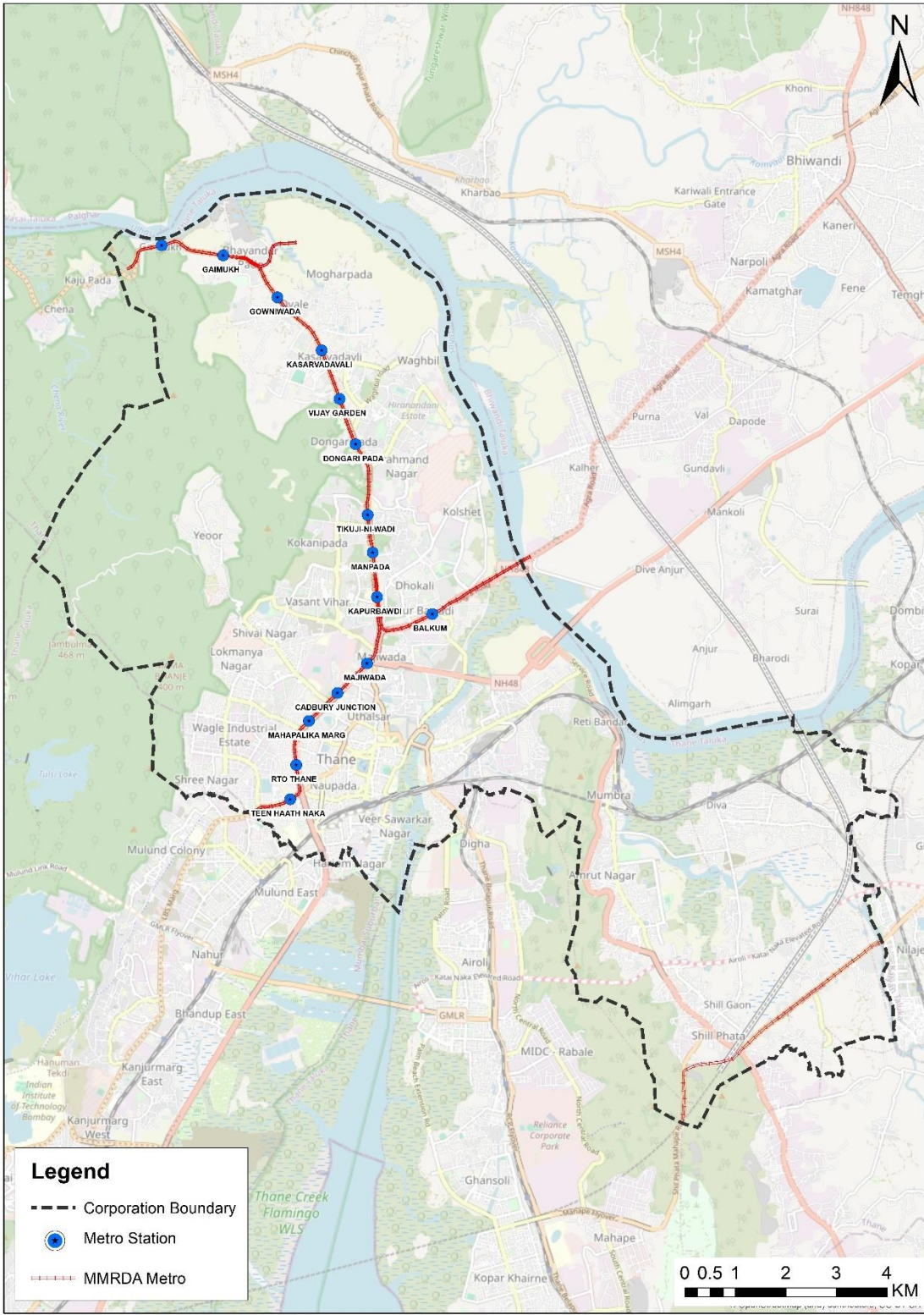
#### 1. MMRDA Metro Rail

Thane shall benefit from the Metro lines proposed by MMRDA and railway connectivity to the surrounding area. Metro rail routes are given in Table 11-8.

Table 11.8 Proposed Metro Rail Routes in Thane

Sr. No.	Metro Line	Route	Length (km)
1	4	Wadala-Ghatkopar-Mulund-Thane	32
2	5	Thane-Bhiwandi-Kalyan	23.10
3	10	Gaimukh-Shivaji chowk (Mira Road)	9.209





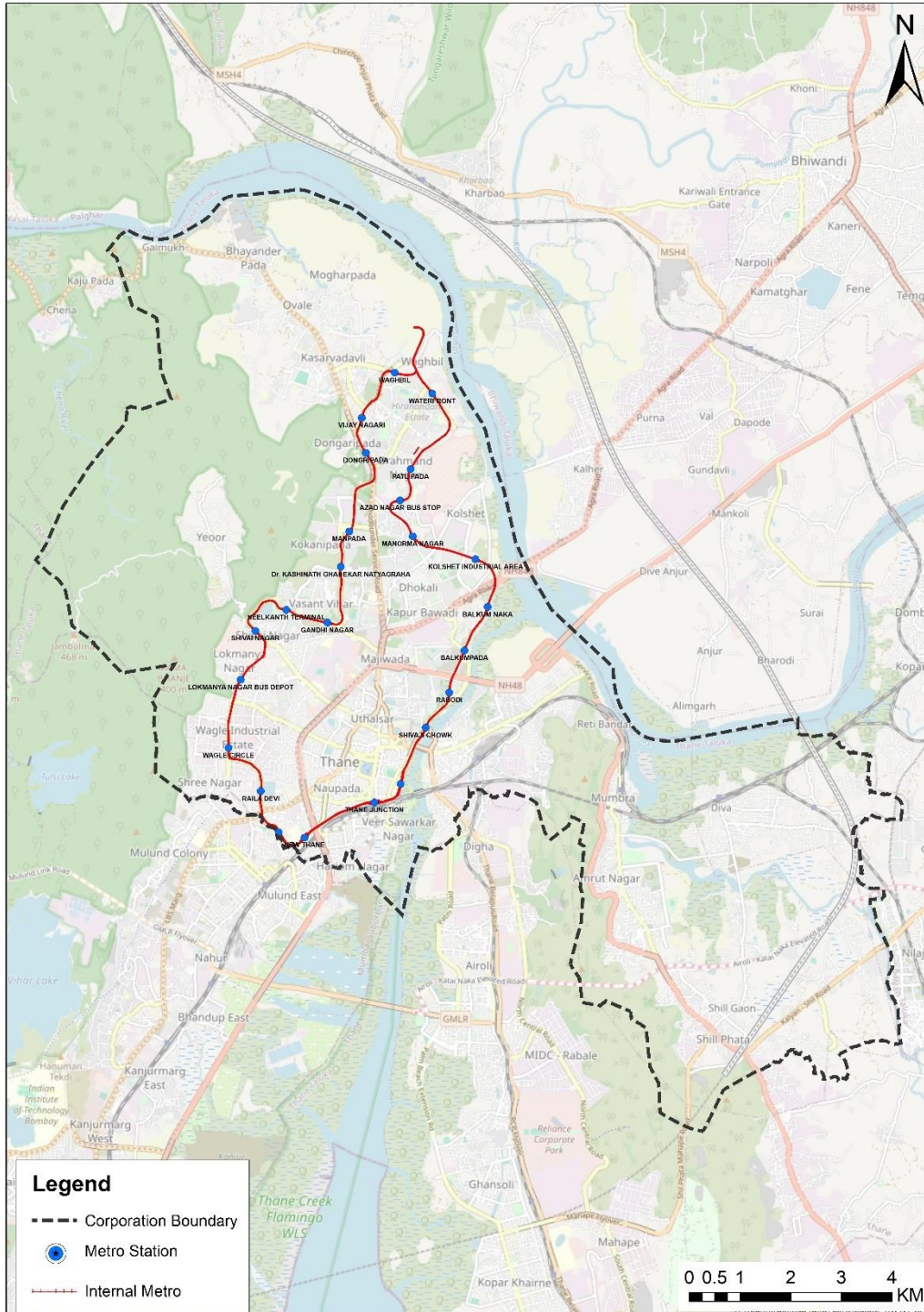
Map 11.3 MMRDA Metro route in Thane

2. Internal Metro Thane





Thane Metro is planned accordingly so that most of the city area is getting covered, project with 1 circular line and 22 stations is a 29 km proposed to be built in Thane, Maharashtra by Maharashtra Metro Rail Corporation Limited (Maha Metro).



Map 11.4 Internal Metro route in Thane

- Local Train Connectivity



Thane has railway connectivity from three railway lines i.e., Central Railway Line, Trans harbor line and Diva-Panvel railway line. The central railway's main and local lines pass through the city and connect to all parts of India. In the city, most people commute by local trains daily. This releases a load of traffic on the existing road network. A new railway station has been proposed near the existing Mental Hospital to reduce the passenger load on existing Thane junction.

- **Public Bus Transport**

The City Corporation has its public bus transport named Thane Municipal Transport (TMT). It provides service in the city and suburbs of the Mumbai region. 19 reservations for the bus depot/TMT/Bus stand/Terminus are proposed having a total area of 29.94 Ha. in the Draft Revised DP. Considering the future population demand new 1 MSRTC Bus Depot and Workshop are proposed and the total area under these reservation sites is 3.63 Ha.

#### **11.8.8.2 Parking**

The vehicle in large cities of India is continuously increasing, resulting in the saturation of parking spaces. As the development goes on, the parking generation rate increases rapidly which leads to major parking problems, hence, is necessary to address this issue. Therefore, the off-street parking provision has been proposed in the Draft Revised DP. Considering the parking requirements for the year 2046, a total of 55 sites are reserved in the Draft Revised DP having a total area of 34.038 Ha.

#### **11.8.8.3 Truck Terminal**

To regulate and streamline the movement of heavy vehicles in the city, reservations have been proposed for the truck terminal in the Draft Revised Development Plan. 2 reservations with a total area of 7.71 Ha have been proposed.

#### **11.8.8.4 Water Transport**

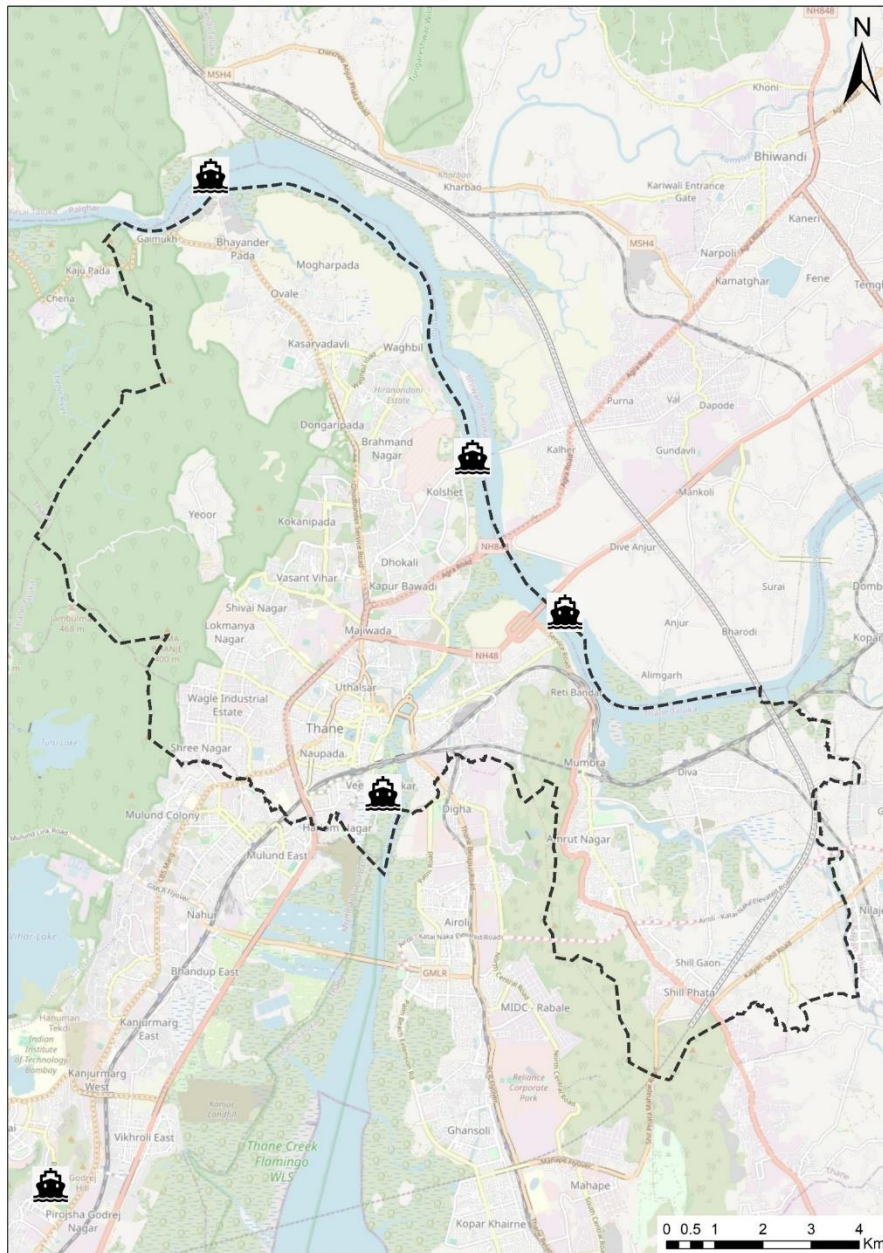
Water transport is the cheapest and the oldest mode of transport, which operates on a natural track. The cost of operation of water transport is also very less. The Maharashtra Maritime Board (MMB) and Private Players operate various ferry services all over the state. The waterway mode in Mumbai region is developed fractionally compared to the potential. Considering the development potential of waterways in the Mumbai Metropolitan Region (MMR) area, these terminals will provide employment and boost the economy of the city. The reservations have been proposed for Jetty Draft Revised Development Plan, details are given in table.





Table 11.9 Proposed reservation along Jetty route

Sr. No	Location	Route	Reservation Area (Ha)
1	Mithbander	Mithbander-Mulund-Airoli-Vashi-Belapur-Bhaucha Dhakka	0.33
2	Kolshet	Kalyan- Dombivali-Parsik-Dive anjur-Kolshet-Kalher-Naglabundar-	2.54
3	Nagla Bandar		2.73
4	Parsik	Ghodbundar-Bhyandar-Vasai	1.33



Map 11.5 Proposed Jetty route in Thane



### 11.9 Development Control and promotion regulations

The Government of Maharashtra in Urban Development Department has sanctioned Unified Development Control and Promotion Regulations (UDCPR) across Maharashtra State. The UDCPR for Maharashtra came into effect in December 2020. All the development within the jurisdiction of Thane Municipal Corporation area shall be governed by the relevant provisions of UDCPR. Clause 10.2 of UDCPR deals with Thane City-specific regulations.

The New zone proposed as Restricted Residential zone (RR1) for which new regulations has been proposed as follows: -

- 1) The area shall have an access by means of an existing, or proposed road having minimum width of 12 m.
- 2) In addition to the Regulation no. 2.2.6 of UDCPR-  
All relevant layers of GIS based Development Plan to be considered while granting any development in such area.
- 3) The Certificate of Geotechnical engineer will be required for the project and the suggestions/conditions shall be incorporated in the development proposal.
- 4) Permission of Civil aviation, Forest Department and any other permission/NOC required under relevant act/regulation shall be needed wherever necessary.
- 5) No construction shall be permitted on lands having slope equal to or steeper than 1:5 in the said project. No development of any sort and activity involving cutting/leveling/Filling shall be permissible on such sloping land-Provided that it shall be permissible to use such land for Plantation, Park, and Garden purpose, access road to the project with minimum cutting.
- 6) Height of Building up to 24 meters.
- 7) Owner shall establish effective sewage disposal and recycling system as well as Solid Waste Management System during the construction and operating phases of the development.
- 8) Height of building above 15m shall be subject to NOC of Chief Fire Officer of Thane





Municipal Corporation.

- 9) All precaution/safety measures shall be taken for protection of natural features and topography including storm water management, ground water management, the protection of the natural gradient etc.
- 10) Soil type, soil erosion, rock stability, drainage pattern, vegetation cover, gradient shall be carefully assessed to ensure that construction activities are conducted in a sustainable and safe manner.
- 11) Natural water bodies if any shall be conserved and protected with NOC, if required, from the concerned authorities.
- 12) No. of trees to be planted shall be 25 indigenous trees for each tree felled on the project site.

## **11.10 Social Amenities**

A Development Plan additionally targets developing surroundings to allow the citizens to experience the preferred standard of living conditions. Further, to make sure the orderly improvement of a city through prescribing the land use zoning and transportation network in addition to the provisions of relevant development control regulations. Hence, it is important to take note of the existing level of social infrastructure and to propose the required facilities as per the future population and growth of the city. Social amenities comprise of education, health, open spaces, recreational facilities, culture, etc.

### **11.10.1 Education**

The Draft revised DP proposes 0.552 sq. m per person for primary and secondary education each. There are, however, other compatible educational functions that are also required to be factored in.

Considering the population projection and the growth of the city, reservations are proposed for primary, secondary school, and an educational complex in the Draft revised DP. The list of permissible activities under educational complex which can be developed on these reservations are as per UDCPR provisions.



In the Draft Revised Development Plan, a total of 87 reservations are proposed for the primary, secondary school, and an educational complex. Total reservation proposed for the primary, secondary school, and an educational complex with a total area of 246.26 Ha.

### 11.10.2 Health

Looking at the importance of health care, a space standard of 0.36 m<sup>2</sup> per person has been proposed in the Draft DP for all levels of health care needs. Considering the gap between the required and the existing health amenities and the growth of the city, health-related reservations are proposed in the Draft Revised DP.

In the Draft Revised Development Plan, a total of 44 reservations are proposed considering the standard area requirements for health-related reservations. Hence, the total land provision for the same is 33.06 Ha.

### 11.10.3 Other Social Amenities

- 1) **Fire Brigade Station:** There are 11 existing fire stations in the city. Considering the future requirement based on the projected population and in consultation with the head of the fire department of the corporation, a total of 13 sites having a total area of 8.54 Ha, are proposed for fire brigade stations.
- 2) **Cremation Ground / Burial Ground / Cemetery:** At present, 54 sites exist for cremation/burial grounds/cemetery. Based on the necessity for the projected population, a total of 26 sites are proposed in the Draft Revised Development Plan. As per the planning standards, the total land provision for the same is 18.52 Ha. Crematorium and Memorial Park 2 sites are proposed as a crematorium along with the memorial park in the Draft Revised DP. The area under this reservation is 7.19 Ha. Animal Cremation 2 sites are proposed in the Draft Revised DP for animal cremation. The total area proposed for the same is 1.42 Ha.
- 3) **Police Station:** There are 12 existing Police stations in the city. As per the future requirement 11 new police stations are proposed having a total area of 5.32 Ha.
- 4) **Post Office:** There are 6 existing Post Offices in the city. Considering the future requirements in the city 6 new sites are proposed for the post office. The total area under this reservation is 1.9 Ha.
- 5) **Municipal Market/ Shopping Centre/ Vegetable Market:** The organized commercial place is necessary for activities like a vegetable market, Shopping Centre, hawkers place, etc. There are 7 Markets in the city Hence, 33 reservation sites are proposed as Municipal



Market. As per the requirement, these markets can be used for specific purposes. The total land provision for the same is 14.33 Ha.

- 6) **Library and Welfare Center:** Considering the future requirement, 14 reservations are given for the library and welfare center with a total area of 3.59 Ha.
- 7) **Community Center:** At present, there are 8 community centers in the city. Considering the future needs, 1 site are reserved for community centers. Hence, the total land provided for the community center is 0.14 Ha.
- 8) **Road-Side Amenities:** Along the roads, some places are demarcated as road-side amenities, where activities like open gym, garden, public toilet etc. can be developed as per the need. In the Draft Revised DP total 10 reservations are proposed for roadside amenities and the total area under these reservations is 2.27 Ha.
- 9) **Municipal Purpose:** Any public purpose related to the functioning of the Municipal Authority, as may be decided by the Authority, is considered a municipal purpose. In the Draft Revised DP total 33 reservation sites having a total area of 50.89 Ha. are proposed for a municipal purpose.
- 10) **Municipal Office/ Municipal Ward Office:** A total of 6 reservation sites are proposed for the municipal office having a total area of 3 Ha in the Draft Revised Development Plan.
- 11) **Road Transport Office (RTO):** RTO is the Government's organization responsible for keeping an automobile data system and driver database. At present, there is 1 RTOs in the city. 1 new reservation sites is proposed in the Draft Revised DP for RTO having a total area of 4.64 Ha.

#### 11.10.4 Public Open Spaces, Amenities

- 1) **Garden:** Considering the projected population for the year 2036 and the existing gardens, new 62 garden sites are proposed in the Development Plan. The total area under the gardens is 51.18 Ha.
- 2) **Botanical Garden:** Botanical gardens are the places that maintain the different varieties of living plant species such as ornamental, cultivated, wild, medicinal, economically importance plants of various geographical regions of special interest etc. One site is Proposed for Botanical Garden along the SGNP at Bhaindarpada village with area 23.51 Ha.
- 3) **Park:** For the population of 2036 total of 19 sites are proposed in the draft revised DP for parks with a total area of 119. Ha as per the requirement.



- 4) **Playground:** For physical as well as mental growth playgrounds are important. For the population projection of 2036, new 63 sites for playgrounds are proposed considering existing playgrounds in the city. The total area under the playgrounds is 46.69 Ha.
- 5) **Sports Complex:** As per the future population requirement, 7 sports complexes are proposed in the city having an area of 25.79 Ha. It will provide the resources people need to exercise year-round.
- 6) **Recreational Ground:** In the Draft Revised Development Plan 24 reservation site is proposed as a recreational ground, which will be an open space for recreational activities. The total area under this reservation is 21.95 Ha.
- 7) **Waterfront Development:** At present, there are 7 waterfront development sites in the city. Along Vasai Creek and Thane Creek, a total of 7 reservation sites are proposed for the waterfront development. These sites will have recreational and leisure activities. One can enjoy the scenic view of the creek from these places. The total area under these reservation sites is 66.28 Ha.
- 8) **Swimming Pool and Gymnasium:** In the Draft Revised DP 1 reservations are proposed for the swimming pool and gymnasium. The area under these reservations is 0.67 Ha.
- 9) **Multipurpose Ground:** 4 reservation sites with a total area of 8.31 Ha. Are proposed in the Draft Revised DP as a multipurpose ground.
- 10) **Mangrove Park:** 4 mangrove parks proposed with a total area of 143.29 Ha. In the Draft Revised DP. Mangroves have multiple benefits such as they are natural coastal defense and acting as carbon sinks, being rich in biodiversity, providing livelihood etc. This will act as a leisure space for people as well as help to protect the environment.
- 11) **Auditorium:** At present, there is Auditorium present in the city. As per the future growth of the city, 1 new site with a total area of 0.17 Ha is proposed for the auditorium.
- 12) **Drama Theatre:** 1 drama theatres are proposed in the city for leisure purposes. The total area of this reservation is 1.3 Ha.
- 13) **Convention Center, Viewing Tower/CBD:** 1 reservation site with a total area of 34.36 Ha. proposed in the Draft Revised DP as Convention Center, Viewing Tower/CBD.
- 14) **Urban Forest Park:** 1 reservation site with a total area of 20.73 Ha. proposed in the Draft Revised DP as Urban Forest Park.

#### 11.10.5 Shelter- Based Social Amenities

- 1) **Housing for Dishoused & Others:** Reservation of housing under different categories such as transit camp, municipal housing, HDH, MHADA housing, housing for all etc. 8 sites





are proposed for this reservation. Hence, the total area reserved for housing for dishoused is 23.44 Ha.

- 2) **Night Shelter:** Considering the future requirement, a 2-night shelter with a site area of 0.27 Ha is proposed in this Draft Revised Development Plan.
- 3) **URS Purpose:** The reservations proposed as a URS purpose will be used for the rehabilitation of the people whose houses are being redeveloped under the Urban Renewal Scheme. In the Draft Revised Development Plan, a total of 17 sites are reserved for URS Purpose. The total area under these reservation sites is 35.73 Ha.
- 4) **Working Women Hostel & Training Center:** 2 reservation sites are proposed for a working women hostel in the Draft Revised DP. This residential provision for working women will be on a rental basis comprising single and double rooms, dormitories, etc. It will also have a guest house for women who travel to the city for work. Hence, considering the standards and future requirements plot sizes of 0.86 Ha. Have been proposed in the DP to be in areas where commercial, office establishments, and/or institutions of higher learning exist or are proposed.
- 5) **Old Age Home:** In the Draft Revised DP 1 reservations are proposed for the old age home. The total area under these reservations is 1.26 Ha. The locations of the old age homes are reserved preferably near hospitals and gardens.

### **11.11 Environmental Conservation, Protection of Ancient Monument & Heritage Structures**

Thane City has natural beauty like lakes, creek, mangroves, Yeoor and Parsik Hills and part of Sanjay Gandhi National Park which is rich in biodiversity. The draft Development Plan emphasizes conservation of these natural features. Moreover, 100m. buffer from Sanjay Gandhi National Park is proposed as per Environmental guidelines. Green belts and waterfront development projects are proposed along the creek to protect erosion of banks and maintain the area by greenery and plantation. All the water streams and natural lakes are proposed to be retained. The lakes which have been encroached upon are proposed to be rejuvenated. CRZ guidelines are also there to protect the mangrove and surrounding areas.



## 11.12 City Specific Proposals

### 11.12.1 Growth Center

#### Background

The Ulhas River flowing through Thane divides the entire area geographically into two parts. First, the western part comprising of sectors 1 to 6. Second, eastern part comprising of four sectors, 8 to 11. The sector 8 with its location in the center has good accessibility in all directions. Some parts of the sector 8 were previously under industrial development, which has now been predominantly developed as a residential sector. The proposed site of growth center in sector 8 is contiguous to Navi Mumbai Industrial Area connected via. Thane Belapur road. Where Navi Mumbai can be considered as an appropriate location for the large establishments such as State and Central Government offices, offices of the Public Undertakings or offices of large manufacturing concerns, port oriented offices, banking and insurance, wholesale markets etc., the offices directly and necessarily linked with Greater Mumbai and small private offices, banks, semi wholesale markets and other related commercial activities must find place in the growth centers located in Greater Mumbai. Considering the potential of site under Kalwa village of sector 8 in Thane, it is proposed that a mini growth center to be developed.

#### Objective

By creating new growth center which will act as additional foci of economic activities will create opportunity for employment generation in the region, thus boosting the economic development and absorbing future growth of offices and commercial activities of the city.

#### Project Features

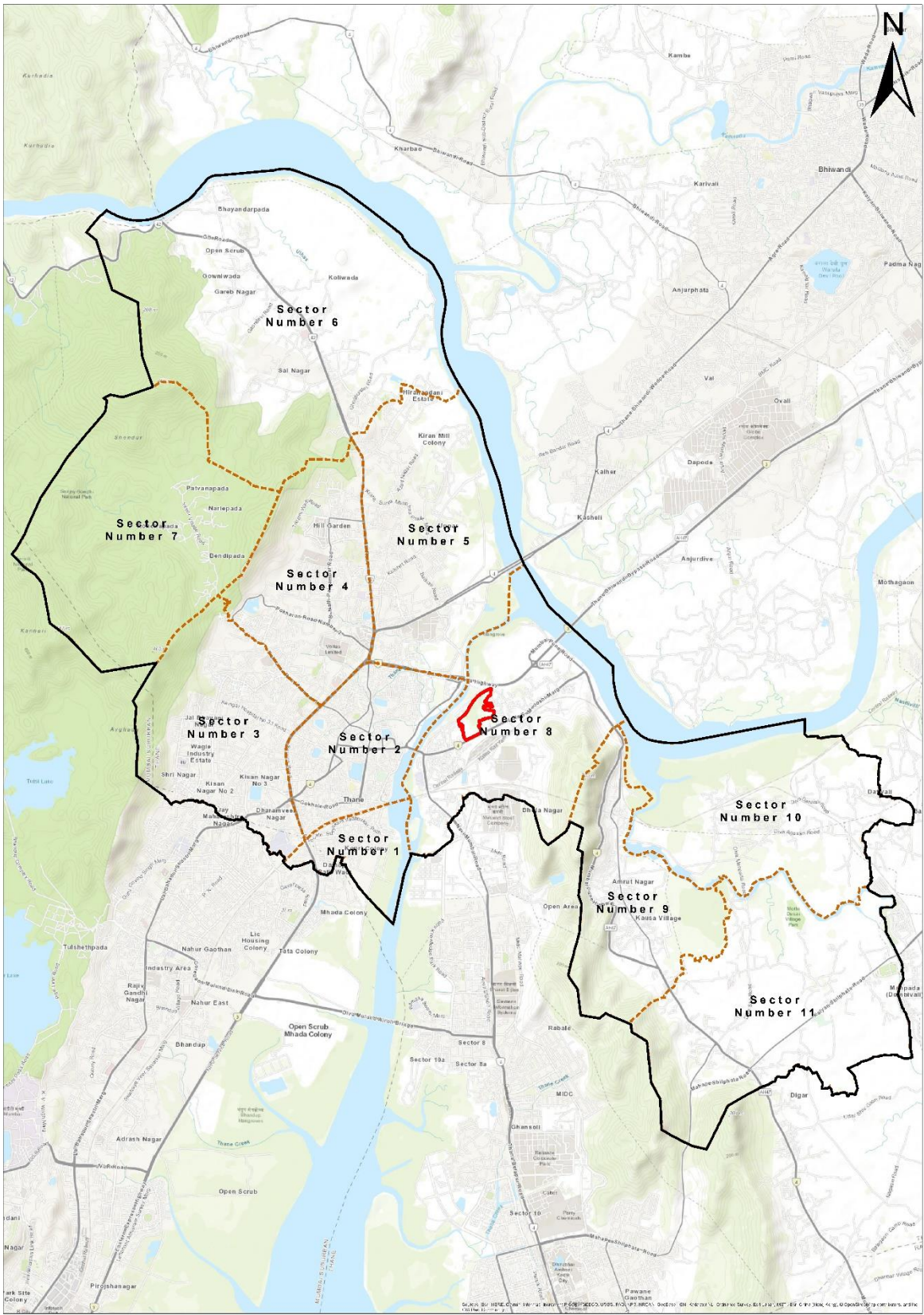
What makes the site potentially attractive for development is its strategic location and major chunk of land as vacant land with good connectivity along the transport corridors.

##### a. Land Area:

The proposed Growth Centre comes under Kalwa village admeasuring approximately 30.44 Ha.

##### b. Location:

The proposed Growth Centre is located within Thane Municipal Corporation. The land parcel is owned by Government Major land parcels in the proposed Growth Centre are vacant and is fully owned by Government, thus have development potential.



Map 11.6 Proposed Growth Centre location in Thane





**c. Linkages:**

The proposed Growth Centre has good road linkages. It is connected to major routes such as Eastern Express Highway, Thane-Belapur Road, Airoli Road and NH-48. Easy connectivity to Airoli and Navi Mumbai Industrial area via. Thane-Belapur Road.

**Major activities under Growth center**

The Growth Centre will be developed with a prime objective of creating various economic drivers that will act as magnet to attract investment.

- The predominant activity in the Growth Centre will be private and public offices, offices of professionals and other commercial establishments, business services accounting for new job opportunities.
- It will also encourage service sector services like health services, educational facilities, IT, and IT-enabled services (ITEs), consulting, etc.
- Other facilities like business centers, convention centers, exhibition centers and entertainment venues.

With modern infrastructure and well-connected location, the growth center will catch the attention of corporate giants, real estate investors, multinationals, banks, and other financial institutions looking for a modern and well-connected business hub.

**Implementation Strategy**

Thane Municipal corporation can establish a Special Purpose Vehicle (SPV) for the planning and development of this growth center, on the line of the development of BKC.

**11.12.2 Gathering and Convention**

**a. TOWN PARK**

A pristine town park is being proposed, with the intention of integrating several public uses, creating a diverse and composite urban character that people both identify with and enjoy. The proposal lies amidst the residential development of sector 5 of Thane in Kolshet village, emerging as new city center. A park has been developed close to the town park, giving it a wider range of uses. The reservations proposed under the town park includes the construction of an aquarium, a science Center and planetarium, and a sports complex. The idea is to have facilities on the line of South Bombay in Thane.



To propose integrated public use Town Park acting as a powerful tool for active urban communities and increasing local economies.

The proposed town park comprising reservation of aquarium, a science centre and planetarium, and a sports complex would occupy an area of approx. 1 Ha, 2.5 Ha and 4.8 Ha respectively. It is connected to 40m Kolshet road with further merges to Thane Coastal Road. The project site will establish connectivity with the neighbouring villages by the development of future Kolshet- Kalher bridge, further connecting it to Bhiwandi town.

This proposal of culture and art, recreation, leisure, and sports activities play a vital role in social, economic, and physical well-being of communities, which may involve individuals, small groups, teams, or whole communities and are relevant to people of all different ages, abilities, and levels of skill.

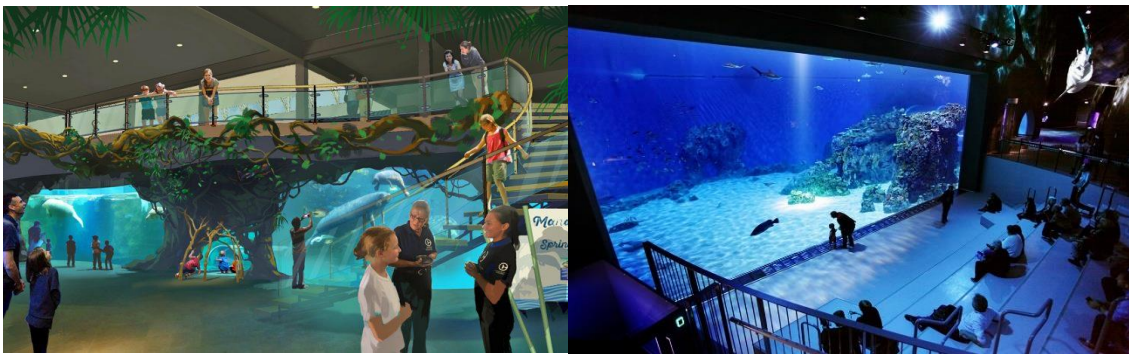


Figure 11.2 Proposal for Aquarium



Figure 11.3 Proposal for Planetarium



Figure 11.4 Proposal for Science Centre

#### **b. CONVENTION CENTRE & VIEWING TOWER/ CBD**

The proposed development of Convention center and additional area to it for viewing tower on a 34.36-hectare site aims to transform the Thane into a vibrant cultural and recreational hub. Utilizing adjacent plot for the convention center enables efficient land use, optimizing revenue potential while enhancing the city's infrastructure for tourism and business events it will create a lively entertainment-oriented district, driving economic growth and job creation. Instead of making Clover leaf junction only a transport node, this opportunity can be used to make also cultural and recreational node for the people of Thane. The tower will spur investment in infrastructure and hospitality, contributing to Thane's economic prosperity. It will activate the entire node, significantly increasing footfall in the vicinity.

The proposed site has an excellent connectivity within the city and surrounding region via, NH 4, Thane coastal road, water ways and Metro station in the vicinity. This will connect the Bhayander in the west and Bhiwandi in east. Additionally, the proposals for a Digital University, an Information and Communication Technology (ICT) center, and an All-India Institute of Medical Sciences (AIIMS) in proximity to the viewing tower and convention center represent a significant step toward comprehensive area development in Thane will act as Central Business District (CBD). It will foster a holistic transformation of the region, enhancing its economic, educational, and healthcare landscapes. A dedicated 7-hectare parking area has also been proposed adjacent to the viewing tower to accommodate visitors, ensuring easy access and convenience for both locals and tourists.

Where on one hand the convention center serves as a venue for cultural events and community gatherings, fostering a sense of pride and connectivity among residents and contributing as a major economic driver by promoting MICE industry. The viewing tower offers panoramic

views, highlighting Thane's blend of urban development and natural beauty and will become a symbol of Thane's modernity and ambition, enhancing the city's identity on a global scale.



Figure 11.5 3D view of proposed Viewing Tower

### 11.12.3 Project for station area development around the metro station of high-speed rail project

#### Background

The Thane depot is one of the three depots planned for the Mumbai-Ahmedabad bullet train project. It is situated in Mahatardi village of sector 11 in Thane. The proposed bullet station is connected to Mumbai central railway line via. Diva railway station. The major transport route connected to this bullet station area is with Virar- Alibaug Multi- Modal Corridor. The vision is to carry out holistic and phased development strategy for the development of metro station into a new Integrated Station along with the development of surrounding roads, places and spaces.

#### Objectives

- Provides a rich mix of housing, jobs, shopping, and recreational choices, thus promoting tourism development and expanding business opportunities in Station area & Hinterland.
- Encouraging Bullet-train commuting mainly in Station area
- To increase “location efficiency “so people can walk, cycle and use public transport.

#### Project features





- A world class hub in every aspect, from quality of architecture and urban design to intermodal connectivity, clarity, and delivery.
- A distinctive gateway that celebrates travel, proudly announces arrival into Thane and speaks of the unique characteristics of the city.
- A connected place that seamlessly integrates national, regional, and local transport modes and optimizes every form of connectivity for all users in the heart of the city.
- An advanced mixed-use complex that includes cultural facilities creates an appealing and lively urban space.

### **Major activities under Growth center**

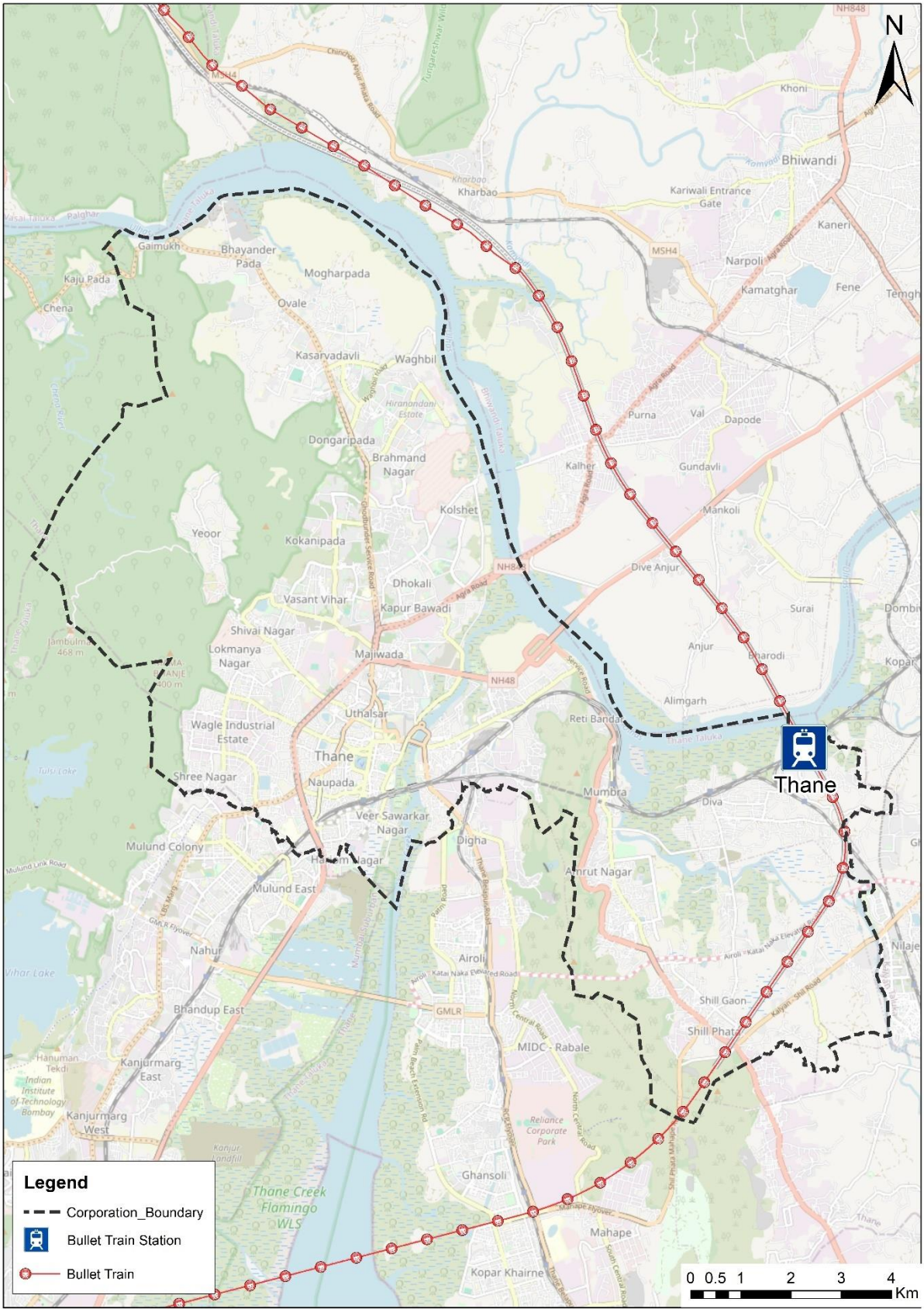
The functions/facilities are expected to be developed in the Station area are:

- a) A district where mixed uses, including public facilities, are concentrated in a single area. Hotel, amusement, international exchange, offices, and residences to be in this area.
- b) Location of head office functions, commercial services and cultural facilities that improve convenience for workers.

### **Implementation strategy**

After the delineation of area to be developed around the Bullet station by Thane Municipal Corporation, a detailed area of the plan can be prepared based on Local Area Planning. This planning includes the study of the land use pattern of the area, where the cognizance of the previous D.P. remarks and status should also be studied before concluding the final proposals of land use. The Local Area Plan to be designed having state-of-the-art infrastructure and equipped with all features to ensure safe and reliable maintenance of train sets.





Map 11.7 Bullet Train alignment in Thane

### 11.12.4 Metro Car Shed & Allied Purpose

#### Background

MMRDA has been designated as the SPA to establish a metro car shed and related activities on land parcel under survey no. 30 of Mogharpada village in sector 6 of Thane.

#### Objective

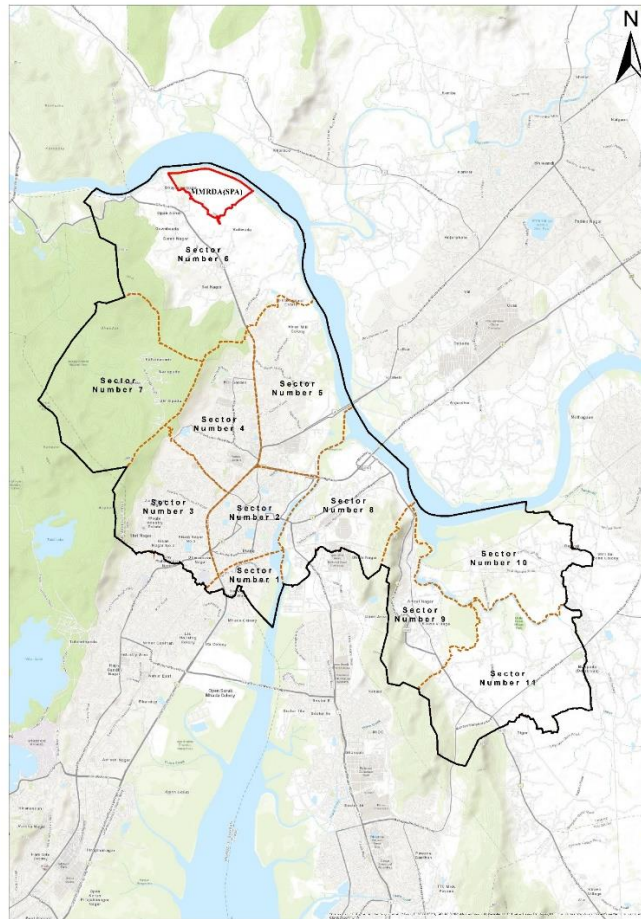
To raise the funds and generate the necessary revenue through the development of the aforementioned land parcel in order to finance the cost of the metro project in MMR.

#### Project Features

The total area under the identified land parcel is 211 Ha, where in 28 Ha area is covered by Mangroves and the 9 Ha area is under BMC ownership. Therefore, the area available to be developed for the Metro car shed and allied purpose is 174 Ha.

#### Implementation strategy

A detail plan is expected to be prepared by MMRDA and that plan will prevail for this demarcated area.



Map 11.8 Purposed Metro Car Shed & Allied purpose





### 11.12.5 Recreation

#### a. ANAND GREEN BELT

##### **Background**

As urban areas expand, green spaces diminish, air quality deteriorates, and biodiversity declines. In response to these challenges, the creation of urban forests in Thane City has emerged as a crucial endeavor. Urban forests play a multifaceted role in promoting environmental, social, and economic well-being, making them an essential component of sustainable urban development. Thane City is experiencing rapid urbanization, resulting in increased pollution levels, loss of green spaces, and decreased biodiversity. The proposed City Forest project aims to address these issues by converting an underutilized area into a lush and sustainable urban ecosystem. This initiative aligns with global trends in urban forestry and sustainable development.

##### **Objectives**

The primary objectives of the City Forest project are as follows:

- **Air Quality Improvement:** Planting a diverse range of native trees and plants to absorb pollutants and produce oxygen, leading to a reduction in air pollution.
- **Biodiversity Enhancement:** Creating a habitat for native flora and fauna, contributing to the overall biodiversity of the region.
- **Recreational Space:** Establishing walking trails, seating areas, and other amenities to provide a tranquil space for residents to enjoy nature.
- **Environmental Education:** Hosting workshops, seminars, and educational programs to raise awareness about the importance of urban forests and environmental conservation.

##### **Project features**

The site selected for proposed Urban/City Forest in Thane is along the boundary of Sanjay Gandhi National Park. A buffer of 500 meters is considered for this overall development. Amongst which a site ranging between 100 to 300 meters width considering the existing elevation will be designated as the proposed site for Urban/City Forest in Thane. The parameters such as topography, existing settlements, high tension transmission line, forest inspection road will be considered while delineating the site. This will help to create a buffer of dense vegetation along the city which will spatially restrict the urban growth and encroachment in forest areas. Also, it will restrict the movements of wild animals towards urban area which will eventually reduce the man-animal conflict in Thane.

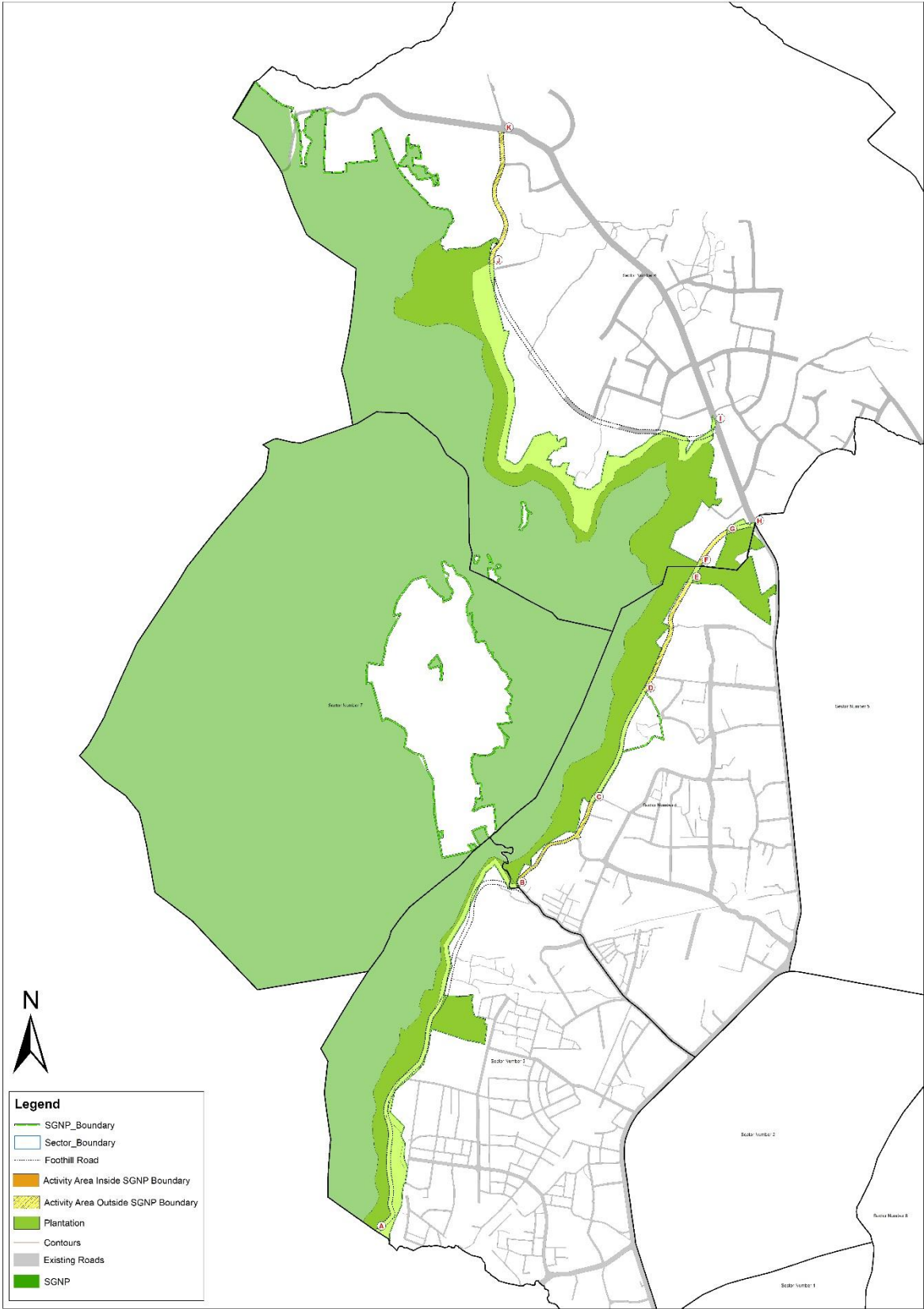


The proposal also includes the integration of Urban Forest with other eminent projects within administrative limits of Thane Municipal Corporation such as Waterfront Development, Vasai-Kalyan Waterways, Urban Renewal Project, Upvan Lake, Nagle Bridge, Amusement Park and Snow Park etc. The gateways of the Urban Forest will start from Warli Pada in Southern End followed by Road Number 16 near ITI, Road Number 34 at Lokmanya Nagar, Pokhran I road at Yeoor, Gawandbagh, a 10000 square meters garden at Aessen's property, Nisarg Udyan at Tikuji Ni Wadi, Thane-Boriwali Tunnel opening and the last will be near the DP road of Owala-Kasarvadavali.

### **Implementation Strategy**

This project will be developed through a Joint Venture of Thane Municipal Corporation and Sanjay Gandhi National Park. A tripartite agreement between Forest Development Corporation, Sanjay Gandhi National Park and Thane Municipal Corporation will be executed. Thane Municipal Corporation will submit this proposal to Forest Development Corporation for their approval following which the project can be executed as envisaged above. Thane Municipal Corporation will provide financial assistance for construction and maintenance of facilities made for visitors and the fencings constructed along the project site. Implementing a sustainable maintenance plan that includes regular monitoring of plant health, soil quality, and overall ecosystem performance. Involving trained horticulturists and engaging community volunteers will ensure the City Forest's long-term vitality. A detailed budget will be established, covering expenses related to land preparation, plant procurement, infrastructure development, community engagement activities, and maintenance. Funding sources may include government grants, corporate sponsorships, community donations, and partnerships with local organizations.





Map 11.9 Proposed Anand Green Belt Location in Thane

### **b. Youth Archive Centre & Sports Arena**

Integrating a Youth Archive Centre and a sports arena into a city master plan significantly enhances community development and engagement. The Youth Archive Centre preserves and celebrates the history and contributions of the city's youth, serving as an educational and cultural hub that fosters a sense of identity and civic pride. Meanwhile, the sports arena provides a dynamic space for athletic development, community events, and recreational activities, promoting health, teamwork, and local talent. Together, these facilities contribute to a vibrant and well-rounded urban environment, supporting both cultural enrichment and physical well-being.

The above proposal with variety of sports facilities and other facilities is provided with a total area of 1655.00 sq. m. It can be accessed by Eastern Express Highway along with its Service Road.



Figure 11.6 View of Youth Archive Centre & Sports Arena

### **c. Sports Complex**

Playground reservations at various locations in the city are integrated with the sport's complex proposal, creating a multifunctional recreational space that accommodates both indoor and outdoor sports. This integration offers various facilities that cater to different age groups and interests, promotes physical fitness, and optimizes land use by blending green and built environments efficiently.





Figure 11.3 Proposal for Sports complex

**d. Aviary Centre**

The proposal for Aviary center in Kolshet village- sector 5 is identified at a cliff area, which is partly encroached. The center will offer the residents and visitors an opportunity to learn about avian species and conservation efforts, fostering environmental awareness and appreciation. The center also serves as a tranquil, green space that contributes to the city's aesthetic appeal and well-being, while promoting tourism and supporting local biodiversity initiatives.



Figure 11.7 Proposal for Aviary Centre

**11.12.6 Health & Education Infrastructure**

**a. Digital University**

This proposal aims to revolutionize higher education accessibility and quality by embracing digital advancements. The project will create advanced tools and means for teaching, research and management of high education. The proposed location in Kasarwadavli village.



Figure 11.8 Proposal for Digital University

### b. Education Hub and Skill Development Centre

This proposed project in Thane in Khidkali village- sector 11, aims to empower individuals of with practical skills, fostering economic growth and innovation within the city. To provide with a platform to enhance the skill and make the students industry ready in Training is crucial for organizational development. The project site has a direct connectivity with the metro line.



Figure 11.9 Proposal for Education Hub

### c. Health Infrastructure

In response to the growing population and the needs of patients from surrounding regions, comprehensive new health facilities have been proposed in the city. Additionally, the inclusion of various proposals for sports and recreational activities that facilitate direct interaction with nature further promotes public health and well-being.

#### 11.12.7 Urban Renewal Scheme

##### Overview

Thane city is plagued with a plethora of dilapidated and unauthorized structures (including load-bearing low-rise, chawls, shanties, etc.). There have been multiple fatalities and injuries recorded in the past decade due to building collapses. The encroachment of such structures over environmental assets and lands meant for public purposes resulted in a deficiency of local amenities, infrastructure, and a poor road network in the neighborhood. To address these grave problems, the city has adopted a cluster redevelopment approach to the renewal of entire neighborhoods for a holistic improvement in the quality of life. The Government of Maharashtra has sanctioned regulations to enable urban renewal in Thane on 5th July 2017 through a modification to its development control regulations. Thane Municipal Corporation has demarcated 46 areas for urban renewal through the preparation of Urban Renewal Plans (URPs). Further, out of the 46 Urban Renewal Plans, 7 URPs have been prioritized for implementation. These 7 URPs are Kisan Nagar, Hajuri, Rabodi, Kopari, Tekdi Bungalow, Azad Nagar and Lokmanya Nagar.





## **What is Urban Renewal Scheme?**

Urban Renewal is also known as urban regeneration or urban redevelopment. It is the process where an urban neighborhood or area is improved and rehabilitated. The renewal process can include demolishing old or run-down buildings, constructing new, up-to-date housing, or adding supportive amenities and facilities. Urban renewal is a comprehensive scheme to redress a complex of urban problems, including unsanitary, deficient, or dilapidated, unauthorized housing; inadequate transportation, sanitation, and other services and facilities; haphazard land use; traffic congestion; and social issues. Early efforts usually focused on housing reform and sanitary and public health measures, followed by a growing emphasis on slum clearance and transforming it into more livable spaces. The Government of Maharashtra (GoM) has introduced special regulation provisions in respect of the 'Urban Renewal Scheme'. Schemes in Unified Development Control and Promotion Regulation, 2020 clause no. 14.8 Published on 2nd Dec. 2020.

## **Need for Urban Renewal Scheme**

Thane Municipal Corporation was formed in the year 1982 with a vision to transform the city into a center of growth and prosperity. Today, Thane has a population of over 18, 41,488 people with 9, 20,744 people i.e., 50% of the total population living in slums. While proposing policies of cluster redevelopment for unauthorized settlements, the nature of existing development was assessed by TMC. Assessment figures reveal that 25% of the total population lives in unauthorized structures, and due to its status as an unauthorized property, occupants/owners do not possess any legal property rights or entitlements. This situation has caused a considerable socio-economic loss to the city.

## **Issue of Dilapidated Structures in Thane**

The records of Thane Municipal Corporation show that there are about 2,624 buildings in the city that have been classified as dilapidated or highly dilapidated. These buildings house about 20% of the city's population. Nearly 84% of these buildings are unauthorized. This high proportion of unauthorized can be attributed to the erstwhile governance of these areas under gram panchayats which governed the area before TMC was established in 1982 with limited capacity to enforce development control rules.

The nature of the development that has taken place is enumerated below:

- Old Dilapidated buildings - as building owners only repair their buildings, while little or no reconstruction takes place.
- Unauthorized development on vacant properties.



- Encroachment of Unauthorized Development on C. R. Z. areas and reservation sites.
- Proliferation of Slums and shanties.
- Narrow roads- results into vehicular congestion
- Unorganized on-street parking at various locations
- Repeated excavation of roads damaging the underground utilities and disturbed road levels
- Prominence of on-street encroachments for informal markets & hawkers
- Overall lack of infrastructure facilities compared to cater the need of existing and increasing population

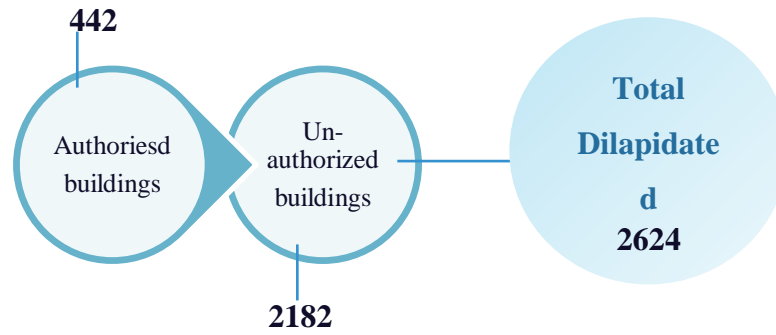
The pattern of development enumerated above resulted into haphazard development scattered over and mainly concentrated nearby the public transport routes in Thane city.

Table 11.10 Summary of Dilapidated Buildings in Thane

Category	Dilapidated		Highly Dilapidated		Total Dilapidated Buildings	
	<i>No. of Buildings</i>	<i>No. of families</i>	<i>No. of Buildings</i>	<i>No. of families</i>	<i>No. of Buildings</i>	<i>No. of families</i>
<b>Authorized</b>	424	5823	18	70	442	18239
<b>Unauthorized</b>	2142	71118	40	1012	2182	3,42,667
<b>Total</b>	<b>2566</b>	<b>76911</b>	<b>58</b>	<b>1082</b>	<b>2624</b>	<b>3,60,906</b>

Source – Thane Municipal Corporation Data

Compounding this already bleak situation, TMC's records reveal that nearly 20 percent of the city's population is currently residing in structurally unsafe buildings. A significant number of these buildings are unauthorized, and their structural instability poses a substantial risk to human life. Due to buildings such as these, the city of Thane has suffered 162 casualties and 120 people injured in the last two decades. The lack of basic amenities and infrastructure in these unauthorized settlements further exacerbates the already tenuous living situation, and as a result, citizens residing in these settlements experience a relatively low quality of life.



**Total Dilapidated Buildings**

Source – Thane Municipal Corporation Data

To conduct a planned rehabilitation of the at-risk population residing in unsafe structures and slums, the State Government has enacted several acts and resolutions to facilitate their redevelopment. This has been a growing concern for city planners and government official.

**Urban Renewal Scheme for Thane City**

Given this context, after following long process as stipulated under MR&TP Act; 1966 and as mandated by the Hon`ble High court, Government of Maharashtra has finally introduced new rule under regulation No. 165, appendix ‘R’ of Thane DCR on the 5th of July 2017 for Urban Renewal in Thane. Under these regulations, TMC has initiated an Urban Renewal Scheme in order to have planned and controlled redevelopment of large number of old, dilapidated and unauthorized buildings and structures in Thane City. Urban Renewal Plans for 46 areas covering an area of 1599.5 Ha has been prepared which will directly benefit more than 10 lakh residents of Thane. Later, the Government of Maharashtra enacted a special provision of “Urban Renewal Schemes” in the Unified Development Control and Promotion Regulation (UDCPR) for Maharashtra State - 2020, under Regulation No. 14.8, published on 2nd December 2020.

# क्लस्टर डेव्हलपमेन्ट योजना एक पाऊल प्रगतीचे

ठाणे शहराच्या आणि ठाणेकरांच्या विकासासाठी  
ठाणे महानगरपालिका घेऊन येत आहे  
एक महत्वाकांक्षी योजना

## योजनेची वैशिष्टे

- दर्जेदार गृहनिर्माण क्षेत्रात सर्व पात्र व्यक्तींचे पुनर्वसन
- पर्यावरणविषयक मालमत्ता जसे की किनारपट्टी, जंगले, नाले, तलाव, नद्या इ. संगोपन
- क्लस्टर आणि मोठ्या शेजारच्या आवश्यकतेसाठी आवश्यक सुविधा आणि खुल्या जागेचा विकास
- कचरा पाण्याचा पुनर्वापर आणि सैद्धीय कचरा कंपोस्टिंगसारख्या पर्यावरणीय संरक्षनेच्या प्रणालींचा विकास.
- दर्जेदार व्यावसायिक स्थानांचा पुरवठाद्वारे स्थानिक स्थानिक अर्थव्यवस्थेला उत्तेजन.

**चला एकत्र येऊन आपल्या सुंदर, सुरक्षित आणि  
आरोग्यदायी भविष्याचे साक्षीदार होऊया**

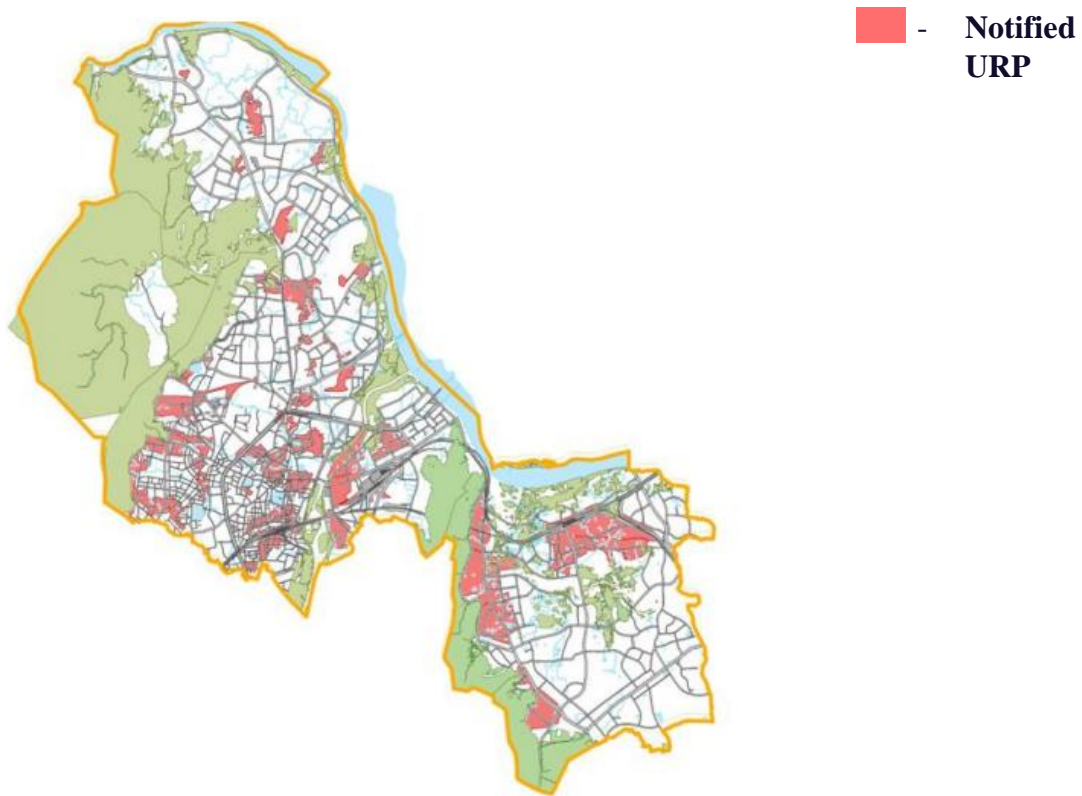


ठाणे महानगरपालिका



The Urban Renewal Scheme has been envisioned as an opportunity to transform blighted areas in Thane into a model for equitable, sustainable, affordable yet world-class City development. To provide affordable accommodation and social services which raise living standards and reduce disparities amongst different sections of population there is a need of a defined policy. Thus, URS is a chance to holistically design, and convert cluster consisting of predominantly unauthorized, old, and dilapidated buildings along with authorized old buildings & slums into a consciously designed & structured city which will contribute towards the larger objective of a 100% planned Thane city. The map showing URPs in the city is shown below.





Map 11.10 Notified Urban Renewal plans in Thane

For the facilitation and successful implementation of the project, the entire Urban Renewal Plan (URP) will be divided into Urban Renewal Clusters (URC) and Urban Renewal Clusters (URC) will be further divided into blocks and sub-blocks.



Figure 11.10 Process of proposed Urban Renewal project

**Eligibility criteria under the cluster redevelopment scheme**

The scheme envisages preparation of an urban renewal plan (URP) which would identify the clusters to be redeveloped under this scheme. Further to this, clusters which are identified in the development plan can also qualify for the provisions of this scheme. The clusters are to be identified based on the below mentioned criteria. Until the URP is prepared, a promoter may identify a cluster based on the same criteria and place his proposal before the Commissioner.

Table 11.11 Eligibility criteria for cluster

Sr. No.	Parameter	Criteria
---------	-----------	----------



1	Area	The area of the cluster must cover an area of at least 1 ha and be bounded by physical features such as roads, nallas, railway lines, etc.
2	Road access	The cluster must be accessible by a DP road (either existing or proposed) of minimum width 18m.
3	Eligibility of structures	<p>The cluster redevelopment scheme has primarily been designed for:</p> <ul style="list-style-type: none"> <li>• Authorized structures which have been classified as dilapidated by TMC.</li> <li>• All other buildings (both authorized and unauthorized) which are 30 years old or more can be included in the cluster. This includes buildings and land belonging to the government, semi-government organizations and TMC. It should be noted that such structures would be evaluated and only those which are found to be in an irreparable condition will qualify.</li> <li>• Buildings certified by TMC as being unfit for human habitation or dangerous to the inhabitants of the area.</li> <li>• Slums notified under the Maharashtra Slum Areas Act, 1971 and slums established on public lands prior to 1995.</li> <li>• Other buildings for which the consent of at least 70% of the titled owners has been taken.</li> </ul> <p>Any other buildings should not occupy more than 40% of the area under the clusters. Such buildings shall be taken up only for the planning of the cluster and shall be counted for the FSI calculations.</p>

### Implementing agency for the scheme

The scheme is proposed to be implemented either through the property owners in the scheme area or through a developer chosen by TMC through a bidding process. Property owners, collectively holding more than 70% of the scheme area, may approach the Commissioner to permit them to undertake the scheme. However, once the detailed plan for the cluster has been declared by the Commissioner, the property owners are required to come forth within a period of 3 months. Post this, the Commissioner may hold a transparent bidding process and select a developer for the cluster.

### Planning norms under the scheme

The cluster redevelopment scheme proposes changes in the permissible FSI and zoning in the scheme areas. Further, the proposed regulations also provide norms on the provision of amenities and the redemption of CRZ and forest land.



Table 11.12 Planning Norms prescribed for redevelopment of cluster

Sr. No.	Planning Parameter	Provision
1	FSI	<ul style="list-style-type: none"> <li>The scheme proposes a permissible FSI of 4 on the net area of the plot, which is the area of the cluster excluding the area under forests and CRZ. In case of CRZ II areas, the FSI otherwise permitted is to be considered.</li> </ul>
2	Zoning	<ul style="list-style-type: none"> <li>All activities currently ongoing within the cluster area shall be permitted in the redeveloped cluster irrespective of the land use zoning regulations. This, however, does not apply to hazardous and highly polluting activities.</li> <li>All activities permitted in the C1 and C2 zones are permissible in the additional tenements which may be developed for free sale within the cluster.</li> </ul>
3	Open spaces	<ul style="list-style-type: none"> <li>The DCR for Thane requires that at 25% of the plot area be developed in the form of open spaces. Under the cluster redevelopment scheme, this may be relaxed to 10% if the viability of the scheme is in question.</li> <li>The areas under CRZ and forests, once cleared of development, may be considered for this open space requirement.</li> </ul>
4	Amenities	<ul style="list-style-type: none"> <li>10% of the scheme area is to be earmarked for amenity space and amenities not available within a 400m boundary of the scheme are to be developed on this plot.</li> </ul>
5	Roads	<ul style="list-style-type: none"> <li>The width of DP roads and existing roads may be required to be increased at the insistence of the Commissioner.</li> </ul>
6	Parking	<ul style="list-style-type: none"> <li>The provision for parking facilities shall follow the norms given in the DCR.</li> </ul>

### -Rehabilitation of existing tenements

**Compulsory rehabilitation:** The regulations require that all tenements existing in the scheme must be rehabilitated by the developer during the course of redevelopment. In providing the rehabilitated tenements, the developer is required to observe a minimum carpet area of 30 sq. m. for residential tenements and 16.75 sq. m. for commercial tenements. In case of slum tenements, the tenement size is governed by Appendix-S of the DCR at 25 sq. m.

**Payment to developer in lieu of rehabilitation:** In lieu of these rehabilitated tenements, the occupants (other than those of slums) are required to pay the developer the construction cost or market value of the tenement as per the prevailing annual schedule of rates (ASR), depending



on pre-determined size slabs. These slabs have been elaborated in the annexures. For tenements constructed at the minimum size, a subsidy of 75% is provide to the occupants.

**-Incentives to the developer**

**Free-sale tenements:** If the FSI required for rehabilitation of the existing tenements is less than 4 then the balanceFSI may be used to construct additional tenements which may be sold, by the developer, in the open market.

**Urban Renewal TDR (URT):** The cluster redevelopment regulations also introduce the concept of a ‘Global FSI’ which calculated at twice the FSI required for rehabilitation or an FSI of 4 on the gross area (inclusive of CRZ and forest land) of the scheme. Post deduction of the FSI consumed for rehabilitation and for developing the additional free-sale tenements, the remaining Global FSI is awarded to the developer in the form of urban renewal TDR (URT). The provisions on the use of this TDR are as given in the table below.

Table 11.13 Norms governing URT consumption as per the proposed regulations

Width of existing roadfronting the plot receiving the UTR	Additional TDR loading permissible in Sectors 1, 2 and 3 (as a % of the base TDR otherwise applicable)	Additional TDR loading permissible in the remaining sectors (as a % of the base TDR otherwise applicable)
12 m to 15 m	100%	50%
15 to 18 m	150%	75%
18 m to 24 m	200%	100%
>24 m	250%	125%

**Approval of a Cluster Redevelopment Scheme**

As per the proposed regulations, all scheme proposals are to be approved by a High-Powered Committee. This committee is represented by the district and local administration, the traffic police, and the housing and area development board as shown in the exhibit below:

Member of HCP	Position
Municipal Commissioner, TMC	Chairman
Collector, Thane	Member





DCP (Traffic), Thane	Member
Joint Director Town Planning, Konkan Division	Member
Chief Officer, Konkan Housing, and Area Development Board	Member
Assistant Director Town Planning (TMC)	Member Secretary

The developer is required to submit a plan for the overall development of the scheme, strategies and plans for dealing with bad layouts, slums, rehabilitation and relocation of persons, provision of amenities, etc. The HPC is empowered to require the developer to provide amenities of built-up area greater than what is prescribed in the norms, against which the developer can claim the incentive FSI.

### Identified URP's Details

Total area identified for development under Urban Renewal Program is 1601.74 Ha. Thane Municipal Corporation has demarcated 46 areas for urban renewal through the preparation of Urban Renewal Plans (URPs). Further, out of the 46 Urban Renewal Plans, 7 URPs have been prioritized for implementation. These 7 URPs are Kisan Nagar, Hajuri, Rabodi, Kopari, Tekdi Bungalow, Azad Nagar and Lokmanya Nagar.

Table 11.14 Area under each URP

URP Details			
URP No.	Sector	URP Name	Area (Ha)
1	1	Kopri	43.57
2		Kopri Gaon	5.94
3	2	Rabodi	35.4
4		Azad Nagar	3.91
5		Gokul Nagar	4.78
6		Tekdi Bungalow	6.57
7		Mahagiri	24.78
8		Charai	39.37
9		Siddheshwar	29.26
10		Station	31.59
11	3	Hajuri	10.76
12		Kisan Nagar	163.72
13		Lokmanya Nagar	61.37
14	4	Upvan 1	9.77
15		Upvan 2	7.3
16		Manpada 2	20.33
17		Kokanipada 1	1.9



18		Bhimnagar	14.37
19		Kokani Pada	5.51
20	5	Manpada 1	53.26
21		Patlipada	23.38
22		Balkum	21.83
23		Dhokali	4.8
24		Kolshet	15.11
25		Majiwade	13.2
26		Yashasvi Nagar	4.5
27		Ram Maruti Nagar	6.14
28	6	Anand Nagar	5.46
29		Waghbil	11.11
30		Kasarvadavli	24.03
31		Mogharpada	6.44
32		Bhayandarpada	2.97
33	8	Vitava	37
34		Kalwa	40.2
35		Kalwa East	25.8
36		Kalwa Janki Nagar	50.6
37		Kharigaon	40.6
38	9	Mumbra 1	66.1
39		Mumbra 2	135.7
40		Kausa	73.7
41	10	Divia 1	148.08
42		Divia 2	91.94
43		Sabe Gaon	82.32
44	11	Shil	84
45	1	Anandnagar (Near Eastern Expressway)	11.91
46	4	Jawahar Nagar	1.37
<b>Total</b>			<b>1601.745</b>

### Reference of Urban Renewal Plan under Thane Development Plan

The idea is to redefine the skyline of the Thane city, by undertaking massive Urban Renewal Program under regulation 14.8 of UDCPR 2020.

Thane is the pioneer to carry out the Urban Renewal Policy, where in the existing settlement is comprising of unauthorised buildings, slums, chawls, dilapidated buildings, industrial areas, authorised buildings etc.

The delineation and notifications about the Urban Renewal Program are periodically published in the government gazette. The HCP designated in accordance with this regulation is expected to approve the detail plan of URP development. That detail plan will prevail in the DP,



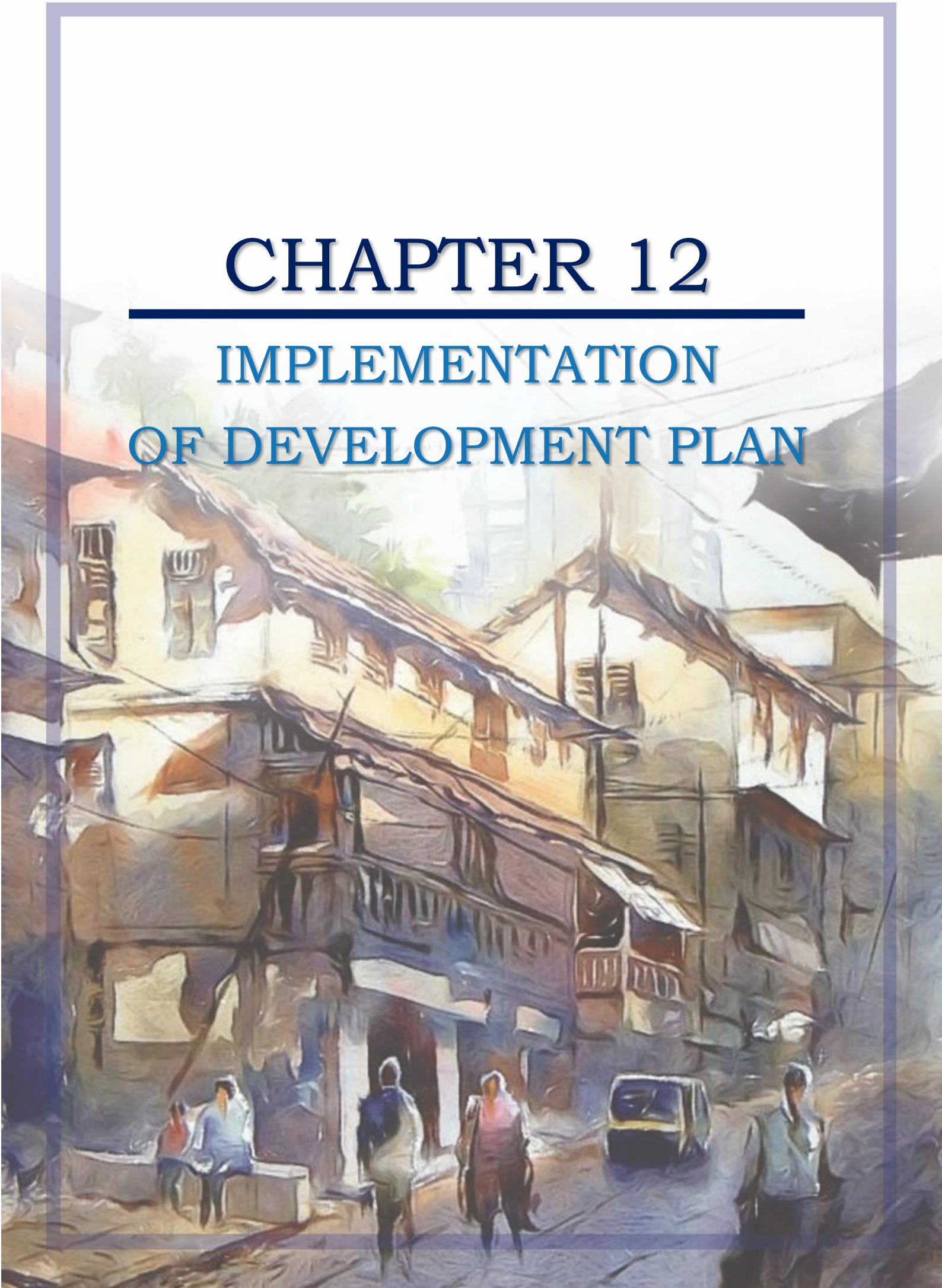
substituting the delineated area of the respective URP to be transformed into URS. The delineated boundaries of URP have been marked and represented through polygons on the Thane DP area, which accounts for around 25 % of URP area to be developed over the total Thane developable area. This is not the definitive urban renewal area because HCP has the authority to make decisions on an ongoing basis, and the detailed plan may also be updated from time to time considering requirements and market testing.

For the purpose of DP provisions within the URP region, it is expected that such a detailed plan will be prevailed on the DP. This detailed plan should be part of the DP book and is expected to be annexed by the cluster authority in coordination with DP cell.

# CHAPTER 12

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## IMPLEMENTATION OF DEVELOPMENT PLAN







## 12 IMPLEMENTATION OF DEVELOPMENT PLAN

### 12.1 General

The mapping on the GIS platform for the 2046 DP began on May 2021 and the base map prepared on the GIS platform which was used for preparing ELU was submitted on February 2022. Thus, the implementation of the sanctioned DP of TMC analyzed, implementation of sanctioned DP has been given in Table 12-1.

Table 12.1 Implementation Status of Sanctioned DP

Sr. No.	Broad Area Zoning	Area in Ha.	Developed Area	Percentage of Development (Implementation)
1.	Development Plan Sites (Designated Sites)	1476	214	14.49
2.	Development Plan Roads	1182.25	400	33.83
3.	Residential Zone	3073	2110.95	68.69
4.	Commercial Zone	132	24	18.18
5.	Industrial Zone	1254	414	33.01
	TOTAL	7117.25	3162.95	44.44

#### 12.1.1.1 The Conventional Approach

This conventional approach encourages acquisition of land under DP sites, and DP roads by way of acquisition. The land could also be acquired from government departments and in lieu of TDR/DR from the private landowners. This is the conventional approach for which the powers under Maharashtra Municipal Corporation Act, 1949 and MR&TP Act 1966 vested with the local Planning Authority. This is also a very effective approach if timely resources are made available and the targets with accountability are assigned to the various statutory authorities.

#### 12.1.1.2 The Progressive Approach

The various provisions and regulations given in the UDCPR encourage private participation in the implementation either by incentivizing the landowners in the form of FSI or in the form of sharing the land meant to be kept reserved for the public purpose. In addition to designated sites and DP roads, other provisions like the amenity space should provide on land parcels



more the 2 Ha. various redevelopment schemes like Slum Rehabilitation Authority (SRA), Maharashtra Housing and Area Development Authority (MHADA) and urban renewal schemes can be implemented. These methods will not only give the tool for the development of greenfield areas but also redefining the city's fabric. This approach will help in achieving the major planning interventions by undertaking the redevelopment projects in integrated manner with active private participation.

### **12.1.1.3 The Reformative Approach**

This is the need of the time to identify the Public Private Partnership (PPP) tools for utilizing it for effective implementation of the Development Plan proposals. This tool in its various forms, permutations, and combinations and by adopting the Viability Gap Funding (VGF) model can be used for developing social amenities in the sector of education, health, entertainment, sports, art and literature, and environment. This tool will also be useful for the development of basic amenities and physical infrastructures like traffic and transport, water supply, sewerage, solid waste management and power.

## **12.2 Development Plan Implementation**

The draft revised development plan is prepared for the horizon year containing land use zoning proposals for the projected population of 46.50 Lakhs for the year 2046.

The implementation of development plan proposals, particularly designated sites and proposed roads have been concerning issues for all local bodies, for years together. It is seen that most of the time, implementation of the development plan proposals is low.

The main three components constitute the implementation of the development plan.

1. Zoning
2. Road Network
3. Reservation Sites

The land under proposed roads is to be acquired but much of the land can be obtained through approval of layouts in residential zones. The main problem is the acquisition of land under sites reserved for social amenities and public utilities. There are different ways for land acquisition.

- 1. Through Urban Renewal Scheme,**
- 2. In lieu of Transferable Development Rights,**
- 3. Development of reservation through the Accommodation Reservation Principle,**
- 4. Through Town Planning Scheme,**
- 5. Acquisition through Monetary Compensation**



As there are limited financial resources, the tools at sr.no. 1 to 4 need to be more effectively used. The implementation success will mainly depend upon these tools.

### **12.3 Cost of Development Plan Proposals**

The cost required for the various proposals of the draft development plan has been worked out in Annexure. The cost calculations are done based on the rates given in the Annual Statement of Rates (ASR) for the current year. The approximate cost of land acquisition of all the sites for implementing the draft Development Plan works out to be Rs. 20093.54 crores. Whereas the cost required for the development/construction envisaged in these areas is Rs.12185.03 crores. Hence, approximately the total cost of acquisition and development of the sites to the planning authority will be around Rs. 32278.57 Crores. The approximate land acquisition and construction cost of roads and other related work will be around Rs. 15559.31 crores. The total cost of the plan will be around Rs. 47837.88 crores. A phase wise program is enclosed at Annexure 4.

### **12.4 Implementation Through Town Planning Schemes**

In the M.R.& T.P. Act, 1966, the provisions of town planning schemes have been amended recently, which will enable the execution of the scheme smoothly and efficiently. In sanctioned DP already one TP Scheme is implemented by which 36 number of reservations 24.34 area of road network is available to Municipal Corporation without acquisition. The Municipal Corporation can further explore the opportunity for initiating new TP Schemes in the newly developable areas such as Sector 6, 10 and 11. Initiating TP Schemes in these sectors will reduce the cost of implementation of draft DP.

### **12.5 Implementation Through Transferable Development Rights**

Transferable Development Rights (TDR) is compensation in the form of Floor Space Index (FSI) Development Rights which shall entitle the owner to the construction of a built-up area subject to provisions in the regulation. TDR is a tool which can be used for the acquisition and development of reserved sites and roads.

TDR can also be awarded for the acquisition of old structures affected during the acquisition of road land or reserved sites and for the development/construction of amenities. In the case of reservations considering the experience of the Corporation, it is expected that a minimum of 25% of the land under reservation would be acquired with this tool. Similarly in the case of roads a minimum of 50% of the land under roads would be acquired with this tool.



<b>Reservation</b>		
Cost of acquisition to be waived	40% of 20093.54 Crores	= Rs. 8037.41 Crores
Cost of development / construction to be waived	20% of 12185.03 Crores	= Rs. 2437.00 Crores
<b>Roads</b>		
Cost of acquisition to be waived	50% of 14036.76 Crores	= Rs. 7018.38 Crores
Total Cost to be waived by this tool		= Rs. 17492.79 Crores

## 12.6 Implementation Through Accommodation Reservation Concept

The accommodation reservation concept envisages the development of a certain percentage of the land under reservation and handing it over to the planning authority in lieu of the FSI, while the remaining land is reserved for the owner for permitted use in adjacent zones. In the case of reservations considering the past experience of the Corporation, it is expected that a minimum of 25% of the land under reservation would be acquired with this tool.

Cost of acquisition to be waived	25% of 20093.54 Crores	= Rs. 5023.38 Crores
Cost of development / construction to be waived	25% of 12185.03 Crores	= Rs. 3046.25 Crores
Total Cost to be waived by this tool		= Rs. 8069.64 Crores

## 12.7 Implementation Through Monetary Compensation

Under The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 the reserved land can be acquired by paying monetary compensation or by compulsory land acquisition. Under this tool, 10 % of land can be acquired.

<b>Reservation</b>		
Cost of acquisition to be waived	35% of 20093.54 Crores	= Rs. 7032.73 Crores
Cost of development/ Construction to be waived	65% of 12185.03 Crores	= Rs. 7920.26 Crores
<b>Roads</b>		
Cost of acquisition to be waived	50% of 14036.76 Crores	= Rs. 7018.38 Crores
Total Cost to be waived by this tool		= Rs. 3413.02 Crores





## 12.8 Implementation Through Resource Mobilization

Development charges:

The development charges area to be levied as per section 124(A) of the Maharashtra Regional and Town Planning Act, 1966 for development permissions. The charges collected under this section can also be utilized for the implementation of the development plan.

Premium FSI & Ancillary FSI

Sanctioned UDCPR Provides for additional FSI with payment of premium. This provision will not only give impetus to the development but also create funds for infrastructure development. This amount can be used for augmentation of infrastructure and implementation of development plan.

Schemes from government for funds

2. Smart city
3. AMRUT

## 12.9 Implementation Through Urban Renewal Scheme

The government of Maharashtra introduced cluster development in the year 2009 and further incorporated in the 'Maharashtra UDCPR 2020' as an 'Urban Renewal Scheme' for planning and collective development of large areas of at least 10,000 sq. m. in the non-congested area and 4,000 sq. m. in congested areas, instead of redeveloping single buildings on small plots. The main aim of the scheme is to redress complex urban problems such as unsanitary, deficient, or obsolete housing, inadequate sanitation, inadequate transportation, other deficient services and facilities, traffic congestion and haphazard land use.

As per regulation 14.8 of UDCPR Urban Renewal Scheme, the land under reservations is available to the corporation without going through the process of acquisition. In Thane city, a total of 45 Urban Renewal plans which are called as Clusters have been identified. Out of these, corporation has started implementation in sector 3, Kisan Nagar area, which is URP 12. Thane Municipal Corporation has carried out MOU for the said project with CIDCO. The corporation has also signed an agreement with MAHAPREIT which is Government of Maharashtra undertaking for development of clusters at Kisan Nagar, Rabodi, Tekdi Bunglow, URP plan. The corporation is also exploring the opportunity to involve other agencies for other Urban Renewal Plans. So, if this scheme is implemented properly, 254 Ha of area under reservations and 129.66 Ha of area under roads will be vested to Corporation without paying any monetary compensation. This will reduce the cost of Implementation of Development Plan.



### **12.10 Need for Monitoring**

Development Plan is an important tool for planned development. The quality of life of the citizens enhances through the better amenities provided in the development plan. At present there is a separate cell (Town Development Officer) to monitor the implementation of the development plan. The aspects like course of action to be adopted for acquisition and development of reserved land, preference given to the amenities, prioritization of new road linkages, augmentation of resources etc. need to be monitored.

### **12.11 Programming**

The program is prepared after considering the need for various amenities and potential availability of funding to cover costs. The phased program for implementation of reservations in the development plan for the various civic amenities is mentioned in the Annexure 4. In the case of emergency, the municipal commissioner is free to alter this list as needed.

### **12.12 Conclusion**

Thane is one of the most important and fastest-growing cities in Maharashtra. The development potential of Thane city is certainly very high. This Development Plan has many new provisions, which will give impetus to the development and appropriately steer the development. Not only the provisions but also the implementation of the plan is of utmost importance. This Development Plan gives ways and means to implement it realistically.

# CHAPTER 13

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## ANNEXURE



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**ANNEXURE 1 Deviation statement from sanctioned Development plan**

**SECTOR 1**

Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
1	2	4	5	6	7	8	9
1	Chendani	Garden/I/1	0.52	-	-	-	Deleted. Completely affected by CRZ.
2	Chendani	Water transport terminus	0.25	-	-	-	Deleted. Existing Amphitheatre and remaining part completely affected by Mangroves.
3	Chendani	Garden/I/3	0.32	24	Garden	0.31	Retained as Garden
4	Kopri	Garden/I/5	0.2	Developed			Developed as Garden and Play Ground
5	Kopri	Garden/I/6	1	39	Park	1.32	Combinedly relocated and Retained as Park excluding area affected by CRZ
6	Kopri	Garden/I/12	0.92				
7	Chendani	Garden/I/7	0.06	Developed			Developed
8	Naupada	Parking/I/8	0.3	7	Parking	0.54	Retained & Reshaped as Parking
9	Naupada	Garden/I/9	0.46	Developed			Developed
10	Kopri	Garden/I/10	0.22	11	Garden	0.21	Retained as Garden





Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
11	Naupada	Garden/I/11	0.43	4A	Parking	0.26	Retained as Parking excluding developed Garden, Proposed 12m road and Temple. Site is suitably modified as per ground condition.
				4B	Parking	0.07	
12	Chendani	Play Ground/I/1	0.27	-	-	-	Deleted. Existing Hariyali Lake.
13	Chendani	Play Ground/I/3	0.49	-	-	-	Deleted. Affected by CRZ.
14	Chendani	Play Ground/I/4	0.49	-	-	-	Deleted. Affected by CRZ.
15	Chendani	Play Ground/I/6	0.07	-	-	-	Deleted and included in R Zone. New site is proposed. at existing P.S.
16	Kopri-Naupada	Taluka Krida Sankul	0.4	Developed			Developed
17	Kopri	Play Ground/I/8	0.3	15	Extn to Play Ground	0.16	Partly developed. Retained & reshaped as per site condition
18	Naupada	Play Ground/I/9	0.17	Developed			Developed
19	Chendani	Play Ground/I/10	0.26	Developed			Developed
20	Chendani	Swimming Pool/I/1	0.37	-	-	-	Deleted. Existing Hariyali Lake.



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
21	Naupada	Primary School/I/1	0.24	1	Garden	0.14	Partly retained as Garden and part included in 15m wide proposed road.
22	Naupada	Primary School & PG/I/2	0.23	5	Water Works	0.27	Retained as a site for Water Works and site is suitably modified as per ground condition.
23	Kopri	Primary School/I/3	0.21	16	Working Women Hostel and Training Centre	0.25	Retained and Redesignated as Working Women Hostel and Training Centre
24	Kopri	Primary School/I/4	0.38	33	Primary and Secondary School	0.8	Retained and relocated as Primary and Secondary School
25	Chendani	Ext to School/I/6	0.06	21	Municipal Purpose	0.07	Retained as Municipal Purpose
26	Naupada	Secondary School/I/1	0.25	2	Night Shelter	0.17	Partly retained as Night Shelter and part included in 15m wide proposed road.
27	Chendani	Secondary School/I/2	0.86	26	Library and Welfare Centre	0.24	School Developed. Remaining area retained & Redesignated as a site for Library and Welfare Center
28	Kopri	Secondary School/I/3	0.88	Developed			Developed



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
29	Kopri	Government Polytechnic/I/1	4.57	36	Education Complex	4.2	Relocated & Retained as Education Complex
30	Kopri	Primary Health Center/I/1	0.09	Developed			Developed under Accommodation Reservation.
31	Naupada	Dispensary and maternity home/I/1	0.15	6	Health Center	0.12	Retained as Health Center
32	Kopri	Hospital/I/1	0.47	27	Hospital	0.47	Retained as Hospital
33	Chendani	Play Ground	0.12	-	-	-	Deleted. New site is proposed. Extn. To PG13
34	Chendani	Municipal Market/I/2	0.15	19	Municipal Market	0.15	Retained as Municipal Market
35	Kopri	Municipal Market/I/3	0.24	40	Municipal Market	0.24	Retained and relocated as Municipal Market
36	Chendani	Extension to fish market /I/4	0.05	17	Municipal Market	0.06	Retained as Municipal Market
37	Kopri	Fire Brigade/I/1	0.63	38	Fire Brigade	0.61	Retained and relocated as Fire Brigade
38	Kopri	Municipal Ward Office/I/1	0.2	42	Municipal Purpose	1.4	Combinedly relocated and retained as Municipal Purpose
39	Kopri	Auditorium/I/1	0.41				
40	Kopri	Library Welfare Center/I/1	0.12				
41	Kopri	Parking/I/2	0.4				
42	Chendani	Mentally Handicap/I/1	0.23	-	-	-	Deleted. Affected by CRZ
43	Chendani	School for Deaf/I/1	0.34	-	-	-	Deleted. Affected by CRZ



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
44	Kopri	TMT/I/1	2.15	29	TMT	1.22	Retained, Reshaped, and relocated as a site for TMT
45	Chendani	Parking/I/1	0.14	20	SATIS	0.66	Combinedly retained as a site for proposed SATIS Project
46	Chendani	Bus Stand/I/1	0.2				
47	Chendani	Parking/I/3	0.48	-	-	-	Partly deleted and included in proposed 18m and 12m wide road and part merged with site no 4
48	Chendani	Government Purpose/I/1	0.21	25	Extn. to Government Purpose	0.06	Partly developed. Part retained as Extn. to Government Purpose
49	Chendani	MSEB/I/1	0.29	Developed			Developed
50	Kopri	Post and Telegraph/II/1	0.14	41	Post Office	0.13	Retained and relocated as Post Office
51	Kopri	Police Station/I/1	0.17	37	Police Station	0.18	Retained and relocated as Police Station
52	Kopri	Pumping Station/I/1	1.04	31	Ext to Sewage Treatment Plant	1.2	Retained as Ext to Sewage Treatment Plant
53	Chendani	Public Housing for dishoused/I/1	1.73	22	URS Purpose	2.94	Retained as URS Purpose
54	Kopri	Public Housing for dishoused/I/2	2.82	28	URS Purpose	2.13	Retained and relocated as URS Purpose
55	Kopri	Public Housing for dishoused/I/4	0.36	-	-	-	Deleted. Occupied by structures and existing road





Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
56	Kopri	Drying and Netting Yard/I/1	9.68	-	-	-	Deleted. Completely affected by CRZ.
57	Kopri	HCMTR Carshed/I/1	10.34	-	-	-	Deleted as the project is cancelled.
58	Kopri	Cremation ground/I/1	0.43	43	Crematorium and Memorial Park	2.34	Reshaped & relocated as Crematorium and Memorial Park
59	Naupada	Cremation ground Expansion/I/2	0.07	Developed			Developed
60		Bus Terminal/I/8A	0.3	8	Bal Bhavan and Skill Development Center	0.34	Retained & redesignated as Bal Bhavan and Skill Development Center
61		Play Ground/I/10A	0.16	Developed			Developed



SECTOR 2

Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
1	2	4	5	6	7	8	
1	Majiwada	Play Ground/II/10	0.38		Developed		Developed as Play Ground and Pumping Station
2	Panchapakhadi	Garden/II/2	1.58		Developed		Developed
3	Panchapakhadi	Garden/II/3	0.46	70	Garden	0.45	Retained as Garden. Site is suitably modified as per ground condition
4	Panchapakhadi	Parking/II/4	0.33	68	URS Purpose	0.82	Merged, retained & redesignated as URS Purpose
5	Panchapakhadi	Dhobi Ghat/II/1	0.4				
6	Naupada	Garden/II/5	0.09	49	Garden	0.12	Retained as Garden.
7	Chendani	Garden/II/6	0.32	56	Garden	0.4	Retained as Garden.
8	Majiwada	Garden/II/7	0.53		Developed		Developed
9	Kasbe Thane	Picnic spot/II/1	0.34	78	Garden	0.27	Retained as Garden
10	Kasbe Thane	Swimming Pool/II/1	0.63	-	-	-	Deleted. Shown as Revenue Lake
11	Panchapakhadi	Play Ground/II/1	0.25	74	URS Purpose	0.6	Retained as URS Purpose
12	Panchapakhadi	M.P.S/II/1	0.3				
13	Panchapakhadi	Play Ground/II/3	0.37		Developed		Developed
14	Panchapakhadi	Play Ground/II/4	0.09	67	Children's Play Ground	0.1	Retained & Redesignated as Children's Play Ground
15	Chendani	Play Ground/II/5	0.03		Developed		Developed
16	Chendani	Play Ground/II/6	0.32	57	Multipurpose Ground	0.63	Merged, retained & Redesignated as
17		M.P.S/II/11	0.23				



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
18		S.S/II/5	0.15				Multipurpose Ground excluding existing nala and area south of it.
19	Naupada	Play Ground/II/7	0.12		Developed		Developed
20	Naupada	Play Ground/II/8	0.17	44	Municipal Ward Office	0.22	Retained & Redesignated as Municipal Ward Office
21	Chendani	C. Play Ground/II/9	0.06	58	Children's Play Ground	0.07	Retained and relocated as Children's Play Ground as per sanctioned layout
22	Kasbe Thane	Pre-Primary school/II/1	0.03	-	-	-	Deleted. Occupied by structures.
23	Panchapakhadi	M.P.S & PG/II/2	0.5	75	Garden	0.43	Retained as Garden and site is Suitably modified as per ground Condition and revenue Lake.
24	Majiwade	M.P.S/II/3	0.42	76	Primary and Secondary School	0.42	Retained as Primary and Secondary School
25	Majiwade	M.P.S/II/4	0.78		Developed		Developed
26	Majiwade	S.S/II/3	0.3				
27	Majiwade	M.P.S/II/5	0.3	-	-	-	Deleted. Site is land locked.
28	Panchapakhadi	M.P.S & S.S/II/8	0.34	69	Water Supply Dept	0.3	Retained & Reshaped as a site for Water Supply Dept
29	Panchapakhadi	M.P.S/II/9	0.32	66	Municipal Purpose	0.27	Retained & Redesignated as Municipal Purpose
30	Naupada	M.P.S/II/10	0.22		Developed		Developed



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
31	Naupada	Primary and Secondary school 12	0.55	48	Play Ground	0.3	School Developed. Part retained as Play Ground.
32	Kasbe Thane	Extn. To School/II/13	0.21		Developed		Developed
33	Naupada	Extn. To School/II/14	0.28		Developed		Developed
34	Panchapakhadi	P.S & P.G/II/15	0.45		Developed		Developed as Play Ground and school
35	Panchapakhadi	S.S/II/1	0.33				
36	Panchapakhadi	Municipal Commissioner Bungalow/II/1	0.45	72	Municipal Purpose	0.53	Combinedly retained as Municipal Purpose
37	Panchapakhadi	S.S/II/2	0.3	73	Play Ground	0.29	Retained as Play Ground
38	Majiwade	S.S/II/4	0.32		Developed		Developed
39	Naupada	S.S/II/6	0.33	45	Primary and Secondary School	0.39	Retained as Primary and Secondary School
40	Majiwade	D+Lib/II/1	0.23	77	Municipal Purpose	0.18	Partly retained & Reshaped & Redesignated as Municipal Purpose excluding existing MSEB office.
41	Panchapakhadi	D+MH/II/2	0.12		Developed		Developed under Accommodation reservation
42	Panchapakhadi	D+MH/II/3	0.15		Developed		Developed under Accommodation reservation





Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
43	Panchapakhadi	Convenient shopping center/II/1	0.13		Developed		Developed under Accommodation reservation
44	Majiwade	S.C/II/2	0.22		Developed		Developed
45	Majiwade	S.C/II/3	0.03	-	-	-	Deleted. Affected by existing Nala.
46	Kasabe Thane	Veg Market/II/4	0.06	79	Parking	0.05	Retained & Redesignated as Parking
47	Panchapakhadi	Market & WC/Lib/II/5	0.29		Developed		Developed. Uthalsar Prabhag Samiti Office.
48	Panchapakhadi	Market/II/6	0.24		Developed		Developed under Accommodation reservation
49	Panchapakhadi	Hawker Zone/II/7	0.21	71	Primary and Secondary School	0.11	Retained as Primary and Secondary School
50	Panchapakhadi	P&T I/1	0.12	65	Crematorium	0.12	Retained & Redesignated as Crematorium
51	Naupada	P&T II/2	0.16	-	-	-	Deleted. Purchase Notice under section 127
52	Chendani	Parking /II/3	0.03	51	Parking	0.05	Retained as Parking
53	Majiwada	Police dept-1	1.34		Developed		Existing Police Ground.
54		Police dept-2	3.98		Developed		
55	Majiwada	Police dept-3	0.75	-	-	-	Deleted. Occupied by structures.
56	Naupada	Extn. to Police Stn/II/4	0.05	46	Extn. to Police Station	0.06	Retained as Extn. to Police Station



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
57	Kasabe Thane	Parking/II/1	0.16	-	-	-	Deleted.Existing Ambe Ghosale Talao and Garden.
58	Kasabe Thane	Parking/II/2	0.2	61	Parking	0.19	Retained as Parking
59	Chendani/Kasabe Thane	Parking and Vehicle Depot/II/3	1.6	62	Parking and Vehicle Depot	0.71	Partly Retained as Parking and Vehicle Depot
				63	Water Front Development	0.77	Partly Retained & Redesignated as a site for Water Front Development
60	Naupada	Parking/II/5	0.06	47	Parking	0.07	Retained as Parking
61	Chendani	Parking/II/6	0.07	-	-	-	Deleted. Existing Bedekar College and Nala.
62	Chendani	Parking/II/7	0.17	Developed			Developed under Accommodation reservation
63	Kasabe Thane	Tonga & Rikshaw Stand/II/8	0.11	-	-	-	Deleted.Existing Masunda Talao.
64	Panchapakhadi	ST Stand/II/1	0.29	50	Parking	0.33	Retained as Parking
65	Panchapakhadi /Kasabe Thane	Municipal Purpose/II/2	0.13	Developed			Developed as Varkari Bhavan Under Accommodation Reservation
66	Chendani	Municipal Purpose/II/3	0.34	Developed			Developed for Municipal Housing
67	Chendani	Municipal Purpose/II/4	0.18	55	Municipal Purpose	0.2	Retained as Municipal Purpose
68	Chendani	Housing for dishoused./II/1	0.22	54	Housing for Dishoused	0.19	Retained as Housing for Dishoused



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
69	Chendani	Mun.Housing/II/1	0.3		Developed		Developed
70	Kasabe Thane	Slaughter house/II/1	0.18		Developed		Developed
71	Majiwade	Town Center 1	10		Developed in Sector 5 as per Township Layout.		Developed
72		Housing for Dishouse & Transit Camp	3.941		Developed		Developed
73		Ele.Substation/II/1	0.004	-	-	-	Deleted
74		Recreational Ground/II/1	0.004	-	-	-	Developed
75		Extention to Collector Office	0.03	-	-	-	Deleted.
76	Majiwade	PARK 9A	5.92	86	Park	3.36	Retained as Park and site is modified.
77	Majiwade	Parking 2A	0.27		Developed		Developed
78	Majiwade	MRTS Creek View Station	0.86	85	Pumping Station	0.46	Site partly affected by Mangroves. Partly retained as Pumping Station
79	Chendani	Bharat Socut Guide	0.036		Developed		Developed
80	Chendani	Patrakar Bhavan	0.039		Developed		Developed
81	Chendani	Primary School	0.031		Developed		Developed



**SECTOR 3**

Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remarks
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
1	2	4	5	6	7	8	
1	Majiwade	Garden/III/1	0.88	107	Garden	0.57	Retained aand Reshaped as Garden
2	Panchpakhadi	Garden/III/2	0.38		Developed		Developed
3	Panchpakhadi	Garden/III/3	1.17	-	-	-	Deleted. Affected by SGNP
4	Panchpakhadi	Garden/III/4	0.17		Developed		Developed.Existing Open Space
5	Panchpakhadi	Garden/III/5	2.88	108	Garden	3.1	Retained as Garden
6	Majiwade	P.G/III/1	1.08	100	Play Ground	1.07	Retained as Play Ground
7	Panchpakhadi	P.G/III/2	0.56	-	-	-	Deleted.SanctionedMHADA Layout.
8	Panchpakhadi	P.G/III/3	0.23		Developed		Developed. TMC School no 120
9	Panchpakhadi	M.P.S/III/3	0.3		Developed		Developed.Thakur College.
10	Panchpakhadi	M.P.S/III/4	0.36		Developed		
11	Panchpakhadi	P.G/III/4	0.39		Developed		
12	Panchpakhadi	P.G/III/5	1.61	95	Play Ground	0.76	Retained as Play Ground excluding developed school and existing road
13	Panchpakhadi	Park/III/1	11.5	-	-	-	Deleted. Affected by SGNP
14	Majiwade	M.P.S/III/1	0.36	101	Municipal Purpose	1.03	Retained & Redesignated as Municipal Purpose
15	Majiwade	S.S/III/1	0.39				
16	Majiwade	M.P.S/III/2	0.29		Developed		Developed
17	Majiwade	S.S/III/2	0.48	105	URS Purpose	3.27	
18	Majiwade	MKT/WE/III/1	0.3				





Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remarks
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
19	Majiwade	Housing for dishoused/III/1	1.21				Retained & redesignated as URS Purpose including 20m proposed DP road.
20	Naupada	College/III/1	1	92	Municipal Purpose	0.63	Dyansadhana College Developed. Partly retained as Municipal Purpose
21	Panchpakhadi	Dispensary/III/1	0.075	Developed			Developed under Accommodation reservation
22	Panchpakhadi	D&M.H./III/1	0.2	Developed			Developed under Accommodation reservation
23	Panchpakhadi	D&M.H./III/3	0.45	Developed			Developed under Accommodation reservation
24	Panchpakhadi	Extn to Disp/III/4	0.22	94	Extn. To Maternity Home	0.1	Existing Maternity Home. Part Retained as Extn. To Maternity Home
25	Majiwade	MKT/III/2	0.31	102	Shopping Center and Vegetable Market	0.2	Partly retained as Shopping Center and Vegetable Market
				103	Health Center	0.15	Partly retained as Health Center
26	Panchpakhadi	M& WC/III/3	0.14	Developed			Developed
27	Panchpakhadi	MKT/WC/III/4	0.11	Developed			Developed
28	Panchpakhadi	PO/III/1	0.1	-	-	-	Deleted. Existing road and Electric Sub-station
29	Panchpakhadi	MWO/III/1	0.27	Developed			Developed
30	Panchpakhadi	Mun.Pur/III/2	0.16	Developed			Developed. Waghale Estate Ward office.



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remarks
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
31	Panchpakhadi	Recreational Ground/III/2-A	2.6		Developed		Developed
32	Naupada	M.C Dept & S.C/III/1	0.07		Developed		Developed for other purpose.
33	Majiwade	Parking/III/1	0.19	-	-	-	Deleted. Existing road.
34	Majiwade	Parking/III/2	0.11	104	Parking	0.42	Retained as Parking and site modified by including HCMTR area
35	Naupada	Parking/III/3	0.41	91	Garden	0.26	Redesignated & Reshaped as Garden
36	Naupada	Parking/III/4	0.27	-	-	-	Deleted and included in Proposed Railway Station and Parking
37	Panchpakhadi	Parking/III/5	1.72		Developed		Developed under Accommodation Reservation
38	Naupada	Pump station/III/1	0.45		Developed		Developed
39	Panchpakhadi	Cr.Gr./III/1	1.15	-	-	-	Deleted. Affected by SGNP
40	Panchpakhadi	P.G/III/3A	0.86	95	Play Ground	0.76	Retained as Play Ground
41	Naupada	Bus Terminus	0.49	93	Bus Stand	0.49	Retained as Bus Station
42	Naupada	New Railway Station	1.03	89	New Railway Station	1.01	Retained as a site for New Railway Station
43	Naupada	Parking	2.33	90	Parking	2.33	Retained as Parking



SECTOR 4

Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
1	2	4	5	6	7	8	9
1	Majiwade	Garden/IV/1	1.19	149	Garden	1.23	Retained as Garden and relocated as per layout
2	Chitalsar Manpada	Garden/IV/2	1.36	148	Garden	1.44	Retained as Garden and relocated as per layout
3	Majiwade	Garden/IV/3	0.82		Developed		Developed
4	Chitalsar Manpada	Garden/IV/4	1.42	143	Extension to Garden	0.67	Partly developed as Garden. Part retained as extension to garden
				144	MMRDA Office	0.35	Partly developed as Garden. Part retained as a site for MMRDA
5	Majiwade	Garden/IV/5	0.88	133	Garden	0.61	Retained as Garden
6	Majiwade	Garden/IV/6	2.14		Developed		Developed
7	Majiwade	Housing for Dishoused and Transit Camp	1		Developed		Developed under Accommodation Reservation
8	Panchpakhadi	Garden/IV/8	1.27	113	Administrative Building	3.32	Combinedly retained as Administrative Building and relocated as per layout
9	Panchpakhadi	RG/IV/8	0.82				
10	Panchpakhadi	Garden/IV/9	1.2	111	Play Ground	1.45	Retained as Play Ground and relocated as per sanctioned layout



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
11	Chitalsar Manpada	Housing for Dishoused and Transit Camp	0.4	152	Transit Camp	0.4	Retained as a site for Transit Camp
12	Majiwade	PG/IV/3	0.57	Developed			Developed
13	Majiwade	PG/IV/4	1	126	Play Ground	1.05	Retained as Play Ground
14	Majiwade	PG/IV/6	0.65	118	Parking	0.36	Partly retained & Redesignated as Parking
				119	Water Works	0.23	Partly retained & Redesignated as Water Works
15	Majiwade	PG/IV/7	2.15	117	Play Ground	2.17	Retained as Play Ground
16	Panchpakhadi	S.S/IV/8	0.66	Developed			Developed
17	Majiwade	PG/IV/10	0.56	116	Play Ground	0.57	Retained as Play Ground
18	Chitalsar Manpada	PG/IV/11	0.25	136	Play Ground	0.25	Retained as Play Ground
19	Majiwade	PG/IV/12	0.28	Developed			Developed
20	Majiwade	RG/IV/1	0.3	Developed			Developed
21	Majiwade	RG/IV/2	0.1	Developed			Developed as Play Ground
22	Majiwade	RG/IV/3	0.12	Developed			Developed
23	Majiwade	RG/IV/4	0.31	Developed			Developed as Garden
24	Majiwade	RG/IV/5	0.35	Developed			Developed as Joggers Park
25	Majiwade	RG/IV/6	0.3	Developed			Developed
26	Majiwade	RG/IV/7	0.16	142	Recreational Ground	0.11	Retained as Recreational Ground





Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
27	Kolshet	Park/IV/1	0.93	170	Extn. To Park	0.06	Retained as Park excluding developed park and area affected by SGNP is deleted.
28	Kolshet /Majiwade	Park/IV/2	13	-	-	-	Deleted. Affected by SGNP
29	Kolshet	Park/IV/3	4.42	169	Park	1.58	Retained as Park excluding area affected by SGNP
30	Chitalsar Manpada/ Majiwade	Park/IV/4	45.56	-	-	-	Deleted. Affected by SGNP
31	Chitalsar Manpada	Park/IV/5	2.12	156	Park	2	Retained as Park
32	Chitalsar Manpada	Park/IV/6	1.15	157	Parking	0.72	Partly Retained as Parking
				158	Park	0.57	Partly Retained as Park
33	Chitalsar Manpada	M.P.S/IV/1	0.48	161	Health Center	0.82	Retained as Health Center
34	Chitalsar Manpada	MH/IV/1	0.4				
35	Majiwade	M.P.S/IV/4	0.42	128	Primary and Secondary School	0.94	Retained as Primary and Secondary School and relocated as per layout
36	Majiwade	M.P.S/IV/11	0.48				
37	Chitalsar Manpada	Play Ground	0.22	Developed			Developed
38	Majiwade	M.P.S/IV/6	0.22	Developed			Developed as Play Ground
39	Majiwade	M.P.S/IV/7	0.3	Developed			Developed
40	Majiwade	M.P.S/IV/8	0.25	Developed			Developed



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
41	Chitalsar Manpada	M.P.S/IV/9	0.25	147	Fire Brigade	0.34	Retained as Fire Brigade
42	Chitalsar Manpada	M.P.S/IV/10	0.14	145	Library and Welfare Center	0.14	Retained as Library and Welfare Center
43	Panchpakhadi	M.P.S/IV/12	0.11	Developed			Developed
44	Chitalsar Manpada /Panchpakhadi	M.P.S/IV/13	0.3	137	Health Center	0.39	Retained as Health Center
45	Majiwade	M.P.S/IV/14	0.22	141	Municipal Purpose	0.17	Retained as Municipal Purpose
46	Majiwade	M.P.S/IV/15	0.27	139	Primary and Secondary School	0.26	Retained as Primary and Secondary School
47	Majiwade	M.P.S/IV/16	0.3	135	Primary and Secondary School	0.62	Combinedly Retained as Primary and Secondary School
48	Majiwade	S.S/IV/6	0.33				
49	Panchpakhadi	M.P.S/IV/17	0.45	112	Extn to School	0.46	Retained as Extn to School
50	Chitalsar Manpada	S.S/IV/1	0.32	155	Garden	0.81	Retained as Garden and site is suitably modified as per SGNP Boundary
51	Majiwade	S.S/IV/3	0.45	127	Primary and Secondary School	0.34	Retained as Primary and Secondary School
52	Majiwade	S.S/IV/4	0.5	Developed			Developed
53	Majiwade	S.S/IV/5	0.3	Developed			Developed
54	Majiwade	S.S/IV/7	0.13	120	Primary and Secondary School	0.47	Partly Retained as Primary and Secondary School



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
				121	Parking	0.64	Partly Retained as Parking
55	Panchpakhadi	PG/IV/8	0.75		Developed		Developed
56	Chitalsar Manpada	College/IV/1/A	1.8	153	Education Complex	3.26	Retained as Education Complex
57	Chitalsar Manpada	M.P.S/1B	0.5				
58	Majiwade	Hospital/IV/1	1.28	150	Hospital	1.37	Retained as Hospital
59	Chitalsar Manpada	Disp/IV/1	0.18		Developed		Developed under Accommodation Reservation
60	Majiwade	Disp/IV/2	0.12	130	URS Purpose	0.92	Combinedly Retained as URS Purpose
61	Majiwade	Market,Lib.WC/IV/3	0.28				
62	Majiwade	Shopping center/IV/4	0.47				
63	Chitalsar Manpada	MH/IV/2	0.17		Developed		Developed
64	Majiwade	LIB/IV/1	0.2		Developed		Developed as School.
65	Panchapakhadi	LIB&WC/IV/2	0.1	110	Library and Welfare Center	0.11	Retained as Library and Welfare Center and relocated as per layout
66	Chitalsar Manpada	Primary School	0.37	-	-	-	Deleted. Affected by SGNP
67	Chitalsar Manpada	M& WC/IV/2	0.24		Developed		Developed. Existing SRA Office.
68	Majiwade	MMKT/IV/5	0.44	132	Municipal Market	0.44	Retained as Municipal Market
69	Panchapakhadi	Market/IV/6	0.14	114	Veg Market	0.15	Retained as Veg Market



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
70	Chitalsar Manpada	Mpl.purpose/IV/1	0.48	160	Municipal Purpose	0.44	Retained as Municipal Purpose
71	Majiwade	Housing for Dishoused	0.5	125	URS Purpose	0.7	Retained as URS Purpose
72	Majiwade	Mpl.purpose/IV/4	0.27	140	Municipal Purpose	0.64	Retained as Municipal Purpose and relocated as per sanctioned layout and site is modified.
73	Panchpakhadi	Mpl.Housing/IV/1	1.63	109	Parking	0.11	Partly developed. Part retained as Parking
74	Chitalsar Manpada	FB/IV/1	0.6	146	Parking	0.9	Retained as Parking and site is modified as per proposed 30m road
75	Panchapakhadi	FB/IV/2	0.95	Developed			Developed under Accommodation Reservation
76	Chitalsar Manpada	TMT/IV/1	5.12	163	Water Works	0.16	Partly developed as TMT Depot, Partly Deleted & Partly retained as Water works
77	Majiwade	Parking/IV/1	0.52	151	Parking	0.54	Retained as a Parking and relocated as per layout
78	Majiwade	Site for Mayors Bungalow/IV/1	2.31	122	Mayors Bungalow and Art Gallery	1.81	Retained as a site for Mayors Bungalow and Art Gallery
79	Majiwade	MSEB,S/S/IV/1	0.42	131	Children's Park	0.38	Retained as Children's Park and site is suitably modified as per ground condition



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
80	Chitalsar Manpada	Police Stn./IV/1	0.44	159	Police Station	0.44	Retained as Police Station
81	Panchpakhadi	Pumping Stn./IV/1	0.37	115	Municipal Purpose	0.39	Retained & Redesignated as Municipal Purpose
82	Chitalsar Manpada	MHADA Housing -A	2.22	166	MHADA Housing	0.84	Partly developed. Partly Retained as Housing for dishoused
83	Chitalsar Manpada	Housing for dishoused	5.32	Developed			Developed
84	Chitalsar Manpada	Site for BMRDA	1.44	Developed			Developed





SECTOR 5

Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
1	2	4	5	6	7	8	9
1	Kolshet	Recreational O.S./V/1	0.09	Developed			Developed as Community Hall
2	Kolshet	Recreational O.S./V/2	2.09	256	Recreational Ground	2.77	Retained & Redesignated as Recreational Ground
3	Kolshet	Recreational O.S./V/3	0.24	Developed			Developed as Garden
4	Chitalsar Manpada	Recreational O.S./V/4	0.19	221	Recreational Ground	0.21	Retained as & Redesignated Recreational Ground
5	Chitalsar Manpada	Recreational O.S./V/5	0.01	219	Play Ground	0.42	Retained & Redesignated as Play Ground
6	Chitalsar Manpada	Garden/V/1	0.15	227	Garden	0.16	Retained as Garden
7	Dhokhali	Garden/V/2	0.15	209	Garden	0.11	Retained as Garden
8	Balkum (Dhokali)	Garden/V/3	0.93	251	Parking	0.96	Retained & Redesignated as Parking
9	Balkum (Dhokali)	Garden/V/4	1.9	236	Garden	1.49	Retained as Garden
10	Dhokali	Garden/V/5	1.8	235	Garden	1.73	Retained as Garden
11	Chitalsar Manpada/ Majiwada	Garden/V/6	0.5	206	Extension to Garden	0.31	Partly developed. Part retained as Extension to Garden
12	Kolshet	Garden/V/8	1.02	239	Garden	0.98	Retained as Garden
13	Balkum	Garden/V/9	0.75	213	Parking	0.58	Partly retained & Redesignated as Parking



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
				217	Road Side Amenities	0.04	Partly retained as Road Side Amenities excluding existing Nallah
14	Balkum	Garden/V/10	0.76	201	Hospital	0.74	Retained as & Redesignated as Hospital
15	Balkum	Garden/V/11	0.93	204	Mangrove Park	34.65	Combinedly retained & Redesignated as Mangrove Park
16	Kolshet	Park V/7	5				
17	Balkum	HCMTR Carshed/V/8	18.3				
18	Kolshet	Tourist Resort/V/1	5.5				
19	Balkum	Garden/V/12	0.31	199	Garden	0.49	Retained as Garden and site is suitably modified as per existing lake and ground condition
20	Balkum	University Sub center	3	187	Recreational Ground	0.15	University Sub center Developed. Part retained as Recreational Ground
21	Balkum	Garden/V/14	0.81	187	Garden	0.28	Retained as Garden excluding area affected by CRZ
22	Balkum	Garden/V/15	1.5	-	-	-	Deleted. Affected by CRZ
23	Majiwade	Garden/V/16	0.87	180	Garden	0.56	Retained as Garden
24	Majiwade	Garden/V/17	0.62	Developed			Developed
25	Kolshet	Park /V/1	2.6	267	Water Front Development	1.65	Retained as Water Front Development
26	Kolshet	Park /V/2	1.5	Developed			Developed
27	Kolshet	Park /V/3	2.5	-	-	-	Deleted. Affected by CRZ



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
28	Kolshet	Park /V/4	2.5		Developed		Developed as a site for Kolshet Water front development project
29	Kolshet	Park V/5	10.25	250	Amusement Park and Convention Center	10.16	Retained as a site for Amusement and Convention Center
30	Kolshet	Housing for Dishoused and Transit Camp	3.25		Developed		Developed under Accommodation Reservation
31	Kolshet	FB/V/2	1.04				
32	Kolshet/ Balkum	Park V/8	6.13	237	Town Park	9.15	Retained & Redesignated as Town Park
33	Majiwade	Park V/9A	8				
34	Balkum	HCMTR Carshed/V/9	31.75	191	Mangrove Park	33.44	Combinedly retained & Redesignated as Mangrove Park
35	kolshet	P.G./V/1	0.87		Developed		Developed. Existing Shree Ma Trust School and Play Ground
36	Chitalsar- manpada	P.G./V/2	0.05	224	Children's Play Ground	0.05	Retained as Children's Play Ground
37	Dhokali	P.G./V/3	0.06	207	Play Ground	0.06	Retained as Play Ground
38	Kolshet	P.G./V/4	4.75	266	Play Ground	4	Retained & Reshaped as Play Ground
39	Kolshet	P.G./V/5	0.41		Developed		Developed
40	Kolshet	P.G./V/6	1.4	231	Play Ground	1.37	Retained as Play Ground



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
41	Chitalsar Manpada/ Majiwade	P.G./V/7	1.18	Developed			Developed. Sharad Chandraji Pawar Mini Stadium
42	Balkum	P.G./V/9	1.37	202	Play Ground	1.44	Retained as Play Ground
43	Balkum	P.G./V/10	0.3	194	Multipurpose Ground	1.34	Retained & Redesignated as Multipurpose Ground and site is suitably modified as per 15 M proposed road
44	Balkum	S.S./V/11	0.31				
45	Balkum	P.G./V/11	1.7	185	Play Ground	0.9	Partly retained as Play Ground
				186	Garden	0.33	Partly retained & Redesignated as Garden
46	Majiwade	P.G./V/12	0.36	178	Play Ground	0.42	Retained as Play Ground excluding developed police station
47	Kolshet	M.P.S/V/1	0.32	Developed			Developed
48	Chitalsar Manpada	M.P.S/V/2	0.19	222	Primary and Secondary School	0.2	Retained as Primary and Secondary School
49	Dhokali	M.P.S/V/3	0.64	Developed			Developed
50	Balkum	M.P.S/V/4	0.15	181	Primary and Secondary School	0.13	Retained as Primary and Secondary School
51	Majiwade	Garden	0.25	174	Extn. To Garden	0.12	Partly developed. Part retained as Extension to Garden
52	Kolshet	M.P.S/V/6	0.76	258	Shopping Center	0.66	Retained & Redesignated as Shopping Center
53	Kolshet	M.P.S/V/7	0.45	230		0.96	



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
54	Kolshet	S.S/V/7	0.52		Primary and Secondary School		Retained as Primary and Secondary School
55	Chitalsar Manpada	M.P.S/V/8	0.57	225	Primary and Secondary School	0.64	Retained as Primary and Secondary School and relocated as per proposed 20M road
56	Dhokali	M.P.S/V/9	0.15	205	Library and Welfare Center	0.21	Retained as Library and Welfare Center and site is suitably modified
57	Dhokali	M.P.S/V/11	0.3	196	Primary and Secondary School	0.31	Retained as Primary and Secondary School and relocated as per sanctioned layout
58	Balkum	M.P.S/V/12	0.41	203	Primary and Secondary School	0.89	Retained as Primary and Secondary School
59	Balkum	S.S/V/8	0.45				
60	Kolshet	M.P.S/S. S/P. G/V/2	1.44	Developed			Developed.MPS17, MPS16 and SS10 of sector 6 and M.P.S/S. S/P. G/V/2 of sector 5 combinedly relocated as per Special Township and developed.
61	Kolshet	M.P.S/S. S/V/3	0.45	261	Primary and Secondary School	0.45	Retained as Primary and Secondary School
62	Kolshet	S.S/V/4	0.73	259	Swimming Pool and Gymnasium	0.67	Retained & Redesignated as Swimming Pool and Gymnasium
63	Kolshet	S.S/V/5	0.49	Developed			Developed





Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
64	Kolshet	S.S/V/6 M.P.S & P.G	1.35	-	-	-	Deleted. Affected by CRZ
65	Dhokali	S.S/V/9	0.55	Developed			Developed
66	Chitalsar Manpada	Market/V/1	0.12	223	Municipal Market	0.13	Retained as Market
67	Chitalsar Manpada	Secondary school and Play Ground/V/2 (wide plan)	0.18	218	Primary and Secondary School	0.17	Retained as Primary and Secondary School
68	Kolshet	Shopping center/V/3	1.46	Developed			Developed under Accommodation Reservation
69	Kolshet	Market/V/4	0.12	246	Municipal Market	0.12	Retained as Market
70	Dhokali	Market/V/5	2.5	211	Municipal Market	0.12	Redesignated as Municipal Market
71	Dhokali	Dist.Centre/V/6	2	Developed			Developed
72	Balkum	Market/V/7	0.19	Developed			Developed under Accommodation Reservation
73	Balkum	Shopping Center/V/8	0.3	189	Public Amenity	0.3	Retained as Public Amenity
74	Majiwade	Market/V/9	0.12	Deleted			Existing Petrol pump and MSEB
75	Majiwade	Market/V/10	0.25	177	Municipal Market	0.28	Retained as Municipal Market
76	Kolshet	Lib& WC /V/1	0.57	260	Library and Welfare Center	0.53	Retained & Reshaped as Library and Welfare Center
77	Kolshet	Lib& WC /V/2	0.35	241	Parking	0.38	Retained & Redesignated as Parking



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
78	Balkum	Lib& WC /V/4	0.2	193	Parking	0.21	Retained & Redesignated as Parking
79	Dhokali	Mpl.Disp/V/1	0.08	208	Maternity Home	0.09	Retained as Maternity Home
80	Balkum	Disp./V/2	0.1	182	Health Center	0.1	Retained as Health Center
81	Kolshet	MH/V/3	0.27	262	Health Center	0.31	Retained as Health Center
82	Dhokali	Hospital/V/4	1.38	216	Hospital	1.33	Retained as Hospital
83	Balkum	MH/V/6	0.34	188	Health Center	0.36	Retained as Health Center
84	Majiwade	Disp./V/7	0.08	173	Dispensary	0.09	Retained as Dispensary
85	Kolshet	MWO/V/1	0.25	238	Fire Brigade	0.34	Retained & Redesignated as Fire Brigade
86	Balkum	Mpl.Store/V/2	0.18	192	Municipal Purpose	0.18	Retained as Municipal Purpose
87	Balkum	MWO/V/3	0.28		Developed		Developed
88	Dhokali	MWO/V/4	0.3	212	Play Ground	0.27	Retained & Redesignated as Play Ground
89	Kolshet	FB/V/1	1.3	232	Fire Brigade	0.9	Retained as Fire Brigade
90	Majiwade	FB/V/3	0.52		Developed		Developed
91	Kolshet	Mpl.officers Quarters/V/1	0.74	254	Municipal officers' Quarters	0.67	Retained as a site for Mpl.officers Quarters
92	Kolshet	Mpl.Hsg/V/2	2.35	-	-	-	Deleted. Affected by CRZ
93	Kolshet	Public Purpose/V/1	4.2	-	-	-	Deleted. Affected by CRZ
94	Kolshet	Mpl.Hsg/V/3	2.65	226	Municipal Housing	1.54	Partly Retained as Municipal Housing
				229	Primary and Secondary School	0.38	Partly Retained as Primary and Secondary School
95	Dhokali	MHADA Hsg/V/1	1.06		Developed		Developed



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
96	Kolshet	Bus Stn/V/1	0.27	253	Bus Stand	0.13	Retained as Bus Stand and site is suitably modified and part merged with site no 257
97		Municipal Purpose	0.18	252	Municipal Purpose	0.3	Retained as Municipal Purpose and site is suitably modified
98	Kolshet	Bus Stn/V/2	0.5	Developed			Developed under Accommodation Reservation
99	Kolshet	Jetty/V/3	3.75	247	Extension to Jetty	2.59	Retained as Extension to Jetty excluding area affected by CRZ and part merged with site no 207
100	Kolshet	TMT/V/4	2.9	244	TMT	2.9	Retained as TMT
101	Dhokali	Parking/V/5	1	233	Municipal Purpose	1.34	Retained as Municipal Purpose including HCMTR area
102	Kolshet	Parking/V/6	0.8	234	Parking	1.44	Retained as Parking including HCMTR area
103	Balkum	S.T.Workshop/V/7	2.25	200	Bus Stand	2.78	Retained & Redesignated as Bus Stand
104	Majiwade	Town Center/V/1	34	Developed			Developed
105	Kolshet	Pol.Stn./V/1	0.37	263	Police Station	0.39	Retained as Police Station
106	Kolshet	Pol.Stn./V/2	0.38	242	Police Station	0.37	Retained as Police Station
107	Majiwade	Pol.Stn./V/3	0.2	Developed			Developed
108	Kolshet	P&T /V/1	0.37	-	-	-	Partly deleted as per notice served under section 127. Part merged with site no 264



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
109	Kolshet	Mentally Handicapped/V/1	0.28	245	Specially Abled Hospital	0.32	Retained as Hospital for Specially Abled
110	Kolshet	Mentally Handicapped/V/2	0.4	243	Specially Abled School	0.4	Retained as School for Specially Abled
111	Balkum	Drainage Treatment Work/V/1	3.5	215	Drainage Works	1.11	Retained as Drainage Works excluding area affected by CRZ
112	Chitalsar Manpada	Extn. To Cremation Ground/V/1	0.09	228	Extn. To Crematorium	0.07	Retained as Extn. to Crematorium
113	Majiwade	Truck Terminus 3	1.53	175	Bus Stand	1.39	Retained as & Redesignated Bus Stand
				176	Parking	0.52	Retained & Redesignated as Parking
114	Majiwade/Pan chpakahdi	Parking	0.48	172	Parking	0.72	Retained as Parking
115	Kolshet	PG/V/13	0.65	Developed			Developed



**SECTOR 6**

Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remarks
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
1	2	4	5	6	7	8	9
1	Owala	Garden/VI/1	2.5	339	Primary and Secondary School	0.61	Partly retained & Redesignated as Primary and Secondary School
				338	Garden	0.86	Partly retained & Redesignated as Garden and site is suitably modified as per ground condition
2	Owala	M.P.S/VI/5	0.47	337	Night Shelter	0.1	Partly retained & Redesignated as Night Shelter
				336	Library and Welfare Center	0.09	Partly retained & Redesignated as Library and Welfare Center
3	Mogharpada/ Owala	Garden/VI/2	0.95	334	Garden	0.37	Partly Retained as Garden & Reshaped as per Ground Condition.
				335	Primary and Secondary School	0.45	Partly Retained & Redesignated as Primary and Secondary School & Reshaped as per Ground Condition.
4	Mogharpada	Lib+WC/VI/2	0.18	333	Play Ground	0.33	Partly Retained & Redesignated as Play Ground
5	Mogharpada	Garden/VI/3	1.05	331	Garden	0.58	Retained as Garden and site is suitably modified as per ground condition
6	Kasaravdavali	Garden/VI/4	1.25	Developed			Developed





Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remarks
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
7	Kasaravdavali	Garden/VI/5	1.7	Developed			Developed
8	Borivade	P.G/VI/8	2.84	270	Park	4.81	Retained & Redesignated as Park and site is suitably modified as per SGNP boundary
9	Borivade	M.P.S/VI/20	0.27				
10	Kavesar	Garden/VI/7	2.27	-	-	-	Deleted. Affected by SGNP.
11	Kavesar	Garden/VI/8	2.87	293	Garden	2.93	Retained as Garden
12	Kavesar	Garden/VI/9	5.9	291	Extension to Garden	1.58	Partly developed. Part retained as extension to Garden
13	Kasaravdavali	Park/VI/1	7.09	322	Park	5.57	Partly retained & Reshaped as Park
				323	Play Ground	1.57	Partly retained, Reshaped & Redesignated as Play Ground
14	Kasaravdavali	Municipal Purpose/VI/3	2.73	321	Extension to Municipal Purpose	0.89	Partly retained as extension to Municipal Purpose
				320	Shopping Center and Vegetable Market	0.86	Partly retained & Redesignated as Shopping Center and Vegetable Market
15	Kavesar	Park/VI/2	7.75	305	Park	7.27	Retained as Park
16	Kavesar	Vruddhashram/VI/1	0.37	306	Old Age Home	1.26	Retained as Old Age Home and Site is suitably modified
17	Kavesar/Kasarv adavali	Park/VI/3	4.75	303	Extension to Park	3.41	Children's Traffic Park Developed. Part retained as extension to Park
18	Kavesar	Park/VI/4	10	-	-	-	Deleted. Affected by SGNP.
19	Borivade	Park/VI/5	5	-	-	-	Deleted. Affected by SGNP.



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remarks
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
20	Bhayandar Pada	Picnic Spot/VI/1	19.05	356	Solid Waste Management	14.22	Partly Retained & Redesignated as Solid Waste Management Site Excluding 40M road
				358	Garden	7.68	Partly Retained & Redesignated as Garden
21	Mogharpada	Picnic Center/VI/ 2	157		-	-	MMRDA SPA Area
22	Vadawali	Picnic Center/VI/3	41	313	Convention Centre, Viewing Tower/CBD	34.36	Reservation Picnic Center/VI/3 & Appu Ghar/VI/1 Retained, Reshaped & Redesignated with additional adjacent Green Zone area as Convention Centre, Viewing Tower/CBD, ICT, Digital University and Municipal Purpose
				312	ICT	24	
				310	Digital University	33.24	
23	Kavesar	Appu Ghar/VI/1	40.15	308	Cultural/Civic Center/Municipal Purpose	26	
24	Kavesar	Sainik School/VI/1	9.85	309	Internal Metro Carshed - 4A	43.38	Retained as Internal Metro Carshed -4A with additional area as per modification and part included in 30 m proposed road
25	Bhayandarpada	P.G/VI/1	3.5	343	Play Ground	5.37	Combinly Retained & Redesignated as Play Ground
26	Bhayandarpada	M.P.S/VI/2	0.52				
27	Bhayandarpada	S.S./VI/1	0.56				
28	Bhayandarpada	MH/VI/1	0.38				
29	Bhayandarpada	Lib+WC/VI/1	0.23				



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remarks
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
30	Kasaravdavali	P.G/VI/2	0.49	318	Primary and Secondary School	0.95	Retained & Redesignated as Primary and Secondary School
31	Kasaravdavali	M.P.S/VI/7	0.45				
32	Borivade	P.G/VI/3	1.25	284	Sports Complex & Convention Centre	8.37	Retained as Sports Complex & Convention Centre
33	Kavesar	P.G/VI/4	0.28	287	Play Ground	0.29	Retained as Play Ground
34	Kavesar	P.G/VI/5	1.12	Developed			Developed. Part merged with site no 300
35	Kavesar	P.G/VI/6	1.42	Developed			Developed
36	Kasaravdavali	P.G/VI/7	0.74	272	Extension to Play Ground	0.49	Partly developed. Part retained as extension to Play Ground
37	Borivade	P.G/VI/9	0.4	269	Primary and Secondary School	0.37	Retained & Redesignated as Primary and Secondary School
38	Borivade	P.G/VI/10	0.7	-	-	-	Deleted. Affected by SGNP.
39	Bhayandarpada	M.P.S/VI/1	0.63	360	Primary and Secondary School	0.63	Retained as Primary and Secondary School
40	Mogharpada	M.P.S/VI/3	0.54	324	Primary and Secondary School	0.73	Retained as Primary and Secondary School and site is suitably modified
41	Owala	M.P.S/VI/4	0.47	340	Parking	0.87	Combinedly Retained & Redesignated as Parking
42	Owala	Mpl.Pur/VI/1	0.3				
43	Mogharpada/Kasaravdavali	M.P.S/VI/6	0.6	330	Health Center	0.56	Retained & Redesignated as Health Center
44	Kasaravdavali	M.P.S/VI/8	0.64	Developed			Developed
45	Kavesar	M.P.S/VI/9	0.76	Developed			Developed under Accommodation Reservation



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remarks
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
46	Owala	M.P.S/VI/10	0.48		Developed		Developed
47	Owala	S.S./VI/5	0.7				
48	Kavesar	M.P.S/VI/11	0.31	302	Primary and Secondary School	0.32	Retained as Primary and Secondary School
49	Owala	M.P.S/VI/12	0.45		Developed		Developed under Accommodation Reservation
50	Kavesar	M.P.S/VI/13	0.58	294	Primary and Secondary School	0.34	Retained & Reshaped as Primary and Secondary School.
51	Kavesar	M.P.S/VI/14	0.49	290	Primary and Secondary School	0.48	Retained as Primary and Secondary School
52	Kavesar	M.P.S/VI/15	0.55		Developed		Developed
53	Kavesar	M.P.S/VI/16	0.49		Developed		Developed.MPS17, MPS16 and SS10 of sector 6 and M.P.S/S. S/P. G/V/2of sector 5 combinedly relocated as per Special Township and developed.
54	Kavesar	M.P.S/VI/17	0.45		Developed		Developed.MPS17, MPS16 and SS10 of sector 6 and M.P.S/S. S/P. G/V/2of sector 5 combinedly relocated as per Special Township and developed.
55	Kasarvadavali/ Borivade	M.P.S/VI/18	0.56	278	Hospital	1.17	Retained & Redesignated as Hospital



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remarks
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
56	Kasarvadavali/ Borivade	S.S./VI/6	0.6				
57	Kavesar	M.P.S/VI/19	0.49	285	Primary and Secondary School	0.93	Retained as Primary and Secondary School
58	Kavesar	S.S./VI/7	0.59				
59	Borivade	M.P.S/VI/21	0.42	268	Play Ground	0.4	Retained & Redesignated as Play Ground
60	Kavesar	M.P.S/VI/22 extension to school	0.04	Developed			Developed
61	Mogharpada	S.S./VI/2	0.63	325	Health Center	0.54	Retained, Reshaped & Redesignated as Health Centre.
62	Kasarvadavali	S.S./VI/3	0.41	319	Play Ground	0.42	Retained & Redesignated as Play Ground
63	Kasarvadavali	S.S./VI/4	0.72	304	Play Ground	0.63	Retained & Redesignated as Play Ground
64	Kavesar	S.S./VI/8	0.65	295	Sports Complex	1.26	Retained, Reshaped & Redesignated as Sports Complex
65	Kavesar	S.S./VI/9	0.6	289	Primary and Secondary School	0.78	Retained as Primary and Secondary School
66	Kavesar	S.S./VI/10	0.52	Developed			Developed.MPS17, MPS16 and SS10 of sector 6 and M.P.S/S. S/P.G/V/2of sector 5 combinedly relocated as per Special Township and developed.
67	Borivade	S.S./VI/11	0.7	-	-	-	Deleted. Affected by SGNP.





Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remarks
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
68	Owala	S.S./VI/12	0.74	273	Extension to School	0.22	School Developed. Part Retained as extension to School
69	Kavesar	College/VI/1	2.88	Developed			Developed
70	Kasarvadavali	MH/VI/2	0.52	317	Health Center	0.52	Retained as Health Center
71	Kasarvadavali	MH/VI/3	0.54	Developed			Developed under Accommodation Reservation
72	Borivade	D+MH/VI/4	0.45	275	Health Center	0.46	Retained as Health Center
73	Kavesar	Hospital/VI/1	3.08	296	Hospital	2.99	Retained, Reshaped as Hospital
74	Mogharpada	Market/VI/1	0.45	332	Shopping Center and Vegetable Market	0.39	Retained as Shopping Center and Municipal Market
75	Borivade	Market/VI/2	0.53	Developed			Developed under Accommodation Reservation
76	Kavesar	Market/VI/3	0.93		-	-	Deleted. Included in road Widening
77	Borivade	Market/VI/4	0.32	276	Vegetable Market	0.33	Retained, Reshaped as Vegetable Market
78	Kasarvadavali	Mpl.Market/VI/5	0.29	326	Garden	0.12	Retained & Redesignated as Garden
				328	Shopping Center and Vegetable Market	0.2	Retained as Shopping Center and Vegetable Market with additional area
79	Kasarvadavali	Lib+WC/VI/3	0.2	Developed			Developed under Accommodation Reservation
80	Borivade	Lib+WC/VI/4	0.27	Developed			Developed under Accommodation Reservation



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remarks
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
81	Owala/Kavesar	FB/VI/1	0.56	298	Extention to Fire Brigade	0.46	Fire Bridage developed. Part retained as Extention to Fire Brigade
82	Owala/Kavesar	MWO/VI/2	0.6	297	Municipal Ward Office	0.67	Retained as Municipal Ward Office
83	Owala	Post office/VI/1	0.32	288	Municipal Purpose	0.54	Retained & Redesignated as Municipal Purpose
84	Owala	Pol.Stn/VI/1	0.42				
85	Kasarvadavali	Post office/VI/2	0.17	327	Post office	0.19	Retained as Post office and site is modified as per existing road
86	Owala	TMT/VI/1	6	299	Extension to TMT	2.83	Anand Nagar Bus Depot developed. Part Retained as Ext to TMT
				300	Parking	0.35	Partly retained as Parking
87	Borivade	Bus Stn/VI/2	0.33	277	Bus Stand	0.34	Retained as Bus Stand
88	Bhayandarpada	Octroi Naka/VI/1	1.37	347	Municipal Purpose	0.5	Retained & Redesignated as Municipal Purpose and site is suitably modified as per ground condition
89	Kavesar	Sewage Disposal& Development of Park/VI/1	12	265	Extn to Sewage Treatment Plant	14.61	Sewage Treatment Plant Developed partly. Part Reshaped & retained as Extn to Sewage Treatment Plant
90	Bhayandarpada	Municipal Purpose /VI/1	11.33	353	Municipal Purpose	14.74	Partly retained as Municipal Purpose
				350	Water Works	0.35	Partly retained & Redesignated as Water Works



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remarks
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
				351	Fire Brigade	0.47	Partly retained & Redesignated as Fire Brigade
				352	Extn. to Shram Safalya Awas Yojna	0.5	Partly Retained & Redesignated Extn. to Shram Safalya Awas Yojna
				354	Extension to STP	0.66	Partly retained & redesignated as extension to STP
91	Bhayandarpada	Truck Terminus/VI/1	3.69	344	Parking	12.26	Retained, Redesignated & Reshaped as Parking
92	Bhayandarpada	Dumping Ground	8.09	348	Bus Terminus/Bus Depot/Truck Terminus	8.39	Retained & Redesignated as Bus Terminus/Bus Depot/Truck Terminus
93		Housing for dishoused/VI/1	1	Developed			Developed
94		Crematorium and Memorial Park	3.7	359	Crematorium and Memorial Park	4.85	Partly Retained as Crematorium and Memorial Park
				357	Animal Crematorium and Care Center	1.2	Partly Retained as Animal Crematorium and Care Center



SECTOR 7

Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remarks
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
1	2	4	5	6	7	8	9
1	Yoor	M.P/VII/1	0.38	361	Health Center	0.27	Retained & Redesignated as Health centre and site is suitably modified as per ground condition
2	Yoor	Botanical or Zoological Garden/VII/1	132.57	-	-	-	Deleted. Affected by SGNP
3	Yoor	Tourist Resort/VII/1	5.5	-	-	-	Deleted. Affected by SGNP



**SECTOR 8**

Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
1	2	4	5	6	7	8	9
1	Kalwa	Garden/VIII/1	0.15	385	Garden	0.22	Retained as Garden and site is suitably modified
2	Kalwa	Garden/VIII/3	0.62	410	Garden	1.22	Retained as Garden and site is suitably modified as per proposed 30 M road
3	Kalwa	Garden/VIII/4	0.27	-	-	-	Deleted.
4	Kalwa	R.G/VIII/1	0.55	381	Recreational Ground	0.17	Retained as Recreational Ground excluding existing TMT Workshop
5	Kalwa	R.G/VIII/3	0.28	-	-	-	No access available hence deleted.
6	Kalwa	R.G/VIII/4	0.76	418	Shopping Center and Vegetable Market	0.23	RG developed on some part. Part retained as Shopping Center and Vegetable Market and part merged with MPS1
				416	Extension to Recreational Ground	0.13	RG developed on some part. Part retained as extension to Recreational Ground
7	Kalwa	M.P.S/VIII/1	0.35	417	Extension to Recreational Ground	0.09	Part retained as extension to Recreational Ground and part developed as RG
8	Kalwa	R.G/VIII/5	0.62	415	Recreational Ground	0.54	Retained as Recreational Ground and site is suitably modified





Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
9	Kalwa	R.G/VIII/6	0.33	422	Garden	0.39	Retained and relocated along 20m proposed road as Garden
10	Kalwa	R.G/VIII/7	0.3	Developed			Developed
11	Kalwa	R.G/VIII/8	0.29	387	Recreational Ground	0.57	Retained as Recreational Ground and site is suitably modified as per existing Lake
12	Kalwa	R.G/VIII/9	0.31	379	Recreational Ground	0.35	Retained as Recreational Ground
13	Kalwa	P.G/VIII/10	0.5	377	Extension to Sports Complex	0.36	Partly retained as extension to Sports Complex and part deleted as included in R zone as per ground condition
14	Kalwa	R.G/VIII/11	0.31	Developed			Developed
15	Kalwa	R.G/VIII/12	0.31	369	Play Ground	0.19	Retained as Play Ground and relocated as per proposed 9M road
16	Kalwa	R.G/VIII/13	0.86	365	Play Ground	0.86	Retained as Play Ground and site is suitably rearranged as per proposed 18M road
17	Kalwa	R.G/VIII/14	1.26	376	Health Center	0.42	Reshaped and Redesignated as Health Center along with 30M wide Proposed Road.
18	Kalwa	M.P.S/VIII/5	0.58	375	Primary and Secondary School	0.79	Reshaped and Redesignated as Primary and Secondary School along with 30M wide Proposed Road.



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
19	Kalwa	R.G/VIII/15	1	395	Recreational Ground	4.23	Retained as Recreational Ground and site is suitably modified as per forest boundary  Reservation Home guard & TS -1, Polytechnic & staff quarters 3, Park 2, MPS10, SAS6, CRGR 3 are Retained Redesignated & Reshaped as Park, Burial Ground, Crematorium, URS Purpose, Public Amenity, Recreational Ground.
20	Kalwa	R.G/VIII/16	0.72	399	Park	3.08	
21	Kalwa	Park/VIII/2	4	400	Burial Ground	3.44	
22	Kalwa	M.P.S/VIII/10	0.67	401	Crematorium	1.63	
23	Kalwa	S.S/VIII/6	0.51	397	URS Purpose	9.8	
24	Kalwa	Polytechnic/VIII/3	9.71	396	Public Amenity	4.68	
25	Kalwa	Cr.Gr./VIII/3	1.92	398	Recreational Ground	0.19	



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
26	Kalwa	Home Guard Training Center/VIII/1	1.36				
27	Kalwa	R.G/VIII/17	0.94	394	Recreational Ground	1.81	Retained as Recreational Ground and site is suitably modified
28	Kalwa	R.G/VIII/18	0.45	402	Recreational Ground	0.65	Retained as Recreational Ground
29	Kalwa	R.G/VIII/19	0.44	405	Recreational Ground	2.19	Retained as Recreational Ground and site is suitably modified as proposed 30M road
30	Kalwa	R.G/VIII/20	0.36	406	Garden	0.32	Retained as Garden
31	Kalwa	R.G/VIII/21	0.57	428	Play Ground	0.3	Retained as Play Ground and site is modified as per existing road
32	Khari	R.G/VIII/22	0.9	433	Multipurpose Ground	1.49	Retained & Redesignated as Multipurpose Ground
33	Khari	M.P.S/VIII/13	0.5				
34	Parsik	R.G/VIII/23	0.62	435	Garden	0.62	Retained as Garden
35	Khari	Sump and Pump house 24A	0.13	Developed			Developed
36	Khari	Drama Theatre 24B	1.27	445	Drama Theatre	1.3	Retained as Drama Theatre
37	Khari	R.G/VIII/25	2.02	448	Garden	0.83	Retained as Garden and site is suitably modified as per ground condition and pipeline
38	Khari	Truck Terminus 1	4.68	-	-	-	Existing NHAI Project
39	Khari	RTO/VIII/1	7	-	-	-	Existing NHAI Project



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
40	Kalwa	Park/VIII/1	1.56	411	Park	1.57	Retained as Park
41	Parsik	Garden/VIII/5	2.17	440	Garden	2.41	Retained as Garden
42	Parsik	Children Plaground/VIII/1	0.24	437	Children Play Ground	0.27	Retained as Children Playground
43	Parsik	Primary, secondary school and Play Ground/VIII/9	1.62	438	Extension to School	0.32	Existing school. Part retained as extension to School
				439	Public Amenity	1.08	Partly Retained & Redesignated as Public Amenity
44	Parsik	Park/VIII/4	7.12	441	Park	8.38	Retained as Park
45	Kalwa	M.P.S/VIII/2	0.5	Developed			Developed
46	Kalwa	M.P.S/VIII/3	0.52	370	Primary and Secondary School	0.31	Retained as Primary and Secondary School and relocated as per proposed 9M road
47	Kalwa	M.P.S/VIII/4	0.44	364	Primary and Secondary School	0.51	Combined & Retained as Primary and Secondary School and site is suitably rearranged as per proposed 18M road
48	Kalwa	S.S/VIII/2	0.45				
49	Khari	M.P.S/VIII/7	0.5	426	Extension to School	0.33	Existing school. Part retained as extension to School
				427	Shopping Center and Vegetable Market	0.1	Partly retained as Shopping Center and Vegetable Market
50	Khari	M.P.S/VIII/8	0.39	429	Primary and Secondary School	0.3	Retained as Primary and Secondary School and site is suitable modified as per existing road.



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
51	Kalwa	M.P.S/VIII/9	0.6	408	Play Ground	0.36	Retained as Play Ground excluding developed school
52	Parsik	M.P.S/VIII/11	0.6	407	Working Women Hostel and Training Center	0.62	Retained as Working Women Hostel and Training Center
53	Parsik	M.P.S/VIII/12	0.52	434	Primary and Secondary School	0.34	Retained as Primary and Secondary School
54	Parsik	M.P.S/VIII/14	0.58	436	Play Ground	0.47	Retained as Play Ground
55	Kalwa	S.S/VIII/1	0.22	Developed			Developed
56	Kalwa	S.S/VIII/4	0.4	Developed			Developed under Accommodation Reservation
57	Khari	College/VIII/2	1.55	432	Education Complex	1.42	Retained as Education Complex
58	Kalwa	Disp& MH/VIII/1	0.25	Developed			Developed as Health center and existing ESR & Burial Ground
59	Kalwa	MH.Lib& WC/VIII/2	0.58	369	Health Center	0.19	Retained & Redesignated as Health center and relocated as per proposed 9M road
60	Kalwa	Hospital/VIII/1	4.45	Developed			Developed. Chatrapati Shivaji Maharaj Hospital.
61	Khari	Hospital/VIII/2	1.78	449	Hospital	1.7	Retained as Hospital
62	Kalwa	Market/VIII/1	0.18	414	Parking	0.18	Retained & Redesignated as Parking and site is suitably relocated along 12M proposed road





Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
63	Kalwa	Shopping Center/VIII/2	0.72	412	Shopping Center	0.79	Retained as Shopping Center and site is suitably modified as per existing road and Garden
64	Khari	Market/VIII/3	0.2	430	Extension to Market	0.06	Existing Market. Part retained as extension to Market
				431	Parking	0.14	Partly retained & Redesignated as Parking
65	Kalwa	Market/VIII/4	0.3	386	Market	0.26	Retained as Market
66	Kalwa	Open Market/VIII/5	0.11	372	Shopping Center and Vegetable Market	0.14	Combinedly retained as Shopping Center and Vegetable Market
67	Kalwa	Parking/VIII/4	0.22				
68	Khari	FB/VIII/1	0.99	446	Extn. to Fire Brigade	1.15	Retained as Extn. to Fire Brigade
69	Kalwa	PO/VIII/1	0.2	413	Post Office	0.22	Retained as Post Office and site is suitably relocated along 12M proposed road
70	Kalwa	MSEB/VIII/1	0.25	Developed			Developed inside Chhatrapati Shivaji Maharaj Hospital.
71	Kalwa	MSEB/VIII/2	0.9	425	Growth Center	30.28	Retained, Reshaped & Redesignated as Growth Center
72	Kalwa	Lib&WC/VIII/1	0.34	389	Library and Welfare Center	0.23	Retained as Library and Welfare Center and site is suitably modified as per existing road
73	Kalwa	Lib&WC/VIII/2	0.23	382	Library and Welfare Center	0.23	Retained as Library and Welfare Center



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
74	Kalwa	Community Center/VIII/4	0.03	371	Community Center	0.14	Retained as Community Center
75	Kalwa	Mpl.Workshop/VIII/2	0.52	Developed			Developed. MT Depot.
76	Kalwa	M.S.R.T.C/VIII/1	2.4	378	MSRTC Depot/Public Parking /Commercial Use	2.58	Retained as MSRTC Depot/Public Parking /Commercial Use
77	Kalwa	Bus.Stn/VIII/2	1.28	367	Bus Depot	1.55	Retained as Bus Depot
78	Kalwa	Bus.Stn/VIII/3	0.45	-	-	-	Deleted. Existing railway quarters.
79	Kalwa	Bus.Stn/VIII/4	0.18	373	Parking	0.2	Retained & Redesignated as Parking
80	Kalwa	Bus.Stn/VIII/5	0.68	409	Play Ground	1.16	Part retained as Play Ground and part deleted and included in R Zone
81	Kalwa	MSRTC/VIII/7	6.2	393	Municipal Purpose	6.84	Retained & Redesignated as Municipal Purpose
82	Kalwa	Parking/VIII/1	0.02	380	Dispensary	0.03	Retained & Redesignated as Dispensary
83	Kalwa	Parking/VIII/2	0.34	Developed			Developed.
84	Khari	Parking 3	0.94	444	Extension to STP	0.37	Retained & redesignated as extension to STP
85	Khari	STP		Developed			Developed.
86	Kalwa	CIDCO Flyover Project/VIII/1	3.6	Deleted			Deleted Under section 49 Notice
87	Kalwa	CIDCO Allied Purpose/VIII/2	10.25	392	URS Purpose	7.77	Partly retained & redesignated as URS Purpose



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
				391	Primary and Secondary School	0.57	Partly retained & Redesignated as Primary and Secondary School
				403	Parking	0.55	Partly retained & Redesignated as Parking
				390	Health Center	0.41	Partly retained & Redesignated as Health Center
				404	Municipal Purpose	2.12	Partly retained & Redesignated as Municipal Purpose
88	Kalwa	Octroi Naka/VIII/1	1.13	366	Municipal Purpose	1.1	Retained & Redesignated as Municipal Purpose
89	Khari	Govt.Purpose/VIII/2	1.56	447	Government Purpose	1.36	Retained as Government Purpose
90	Kalwa	Pump.Stn/VIII/1	1.25	-	-	-	Deleted. Affected by CRZ
91	Kalwa	Bur.Gr./VIII/1	0.36	420	Burial Ground	0.25	Retained and relocated as Burial Ground
				421	Crematory	0.3	Retained and relocated as Crematory
92	Kalwa	Cr.Gr./VIII/2	0.45	Developed			Developed.
93	Kalwa	BG./VIII/4	0.22	384	Extension to Burial Ground	0.28	Retained as extension to Burial Ground
94	Kalwa	Garden/VIII/2	0.03	-	-	-	Partly deleted. Some part deleted and merged with site no 387
95	Kalwa	Shopping Center/VIII/1	0.2	-	-	-	Deleted.
96	Khari	M.P.S/VIII/6	0.79	456	Education complex	8.94	Reservation MPS6, SS3, Medical college1, Mpl.
97	Khari	S.S/VIII/3	0.8				



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
98	Khari	Medical College/VIII/1	2.55				Conservatory Depot1, Octroi Naka 2, Govt office & Staff quarters 1, Timber 1, Sewage disposal treatment plant 1, slaughter house 1, CR.GR1 are Partly Retained, Relocated, Redesignated & Reshaped as Education complex, Water supply dept., Sports complex, RTO, SWM, DMC, STP & SUMP
99	Khari	Mpl. Conservancy depot/VIII/1	6.6	452	Water Supply Department	6.91	
100	Khari	Octroi Naka/VIII/2	1.8	457	DMC	1.67	
101	Khari	Govt. Office & Staff Quarters/VIII/1	4.43	455	Sports complex	8.51	
102	Khari	Timber Depot/VIII/1	11.6	458	RTO	4.64	
103	Khari	Sewage disposal treatment plant/VIII/1	4	453	Solid Waste Management	0.68	
104	Khari	Slaughter House/VIII/1	5	454	Sewage Treatment Plant & Pumping Station	4.9	
105	Khari	Cr. Gr./VIII/1	3.06	451	Extn. to Crematorium	0.11	



**SECTOR 9**

Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
1	2	4	5	6	7	8	9
1	Mumbra	Garden/IX/1	0.74	482	Garden	0.78	Retained as Garden
2	Kausa	Garden/IX/2	0.45	495	Extension to Garden	0.09	Partly developed. Part retained as extension to Garden
3	Mumbra	Recreational Open Space/IX/1	0.42	462	Recreational Ground	0.30	Retained & Redesignated as Recreational Ground
4	Mumbra	Recreational Open Space/IX/2	0.1	461	Water Works	0.15	Retained & Redesignated as Water Works
5	Mumbra	Recreational Open Space/IX/3	0.15	460	Recreational Ground	0.08	Retained & Redesignated as Recreational Ground and is modified as per ground condition
6	Mumbra	Recreational Open Space/IX/5	0.19	465	Recreational Ground	1.47	Combinedly Retained & Redesignated as Recreational Ground with some additional area and site is modified as per 12M proposed road
7	Mumbra	Recreational Open Space/IX/6	0.17				
8	Mumbra	Recreational Open Space/IX/7	0.64				
9	Mumbra	Recreational Open Space/IX/8	0.29	468	URS Purpose	0.29	Retained & redesignated as URS Purpose
10	Mumbra	Recreational Open Space/IX/11	0.06	-	-	-	Existing Open Space





Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
11	Kausa	Recreational Open Space/IX/12	0.24	491	Extension to Recreational Open Space	0.12	Partly developed. Part Retained as extension to Recreational Open Space
12	Kausa	Recreational Open Space/IX/13	0.54	493	Recreational Ground	0.44	Partly retained & Redesignated as Recreational Ground and site is modified as per existing road
				494	Children's Play Ground	0.09	Partly retained & Redesignated as Children's Play Ground and site is modified as per existing road
13	Mumbra	Recreational Ground/IX/1	1	-	-	-	Deleted. Affected by CRZ.
14	Mumbra	Recreational Ground/IX/2	1	469	Recreational Ground	0.53	Retained & Reshaped as Recreational Ground
15	Mumbra	Recreational Ground/IX/3	3.35	Developed			Developed under Accommodation Reservation
16	Kausa/Mumbra	STP	5.95	484	Extension to STP	4.44	Partly developed. Part retained as extension to STP
17	Sonkhar	Slaughter House	2.4	488	Slaughter House	2.12	Retained as Slaughter House
18	Kausa/Sonkhar	Recreational Ground/IX/5	7.5	499	Extn to Recreational Ground	2.72	Part developed for Swimming pool. Partly Retained as extension to Recreational Ground excluding area affected by CRZ



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
				500	Water Works	1.31	Partly retained & Redesignated as Water works
				501	Crematorium	0.19	Partly retained & Redesignated as Crematorium
19	Mumbra	Play Ground/IX/1	0.13	467	Play Ground	0.19	Retained as Play Ground
20	Kausa	Play Ground/IX/2	0.45	489	Primary and Secondary School	0.57	Retained as Primary and Secondary School and reshaped as per existing Play Ground
21	Kausa	Play Ground/IX/3	0.16	503	Primary and Secondary School	0.92	Combinedly retained as Primary and Secondary School and site is suitably modified
22	Kausa	Secondary School/IX/4	0.11				
23	Kausa	Play Ground/IX/5	0.7	510	Education Complex	1.39	Combinedly retained as Education Complex and site is suitably modified
24	Kausa	Primary School/IX/9	0.52				
25	Kausa	Stadium/IX/1	5.3	Developed			Developed
26	Mumbra	Primary School/IX/1	0.55	Developed			Developed. Existing school and crematorium
27	Mumbra	Primary School/IX/2	0.68	481	Primary and Secondary School	0.73	Retained as Primary and Secondary School
28	Kausa	Primary School/IX/3	0.23	483	Primary and Secondary School	0.17	Retained, Reshaped & Redesignated as Primary and Secondary School



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
29	Kausa	Primary School/IX/5	0.56	-	-	-	Partly developed as Play Ground. Retained, Reshaped & Redesignated as Primary and Secondary School in Site No. 489
30	Kausa	Primary School/IX/6	0.08	502	Play Ground	0.41	Redesignated & Rearranged as Play Ground and site is suitably modified
31	Kausa	Primary School/IX/7	0.52	Developed			Developed
32	Kausa	Primary School and Play Ground/IX/8	0.83	506	Garden		Part area Developed as school. Remaining part is retained and redesignated as Garden
33	Mumbra	Primary School/IX/10	0.19	466	Primary and Secondary School	0.2	Retained & Reshaped as Primary and Secondary School
34	Mumbra	Extn to Primary School/IX/12	0.25	473	Primary and Secondary School	0.2	Retained as Primary and Secondary School and site is suitably modified
35	Mumbra	Extn to Primary School/IX/13	0.3	478	Primary and Secondary School	0.29	Retained as Primary and Secondary School and site is suitably modified as per existing road
36	Kausa	Extn to Primary School/IX/14	0.2	492	Public Amenity	0.1	Retained as Public Amenity and site is modified as per existing nalla and road



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
37	Mumbra	Primary School/IX/15	0.2	475	Parking	0.2	Retained as Parking
38	Mumbra	Secondary School/IX/1	0.41	Developed			Developed under Accommodation Reservation
39	Mumbra	College/IX/1	5.4	Developed			Developed under Accommodation Reservation
40	Kausa/Mumbra	Primary School/IX/4Primary School 4A	1.46	485	ITI and Girls Hostel	1.31	Partly Retained as ITI and Girls Hostel
41		ITI 4B		486	Primary and Secondary School	0.3	Retained as Primary and Secondary School
42	Kausa	Secondary School/IX/3	0.12	Developed			Developed
43	Kausa	Secondary School/IX/6	0.45	511	Play Ground	0.47	Retained & Redesignated as Play Ground
44	Kausa	Dispensary & Maternity home/IX/1	0.49	Developed			Developed. Existing TMC school for specially abled
45	Kausa	Maternity home/IX/2	0.5	508	Municipal Purpose	0.59	Retained & Redesignated as Municipal Purpose
46	Kausa	Hospital/IX/1	4.8	Developed			Partly Developed, Part retained as Municipal Purpose
47				487	Municipal Purpose	2.38	Partly Retained & Redesignated as Municipal Purpose
48	Mumbra	PHC/IX/1	0.12	Developed			Developed under Accommodation Reservation



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
49	Mumbra	Mun.Market/IX/1	0.58		Developed		Developed under Accommodation Reservation
50	Kausa	Mun.Market/IX/2	0.49	490	Municipal Market	0.6	Retained & Reshaped as Municipal Market
51	Kausa	Mun.Market/IX/3	0.37		Developed		Developed
52	Kausa	Mun.Market/IX/4	0.2		Developed		Developed under Accommodation Reservation
53	Kausa	Shopping Centre/IX/5	0.08	504	Health Center	0.48	Retained, Reshaped & Redesignated as Health Center
54	Kausa	Mun.Ward office/IX/1	0.28	480	Municipal Ward Office	0.39	Retained & Reshaped as Municipal Ward Office along with 15 M wide road
55	Kausa	Housing for Dishoused and Transit Camp/IX/1	1.12	498	Extention to Housing for Dishoused and Transit Camp	0.14	Part developed. Partly retained as extension to Housing for Dishoused and Transit Camp
56	Mumbra	Drama Theatre/IX/1	0.65		Developed		Developed under Accomodation Reservation
57	Mumbra	Pumping Stn./IX/1	0.43	472	Pumping Station	0.56	Retained as Pumping Station
58	Kausa	Library & Welfare Center/IX/1	0.17	497	Library and Cultural Center	0.36	Retained & Redesignated as Library and Cultural Center
59	Mumbra	Welfare Center & Lib/IX/2	0.09	464	Library and Welfare Center	0.09	Retained as Library and Welfare Center
60	Mumbra	Post Office/IX/1	0.29	470	Health Center	0.21	Retained as Health Center
61	Mumbra	Post Office/IX/2	0.12	479	Police Station	0.37	





Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
62	Mumbra	Pol.Stn./IX/2	0.15				Retained & Redesignated as Police Station
63	Kausa	Post Office/IX/3	0.04	496	Post Office	0.38	Retained as Post Office
64	Mumbra	Tel.Ex/IX/1	0.95	Developed			Developed.
65	Mumbra	MSEB.Sub.Stn./IX/1	0.74	476	MSEDCL	0.7	Retained as MSEB and site is suitably modified
66	Mumbra	Extn. To Police Stn.IX/1	0.54	Developed			Developed. Part occupied by structures. Hence deleted
67	Mumbra	TMT/IX/1	2.31	Developed			Developed under Accommodation Reservation
68	Kausa	Bus Stn/IX/1	0.44	509	Bus Stand	0.38	Retained & Redesignated as Bus Stand
69	Mumbra	Bus Stand/IX/2	0.29	-	-	-	Deleted. Existing Railway station.
70	Mumbra	Rikshaw Stand/IX/1	0.19	Developed			Developed under Accommodation Reservation
71	Mumbra	Parking/IX/2	0.24	-	-	-	Deleted. Existing Railway station.
72	Mumbra	MWSSB/IX/1	5.27	-	-	-	Deleted. Affected by CRZ.
73	Mumbra	Burial Ground/IX/1	0.45	Developed			Developed
74	Mumbra	Cremation Ground/IX/1	0.45	-	-	-	Deleted. Existing burial ground
75	Mumbra	Prabhag Samiti Karyalay, Government offices and cultural center	1.75	471	Municipal Purpose	1.61	Retained as Municipal Purpose excluding temple



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
76	Kausa	Burial Ground 8A	0.5	505	Burial Ground	0.51	Retained as Burial Ground
77	Kausa	Burial Ground	0.99	507	Burial Ground	0.93	Retained as Burial Ground
78	Mumbra	Cremation Ground, Burial ground for Muslim and Cristians	2	Developed			Developed
79	Mumbra	Play Ground /IX/7	0.64	463	Play Ground	0.12	Retained as Play ground



**SECTOR 10**

Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
1	2	4	5	6	7	8	9
1	Dive	Garden/X/2	0.05		Developed		Developed
2	Dive	Garden/X/3	0.75	527	Garden	1.11	Retained as Garden and site is modified as per existing road
3	Dive	Garden/X/4	1.8	-	-	-	Deleted. Affected by CRZ
4	Dive	P.G./X/1	0.2	523	Play Ground	0.76	Partly Developed as Garden, Retained as Play Ground and site is modified as per proposed 18M proposed road
5	Dive	P.G./X/2	0.16	522	Municipal Purpose	0.57	Combinedly retained & Redesignated as Municipal Purpose
6	Dive	Disp.&MH/X/1	0.34				
7	Dativali	P.G./X/3 Part	0.55	557	Fire Brigade	0.9	Combinedly retained & Redesignated as Fire Brigade
8	Dativali	M.P./X/5	0.35				
9	Dativali	P.G./X/3 part	0.35	556	Education Complex	0.99	Combinedly retained & Redesignated as Education Complex
10	Dativali	S.S/X/3	0.6				
11	Mhatardi	P.G./X/4	1.15	560	Parking and Electric Charging Station	1.18	Retained & Redesignated as Parking and Electric Charging Station
12	Dive	P.G./X/5	2.85	-	-	-	Deleted. Affected by CRZ
13	Dive	P.G./X/6	0.5	515	Play Ground	0.39	Retained as Play Ground and relocated along proposed 18M road
14	Dive	P.G./X/7	0.51	521	Garden	0.42	Retained & Redesignated as Garden and site is modified
15	Agasan	P.G./X/8	1.03	580	Play Ground	1.37	Retained as Play Ground



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
16	Dive	P.G./X/9	5.57	-	-	-	Deleted. Affected by CRZ
17	Betawade/ Mhatardi	R.G./X/1	1.19	562	Garden	0.66	Retained as Garden and site is modified as per proposed bullet train station
18	Sabe/ Dativali	Sports Complex/X/1	5.82	542	Multipurpose Ground	4.87	Retained as Multipurpose ground and site is reshaped along proposed 30M road
19	Dive	Swimming Pool/X/1	0.78	519	Public Amenity	0.78	Retained as Public Amenity and site is reshaped as per proposed 18m road
20	Dive	M.P.S/X/1	0.49	-	-	-	Deleted. Affected by CRZ
21	Dive	Extn to M.P./X/2	0.34	530	Municipal Purpose	0.21	Retained as Municipal Purpose excluding developed school and existing ward office and site is suitably modified as per ground condition and proposed 20M road
22	Dive	Extn to M.P./X/3	0.37	520	Extension to School	0.17	Site divided due to proposed 18M road. Partly retained as extension to School
				518	Vegetable Market	0.07	Site divided due to proposed 18M road. Partly retained as Vegetable Market
23	Sabe	M.P.S/X/4	0.54	517	Primary and Secondary School	0.56	Retained as Primary and Secondary School and reshaped along proposed 18M road



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
24	Betawade/ Mhatardi	M.P.S/X/6	0.6	-	-	-	Partly included in proposed 30M access road to Bullet train station.
25	Betawade	M.P.S/X/7	0.5	558	Primary and Secondary School	0.56	Retained as Primary and Secondary School
26	Agasan	M.P.S/X/8	0.25	568	Play Ground	0.41	Retained & Redesignated as Play Ground and relocated along proposed 30M road to North
27	Agasan	M.P.S/X/9	0.5	579	Primary and Secondary School	0.53	Retained & Redesignated as Primary and Secondary School
28	Dive	M.P.S/X/10	0.37	514	Primary and Secondary School	0.46	Retained & Redesignated as Primary and Secondary School and relocated along proposed 18M road
29	Dive	S.S/X/1	0.54	-	-	-	Deleted. Affected by CRZ
30	Dive	S.S/X/2	0.41	524	Primary and Secondary School	0.45	Retained & Redesignated as Primary and Secondary School
31	Betawade/ Mhatardi	S.S/X/4	0.72	559	Municipal Purpose	0.7	Retained as Municipal Purpose
32	Agasan	S.S/X/5	0.68	581	Library & Welfare center	0.69	Retained & Redesignated as Library & Welfare center
33	Dive	M.P/S. S/X/6	1.12	-	-	-	Deleted. Affected by CRZ
34	Agasan	Disp./X/1	0.2	578	Dispensary	0.2	Retained as Dispensary
35	Dativali	Disp.&MH/X/2	0.68	555	Health Center	0.74	Retained & Redesignated as Health Center





Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
36	Dativali	Hospital/X/1	1.1	534	Hospital	2.91	Reservation Hospital/X/1,FB/X/1, MWO/X/1, TMT/X/1, P.O./X/1, T.E./X/1, MKT/X/2, Pol.Stn./X/1, Lib/WC/X/1, Railway Carshed/X/1 are Retained, Rearranged, Reshaped & Redesignated as Hospital, Fire Brigade, TMT, Post Office ,Telephone Exchange, Market and Shopping Center, Police Station, Parking, Municipal Purpose ,Public Housing along with 18M wide NS & 30M wide EW roads.
37	Dive/ Dativali/ Sabe	FB/X/1	0.78	532	Fire Brigade	0.99	
38	Dive/ Dativali/ Sabe	MWO/X/1	0.29	540	TMT	1.56	
39	Dive/Dativa li/Sabe	TMT/X/1	1.26				
40	Dativali	P.O./X/1	0.25	537	Post Office	0.38	
41	Dativali	T.E./X/1	0.75	536	Telephone Exchange	0.33	
42	Dativali	MKT/X/2	0.2	533	Market and Shopping Center	0.79	
43	Dativali	Pol.Stn./X/1	0.38	535	Police Station	0.69	
44	Sabe	Lib/WC/X/1	0.44	541	Parking	0.77	



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
45	Dive/ Dativali	Railway Carshed/X/1	9.87	-	-	-	Deleted Since it is No More Required
46	Dive	Parking/X/1	0.24	529	Parking	0.32	Retained as Parking
47	Dive	Parking/X/2	0.53	531	Parking	0.61	Retained as Parking and site is modified along proposed 24M road
48	Sabe	MKT/X/1	0.2	539	Municipal Ward Office	0.19	Partly Retained & Redesignated as Municipal Ward Office
				538	Water Works	0.11	Partly Retained & Redesignated as Water Works and site is modified
49	Betawade	MKT/X/3	0.2	561	Health Center	0.2	Retained & Redesignated as Health Center and relocated along proposed 30M road to the West
50	Dive	Shopping Centre & Hawker Market/X/1	1.81	525	Shopping Centre and Hawker Market	1.06	Retained as Shopping Centre and Hawker Market excluding area affected by CRZ
				526	Parking	0.24	Retained & Redesignated as Parking
51	Mhatardi	Proposed Loco shed/X/2	15	-	-	-	Deleted. Affected by CRZ
52	Aagasan	Police Station	1.5	570	Police Station	1.66	Retained as Police Station
53		Bus stand	0.25	569	Garden	0.31	Retained & Redesignated as Garden
54		Market	3.01	571	Market	3.16	Retained as Market
55		Sump and ESR	1.09	576	Sump and ESR	1.15	Retained as Sump and ESR
56		Municipal Ward Office	2.4	572	Municipal Ward Office	1.25	Partly Retained as Municipal Ward Office



Proposal of Sanctioned DP				Proposal of Draft Revised DP			
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	Remark
57				573	Bus Stand	0.88	Partly Redesignated & Retained as Bus Stand
58		Hospital	2.4	577	Hospital	2.93	Retained as Hospital
59		Parking	0.75	575	Parking	0.76	Retained as Parking
60		Fire Brigade	0.74	574	Fire Brigade	0.69	Retained as Fire Brigade
61	Dativali	Lib/WC/X/2	0.22	554	Library and Welfare Center	0.23	Retained as Library and Welfare Center
62	Dive	Cr.Gr./X/1	1.88	-	-	-	Deleted. Affected by CRZ
63	Dive/Sabe	Cr.Gr./X/2	0.5	516	Extension to Crematorium	0.2	Partly developed. Part Retained as extension to Crematorium
64	Aagasan	Cr.Gr./X/3	0.78	583	Extension to Crematorium	0.29	Retained as extension to Crematorium
65	Dativali	Extension to Cr.Gr./X/4	0.62	551	Extension to Crematorium	0.11	Partly Retained as extension to Crematorium and site is modified
				552	Burial Ground	0.18	Partly Retained as Burial Ground and site is modified
66	Dativali	Public Purpose/X/1	9.13	545	Municipal Purpose	7.6	Retained as Municipal Purpose. Some part deleted and included in proposed road and residential zone



SECTOR 11

Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
1	2	4	5	6	7	8	9
1	Desai	Garden/XI/1	2.64	628	Garden	1.11	Retained as Garden
2	Desai	Garden/XI/2	1.2	632	Garden	0.92	Retained & Reshaped as Garden. Part merged with site no 642 and 644.
3	Sangarli	Garden/XI/3	0.24	648	Garden	0.21	Retained as Garden and site is modified as per existing road
4	Khidkali	Garden/XI/4	2.28	656	Extension to Garden	1.4	Partly developed as Garden and Temple. Partly retained as extension to Garden including 20M road
5	Desai	Garden/XI/5	3.1	645	Garden	1.48	Partly developed as Play Ground, Partly Retained as Garden
				647	Shopping Center and Vegetable Market	0.27	Partly retained as Shopping Center and Vegetable Market
6	Desai	Play Ground 5A	0.9	Developed			Developed
7	Daighar	Garden/XI/6	0.51	659	Water Works	0.39	Retained & Redesignated as Water works and site is suitably modified
8	Daighar	Garden/XI/7	0.84	661	Garden	0.62	Retained as Garden
9	Davale	Park/XI/1	0.61	600	Park	2.15	Partly retained as Park
				599	Sewage Pumping Station	0.11	Partly retained as Sewage Pumping Station



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
10	Davale	Park/XI/2	5	605	Park	3.37	Retained as Park and site is modified as per proposed 24M road
11	Sangarli	Park/XI/3	4.45	653	Park	4.24	Retained as Park and site is modified as per proposed 20M road
12	Daighar	Solid waste Management	17.28	658	Extn. to Solid waste Management	12.76	Retained as Extn. to Solid waste Management site excluding developed site and developed Play Ground
13	Shil	P.G/XI/1	1.07	610	Play Ground	1.13	Retained as Play Ground
14	Shil	P.G/XI/2	1.58	620	Play Ground	1.61	Retained as Play Ground
15	Shil/Davale	P.G/XI/3	1.5	616	Play Ground	1.59	Retained as Play Ground
16	Sangarli	P.G/XI/4	0.45	652	Play Ground	0.58	Reservation P.G/XI/4, M.P./XI/12, S.S/XI/5, Market/XI/4, MH/XI/4, P.G/XI/5 Retained Reshaped & Redesignated as Play Ground ,Primary and Secondary School, Municipal Market,Hospital ,Play Ground .
17	Khidkali	M.P./XI/12	0.36	651	Primary and Secondary School	0.66	
18	Sangarli	S.S/XI/5	0.56				
19	Sangarli	Market/XI/4	0.27	649	Municipal Market	0.23	
20	Sangarli	MH/XI/4	0.33	650	Hospital	0.6	
21	Sangarli	P.G/XI/5	0.5	652	Play Ground	0.58	





Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
22	Daighar	P.G/XI/6	1.87	669	Play Ground	1.46	Retained & Reshaped as Play Ground
23	Desai	P.G/XI/7	1.18	603	Play Ground	1.77	Retained & Reshaped as Play Ground, site is suitably modified as per Proposed Airoli Katai road.
24	Desai	M.P./XI/17	0.42	602	Education Complex	1.47	Combinedly Retained as Education Complex
25	Desai	S.S/XI/12	0.62				
26	Dawale	M.P./XI/1	0.43	593	Extension to Crematorium	0.36	Partly Retained & Redesignated as extension to Crematorium
				592	Animal Crematorium & Care Center	0.22	Partly Retained & Redesignated as Animal Crematorium & Care Center
27	Desai	M.P./XI/2	0.48	604	Fire Brigade	0.71	Combinedly retained & Redesignated as Fire Brigade and site is relocated along proposed 30M and 45M road.
28	Desai	S.S/XI/2	0.48				
29	Desai	M.P./XI/3	0.45	623	Primary and Secondary School	0.35	Retained as Primary and Secondary School and site is modified along proposed 24M road
30	Desai	M.P.S/XI/4	0.4	626	Primary and Secondary School	0.46	Retained, Reshaped & Relocated as Primary and Secondary School
31	Desai	D+MH/XI/3	0.36	625	Dispensary	0.29	Retained, Reshaped & Relocated as Dispensary



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
32	Desai	Market/XI/1	0.25	627	Municipal Market	0.29	Retained, Reshaped & Relocated as Municipal Market
33	Desai	M.P./XI/5	0.44	631	Primary and Secondary School	0.66	Partly retained as Primary and Secondary School and part included in proposed 12M road and existing crematorium
34	Desai	S.S./XI/4	0.57				
35	Desai	M.P./XI/6	0.58	644	Hostel	0.5	Retained & Redesignated as Hostel
36	Dawale	M.P./XI/7	0.81	596	Education Complex	1.14	Retained as Education Complex and site is modified as per existing road
37	Shil	M.P./XI/8	0.63	607	Play Ground	0.53	Retained & Redesignated as Play Ground
38	Shil	M.P./XI/9	0.54	609	Education Complex	1.3	Combined & Redesignated as Education Complex including 15M road
39	Shil	S.S./XI/6	0.54				
40	Shil	Secondary School	0.38	619	Dispensary and Maternity Home	0.39	Retained & Redesignated as Dispensary and Maternity Home
41	Dawale/Shil	M.P./XI/11	0.42	614	Public Amenity	1.11	Retained as Public Amenity and site is modified along proposed 25M road
42	Dawale	S.S./XI/9	0.42				
43	Sangarli	M.P./XI/13	0.2	654	Primary and Secondary School	0.43	Retained as Primary and Secondary School and site is relocated along proposed 18M road



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
44	Daighar	M.P./XI/14	0.48	660	Municipal Purpose	0.45	Retained & Redesignated as Municipal Purpose
45	Daighar	M.P./XI/15	0.56	665	Play Ground	0.6	Partly retained & Redesignated as Play Ground
				664	Sewage Pumping Station	0.08	Partly retained & Redesignated as Pumping Station
46	Daighar	M.P./XI/16	0.44	670	Primary and Secondary School	0.89	Combinedly Retained as Primary and Secondary School
47		S.S/XI/10	0.56				
48	Dawale	S.S/XI/1	0.67	595	Municipal Market	0.43	Retained & Redesignated as Municipal Market and site is modified as per Airoli Katai Naka and Existing Road
49	Desai	S.S/XI/3	0.48	624	Play Ground	0.37	Retained & Redesignated as Play Ground and site is modified along proposed 24M road
50	Shil	College Primary school / secondary school/ 7	1	621	Education Complex	1.05	Retained & Redesignated as Education Complex
51	Shil/Dawale	M.P/S. S/XI/8	1	617	Education Complex	1.01	Retained & Redesignated as Education Complex
52	Daighar	S.S/XI/11	0.59	666	Primary and Secondary School	0.74	Retained & Redesignated as Primary and Secondary School



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
53	Desai	College/XI/1	1.81	638	College	0.49	Partly retained as college, partly merged with site no 646, partly included in Bullet train alignment and partly included in proposed 30M road
54	Padle/Desai	Market,Lib,W.C .PO/XI/2	0.64	641	Municipal Ward Office	0.28	Partly retained as Municipal Ward Office
				640	Water Works	0.25	Partly retained as Water Works
55	Shil	Market/XI/3	0.59	618	Shopping Center and Vegetable Market	0.59	Retained as Shopping Center and Vegetable Market
56	Dawale	D+MH/XI/1	0.38	615	Health Center	0.4	Retained as Health Center
57	Desai	Hospital/XI/2	1.3	643	Hospital	2.05	Retained as Hospital and site is suitably modified as per proposed road
58	Daighar	MH/XI/5	0.76	671	Hospital	0.81	Retained as Hospital and site is suitably modified
59	Domkhar/Dawale	Hospital/XI/6	3.62	589	Hospital	3.2	Retained as Hospital
60	Khidkali	Bus.Stn/XI/1	0.89	646	Sports Complex	1.86	Retained, Reshaped & Redesignated as Sports Complex
61	Daighar	TMT/XI/2	1.63	672	TMT	1.65	Retained as a site for TMT
62	Dawale	TMT/XI/3	1.62	601	TMT	2.07	Retained as a site for TMT
63	Desai	MWO/XI/1	0.3	639	Library and Welfare Center	0.36	Retained as Library and Welfare Center
64	Daighar	Octroi Naka/XI/1	2.18	-	-	-	Deleted. Existing police station and forest



Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
65	Shil	Mun.pur/XI/1	0.73	675	Municipal Purpose	0.32	Partly developed. Part retained as Municipal Purpose and site is modified as per Bullet train and proposed 40M road
66	Daighar	FB/11/1	0.5	668	Fire Brigade	0.57	Retained & Reshaped as Fire Brigade
67	Dawale	Cr.Gr./XI/1	0.44	594	Primary and Secondary School	0.44	Retained as Primary and Secondary School
68	Daighar	Cr.Gr./XI/2	0.79	662	Extension to Crematorium	0.44	Existing Crematorium. Partly retained as extension to Crematorium and part included in proposed 25M road
				663	Garden	0.15	Partly retained & Redesignated as Garden
69	Khidkali	Educational Purpose	113.12	657	Educational Purpose	114.49	Retained as Educational Purpose
70	Padle/Khidkali	Pol.Stn/XI/1	0.62	Developed			Developed
71	Shil	Extn.to.pol Stn/XI/2	0.39	674	Police Station	0.36	Retained as Police Station
72	Domkhar	Pol.Stn/XI/4	0.55	597	Police Station	0.68	Retained as Police Station
73	Domkhar	Post Office/XI/1	0.6	598	Post office	0.59	Retained as Post office
74	Domkhar	Park 1A	12.36	587	Park	6.96	Partly retained as Park
				586	Sewage Treatment Plant and Pumping Station	1.58	Partly retained & Redesignated as STP and Pumping Station
				585	Membrane Bio Reactor	1.44	Partly retained & Redesignated as MBR





Proposal of Sanctioned DP				Proposal of Draft Revised DP			Remark
Sr. No.	Village Name	Purpose of Reservation	Area (Ha)	Res. No	Purpose of Reservation	Area (Ha)	
				584	Solid waste Management	3.39	Partly retained & Redesignated as Solid waste Management
75	Desai	Mpl.Hsg/XI/1	4.25	637	Housing for All (PMAY) and HDH	2.8	Partly developed. Partly retained as Housing for All (PMAY) and HDH
76	Shil	Truck Terminal-1	4.6	673	Truck Terminus	2.86	Retained as Truck Terminus
77	Desai/Khidkali	Truck Terminal-2	5	633	Truck Terminus	4.89	Partly Retained & Reshaped as Truck Terminus along with 18M wide NS road.
				636	Fire Brigade	0.45	Partly Retained as Fire Brigade
				635	Bus Stand and Depot	1.12	Partly Retained as Bus Stand and Depot
78	Shil	Dumping Ground	14.3	622	Solid waste Management	13.52	Retained as Solid waste Management
79	Desai/Sangarli/Khidkali	Public Housing	16.2	629	Public Housing	15.25	Partly retained as Public Housing
				634	Parking	0.23	Partly retained & Redesignated as Parking
				630	Road Side Amenities	0.28	Partly retained & Redesignated as Road Side Amenities



**ANNEXURE 2: Statement showing list of Reservations for amenities and their cost of Acquisition and Development**

Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Ownership	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
1	1	Garden	0.14		Naupada Village 993pt,	Govt.	46500	0.00	0.09	0.09	TMC
2	2	Night Shelter	0.17		Naupada Village 993pt,	Govt.	46500	7.95	2.28	10.22	TMC
3	3	Primary and Secondary School	0.40		Naupada Village 993,	Govt.	46500	18.59	11.71	30.30	TMC
4	4A	Parking	0.26		Naupada Village 306pt, 945pt, 983pt, Nala,	Private	54600	14.20	0.69	14.89	TMC
	4B	Parking	0.07		Naupada Village 306pt, 307pt, 992PT	Private	54600	3.82	0.19	4.01	TMC
5	5	Water Works	0.27		Naupada Village 983pt,	Govt.	54600	14.90	3.63	18.53	TMC
6	6	Health Center	0.12		Naupada Village 983pt,	Govt.	54600	6.51	3.49	10.00	TMC
7	7	Parking	0.54		Naupada Village 983pt,	Govt.	54600	29.55	7.20	36.75	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
8	8	Bal Bhavan & Skill Development Center	0.34		Naupada Village 983pt,	Govt.	54600	18.44	9.89	28.33	TMC
9	9	Parking	0.08		Chendani Village, Naupada		0	0.00	1.07	1.07	TMC
10	10	Parking	0.09		Chendani Village 1025pt,	Govt.	40200	3.77	1.25	5.02	TMC
11	11	Garden	0.21		Kopri Village 983pt, Naupada Village 983,	Govt.	54600	0.00	0.11	0.11	TMC
12	12	Police Station	0.12		Kopri Village 983pt,	Govt + Private	39500	4.80	1.62	6.42	Commissioner of Police, Thane
13	13	Extn. to Play Ground	0.42		Kopri Village 1024P-pt,	Govt. others	39500	8.25	0.18	8.44	TMC
14	14	Road Side Amenities	0.06		Kopri Village 1024P-pt, 1121pt, 998pt,	Govt. + Pvt.	39500	2.54	0.86	3.40	TMC
15	15	Extn. to Play Ground	0.16		Kopri Village 1135pt, 1136pt, 1137pt,	Private	39500	6.15	0.10	6.25	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Ownership	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
16	16	Working Women Hostel & Training Center	0.25		Kopri Village 1438pt,	Private	39500	9.72	3.27	12.99	TMC
17	17	Municipal Market	0.06		In Kopri Coloney middle of Building 1 & 2 land			0.00	0.79	0.79	TMC
18	18	Parking	0.08		Chendani Village 1025pt, 323,	Govt.	40200	3.38	1.12	4.49	TMC
19	19	Municipal Market	0.15		Chendani Village 139, 140, 141, 142, 143, 144,	Govt.	36300	5.55	2.04	7.59	TMC
20	20	SATIS Deck	0.66		Chendani Village Railway,	Central Rail/Govt.	36300	0.00	2.40	2.40	TMC
21	21	Municipal Purpose	0.08		Chendani Village 227A-pt, 228A-pt,	Private	40200	3.02	1.00	4.01	TMC
22	22	URS Purpose	2.94	Chendani 120P Pt,		Govt.	40200	118.36	86.21	204.57	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
23	23	Jetty	0.34	Chendani 120P Pt,		Govt.	40200	0.00	0.68	0.68	Maharashtra Maritime Board (MMB), Mumbai
24	24	Garden	0.31		Chendani Village 217A-pt,	Govt.	40200	0.00	0.16	0.16	TMC
25	25	Extn to Government Purpose	0.06		Chendani Village 217A-pt,	Govt.	40200	2.60	0.86	3.46	Collector, Thane
26	26	Library & Welfare Center	0.24		Chendani Village 1964pt,	Private	40200	9.46	3.13	12.59	TMC
27	27	Hospital	0.47		Kopri Village 1913pt,	Private	39500	18.69	13.86	32.55	TMC
28	28	URS Purpose	2.13		Kopri Village 1913pt,	Private	39500	84.28	62.48	146.76	TMC
29	29	TMT	1.22		Kopri Village 1913pt,	TMC	39500	0.00	16.24	16.24	TMC
30	30	Solid Waste Management	0.12		Kopri Village 1913pt,	TMC	39500	0.00	1.55	1.55	TMC
31	31	Extn. to STP	1.20		Kopri Village 1913pt,	TMC	39500	0.00	3.20	3.20	TMC
32	32	URS Purpose	2.11		Kopri Village 1913pt,	TMC	39500	0.00	61.72	61.72	TMC





Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Ownership	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
33	33	Primary and Secondary School	0.80		Kopri Village 1913pt,	Private	39500	31.40	23.28	54.68	TMC
34	34	Play Ground	0.45		Kopri Village 1913pt,	Private	39500	17.67	0.17	17.84	TMC
35	35	Sports Complex	1.52		Kopri Village 1913pt,	Private	39500	59.97	6.06	66.03	TMC
36	36	Education Complex	4.20		Kopri Village 1913pt,	Private	39500	165.80	55.87	221.66	TMC
37	37	Police Station	0.19		Kopri Village 1913pt,	Private	39500	7.33	2.47	9.80	Commissioner of Police, Thane
38	38	Fire Brigade	0.61		Kopri Village 1913pt,	Private	39500	24.23	8.16	32.39	TMC
39	39	Park	1.32		Kopri Village 1913pt, 1962pt, 1964pt,	Private	39500	52.22	0.60	52.81	TMC
40	40	Municipal Market	0.25		Kopri Village 1913pt,	Private	39500	9.73	3.28	13.01	TMC
41	41	Post Office	0.14		Kopri Village 1913pt,	Private	39500	5.38	1.81	7.19	Post Master General, Thane
42	42	Municipal Purpose	1.42		Kopri Village 1913pt,	Private	39500	56.10	18.90	75.00	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
43	43	Crematorium and Memorial Park	2.34		Kopri Village 1913pt,	Private	39500	92.58	0.40	92.98	TMC
44	44	Municipal Ward Office	0.22		Naupada Village 118Ppt, 490pt, 504pt, 505pt,509pt,515 pt,520pt, 521,522,527,528 ,529pt, 530pt,531pt,532 ,533,534, 535,536pt,537,538pt, 539,541,542,543 ,544, 545pt,546,547,548, 549, 550,551,552,	Govt. + Pvt.	54600	5.98	2.91	8.89	TMC
45	45	Primary and Secondary School	0.39		Naupada Village 413, 414, 415pt, 416pt, 417,418,419, 420,489,490pt, 493, 494,495,	Private	54600	21.04	5.13	26.17	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
					496,497, 500, 501,502,503, 504pt,505pt,506,507, 508,509pt,514pt,515pt, 520pt,						
46	46	Extn. to PSTN	0.06		Naupada Village 13pt,	Private	54600	3.37	0.82	4.19	Commissioner of Police, Thane
47	47	Parking	0.07		Naupada Village 5pt,	Private	54600	3.85	0.94	4.78	TMC
48	48	Play Ground	0.30		Naupada Village 40pt, 65pt, 66/1-pt, 95pt, 97pt,	Private	54600	16.14	0.16	16.30	TMC
49	49	Garden	0.12		Naupada Village 79B, 79C-pt,	Private	54600	6.44	0.08	6.52	TMC
50	50	Parking	0.33		Panchpakhadi Village 13, 22A-pt, 22pt, 29pt,	Private	46300	15.36	4.41	19.77	TMC
51	51	Parking	0.05		Chendani Village 304pt, 311pt,	Govt. + Pvt.	38300	1.79	0.62	2.42	TMC
52	52	MSRTC Depot/Public Parking	0.39		Chnedani Village 298 pt		41800	16.22	5.16	21.38	MSRTC & TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Ownership	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
		/Commercial Use									
53	53	Bus Depot	0.12		Chendani Village 43A-pt,	Govt. + Pvt.	38300	4.52	1.57	6.09	TMC
54	54	Housing For Dishoused	0.19		Chendani Village 14pt, 80C-pt,	Govt. + Pvt.	41800	8.12	2.59	10.71	TMC
55	55	Municipal Purpose	0.20		Chendani Village 14pt, 80C-pt,	Govt. + Pvt.	41800	8.41	2.68	11.09	TMC
56	56	Garden	0.40		Chendani Village 14pt,	Govt. + Pvt.	41800	8.35	0.25	8.60	TMC
57	57	Multipurpose Ground	0.63		Chendani Village 13pt, 14pt, 63pt,	Govt. + Pvt.	41800	13.14	0.27	13.41	TMC
58	58	Children Playground	0.07		Chendani Village 13pt,	Govt. + Pvt.	41800	2.73	0.06	2.79	TMC
59	59	Parking	0.14		Chendani Village 13pt, Kasabe Thane Village 11pt, 12pt, 9pt,	Private	41800	5.94	1.89	7.83	TMC
60	60	Sports Complex &	3.90		Kasabe Thane Village	TMC	40100	0.00	51.91	51.91	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
		Convention Centre			210,211Apt,268, 269,270pt, 271,275A pt,275Bpt,						
61	61	Parking	0.19		Kasabe Thane Village 294pt, 295pt,	Private	40100	7.57	2.51	10.08	TMC
62	62	Parking & Vehicle Depot	0.71	Creek, Chendani Village		Govt	41800	0.00	1.89	1.89	TMC
63	63	Water Front Development	0.77	Creek, Chendani & Kasabe Thane Village		Govt	41800	0.00	2.05	2.05	TMC
64	64	Parking	0.15		Kasabe Thane Village 44pt,	Private	38300	5.90	2.05	7.95	TMC
65	65	Crematorium	0.12		Panchpakhadi Village 6pt, 7pt,	Private	46000	5.68	0.10	5.78	TMC
66	66	Municipal Purpose	0.27		Panchpakhadi Village 6pt, 7pt, 8pt,	Private	46000	12.60	3.64	16.24	TMC
67	67	Children Play Ground	0.10		Panchpakhadi Village 85B-pt, 90pt,	Private	46000	4.60	0.07	4.66	TMC
68	68	URS Purpose	0.82	Lake, Pachpakhadi Village			46000	37.86	10.95	48.81	TMC





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69	69	Water Supply Department	0.30		Panchpakhadi Village 155pt, 164pt, 167pt,	Private	46000	14.01	4.05	18.06	TMC
70	70	Garden	0.45		Panchpakhadi Village 59A-pt,	Private	46000	20.70	0.64	21.34	TMC
71	71	Primary and Secondary School	0.11		Panchpakhadi Village 59A-pt, 61B-pt,	Private	46000	5.06	1.46	6.52	TMC
72	72	Municipal Purpose	0.53	Panchpakhadi Village 88pt, 89pt, 90pt,		Private	52600	28.04	7.10	35.14	TMC
73	73	Play Ground	0.29	Panchpakhadi Village 42pt, 43pt, 46pt,		Private	52600	15.07	0.13	15.20	TMC
74	74	URS Purpose	0.60	Panchpakhadi Village 42pt, 43pt, 46pt,		Private	52600	31.77	17.68	49.45	TMC
75	75	Garden	0.43	Lake, Pachpakhadi Village		Govt.	52600	0.00	0.30	0.30	TMC
76	76	Primary and Secondary School	0.42	Majiwade Village 93pt, 95pt,		Private	60600	25.17	12.16	37.33	TMC
77	77	Municipal Purpose	0.18	Majiwade Village 81pt,		Private	31800	5.72	2.40	8.12	TMC



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78	78	Garden	0.27		Kasabe Thane Village 57B-pt,	Private	40900	10.92	0.15	11.07	TMC
79	79	Parking	0.05		Kasabe Thane Village 102pt, 591pt,	Private	44200	2.22	0.67	2.89	TMC
80	80	Parking	0.28	Khadi, Kasabe thane		Govt.	44200	0.00	3.69	3.69	TMC
81	81	URS Purpose	0.37	Majiwade Village 386pt,		Govt.	31800	11.86	10.92	22.77	TMC
82	82	Pumping Station	0.12	Khadi, Majiwade & Kasabe Thane		Govt.	31800	0.00	1.55	1.55	TMC
83	83	Solid Waste Management	0.06	Khadi, Majiwade & Kasabe Thane		Govt.	31800	0.00	0.83	0.83	TMC
84	84	URS Purpose	0.76	Majiwade Village 52pt,		Private	31800	24.03	22.13	46.15	TMC
85	85	Pumping Station	0.46	Majiwade Village 386pt,		Govt.	31800	14.59	6.11	20.70	TMC
86	86	Park	3.34	Majiwade Village 383pt, 42pt, 43pt, 44pt, 47pt, 48pt,		Govt. + Pvt.	31800	53.11	0.44	53.54	TMC



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87	87	Road Side Amenities	0.27	Majiwade Village 37pt, 384pt, 38pt, 39pt, 45pt,		Private	35200	9.62	3.64	13.26	TMC
88	88	Road Side Amenities	0.16	Khadi, Majiwade Village		Govt.	35200	0.00	2.12	2.12	TMC
89	89	New Railway Station	1.01		Naupada, CTS.118pt, Railway,	Govt.	46500	0.00	13.48	13.48	DRM, Central Railway Mumbai
90	90	Parking	2.33		Naupada, CTS.118pt,	Govt.	46500	108.38	31.02	139.40	TMC
91	91	Garden	0.26		Naupada, CTS.118pt, Nala	Govt.	46500	0.00	0.14	0.14	TMC
92	92	Municipal Purpose	0.63	Behind Dyanasadhana College, Thane		Govt.	46500	29.41	8.42	37.83	TMC
93	93	Bus Stand	0.49		Naupada, CTS.118pt, Road	Govt.	46500	22.70	6.50	29.20	TMC
94	94	Ext to Maternity Home	0.10		Panchpakhadi FP.183A pt.	Private	44000	4.54	3.02	7.57	TMC
95	95	Play Ground	0.76	Panchpakhadi Village 432pt, 433pt,		Private	15000	11.45	0.22	11.67	TMC



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96	96	Play Ground	0.81	Panchpakhadi Village 413pt, 426pt, 440/1-pt,		Private	46000	37.26	0.21	37.47	TMC
97	97	Water Works	1.42	Panchpakhadi Village 520pt,		Govt.	62900	89.04	18.84	107.88	TMC
98	98	URS Purpose	1.17	Majiwade Village, 407 pt, 253pt,		Govt + Private	42300	49.44	34.23	83.67	TMC
99	99	URS Purpose	0.82	Panchpakhadi Village 156 pt, 157pt,		Private	45400	37.24	24.02	61.26	TMC
100	100	Play Ground	1.07	Majiwade Village 240 pt, 249pt, 250pt, 251pt, 376pt, 377pt,		Private	42300	45.17	0.25	45.42	TMC
101	101	Municipal Purpose	1.03	Majiwade Village 240 pt, 241pt, 243pt, 249pt, 250pt,		Private	42300	43.53	13.70	57.23	TMC
102	102	Shopping Center and Vegetable Market	0.20	Majiwade village 245pt, 246pt,		Private	47900	9.73	5.95	15.69	TMC



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103	103	Health Center	0.15	Majiwade village 245pt, 246pt,		Private	47900	7.42	4.54	11.96	TMC
104	104	Parking	0.42	Majiwade Village, 220pt, 221pt, 222pt,		Private	47900	20.06	5.57	25.63	TMC
105	105	URS Purpose	3.27	Majiwade Village 219pt, 222pt, 220pt, 218pt, 216pt,		Private	47900	156.86	95.89	252.75	TMC
106	106	Garden	0.57	Majiwade Village, 216pt, 218pt, 219pt, 220pt, 222pt, 225pt,		Private	47900	27.19	0.29	27.48	TMC
107	107	Solid Waste Management	0.08	Panchpakhadi Village 146pt, 147pt, 148pt,		Govt + Private	45400	3.42	2.21	5.63	TMC
108	108	Garden	3.10		Panchpakhadi village, FP.24.	Private	45400	140.96	0.44	141.39	TMC
109	109	Parking	0.11	Panchpakhadi Village 85pt, 86pt, 87pt, 88pt.		Govt + Private	52600	6.63	1.68	8.31	TMC





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110	110	Library & Welfare Center	0.11	Panchpakhadi Village 83pt.		Private	62900	7.03	1.49	8.52	TMC
111	111	Play Ground	1.45	Panchpakhadi Village 121pt, 83pt.		Private	62900	88.69	0.11	88.80	TMC
112	112	Extn to School	0.46	Panchpakhadi Village 84pt.		Private	62900	29.18	6.17	35.35	TMC
113	113	Administrative Building	3.32	Panchpakhadi Village 120pt, 122pt, 131pt, 132pt, Nala,		TMC + Pvt	46000	76.34	0.52	76.86	TMC
114	114	Vegetable Market	0.15	Panchpakhadi Village 121pt,		Private	46000	6.50	1.88	8.38	TMC
115	115	Municipal Purpose	0.39	Panchpakhadi Village 51pt, 52pt.		TMC + Pvt	52600	20.62	5.22	25.84	TMC
116	116	Play Ground	0.57	Majiwade Village 202pt, 203pt, Road,		Govt + Private	42300	12.01	0.20	12.22	TMC
117	117	Play Ground	2.17	Majiwade Village 188pt, 189pt, 192pt, 365pt.		TMC + Pvt	42300	45.93	0.43	46.35	TMC



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118	118	Parking	0.36	Majiwade Village 268pt,		Private	56200	20.05	4.75	24.79	TMC
119	119	Water Works	0.23	Majiwade Village 268pt,		Private	56200	12.81	3.03	15.85	TMC
120	120	Primary and Secondary School	0.47	Majiwade Village 191pt, 192pt, 194pt		Private	56200	26.47	6.27	32.74	TMC
121	121	Parking	0.64	Majiwade Village 191pt, 192pt, 194pt,		Private	56200	35.80	8.48	44.28	TMC
122	122	Mayor's Bungalow & Art Gallery	1.81	Pokhran Lake pt.		Govt.	56200	50.78	24.05	74.83	TMC
123	123	Garden	1.15	Majiwade Village 276pt, 277pt,		TMC + Pvt	56200	32.23	0.49	32.72	TMC
124	124	Garden	0.30	Majiwade Village 276pt, 292pt, 293pt,		TMC + Pvt	56200	16.80	0.19	16.99	TMC
125	125	URS Purpose	0.70	Majiwade Village 280C-pt,		Private	56200	39.17	9.28	48.45	TMC



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126	126	Play Ground	1.05	Majiwade Village 280pt, 281pt, 415pt,		Private	56200	58.77	0.27	59.04	TMC
127	127	Primary and Secondary School	0.34	Majiwade Village 290pt, 291pt,		Private	56200	20.40	4.83	25.23	TMC
128	128	Primary and Secondary School	0.94	Majiwade Village 290pt, 292pt, 293pt, 294pt, 297pt,		Private	56200	49.74	11.78	61.52	TMC
129	129	Auditorium	0.17	Majiwade Village 295pt, 296pt, 297pt,		Private	56200	9.46	2.24	11.70	TMC
130	130	URS Purpose	0.92	Majiwade Village 281pt, 288pt, 290pt, 297pt,		Private	56200	51.88	12.29	64.17	TMC
131	131	Childrens Park	0.38	Majiwade Village 167pt, 168pt, 170pt,		Govt + Private	56200	10.64	0.20	10.84	TMC
132	132	Municipal Market	0.44	Majiwade Village		TMC + Pvt	56200	12.32	5.83	18.15	TMC



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				173pt, 176pt,							
133	133	Garden	0.61	Majiwade Village 174pt, 175pt, 176pt,		Private	56200	34.04	0.21	34.25	TMC
134	134	Road Side Amenities	0.06	Majiwade Village 132A-pt, 132B-pt,		Private	44600	2.55	0.76	3.32	TMC
135	135	Primary and Secondary School	0.62	Majiwade Village 137-pt,		Private	44600	27.79	8.29	36.09	TMC
136	136	Play Ground	0.25	Chitalsar Manpada Village 41/1 P-pt, 41/2pt, Panchpakhadi Village 504pt, 57pt,		Private	47800	11.83	0.13	11.96	TMC
137	137	Health Center	0.39	Chitalsar Manpada Village 41/2pt, Panchpakhadi Village 504pt,		Private	47800	18.51	5.15	23.66	TMC



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138	138	Play Ground	0.33	Majiwade Village 150pt, 151pt,		Private	44600	14.59	0.14	14.73	TMC
139	139	Primary and Secondary School	0.26	Majiwade Village 147pt, 148pt,		Private	44600	11.66	3.48	15.14	TMC
140	140	Municipal Purpose	0.64	Majiwade Village 141pt, 144pt, 145pt, 148pt,		Private	44600	28.63	8.54	37.17	TMC
141	141	Municipal Purpose	0.17	Majiwade Village 154pt,		Private	44600	7.56	2.26	9.82	TMC
142	142	Recreational Ground	0.11	Majiwade Village 149pt, 154pt,		Private	44600	4.88	1.46	6.34	TMC
143	143	Extn. to Garden	0.67	Chitalsar Manpada Village 41/2pt,		Private	47800	32.06	0.20	32.27	TMC
144	144	MMRDA Office	0.35	Chitalsar Manpada Village 41/2pt,		Private	47800	16.65	4.64	21.28	MMRDA
145	145	Library & Welfare Center	0.14	Chitalsar Manpada Village 41/2pt,		Private	47800	6.59	1.84	8.43	TMC





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146	146	Parking	0.90	Chitalsar Manpada Village 36/1pt, 36/2pt,		Private	44900	40.45	11.99	52.44	TMC
147	147	Fire Brigade	0.34	Chitalsar Manpada Village 36/1pt, 36/2pt, 39pt, 47/2pt, 47/3pt.		Private	44900	15.38	4.56	19.94	TMC
148	148	Garden	1.44	Chitalsar Manpada Village 42pt, 52/13pt, 52/8 P-pt.		Private	47800	68.84	0.23	69.08	TMC
149	149	Garden	1.23	Majiwade Village 293pt, 300pt,		Private	56200	69.18	0.43	69.61	TMC
150	150	Hospital	1.37	Majiwade Village 301pt, 309pt, 310pt, 311pt, 350pt, 358pt, 361pt, 56/1pt,		Private	56200	76.72	18.17	94.88	TMC
151	151	Parking	0.54	Chitalsar Manpada Village 56/1pt, 56/2 Ppt,		Private	56200	30.20	7.15	37.35	TMC



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				Majiwade Village 311pt, 361pt,							
152	152	Transit Camp	0.40	Chitalsar Manpada Village 56/1pt, 56/2 P-pt, 57/1pt, 59A/22pt,		Govt + Private	47900	19.12	5.31	24.44	SRA, Thane
153	153	Education Complex	3.26	Chitalsar Manpada Village 52/1, 52/2pt, 52/4pt, 53/1pt, 53/2, 53/3pt, 54pt, 55pt, 65pt,		Govt + Private	47900	155.97	43.34	199.30	TMC
154	154	Parking	0.51	Chitalsar Manpada Village 50/1pt, 51pt, 52/4pt, 52/5 A-pt,		Private	47900	24.32	6.76	31.07	TMC
155	155	Garden	0.81	Chitalsar Manpada Village 57/2pt, 57/4, 59A/27pt, 59A/32pt,		Private	47900+63400	0.10	0.33	0.42	TMC



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156	156	Park	2.00	Chitalsar Manpada Village 59A/1 P-pt, 59A/13pt, 59A/14pt, 59A/15pt, 59A/21pt, 59A/22pt, 59A/23pt, 59A/28pt, 60/1pt,		TMC + Pvt	63400	63.48	0.43	63.91	TMC
157	157	Parking	0.71	Chitalsar Manpada Village 59A/1 P-pt, 63/1pt,		TMC + Pvt	63400	22.67	9.52	32.18	TMC
158	158	Park	0.57	Chitalsar Manpada Village 59A/1 P-pt, 59A/11pt, 59A/30pt, 64/1 Ppt, 68/1 Ppt,		TMC + Pvt	63400	17.96	0.23	18.19	TMC
159	159	Police Station	0.44	Chitalsar Manpada Village 59A/11pt, 59A/30pt, 69pt,		Private	63400	27.97	5.87	33.84	Commissioner of Police, Thane



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160	160	Municipal Purpose	0.44	Chitalsar Manpada Village 59A/1 P-pt, 59A/19pt, 59A/20pt,		Private	63400	28.19	5.92	34.11	TMC
161	161	Health Center	0.82	Chitalsar Manpada Village 59A/1 P-pt, 59A/20pt, 59A/28pt,		Private	63400	52.18	10.95	63.13	TMC
162	162	Parking	0.51	Chitalsar Manpada Village 59A/5 P-pt, 70pt,		Private	63400	32.05	6.73	38.77	TMC
163	163	Water Works	0.16	Chitalsar Manpada Village 59A/1 P-pt, 59A/7pt, 59A/8pt,		Private	63400	10.02	2.10	12.13	TMC
164	164	Road Side Amenities	0.34	Chitalsar Manpada Village 59A/1 P-pt,		Private	63400	21.77	4.57	26.35	TMC
165	165	Road Side Amenities	0.12	Chitalsar Manpada Village 59A/1 P-pt,		Private	63400	7.50	1.57	9.07	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Ownership	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
166	166	MHADA Housing	0.90	Chitalsar Manpada Village 59A/1 P-pt,		Private	63400	57.09	11.99	69.07	MHADA
167	167	Water Works	0.50	Chitalsar Manpada Village 59A/2 P-pt,		Private	63400	31.75	6.67	38.42	TMC
168	168	Road Side Amenities	0.19	Majiwade Village 318pt, 319pt,		318-TMC, 319-PVT	41100	3.92	2.54	6.46	TMC
169	169	Park	1.58	Kolshet Village 291pt,		Govt.	20000	35.56	0.47	36.03	TMC
170	170	Extn. To Park	0.06	Kolshet Village 107pt, 291pt,		Govt.	25400	1.51	0.79	2.30	TMC
171	171	Road Side Amenities	0.76	Majiwade Village 102pt, 104pt, 106, 98pt, 99pt, Panchpakhadi Village 32pt, 33pt,		Private	41400	31.46	2.02	33.49	TMC
172	172	Parking	0.72	Majiwade Village 106pt, 406/3Bpt, Panchpakhadi Village 33pt,		Private	41400	29.87	9.60	39.48	TMC





Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Ownership	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
173	173	Dispensary	0.09	Majiwade Village 105pt,		Private	41400	3.89	2.75	6.64	TMC
174	174	Extn. to Garden	0.12	Majiwade Village 106pt, 390B,		Private	41400	4.87	0.12	4.98	TMC
175	175	Bus Stand	1.39	Majiwade Village 107pt, 108pt, 344pt, 391pt, 411pt,		Private	41400	57.56	18.50	76.06	TMC
176	176	Parking	0.52	Majiwade Village 108pt, 109pt, 390B-pt, 411pt,		TMC + Pvt.	41400	10.68	6.87	17.54	TMC
177	177	Municipal Market	0.28	Majiwade Village 109pt,		Private	41400	11.42	3.67	15.09	TMC
178	178	Play Ground	0.42	Majiwade Village 110pt, 411pt,		TMC + Pvt.	44600	9.46	0.16	9.62	TMC
179	179	Scrap Yard	0.58	Nala, Majiwade		Private	44600	12.85	0.05	12.90	TMC
180	180	Garden	0.56	Majiwade Village		Private	41400	23.30	0.21	23.51	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Ownership	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
				25pt, 26pt, Nala,							
181	181	Primary and Secondary School	0.13	Balkum Village 185pt,		Private	33200	4.26	3.76	8.02	TMC
182	182	Health Center	0.10	CTS.691pt, Balkum	Balkum Village 691pt,	Private	24600	2.51	2.99	5.50	TMC
183	183	MSEDCL	0.49	Balkum Village 161pt, 175pt, 176pt.,		Private	33200	16.20	6.50	22.70	Executive Engineer MSEDCL, Thane
184	184	Parking	0.50	Balkum Village 188pt, 189pt, 196pt.		Private	33200	16.68	6.69	23.37	TMC
185	185	Play Ground	0.90	Balkum Village 135pt, 163pt, 166pt, 168pt.		Private	30300	27.26	0.23	27.49	TMC
186	186	Garden	0.33	Balkum Village 135pt, 166pt,		Private	30300	10.11	0.29	10.41	TMC
187	187	Garden	0.28	Balkum Village 157pt,		Private	33200	9.29	0.10	9.38	TMC
188	188	Health Center	0.36	Balkum Village 153pt, 157pt,		Private	33200	12.10	10.67	22.78	TMC
189	189	Public Amenity	0.31	Balkum Village 153pt,		Private	33200	10.17	4.08	14.25	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Ownership	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
190	190	Crematorium	0.44	Balkum Village 153pt, 154pt, 157pt.		Private	33200	14.69	0.23	14.93	TMC
191	191	Mangrove Park	33.47	Balkum Village 130pt, 131, 133, 134pt, 137, 138, 139, 140pt, 141pt, 156pt, 177pt, 178pt, 179, 180, 181pt, 182, Road, Majiwade Village 384pt, 423C-pt, 424C-pt.		Pvt. + Govt.	34400	575.61	44.54	620.15	TMC /Mangrove Cell GOM
192	192	Municipal Purpose	0.18	Balkum Village 148pt,		Private	34400	6.33	2.45	8.78	TMC
193	193	Public Amenity	0.21	Balkum Village 146pt,		Private	34400	7.16	2.77	9.93	TMC
194	194	Multipurpose Ground	1.34	Balkum Village 144pt, 145pt, 146pt, 155pt, 181pt,		Private	34400	45.96	0.2232	46.18	TMC
195	195	Pumping Station	0.37	Balkum Village 126pt,		Private	30300	11.35	4.99	16.34	TMC
196	196	Primary and Secondary School	0.31	Dhokali Village 63pt, 74pt,		Private	47800	15.02	9.20	24.22	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Ownership	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
197	197	Recreational Ground	0.15	Balkum Village 104pt,		Private	30000	4.63	0.29	4.92	TMC
198	198	Recreational Ground	0.43	Balkum Village 104pt, 105pt,		Private	30300	13.08	0.47	13.55	TMC
199	199	Garden	0.49	Balkum Village 108pt, 5pt, 6, Road,		Private	30300	14.84	0.47	15.31	TMC
200	200	Bus Stand	2.79	Balkum Village 13pt, 14pt, 15pt, 16pt, 50pt, 52Apt, 5pt, 85pt,		Private	33200	92.61	37.13	129.74	TMC
201	201	Hospital	0.74	Balkum Village 11pt, 12pt, 16pt, 18pt, 19pt, 85.		Private	33200	24.70	21.78	46.48	TMC
202	202	Play Ground	1.44	Balkum Village 25pt, 44pt, 48pt, 49,		Private	33200	47.65	0.12816	47.78	TMC
203	203	Primary and Secondary School	0.89	Balkum Village 44pt, 47pt, 48pt.		Private	29600	26.22	25.94	52.17	TMC
204	204	Mangrove Park	34.65	Balkum Village 237pt, 31pt, 32pt, 36pt, 37pt, 41pt, 46pt, 55,56,57,58, Kolshet Village 105pt, 12pt,		Govt. + Pvt.	29600	512.82	46.12	558.94	TMC /Mangrove Cell GOM



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Ownership	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
				13pt, 14pt, 25pt, 26pt, 27pt, 287pt, 288, 28pt, 292, 293pt, 294pt,							
205	205	Library and Welfare Center	0.21	Dhokali Village 65pt, 89pt,		Govt. + Pvt.	37500	7.85	2.79	10.64	TMC
206	206	Extn. to Garden	0.31	Chitalsar Manpada Village 26/1, Majiwade Village 326pt,		TMC + Pvt.	45500	7.07	0.12	7.18	TMC
207	207	Play Ground	0.06	Dhokali Village 90pt,		Govt.	37500	0.00	0.21	0.21	TMC
208	208	Maternity Home	0.09	Dhokali Village 88pt, 90pt,		Govt. + Pvt.	37500	3.50	1.24	4.75	TMC
209	209	Garden	0.11	Dhokali Village 90pt, Mahar Wada pt,		Govt.	37500	0.00	0.20	0.20	TMC
210	210	URS Purpose	0.61	Dhokali Village 40pt, 41pt,		Govt. + Pvt.	37500	11.46	17.90	29.36	TMC
211	211	Municipal Market	0.12	Dhokali Village 35pt,			37500	4.37	1.55	5.93	TMC





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212	212	Play Ground	0.27	Dhokali Village 37pt,		TMC + Pvt	37500	5.02	0.25	5.28	TMC
213	213	Parking	0.58	Balkum Village 237pt, 59pt, 78pt, 79pt,		Private	24600	14.27	7.72	21.99	TMC
214	214	Road Side Amenities	0.04	Balkum Village 78pt		Private	24600	0.93	0.50	1.43	TMC
215	215	Drainage Works	1.12	Balkum Village 28pt, 29pt, 34pt, 59pt		Private	29600	33.02	14.85	47.86	TMC
216	216	Hospital	1.33	Dhokali Village 10pt, 11pt, 14pt, 37pt		Govt. + Pvt.	33200	22.10	38.99	61.09	TMC
217	217	Garden	0.58	Dhokali Village 10pt, 14pt, 25pt, 26pt, 30pt, 37pt.		Govt. + Pvt.	33200	9.56	0.26	9.82	TMC
218	218	Primary and Secondary School	0.17		Chitalsar Manpada Village 487pt,	Govt.	47800	8.06	4.94	13.00	TMC
219	219	Play Ground	0.42	Chitalsar Manpada 2P-pt,	Chitalsar Manpada Village 211, 212, 213, 214, 215, 216, 217, 218, 504 P, 66pt,	TMC + Pvt.	47800	10.09	0.37	10.46	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
220	220	URS Purpose	0.58	Chitalsar Manpada Village 2 P-pt, 1/3P-pt,	Chitalsar Manpada Village 504 Ppt,	Govt.	47800	27.75	17.00	44.75	TMC
221	221	Recreational Ground	0.21	Chitalsar Manpada Village 2 P-pt,		Private	47800	9.82	0.1398	9.96	TMC
222	222	Primary and Secondary School	0.20	Chitalsar Manpada Village 2 P-pt, 1/3P-pt,		Private	47800	9.33	3.12	12.45	TMC
223	223	Municipal Market	0.13	Chitalsar Manpada Village 2P-pt, 1/3P-pt,	Chitalsar Manpada Village 504 P-pt, 66pt,	Govt. + Pvt.	47800	6.20	1.73	7.93	TMC
224	224	Children Playground	0.05	Chitalsar Manpada Village 2 P-pt,		Private	47800	2.49	0.2472	2.73	TMC
225	225	Primary and Secondary School	0.64	Dhokali Village 14pt, Kolshet Village 275pt,		Govt. + Pvt.	18500	5.88	10.16	16.04	TMC
226	226	Municipal Housing	1.54	Kolshet Village 275pt,		Private	18500	28.54	45.17	73.71	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Ownership	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
227	227	Garden	0.16		Chitalsar Manpada Village 66pt,	Private	44900	7.10	0.1752	7.28	TMC
228	228	Extn to Crematorium	0.07		Chitalsar Manpada Village 66pt,	Private	44900	3.18	0.03528	3.21	TMC
229	229	Primary and Secondary School	0.38	Kolshet Village 275pt,		Private	18500	7.03	6.07	13.10	TMC
230	230	Primary and Secondary School	0.96	Kolshet Village 275pt,		Private	18500	17.76	15.33	33.09	TMC
231	231	Play Ground	1.37	Kolshet Village 275pt,		Private	18500	25.35	0.11088	25.46	TMC
232	232	Fire Brigade	0.90	Kolshet Village 275pt, Majiwade Village 325pt,		Private	18500	16.65	26.35	43.00	TMC
233	233	Municipal Purpose	1.33	Dhokali Village 13pt, 14pt,		Govt. + Pvt.	47800	31.79	38.95	70.73	TMC
234	234	Parking	1.44	Dhokali Village 14pt, Kolshet Village 275pt, 84.		Govt. + Pvt.	18500	26.72	42.30	69.02	TMC



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235	235	Garden	1.73	Dhokali Village 14pt, 17pt, 18pt.		Govt.	47800	0	0.67	0.67	TMC
236	236	Garden	1.49	Dhokali Village 14pt, 15. Kolshet Village 80pt, 81.		Govt.	47800	0	0.63	0.63	TMC
237	237	Town Park	9.15	Kolshet Village 33pt, 41pt, 42pt, 43, 44pt, 45pt, 46pt, 48pt, 49pt, 50pt, 51pt, 52pt, 53pt, 67pt, 279pt, 277pt, Balkum Village 68pt, 73pt, 74pt,		Private	47800	437.37	121.79	559.16	TMC
238	238	Fire Brigade	0.34	Kolshet Village 46pt, 47pt,		Private	47800	16.09	4.48	20.58	TMC
239	239	Garden	0.98	Kolshet Village 20pt, 21pt, 2pt, 32pt, 33pt, 46pt, Pond,		Private	47800	46.96	0.26	47.23	TMC
240	240	Extn. to Crematorium	0.17	Kolshet Village 1pt, 20pt, 2pt,		Private	47800	8.00	0.21	8.21	TMC
241	241	Parking	0.38	Kolshet Village 18pt, 19pt, 22pt, 23pt,		Private	47800	18.40	5.12	23.52	TMC



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242	242	Police Station	0.37	Kolshet Village 18pt, 19pt, 5pt		Private	47800	17.63	4.91	22.54	Commissioner of Police, Thane
243	243	Specially abled School	0.40	Kolshet Village 19pt, 5pt, 6pt.		Private	47800	18.88	11.57	30.45	TMC
244	244	TMT	2.89	Kolshet Village 16pt, 17pt, 18pt, 19pt, 23pt, 24pt, 5pt, 6pt, 8pt,		Govt. + Pvt.	47800	69.03	38.44	107.47	TMC
245	245	Specially abled Hospital	0.32	Kolshet Village 5pt, 6pt.		Private	47800	15.33	9.39	24.72	TMC
246	246	Municipal Market	0.12	Kolshet Village 7pt, 8pt.		Govt. + Pvt.	47800	5.83	1.62	7.46	TMC
247	247	Extn. to Jetty	2.59	Kolshet Village 11pt, 12pt, 13pt, 245pt, 286pt, 287pt, Khadi, Road,		Private	47800	123.80	3.45	127.25	Maharashtra Maritime Board (MMB), Mumbai
248	248	Extn. to Crematorium	0.32	Kolshet Village 245pt, 286pt, Road.		Private	47800	15.39	0.10	15.49	TMC
249	249	Parking	1.89	Kolshet Village 275pt, 282pt, 98, 85pt.		Private	47800	90.34	25.16	115.50	TMC
250	250	Amusement Park and	10.16	Kolshet Village 114pt, 118pt, 119pt,		TMC + Pvt.	47800	242.82	54.09	296.92	TMC





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		Convention Center		120pt, 282pt, 85pt, 86pt, 87pt, 96pt, 97pt, 99pt,							
251	251	Parking	0.96	Kolshet Village 100pt, 113pt, 114pt, 99pt,		TMC + Pvt.	47800	22.89	5.10	27.99	TMC
252	252	Municipal Purpose	0.30	Kolshet Village 108pt, 109pt, 110pt.		Govt. + Pvt.	47800	7.16	3.99	11.14	TMC
253	253	Bus Stand	0.13	Kolshet Village 108pt, 285pt.		Private	47800	6.37	1.77	8.14	TMC
254	254	Municipal Officers Quarters	0.67	Kolshet Village 146pt.		Private	47800	31.96	19.58	51.54	TMC
255	255	Parking	0.55	Kolshet Village 108pt, 285pt.		Private	47800	26.43	7.36	33.79	TMC
256	256	Recreational Ground	2.77	Kolshet Village 285pt,		Private	47800	132.24	0.45	132.69	TMC
257	257	Aviary Centre	5.03	Kolshet Village 285pt, 271pt, 270/1pt.		Govt	47800	0.00	66.95	66.95	TMC
258	258	Shopping Center	0.66	Kolshet Village 120pt, 139pt, 140pt, 141pt,		Private	47800	31.43	19.25	50.68	TMC
259	259	Swimming Pool & Gymnasium	0.67	Kolshet Village 122pt, 139pt, 140pt, 290pt,		Govt. + Pvt.	47800	16.10	8.97	25.07	TMC



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260	260	Library & Welfare Centre	0.53	Kolshet Village 128pt, 136pt, 137pt, Gaothan,		Private	47800	25.33	7.05	32.39	TMC
261	261	Primary and Secondary School	0.45	Kolshet Village 195pt, 196pt, Gaothan,		Private	47800	21.54	13.20	34.73	TMC
262	262	Health Center	0.31	Kolshet Village 193pt, 195pt, Gaothan,		Private	47800	14.81	9.07	23.88	TMC
263	263	Police Station	0.39	Kolshet Village 177pt, 194pt, Gaothan,		Private	47800	18.83	5.24	24.07	Commissioner of Police, Thane
264	264	Membrane Bioreactor	1.90	Kolshet Village 198pt, 215pt, 217pt, 219pt.		Private	47800	90.82	25.29	116.11	TMC
265	265	Extn. to Sewage Treatment Plan	14.29	Kavesar Village 311pt, 317pt, Kolshet Village 183pt, 185pt, 186pt, 187pt, 189pt, 191pt, 215pt, 216pt, 217pt, 218pt, 219pt, 220pt, 221pt, 222pt, 223pt, 227pt, 286pt, 296pt, 298pt.		Private	47800	683.06	190.20	873.26	TMC



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266	266	Play Ground	3.99	Kolshet Village 180pt, 181pt, 182pt, 183pt, 184pt, 186pt, 187pt, 219pt, 279pt, 298pt,		Private	47800	190.63	53.08	243.71	TMC
267	267	Water Front Development	1.65	Kolshet Village 278pt, 286pt, 296pt, 297pt,		Private	47800	78.87	21.96	100.83	TMC
268	268	Play Ground	0.40	Borivade Village, 78pt, 91/1pt, 91/3pt,		Private	24200.0	9.7	0.2	9.9	TMC
269	269	Primary and Secondary School	0.38	Borivade Village, 78pt, 91/1pt, 91/2pt, 91/3pt, Gaothan,		Private	24200.0	9.1	5.0	14.2	TMC
270	270	Park	4.81	Borivade Village 3pt, 76pt 77pt 1/1pt 2/1pt 2/2, 2/3, 2/4, 2/5pt 4/1, 4/2, 6/3pt 6/4pt 6/5,		Private	24200.0	116.3	1.7	118.0	TMC
271	271	Park	9.57	Kasarvadavali Village 19P-PT ,	Owala Village, 572pt, 573,	Private	19900.0	190.4	0.8	191.3	TMC



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					574pt, 577pt, 579.						
272	272	Extn. to Play Ground	0.49	Kasarvadavali Village 19P-PT ,		Private	19900.0	9.8	6.6	16.4	TMC
273	273	Extn.to School	0.22	Kasarvadavali Village 19P-PT ,		Private	19900.0	4.4	3.0	7.4	TMC
274	274	Municipal Purpose	0.61	Borivade Village 8/1 ,		Govt.	24200.0	14.8	8.1	22.9	TMC
275	275	Health Center	0.46	Borivade Village 71pt, 72pt, 74 pt 73/1pt,		Govt + Private	24200.0	11.1	6.1	17.2	TMC
276	276	Vegetable Market	0.33	Borivade Village 71pt, 72 pt, 73/1pt,		Govt + Private	24200.0	7.9	4.4	12.3	TMC
277	277	Bus Stand	0.34	Borivade Village 70pt, 71 pt, 73/1pt		Govt + Private	24200.0	8.1	4.5	12.6	TMC
278	278	Hospital	1.17	Borivade Village 9pt, 10pt, 11pt, 12/1pt, 12/2pt. Kasarvadavali Village 19 P-pt.		TMC + Pvt	19900.0	11.6	34.3	45.9	TMC



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279	279	Health Center	0.71		Owala Village 581pt, 582pt, 592pt.	Govt + Private	19900.0	14.0	9.4	23.4	TMC
280	280	Extn.to School	0.47		Owala Village 582pt, 583pt,	Govt + Private	19900.0	9.4	6.3	15.6	TMC
281	281	Play Ground	0.65		Owala Village 582pt, 584pt, 585pt, 586PT, 587pt, 590pt.	Govt + Private	19900.0	6.5	8.7	15.1	TMC
282	282	Parking	1.10		Owala Village 273pt, 345pt, 346pt, 347pt 351pt	Private	19900.0	21.9	14.6	36.5	TMC
283	283	Water Works	0.66		Owala Village 592pt, 595pt, 596pt, 597pt, 618pt, 619pt.	Govt + Private	19900.0	13.2	8.8	22.0	TMC
284	284	Sports Complex & Convention Centre	8.37	Borivade Village 20pt, 23pt 35,pt, 59pt, 60 pt, 21/1pt, 22/1,22/2pt 24/1 P,24/2 P-pt,24/3-pt, 25/1,25/2, 26/1,26/2,26/3,2	Owala Village 452pt 453pt.	Govt + Private	19900.0	83.3	111.4	194.7	TMC





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				6/4 27/1,27/2 28/1,28/2 30/1,30/2 31/1,31/2 32/1,32/2 33 P- pt, 37/1-pt,37/2-pt 40/1-pt,40/2-pt 54/1-pt,54/2-pt 55/1-pt,55/2- pt,55/3, 55/4 56/1,56/2,56/3 57/1pt,57/2 58/1,58/2,58/3 93/1,93/2. Kasarvadavali Village 27pt.							
285	285	Primary and Secondary School	0.93	Kavesar Village 166pt.		Private	24500.0	22.8	12.4	35.2	TMC
286	286	Parking	0.42	Kavesar Village162pt.		Private	24500.0	10.2	5.5	15.8	TMC
287	287	Play Ground	0.29	Kavesar Village 173pt.		Private	24500.0	7.0	3.8	10.8	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Ownership	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
288	288	Municipal Purpose	0.54		Owala Village 435pt, 436pt, 437pt, 439pt.	Private		0.0	7.1	7.1	TMC
289	289	Primary and Secondary School	0.78	Kavesar Village 138pt, 199pt, 213pt, 214pt.		TMC + Pvt	23600.0	9.3	10.4	19.7	TMC
290	290	Primary and Secondary School	0.48	Kavesar Village 190pt, 194pt, 199pt.		Private	23600.0	11.3	6.4	17.7	TMC
291	291	Extn. to Garden	1.58	Kavesar Village 113pt, 115pt, 123pt, 124pt, 225pt.		Private	23600.0	37.3	21.0	58.3	TMC
292	292	Water Front Development	13.83	Kavesar Village 269pt, 270pt, 311pt, 312pt, 313pt, 314pt, 315pt, 317pt. Kolshet Village 297pt.		Govt + Private	23600.0	163.2	18.4	181.6	TMC
293	293	Garden	3.03	Kavesar Village 187pt, 188pt 189pt, 234pt, 235, 236, Nala.		Govt + Private	23600.0	35.8	0.4	36.2	TMC
294	294	Primary and Secondary School	0.34	Kavesar Village 179pt.		Govt.	23600.0	8.0	4.5	12.5	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
295	295	Sports Complex	1.26	Kavesar Village 179pt, 180pt, 183pt Nala.		Govt.	24500.0	30.8	6.7	37.5	TMC
296	296	Hospital	2.99	Kavesar Village 254pt, 255pt 256pt, 257, 258pt, 259pt 261pt Nala.		Private	23600.0	70.6	39.8	110.4	TMC
297	297	Municipal Ward Office	0.67	Kavesar Village 175pt, 177pt, 242pt	Owala Village 420pt, 422pt, 423, 424pt, 425pt, Road.	Govt + Private	23600.0	15.8	8.9	24.7	TMC
298	298	Extn. to Fire Brigade	0.46	Kavesar Village 177pt, 242pt.	Owala Village 416pt, 417pt, 418pt, 419pt, 420pt, 421pt, 422pt.	Govt + Private	23600.0	10.8	2.4	13.3	TMC
299	299	Extn.to TMT	2.83		Owala Village 379, 380pt, 384pt, 385pt, 386, 387, 388, 389pt,390, 391, 392, 393pt, 394pt,	Govt + Private	23600.0	33.3	15.0	48.4	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
					395pt, 396pt, 397pt, 398pt, 399, 400,401pt,402pt ,403pt, 413,415pt, 416pt, 417pt, 418pt, 419pt, 421pt.						
300	300	Parking	0.35		Owala Village 382, 383, 384pt, 385pt	Govt + Private	23600.0	8.3	4.7	12.9	TMC
301	301	Project Affected Person	2.28	Kavesar Village 254pt, 259pt, 261pt, 262pt Nala.		Private	23600.0	53.8	30.3	84.1	TMC
302	302	Primary and Secondary School	0.32	Kavesar Village 49pt 51pt		Private	12600.0	4.0	4.3	8.3	TMC
303	303	Extn. to Park	3.41	Kasarvadavali Village 7pt, 244pt Kavesar Village. 7pt, 243pt, 244pt, 251pt, 242 P-pt.		TMC + Pvt	19900.0	33.9	0.9	34.8	TMC
304	304	Play Ground	0.63	Kasarvadavali Village 7pt, 8pt.		TMC + Pvt	19900.0	6.3	0.2	6.5	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Ownership	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
305	305	Park	7.27	Kavesar Village 34pt, 35pt, 36pt, 37pt, 38pt, 40pt, 144pt.		Private	19900.0	144.7	0.9	145.6	TMC
306	306	Old Age Home	1.26	Kavesar Village 38pt, 144pt, 155pt.		Private	12600.0	15.9	16.8	32.6	TMC
307	307	Water Front Development	26.50	Kavesar Village 38pt, 39pt, 43pt, 155pt, 266pt, 269pt, 293, pt, 294pt, 297pt, 300pt, 301pt, 302pt, 303pt		Govt + Private	12600.0	167.0	35.3	202.2	TMC
308	308	Cultural/ Civic Center/ Municipal Purpose	26.00	Kavesar Village 23pt, 24pt, 27pt, 28, 29pt, 30pt, 33pt, 34pt, 35pt, 155pt, 266pt, 302pt, 303pt, 304pt, 307pt,		Govt + Private	12600.0	163.8	346.1	509.9	TMC
309	309	Internal Metro Carshed - 4A	43.38	Kasarvadavali Village 93pt,95pt,96pt,97pt,98, 99,100pt,101pt, 102,103,104pt, 105pt,109pt,110		Govt + Private	12600.0	273.3	115.5	388.8	TMC





Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
				pt,111pt 141pt, 142pt. Kavesar Village 6pt 7pt 8pt 9pt 10, 11, 12pt 13, 14, 15,23pt,29pt,30 pt,31,32pt, 33pt,34pt,84pt, ,275,276 304pt,306pt,307 pt,310 ,Nala							
310	310	Digital University	33.24	Kasarvadavali Village 93pt, 96pt, 97pt, 114,115,116,117 , 138pt,139pt, 140pt, 141pt, 142pt, Nala. Kavesar Village 16,17,18,19, 20pt, 21pt, 22pt ,23pt, 298pt278,300pt, 306pt, 307pt.		Govt + Private	19900.0	330.7	442.4	773.2	MAHAPRE IT/TMC
311	311	Bio-Diversity Park	20.73	Kasarvadavali Village 76pt, 77pt, 78pt, 88pt, 89pt		Private	19900.0	412.53	110.37	522.89	



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
				90, 91pt, 92, 93pt, 94pt.							
312	312	ICT	24.00	Kavesar Village 84pt, 85pt, 86pt, 87pt, 93pt, 132pt, 135pt, 136pt, 137, 138pt, 139pt, 140pt, Nala.		Govt + Private	12600.0	151.2	319.4	470.6	ICT
313	313	Convention Centre, Viewing Tower/CBD	34.36	Kasarvadavali Village 78pt,79pt,80pt,81pt,82pt, 83pt,84pt,85pt,86pt,126pt,127pt, 128pt,129pt,130 pt. Mogharpada Village, 30pt Part Creek.		Govt + Private	19900.0	341.9	457.3	799.2	TMC
314	314	AIIMS	11	Kasarvadavali Village 131, 132pt, 133, 134		Govt + Private	19900.0	109.45	146.41	255.86	AIIMS/GOM
315	315	Parking	7.36	Mogharpada. 31pt, 32pt, 33pt, 34pt, 38pt.		Private	16200.0	119.23	39.18	158.42	TMC



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316	316	MSRTC Bus Depot and Workshop	3.44	Kasarvadavali Village 76pt, 93pt, 94pt, 95pt, 142pt,		Private	19900.0	68.5	45.8	114.2	MSRTC, Thane circle
317	317	Health Center	0.52	Kasarvadavali Village 76pt, 113pt.		Private	19900.0	10.3	6.9	17.1	TMC
318	318	Primary and Secondary School	0.95	Kasarvadavali Village 75pt, 76pt, 113pt.		Private	19900.0	18.9	12.6	31.6	TMC
319	319	Play Ground	0.42	Kasarvadavali Village 75pt.		Private	19900.0	8.3	0.4	8.7	TMC
320	320	Shopping Center and Vegetable Market	0.86	Kasarvadavali Village 75pt, 74 P-pt.		Private	19900.0	17.0	11.4	28.4	TMC
321	321	Extn. to Municipal Purpose	0.90	Kasarvadavali Village 76-pt.		Private	19900.0	17.8	11.9	29.7	TMC
322	322	Park	5.57	,Kasarvadavali Village 76pt, 77pt. Mogharpada Village 41pt, 42, 43pt, 44pt, 45pt.		TMC + Pvt	19900+16200	45.1	1.4	46.5	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Ownership	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
323	323	Play Ground	1.57	Mogharpada Village 41pt, 43pt, 44pt		Private	16200.0	25.5	0.8	26.3	TMC
324	324	Primary and Secondary School	0.73	Mogharpada Village 36pt, 45pt, 46pt, 47pt, 48pt.		Private	16200.0	11.9	9.7	21.6	TMC
325	325	Health Center	0.54	Mogharpada Village 33pt, 36pt, 37pt, 45pt, 47pt.		Private	16200.0	8.8	7.2	15.9	TMC
326	326	Garden	0.12	Kasarvadavali Village 66pt.	Kasarvadavali Village 83pt, 84pt, 85pt.	Private	19900.0	2.3	1.6	3.9	TMC
327	327	Post Office	0.19	Kasarvadavali Village		Private	19900.0	3.8	2.5	6.3	Post Master General, Thane
328	328	Shopping Center and Vegetable Market	0.20	Kasarvadavali Village 64pt, 66pt, 67pt.		Private	19900.0	3.9	2.6	6.5	TMC
329	329	Crematorium	0.38	Kasarvadavali Village 46pt, 57pt 68pt.		Private	19900.0	7.5	5.0	12.6	TMC
330	330	Health Center	0.56	Kasarvadavali Village 68pt. Mogharpada		Private	19900.0	11.2	7.5	18.7	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
				Village 58pt, 59pt							
331	331	Garden	0.58	Kasarvadavali Village 55pt Mogharpada Village 30pt, 57pt, 58pt, 63 pt, Lake.		Private	19900.0	11.5	0.2	11.7	TMC
332	332	Shopping Center and Vegetable Market	0.39	Mogharpada Village 67pt.		Private	16200.0	6.3	5.2	11.5	TMC
333	333	Play Ground	0.33	Mogharpada Village 67pt.		Private	16200.0	5.3	0.1	5.4	TMC
334	334	Garden	0.37	Mogharpada Village Thakur Pada.	Owala Village 239pt, 240pt.	Private	16200.0	6.0	0.2	6.2	TMC
335	335	Primary and Secondary School	0.45	Mogharpada Village 67pt, Thakur Pada	Owala Village 238pt, 240, 241pt.	Private	16200.0	7.3	6.0	13.3	TMC
336	336	Library & Welfare Center	0.09		Owala Village 238pt, 239pt 240pt,	Private	16200.0	1.5	1.2	2.8	TMC
337	337	Night Shelter	0.10		Owala Village 239pt.	Private	16200.0	1.6	1.3	2.9	TMC





Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
338	338	Garden	0.86		Owala Village 690pt, 694pt, 698pt, 762pt, 763 pt, Lake.	Private	16200.0	13.9	0.4	14.3	TMC
339	339	Primary and Secondary School	0.61		Owala Village 691pt, 693pt, 694pt, 695pt, 697pt, 698pt, 763pt	Private	16200.0	9.9	8.1	18.0	TMC
340	340	Parking	0.87		Owala Village 694pt,697pt, 698pt, 702pt, 760pt, 761pt, 762pt, 763pt.	Private	16200.0	14.0	4.6	18.6	TMC
341	341	Park	49.74		Bhayandarpada Village 489,490pt,503pt ,504pt,505,506, 507, 508pt,509pt,510 ,512pt,513pt, 514, 515,516,517,518 ,519,520,521,52 2, 523,524,525,526 ,527	Private	16200.0	805.8	66.2	872.0	TMC



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					,528pt,529pt, 530pt,597 ,598pt,599pt,60 0pt,601, 602,603,604,605 ,607,608,610,61 2, 613,617,623,624 ,625,626,628,62 9, 630,631,632,633 ,634,635,636,63 7, 638,639,640,641 ,642,643,644,64 5 ,646,647,648,64 9,650,651,652,6 53, 654,655,656,657 pt,658pt,706,70 8, 709,710,711,712 ,713,714,715 ,716, 717pt,718,719 528						



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
342	342	Education Complex	1.24		Bhayandarpada Village 661pt, 662pt, 663pt, 704.	Govt + Private	5900.0	7.3	16.6	23.9	TMC
343	343	Play Ground	5.37		Bhayandarpada Village 304pt, 495pt, 496pt, 497pt, 498pt, 659pt, 660pt, 662pt, 666pt, 740pt.	Private	5900.0	31.7	28.6	60.3	TMC
344	344	Parking	12.25		Bhayandarpada Village 456pt, 457, 458pt, 459, 460pt, 461, 462, 463, 464, 465 pt, 466pt, 467pt, 474pt, 475, 476pt, 477, 478, 479pt, 480pt, 481, 482pt, 483pt, 484, 537pt, 559pt, 560pt 562.	Private	5900.0	72.3	163.0	235.3	TMC
345	345	Bus Terminus/Buses	8.39		Bhayandarpada Village 503pt,	Private	5900.0	49.5	111.7	161.2	TMC



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		Depot/Truck Terminus			504pt,509pt, 510pt, 532pt, 533pt, 534pt,541pt,543 pt,544, 545, 546, 547, 548, 549,550, 551pt, 552, 553, 554pt, 555,556,571pt, 572, 573pt, 574pt, 575,576, 593pt, 594, 595, 596, 597.						
346	346	Botanical Garden	23.52		Bhayandarpada Village 617pt	Private	22400.0	526.8	313.1	839.9	TMC
347	347	Municipal Purpose	0.50		Bhayandarpada Village 3	Private	22400.0	11.2	6.7	17.9	TMC
348	348	Parking	1.83		Bhayandarpada Village 617pt, 22pt.	Private	22400.0	41.0	9.7	50.7	TMC
349	349	Municipal Purpose	1.33		Bhayandarpada Village 23pt, 18pt.	Private	22400.0	29.8	17.7	47.5	TMC



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350	350	Water Works	0.35		Bhayandarpada Village 26pt, 27 42pt.	Private	22400.0	7.9	0.9	8.9	TMC
351	351	Fire Brigade	0.47		27pt, 28pt, 40pt, 41pt, 42pt, 43pt, Bhayandarpada Village	Private	22400.0	10.6	1.3	11.9	TMC
352	352	Extn.Shram Saphalya Awaas Yojana	0.50		Bhayandarpada Village 25pt,26pt.	Private	22400.0	11.2	1.3	12.5	TMC
353	353	Municipal Purpose	14.74		Bhayandarpada Village 21pt.,26pt, 28pt, 29,30, 31,32,33,34,35,3 6,37,38,39, 40pt,43pt,44,45 pt,46pt, 47pt, 59pt,61pt,62pt,6 3,64,65,66,67, 68, 69,70pt,71,72,7 3,74pt,75pt, 76,77,78,79,80,8 1,82,83,84,85pt, 86pt,101pt,102p	TMC + Pvt	22400.0	169.3	196.2	365.5	TMC





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					t,103pt,104,105 pt, 106pt,107pt,108 ,109pt,110pt,11 9pt, 120,121,122,123 pt,124,125,126p t, 128pt,130pt, 131pt,132pt,133 ,134, 135,136, 137, 138,						
354	354	Extn. to STP	0.66		Bhayandarpada Village 101pt, 102pt, 103pt, 105pt, 106pt, 109pt, 110pt, 111pt.	Govt + Private	22400.0	7.4	8.8	16.2	TMC
355	355	Jetty	2.73		Bhayandarpada Village Khadi	Private	7000.0	19.1	1.3	20.5	Maharashtra Maritime Board (MMB), Mumbai
356	356	Solid Waste Management	14.22		Bhayandarpada Village 166PT, 170, 171PT, 172,	Govt.	7000.0	109.6	6.7	116.2	



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					173, 174, 175PT, 177PT, 178PT, 179PT, 181, 182, 183, 193PT, 194, 196PT, 199PT, 217PT, Road.						
357	357	Animal Crematorium and Care Center	1.20		Bhayandarpada Village 215, 213pt, 214pt	Govt + Private	16400.0	38.4	0.3	38.8	TMC
358	358	Garden	7.68		Bhayandarpada Village 171pt, 217pt.	Govt + Private	16400.0	46.0	1.5	47.6	TMC
359	359	Crematorium and Memorial Park	4.85		Bhayandarpada Village 214pt, 227pt, 228, 229pt, 231, 234pt, 273pt, 274pt, 275, 276, 277pt, 278pt, 279pt, 280, 281, 282pt, 283, 284pt, 454pt, 455pt.	TMC + Pvt	16400.0	38.8	0.4	39.3	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
360	360	Primary and Secondary School	0.63		Bhayandarpada Village 217pt, 229pt, 230pt, 232pt, 233pt.	TMC + Pvt	16400.0	5.2	8.4	13.6	TMC
361	361	Health Center	0.27		Yeoor Village 364pt, 370pt.	Pvt. + Govt.	8100	1.11	8.02	9.12	TMC
362	362	Play Ground	0.13		Yeoor Village 377pt, 52pt.	Private	8100	1.05	0.11	1.17	TMC
363	363	Library & Cultural Center	0.08		Yeoor Village 378pt, 52pt, 99pt.	Pvt. + Govt.	8100	0.32	1.04	1.36	TMC
364	364	Primary and Secondary School	0.51		Kalwa Village 3553pt, 3554pt, 3555, 3556, 3557pt, 3558pt,3561pt,	MIDC	12200	6.27	15.05	21.32	TMC
365	365	Play Ground	0.86		Kalwa Village 3543pt, 3544, 3554pt, 3561pt, 3562, 3563pt, 3572pt,	MIDC	12200	0.00	0.07	0.07	TMC
366	366	Municipal Purpose	1.10		Kalwa Village 1722 Ppt, 1722pt, 1741pt, 1756pt, 1759, 1760, 1761, 1762,	MIDC	12200	13.39	14.61	28.00	TMC



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					1763, 1764pt, 1812pt,						
367	367	Bus Depot	1.55		Kalwa Village 1721pt, 1722 Ppt, 1722pt, 1723, 1740,1741pt, 1754pt, 1756pt, 1757, 1758, 1812pt,	TMC	12200	0.00	20.64	20.64	TMC
368	368	Health Center	0.15		Kalwa Village 1733pt, 1734pt, 1735pt, 1736pt.	MIDC	12200	1.78	4.28	6.07	TMC
369	369	Play Ground	0.19		Kalwa Village 1733pt,	MIDC	12200	0.00	0.03	0.03	TMC
370	370	Primary and Secondary School	0.31	342/3pt Kalwa Village		MIDC	12200	3.74	8.99	12.73	TMC
371	371	Community Centre	0.14	368pt Klawa Village		Private	12200	1.68	1.84	3.52	TMC
372	372	Shopping Center and Vegetable Market	0.14	367pt Kalwa Village	Kalwa Village 1829pt,	Govt.	12200	1.72	1.88	3.61	TMC
373	373	Parking	0.20		Kalwa Village 1819pt, 1820pt, Road	MIDC +Pvt	12200	2.49	2.72	5.21	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
374	374	Recreational Ground	0.93		Kalwa Village 1765pt, 1766, 1767pt, 1771pt, 1773 Ppt,1774, 1775pt, 1776pt, 1795pt, 1808pt,	Pvt.+ MIDC + Govt.	12200	3.76	0.08	3.84	TMC
375	375	Primary and Secondary School	0.79		Kalwa Village 1773 Ppt, 1775pt, 1776pt, 1777, 1778, 1779, 1780pt, 1781pt, 1808pt.	Pvt.+ MIDC	12200	9.62	10.50	20.13	TMC
376	376	Health Center	0.42		Kalwa Village 1776pt, 1780pt, 1781pt, 1792pt, 1793pt, 1794pt, 1796pt, 1808pt.	Pvt.+ MIDC + Govt.	12200	5.12	12.29	17.42	TMC
377	377	Extn. to Sports Complex	0.36		Kalwa Village 3525pt, 3530pt, 3531, 3532pt, 3533pt, Railway Line, Road.	Pvt.+ Govt.	26300	4.78	4.84	9.62	TMC
378	378	MSRTC Depot/Public Parking /Commercial Use	2.57		Kalwa Village 3508, 3509, 3511pt, 3512, 3513, 3514, 3515, 3516,	Govt.	18100	0	34.21	34.21	MSRTC & TMC





Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
					3517,3518, 3519, 3520, 3521,3522.						
379	379	Recreational Ground	0.35		Kalwa Village 1855pt, Railway Line,	TMC	26300	0.00	0.06	0.06	TMC
380	380	Dispensary	0.03		Kalwa Village 1017pt,	Private	26300	0.72	0.80	1.51	TMC
381	381	Recreational Ground	0.17		Kalwa Village 1333pt,	Govt.	21700	0.00	0.04	0.04	TMC
382	382	Library & Welfare Center	0.23		Kalwa Village 1335pt, 1338pt,	TMC	21700	0.00	3.10	3.10	TMC
383	383	Play Ground	0.20		Kalwa Village 1325pt, 1326pt, 1329pt, 1361 P-pt, 498 P-pt,	Pvt. + Govt.	21700	2.13	0.03	2.16	TMC
384	384	Extn. to Burial Ground	0.28		Kalwa Village 168pt, 169pt, 1713pt, 965pt, 966pt,	Private	26300	7.32	0.14	7.46	TMC
385	385	Garden	0.22		Kalwa Village 167 Ppt, 933pt, 965pt, 966pt.	Private	26300	5.78	0.20	5.98	TMC
386	386	Market	0.26		Kalwa Village 206pt, 3498pt, 3505, 3506,	Govt. + Pvt.	26300	3.43	3.47	6.90	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
					3507pt, 3524pt, 965pt, Road,						
387	387	Recreational Ground	0.57		Kalwa Village 2122pt, 2136pt, 2137pt, Railway Line,	Govt. + Pvt.	26300	7.43	0.06	7.50	TMC
388	388	Garden	0.11		Kalwa Village 1886pt, 1896pt,	Govt. + Pvt.	26300	1.48	0.10	1.58	TMC
389	389	Library & Welfare Center	0.23		Kalwa Village 1886pt, 1896pt, 2122pt,	Govt. + Pvt.	26300	2.99	3.03	6.02	TMC
390	390	Health Center	0.40		Kalwa Village 2037pt, 2230pt, 2231pt, 2232pt, 2239pt, 2240, 2241pt, 2242pt.	MIDC + Pvt.	26300	10.40	11.58	21.99	TMC
391	391	Primary and Secondary School	0.57		Kalwa Village 2077, 2078pt, 2084pt, 2085pt, 2232pt,	Govt. + Pvt.	26300	7.46	16.61	24.07	TMC
392	392	URS Purpose	7.77		Kalwa Village 2037pt, 2071pt, 2072pt, 2073, 2073pt, 2074, 2075pt, 2085pt, 2086pt, 2087, 2088, 2089pt, 20	MIDC + Govt. + Pvt.	26600	206.60	227.44	434.04	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
					91pt, 2092,2093pt,20 94pt,2111pt,211 2pt, 2113pt,2115pt,2 230pt,2231pt,22 42pt, 2243pt,2244pt,2 245pt,2246,224 7,2248, 2249,2250,2251 pt,2252,2253,22 54,255, 2256,2257,2258, 2259,2260,2261, 2262, 2263, 2264,2265,2266, 2267pt, 2268pt,2269pt,2 287pt, 2288pt,2289pt, 2290, 2291,2292,2293, 2294,2295, 2296,2297pt,22 98,2299pt,2300 pt,2419pt,						



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
					2420, 2421pt,2422pt,2 423pt, 2424,2425,2426 pt, 2427pt,2433pt, 2434pt,2435pt,2 436pt, 2439pt,2799pt,2 801pt,						
393	393	Municipal Purpose	6.84		Kalwa Village 2035pt,2036,20 37pt,2038,2039, 2040,2041,2042, 2043,2044, 2045pt,2054pt,2 055,2056,2057, 2058,2059,2060, 2061,2062,2063, 2064,2066,2067, 2068,2069,2070 pt, 2072pt,2090pt,2 091pt,2113pt, 2114,2115pt,22 68pt,2269pt,227 1pt, 2272pt,2280,22	MIDC + Pvt.	26600	90.92	90.99	181.90	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
					81pt,2282, 2283pt,2284,22 85pt,2286pt,228 7pt, 2300pt,2301pt,2 302,2303,2304, 2305,2306,2307, 2308,2309pt, 2310pt,2317pt,2 318pt,2319pt, 2320,2321,2322, 2323,2324,2325, 2326, 2419pt,Railway Line,						
394	394	Recreational Ground	1.81		Kalwa Village 2012pt, 2015pt, 2016pt, 2017pt, 2019, 2020pt, 2033pt, 2035pt, 2037pt, 2045pt, 2046, 2047, 2048,2049, 2051, 2052, 2053, 2054pt, 2065pt, Railway Line.	Govt + Private	26600	24.10	0.19	24.29	TMC





Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
395	395	Recreational Ground	4.23		Kalwa Village 1997pt, 1998, 1999pt,	MIDC + Pvt.	47000	199.04	0.18	199.21	TMC
396	396	Public Amenity	4.68		Kalwa Village 2000, 2001, 2002, 2003pt, 2005pt, 2006, 2007pt, 2008, 2010pt, 2012pt, 2358pt, Railway Line.	MIDC + Pvt.	26600	124.58	62.34	186.91	TMC
397	397	URS Purpose	9.80		Kalwa Village 2404pt, 2010pt, 2364pt, 2365pt, 2360, 2361, 2362, 2003, 2354pt, 2004, 2005pt, 2355pt, 2357, 2356, 2359, 2358pt, 2002pt, 2363pt, 2360pt.	Pvt. + MIDC	26600	260.74	287.03	547.78	TMC
398	398	Recreational Ground	0.19		Kalwa Village 2352pt, 2355pt, 2404pt.	Pvt. + Govt.	26600	2.58	0.07	2.65	TMC
399	399	Park	3.08		Kalwa Village 2352pt, 2363pt,	Pvt. + Govt.	26600	40.95	0.13	41.08	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
					2364pt, 2369, 2370,2371, 2372pt, 2378pt, 2379, 2380,2381, 2382, 2383, 2384pt, 2385, 2386pt,2387, 2388, 2404pt, 2852pt,						
400	400	Burial Ground	3.44		Kalwa Village 2363pt, 2364pt, 2365pt, 2366, 2367, 2368, 2372pt, 2373pt, 2374pt,	Govt. + Pvt.	26600	45.78	0.48	46.26	TMC
401	401	Crematorium	1.63		Kalwa Village 2363pt, 2372pt, 2373pt, 2374pt, 2375,2376, 2377, 2384pt, 2879, 2881pt, Road,	Govt. + Pvt.	26600	21.71	0.36	22.07	TMC
402	402	Recreational Ground	0.65		Kalwa Village 2272pt, 2398pt, 2411pt, 2416pt, 2417pt,	Govt. + Pvt.	26600	8.61	0.08	8.69	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
					2418pt, 2419pt, 2436pt, 2437pt, 2438pt.						
403	403	Parking	0.55		Kalwa Village 2230pt, 2269pt, 2419, 2422pt, 2426pt, 2427pt, 2428, 2429, 2431, 2432pt, 2433pt .	Govt. + Pvt.	26600	14.66	7.34	22.00	TMC
404	404	Municipal Purpose	2.12		Kalwa Village 2801pt, 2802pt, 2803pt, 2804pt, 2805pt, 2806pt, 2814pt, 2815pt, 2816pt, 2817, 2818pt, 2820pt, 2823pt, 2850pt.	Pvt. + Govt.	26600	56.36	28.20	84.57	TMC
405	405	Recreational Ground	2.19		Kalwa Village 2389pt, 2393pt, 2394, 2395pt, 2396pt, 2802pt, 2805pt, 2816pt, 2827pt, 2828pt, 2849, 2850pt, 2851, 2852pt, Road.	Pvt. + Govt.	26600	29.09	0.13	29.22	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
406	406	Garden	0.32		Kalwa Village 2836pt, 2837, 2838pt, 2842, 2878pt,	Govt. + Pvt.	26600	4.31	0.14	4.44	TMC
407	407	Working Women Hostel & Training Center	0.62		Parsik Village 259pt, 260pt,	Govt. + Pvt.	26600	16.51	8.26	24.77	TMC
408	408	Play Ground	0.36		Kalwa Village 3211pt, 3215pt, 3216, 3217pt, 3230pt, 3231pt, 3232pt, 3243pt, 3244pt, 3245pt,	Govt. + Pvt.	26300	4.76	0.05	4.81	TMC
409	409	Play Ground	1.16		Kalwa Village 2913pt, 2914pt, 2915pt, 2920pt, 2921pt, 2924pt, 2925pt, 2926pt, 2928pt, 2929pt, 2930pt, 2931pt, 3029pt, 3030pt, 3031pt, 3033pt, 3034, 3035pt, 3036pt, 3037pt, 3041pt.	Govt. + Pvt.	26300	15.19	0.10	15.30	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
410	410	Garden	1.22		Kalwa Village 2727pt, 2915pt, 2917pt, 2918pt, 2919pt, 2920pt, 2921pt, 2923pt, 3028pt, 3035pt, 3038pt, 3039, 3040pt, 3041pt, 3044pt, 3045pt, 3046pt, 3047pt, 3048pt, 3049pt, 3050pt, 3051pt,	Govt. + Pvt.	26300	16.03	0.44	16.47	TMC
411	411	Park	1.57		Kalwa Village 2773pt, 2974pt, 2977pt, 2978pt, 2980pt, 2981pt, 2985pt, 2986, 2987pt, 2988, 2990, 2991, 2992pt, 2993pt, 3007,3008,3009, 3010,3011, 3012,3013,3014, 3015,3016, 3017pt,3018pt,3 019pt,3026pt, Road,	Govt. + Pvt.	26300	20.58	0.30	20.89	TMC





Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Ownership	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
412	412	Shopping Center	0.79		Kalwa Village 2773pt, 2969pt, 2970, 2974pt, 2977pt, 2981pt, 2996pt, 2997pt, 3002pt, 3171, 3172pt, 3174pt, 3190pt, 3191pt, 3193pt, 3194pt, 3195pt,	Govt. + Pvt.	26300	10.36	10.48	20.84	TMC
413	413	Post Office	0.22		Kalwa Village 2700pt, 2702pt,	Govt. + Pvt.	26300	5.90	2.98	8.88	Post Master General, Thane
414	414	Parking	0.18		Kalwa Village 2702pt, 2704pt, 2705pt, 2707pt,	Govt. + Pvt.	26300	4.86	2.46	7.31	TMC
415	415	Recreational Ground	0.54		Kalwa Village 2674pt, 2702pt, 3437pt, 3439pt,	Govt. + Pvt.	26300	7.06	0.06	7.12	TMC
416	416	Extn. to Recreational Ground	0.13		Kalwa Village 3445, 3446pt, 3465pt,	Govt. + Pvt.	26300	1.76	0.03	1.79	TMC
417	417	Extn. to Recreational Ground	0.09		Kalwa Village 3423pt, 3434pt, 3435pt, 3436pt.	Govt. + Pvt.	26300	1.21	0.03	1.24	TMC
418	418	Shopping Center and	0.23		Kalwa Village 3423pt, 3429, 3436pt.	Govt. + Pvt.	26300	6.05	3.06	9.11	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
		Vegetable Market									
419	419	Extn. to Crematorium	0.17		Kalwa Village 2702pt, 3083pt, 3084pt, 3423pt.	Govt. + Pvt.	26300	2.24	2.26	4.50	TMC
420	420	Burial Ground	0.24		Kalwa Village 3083pt, 3084pt,	Govt.	26300	0.00	0.12	0.12	TMC
421	421	Cemetery	0.30		Kalwa Village 3083pt,	Govt.	26300	0.00	0.14	0.14	TMC
422	422	Garden	0.39		Kalwa Village 3083pt, 3423pt,	Govt. + Pvt.	26300	5.19	5.25	10.44	TMC
423	423	Water Front Development	7.15		Kalwa Village 2645pt, 3084pt, 3085, 3423pt, 3430, 3431, 3432, 3457pt.	Govt. + Pvt.	18100	64.70	95.16	159.86	TMC
424	424	Water Front Development	5.08		Kalwa Village 3422pt, 3423pt, 3424pt,	Govt. + Pvt.	18100	46.00	67.65	113.65	TMC
425	425	Growth Center	30.28		Kalwa Village 2710pt,2711,2712,2713, 2714,2715,2716 pt,2717, 2718pt,2719pt,2720pt, 2721pt,2981,30	Govt.	18100	0.00	405.19	405.19	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
					61pt,3064pt, 3065pt,3066pt,3071pt,3074, 3075,3076,3077, 3080pt,3081, 3082pt,3086pt,3087,3088, 3089,3090,3091pt,3092, 3095pt,3144pt,3171pt, 3185,3186,3314pt,3405pt, 3406,3408pt,3409,3422pt, 3423pt,3424pt,3425pt,3426pt, Road.						
426	426	Extn.to School	0.33		Kalwa Village 3385pt, 3391pt, 3392, 3394pt, 3395pt, 3396pt, 3397pt, 3398, 3399, 3400, 3401, 3402,	Govt. + Pvt.	18100	6.01	4.42	10.44	TMC
427	427	Shopping Center and	0.10		Kalwa Village 3385pt, 3411, 3412, 3413pt,	Govt.	18100	1.79	1.31	3.10	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
		Vegetable Market			3415, 3416pt, 3417pt, 3418pt, 3419pt,						
428	428	Play Ground	0.30		Khari Village 462pt, 464pt, 465pt, 466pt, 467pt, 468pt, 495pt, 496pt, 497pt, 498, 499, 500pt,	Govt. + Pvt.	18100	2.70	3.98	6.68	TMC
429	429	Primary and Secondary School	0.30		Khari Village 461Apt, 461pt, 465pt, 466pt, 467pt, 468pt, 469, 470pt, 473pt, 496pt,	Govt. + Pvt.	18100	5.40	3.97	9.37	TMC
430	430	Extn. to Market	0.06		Khari Village 451pt, 455pt, 461Apt, 461pt, 473pt,	Private	18100	1.06	0.78	1.84	TMC
431	431	Parking	0.14		Khari Village 470pt, 473pt,	Govt. + Pvt.	18100	2.55	1.88	4.43	TMC
432	432	Education Complex	1.42		Khari Village 440pt, 441pt, 442pt, 443pt, 447pt, 448pt,	Govt. + Pvt.	18100	25.69	18.89	44.59	TMC



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					449pt, 450pt, 451pt, 472pt, 473pt, 478pt,						
433	433	Multipurpose Ground	1.48		Khari Village 424pt, 430pt, 431pt, 433pt, 434pt, 486, 487pt, 488pt,	Private	18100	26.81	19.71	46.52	TMC
434	434	Primary and Secondary School	0.42		Parsik Village 221pt, 225pt, 226pt, 227pt, 231pt, 234pt,	Govt.	26300	13.76	6.96	20.72	TMC
435	435	Garden	0.62		Parsik Village 215pt, 219pt, 220pt, 221pt, 225pt,	Govt.	26300	0.00	7.49	7.49	TMC
436	436	Play Ground	0.47		Parsik Village 197pt, 204pt, 205pt, 41pt, 53pt, 54, 55pt, 56pt, 57pt,	Pvt. + Govt.	26300	6.17	6.24	12.41	TMC
437	437	Children Playground	0.27		Parsik Village 272pt, 279pt,	Govt.	4700	0.00	3.61	3.61	TMC
438	438	Extn.to School	0.32		Parsik Village 273pt,	Private	4700	1.49	4.23	5.72	TMC





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439	439	Public Amenity	1.08		Parsik Village 181pt, 182pt, 273pt,	Govt. + Pvt.	4700	5.08	14.40	19.48	TMC
440	440	Garden	2.41		Parsik Village 181pt, 182pt,	Govt.	4700	0.00	32.06	32.06	TMC
441	441	Park	8.38		Parsik Village 104pt, 111, 112pt, 128pt, 129, 130, 131pt, 132, 183, 184, 283 Road,	Govt.+ Pvt.	26300	107.59	108.90	216.49	TMC
442 A	442 A	Parking	0.07		Parsik Village 105pt.	Private	26300	1.84	0.93	2.77	TMC
442 B	442 B	Parking	0.17		Parsik Village 105pt, 106pt, 411pt.	Private	26300	4.47	2.26	6.73	TMC
443	443	Water Front Development	11.29		Khari Village 107pt,108pt,109 pt, 113pt,114pt, 115pt,116pt, 117pt,118pt,119 pt,120pt, 121pt,122pt,123 pt,124pt, 125pt,126pt,127	Govt.+ Pvt.	26300	148.42	150.23	298.65	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
					pt,133pt,134pt,135pt,136pt,137pt,138pt,139pt,140,141pt,142pt,143,144,145pt,146pt,147pt,148,169pt,170pt,171pt,172pt,173,174,175pt,176pt,Nala,Parsik Village229pt,398pt,402pt,403pt,404pt,405pt,406pt,407pt,408pt,409pt,Nala,						
444	444	Extn. to STP	0.37		Khari Village376pt, 377pt,378pt,379pt, 380pt,381pt,	Govt.	18100	6.67	4.90	11.57	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
445	445	Drama Theater	1.30		Khari Village 364pt, 365pt, 376pt, 381pt, 382pt, 391pt, 392pt,	Govt.	18100	23.46	17.25	40.71	TMC
446	446	Extn. to Fire Brigade	1.15		Khari Village 363pt, 391pt, 392pt, 393pt, 396pt, 397pt, 399pt, 400pt, 401pt,	Govt.	18100	20.85	15.33	36.19	TMC
447	447	Government Purpose	1.36		Khari Village 360pt, 361pt, 363pt, 399pt, 401pt,	Govt.	18100	0.00	18.14	18.14	Collector, Thane
448	448	Garden	0.83		Khari Village 359,	Govt.	18100	0.00	12.09	12.09	TMC
449	449	Hospital	1.70		Khari Village 329pt, 330pt, 331, 332pt, 334pt, 415pt, 416pt, 417pt, Parsik Village 49pt, 63pt,	Govt. + Pvt.	18100	30.80	22.65	53.46	TMC



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450	450	Recreational Ground	0.88		Khari Village 327, 328, 329pt, 332pt, 421pt,	Govt.	18100	0.00	11.70	11.70	TMC
451	451	Extn. to Crematorium	0.11		Khari Village 136pt, 137pt,	Govt.	4700	0.00	1.44	1.44	TMC
452	452	Water Supply Department	6.90		Khari Village 304pt,305pt,306 pt,308pt, ,309pt,310pt,31 2pt, 313 ,314 ,315pt,316pt, 317pt, 319, 320, 321pt,322pt,323 pt,324pt, 435pt, 436pt,437pt,438 pt, Nala,	Govt. + Pvt.	4700	16.22	91.84	108.05	TMC
453	453	Solid Waste Management	0.68		Khari Village 149pt,	Govt. + Pvt.	4700	1.60	9.05	10.65	TMC
454	454	Sewage Treatment Plant & Pumping Station	4.90		Khari Village 141pt, 142,143, 144pt, 145pt,146pt,149 pt,151pt, 152, 153,154pt,158pt	Govt. + Pvt.	4700	11.52	65.22	76.73	TMC



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					159,160pt,161pt,162pt,163pt,						
455	455	Sports Complex	8.50		Khari Village 149pt,150pt,155pt,156,157pt 164pt, 165pt,276pt,284pt, 285,286,287,288,289pt,290,291pt,292pt,293,294,295pt,296pt,302pt,303pt,304pt,305pt,306pt,307,308pt,155A-pt, Nala.	Govt. + Pvt.	4700	19.98	45.25	65.23	TMC
456	456	Education Complex	8.94		Khari Village 251pt,256pt,257pt,258,259,260pt,261,262,263pt,266pt,267,268,269pt,270pt,275pt,276pt,295pt,296pt,297,298,	Govt. + Pvt.	4700	21.01	118.99	140.00	TMC





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					299,300,301pt, 302pt, 341,342pt,343pt, Nala.						
457	457	Disaster Management Cell	1.67		Khari Village 250pt,251pt, 252pt,253pt, 254pt,255pt,256pt,257pt, Nala	Govt. + Pvt.	4700	3.92	22.23	26.15	TMC
458	458	RTO	4.64		Khari Village 301pt, 302pt, 303pt, 304pt, 317pt, 318, 319pt, 322pt, 323pt, 324, 325, 326pt, 340pt, Nala, Road	Govt. + Pvt.	4700	10.90	61.76	72.66	Regional Transport Officer, Thane
459	459	Jetty	1.58		Khari Village 223pt, 224pt, 225pt, 226pt,	Govt.	4700	3.14	4.21	7.35	Maharashtra Maritime Board (MMB), Mumbai
460	460	Recreational Ground	0.0775		Mumbra Village 1pt 82pt	pvt.	10000	0.8	0.1	0.8	TMC
461	461	Water Works	0.1491		Mumbra Village 11pt	pvt.	10000	1.5	2.0	3.5	TMC



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462	462	Recreational Ground	0.2992			pvt.	10000	3.0	0.1	3.0	TMC
463	463	Play Ground	0.1164		Mumbra Village 71pt	pvt.	9300	1.1	0.1	1.1	TMC
464	464	Library & Welfare Center	0.0871		Mumbra Village 123pt, 131pt,	pvt.	9300	0.8	1.2	2.0	TMC
465	465	Recreational Ground	1.47		Mumbra Village 123pt,132pt,133, 134,135,136, 137,138, 139, 140,141,142, 143,144,145, 146, 147,149, 150,151, 152, 153,154,155, 156,157,158, 159, 160,161, 162,163,164, 165,166, 167,168,169, 170,171,172, 173,174,	pvt.	10000	14.7	0.1	14.9	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
					175pt, 176pt,177pt,178  179,180,181, 182,183, 184, 185,186,426,427 ,428,						
466	466	Primary and Secondary School	0.20		Mumbra Village 428pt,	pvt.	10000	2.0	6.0	8.0	TMC
467	467	Play Ground	0.19		Mumbra	pvt.	10000	1.9	0.1	1.9	TMC
468	468	URS Purpose	0.29		Mumbra Village 733pt, 734pt, 735pt, 736pt, 737pt,	Pvt + Govt	10000	2.9	8.5	11.4	TMC
469	469	Recreational Ground	0.53	Mumbra Village 25 pt, Railway Land	Mumbra Village Railway	Pvt.	10000	5.3	0.1	5.4	TMC
470	470	Health Center	0.21	Mumbra Village 134pt, 102 A-pt,		Pvt + Govt	10000	2.1	2.8	5.0	TMC
471	471	Municipal Purpose	1.61	Mumbra Village 102 A-pt,		Govt.	10000	0.0	21.4	21.4	TMC
472	472	Pumping Station	0.56	Mumbra Village 29pt,		Govt.	10000	0.0	7.4	7.4	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Ownership	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
473	473	Primary and Secondary School	0.20	Mumbra Village 31pt, 32pt, 33pt,		Pvt.	10000	2.0	6.0	8.0	TMC
474	474	Water Works	0.23	Mumbra Village 100 A-pt,		Govt.	10000	0.0	3.1	3.1	TMC
475	475	Parking	0.20	Mumbra Village 100 A-pt,		Govt.	10000	0.0	2.7	2.7	TMC
476	476	MSEDCL	0.70	Mumbra Village 44pt, 45pt, 46pt, 116pt, 123pt, 107 A-pt,		Pvt.	10000	10.4	13.9	24.3	Executive Engineer MSEDCL, Thane
477	477	Pumping Station	0.20	Mumbra Village 119 B-pt, 120 B-pt, 50 B		TMC + Pvt.	10000	1.0	3.3	4.3	TMC
478	478	Primary and Secondary School	0.29	Mumbra Village 69pt,		Pvt.	10000	2.9	8.5	11.4	TMC
479	479	Police Station	0.37	Mumbra Village 71pt, 72pt, 73pt,		Pvt.	10000	3.7	4.9	8.6	Commissioner of Police, Thane
480	480	Municipal Ward Office	0.39	Mumbra Village 62pt, 63pt, 72pt, 73pt, 135pt,		Pvt + Govt	10000	2.0	5.3	7.2	TMC
481	481	Primary and Secondary School	0.73	Mumbra Village 62pt, 73pt, 74pt,		Pvt + Govt	10000	3.7	21.5	25.2	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
				75pt, 76pt, 135pt,							
482	482	Garden	0.78	Mumbra Village 87pt,		Pvt.	10000	7.8	0.1	7.9	TMC
483	483	Primary and Secondary School	0.17	Kause Village 150pt, 151pt,		Pvt + Govt	9600	0.8	5.0	5.9	TMC
484	484	Extn. to STP	4.44	Kause Village 28pt, 29pt, 32pt, 33pt, Mumbra Village 53pt, 55pt, 56pt, 57pt, 58pt, 59pt, 60pt, 61pt,		TMC + Pvt.	10000	22.2	59.0	81.2	TMC
485	485	ITI & Girls Hostel	1.31	Kause Village 36pt, 37pt, 38pt, Mumbra Village 57pt,		TMC + Govt.	8800	0.0	38.3	38.3	Directorate of Technical Education, Maharashtra
486	486	Primary and Secondary School	0.30	Kause Village 36pt, 37pt,		TMC + Govt.	8800	0.0	8.9	8.9	TMC
487	487	Municipal Purpose	2.38	Kause Village 40pt, 41pt, 42pt,		TMC	8800	0.0	31.7	31.7	TMC
488	488	Slaughter House	2.12	Sonkhar Village 66pt, 67pt, 68pt,		Pvt.	7000	14.8	32.5	47.3	TMC





Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
489	489	Primary and Secondary School	0.57	Kause Village 146pt, 149pt,		Pvt.	9600	5.5	16.8	22.3	TMC
490	490	Municipal Market	0.60	Kause Village 146pt, 154pt, 155pt,		Pvt.	9600	5.7	7.9	13.7	TMC
491	491	Extn. to Recreational Open Space	0.12		Kause Village 115pt, 116pt, 142pt, 145pt, 151pt, 152pt, 255pt,	Pvt + Govt	9600	0.6	0.1	0.7	TMC
492	492	Public Amenity	0.10		Kause Village 116pt, 151pt, 156pt,	Pvt.	9600	0.9	1.3	2.2	TMC
493	493	Recreational Ground	0.44		Kause Village 819pt, 820pt, 821pt, 822pt, 823pt, 824pt, 825pt, 826pt, 827pt, 851pt, 852pt, 856pt, 857pt, 1045pt,	Pvt.	8800	3.9	5.8	9.7	TMC
494	494	Children Playground	0.09		Kause Village 824pt, 825pt, 852pt, 853pt, 854pt, 856pt,	Pvt.	8800	0.8	1.2	1.9	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
495	495	Extn. to Garden	0.09		Kause Village 513pt, 514, 515, 516, 517, 518, 519, 520pt, Lake, Road	Pvt.	9600	0.9	1.2	2.1	TMC
496	496	Post Office	0.38	Kause Village 45pt, 50pt, 51pt,		TMC	8800	0.0	5.1	5.1	Post Master General, Thane
497	497	Library & Cultural Center	0.36	Kause Village 50pt, 51pt,		TMC	8800	0.0	4.8	4.8	TMC
498	498	Extn. to Housing for Dishoused & Transit Camp	0.14	Kause Village 59pt,		TMC	8800	0.0	4.5	4.5	TMC
499	499	Extn. to Recreational Ground	2.72	Kause Village 44pt, 52pt, 59pt, 61pt, Sonkhar Village 58pt, 59pt, 61pt,		TMC + Pvt.	7000	9.5	0.5	10.1	TMC
500	500	Water Works	1.31	Kause Village 52pt, 53pt, 54pt, 55pt, Sonkhar Village 55pt, 56pt, 57, 58pt,		TMC + Pvt.	7000	4.6	17.3	21.9	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Ownership	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
501	501	Crematorium	0.19	Sonkhar Village 55pt, 58pt,		TMC + Pvt.	7000	0.7	0.1	0.8	TMC
502	502	Play Ground	0.41	Kause Village 132pt, 133pt,		Pvt.	8800	3.6	0.1	3.7	TMC
503	503	Primary and Secondary School	0.92	Kause Village 127pt, 130pt, 132pt,		Pvt.	8800	8.1	26.8	34.9	TMC
504	504	Health Center	0.48	Kause Village 107pt, 127pt, 128pt,	Kause Village 604pt,	Pvt.	8800	4.2	14.1	18.3	TMC
505	505	Burial Ground	0.51	Kause Village 123pt, 124pt, 126pt,		Pvt + Govt	8800	2.3	0.1	2.3	TMC
506	506	Garden	0.39	Kause Village 138		Govt.	8800	0.0	0.1	0.1	TMC
507	507	Burial Ground	0.93	Kause Village 115		Govt.	8800	0.0	0.1	0.1	TMC
508	508	Municipal Purpose	0.59	Kause Village 99pt,		Govt.	8800	0.0	7.9	7.9	TMC
509	509	Bus Stand	0.38	Kause Village 101pt, 102pt, Khan.		Pvt + Govt	8800	1.7	4.8	6.5	TMC
510	510	Education Complex	1.39	Kause Village 78pt, 80pt, 82pt, 83pt, 84pt, 85pt, 88pt, 93pt,		TMC + Pvt.	8800	6.1	40.6	46.7	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Ownership	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
511	511	Play Ground	0.47	Kause Village 80pt, 81pt, 82pt, 85pt,		TMC	8800	0.0	0.1	0.1	TMC
512	512	Sewage Treatment Plant	1.37	Dive Village 147pt, 148pt, 151pt,		Pvt	7200	9.8	18.2	28.0	TMC
513	513	Pumping Station	0.09	Sabe Village 56pt, 70Apt,		Govt	7200	0.7	1.3	1.9	TMC
514	514	Primary and Secondary School	0.46	Dive Village 100pt, 244pt, 91 Apt, 93 Apt, 98pt,		Pvt	7200	3.3	6.1	9.4	TMC
515	515	Play Ground	0.39	Dive Village 242 Cpt, 244pt, 93 Apt, 94 Apt, 96pt, 98pt,		Pvt	7200	2.8	0.1	2.9	TMC
516	516	Extn. to Crematorium	0.20	Dive Village 212pt, 232pt, 242 Apt, 269pt, Sabe Village 74pt,		Pvt	7200	1.4	0.3	1.7	TMC
517	517	Primary and Secondary School	0.56	Sabe Village 11pt, 1pt, 68pt,		Pvt + Govt	6900	2.3	7.5	9.8	TMC
518	518	Vegetable Market	0.07	Dive Village 116pt, 118pt, 212pt,		Pvt	7200	0.5	1.0	1.5	TMC
519	519	Public Amenity	0.78	Dive Village 117pt, 118pt, 119pt,		Pvt	7200	5.6	10.4	16.0	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
				120pt, 129pt, 212pt,							
520	520	Extn.to School	0.17	Dive Village 117pt, 118pt, 212pt,		Pvt	7200	1.2	5.0	6.3	TMC
521	521	Garden	0.42	Dive Village 117pt, 118pt, 119pt, 120pt, 129pt, 212pt,		Pvt	7200	3.0	0.1	3.1	TMC
522	522	Municipal Purpose	0.57	Dive Village 120pt, 121pt, 129pt, 212pt,		Pvt	7200	4.1	16.7	20.8	TMC
523	523	Play Ground	0.76	Dive Village 122pt, 124pt, 125pt, 128pt, 129pt, 230 Apt, 290pt,		Pvt	7200	5.5	0.1	5.6	TMC
524	524	Primary and Secondary School	0.45	Dive Village 122pt, 230 Apt, 290pt,		Pvt	7200	3.2	6.0	9.3	TMC
525	525	Shopping Centre & Hawker Market	1.06	Dive Village 124pt, 125pt, 230 Apt, 290pt,		Pvt	7200	7.6	14.1	21.7	TMC
526	526	Parking	0.24	Dive Village 230 Apt, 290pt,		Pvt	7200	1.7	3.2	5.0	TMC





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527	527	Garden	1.11	Dive Village 230 A-pt, 52pt, 53pt, 54pt, 55pt, 57pt, Lake,		Pvt + Govt	7200	4.0	0.1	4.1	TMC
528	528	Mangrove Park	48.60	Dive Village 163, 164, 165, 166, 167,168, 169, 170, 171, 172pt,173pt, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 189, 190, 191pt, 192pt, 279pt, 239pt.		Pvt	7200	349.92	64.69	414.61	TMC /Mangrove Cell GOM
529	529	Parking	0.32	Dive Village 222pt, 45318pt,		Govt.	7200	2.3	4.3	6.6	TMC
530	530	Municipal Purpose	0.21	Dive Village 242pt, 31pt,		Pvt	7200	1.5	2.7	4.2	TMC
531	531	Parking	0.61	Dive Village 226 Apt, 49pt, 52pt, 59pt,		Pvt + Govt	7200	4.4	8.1	12.5	TMC



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532	532	Fire Brigade	0.99	Dativali Village 140pt, 143pt, Dive Village 62pt, 70pt, 71pt,		Pvt + Govt	7200	7.3	13.5	20.8	TMC
533	533	Market and Shopping Center	0.79	Dativali Village 140pt, 143pt,		Pvt	9000	7.1	10.5	17.7	TMC
534	534	Hospital	2.91	Dativali Village 133pt, 134pt, 135pt, 136pt, 139pt, 140pt, 141pt, 142pt, 143pt,		Pvt	9000	26.2	85.2	111.4	TMC
535	535	Police Station	0.69	Dativali Village 123pt, 124pt, 125pt, 133pt, 142pt,		Pvt + Govt	9000	6.2	9.1	15.3	Commissioner of Police, Thane
536	536	Telephone Exchange	0.33	Dativali Village 131pt, 132pt, 133pt, 134pt, 135pt,		Pvt	9000	2.9	4.4	7.3	MTNL Mumbai
537	537	Post Office	0.38	Dativali Village 125pt, 131pt, 132pt, 133pt,		Pvt + Govt	9000	3.4	5.0	8.4	Post Master General, Thane
538	538	Water Works	0.11	Sabe Village 7A pt, 7pt,		Pvt + Govt	6900	0.7	1.4	2.2	TMC
539	539	Municipal Ward Office	0.19	Sabe Village 7A pt, 7pt, 8pt,		Pvt + Govt	6900	1.2	2.2	3.4	TMC



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540	540	TMT	1.56	Dativali Village 138pt, 139pt, 140pt, Dive Village 71pt, Sabe Village 10pt, 20pt, 8pt,		Pvt + Govt	9000	14.8	21.9	36.7	TMC
541	541	Parking	0.77	Sabe Village 10pt, 18pt, 20pt, 8pt,		Pvt + Govt	6900	5.7	11.0	16.8	TMC
542	542	Multipurpose Ground	4.87	Dativali Village 130pt, 131pt, 135pt, 136pt, 137, 138pt, 139pt, Sabe Village 18pt, 20pt, 21pt,		Pvt	9000	43.8	0.5	44.4	TMC
543	543	Primary and Secondary School	0.54	Dativali Village 115pt, 152pt, 153pt, 155pt,		Pvt + Govt	9000	4.8	7.1	12.0	TMC
544	544	Dispensary and Maternity Home	0.36	550 Dativali Village 115pt, 152pt, 153pt,		Pvt + Govt	9000	3.2	10.4	13.6	TMC
545	545	Municipal Purpose	7.60	Dativali Village 100, 101, 102, 103pt, 68pt, 96Apt, 96Bpt, 97, 98, 99,		Mangroves + Pvt	9000	68.4	101.1	169.5	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Ownership	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
546	546	Garden	0.18	Dativali Village 244Bpt, 260pt, 73pt, 98Bpt,		Mangroves + Pvt	9000	0.8	0.3	1.1	TMC
547	547	Pumping Station	0.43	Dativali Village 244Bpt, 73pt, 95Bpt, 98Bpt,		Mangroves + Pvt	9000	1.9	5.7	7.6	TMC
548	548	Water Works	0.17	Dativali Village 74pt,		Pvt	9000	1.6	2.3	3.9	TMC
549	549	Garden	0.95	Dativali Village 244pt, 74pt, 75pt, 76pt, 77pt, 84pt, 85pt, Tank,		Mangroves + Pvt	3400	1.6	0.3	1.9	TMC
550	550	Primary and Secondary School	0.64	Dativali Village 240Apt, 60pt, 61pt,		Pvt + Govt	9000	5.8	8.5	14.3	TMC
551	551	Extn. to Crematorium	0.11	Dativali Village 240Apt, 59pt,		Pvt + Govt	9000	0.5	0.1	0.6	TMC
552	552	Burial Ground	0.18	Dativali Village 240Apt, 46pt, 59pt,		Pvt + Govt	9000	0.9	0.1	1.0	TMC
553	553	Sewage Treatment Plant	0.62	Dativali Village 225Apt, 225pt, 254pt, 255pt, 258pt, 5pt, 6pt,		Govt	9000	5.6	8.3	13.8	TMC
554	554	Library & Welfare Center	0.23	Dativali Village 225Apt, 9pt,		Pvt + Govt	9000	2.1	3.0	5.1	TMC



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555	555	Health Center	0.74	Dativali Village 13pt, 14pt, 15pt, 224pt,		Pvt	9000	6.6	21.5	28.2	TMC
556	556	Education Complex	0.99	Dativali Village 13pt, 14pt, 15pt, 16pt, 225Apt, 226pt,		Pvt + Govt	9000	9.0	29.1	38.1	TMC
557	557	Fire Brigade	0.90	Dativali Village 13pt, 16pt, 17Apt, 225Apt, 8pt,		Pvt + Govt	9000	8.1	4.8	12.8	TMC
558	558	Primary and Secondary School	0.56	Betawade Village 18pt, 19pt,		Pvt + Govt	9000	5.1	7.5	12.5	TMC
559	559	Municipal Purpose	0.70	Betawade Village 5pt, 94Apt, Mhatardi Village 46pt, 48pt, 86pt,		Pvt + Govt	8300	5.8	9.4	15.2	TMC
560	560	Parking & Electric Charging Station	1.18	Betawade Village 67pt, 94Apt, Mhatardi Village 49pt, 57pt, 86pt,		Pvt	8300	9.8	15.7	25.5	TMC
561	561	Health Center	0.20	Betawade Village 67pt, 88pt,		Pvt	8300	1.6	5.8	7.5	TMC





Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Ownership	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
562	562	Garden	0.66	Betawade Village 67pt, 94Apt, 95pt, Mhatardi Village 86pt,		Pvt	8300	5.5	0.3	5.8	TMC
563	563	Parking	0.96	Mhatardi Village 58pt, 59pt, 60pt, 86pt,		Pvt + Govt	8300	8.0	12.8	20.8	TMC
564	564	Pumping Station	0.11	Betawade Village 60pt, 74pt,		Pvt	8200	0.9	1.5	2.4	TMC
565	565	Parking	0.52	Dativali Village 229pt, 22pt, Mhatardi Village 69pt, 92pt,		Pvt + Govt	9000	4.7	6.9	11.6	TMC
566	566	Municipal Market	0.41	Dativali Village 24pt, 25pt, Mhatardi Village 69pt,		Pvt	9000	3.7	5.4	9.1	TMC
567	567	Garden	0.55	Dativali Village 25pt, 26pt, Mhatardi Village 69pt,		Pvt	8300	4.5	0.3	4.8	TMC



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568	568	Play Ground	0.41	Agasan Village 130pt, 141pt, Dativali Village 27pt,		Pvt	6800	2.8	0.3	3.0	TMC
569	569	Garden	0.31	Agasan Village 17pt, 18pt,		Pvt	7400	2.3	0.2	2.5	TMC
570	570	Police Station	1.66	Agasan Village 10pt, 11pt, 12pt, 153pt, 172pt, 17pt, 18pt, 9pt,		Pvt	7400	12.3	22.1	34.4	Commissioner of Police, Thane
571	571	Market	3.16	Agasan Village 10pt, 153pt, 172pt, 173, 174pt, 18pt, 21pt, 6pt, 8pt, 9pt,		Pvt	7400	23.4	42.1	65.4	TMC
572	572	Municipal Ward Office	1.25	Agasan Village 174pt, 20pt, 21pt, 22pt,		Pvt	7400	9.3	16.7	25.9	TMC
573	573	Bus Stand	0.88	Agasan Village 175pt, 19pt, 22pt,		Pvt	7400	6.5	11.7	18.2	TMC
574	574	Fire Brigade	0.69	Agasan Village 153pt, 169pt, 6pt, 7pt, 8pt, 9pt,		Pvt	7400	5.1	9.1	14.2	TMC
575	575	Parking	0.76	Agasan Village 153pt, 6pt, 7pt,		Pvt	7400	5.7	10.2	15.8	TMC



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576	576	Sump & ESR	1.15	Agasan Village 21pt, 6pt,		Pvt	7400	8.5	15.3	23.8	TMC
577	577	Hospital	2.93	Agasan Village 177, 21pt, 22pt, 24pt, 6pt,		Pvt + Govt	7400	21.7	85.7	107.3	TMC
578	578	Dispensary	0.20	Agasan Village 153pt, 7pt,		Pvt	7400	1.5	5.9	7.4	TMC
579	579	Primary and Secondary School	0.53	Agasan Village 153pt,		Pvt	7400	3.9	15.6	19.6	TMC
580	580	Play Ground	1.37	Agasan Village 153pt, 5pt,		Pvt	7400	10.2	0.1	10.3	TMC
581	581	Library & Welfare Center	0.69	Agasan Village 24pt, 25pt,		Pvt + Govt	7400	5.1	9.2	14.3	TMC
582	582	Pumping Station	0.08	Agasan Village 27pt, 28pt,		Pvt	7400	0.6	1.1	1.7	TMC
583	583	Extn. to Crematorium	0.29	Agasan Village 27pt,		Pvt	7400	2.1	0.1	2.3	TMC
584	584	Solid Waste Management	3.39	Desai Village 158pt, 159pt, 160pt, 163pt, 172pt, 239pt,		Pvt	7400	25.07	45.10	70.18	TMC
585	585	Membrane Bioreactor	1.44	Desai Village 159pt, 160pt, 172pt, 238pt,		Pvt + Govt	7400	10.64	19.15	29.79	TMC



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586	586	Sewage Treatment Plant & Pumping Station	1.58	Desai Village 159pt, 161, 162pt, 172pt, 223 Ppt, 238pt,		Pvt	7400	11.74	21.12	32.87	TMC
587	587	Park	6.96	Desai Village 163pt, 164pt, 165, 166pt, 172pt, 221pt, 228, Domkhar Village 12pt,		Pvt	7400	51.50	0.67	52.17	TMC
588	588	Mangrove Park	26.60	Domkhar Village 1pt, 2pt, 3pt ,4,5pt 6pt,7pt, 9pt, 10pt 11pt, 12pt, 13pt, 14pt, 15pt, 20pt, 21pt, 23pt, 24, 25pt, 26pt, 27pt, 29pt, 30pt, 32pt,33, 34, 35,36B, Nala.		Pvt	2440	64.904	35.40	100.31	TMC /Mangrove Cell GOM



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Ownership	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
589	589	Hospital	3.20	Dawale Village 225pt, Domkhar Village 28pt, 29pt, 30pt,		Pvt + Govt	2440	7.81	93.74	101.56	TMC
590	590	Crematorium	0.25	Dawale Village 151pt, 202pt.		Pvt	2440	0.61	0.12	0.73	TMC
591	591	Sewage Treatment Plant	1.04	Dawale Village 129pt, 130pt, 131pt, 200pt, 211pt,		Pvt + Govt	10400	10.85	13.89	24.74	TMC
592	592	Animal Crematorium and Care Center	0.22	Dawale Village 129pt, 130pt, 200pt, 221pt,		Pvt	10400	2.33	0.34	2.67	TMC
593	593	Extn. to Crematorium	0.36	Dawale Village 129pt, 221pt,		Pvt	10400	3.79	0.15	3.95	TMC
594	594	Primary and Secondary School	0.44	Dawale Village 198pt,		Govt	10400	4.56	12.85	17.41	TMC
595	595	Municipal Market	0.43	Dawale Village 193pt,		Govt	10400	3.99	11.23	15.21	TMC
596	596	Education Complex	1.14	Dawale Village 122pt, 126pt, 193pt,		Pvt + Govt	10400	10.69	30.09	40.78	TMC
597	597	Police Station	0.68	Domkhar Village 28pt, 29pt,		Pvt	2440	1.65	9.01	10.67	Commissioner of





Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Ownership	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
											Police, Thane
598	598	Post Office	0.59	Domkhar Village 27pt, 28pt,		Pvt	2440	1.45	7.91	9.36	Post Master General, Thane
599	599	Sewage Pumping Station	0.11	Dawale Village 174pt, 176pt,		Pvt	10400	1.19	1.53	2.72	TMC
600	600	Park	2.15	Dawale Village 170pt, 175pt, 176pt, 177pt, 1pt, 3pt,		Pvt	10400	22.33	0.43	22.76	TMC
601	601	TMT	2.07	Dawale Village 181pt, 211Ppt, 5pt, Domkhar Village 19pt,		Pvt + Govt	10400	21.24	27.19	48.43	TMC
602	602	Education Complex	1.47	Desai Village 144pt, 145pt, 146pt, 218pt, 221pt, 231pt,		Pvt	7400	11.19	44.28	55.47	TMC
603	603	Play Ground	0.77	Desai Village 144pt, 145pt, 218pt, 221pt,		Pvt	7400	6.19	0.31	6.50	TMC
604	604	Fire Brigade	0.70	Desai Village 1pt, 25pt, 4pt,		Pvt	7400	5.28	9.51	14.79	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Ownership	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
605	605	Park	3.37	Dawale Village 220pt, 78pt, 79pt, 80pt, 90pt, 91pt, 92pt, 97pt, Lake,		TMC+ Govt	10400	0.00	0.64	0.64	TMC
606	606	Town Sub-Center	5.47	Shil Village 168pt,169pt,170 pt, 171pt, 172pt. Dawale village 98pt,100pt,101p t,103pt		Pvt	10400	56.89	72.81	129.69	TMC
607	607	Play Ground	0.53	Shil Village 142pt, 143pt, 144pt, 160pt,		Pvt	7200	3.55	14.44	17.99	TMC
608	608	Sewage Pumping Station	0.04	Shil Village 161pt,		Pvt	7200	0.30	0.55	0.85	TMC
609	609	Education Complex	1.30	Shil Village 134pt, 138pt,		Pvt	7200	9.38	38.15	47.53	TMC
610	610	Play Ground	1.13	Shil Village 134pt, 138pt,		Pvt	7200	8.11	0.24	8.35	TMC
611	611	Primary and Secondary School	0.70	Dawale Village 190pt, 58pt, 59pt, 60pt,		Pvt + Govt	10400	3.64	9.32	12.96	TMC
612	612	Hospital	0.60	Dawale Village 58pt, 60pt,		Pvt + Govt	10400	3.12	7.99	11.11	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
613	613	Sewage Pumping Station	0.04	Dawale Village 46pt,		Pvt	10400	0.45	11.59	12.03	TMC
614	614	Public Amenity	0.99	Dawale Village 72pt, 74pt, Shil Village 204pt,		Pvt	10400	10.37	15.83	26.20	TMC
615	615	Health Center	0.40	Dawale Village 85pt, 86pt,		Pvt	7200	2.79	11.35	14.15	TMC
616	616	Play Ground	1.59	Dawale Village 85pt, 86pt, Shil Village 201pt, 202pt,		Pvt	10400	16.09	0.28	16.37	TMC
617	617	Education Complex	1.05	Dawale Village 85pt, Shil Village 197pt, 199pt, 201pt, 202pt, 203pt,		Pvt	7200	7.29	29.64	36.92	TMC
618	618	Shopping Center and Vegetable Market	0.59	Shil Village 195pt, 196pt,		Pvt	7200	4.26	17.32	21.57	TMC
619	619	Dispensary and Maternity Home	0.39	Shil Village 108pt, 120pt,		Pvt	7200	2.79	11.34	14.13	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
620	620	Play Ground	1.61	Shil Village 108pt, 120pt, 89pt, 90pt,		Pvt + Govt	7200	5.78	0.29	6.07	TMC
621	621	Education Complex	1.04	Shil Village 88pt, 89pt, 90pt, 91pt,		Pvt + Govt	7200	7.50	30.51	38.01	TMC
622	622	Solid Waste Management	13.52	Shil Village 101, 102pt, 103, 104, 105pt, 218 A- Re.Forest, 92pt, 97pt,		MIDC+ PVT	7200	97.36	21.38	118.74	TMC
623	623	Primary and Secondary School	0.35	Desai Village 175pt, 56pt, 58pt,		Pvt	7400	2.63	10.39	13.01	TMC
624	624	Play Ground	0.37	Desai Village 175, 55pt, 56pt, 58pt,		Pvt	7400	2.75	0.20	2.95	TMC
625	625	Dispensary	0.29	Desai Village 189pt, 96pt, 97pt,		Pvt	7400	2.12	8.39	10.51	TMC
626	626	Primary and Secondary School	0.46	Desai Village 189pt, 97pt,		Pvt	7400	2.15	3.86	6.01	TMC
627	627	Municipal Market	0.29	Desai Village 176pt, 97pt,		Pvt	7400	3.41	13.51	16.92	TMC
628	628	Garden	1.11	Desai Village 100pt, 101, 102pt,		Pvt	7400	8.25	0.23	8.48	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
				103pt, 104pt, 185, 188pt, 223 P, 243pt, Tale Pada,							
629	629	Public Housing	15.25	Desai Village 108pt, 109pt, 110pt, 111pt, 112, 185pt, 186pt, 187pt, 190pt, 191pt. Sangarli Village 20pt, 21pt, 54pt. Desai Village 113pt, 114pt, 191pt, 192pt, 193pt, 194pt, 195pt, 236pt, Khidkali Village 140pt. Sangarli Village 20pt, 55pt, Khanpt,		Pvt + Govt	7400	112.84	446.50	559.34	TMC
630	630	Road Side Amenities	0.28	Desai Village 108pt, Sangarli Village 27pt,		Pvt	15101	4.27	3.76	8.03	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
631	631	Primary and Secondary School	0.66	Desai Village 115pt, 116pt, 195pt, 223 P pt,		Pvt	7400	4.87	19.29	24.16	TMC
632	632	Garden	0.92	Desai Village 115pt, 116pt, 195pt,		Pvt + Govt	7400	3.42	0.29	3.71	TMC
633	633	Truck Terminus	4.89	Desai Village 113pt, 116pt, 118pt, 119, 120, 121pt, 125pt, 195pt, 206pt, Khidkali Village 131Apt, 132pt, 133pt, 134pt, 136pt,		Pvt + Govt	7400	36.21	65.12	101.33	TMC
634	634	Parking	0.23	Desai Village 113pt, 192pt, 195pt, Khidkali Village 139pt, 140pt, Khan,		Pvt + Govt	11900	2.69	3.01	5.71	TMC
635	635	Bus Stand & Depot	1.12	Desai Village 113pt, 120pt, 121pt, 195pt, Khidkali Village 136pt, 137pt, 138pt, 139pt, Khan,		Pvt + Govt	11900	13.33	14.91	28.24	TMC





Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Ownership	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
636	636	Fire Brigade	0.45	Desai Village 121pt, Khidkali Village 133pt, 134pt, 136pt,		Pvt	10200	4.62	6.03	10.65	TMC
637	637	Housing for All (PMAY) and HDH	2.80	Desai Village 12pt, 136pt, 137pt, 138, 139, 140pt, 218pt, 219pt, 220pt, Road, Padle Village 94pt,		Pvt + Govt	7400	20.70	81.89	102.59	TMC
638	638	College	0.49	Desai Village 139pt, 219pt, Road pt, Padle Village 94pt,		Pvt + Govt	7400	3.66	14.47	18.12	TMC
639	639	Library & Welfare Center	0.36	Desai Village 136pt, 219pt,		Pvt + Govt	7400	2.67	10.55	13.22	TMC
640	640	Water Works	0.25	Desai Village 136pt, 219pt, Padle Village 94pt,		Pvt + Govt	7400	1.87	3.37	5.24	TMC
641	641	Municipal Ward Office	0.28	Desai Village 136pt, 219pt, Padle Village 94pt,		Pvt + Govt	7400	2.06	3.71	5.77	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
642	642	Extn. to Crematorium	0.20	Padle Village 94pt,		Pvt	7500	1.53	0.16	1.68	TMC
643	643	Hospital	2.05	Desai Village 130pt, 132pt, 133pt, 134pt, 135pt, 211pt, 214pt,		Pvt	7400	15.19	60.11	75.30	TMC
644	644	Hostel	0.50	Desai Village 136pt, 213pt, 214pt, 219pt, 223P, Padle Village 94pt,		Pvt	7400	3.69	14.59	18.27	TMC
645	645	Garden	1.48	Desai Village 134pt, 135pt, 211pt, 212, 213pt, 214pt, Khidkali Village 117pt, 118pt,		Pvt	7400	10.97	0.27	11.24	TMC
646	646	Sports Complex	1.86	Desai Village 134pt, 211pt, Khidkali Village 117pt, 118pt, 119pt, 129pt, Padle Village 1pt, 4pt, 94pt,		Pvt	7500	13.92	24.70	38.62	TMC
647	647	Shopping Center and	0.27	Khidkali Village 117pt, 118pt,		Pvt	10200	2.80	8.05	10.86	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
		Vegetable Market		Padle Village 94pt,							
648	648	Garden	0.21	Sangarli Village 11pt,		Pvt	15100	3.55	0.19	3.75	TMC
649	649	Municipal Market	0.23	Khidkali Village 15pt, 16Apt, Sangarli Village 1pt, 3pt,		Pvt	8500	2.20	7.59	9.79	TMC
650	650	Hospital	0.60	Sangarli Village 1pt, 3pt, 5pt,		Pvt	8500	5.11	17.59	22.70	TMC
651	651	Primary and Secondary School	0.66	Sangarli Village 16pt, 1pt, 2pt, 3pt,		Pvt	8500	5.63	19.40	25.04	TMC
652	652	Play Ground	0.58	Sangarli Village 35pt, 46pt,		Pvt	8500	4.96	0.27	5.23	TMC
653	653	Park	4.24	Sangarli Village 1pt, 47pt, 48, 49pt,		Pvt	8500	36.43	0.55	36.99	TMC
654	654	Primary and Secondary School	0.43	Sangarli Village 1pt, 47pt, 48pt, 49pt,		Pvt	8500	3.66	12.61	16.27	TMC
655	655	Play Ground	0.48	Khidkali Village 37Apt, Sangarli Village 50pt, 51pt,		Govt	8500	4.09	0.21	4.31	TMC
656	656	Extn. to Garden	1.40	Khidkali Village 147pt, 153pt, 154pt, 200pt,		Pvt + Govt	10200	13.32	0.27	13.60	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
657	657	Educational Purpose	114.49	Daighar Village 16pt, 18pt. Khidkali Village 7pt,8pt,9pt,10,11pt, 17,18pt,19,20,21,22, 23,24,25, 26,27pt,28pt, 29pt,30pt,31,32,33, 34,35,36,38,39,40,41, 42,43,44,45,46,47,48, 49,50,51,52,53,54,55, 56,57,58,59,60,61,62, 63,64,65,66,67,68,69, 70,71pt,72,73,74pt,75pt, 76pt,77,78,79,80,81,82, 83pt,84,85,86,87,88,89, 90,91,92,93,94,95,96pt, 97,98,99pt,100,101,102pt,		Pvt + Govt	8200	938.82	1523.86	2462.68	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
				103,104,105,106,107,108pt,109pt,110pt,152pt,153pt,154pt,161pt,164pt,166,167,168,169,170,171,172,173pt,174pt,175pt,176pt,177,178,179,180,181,182,183,184,185,186,187,188,189pt,190,191,192,193,194pt,195pt,197pt,198pt,37 Apt.							
658	658	Extention to Solid Waste Management	12.76	Daighar Village 13pt, 14, 15pt, 16pt, 18pt, 19, 20, 21, 22pt, 23pt,		TMC+ GOVT	8200	105.06	170.53	275.60	TMC
659	659	Water Works	0.39	Daighar Village 23pt, 24pt, 8pt, 9pt,		TMC +pvt	8200	3.02	4.90	7.92	TMC
660	660	Municipal Purpose	0.45	Daighar Village 23pt, 24pt,		TMC +pvt	8200	3.58	5.81	9.40	TMC



Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
661	661	Garden	0.62	Daighar Village 22pt, 23pt, 24pt,		TMC +pvt	8200	4.86	0.27	5.13	TMC
662	662	Extn. to Crematorium	0.44	Daighar Village 26pt,		Pvt + Govt	8200	0.22	0.27	0.49	TMC
663	663	Garden	0.15	Daighar Village 26pt, 27pt, 28pt,		Pvt + Govt	8200	0.61	0.07	0.69	TMC
664	664	Sewage Pumping Station	0.08	Daighar Village 101pt,		Pvt	8200	0.85	0.21	1.07	TMC
665	665	Play Ground	0.60	Daighar Village 101pt, Gaothan,		Pvt	8200	5.06	0.27	5.33	TMC
666	666	Primary and Secondary School	0.74	Daighar Village 101pt, 103pt, Gaothan,		Pvt	8200	6.00	1.97	7.97	TMC
667	667	Sewage Pumping Station	0.06	Shil Village 13pt, 29pt, 33pt,		Pvt + Govt	2600	0.17	0.85	1.01	TMC
668	668	Fire Brigade	0.57	Daighar Village 80pt, 81pt, 86pt, Kha.pt,		Pvt + Govt	8200	4.20	6.82	11.02	TMC
669	669	Play Ground	1.46	Daighar Village 72 A-pt, 72 B, 83pt,		Pvt + Govt	8200	11.27	0.32	11.60	TMC
670	670	Primary and Secondary School	0.89	Daighar Village 72 Apt, 83pt,		Pvt + Govt	8200	7.27	25.97	33.24	TMC





Sr. No.	Res. No.	Purpose of Reservation	Area (Ha)	Survey No.	CTS. No.	Land Owners hip	Land Rate as per ASR 2022-23	Estimated Cost of Acquisition	Estimated Cost of Development	Total Cost	Appropriate Authority
671	671	Hospital	0.81	Daighar Village 76pt, 81pt, 82pt, 83pt,		Pvt + Govt	8200	6.62	23.64	30.26	TMC
672	672	TMT	1.65	Daighar Village 76pt, 77pt, 81pt,		Pvt + Govt	8200	13.74	22.31	36.06	TMC
673	673	Truck Terminus	2.86	Shil Village 69pt, 70pt, 71pt,		Central Govt+ Pvt	11300	31.91	37.59	69.50	TMC
674	674	Police Station	0.36	Shil Village 60pt, 63pt, Khan,		Pvt + Govt	11300	4.08	4.81	8.90	Commissio ner of Police, Thane
675	675	Municipal Purpose	0.32	Shil Village 63pt, 67pt,		Govt	7200	2.37	4.38	6.76	TMC



### ANNEXURE 3 Municipal Finance Revenue

MUNICIPAL FINANCE REVENUE (in Cr.)			
YEAR	REVENUE	EXPENDITURE	BALANCE
2019-20	4333.19	4331.68	1.51
2020-21	4086	4085.5	0.5
2021-22	2755.32	2754.97	0.35
2022-23	3384	3383.69	0.31
2023-24	4370	4369.73	0.27



**ANNEXURE 4 Phase wise Program (Phase of two years each)**

	<b>Purpose of Reservation</b>	<b>Phase I</b>	<b>Phase II</b>	<b>Phase III</b>	<b>Phase IV</b>	<b>Phase V</b>
1	Amusement & Snow Park, Mangrove Park, park, Botanical Garden, Recreational Ground, Zoological Park, Waterfront Development. Children Playground, Playground, Multipurpose Ground, Sports Complex, Swimming Pool & Gymnasium, Garden, Children's Park,	1, 13, 18, 39, 58, 63, 67, 73, 91, 95, 108, 111, 126, 155, 174, 178, 186, 199, 217, 224, 235, 268, 272, 287, 304, 333, 362, 422, 437, 495, 506, 569, 663,	11,15,48,56,57,60, 75,96,117,123,148, 149,185,197,198,2 02,206,207,219,22 1,236,250,284,319, 322,326,334,358,3 65,369,377,385,39 4,399,402,406,409, 417,428,433,436,4 40,462,465,469,49 3,499,521,527,567, 580,603,616,632,6 52,655,661,665,	24,49,78,100,116,1 31,143,180,194,20 9,212,227,239,256, 257,259,267,281,2 95,323,338,346,37 4,381,383,387,398, 410,415,424,435,4 41,448,463,467,48 2,491,494,502,511, 523,546,568,587,6 07,620,628,645,64 8,656,669,	34,70,86,106,124,1 33,142,158,187,19 1,231,266,270,291, 292,293,305,307,3 43,379,388,395,40 8,411,416,423,443, 460,515,528,542,5 49,562,588,600,61 0,624,646,653,	35,136,138,156,16 9,170,204,271,303, 311,331,341,405,4 50,455,605,
2	Animal Crematorium and Care centre		357	592		
3	Auditorium, Drama Theatre		129	445		
4	Bal Bhavan & Skill Development centre	8				
5	Bus Depot, Bus Stand, Bus Stand & Depot, Bus Terminus, TMT	29, 93, 540, 635	53, 175, 244, 299, 601	253, 277, 345, 672	200, 509	367, 573
6	Cemetery, Burial Ground, Crematorium, Crematorium and Memorial Park	43, 421, 451, 551, 552	65, 359, 401, 419, 507, 516, 583, 590	190, 248, 384, 501, 505, 593, 662	240, 329, 400, 420, 642	228



	<b>Purpose of Reservation</b>	<b>Phase I</b>	<b>Phase II</b>	<b>Phase III</b>	<b>Phase IV</b>	<b>Phase V</b>
7	Community Centre, Cultural/Civic Centre/Meditation Centre/Municipal Purpose	371	308			
8	Convention Centre, Viewing Tower/CBD		313			
9	Disaster Management Cell	457				
10	Dispensary, Dispensary and Maternity Home, Hospital, Health centre, Maternity Home, specially abled Hospital.	27,137,216,279,29 6,361,380,561,612, 625,671,	6,103,150,161,208, 245,317,330,368,5 34,555,578,615,61 9,643,	94,173,182,201,26 2,275,278,325,376, 470,577,650,	188, 390, 449, 504, 544, 589	
11	Fire Brigade	38, 147, 232	238, 351, 446, 532, 636	557, 574	298, 604	668
12	Government Purpose				25, 447	
13	Growth centre, Town Sub-centre,		606	425		
14	Hostel, Working Women Hostel & Training centre, Night Shelter.	16, 337	2, 407	644		
15	Internal Metro Carshed		309			
16	ITI & Girls Hostel	485				
17	Jetty	23, 247	355, 459			
18	Library & Cultural centre, Library & Welfare centre	26,389, 464,497	110,205,363,554,5 81,	145, 260, 336	382	639
19	Mayor's Bungalow & Art Gallery	122				



	Purpose of Reservation	Phase I	Phase II	Phase III	Phase IV	Phase V
20	MHADA Housing, Municipal Housing, Public Housing, Housing for All (PMAY) and HDH, Housing for Dishoused, Project Affected Person, Transit Camp, Shram Saphalya Awaas Yojana	152, 301,629	54, 166	226	352, 498	637
21	MMRDA Office	144				
22	MSEDCL		183	476		
23	MSRTC Bus Depot and Workshop, MSRTC Depot/Public Parking /Commercial Use	52, 316, 378				
24	Municipal Purpose	21,55, 92, 192, 347, 366,508,522	42,66,77,101,140,2 33,288,349,530,55 9,675,	72, 115, 141, 274, 471, 660	160, 321, 353, 404, 487	252, 393, 545
25	Municipal Officers Quarters		254			
26	Municipal Ward Office	44, 297	480, 572, 641	539		
27	New Railway Station	89				
28	Old Age Home	306				
29	Parking, Parking & Electric Charging Station Parking & Vehicle Depot	7,9,90,146,172,255 ,282,403,431,475,5 29,575,634,4A & 4B,	10,47,51,62,118,12 1,184,241,373,414, 526,442A & 442B,	50,59,64,79,109,15 1,193,213,251,286, 300,340,348,531,5 60,563,	61,80,104,154,249, 344,541,	152, 162, 176, 234, 315, 565
30	Town Park		237			
31	Police Station	12, 37, 263	46, 159, 242, 535,	479, 674	597	570
32	Post Office		41	327, 413	496, 537	598



	<b>Purpose of Reservation</b>	<b>Phase I</b>	<b>Phase II</b>	<b>Phase III</b>	<b>Phase IV</b>	<b>Phase V</b>
33	Primary and Secondary School, College, Education Complex, Educational Purpose, Digital University, specially abled School	3,135,243,285,302,324,360,370,375,466,514,556,558,579,	33,45,120,128,139,153,218,225,273,294,312,314,318,339,391,432,434,438,483,489,517,520,550,596,602,623,631,666,	36,71,112,127,181,203,229,280,290,335,429,478,503,524,594,609,626,638,657,	76,196,222,261,342,364,481,486,611,621,651,670,	230,269,289,310,426,456,473,510,543,617,654,
34	Roadside Amenities, Public Amenity	14, 87, 165, 171, 630	88, 134, 492	164, 439, 519, 614	168, 214, 396	189
35	RTO	458				
36	SATIS Deck	20				
37	Scrap Yard	179				
38	Sewage Pumping Station, Sewage Treatment Plant, Sewage Treatment Plant & Pumping Station, Drainage Works, Membrane Bioreactor	31,85,195,354,444,454,477,512,564,582,585,613,664,667,	82,215,472,484,513,547,586,599,608,	264, 265, 553,591		
39	Shopping centre, Shopping centre and Vegetable Market, Shopping Centre & Hawker Market, Municipal Market, Market, Market and Shopping centre, Vegetable Market.	19,102,114,132,246,276,372,386,412,427,430,518,525,595,618,649,	17,40,177,211,223,258,320,328,332,418,490,533,566,571,627,644,647,			
40	Slaughterhouse				488	
41	Solid Waste Management	30, 83, 453, 658	107, 356,584, 622			
42	Telephone Exchange			536		
43	Truck Terminus		633	673		





	<b>Purpose of Reservation</b>	<b>Phase I</b>	<b>Phase II</b>	<b>Phase III</b>	<b>Phase IV</b>	<b>Phase V</b>
44	URS Purpose	22, 68, 84, 105	28,74, 98, 125	81, 99, 468	32, 130, 220, 392	210, 397
45	Water Supply Department, Water Works, Pumping Station, Sump & ESR,	5, 97, 119, 283, 538	163, 350, 474, 576	167, 452, 461, 640, 659	69, 500, 548	

