

Appendix II – Unit wise plans of Proposed Land Use

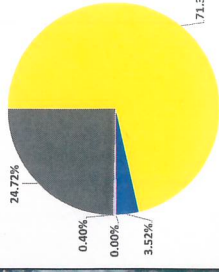


UNIT LOCATION WITHIN SPA BOUNDARY



CHAIRMAN
DY CHAIRMAN
CHIEF ENGINEER
DY. CE DESIGN
ADVISOR PLANNING

CHART FOR PROPOSED LAND USE CLASSIFICATION
AS PER ZONES



PROPOSED LAND USE CLASSIFICATION

Category	Area (Sq.mts.)	Percentage
Residential	4,59,194.89	71.35%
Commercial	22,676.57	3.52%
Health Care	8.14	0.00%
Port Allied Activities	2,592.93	0.40%
Port Operational Zone	1,59,088.30	24.72%
Total	6,43,560.83	100.00%

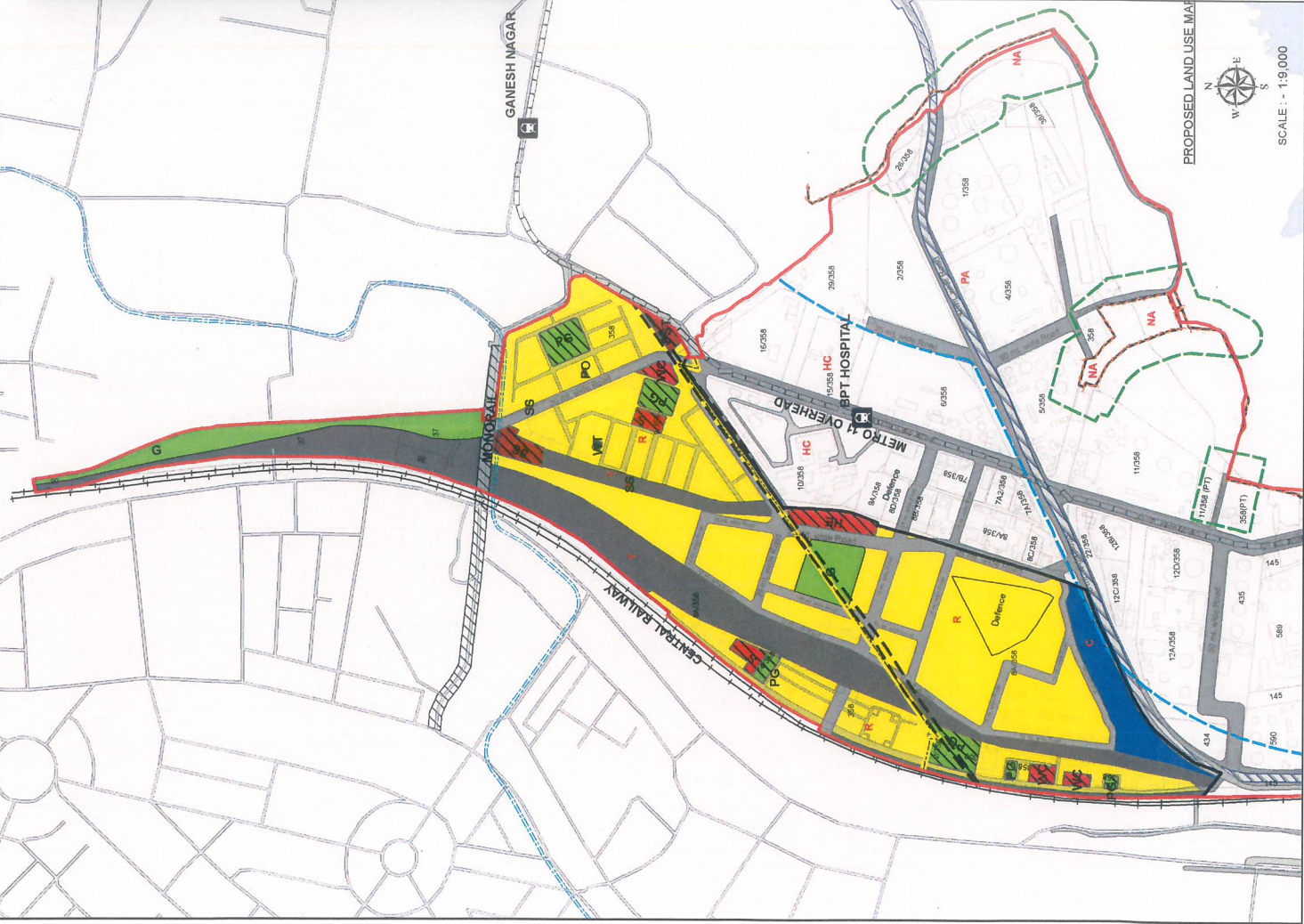
Category	Area (Sq.mts.)	Percentage
School	4,521.64	0.70%
Higher Education	6,153.51	0.96%
Water tank	252.08	0.04%
Play ground	20,204.59	3.14%
Post & Telegraph	108.37	0.02%
Police station	2,315.62	0.36%
Sub station	5,067.23	0.79%
Welfare centre	5,282.34	0.82%
Total	43,905.36	6.82%

Category	Area (Sq.mts.)	Percentage
Garden	39,942.29	6.21%
Total	39,942.29	6.21%

Code	Land Use Zones	Code	Existing Amenities
R	Residential	S	School
C	Commercial	HE	Higher Education
HC	Health Care	D	Dispensary
PA	Port Allied Activities	HO	Hospital
POZ	Port Operational Zone	MF	Other Medical Facilities
PT	Port Eco-Tourism	WT	Water Tank
T	Transport	SC	Sanitary
NA	Natural Area	SWM	Sanitary Waste Management
		SPS	Sewage Pumping Station
		PG	Playground
		FB	Fire Brigade
		PS	Police Station
		PT	Post & Telegraph
		PO	Post Office
		SS	Sub Station
		WC	Welfare Centre
		CT	Cinema Theatre
		CE	Cemetery
		ICT	Intermodal Cruise Terminal
		H	Heritage Structure
		W	Harbour/Bay/Basin
			Water Body

Code	Land Use Zones	Code	Existing Amenities
S	School	MT	Market
HE	Higher Education	PORT	Port Museum
D	Dispensary	PL	Parking Lots
HO	Hospital	DCT	Domestic Cruise Terminal
MF	Other Medical Facilities	ICT	Intermodal Terminal
WT	Water Tank	RO	RO Pkx
SC	Sanitary	RO PAK	Ro Pkx
SWM	Sanitary Waste Management	RO PAK	Ro Pkx
SPS	Sewage Pumping Station	RO PAK	Ro Pkx
PG	Playground	RO PAK	Ro Pkx
FB	Fire Brigade	RO PAK	Ro Pkx
PS	Police Station	RO PAK	Ro Pkx
PT	Post & Telegraph	RO PAK	Ro Pkx
PO	Post Office	RO PAK	Ro Pkx
SS	Sub Station	RO PAK	Ro Pkx
WC	Welfare Centre	RO PAK	Ro Pkx
CT	Cinema Theatre	RO PAK	Ro Pkx
CE	Cemetery	RO PAK	Ro Pkx
ICT	Intermodal Cruise Terminal	RO PAK	Ro Pkx
H	Heritage Structure	RO PAK	Ro Pkx
W	Harbour/Bay/Basin	RO PAK	Ro Pkx
	Water Body	RO PAK	Ro Pkx

Notes:
1. THE PROPOSED LAND USE ZONES SHALL BE SUBJECT TO OTHER REGULATIONS AND ACTS, 2. ANY AMENDMENT TO THE PROPOSED LAND USE ZONES SHALL BE SUBJECT TO THE APPROVAL OF THE SPECIAL PLANNING AUTHORITY.
3. THE PROPOSED LAND USE ZONES SHALL BE SUBJECT TO THE APPROVAL OF THE SPECIAL PLANNING AUTHORITY.
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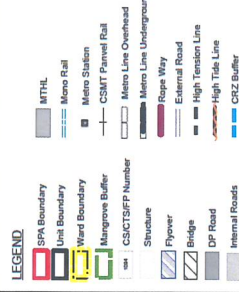


PROPOSED LAND USE MAP



UNIT 1.2
Wadala Estate

UNIVERSITY OF THE PACIFIC



CHAIRMAN

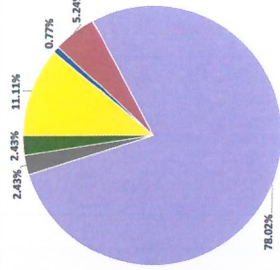
DY CHAIRMAN

CHIEF ENGINEER

BY: CE DESIGN

DRG.NO. :- MBPT / SPA / PLU-2018 / 2

CHART FOR PROPOSED LAND USE CLASSIFICATION
AS PER ZONES



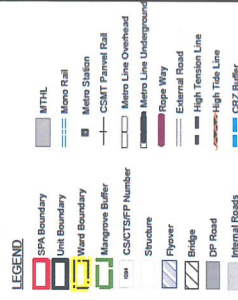
PROPOSED LAND USE CLASSIFICATION

Land Use Zones			S	HE	R
Category	Area (Sq.mts.)	Percentage			
Residential	1,49,137.16	11.11%			
Commercial	10,326.17	0.77%			
Health Care	70,264.38	5.24%			
Port Allied Activities	10,471,401.13	78.02%			
Transport	32,653.96	2.43%			
Natural Area	32,595.59	2.43%			
Total	13,42,117.39	100.00%			
Existing Amenities					
Category	Area (Sq.mts.)	Percentage			
School	1,100.13	0.08%			
Hospital	43,775.99	3.26%			
Water tank	1,678.25	0.13%			
Sanitary Convenience	35.97	0.00%			
Play ground	695.75	0.05%			
Fuel station	1,749.29	0.13%			
Sub station	6,914.30	0.52%			
Heritage	1,526.28	0.11%			
Total	57,475.95	4.28%			
Reservation					
Category	Area (Sq.mts.)	Percentage			
Solid waste management facilities	2,390.02	0.18%			
					
					
					
Parking lots	3,464.90	0.26%			
Total	5,854.92	0.44%			

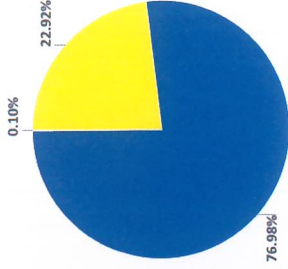
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PROPOSED LAND USE MAP

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UNIT 2
Sewri Estate

CHAIRMAN	
DY CHAIRMAN	
CHIEF ENGINEER	
DY. CE DESIGN	
ADVISOR PLANNING	
DRG.NO. :- MBPT / SPA / PUJ-2018 / 03	

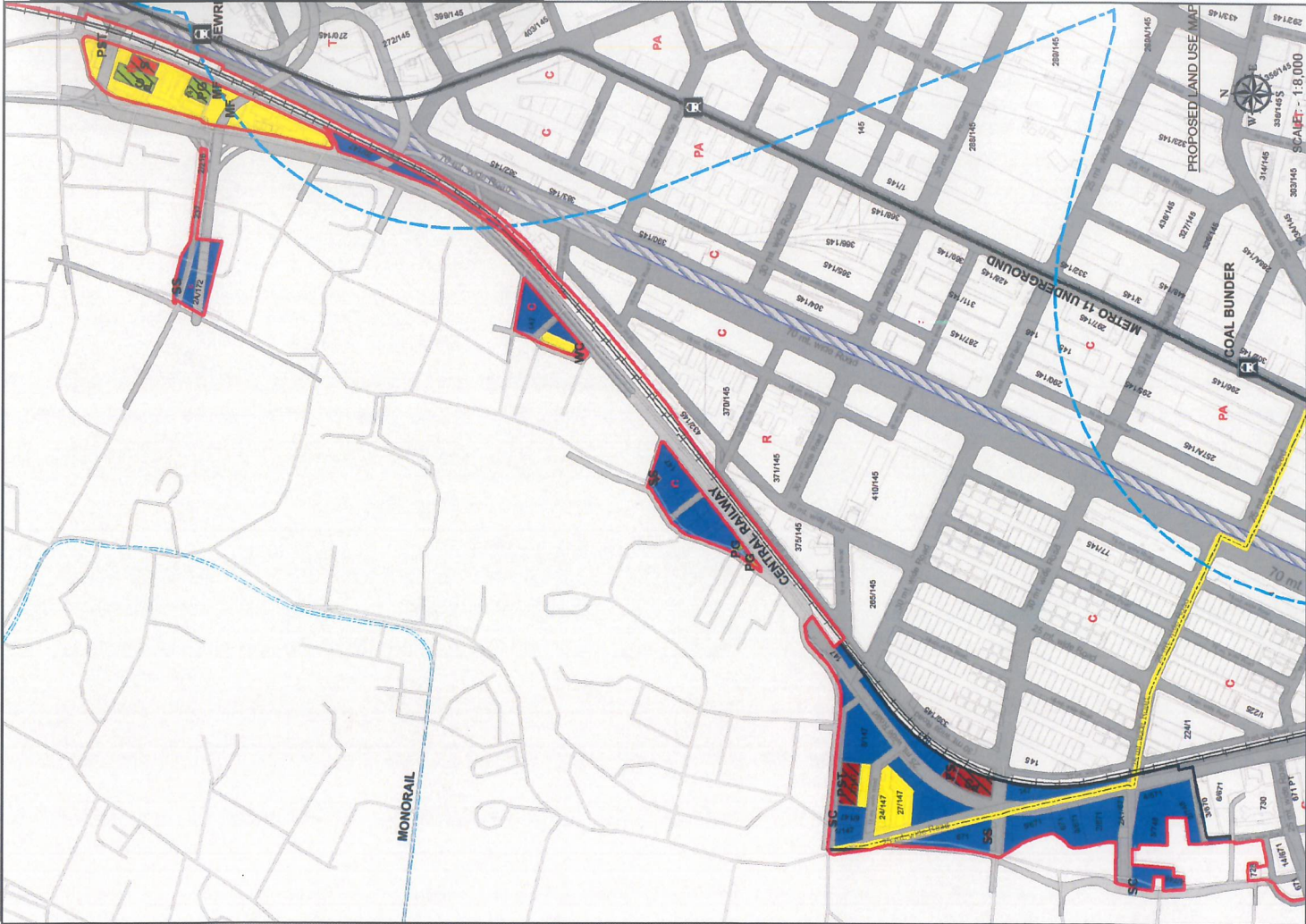


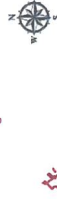
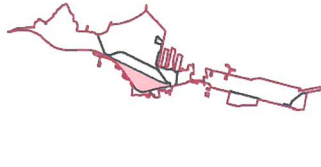
PROPOSED LAND USE CLASSIFICATION

Land Use Zones		Percentage
Category	Area (Sq.mts.)	
Residential	39,663.01	22.92%
Commercial	1,33,235.11	76.98%
Transport	175.75	0.10%
Total	1,73,073.86	100.00%

Existing Amenities		Percentage
Category	Area (Sq.mts.)	
School	1,173.07	0.68%
Other Medical Facility	2,822.85	1.63%
Play ground	4,080.92	2.36%
Fire station	2,877.65	1.66%
Police station	2,657.00	1.48%
Sub station	567.00	0.35%
Welfare centre	423.73	0.24%
Total	14,545.81	8.40%

Code	Existing Amenities	Land Use Zones	Code
Education	School	Residential	S
	Higher Education	Commercial	HE
	Dispensary	Health Care	D
Health	Hospital	Port Allied Activities	HO
	Other Medical Facilities	Port Operational Zone	MF
Municipal Services	Water Tank	Port Eco-Tourism	WT
	Sanitary Concessions	Transport	SC
	Convenience Management	Natural Area	SWM
Social Amenities	Severage Pumping Station		SPS
	Feeding Ground		FG
	Open Space		OS
Public Utility	Public Utility	Reservations	PU
		Education	FB
		School	FS
Social Amenities		Health	PST
		Dispensary	PC
		Municipal Services	SS
Cemetery	Welfare Centre	Sanitary Concessions	WC
	Cinema Theatre	Solid Waste Management Facilities	CT
	Cemetery		CM
Transportation	International Cruise Terminal		ICT
	Heritage Structure	Playground Park	H
	Water Body	Garden	W
	Harbour/Bay/Beach	Tourism Area	W

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UNIT 3
Cotton Depot Es

LEGEND

	SPA Boundary		MTHL
	Unit Boundary		Mono Rail
	Ward Boundary		Metro Station
	Margrave Buffer		CSMT Parallel Rail
	CSCT/SFP Number		Metro Line Overhead
	Structure		Metro Line Underground
	Polymer		Rope Way
	Bridge		External Road
	DP Road		High Tension Line
	Internal Roads		High Tide Line
			CRZ Buffer

CHAIRMAN

DY CHAIRMAN

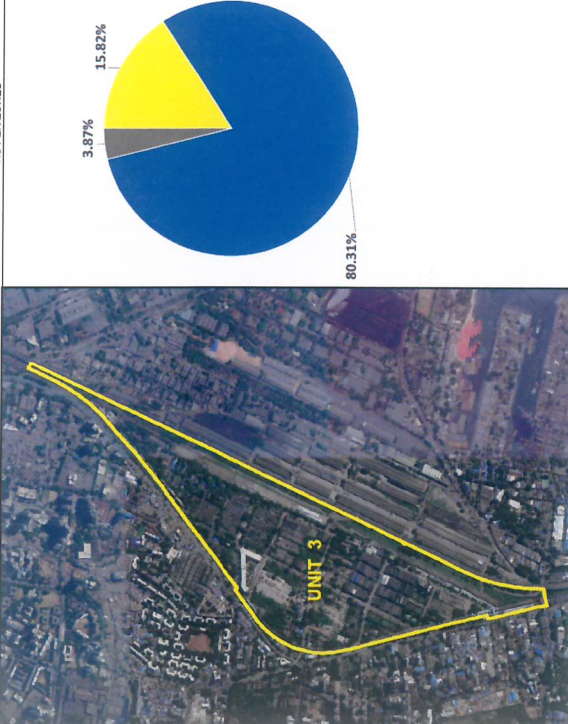
CHIEF ENGINEER

DY. CE DESIGN

ADVISOR PLANNING
/ 04 2019 / 04

DRG.NO. :- MBPT / SPA / PLU-2018 / 04

Source : Satellite Image 2017-2018 MBPT

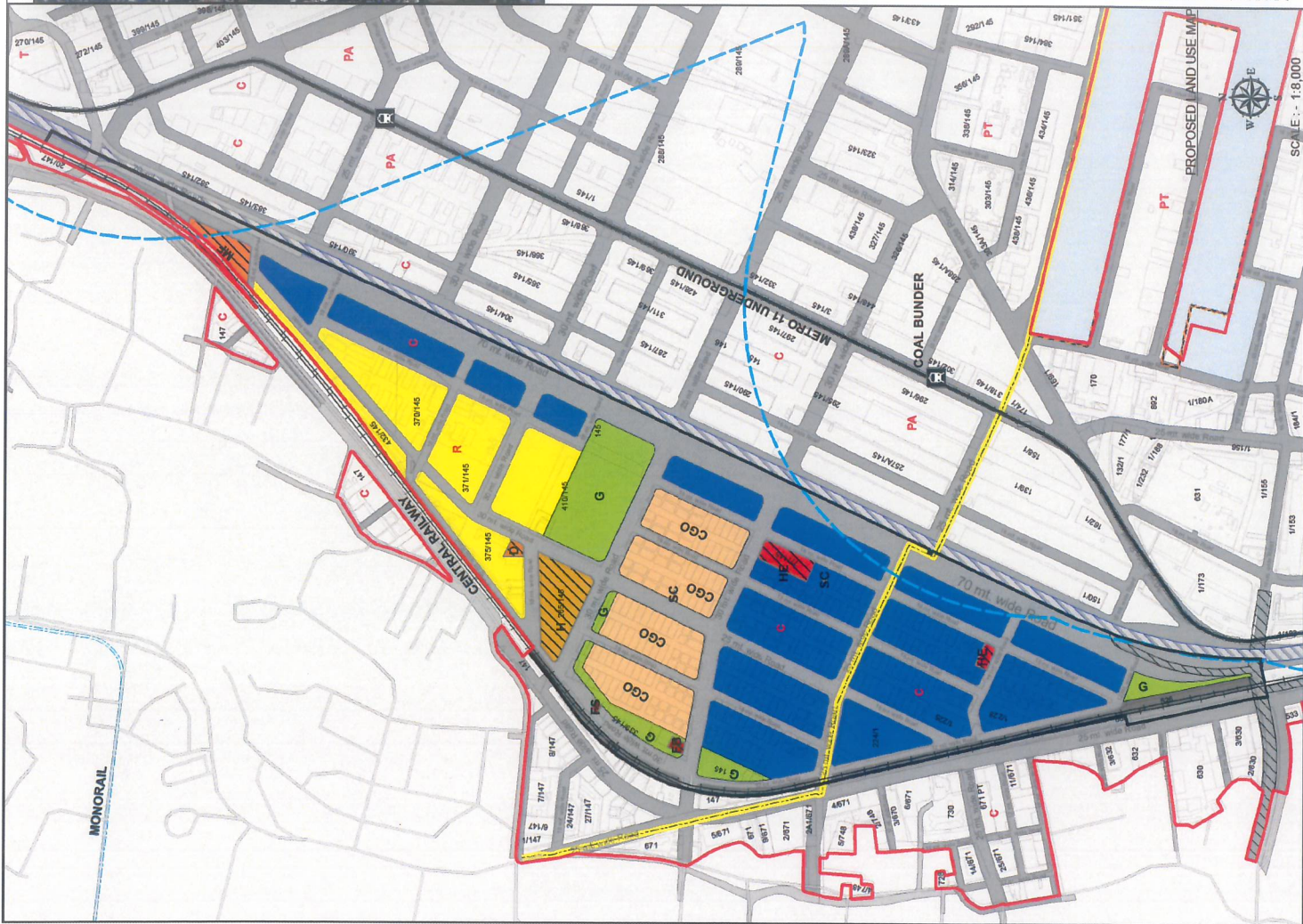


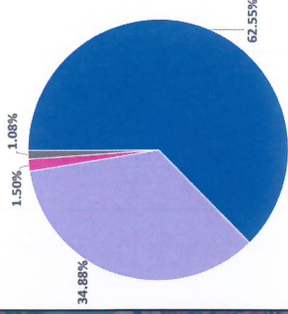
PROPOSED LAND USE CLASSIFICATION

Land Use Zones	Area		Percentage
	Category	(Sq.mts.)	
Residential		1,04,647.43	15.82%
Commercial		5,31,104.02	80.31%
Transport		25,581.28	3.87%
Total		6,61,332.74	100.00%

Existing Amenities	Area		Percentage
	Category	(Sq.mts.)	
Higher Education		4,479.36	0.68%
Dispensary		772.77	0.12%
Other Medical Facility		4,467.08	0.68%
Fire Brigade		571.87	0.09%
Fuel station		245.86	0.04%
Heritage		11,268.79	1.70%
Total		21,805.74	3.30%

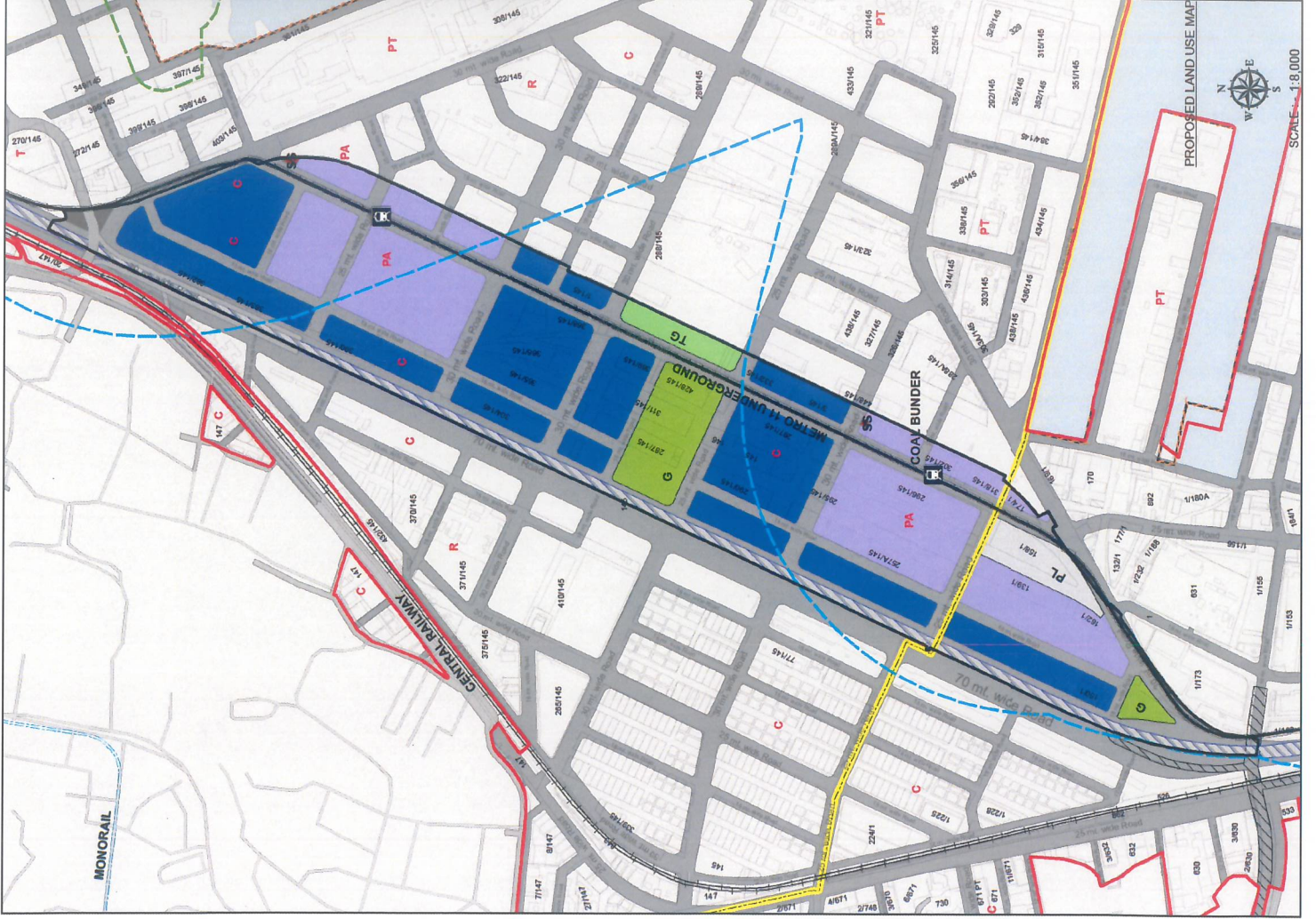
Reservation	Area		Percentage
	Category	(Sq.mts.)	
Garden		41,616.88	6.29%
CGO Complex		58,039.55	8.78%
Total		99,656.42	15.07%

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UNIT 4
Coal & Grain Deposits

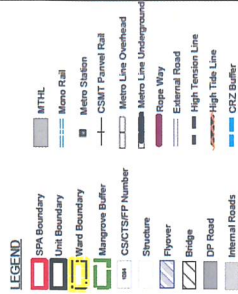
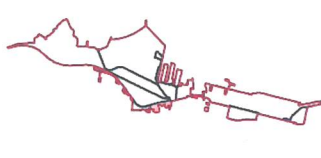
PROPOSED LAND USE CLASSIFICATION

Land Use Zones		
Category	Area (Sq.mts.)	Percentage
Commercial	3,87,165.00	62.55%
Port Allied Activities	2,15,882.83	34.88%
Port Eco-Tourism	9,796.94	1.50%
Transport	6,669.53	1.08%
Total	6,19,014.31	100.00%
Existing Amenities		
Category	Area (Sq.mts.)	Percentage
Sub station	401.85	0.06%
Total	401.85	0.06%
Reservation		
Category	Area (Sq.mts.)	Percentage
Garden	31,001.00	5.01%
Tourism Garden	9,296.94	1.50%
Parking lots	14,340.87	2.32%
Total	54,638.87	8.83%

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UNIT 6
West of Br.Nath Pai road
-Raey road



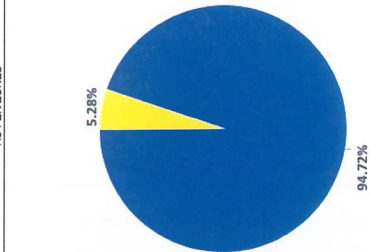
HAIRMAN

BY CHAIRMAN

CLIFF FENCING

RESEARCH DESIGN

CHART FOR PROPOSED LAND USE CLASSIFICATION
AS PER ZONES

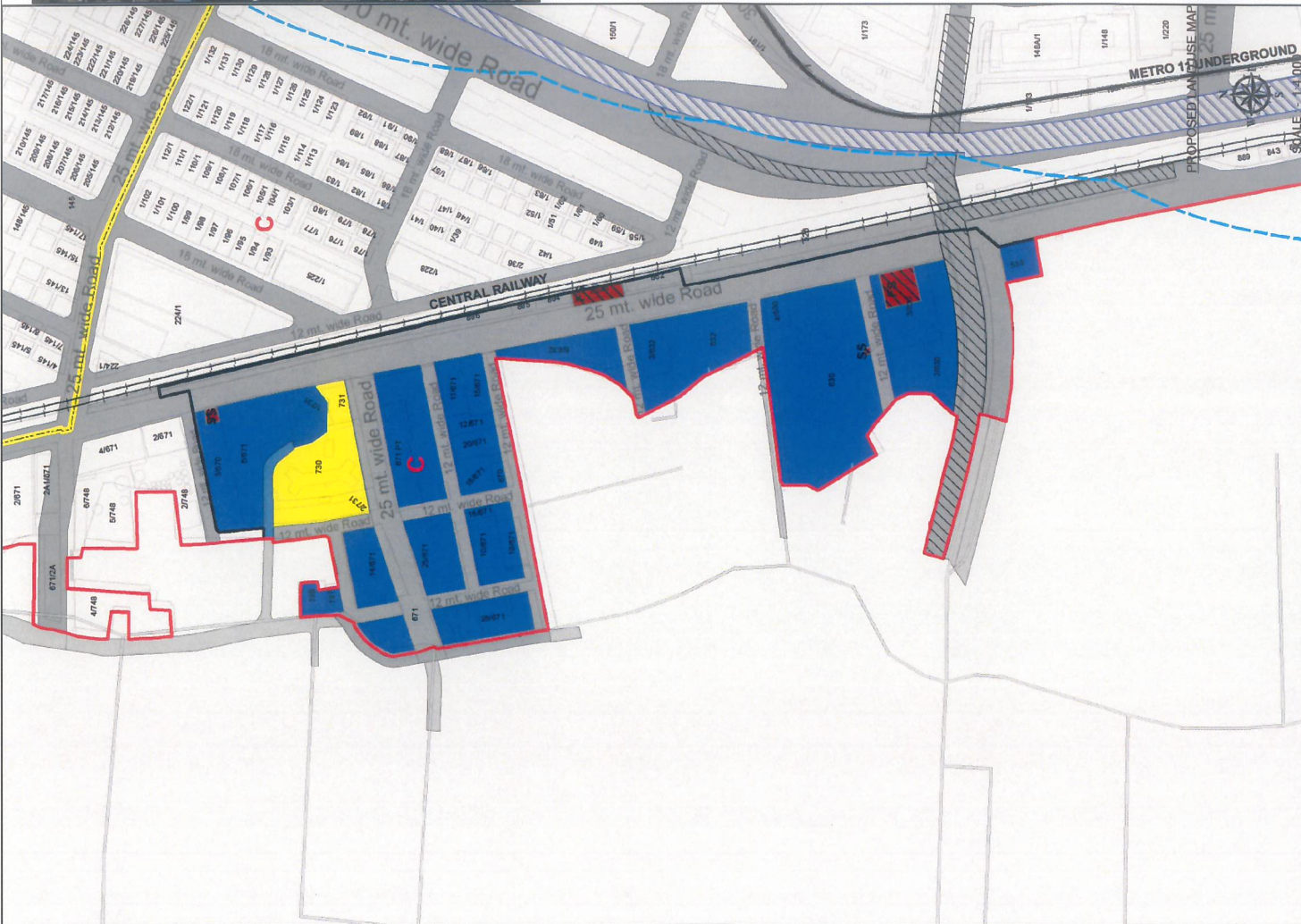


PROPOSED LAND USE CLASSIFICATION

Land Use Zones		
Category	Area (Sq.mts.)	Percentage
Residential	6,424.95	5.28%
Commercial	1,15,352.71	94.72%
Total	1,21,777.66	100.00%

Existing Amenities	
Category	Area (Sq.mts.)
Fuel station	1,588.96
Sub station	167.40
Total	1,756.36

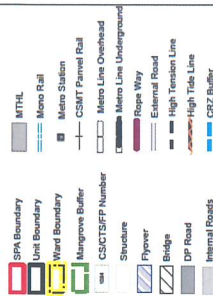
Existing Amenities	Code	Land Use Zones	Code
Education	S	Residential	R
Health	HE	Commercial	C
	D	Health Care	HC
	HO	Port Allied Activities	PA
	MF	Port Operational Zone	POZ
Municipal Services	WT	Port Eco-Tourism	PT
	SC	Transport	T
	SWM	Natural Area	NA
	SPS		
Open Space	PG		
Public Utility	FB	Reservations	Code
	FS	School	S
	PST	Health	D
	PC	Dispensary	
	PP	Municipal Services	
	SS		
Social Amenities	WC	Sanitary	SC
	CT	Conveniences	
	CEN/TTY	Solid Waste Management Facilities	SWM
Transportation	ICT	Open Spaces	PG
	ICU	Playground Park	P
Heritage	H	Garden	TG
Water Body	W	Tourism Garden	PC
		Public Utility	
		Police Chowkery	MO
		Public Offices	CGO
		Municipal Office	
		Central Government Office	
		Social Amenities	

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UNIT 7
Danukhana

UNIT LOCATION WITHIN SPA BOUNDARY

LEGEND



CHAIRMAN

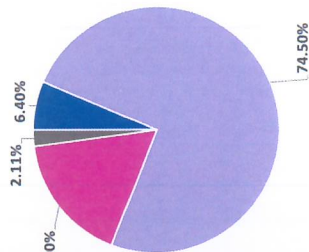
BY CHAIRMAN

EF ENGINEER

BY CE DESIGN

ADVISOR PLANNING

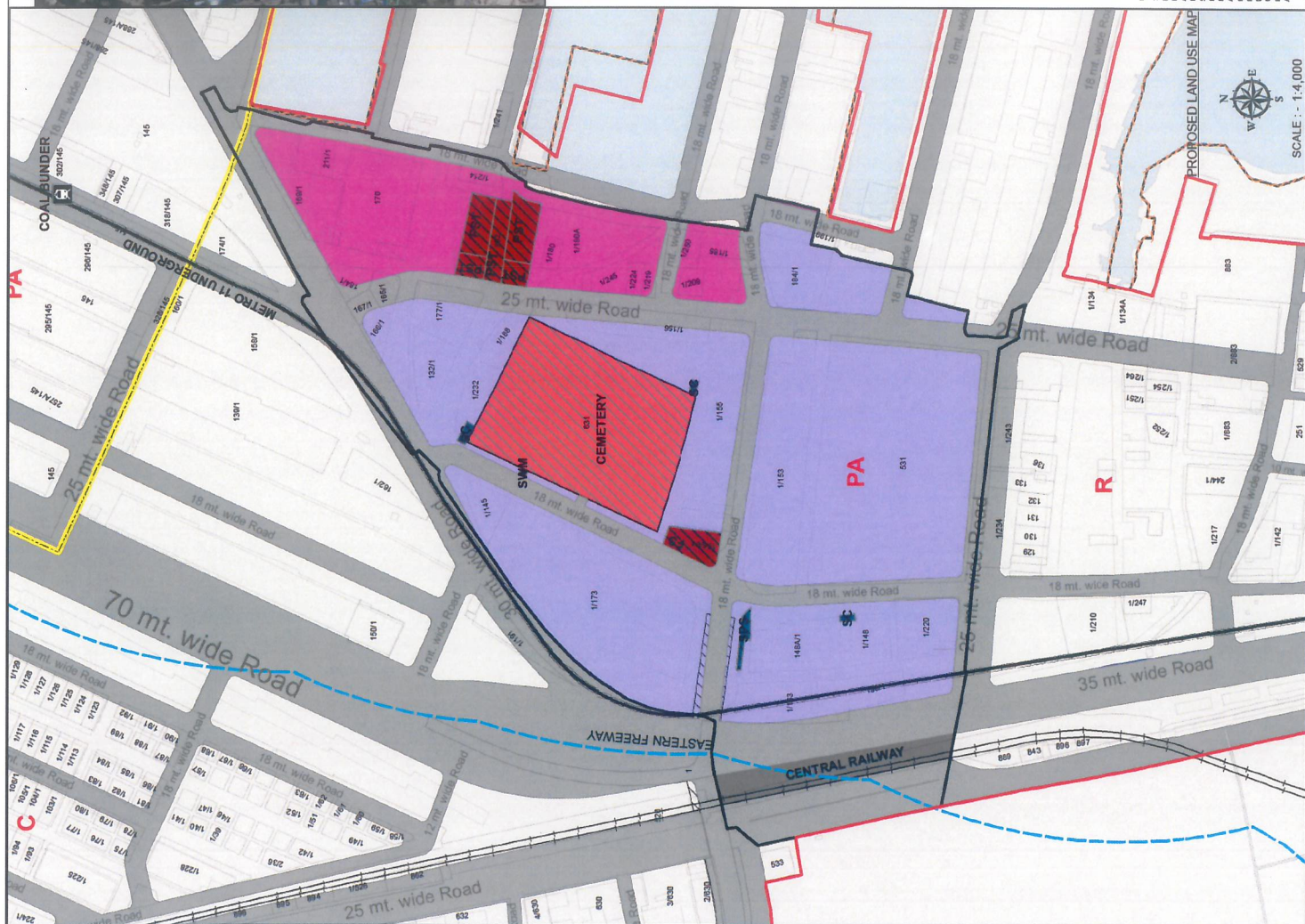
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CHART FOR PROPOSED LAND USE CLASSIFICATION
AS PER ZONES

PROPOSED LAND USE CLASSIFICATION

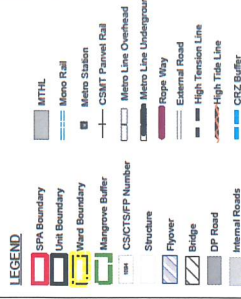
Land Use Zones		
Category	Area (sq.mts.)	Percentage
Commercial	15,668.26	6.40%
Port Allied Activities	1,82,477.22	74.50%
Port Eco-Tourism	41,633.12	17.00%
Transport	5,159.45	2.11%
Total	2,44,938.06	100.00%
Existing Amenities		
Category	Area (sq.mts.)	Percentage
Sanitary	320.25	0.13%
Convenience		
Solid waste		
management	40.75	0.02%
facilities		
Sewage Pumping Station	337.78	0.14%
Fuel station	1,148.06	0.47%
Police station	4,776.20	1.93%
Cemetery	21,349.15	8.72%
Total	27,922.19	11.40%

Code	Building Amenities	Code	Land Use Zones	Code
SE	School Higher Education	HE	Residential	R
DS	Dispensary	D	Commercial	C
HO	Hospital	HO	Health Care	HC
MF	Other Medical Facilities	MF	Port Allied Activities	PA
WT	Water Tank	WT	Port Operational Zone	PQZ
SC	Sanitary	SC	Port Eco-Tourism	PT
SWM	Solid Waste Management Facilities	SWM	Transport	T
SPS	Sewage Pumping Station	SPS	Natural Area	NA
PG	Playground	PG	Reservations	Code
FB	Fire Brigade	FB	Education	S
PS	Police Station	PS	School	S
PT	Police Training	PT	Health	D
PO	Post & Telegraph Sub-station	PO	Dispensary	D
WC	Wellness Centre	WC	Municipal Services	SC
CT	Cinema Theatre Cemetery	CT	Sanitary Conventiences	SC
ICT	Inter-Cultural Centre	ICT	Solid Waste Management Facilities	SWM
H	Heritage Structure	H	Open Spaces	PG
W	Harbour/Bay/Basin	W	Playground Park Garden	P
			Tourism Garden	TG
			Public Utility	PC
			Police Chowkies	PC
			Municipal Offices	MO
			Central Government Office	GO
			Social Amenities	MT
			Market	MT
			Port Museum	PORT MUSEUM
			Parking Lots	PL
			Domestic Cruise Terminal	DCT
			International Cruise Terminal	ICT
			Marina	MARINA
			Recrey Terminal	RO HO PAZ
				ROFWAY

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UNIT 8
Mazgaon Darukhana Estate

UNIT LOCATION WITHIN SPA BOUNDARY



CHAIRMAN

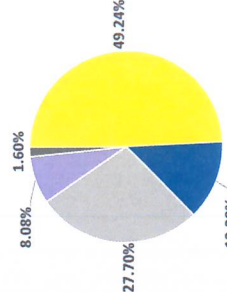
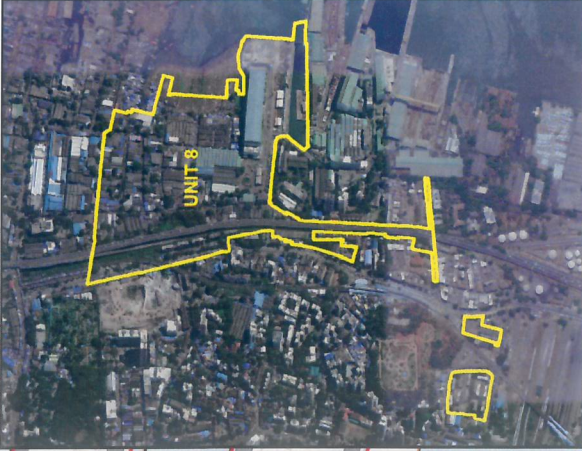
BY CHAIRMAN

CHIEF ENGINEER

DY. CE DESIGN

ADVISOR PLANNING

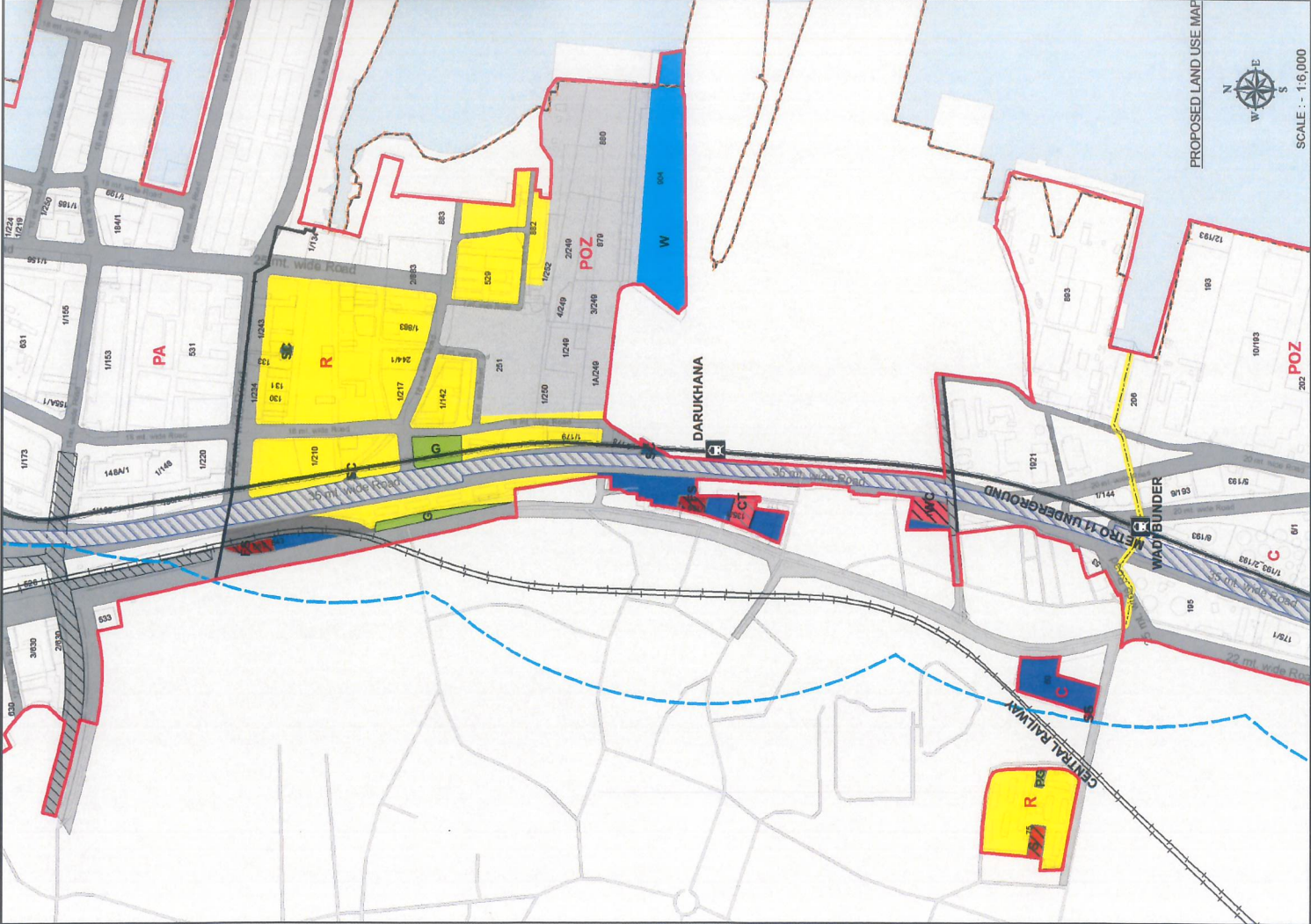
Source : Satellite Image 2017-2018 MBPT



PROPOSED LAND USE CLASSIFICATION				Code			
Land Use Zones			Existing Amenities		Land Use Zones		
Category	Area (Sq.mts.)	Percentage	Education	School	Residential	5	R
Residential	1,43,978.20	49.24%	Health	Dispensary	Commercial	D	C
Commercial	39,133.61	13.38%		Hospital	Health Care	MO	HC
Port Operational Zone	81,001.36	27.70%	Municipal Services	Other Medical Facilities	Port Allied Activities	MF	PA
Port Allied Activities	23,612.73	8.08%		Water Tank	Port Operational Zone	WT	POZ
Transport	4,665.44	1.60%		Sanitary	Port Eco-Tourism	SC	PT
Total	2,92,391.23	100.00%		Solid Waste Management Facilities	Transport	SWM	T
Existing Amenities			Sewage Pumping		Natural Area		
Category	Area (Sq.mts.)	Percentage				NA	NA
School	781.44	0.27%	Open Space	Playground	Reservations	PG	Code
Sanitary Convenience	670.12	0.23%	Public Utility		Education	FB	5
Play ground	274.30	0.09%		Fire Brigade	Health	PT	D
Welfare centre	1,495.66	0.51%		Fuel station		PC	SC
Cinema Theatre	1,176.91	0.40%		Police Station		SS	SWM
Waterbody	37,294.72	5.91%	Social Amenities	Sub station		WC	PT
Total	22,652.06	7.75%		Welfare Centre		CT	NA
Reservation			<td>Cinema Theatre</td> <td></td> <th>CMRCTRY</th> <th>Code</th>	Cinema Theatre		CMRCTRY	Code
Category	Area (Sq.mts.)	Percentage	<td>Community</td> <td></td> <th><th>5</th></th>	Community		<th>5</th>	5
Sanitary	4,015.41	1.37%	Transportation			ICT	D
Ground	4,015.41	1.37%		International		H	PG
Total				Custom Terminal		W	P
Land Use Zones			<td>Heritage Structure</td> <td></td> <th><th>G</th></th>	Heritage Structure		<th>G</th>	G
Category	Area (Sq.mts.)	Percentage	<td>Water Body</td> <td></td> <th><th>TG</th></th>	Water Body		<th>TG</th>	TG
Residential	1,43,978.20	49.24%				<th>PC</th>	PC
Commercial	39,133.61	13.38%				<th>MO</th>	MO
Port Operational Zone	81,001.36	27.70%				<th>CGO</th>	CGO
Port Allied Activities	23,612.73	8.08%				<th>MT</th>	MT
Transport	4,665.44	1.60%				<th>MUSEUM</th>	MUSEUM
Total	2,92,391.23	100.00%				<th>PL</th>	PL
Existing Amenities			<td></td> <td></td> <th><th>DCT</th></th>			<th>DCT</th>	DCT
Category	Area (Sq.mts.)	Percentage	<td></td> <td></td> <th><th>ICT</th></th>			<th>ICT</th>	ICT
School	781.44	0.27%				<th>MARINA</th>	MARINA
Sanitary Convenience	670.12	0.23%				<th>ROD P&A</th>	ROD P&A
Play ground	274.30	0.09%				<th>TERMINAL</th>	TERMINAL
Welfare centre	1,495.66	0.51%				<th>Supervy Terminal</th>	Supervy Terminal
Cinema Theatre	1,176.91	0.40%				<th>ROD P&A</th>	ROD P&A
Waterbody	37,294.72	5.91%				<th>ROD P&A</th>	ROD P&A
Total	22,652.06	7.75%				<th>ROD P&A</th>	ROD P&A
Reservation			<td></td> <td></td> <th><th>ROD P&A</th></th>			<th>ROD P&A</th>	ROD P&A
Category	Area (Sq.mts.)	Percentage	<td></td> <td></td> <th><th>ROD P&A</th></th>			<th>ROD P&A</th>	ROD P&A
Sanitary	4,015.41	1.37%				<th>ROD P&A</th>	ROD P&A
Ground	4,015.41	1.37%				<th>ROD P&A</th>	ROD P&A
Total						<th>ROD P&A</th>	ROD P&A

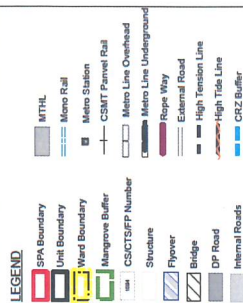
NOTE: 1. ALIGNMENT OF ROAD SHALL BE SUBJECT TO ACTUAL DEMARCATION ON SITE. 2. ANY MISMATCH BETWEEN THE PROPOSED LAND USE ZONE AND THE EXISTING LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 3. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 4. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 5. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 6. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 7. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 8. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 9. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 10. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 11. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 12. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 13. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 14. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 15. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 16. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 17. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 18. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 19. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 20. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 21. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 22. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 23. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 24. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 25. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 26. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 27. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 28. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 29. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 30. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 31. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 32. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 33. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 34. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 35. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 36. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 37. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 38. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 39. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 40. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 41. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 42. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 43. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 44. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 45. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 46. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 47. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 48. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 49. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 50. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 51. THE PROPOSED LAND USE ZONE SHALL BE CONSIDERED AS A MISMATCH. 52. THE PRO

1. ALIGNMENT OF ROAD SHALL BE SUBJECT TO ACTUAL DEMARCATION ON SITE. 2. ANY ADJUSTMENT IN CATCHMENT BOUNDARY SHALL BE SUBJECT TO NOTICE OF PLANNING AUTHORITY. 3. THE HIGH TENSION LINES IN ITS BURIAL ARE SHOWN AS PER APPROVED PLAN AND SHALL BE CONSIDERED MODIFIED TO BE SUBJECT TO MODIFICATION FOR HIGHWAYS, RAILWAYS, RIVERS, TUNNELS & CREEPS WHICH WILL BE SUBJECT TO APPROVED FOR RECORD FROM RESPECTIVE COMPETENT AUTHORITIES. 5. PROPOSED ALIGNMENT OF ROAD SHALL BE SUBJECT TO COMPLETION DRAWING FROM CITY SURVEY OFFICE OF THE RESPECTIVE AREA. 6. THE ALIGNMENT OF HIGH TENSION LINE SHOWN ON PLAN SHALL BE SUBJECT TO THE REVISIONS FROM RESPECTIVE ELECTRICAL AGENCIES. 7. THE PROPOSED ALIGNMENT OF METRO RAIL SHALL BE SUBJECT TO THE REVISIONS FROM METRO RAIL AGENCIES. 8. THE PROPOSED ALIGNMENT OF WATER SUPPLY LINES/SEWER LINES/RAINWATER LINES, & ALIGNMENT OF NATAL, IS PER PLAN FILE NO. MUMBAI/METRO/RAIL/2016/2018 DATE 28/08/2018. 9. THE PLANNING AREA AND BOUNDARY AS SHOWN ON THE PLAN SHALL BE SUBJECT TO THE REVISIONS FROM CITY SURVEY OFFICE AND METRO RAIL AGENCIES. 10. THE PLANNING AREA SHALL BE CONSIDERED. 30.5. THE PLANNING AREA AND BOUNDARY AS SHOWN ON THE PLAN SHALL BE SUBJECT TO THE REVISIONS FROM CITY SURVEY OFFICE AND METRO RAIL AGENCIES.



UNIT 10
Elphinston Estate-TP Scheme

UNIT LOCATION WITHIN SPA BOUNDARY



CHAIRMAN

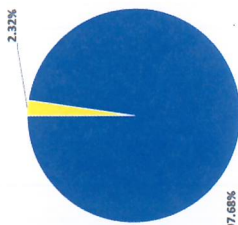
CHAIRMAN

CHIEF ENGINEER

DY. CE DESIGN

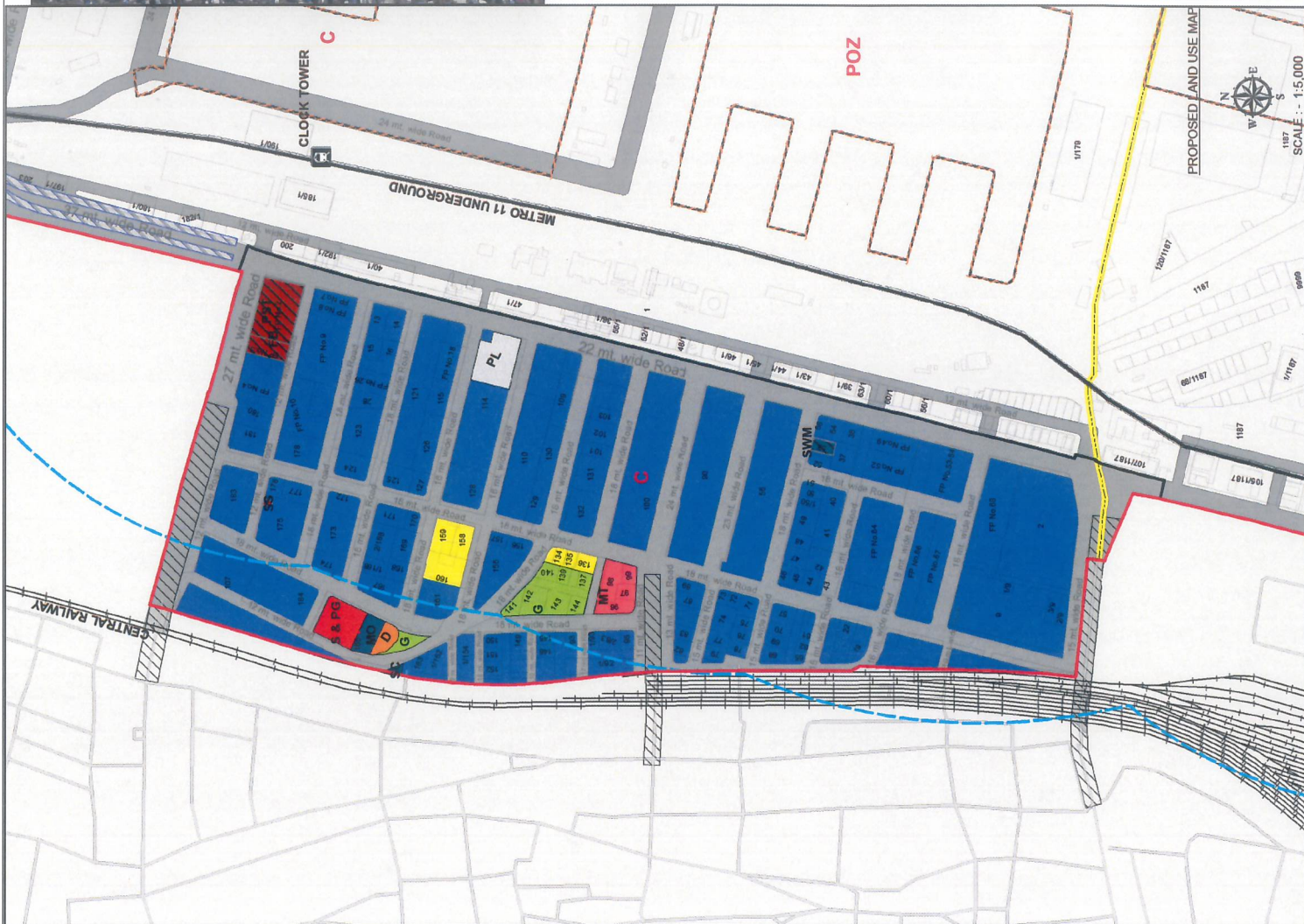
ADVISOR PLANNING

Source : Satellite Image 2017-2018 MBPT



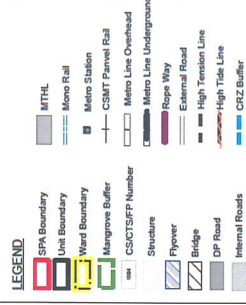
Code	Land Use Zones	Code
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Land Use Zones			Amenities															
Category	Area (Sq.mts.)	Percentage																
Residential	8,023.61	2.32%																
Commercial	3,37,816.63	97.68%																
Municipal	3,45,840.24	100.00%																
Existing Amenities																		
Category	Area (Sq.mts.)	Percentage																
Solid waste management facilities	360.29	0.10%																
Fire Brigade	921.65	0.27%																
Police station	3,000.65	0.87%																
Sub station	60.63	0.02%																
Total	4,343.22	1.26%																
Reservation																		
Category	Area (Sq.mts.)	Percentage																
Dispensary	617.64	0.18%																
Sanitary Convenience	119.51	0.03%																
Garden	4,421.56	1.26%																
School and Playground	2,031.63	0.59%																
Municipal Office	896.77	0.26%																
Market	2,253.50	0.65%																
Parking lots	2,712.63	0.78%																
Total	13,053.23	3.77%																

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UNIT 11
Ballard Estates

UNIT LOCATION WITHIN SPA BOUNDARY



CHAIRMAN

DY CHAIRMAN

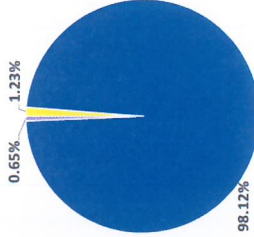
CHIEF ENGINEER

DY. CE DESIGN

ADVISOR PLANNING

DRG.NO. :- MBPT / SPA / PLU-2018 / 12

An aerial photograph of a residential area, likely a housing estate, with a yellow boundary line. The text "UNIT 15" is written vertically in yellow within the boundary. The area contains numerous houses with tiled roofs, some with swimming pools, and a few trees. To the left of the boundary is a road with parked cars and a bus. To the right is a body of water with a small boat.



Land Use Zones		
Category	Area (Sq.mts.)	Percentage
Residential	2,623.19	1.23%
Commercial	2,08,906.38	98.12%
Port Allied Activities	1,380.35	0.65%
Total	2,12,909.92	100.00%

Existing Amenities	
Category	Area (Sq.mts.)
Play ground	2,663.53
Fuel station	1,698.35
Police station	361.19
Sub station	214.87
Health	83.78
Total	5,021.72

Education		Existing Amenities		Code	Land Use Zones		Code
				S WE			R
				D MF			C HC PA
				WT SC			POZ PT
				SPS PG			T NA
				FB PT PG SS			Code S
				WC CT			D
				CEMETERY			SC
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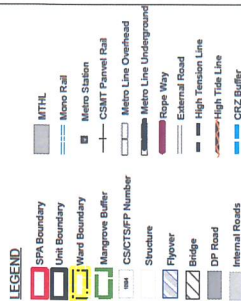
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PROPOSED LAND USE MAP

SCALE: 1:4,000

UNIT 12
Sassoon Dock Estate

UNIT LOCATION WITHIN SPA BOUNDARY



CHAIRMAN

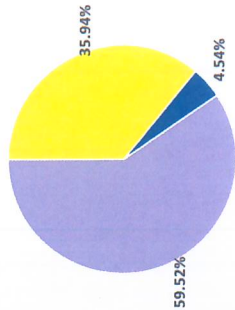
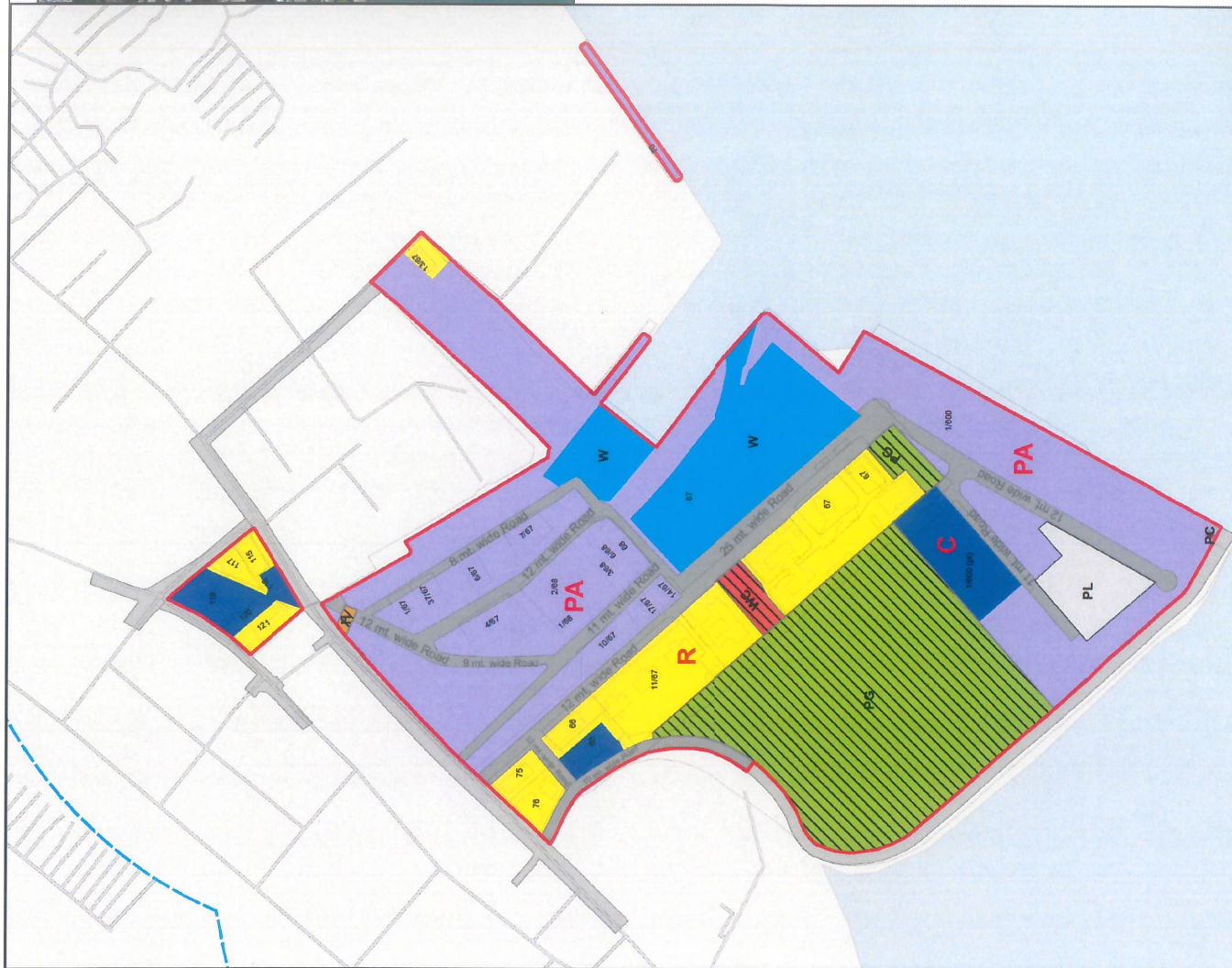
CHAIRMAN

CHIEF ENGINEER

CE DESIGN

ADVISOR PLANNING

Source : Satellite Image 2017-2018 MBPT

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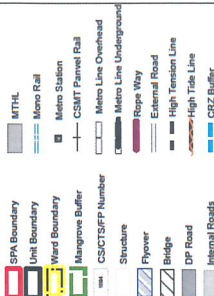
PROPOSED LAND USE MAP



SCALE :- 1:4,000

UNIT 13
Bunders(Brick,Lakri,Coal & Tank)

LEGEND



CHAIRMAN

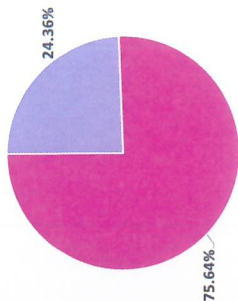
CHAIRMAN

CHIEF ENGINEER

CE DESIGN

ADVISOR PLANNING

Source : Satellite Image 2017-2018 MBPT



PROPOSED LAND USE CLASSIFICATION

Land Use Zones		
Category	Area (Sq.mts.)	Percentage
Port Allied Activities	88,713.70	24.36%
Port Eco-Tourism	2,75,475.43	75.64%
Total	3,64,189.13	100.00%
Existing Amenities		
Category	Area (Sq.mts.)	Percentage
Sanitary Convenience	1,583.45	0.43%
Fuel station	551.56	0.15%
Police Chowkey	550.42	0.15%
Sub station	162.05	0.04%
Waterbody	14,996.13	4.12%
Total	17,843.62	4.90%
Reservation		
Category	Area (Sq.mts.)	Percentage
Garden	11,746.94	3.23%
Tourism Garden	69,664.21	19.13%
Port Museum	950.26	2.51%
Total	81,361.41	22.87%

Code	Existing Amenities	Education	Code	Land Use Zones	Code
S	School		RE	Residential	R
H	Higher Education		D	Commercial	C
HO	Hospital		MF	Health Care	HC
OMF	Other Medical Facilities		PA	Port Allied Activities	PA
WT	Water Tank		WTF	Port Operational Zone	POZ
SC	Convenience		SWM	Port Eco-Tourism	PT
SWM	Sanitary Waste Management Facilities		SPS	Transport	T
SS	Sewage Pumping Station		NA	Natural Area	NA
PG	Playground		PG	Reservations	Code
FB	Fire Brigade		ED	Education	S
PS	Police Station		H	Health	D
PC	Police Chowkry		MS	Municipal Services	SC
PH	Police High Sub Station		WC	Sanitary	SWM
WC	Welfare Centre		SWM	Convenience	PG
CH	Chama Institute		MS	Solid Waste Management Facilities	PG
CH	Chama Theatre		MS	Open Spaces	PG
ICT	International		ICT	Open Spaces	PG
CT	Cable Terminal		H	Playground Park	PG
HS	Heritage Structure		W	Garden	PG
W	Water Body		W	Tourism Garden	PG

[illegible]

PROPOSED 1 AND 15E MAPS



SCALE: - 1:7 000