

DRAFT
DEVELOPMENT PLAN
BHIWANDI - NIZAMPUR
REVISED



A BRIEF REPORT
BHIWANDI NIZAMPUR
MUNICIPAL COUNCIL

PUBLISHED UNDER SECT. 26(1) OF M. R. T. P. ACT 1966

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BHIWANDI-NIZAMPUR DEVELOPMENT PLAN (DRAFT)

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PART - I

I - GENERAL

1.1 INTRODUCTION

The Regional plan for Bombay Metropolitan Region (1971-1991) was sanctioned by the State Government vide Notification, Urban Development Public Health and Housing Department No. RPB-1173/1136/RPC dated 2/6/1973 to take effect from 16th August, 1973. One of the objectives of the Regional plan was that the developments planned elsewhere in the Region should divert the continuing growth of the large urban centers and yet not to be allowed to grow to such an extent as to deprive other less developed areas in the Region of their due share.

1.2 GENESIS OF THE MUNICIPAL COUNCIL

Bhiwandi-Nizampur is situated at the northern threshold of New Bombay and Kalyan Metropolis and has been identified as one of the growth centers in the Bombay Regional plan. Today this town is one of the major industrial centers, famous for its powerloom industry. This industrial center is connected with Thane Corporation and New Bombay by the National High-way i.e. Bombay - Agra road passing through the town. It is also connected with Kalyan, Vasai-Virar, Wada by the State Highways generating from the town. It is also connected with Poona and Ahmedabad by the Railway station of Bhiwandi Road. An outline zone plan has been prepared for this area in 1973 along with the Regional

plan.

1.3 CONSTITUTION OF THE MUNICIPAL COUNCIL

The Bhiwandi Municipal Council was established on 10th October, 1864. The Municipal limits of Bhiwandi Nizampur were extended in August 1918. The entire area of the Municipal limits as per 1971 census is 472 hectares. No special efforts on a comprehensive scale appears to have been made to have the planned development of the town right up to the year 1960. The town has been developed in an organic manner (due to the accretion of time). Again in the year 1982, Government of Maharashtra altered the limits of the Bhiwandi-Nizampur Municipal area and included about 10 villages in the surrounding of the existing Municipal limits. This extended Municipal area admeasures about 2164 hectares and when includes with the original limit admeasures about 2636 ha. ie; 26.36 sq.kms. Now the total Municipal limits include following 12 villages.

- 1) Bhiwandi
- 2) Nizampur
- 3) Gauripada
- 4) Narpoli
- 5) Kamatghar
- 6) Temghar
- 7) Bhadwad
- 8) Nagaon
- 9) Chavindra
- 10) Pogaon
- 11) Fene
- 12) Kaneri.

1.4 CIVIC ADMINISTRATION

The town is divided into 75 electoral wards. The Municipal Council has 82 members on its board out of which -- seats are reserved for women. The President is elected amongst the members. The Municipal Council looks after the civic affairs through 4 committees

including standing committee. The structure of the Municipal Administration is given as under :

President			
:			
Vice President			
:			
Standing Committee			
:			

:	:	:	:
Public Works	Water Supply	Planning and	Child
Committee	& Sanitary	Development	Welfare
	Committee	Committee	Committee

The chief officer heads the Administrative wing which has separate department viz. General Administration, Octroi, Public Works, Sanitation, Shops and establishment to look after execution and implementation of the council decision.

1.5 PAST PLANNING EFFORTS

(1) To have the planned development of the town right up to the year 1960 no special efforts on a comprehensive scale have been made by the Municipal Council. Due to the rapid inflow of immigrants to the town from 1911 onwards, tremendous pressure was put upon the existing lands, roads and other services available in the town. The rapidly increasing powerloom industries made the existing roads incapable of sustaining the traffic particularly of moving vehicles. Therefore, first time in the year 1960 Bhiwandi-Nizampur Municipal Council realized the need for having Development plan of the town in order to have planned and controlled development of the town, The first

development plan of the town for the entire area within the Municipal limits was prepared and submitted to Government for sanction in the year 1963, to have planned, orderly, co-ordinated and integrated Development of the town. The said development plan was sanctioned by the Government in 1964, and the same has come into force from 1st December, 1964.

The First revision of the sanctioned Development Plan has undertaken by the Municipal Council in 1971 due to rapid growth of the town and to have a proper control over the development activities, the draft development plan so prepared by the Town planning department was published by Municipal Council under section 26(1) of M.R.&T.P. Act, 1966, on 5.9.1973, and the notice to that effect was published in M.G.G. Part II dated 13.9.1973, on page no. 1867. Observing all the legal formalities stipulated in M.R.&T.P. Act, 1966, Municipal Council has submitted the revised draft Development Plan to the Government for approval on 23.5.1974 as per provision contained under sanction 30(1) of M.R. & T.P. Act, MCC. Govt. has accorded the sanction to the revised Development plan vide their letter no. TPS/1275/306/UD-5/ dated 21.5.1976 and the same has come into force w.e.f. 25.6.1976.

(2) TOWN PLANNING SCHEME NO I

When the development plan of Bhiwandi was prepared, the area which is adjacent to the developed area has been

selected for inclusion in Town Planning Scheme, with a view to achieve the comprehensive development of the area. The Municipal Council has declared its intention to undertake to prepare draft Town Planning Scheme on 21.8.1963. The draft Town Planning Scheme was prepared by Town Planning Department and the same was submitted to the Government in 1965. The Government has accorded the sanction to the draft Town Planning Scheme in 1965. An Arbitrator has been appointed for the purpose of finalisation of the scheme. He has submitted the Final Scheme for approval to Government. Government has accorded the sanction to the Final Town Planning Scheme vide their order no. TPS-1285/2029/CR/178/86/UD.1 dated 8th July, 1986, and the same has come into force w.e.f. 1.9.1986.

(3) The Bhiwandi-Nizampur Municipal area and the surrounding villages are included in the sanctioned Bombay Metropolitan Regional Plan. Bombay Metropolitan Regional Development Authority (BMRDA) has prepared a Regional Plan and Government by their notification, urban development. Public Health and Housing Department No. RPB.1173/1136/RPC dated 2nd June, 1973, issued under sub-section (1) of section 15 of M.R.&T.P. Act, 1966, approved the Regional Plan for the use and Development of lands included in the Bombay Metropolitan Region and such Regional Plan has come into force w.e.f. 16th August, 1973. The development in the surrounding villages of Bhiwandi was controlled and

restricted according to the proposals of the sanctioned Regional Plan.

According to this sanctioned Regional Plan the major area of extended municipal limit was included in 'G' Zone. But whereas the Bhiwandi Municipal Council has declared its intention to prepare the development plan for entire area, to have a balance and proper development of the area. It was necessary first to convert G zone into Urbaniable zone and for that Government of Maharashtra considered it expedient to modify the Regional Plan. Accordingly under the powers conferred by Sub-Section (3) of Section 20 of M.R.P.T. Act 1966 Urban Development Department, published a Notice No. TPS-1291/547/CR82/9/UD-12 dated 21.09.1991 to that effect in MGG Part I Konkan Division Supplement dated 21st Sept. 1991 on page 166 for insisting suggestions and objections from the members of the public. And finally, in exercise of the powers conferred by the Sub-Section (4) of Section 20 of M.R. & T.P. Act, 1966, the Government of Maharashtra sanctioned the proposed modification to the Regional Plan and correct the zoning from 'G' zone and included in Urbaniable Zone (U-Zone). Govt has accorded this sanction by their letter No. TPS-1291/547/CR-82/91/UD-12 dated 24.4.1992 and the same has appeared in M.G.G. Special Supplement, Part I, Konkan Division dated 27.04.1992. The modifications has come into force with effect from 1st July, 1992.

1.6 EXTENDED MUNICIPAL LIMIT

PREPARATION OF DEVELOPMENT PLAN - THE OBLIGATORY FUNCTION

w.e.f
1.7.82
Government by their order no. EST/1076/768/CR-353/UD.8 dated ²⁹19.6.82 has extended the Municipal limit and includes the following 10 villages in the limit. 1) Gauripada 2) Narpoli 3)Kamatghar 4) Fene 5) Temghar 6) Bhadwad 7) Kaneri 9) Chavindra 10) Pogaon.

It is necessary for any civic authority to have proper projection of the land requirements for the various aspects of city development for efficient management of the development activities and urban affairs. Under the provisions of the M.R.&T.P. Act, 1966, it is obligatory on the planning authority to prepare a draft development plan for the area for which there is no development plan within a specified period from the date of

constitution of the Planning Authority ie., Bhiwandi-Nizampur Municipal Council. The Bhiwandi-Nizampur Municipal Council accordingly entrusted the work of preparation of Development plan to the Asstt. Director of Town Planning, Thane to avail of the expertise of the Town Planning Department.

1.7 OBJECTIVES OF THE DEVELOPMENT PLAN

The principal objective of the preparation of the development plan is to evolve an appropriate and well-integrated land-use pattern of development for the entire council area as a whole for the rime horizon of

2013 for better management of the city Development activities. The Development plan document serves as a useful instrument for eliciting public participation and healthy and willing co-operation in city Development. Further land-use of the given area helps to resolve conflicting demand between speculative use and rightful use of the land in the larger interest of the society.

II - PHYSICAL SURVEY

2.1 NATIONAL AND REGIONAL SETTING

The Bhiwandi-Nizampur Municipal Council is one of the 9 Municipal Councils, in the Thane District and also one of the 20 towns in the West Coast Region of Maharashtra viz., the Konkan Division.

2.2 LOCATION

Bhiwandi is located at 10 kms. from Kalyan and 16 kms. from Thane by road. The Bombay-Agra National Highway No. 3 passes through Bhiwandi and Bhiwandi is connected to Kalyan, Wad and Vasai by State Highways. The strategic location of all the major urban centers as served by these arterial routes is indicated on diagram.

Bhiwandi is the headquarters in the Thane Tahsil and is situated at the latitude $73^{\circ} - 0'$ North and with longitude $19^{\circ} - 20'$ East.

This town is also connected by Rail-link between Diva on the Central Railway route and Vasai on the Western Railway passing through Bhiwandi. Bhiwandi Road Railway Station is situated to the southern portion of Bhiwandi Municipal limit. The famous hot springs at Vajreshwari are situated at about 20 kms. from this town.

2.3 TOPOGRAPHY

It is located geographically in the Northern part of the Konkan Region to the east of Sahyadri Hill Ranges.

Bhiwandi town is situated along the Bhiwandi creek and Kamwadi River. The Nizampur area and eastern portion of the town are sloping towards Lendi Nalla which runs through the heart of the town. The Western half portion of the Bhiwandi is sloping towards Kamwadi River. The town in general is about 10-12 meters above the sea level. On North side of the city is Kamdevi River, to the South the village boundary of Kamatghar, Fene, Temghar and Bhadwad. On the West side village boundary of villages Narpoli and Gauripada, to the east side major portion is bounded by Reserve forest.

The town consists of quite a good number of tanks. Recently many of the tanks have been filled up on and have been developed for the various purposes, by the Council. At present three main tanks viz Varhala Lake, Diwansha Tank and Bhadwad Tank are in existence. Besides the tanks, important features of this town are hills which are situated on the south western direction.

2.4 CLIMATOLOGY

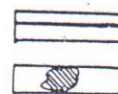
1) TEMPERATURE :- From the chart indicating the mean monthly temperature it could be seen that the mean maximum temperature ranges from 29.80°C to 34.30°C during the whole year. The maximum temperature occurs in the months of March to May. The weather conditions during this period are quite intolerable. The mean minimum temperature ranges from 16.90°C to 27.50°C . The average minimum temperature occurs in the months from

PART - I

LOCATION OF
BHIWANDI NIZAMPUR
 IN MAHARASHTRA STATE



STATE BOUNDARY
 MUNICIPAL COUNCIL



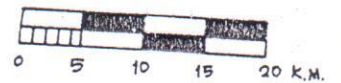
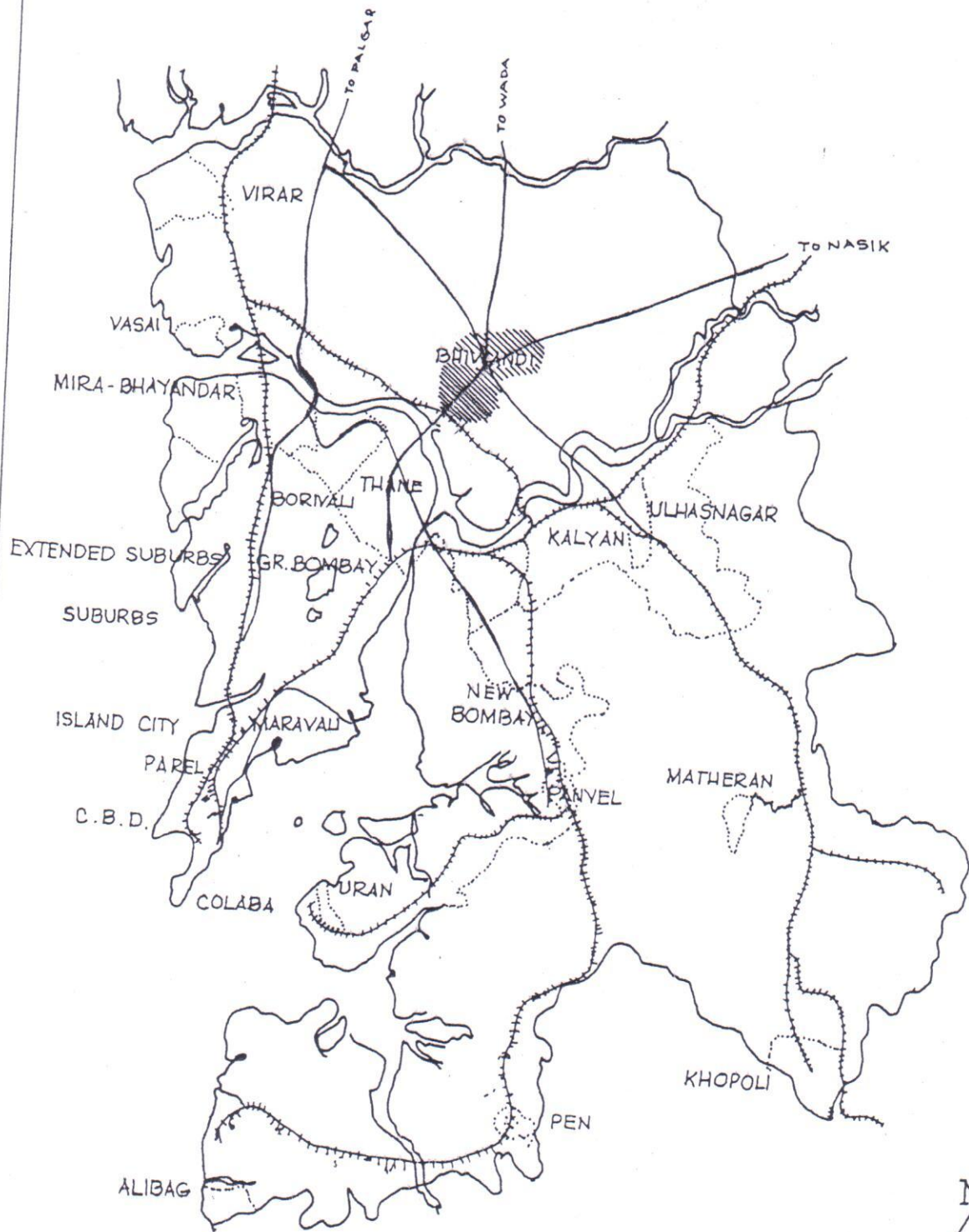
LOCATION OF

BHIWANDI NIZAMPUR

IN THANE DISTRICT

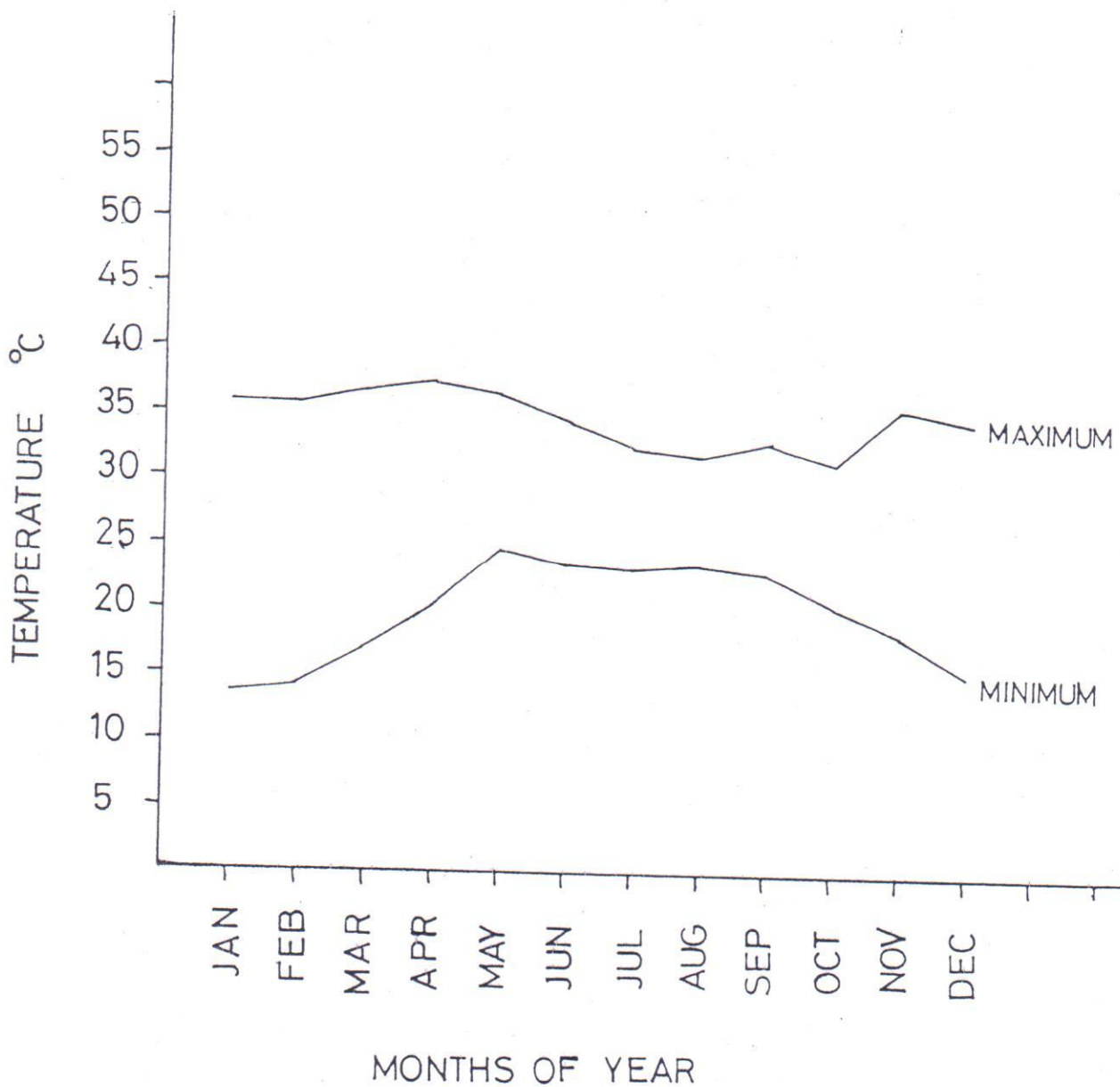


REGIONAL SETTING



GRAPH SHOWING MEAN OF MONTHLY TEMPERATURES

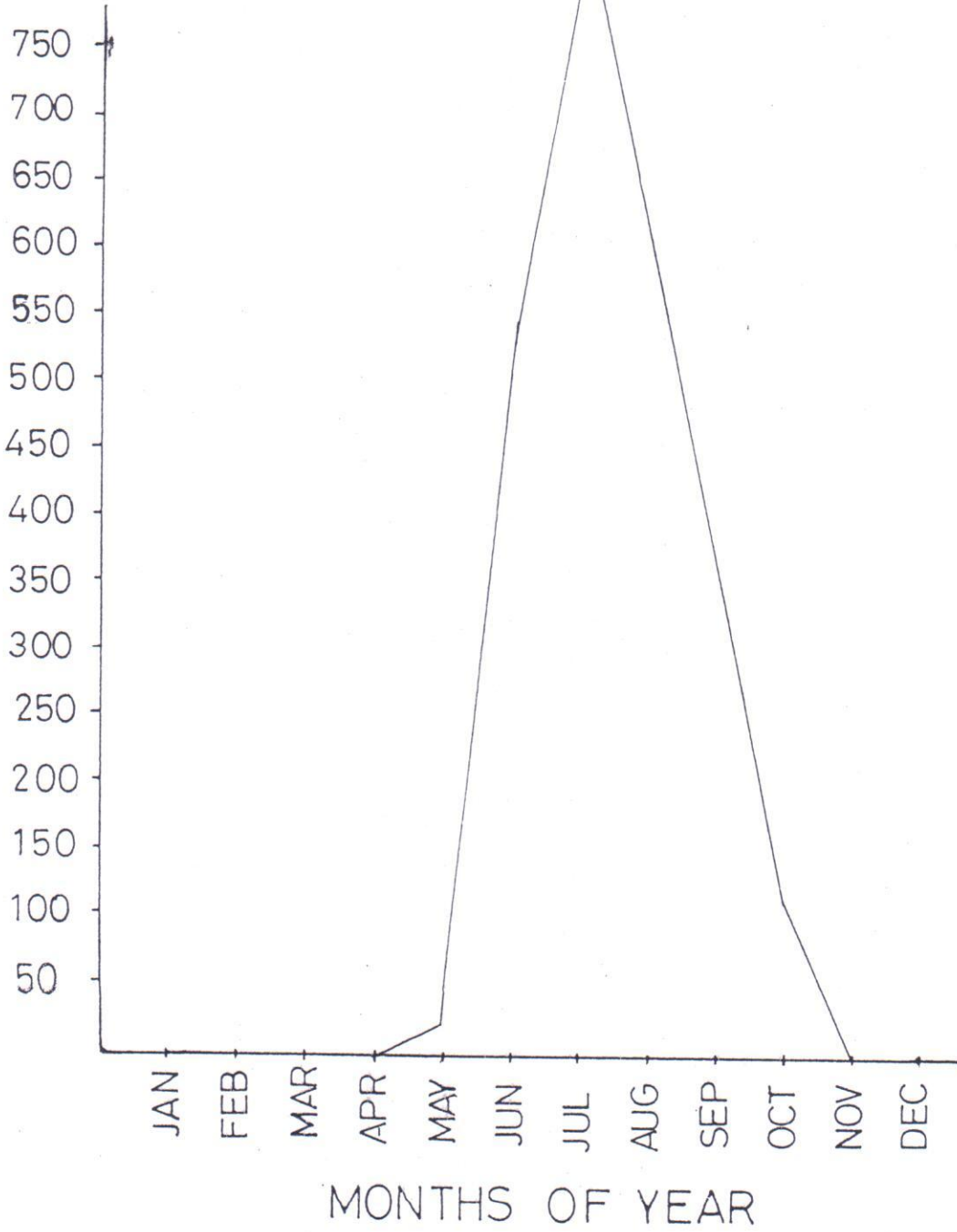
AVERAGE OF 5 YEARS (1988 TO 1992)



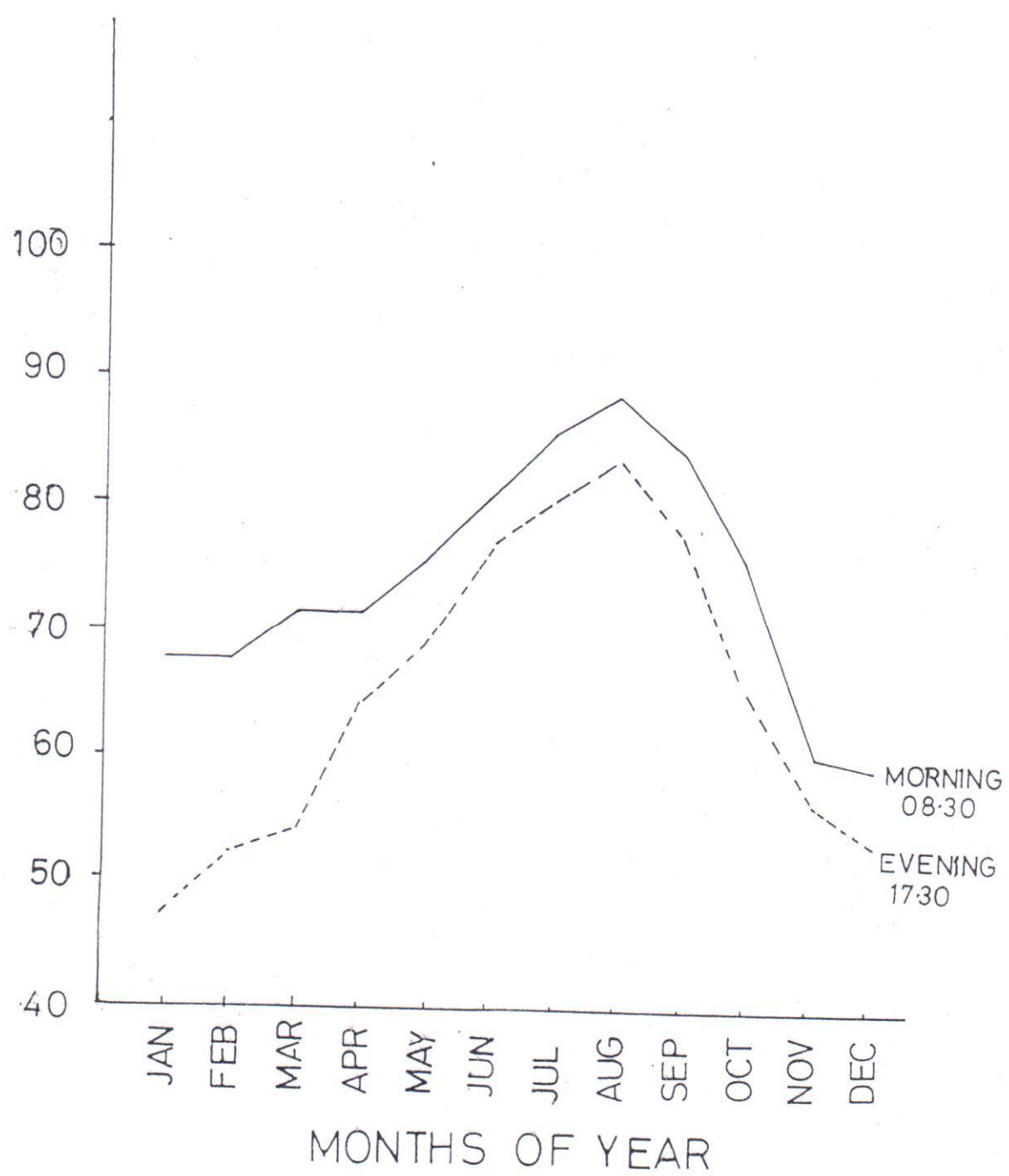
GRAPH SHOWING MEAN OF MONTHLY RAINFALL

AVERGE OF 5 YEARS (1988 TO 1992)

RAINFALL IN MM.



GRAPH SHOWING MEAN RELATIVE HUMIDITY OF 1992



December to February. The climate conditions during the period are tolerable when sultriness is reduced to minimum.

2). HUMIDITY :- The graph of annual mean relative humidity indicates the variation in relative humidity during the year. The range of variations is from 47% to 88%. The highest humidity over 88% occurs in August during rainy season. Table No. 2 gives the detail information.

3) RAINFALL :- The period of rainfall extends from the beginning of June to the end of September every year. The annual mean of the total rainfall in Bhiwandi is 206.24 mm. Table No. 1 shows the no. of rainy days in each month during 1988 to 1992.

4) WIND DIRECTION :- The predominant wind direction is from North-West and West over the town. The mean wind velocity is 11.17 kms. per hour. Table No. 3 shows the % no. of days wind coming from the different directions and mean wind speed in km/hr.

III - DEMOGRAPHIC CHARACTERISTICS

3.1 DEMOGRAPHY

Long range comprehensive planning can not be undertaken in rational and realistic manner which is based up on the fundamental facts of population growth. The Bhiwandi-Nizampur city is situated at the Northern threshold of Greater Bombay Metropolis and has been considered as one of the growth centers in the Regional plan for Bombay Metropolitan Region. The total population of Bhiwandi town as per census of 1971,1981,1991 was as follows :

YEAR	POPULATION
1971	79,576
1981	2,10,712
1991	3,78,546 (Provisional Census)

3.2 GROWTH OF POPULATION

From the provisional population figures of 1991 census it is seen that the population of Bhiwandi-Nizampur in 1991 was 3,78,546 souls. Census data of 1991 shows that decadal growth rates of 1971-1981 and 1981-1991 are 164% and 80% respectively. It shows that Bhiwandi is one of the fastest growing towns in Bombay Metropolitan Region in terms of population.

The existing (1991) Municipal population of 3,78,546 persons (gross density of 153 persons per hectare) is far in excess of 2,60,000 projected in the Regional

plan and adapted in the Development plan prepared in 1976.

It is therefore necessary to explore the reasons for Bhiwandi's growth in the past and gather some impressions of its future growth prospects.

GROWTH IMPULSES OF BHIWANDI

3.3.(1) Bhiwandi is located at 10 kms. from Kalyan and 16 kms. from Thane by road. The Bombay-Agra National Highway No. 3 passes through Bhiwandi and Bhiwandi is connected to Kalyan and Wada by State Highways. The Regional plan has recommended :

- 1) Rail link between Diva on the Central Railway route and Vasai on the Western Railway passing through Bhiwandi,
- 2) New roads from Achole to Bhiwandi and shorter route between Vasai and Bhiwandi,
- 3) Replacement / reconstruction of Kasheli Bridge on Bombay-Agra Road, and
- 4) By-pass roads for National and State Highways passing through Bhiwandi.

Most of these recommendations have been implemented. Vasai has been connected to Diva enroute Bhiwandi by railway. The railway is used both for goods and passenger traffic. However, goods traffic is still not being handled at Bhiwandi Road Railway Station. Bhiwandi is also connected to Vasai and Virar by separate roads.

(2) TRANSPORT GODOWNS AT PURNE AND RAHNAL

Bhiwandi's locational importance in terms of its transport linkages, specially by road is more evident from the fact that a lot of private transport godowns (and some big saw mills) are located at village Purne and Rahval south of Bhiwandi. These sites proved to be the best locations.

(3) POWER LOOMS

Bhiwandi has the largest single concentration of powerlooms in the country. In Bhiwandi, the Powerlooms grew from 16,500 in 1960 to 2,50,000 in 1991. The growth of powerlooms in Bhiwandi at an annual compound rate of 10.64% (1972-1991) outpaced the overall growth of powerlooms in Maharashtra and India. The rate of Bhiwandi powerlooms growth was higher during the last two decades.

GROWTH OF POWERLOOMS				
YEAR	INDIA	ANNUAL COMPOUND GROWTH	MAHARASHTRA	ANNUAL COMPOUND GROWTH
1972 :	2,00,000		1,00,000	
1990 :	11,00,000	9.93%	4,50,000	8.71%

YEAR	BHIWANDI	ANNUAL COMPOUND GROWTH
1960	16,500	
1972	36,000	6.72%
1982	1,20,000	12.79%
1991	2,50,000	8.50%
2001		

3.3 SEX RATIO

The population of 3,78,546 souls, in the year 1991

GROWTH OF POPULATION
(1961-2001)

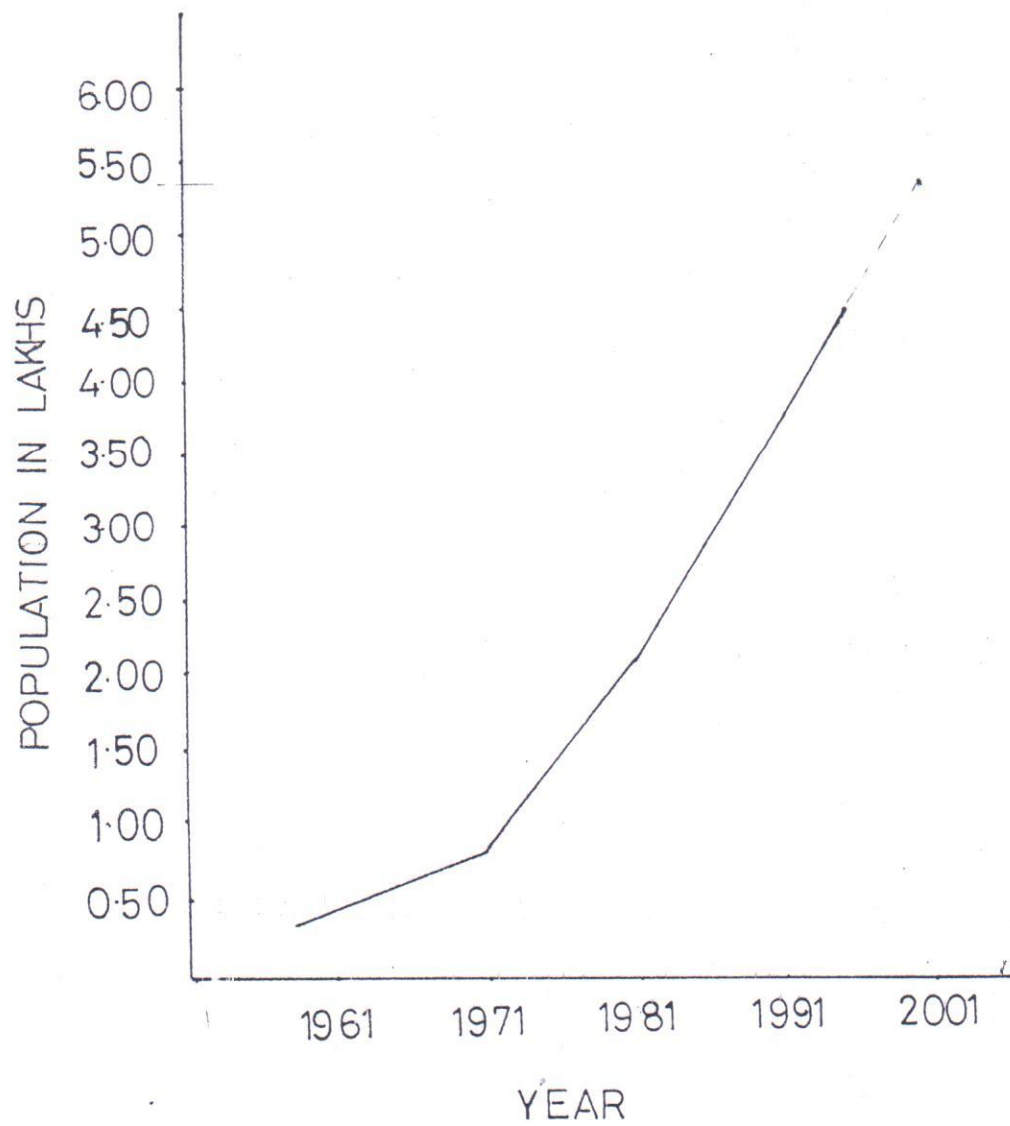
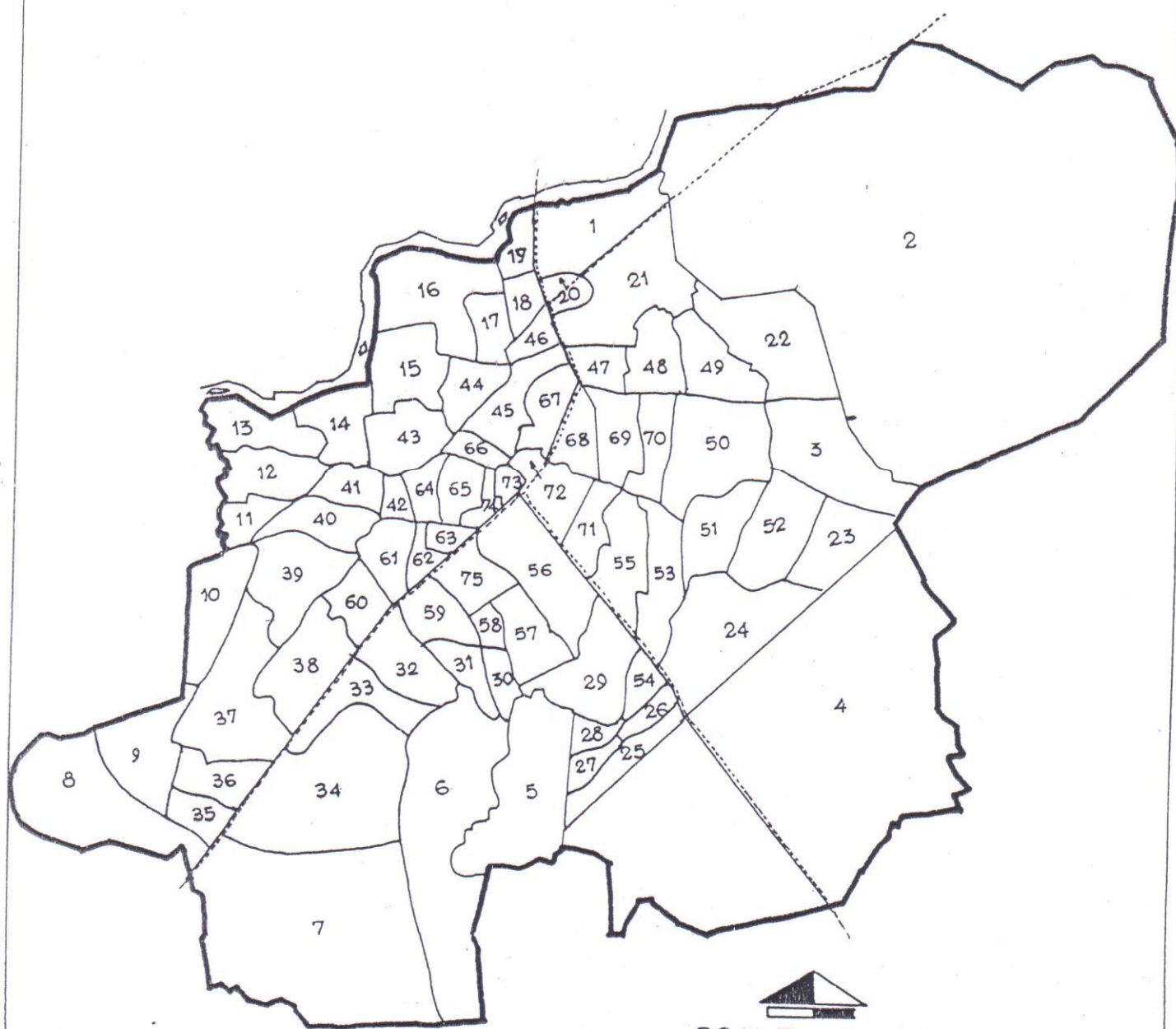


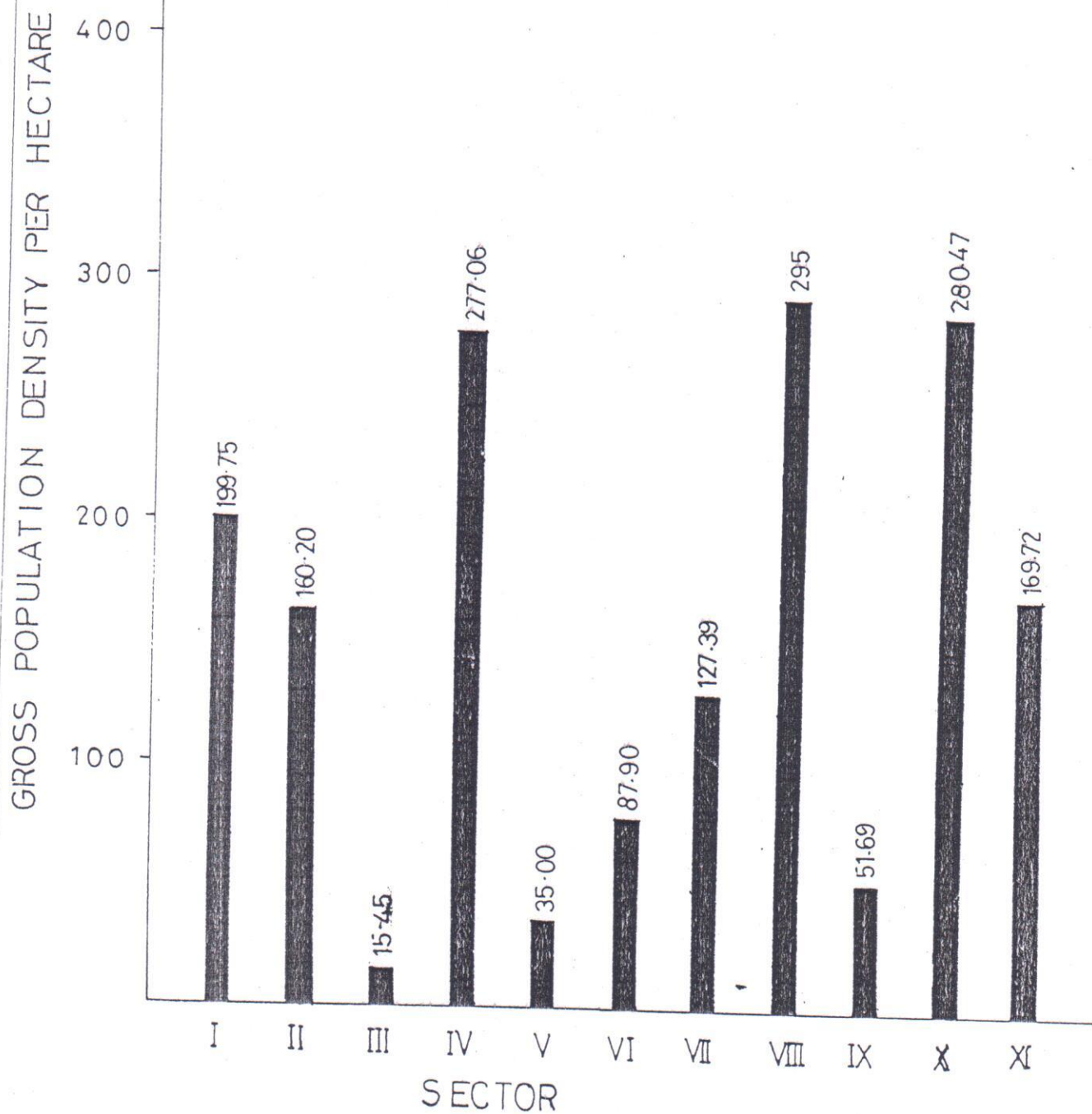
DIAGRAM № 7A

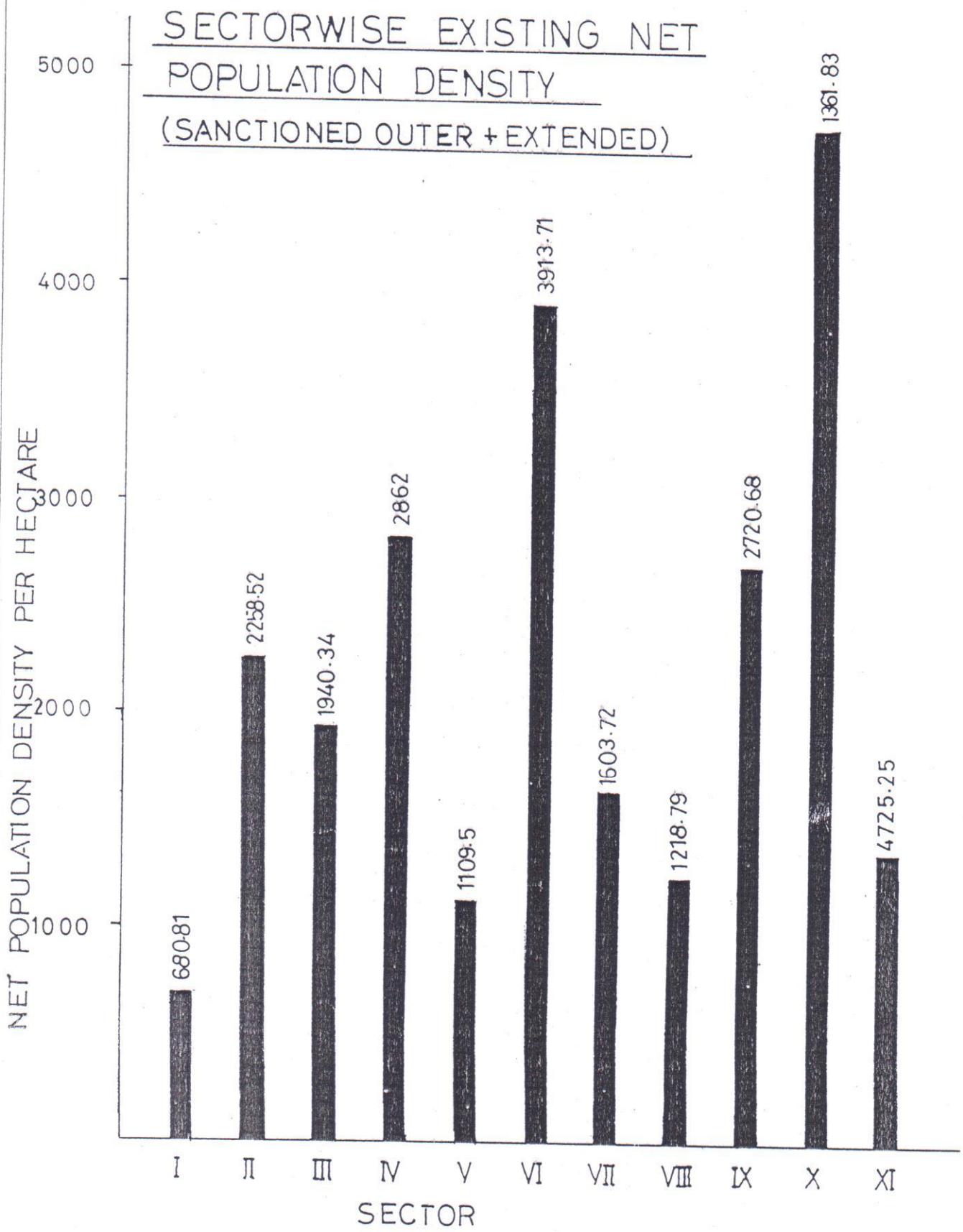
DISTRIBUTION OF EXISTING POPULATION



SCALE - 1:40000

SECTORWISE EXISTING GROSS
POPULATION DENSITY
(SANCTIONED OUTER+EXTENDED)





contains 2,29,510 males and 1,49,036 females giving the sex ratio of 650 females for every 1000 males. The sex ratio of the town is much on the lower side in comparison with other urban centers of the District. This wide gap between both sexes is due to the existence of the powerloom industry which employs only men at present for their functions. The sex ratio for the total rural and urban population of Maharashtra State as per 1991 census is 975 and 876 respectively. Due to over crowding in the city and lack of housing, young people in search of jobs come to city leaving their families behind. This kind of wide gap in sex ratio gives rise to social problems and evils. To reduce this wide gap between sexes efforts are required to be done so as to provide adequate and subsidized housing by Government.

3.4 LITERACY

Out of total population of 3,78,546 in 1991 1,99,573 persons are literate which gives literacy ratio of 52.72% which is much on lower side in comparison with Greater Bombay. For Greater Bombay the literacy ratio is about 72.57%. Literacy position of Bhiwandi-Nizampur Municipal Council is given in Table No. 4B.

3.5 DISTRIBUTION OF POPULATION

The Bhiwandi-Nizampur city covers an area of 2635.93 ha., and has been divided into 75 Municipal wards, on the basis of voters. The Development, area and as such the population density varies from ward to ward (Refer Map No. 7A). It is observed that the areas from inner part of Bhiwandi and Nizampur are more dense whereas areas from wards of extended area are comparatively undeveloped.

3.6 OCCUPATIONAL STRUCTURE

It is noted from the 1991 census record that out of the total population of 3,78,546 persons 1,55,296 persons were classed as workers and rest as dependents or non-workers. The percentage of workers to total population works out to be 41.10% and the ratio of workers and non-workers works out to be 7 : 9. The above workers are classified into nine categories of economic activities as specified in the census and further grouped into sectors viz., Primary, Secondary and Tertiary according to the nature of work (Refer Map No. 10A). The breakup of workers engaged into different sectors of employment is shown in Table No. 5. Out of the total workers ,1,55,788, the workers in Primary sector are 1896 ie., 1.22% of total workers, workers in secondary sector and tertiary sectors are 77.30% and 21.48% respectively of total workers. Thus it would be seen that functional classification of the city is

"secondary".

3.7 EMPLOYMENT PATTERN

The relative importance of the various sectors of economy in the town can be judged from the employment absorption capacity in any particular sector. The local employment in Bhiwandi town is presently provided by the following major sectors :

i) Industries ie., Registered Industries and Factories
ii) Shops, Commercial establishments, theatres etc.
iii) Administrative sector which includes State and Central Government offices, Education and Health Institutions.

i) Industries : In Bhiwandi only powerloom Industry is the predominant industry activity. Besides this there are few engineering type industries in the town, however, the employment in these industries is comparatively very meager.

ii) Shops, Commercial Establishments etc. : There are number of shops and other commercial establishments spread all over the town and serve the day to day needs of the local population. These establishments provide fairly good number of employments.

iii) Administrative sector or Tertiary sector : Employment in this sector is provided mainly by Municipality, the State and the Central Government offices, Public institutions such as Health and Educational Institutions etc.

IV - EXISTING LAND USE

4.1 GENERAL

Examination of the existing land uses and their distribution over the area helps the planner in understanding the town and its activities. Urban lands are subjected to multifarious land uses which form intricate and complicated mixture in city. For the purpose of the study, the land uses have been classified into Residential, Commercial, Industrial, Public, Semi-Public, Transport and Communication, Public Utilities, Recreation, Cremation and Burial ground and agricultural with allied activities. A number of factors determine the amount of land required under various above uses. The land needed under residential use could depend up on the floor space index, the tenement density prescribed for various types of housing, marginal open spaces around building etc. In order to study and analyze the past and present character and trends of developments, the existing land use survey is required to be carried out before framing the proposals of the Development Plan mainly with an object of :

- 1) Determining the predominance of localities.
- 2) Determining existing amenities available in the localities and deficiencies thereof.
- 3) Selecting sites for reservation for public purpose by locating generally on vacant lands.
- 4) Studying the intensity of developments localitywise

from the core of the town towards fringe area in terms of prevailing F.S.I. net residential density etc.

5) Studying the extent of imbalanced structure in land uses categorywise with other Metropolitan towns.

The survey of existing land use helps one to know how much land is put to various uses and what are the factors in fixing the extent for future growth and to what scale. Such survey of all the area within Municipal limits was carried out with a view to ascertain the present use of land and to prepare an existing land use map as required under the provisions of Section 25 of M.R. & T.P. Act, 1966. The total area of Bhiwandi-Nizampur Municipal limits is about 2636 hectares. The Table No. 8 shows the various uses to which the land is presently put to. According to existing land use survey and analysis nearly 76.08% of the total area of town is undeveloped and is covered by Agricultural lands, hills, forest, waterbodies, vacant lands etc. Nearly 8.74% is under residential use and 3.11% is under Transport and Communication. The powerlooms type industries occupies 9.20% of the total area. 62.01% denotes organized gardens, open spaces, play fields etc., and 1.86% is under public and semi-public use etc.

4.2 DISTRIBUTION OF LAND USE

The Table No. 8 shows the extent of the prominent land uses and their percentages with respect to

developed area and the total area of the city.

The existing developed area works out to 631.143 ha., which is 23.94% of the total area of the town. The study of the existing land use analysis has revealed the following important information.

4.2.1 RESIDENTIAL AREA

Generally major part of the development area is land for residential purposes in any city. Bhiwandi-Nizampur complex is rapidly developing into an important growth center in the Bombay Metropolitan Region. In view of the heavy powerloom industries which are growing in Bhiwandi due to availability of cheap labour, godown facilities, transportation facilities, lakhs of labourers are settled in Bhiwandi as a result of which large housing complexes have come up close to the transportation modes in the town. Large slums are developed on Government lands as well as forest lands. The population of 3,78,546 souls according to 1991 census is accommodated in total residential area of 230.382 ha., giving an average net town density population of 1643 persons per hectare, which is very high and shows the need of more residential area.

City is comprised of 13 villages and are divided into 3 parts due to Bhiwandi Thane Road and Tansa Pipeline.

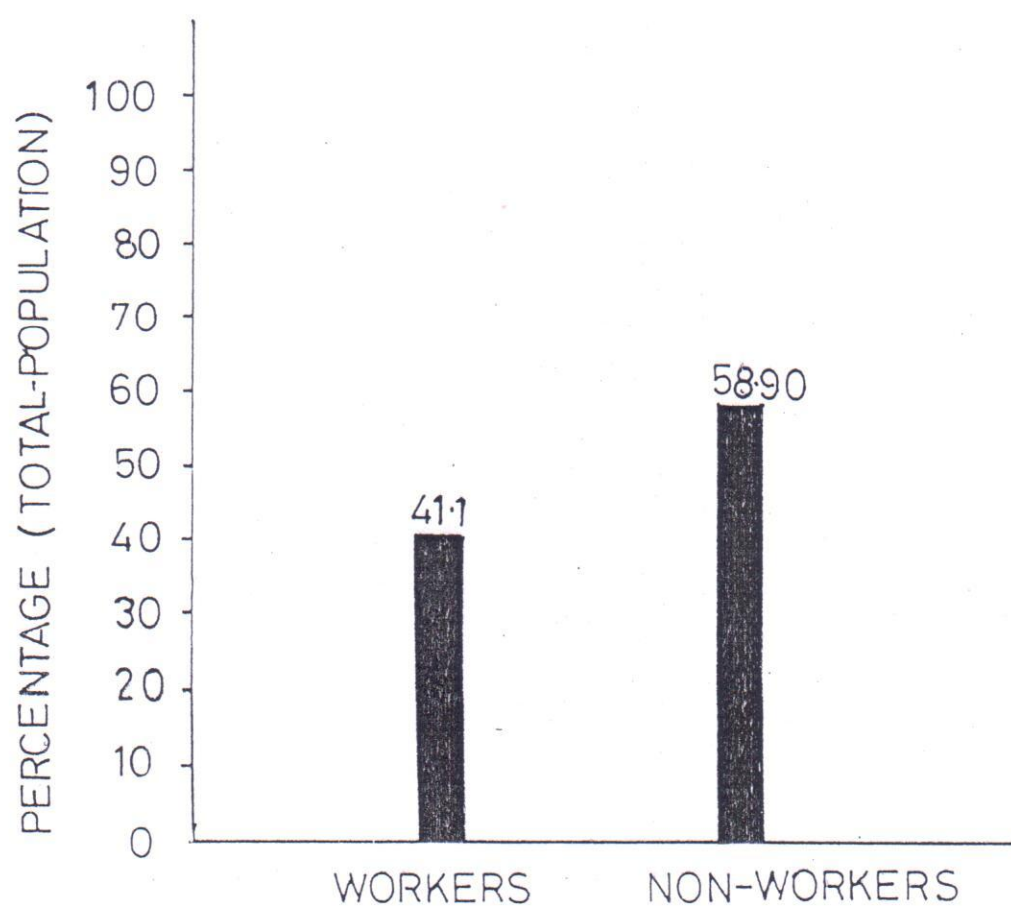
i) The western area of Bhiwandi Thane Road comprised of villages Narpoli, Gauripada, Bhiwandi and Nizampur. This includes major city survey area of previous

DEMOGRAPHIC CHARACTERISTICS 91

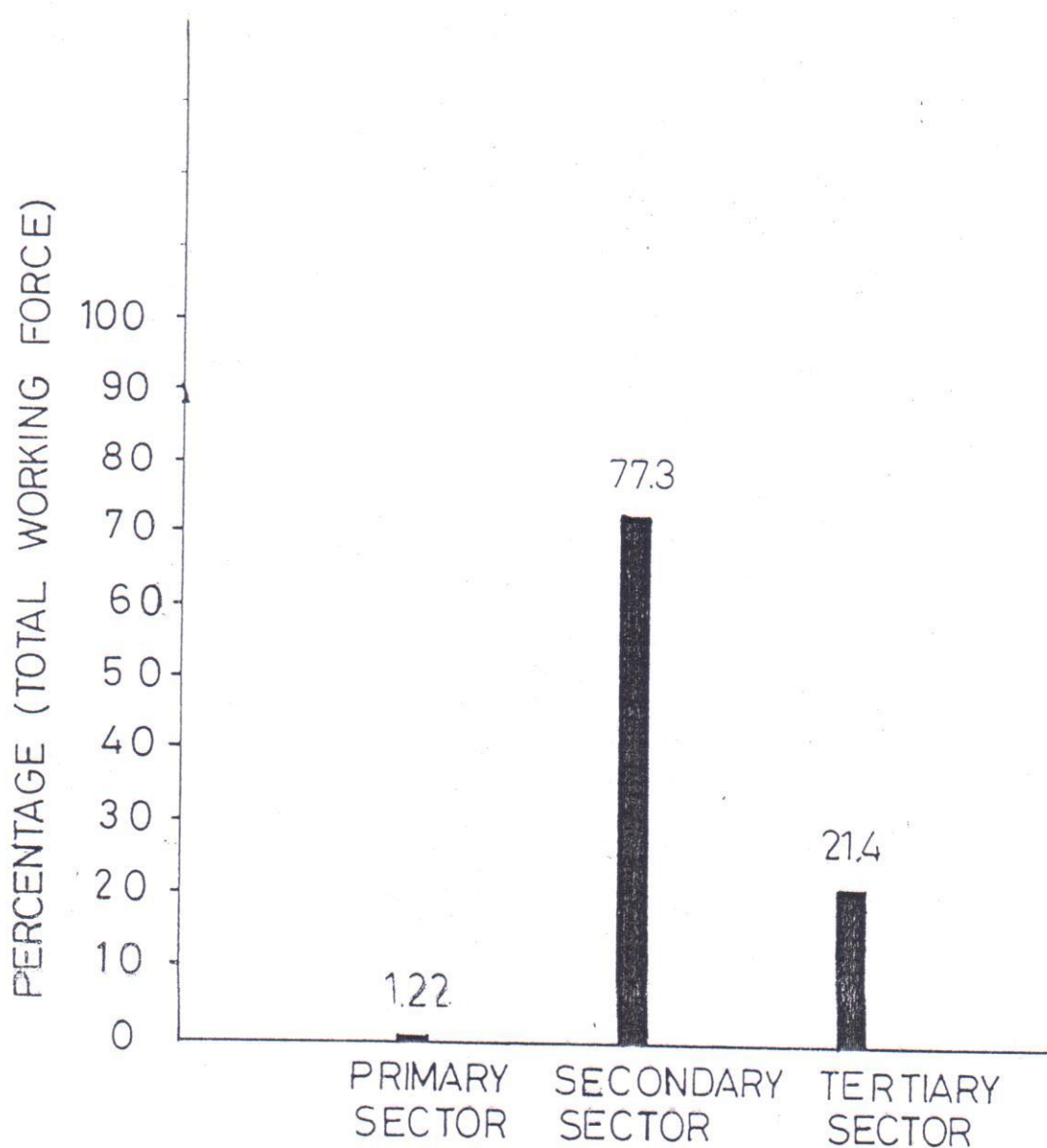
OCCUPATIONAL STRUCTURE

PERCENTAGE OF WORKERS AND NON WORKERS

TOTAL POPULATION



DEMOGRAPHIC CHARACTERISTICS 91
OCCUPATIONAL STRUCTURE
SECTORWISE PERCENTAGE TO TOTAL
WORKING FORCE



Municipal limit. This part is presently fast-growing core of the city.

ii) Second part comprised of the portion between east side of Thane Road and Tansa Pipeline. This includes villages such as Chavindra, Pogaon, Nagaon, Kaneri, Kamatghar, Fene etc. Out of these villages Kaneri and Nagaon are fully developed mainly due to powerloom industries. In Kamatghar village Bhiwandi Road Railway Station is existing but as the village was in Regional plan and major portion of the village was kept for green zone, the development was restricted.

iii) This portion situated to the southern side of the Tansa Pipeline comprises of newly added villages like Temghar and Bhadwad. Only development along the Kalyan Road is existing in this portion.

Hence for the purpose of the planning the outer and extended limit the area is proposed to be divided into 11 suitable Planning Units/Sectors on the basis of topography, trend of development, physical features etc.

4.2.2 COMMERCIAL USE

Shops, commercial establishments, eating houses and all such users which are mostly found to occupy frontage of busy streets are included in above category.

According to the land use survey there are in all - shops, trade and commercial institutions and hotels. This user occupies about 6.18 hectare area which comes to 0.24% of the total area. Commercial activities are

spread on all the main roads and narrow roads in areas which has created traffic and environmental problems. With a view to cater the shopping need of the community and properly organize this activity, adequate no. of shopping centers are required to be specially located in the Development plan.

4.2.3 INDUSTRIAL AREA

This user covers an area of 242.517 hectare which works out to 9.20% of the total area of the Municipal Council. An industrial unit includes predominantly powerlooms and only big existing factory is Dandekar Factory.

Bhiwandi has the largest single concentration of powerlooms in the country. As per available record in 1991 about 2,50,000 powerlooms are in existing, and during the last two decades the growth rate of powerlooms was higher in Maharashtra. These powerlooms have acquired about 89 to 90% of the existing industrial user land and generated the employment for nearly 1 lakh persons. Haphazard and crowded nature of this powerloom development with inadequate infrastructure, small width roads has created a number of problems in the city.

4.2.4 LAND UNDER PUBLIC AND SEMI-PUBLIC USE

The total area covered under Public and Semi-public user is 48.92 hectare which is 1.86% of the total area of Council. The area occupied by Educational

Institutions, Religious places, Temghar plant, Government and Semi-government offices have been included under this user.

4.2.5 LAND UNDER OPEN SPACES

Bhiwandi is surrounded by natural hills and also natural water tanks scattered in various parts of the town. Out of 7 water tanks unfortunately only 3 water tanks are now existing and are developed and maintained by Municipal Council. Varhala Tank is the biggest tank and the water is used for drinking purpose. Boating activity is also available in this tank for citizens. The main hill portion is also enclosed by unauthorized structures and slum dwellers. The open spaces / recreation grounds are lungs of the town and they cater active and passive recreational need of the cities. A very few areas in the form of playgrounds are available in the premises of Bhiwandi College, Gokul Nagar, Gopal Nagar, Ashok Nagar etc.

Thus it would be seen that there is lack of organized open spaces and recreation grounds. The lack of open spaces, which act as lungs of the town, makes the town unhealthy for living purposes.

4.2.6 OTHER USES

It is observed that 7.594 hectare area is covered by cremation ground, grave yard etc., which is 0.28% of the total area of Council.

72.205 hectare area is covered under water-bodies which

includes Tansa Pipeline, Varhala Tank, Rameshwar Tank, Diwanshah Darga Tank and Nallas. Municipal Council has developed two water tanks viz., Varhala Tank and Diwanshah Draga Tank. In Vrhala Tank boating activity is also available for the citizens.

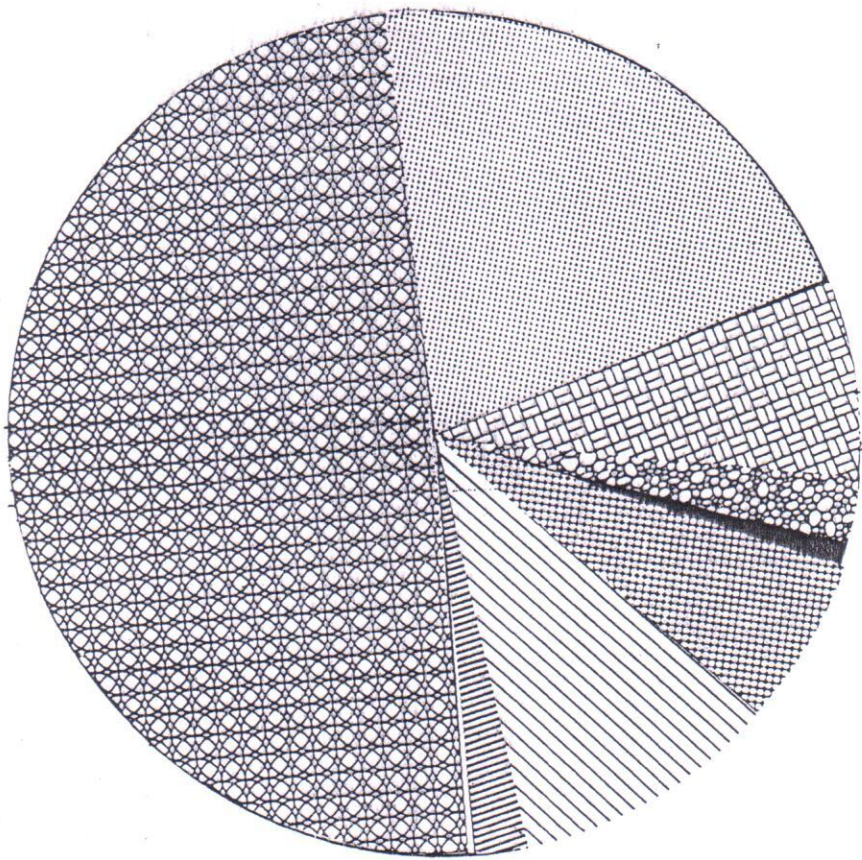
The total area covered under forest is 298.00 hectare which is 1.31% of the total area of Council.

4.3 IDENTIFIED SLUMS

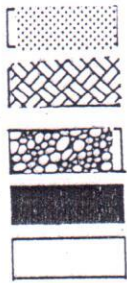
Bhiwandi being predominantly a worker's town, private conventional housing is not affordable to most of low earning workers. Lack of affordable shelter has resulted in unprecedented growth of slums from about 2000 huts in 1971 to 26,000 huts in 1991. There are 27 slum pockets spread all over Bhiwandi. From those slums 20 slums pockets are notified slums declared by Government. The area of declared slum is near about 17 hectares. 13 slum pockets are provided with services under the Slum Improvement Programme.

4.4 STRUCTURAL CONDITIONS OF BUILDINGS

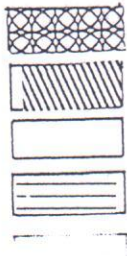
A survey of structures in the city was carried out to ascertain general condition of the buildings. Total number of the structures are about 25,439. Some of Housing construction of large residential complexes in the city has taken place during last decade or so. Hence the general condition of the buildings can be said to be good. However, it is noted that some of the buildings in Bhiwandi area are unauthorizely constructed, violating the D.C. rules and with poor



RESIDENTIAL
INDUSTRIAL
COMMERCIAL
MIX ZONE
PUBLIC PURPOSE

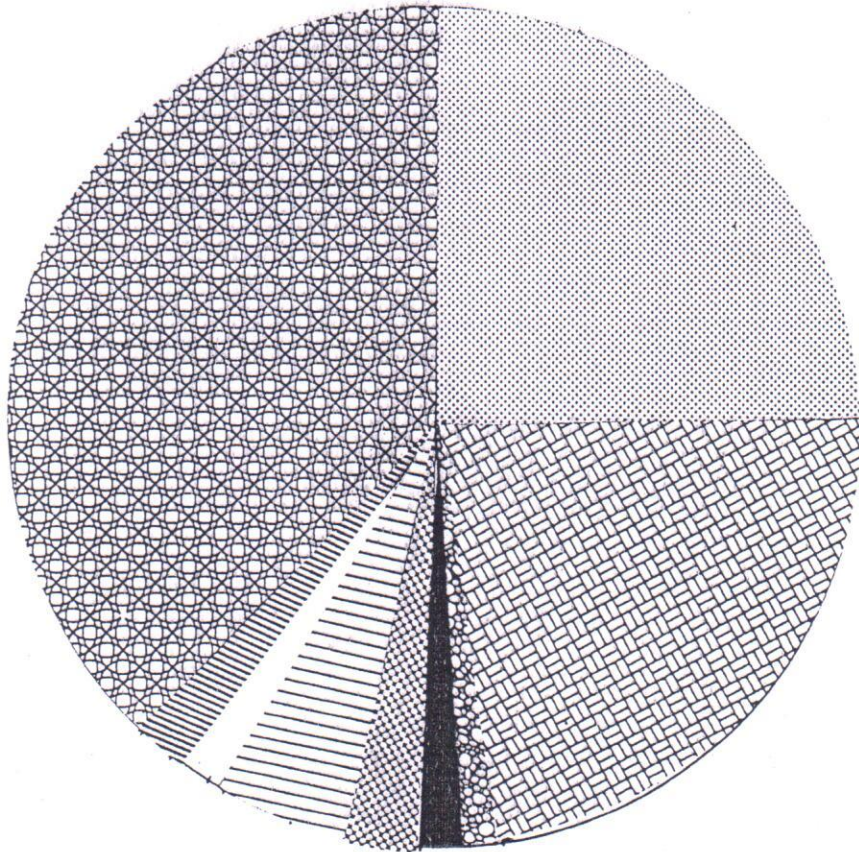


G. BELT, GARDEN AND
VACANT LAND
GRAVE YARDS
WATER BODIES
TRANSPORTATION



BREAK UP OF EXISTING LAND USES
(TO TOTAL INNER AREA OF MUNICIPAL COUNCIL)

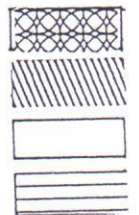
DIAGRAM №11B



RESIDENTIAL
INDUSTRIAL
COMMERCIAL
MIX ZONE
PUBLIC PURPOSE

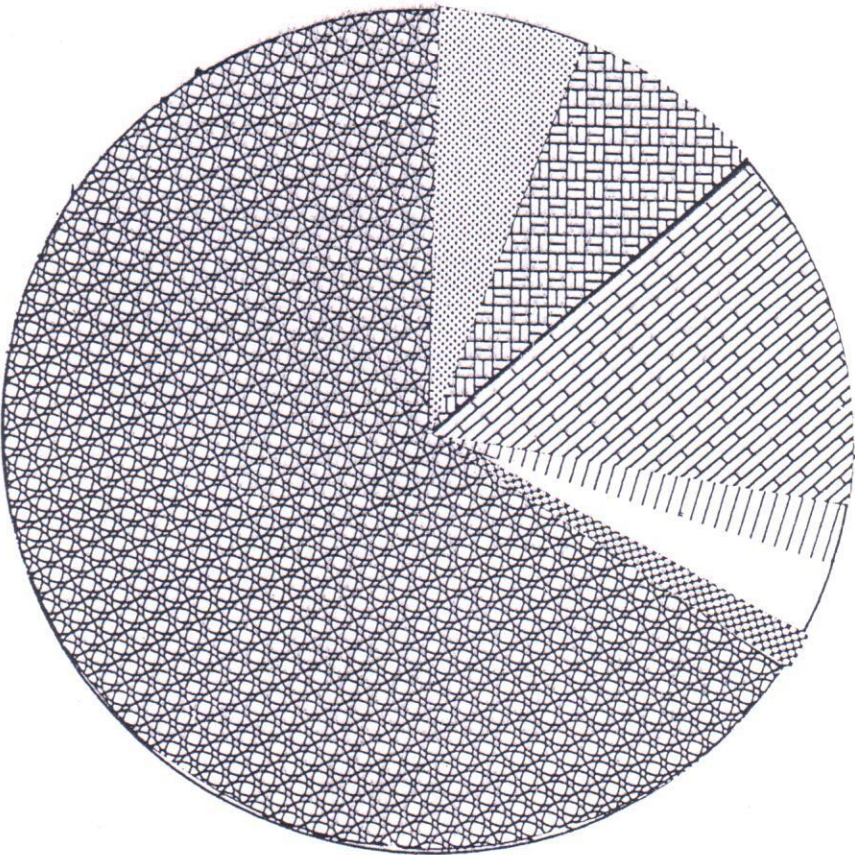


G. BELT, GARDEN AND
VACANT LAND
GRAVE YARDS
WATER BODIES
TRANSPORTATION



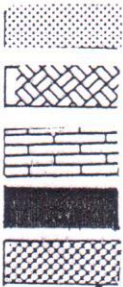
BREAK UP OF EXISTING LAND USES
(TO TOTAL OUTER AREA OF MUNICIPAL COUNCIL)

DIAGRAM №11C



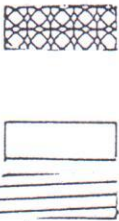
RESIDENTIAL
INDUSTRIAL
FOREST

MIX ZONE
PUBLIC PURPOSE

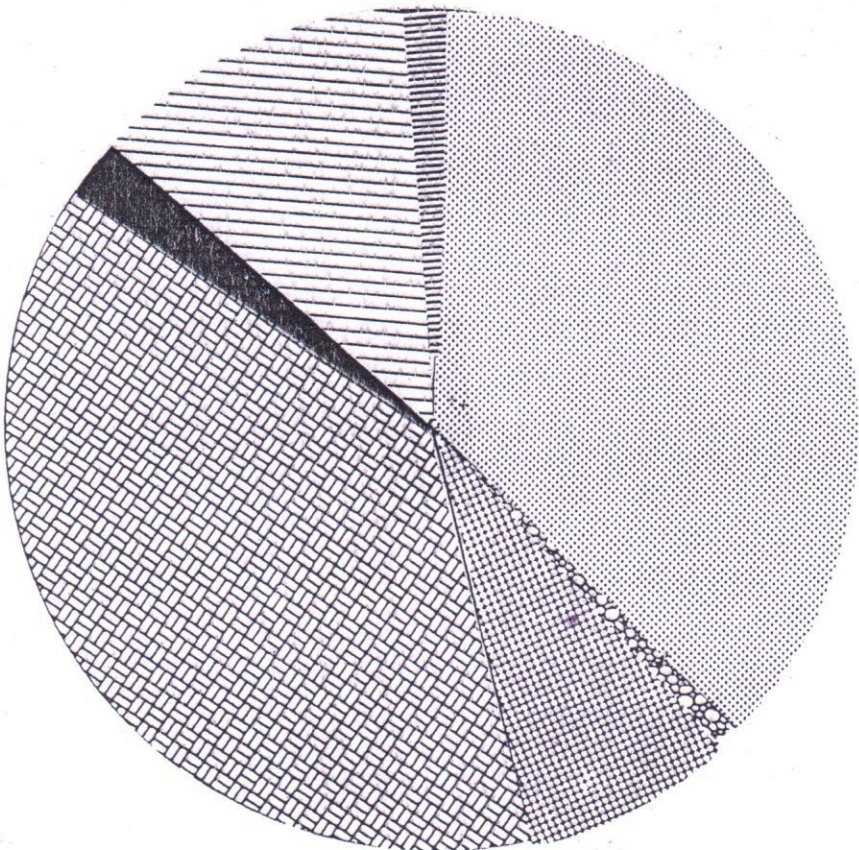


'G' BELT, GARDEN AND
VACANT LAND

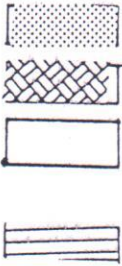
WATER BODIES
TRANSPORTATION



BREAK UP OF EXISTING LAND USES
(TO TOTAL EXTENDED LIMIT OF MUNICIPAL COUNCIL)



RESIDENTIAL
INDUSTRIAL
PUBLIC PURPOSE
TRANSPORTATION AND
COMMUNICATION



COMMERCIAL
MIX ZONE
GRAVE YARDS AND
CREMATION GROUND



BREAK UP OF EXISTING LAND USES
(TO DEVELOPED AREA)

construction quality.

4.5 GROWTH TRENDS

Bhiwandi is located at 10 kms. from Kalyan and 16 kms. from Thane by road. The Bombay-Agra Road passes through Bhiwandi and Bhiwandi is connected to Kalyan and Wada by State Highways. The Bhiwandi main development is along these roads. Bhiwandi Road Railway Station is situated at the southern portion of Municipal limit, but since the surrounding area of this Regional plan, the development was restricted. However, in future, this area of village Kamatghar being included in residential zone will obtain the potential. The systematic and planned development is found in the North-west corner of city viz. Kombadpada, Sangampada, Gokulnagar etc. It is also observed that the Mix development ie., powerlooms + residential has occurred in Nagaon, Narpoli and Kaneri villages.

V - SOCIAL INFRASTRUCTURE

5.1 GENERAL

Examination of social facilities and amenities in Bhiwandi town should indicate the present level of existing facilities and shortfalls therein. For this purpose survey of existing Educational Institutions, Medical Facilities, Recreations and Shopping Facilities was carried out and the results of this survey are described below.

5.2 HOUSING

Due to close proximity to the Greater Bombay, Thane, Kalyan complex, Bhiwandi is experiencing very rapid growth of powerlooms resulting in unprecedented constructional activities of large scale Housing Complexes. Moreover existing old single storey buildings in the congested area are being demolished and new high rise buildings are being constructed.

It is necessary to formulate and implement sites and services schemes for augmenting the supply of land in general and in particular for the low income households. Slum upgradation with grant of tenure of land will have to be undertaken as a long term strategy for slums. Low cost housing schemes for the benefit of powerloom workers would be very useful. This may help many of them who wish to bring their families to Bhiwandi.

Provision of such independent housing could reduce

residential population from mixed zones thereby avoiding its negative effects. Development of serviced sites could perhaps be taken up in other areas to the middle-east of the town.

5.3 EDUCATIONAL FACILITIES :

The number of literate persons in Bhiwandi-Nizampur Council area as per 1991 census are 199573 of which 137000 are males and 62273 are females. The city is having educational facilities of following different levels:

- 1) Primary schools
- 2) Secondary schools and 3) Colleges
- 4) Industrial and Vocational Training Schools.

5.3.1 PRIMARY SCHOOLS :

There are in all 98 Primary Schools in the city located at different villages included in the Municipal area of which 73 Primary Schools are run by Municipal Council and 25 Primary Schools are run by Private Institutions. The details of the Primary schools are given in Table No.10.

It is seen from the table that group of schools are located in one building and have very inadequate or for some even a lack of space for play ground. Out of 98 schools, 37 schools are of Urdu medium, 30 are of Marathi medium, 11 are Telgu and remaining are Hindi and English medium schools. Generally, it is seen that more than 60% primary schools are located on old municipal limits and remaining 40% primary schools are located in extended limits. The existing schools are not well equipped in terms of infrastructure and services.

5.3.2 SECONDARY SCHOOLS

There are 19 Secondary schools in Council area out of which 9 High Schools are having play ground facility. The necessary details of 19 existing Secondary schools are given in Table No.11, 4 High schools are of Marathi medium, 7 are of English medium, 1 High school is Hindi medium and remaining 7 are of Urdu medium.

5.3.3 COLLEGES

There are three colleges in Council area out of which

one is owned and run by Bhiwandi-Nizampur Municipal Council. Another is for girls only and third is D.Ed. college which is of Urdu medium.

5.3.4 TECHNICAL EDUCATION

There is only one Technical school and two Technical Institutes in Municipal Council area viz., Takiyan Aman shah Technical Center and Kohinoor Technical Institute. Considering the growth of the powerloom industries and industries growing up in surrounding area. There is prime need of I.T.I. and Engineering College in Council area.

5.3.5 HEALTH AND MEDICAL FACILITIES

The Council had one ___ bed general hospital viz. Indira Gandhi Hospital and the dispensary with 16 maternity beds which was found to be deficient. Services of 15 private hospitals/nursing homes with a total 200 beds and 770 medical consultants were also available.

VI - TRANSPORT AND COMMUNICATION

6.1 RAILWAY COMMUNICATION

Vasai has been connected to Diva enroute Bhiwandi by Railway. The Railway is used both for goods and passenger traffic. Since this rail link is not connected to Bombay this facility is not useful for residents of Bhiwandi.

6.2 ROADS AND BUS SERVICES

Bhiwandi is linked with the surrounding towns by means of Bombay-Agra National Highway, Kalyan-Bhiwandi State Highway and Bhiwandi-Wada State Highway, as well as by means of few village roads. During the past three decades, there has been considerable growth of industrial development in Thane, Bombay etc., which has resulted in unprecedented growth in the volume of traffic on these main roads.

The Bombay Agra Road i.e. National Highway No. 3 which is passing through town now diverted from outside the Bhiwandi Municipal Limit, and therefore the classification for the portion of the road passing through the Municipal Limits has been changed from National Highway to State Highway and the same is now in possession of the Municipal Council. Municipal Council has recently widened this road to 80'. This road at present, serves as a major link between Bhiwandi and Thane, and has considerably attributed for the development of this town.

Bhiwandi Kalyan road links Bhiwandi with Kalyan and same is a state highway joining the Bhiwandi Thane road at the junction known as Kalyan Naka. At present Kalyan is the nearest railway station from Bhiwandi situated at about 10 Km and as such this road has served the town as an access to the rail link.

Bhiwandi Wada road originates from Bhiwandi and leads to Wada. This is a major link of this town with other areas of the district such as Wada, Jawhar, Dahanu, Talasari etc.

From local enquiry it is found that daily about 70 trips take place between Bhiwandi and Thane and 60 daily trips to Kalyan and the same number of buses come back to Bhiwandi. In short, about 14300 local passengers travel by buses at Thane and Kalyan.

6.3 PARKING FACILITIES

General survey has indicated that the town will have to answer the problem of growing number of parked vehicles on streets. It has been found that existing roads which are narrow and already overcrowded have been used for parking the vehicles and the effective width of the roads is further reduced. At present, no specific parking lots are available throughout the town. An effort needs to be made so as to provide for enough parking lots to meet the future demands.

6.4 TERMINAL FACILITIES

Taxis are found parked near Bhaji Mandai, Dhamankar

Naka, Near Mamlatdar Office and Near S.T. Stand. Taxis generally ply between Bhiwandi and Thane and Bhiwandi and Kalyan.

Truck terminal facility is not at all available in Municipal Limits which is very essential to provide at the extreme ends of Municipal limits specially on Bhiwandi Thane Road.

VII UTILITY SERVICES

7.1 WATER SUPPLY

The town receives a total of 45 mld supply of which 4 mld of treated water from Varhala lake, 26 mld unfiltered water from Tansa and Vaitarana main of M.C.G.B. and 15 mld of filtered water from Temghar Water Works of M.W.S.S.B. This works out to 119 litres per capita per day (1991).

7.2 STORM WATER DRAINAGE

As compared to the total road length of 116 KM the length of the roadside (both) drains was only 200 KM half of which were pucca and the outlets were connected to nullas leading to the Bhiwandi creek and Kamwadi river.

7.3 SANITATION

7200 private latrines are connected to the underground sewerage system in the half of the original council area, 15900 private latrines connected to septic tanks. There are 300 basket type latrines and 1000 seats of public latrines. All these together are supposed to serve an estimated 76000 households (1991).

7.4 SOLID WASTE MANAGEMENT

The solid waste generation rate is assumed to be 0.3 Kg/capita/day which works out to 114 tonnes per day (1991). The sweepings were collected in 120 wheel

barrows and deposited in 415 collection points and were transported by 3 dumpers, 2 tractor-trailers units and one mini tractor in addition to 8 hired trucks and are dumped into low lying areas. There is a backlog of 10 tonnes per day of solid waste which remains undisposed.

7.5 ROADS AND BRIDGES

Total road length of 115.77 KM with an area of 10,41,930 sq. mt. in the council area was found to be deficient when compared with the norms.

7.6 FIRE FIGHTING

2 fire stations are equipped with 3 fire engines, one trailer pump, 3 light pumps, 73 hoses and 2 fire extinguishers. One more fire station is being constructed.

7.7 STREET LIGHTING

All the roads are provided with poles for installing lights. 4500 poles are installed by M.S.E.B. and 850 owned by the council. Fusing of street light filaments due to voltage fluctuations and lack of maintenance and replacements are the problems.

VIII - CONCLUSIONS/OBSERVATIONS AND PLANNING PROBLEMS

8.1 GENERAL

The details of surveys and analysis referred in preceding chapters are of diagnostic nature and inferences/conclusions drawn therefrom are crystallised by identifying by specific planning problems or future requirements as discussed below:

8.2 SCENARIO OF SOCIAL FACILITIES

8.2.1 EDUCATION

At present primary school education is with the Municipal Council. Primary schools are inadequate in number and most of the primary schools do not have basic facilities of library, play ground, laboratory etc. Many of the schools do not have even sufficient space to accommodate the students enrolled and hence overcrowded. Therefore, if possible, either extension or alternative sites are badly needed. The higher level education facility of college is far from adequate. Facility of technical education is inadequate and professional type or engineering level is not available.

8.2.2 HEALTH

Major problems associated with the health sector are a) distribution of health facilities is insufficient to serve the needs of the entire population. Facilities available for the dispensaries are only general and for

any kind of special treatment people have to rush to Thane and Kalyan. Number of beds available in the existing hospitals are enormously inadequate to cope with the demand. The facility of veterinary hospital is not at all available in the town.

8.2.3 RECREATIONAL FACILITY

The recreational facilities include both passive and active recreation viz. parks, open spaces, gardens, play grounds, stadium etc. The existing recreational facilities in the town are limited to small play grounds and gardens and their area and effectiveness in terms of serving the population is inadequate. Citizen are aspiring for big stadium in the city to promote sports activities in the city earnestly.

8.2.4 SOCIAL AND CULTURAL FACILITIES

Excepting 9 cinema theatres and two vachanalayas that too housed in small premises in inner area no social and cultural facility so to say is available. A drama theatre is nearing completion in the town, the project undertaken by the Municipal Council. Therefore the provision of social and cultural facilities at appropriate locations to cater to the needs of the citizens is necessary.

8.3 TRAFFIC AND TRANSPORTATION PROBLEMS

The vehicles plying on the road network are autorikshaws, scooters, buses, cycles and trucks.

Autorikshaws provide point to point transport from congested areas of the city to the bus stand. In view of the non-availability of Municipal bus service and inadequate M.S.R.T.'s bus service connecting Bhiwandi with Kalyan and Thane, use of autorikshaws, cycles and two wheelers is on the increase resulting in traffic congestion. Bhiwandi Municipal Council has recently widened the Bhiwandi Thane road and Bhiwandi Kalyan road to cope up with the increase in traffic. Due to imbalance in land use and since the sites reserved for parking, taxi stand etc. are not acquired by the Municipal Council, overconcentration of transport activities occur near bus stand, Dhamankar Naka, Mandai area and the Vanjarpatti Naka area. Transport and infrastructural facilities such as parking, bus stand, rikshaw stand are inadequate. Majority of the internal roads from congested area are narrow in width, with inadequate road geometry and of poor quality of surfacing.

8.4 INDUSTRIES

Bhiwandi is included in the rest of B.M.R. (Zone IV) category of B.M.R. where the new industrial units and expansion of existing units irrespective of their scale was allowed according to the industrial location policy for B.M.R. in 1972. When Bhiwandi development plan was being prepared the industrial area was 70.94 hectares (38.26% of the total development area) which was however proposed to be only marginally augmented to

98.11 hectares by 1991. Moreover in the designated mixed zones of the sanctioned development plan FSI of only 0.5 was allowed. The fast growing industrial growth shows that supply of land which could be developed for powerloom industry was restricted and could not satisfy the growing needs of the powerloom industry. Most of the new powerloom growth therefore took place in the extended limits of the council and amidst the residential zone of both sides of Thane and Kalyan roads in villages Nagaon, Temghar, Narpoli and Kaneri. Permissions were obtained for residential development but spaces so built were actually used partially or fully for powerlooms. As the demand for land grew the powerlooms slowly made their way into green zone as well, specially to the eastern side of the town during the last 5 years or so. Number of looms are generally found in the halls with unplastered walls arranged in the rows so close to each other that only a skilled worker can move around in this very accident prone area. There is often not even 1 foot distance between two machines. Continuous clattering noise of the looms, almost 24 hours a day, is deafening and is more so inside these poorly ventilated halls. Tuberculosis is often danger for these workers.

Powerlooms are not only intermingled with residences but are very close to each other surrounded by small pathways and dirt. Most of these even newly developed areas are congested and appear to be developed

unauthorisedly in an unplanned manner.

To overcome with this serious problem of powerloom industry specific building guidelines are prepared in the new development plan for the original as well as extended areas for ensuring orderly and planned growth of powerlooms and healthy working environment.

PART - II

PART - II

IX-PLANNING PROPOSAL

9.1 GENERAL :

Projection of population to the desired horizon year for any city is an important task. In fact, this is the main basis for assessing the existing structure of basic amenities, the shortfall and the provision that would be necessary to the projected population in accordance with the Planning standards. It is necessary to project the population in Bhiwandi Nizampur Municipal Area for the next two decades i.e. for the year 2003 and 2013 so that adequate land could be zoned for the various land uses and provisions of social amenities for the projected population.

9.2 DEVELOPMENT POTENTIAL :

Bhiwandi is one of the fastest growing town in BMR in terms of population, Bhiwandi's locational importance in terms of its transport linkage, especially by road is more evident from the fact that a lot of private godowns (and some big saw mills) are located at Village Purne and Rahnal, south of Bhiwandi. These sites proved to be the best locations. Bhiwandi is a city of powerlooms. In the year 1991, only in Bhiwandi, there were 2,50,000 registered powerlooms existing and it is expected that about 12,500 powerlooms will be added every year and these all

powerlooms will create employment opportunities in the town.

Although being an important transport mode and located fairly close to Bombay, Bhiwandi did not develop as suburb of Bombay mainly due to lack of Rapid Transit System connecting it to Bombay. Unlike other towns and villages which are located along the suburban railways and grew rapidly as residential areas for population working in Bombay. Bhiwandi gained its identity as a separate town mainly on account of its home based powerloom industry. In view of the above and with realisation of development potential growth of looms is bound to be rapid.

9.3 DISTRIBUTION OF POPULATION :

It is necessary to see how this population could be distributed in the various parts of the city. For this purpose the analysis of existing land use would be of great help. The existing development in the portion of Old Municipal limits consisting of old gaathan of Bhiwandi and Nizampur forms a central core of the town and is highly congested and there is no likelihood of accomodating any further population. Instead it is necessary to decongest this area, by development control during city rejuvenation process or Urban renewal over a period of time. The Municipal area is generally divided into suitable planning sectors on the basis of topography, trend of development, physical features such as roads/railways and pipelines for the

purpose of preparing detailed proposals of the Development Plan.

The B.M.R.D.A. has already made population projections for the entire Bombay Metropolitan region. According these population estimates, population of Bhiwandi town would be 6.00 lakhs and 9.00 lakhs by the horizon years 2003 to 2013 respectively. These population estimates are considered for formulation of planning proposals.

The entire area of Bhiwandi Nizampur Municipal Council is divided in to fifteen planning sectors. the disaggregation i.e. break up of projected population for the year 2003 and 2013 has been made. The gross residential density of 650 persons per ha. considered in respect of all the planning sectors except inner area of old Municipal Limits. However, in the inner area the gross residential density is about 1262 persons per ha. The breakup of projected population for the entire town sectorwise for the 2003 and 2013 has been worked out by adopting above densities as detailed in Table No. 13(A) and 13(B).

9.4 TRANSPORTATION :

The major road network in respect of sanctioned Development Plan of Bhiwandi and sanctioned Regional Plan of B.M.R. has been generally adopted with suitable modifications and changes in view of the existing situation and development occurred on the site.

The existing capacities of the different links of

the city's road network have been improved by providing additional traffic lanes and new links. New roads have been provided to relieve the traffic on the roads from congested areas.

The Ring road proposed in the Development Plan is of 60 mtr. width connects all the three highways i.e. Nasik road, Kalyan road and Vasai road. This road will act as main diversion to the Bhiwandi Thane road. The width of the Bhiwandi Thane road has been kept as 80 feet within the limits of Municipal Area.

All the existing roads are widened upto 12 mtr. to 18 mtr. The proposed new roads are of 15 mtr., 18mtr., 24 mtr. and 30 mtr. in width.

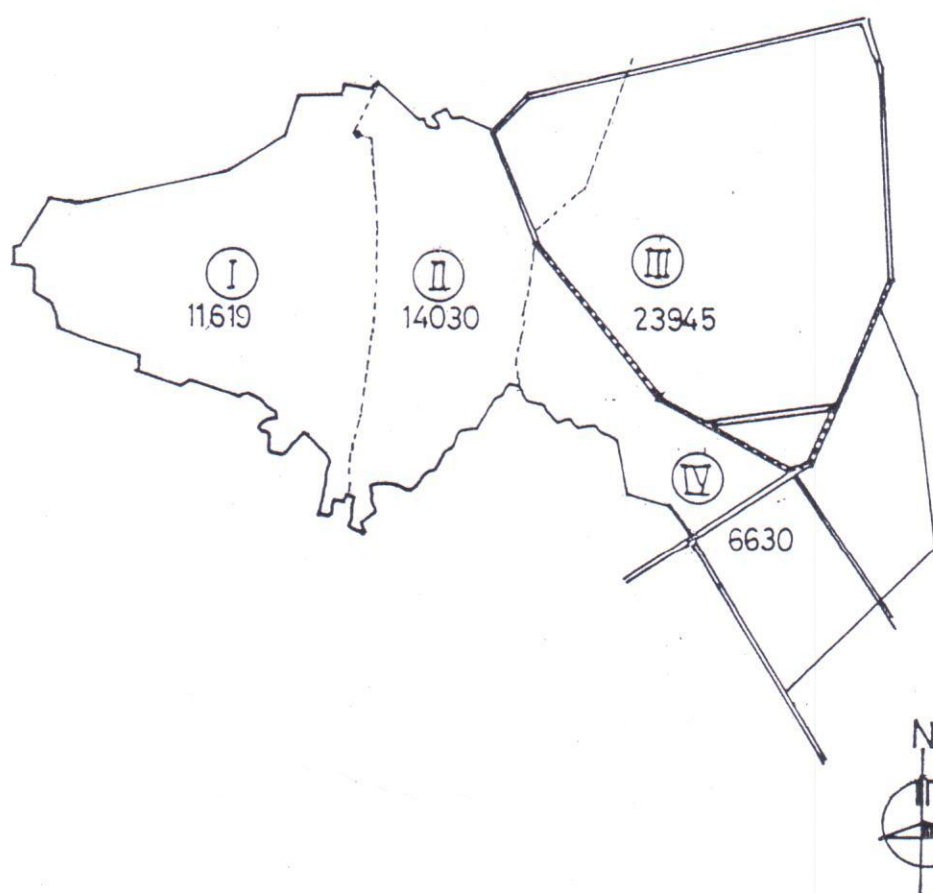
9.5 PARKING :

Suitable parking facilities for different types of vehicles are must for better traffic management. One of the major problems created by road traffic is parking specially near the railway station and commercial streets in bazaars. At Bhiwandi road railway station parking lots have been provided for parking of autorickshaws, scooters, motor cycles, cycles etc. Near Town Centre and commercial areas suitable parking sites are proposed.

9.6 PARKING PROVISION THROUGH D.C. RULES :

Suitable parking space standards for different land uses such as Hospitals, Starred Hotels, Theatres, Public Buildings etc. have been prescribed in the D.C.

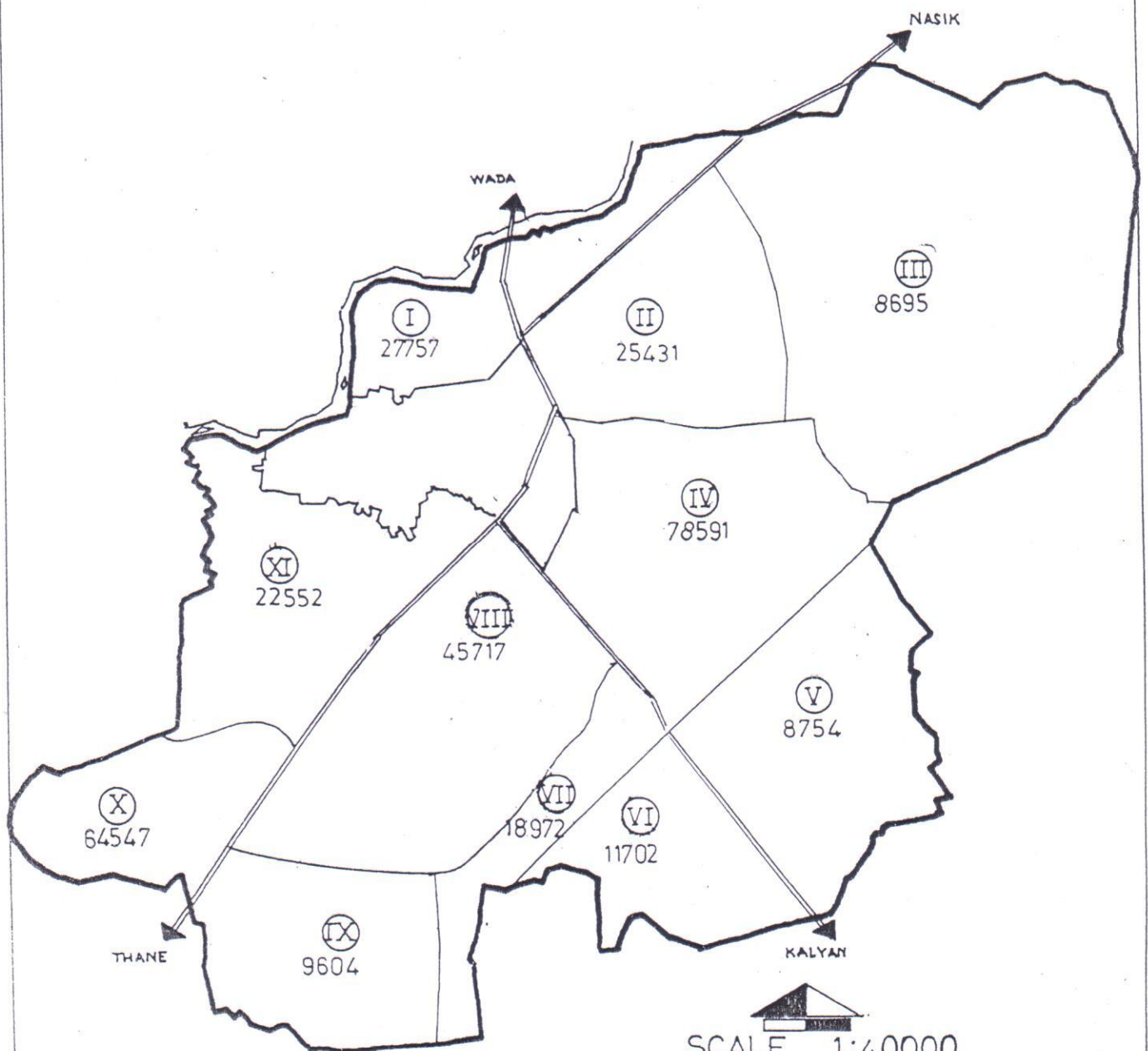
SECTORWISE DISTRIBUTION
OF POPULATION
(FOR INNER AREA)



SCALE-1:16000

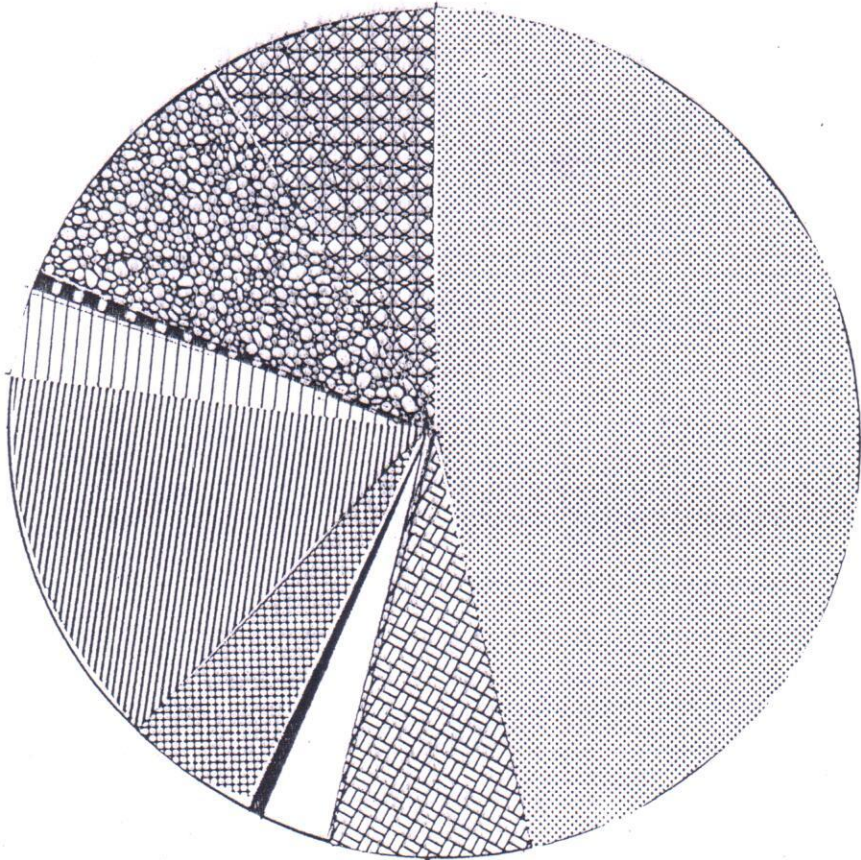
SECTORWISE DISTRIBUTION OF POPULATION










(FOR OUTER + EXTENDED AREA)



PROPOSED LAND USE

(TO TOTAL AREA OF MUNICIPAL COUNCIL)



RESIDENTIAL		PLAY GROUND, GARDEN	
INDUSTRIAL		BURIAL , CREMATION	
COMMERIAL		GROUND, GRAVE YARD	
PUBLIC AND SEMI PUBLIC		FOREST AND HILLS	
TRANSPORTATION		WATER BODIES AND	
		NODEVLEPMENT ZONE	

rules which would take care of parking requirements for such type of developments.

Sites for S.T. stand and Depot, Bus Station of M.S.R.T. Buses, Bus Bays for city buses are provided in the plan at appropriate locations as per requirements of S.T./M.S.R.T. Authorities.

9.7 PROPOSED LAND USE :

The existing developed area is about 631.143 hectares i.e. 23.94% of the total Municipal Area. It is proposed to bring an additional area of 1493 ha. under different urban uses, thus making total developed area of 2124.21 ha. i.e. 80.58% of the total area within the Municipal Council.

The total area of the Municipal Council is divided into following broad land use zones 1. Residential 2. Commercial (C1 and C2) 3. Mixed Zone 4. Industrial 5. Public, Semi Public, 6. No Development Zone 7. Hills and Forests.

A proper justification of these land uses by formulation of correct land use zoning is the first important step in preparation of proposals of the Development Plan.

9.7.1 RESIDENTIAL ZONE :

It is seen that out of existing population of 3,78,546 souls (1991), more than 50% population is concentrated in the old Municipal Limits of Bhiwandi. The estimated population by 2013 is 9 lakhs. It is seen

from the E.L.U. statement that existing residential area is about 210.09 ha. (total limit). It is proposed to provide additional residential area of 1220.75 ha. in all the sectors on the basis of various densities considered for allocation of population sectorwise as detailed in the statement (Table No. 17 and 17.A).

R1 & R2
||

Residential zone has been classified as R1, R2 and no powerloom zone. R1 is purely residential zone and R2 is residential zone with shop line with all plots abutting more than 9 mtr. wide road in congested and 12 mtr. wide in other areas. Powerlooms are not allowed in the residential area specifically earmarked as 'No powerloom Zone' in plan. A broad list of users permissible in residential zone R2 is given in D.C.R.

9.7.2 MIXED ZONE :

As stated in earlier paras, Bhiwandi has got largest concentration of powerlooms not only in areas earmarked for industrial zones but also in the congested as well as outside congested parts of residential locality. There has been combined users of powerlooms with residential since long. Therefore, mixed zone has been proposed in the Development Plan wherein pure residential or industrial mainly powerlooms or residential with powerloom industry would be permitted as per rules framed in D.C.R.

9.7.3 COMMERCIAL ZONE :

Under the development control regulations the

commercial zone has been considered under two types C-1 and C-2 zones, C-1 i.e. local commercial zone have been proposed at one location. (1) Near Bhiwandi Road Railway Station in Kamatghar Village having area of 4.7 ha. List of users permissible in C-1 zone is given in D.C.R.s to the East of the Nagaon village on the existing Nagaon road on a large chunk of open barren land, admeasuring about 16 hectares a Town Centre proposal has been proposed. Town Centre is classified as C-2 zone and normally shall accommodate the non residential activities. Important town level reservations to be developed by Municipal Council such as Stadium, Garden, Swimming Pool, Town Hall and Drama Theatre, Municipal Hospital, Welfare Centre, Ward Office, Fire Brigade Station, Primary School, High School and Play ground, Bus Stand, Parking Lot, Shopping Centres etc. A broad list of user permissible in Town Centre i.e. C-2 is given in the D.C.R.s .

9.7.4. INDUSTRIAL ZONE :

In the sanctioned Development Plan of Bhiwandi the industrial area was 70.94 ha. (38.26% of the total developed area) which was however proposed to be only marginally augmented to 98.11 ha. by 1991. M.I.D.C.'s notification proposing development of 293 ha. land as per the recommendations of the Regional Plan has to be withdrawn due to stiff, local resistance to land acquisition for this purpose. A major portion of the notified land admeasuring 208.83 ha. was privately

owned. All this meant that the supply of land which could be developed for industries was restricted and could not satisfy the growing needs of powerloom industries. The powerloom industry is growing in Bhiwandi despite constraints on physical development. Without the constraints 1,25,000 new looms are likely to be added in the next 10 years. It is therefore necessary to increase industrial area for such type of development and accordingly about 107.75 ha. additional industrial area at the North East corner of Bhiwandi i.e. in Pogaon village has been proposed in the draft Development Plan. In this industrial area an area for powerloom industries has been separately earmarked and shown as I-1. In remaining area other than powerloom industry can be developed.

9.7.5 SOCIAL FACILITIES :

9.7.5.1 EDUCATIONAL :

Various sites for primary schools and high schools have been reserved in the Development Plan sectorwise considering the existing development. The sites of primary schools are provided at appropriate locations on neighbourhood principles.

9.7.5.2 MEDICAL :

In the Town Centre (C-2) an area admeasuring 1.495 ha. site no. 89 has been reserved for the municipal hospital. 14 sites for dispensaries and maternity homes

have been reserved in various planning sectors considering the need of that sector.

9.7.5.3 RECREATIONAL :

An area around existing Varahale tank site no 243 admeasuring 9.076 ha. has been proposed to be developed as amusement park as requested by Municipal Council.

Following recreational sites have been proposed in the Development Plan.

A City Park bearing site no. 115 and admeasuring about 6.570 ha. at Chavindra village has been proposed. Similarly site no. 124 for stadium admeasuring 4.37 ha. in the Town Centre of Nagaon village has been proposed. At Fene village area of about 1.43 ha. bearing site no. 210 has been reserved as stepping garden amidst hilly area.

Sites for various social facilities such as Primary Schools, High Schools, Gardens, Play Grounds, Libraries, Dispensaries and Maternity Homes, Hospitals etc. Based on the planning standards are provided in the Development Plan at appropriate locations sectorwise as shown in the enclosed amenity statement. In addition to these, sites for Swimming Pools, Community Hall, Parking, Fire Brigade Station, Childrens Growth and Women Welfare Centre, Ward Office have been provided at appropriate locations.

9.7.6 OTHER GENERAL PROPOSALS :

- A. The existing creamation and burial grounds

are more than sufficient to meet the needs of future population and as such no new sites have been provided for the purpose.

B. Requirements of Government Departments:
Various Government Departments were requested to communicate their land requirement for their future projects, if any. Few departments such as Post Department, Police Department, R.T.O., M.S.E.B., S.T. have communicated their requirements and necessary sites have been reserved for them.

C. One site for slaughter house viz. site no. 286 in Narpoli admeasuring about 1.037 ha. in sector no. 10 has been proposed.

D. In addition to the site of sanctioned Development Plan four sites for the purpose of housing for dishoused have been proposed as under:

Site No	Area	Sector No.
134	3.719	IV
136	6.050	IV
125	1.720	IV
295	2.610	X

All the sites are reserved in the Development Plan for various public purposes as per requirements of various organisations and planning standards considered for various social and cultural facilities etc.

X EVALUATION OF SANCTIONED DEVELOPMENT PLAN OF BHIWANDI
(1ST REVISED)

10.1 GENERAL :

Before taking up revision of the Sanctioned Development Plan and preparation of draft Development Plan for the entire area of Bhiwandi Municipal Council, it is essential to study and evaluate the performance of the local authority in implementing the proposals of the Sanctioned Development Plan, with view to assess how far the local authority stands and its capability in implementation of the proposals of the Development Plan.

The Sanctioned Development Plan of Bhiwandi (1st revision) came into force from 25-06-1976 on getting Government sanction. The plan was for the jurisdiction comprising of an area of about 4.72 sq. km. (472 ha.) of the previous Municipal Limit and designed for the population of 1.77 lakhs by 1991.

There are in all 106 sites earmarked for various public purposes in the Sanctioned Development Plan of which for 85 sites the Bhiwand Municipal Council was the appropriate authority.

New Development Plan roads of different widths were also proposed besides widening of some of the roads. Some of the sites like Schools Markets Hospitals, Roads etc. in the Development Plan are of obligatory nature and others like Recreational open spaces, Play grounds are of descretionary nature to be

fulfilled by the local authority. In order to implement the proposals of the Sanctioned Development Plan for part of the Municipal Area the Town Planning Scheme No. 1 was prepared and the same was finally sanctioned by the Government and came into force from 1-9-1986. However physical possession of final plots earmarked for public purposes in the scheme are yet to be taken by the planning authority. All the 10 sites of the Town Planning scheme are deemed to be vested into Municipal Council on the date of sanction of the scheme. However the procedural matter of taking physical possession of land is still pending.

While framing proposals of draft Development Plan site inspection was made and review was taken as to how far the sites have been implemented. Table No. 13 enclosed herewith shows the number of public sites earmarked categorywise in the Sanctioned Development Plan with their areas and the number of sites and their areas so far implemented. It shows that the performance on implementations of the proposals of the Development Plan is very poor, as only to the extent of 22.5% in terms of the total reserved areas have been acquired and implemented during last 17 years

It was expected that atleast acquisition of all 65 sites and transfer of government land Proposal for 20 sites had to be completed within a period of 10 years from the date of coming into force of Development Plan. Acquisition proposals either by private negotiations or by land acquisition under the provisions of M.R.T.P.

Act 1966 had to be completed. It was also expected that local authority has to devote atleast 10% of their annual income for implementation of the proposals. However it shows that there is a poor performance on behalf of the local authority in this respect. As a result of this the sites are also being lost by encroachment of unauthorised structures etc.

On actual sites inspection it is observed out of total 106 Development Plan sites from Sanctioned Development Plan about 40 sites are fully or partially encroached upon by Kachha - pucca structures, R.C.C. buildings and powerlooms. In view of the review taken on inspection of sites and considering the policy of the Municipal Council causing minimum disturbance to the residents, housing shortage and also considering the heavy costs of implementation, a conscious decision has been taken to release the fully encumbered sites from the reservations.

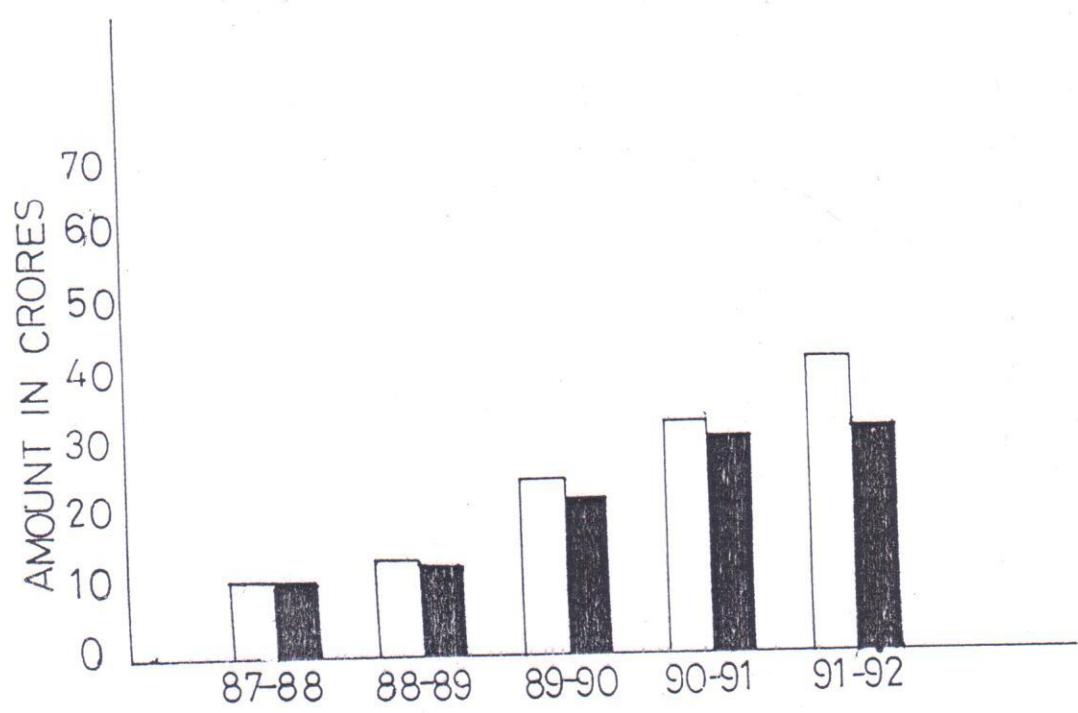
A statement showing the deviation in the Sanctioned Development Plan sites while preparing the revised draft Development Plan is enclosed herewith giving also the reasoning for the subsequent change in the proposal. Out of the sites so retained in the draft Development Plan, the designation of some sites has been changed for certain other public purposes looking to the necessity of the planning factors and considering planning requirements.

10.2 IMPLEMENTATION OF THE SANCTIONED Town Planning SCHEME NO. 1 BHIWANDI :

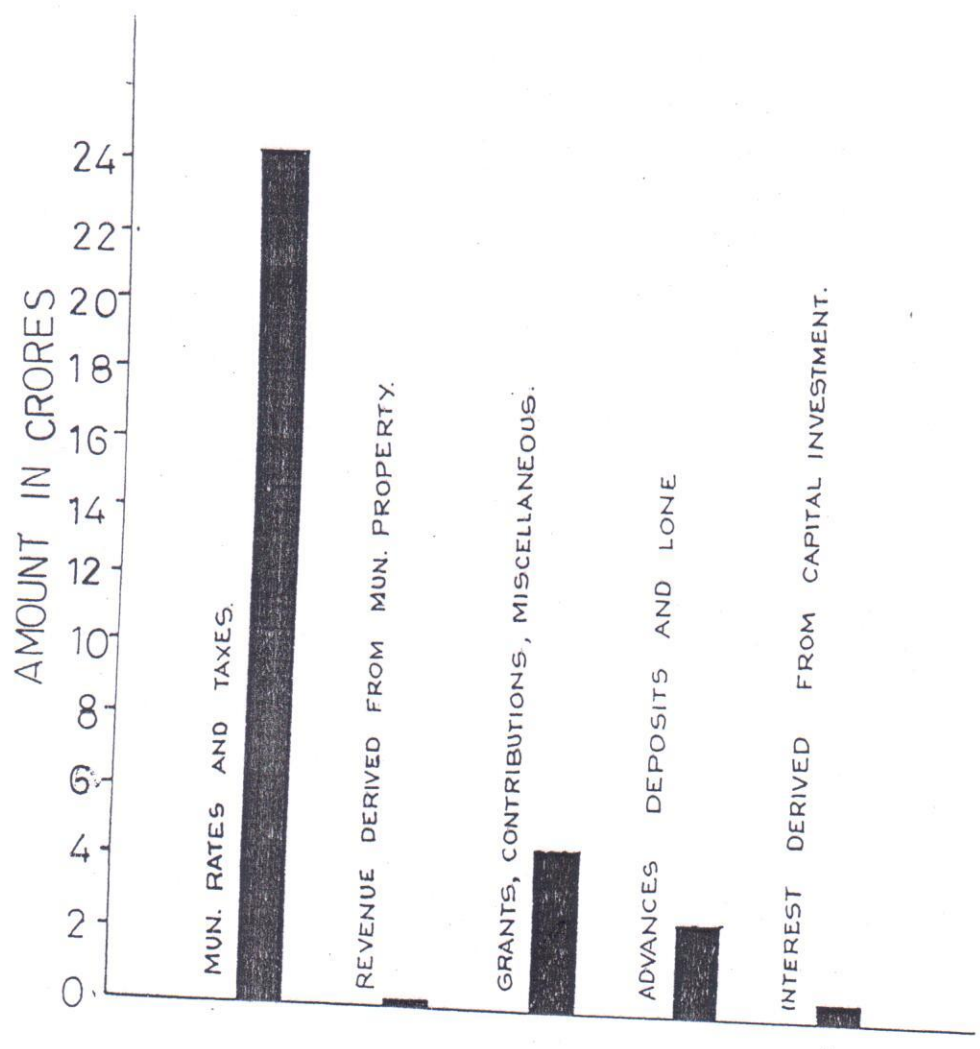
In order to implement the proposals of the Sanctioned Development Plan for part of the Municipal Area the Town Planning scheme Bhiwandi No. 1 was prepared by the Municipal Council for an area of 56 ha. and the same was sanctioned finally by the Government, and has come into force from 1-7-1986.

In sanctioned Town Planning scheme area total 16 Sanctioned Development Plan sites are included, out of these 16 sites Sanctioned Development Plan only 9 sites were included in the sanctioned Town Planning scheme. Remaining Development Plan sites were on final plots. After actual site inspection and taking the review of Town Planning scheme it is seen that out of 9 sites only 2 sites are either partly or fully developed, remaining land under sites are fully encroached by pucca buildings, powerlooms and hutments. As the Town Planning scheme is finally sanctioned and has come into force all lands required by the planning authority are vested absolutely in the planning authority frees from all encumbrances and therefore in the vested Development Plan all the Town Planning scheme sites has shown as existing sites though they are not developed can develop the lands in near future. A list of sites from sanctioned Town Planning scheme and its present stage is enclosed herewith.

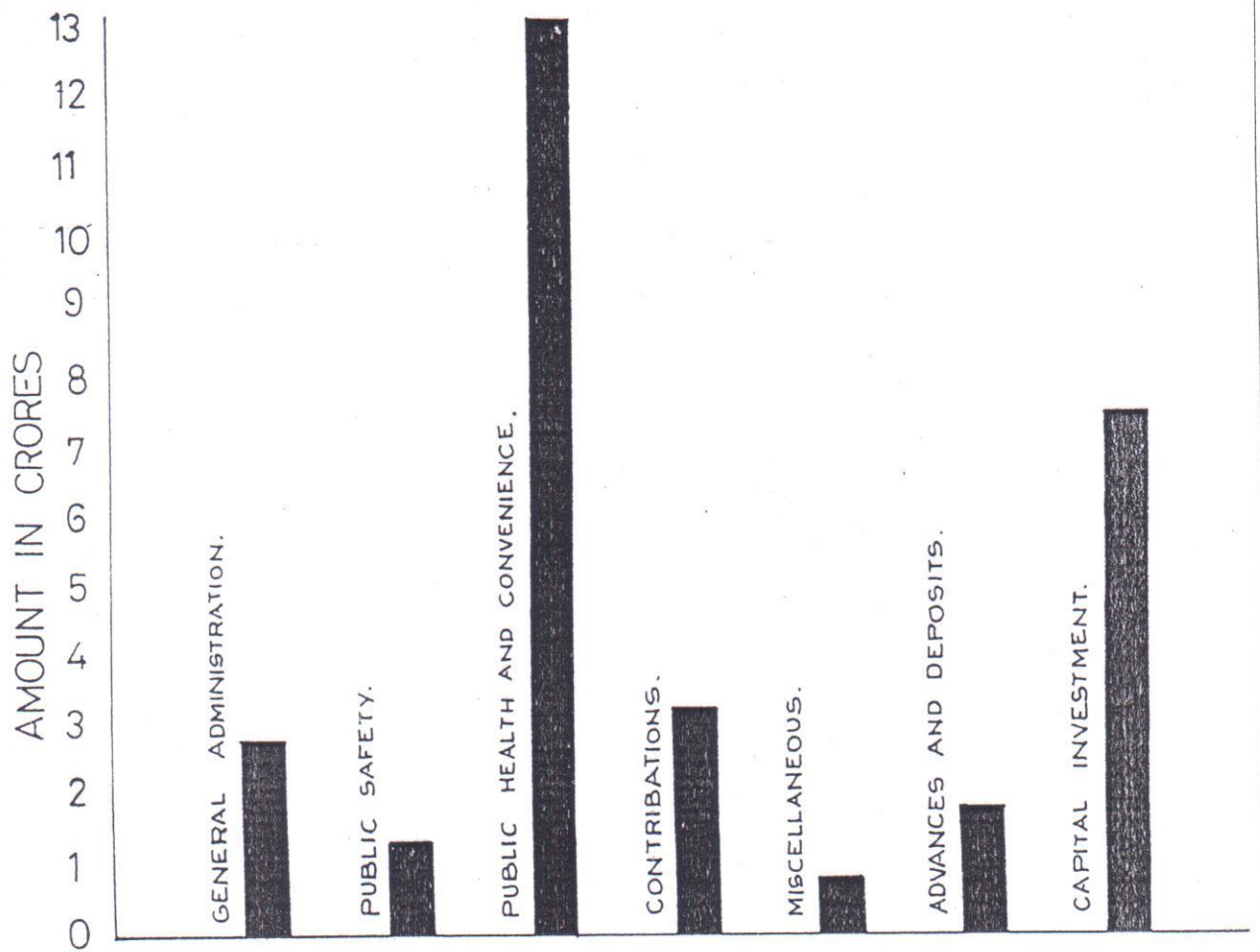
MUN. INCOME AND EXPENDITURE



TOTAL REVENUE YEAR 1991-92



ITEMWISE EXPENDITURE OF MUN. COUNCIL IN 91-92

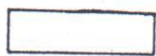


THE AREA INCLUDED IN EXISTING AND
PROPOSED TOWN PLANNING SCHEME

LEGEND



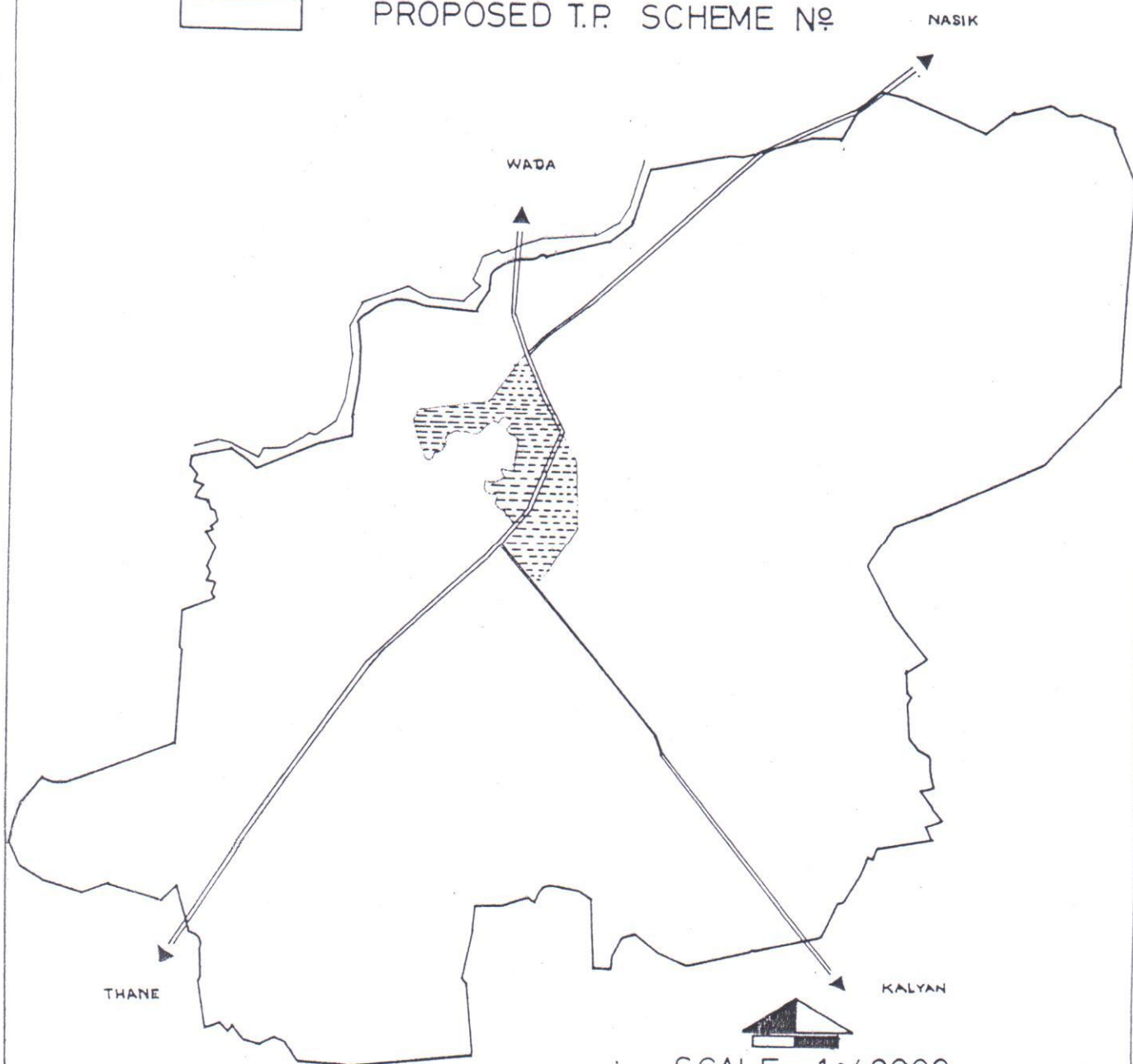
SANCTIONED T.P. SCHEME



PROPOSED T.P. SCHEME N^o



PROPOSED T.P. SCHEME N^o



SCALE - 1:40000

STATEMENT SHOWING SITES FROM SANCTIONED T.P. SCHEME

SR.NO.	SANCTIONED SITE NO.	PURPOSE	PRESENT SITUATION SITE
1.	4	Play Ground	In some part of the site M.C. has developed the Garden and remaining site is encroached by pucca structures.
2.	16	Open Space	Major portion of the site is open.
3.	4A	Public purpose	Site is fully encroached by structures.
4.	4B	Municipal Purpose	
5.	34	Primary schools & + Play ground	Site is fully encroached by hutments.
6.	50	Primary School & + Play ground	Site is partly encroached by existing bldgs.
7.	63	Library	Site is fully encroached.
8.	71	Community Center	Site is almost vacant.
9.	67	Taxi stand and Tonga stand	M.C. has constructed qtrs. on the site.

STATEMENT SHOWING NO. OF SITES CATEGORYWISE RESERVED IN
THE SANCTIONED DEVELOPMENT PLAN OF BHIWANDI FOR
THE PLANNING AUTHORITY, THEIR AREAS AND NO. OF SITES
IMPLEMENTED AND THEIR AREAS ETC.

SR.NO.	DESIGNATION OF SITES	NO.OF SITES	AREA IN HA	NO.OF SITE IMP.	IMPLEMENT- AREA IN HA.
1.	Open Space play ground, garden etc.	26	28.706	04	5.208
2.	Stadium	1		partly implmented	
3.	Primary School	25	13.995	5	3.472
4.	High School	1	0.769		
5.	Market, shopping center	4	1.085	In one site M.C. has constructed Mun. Bldg. One Hosp. site aqrd. by govt for resettlemnt of riot affected persons.	
6.	Dispensary M.H. & hosp.	5	2.902		
7.	Library	2	0.274		
8.	Parking, Taxi Stand	5	0.749		
9.	Municipal Purpose	6	1.78	-	0.113
10.	Mun. Staff Qtrs.	1	0.395	Partly implemented	
11.	Drama Theatre	1	0.470	Site implemented	0.470
12.	Community center	1	0.273		
13.	Housing for Dishoused	3	5.919	2	4.148
14.	Extn.to Fire brigade	1	0.048		
15.	Swimming Pool	1	0.713		
16.	Social Welfare Centre	1	0.572		
17.	Service Industries	1	1.902		
18.	Slum Clearance area	1	0.97		
19.	Public Latrine	1	0.068	1	0.068

XI IMPLEMENTATION OF DRAFT DEVELOPMENT PLAN :

11.1 GENERAL :

The various aspects covered under Draft Development Plan and the sites proposed for the various public purposes have been described so far. The objectives of preparation of Development Plan is to enable the citizen to get the benefits of all types of social facilities so that he can lead a dignified life. Mere preparation of a draft Development Plan would not provide with these facilities. For expeditious implementation of Development Plan it must be broken into time bound action program. All proposals of Development Plan have therefore to be implemented within a reasonable period which under the M.R.T.P. Act 1966 has been considered 10 years from the date of coming into force of the Development Plan.

11.2 FINANCIAL POSITION OF THE MUNICIPAL COUNCIL :

The income of Bhiwandi Nizampur Council grew from 890 lakhs in 1985-86 to 2593 lakhs in 1990-91. The expenditure grew from 720 lakhs to 2174 lakhs during the corresponding period. Both the income and the expenditure have grown at a similar compound annual growth rate of 25%. The income continues to be more than the expenditure except during 1987-88. However the surplus has fluctuated drastically.

The major sources of finance were octroi which

contributed between 54% and 79%, followed by Government grants contributing 11% to 23% and property tax contribution of 3% to 10% to the total income during 1985-86 to 1990-91. It may be noted that Government grants amounts were more than revenue surplus of the council for each year during 1986-87 to 1989-90. The details are given in table no. 14.

As for expenditure, employee costs accounted for about 41% of the total expenditure (during 1983-84 to 1986-87). During 1985-86 to 1987-88 shows that major heads were bridge (8% to 15%), and primary education (11% to 13%). The details of capital expenditure which is mainly financed out of surplus and partially by loans are given table no. 15.

The analysis of financial projections and the results of the sensitivity analysis carried out by the consultants indicates the following:

1. Bhiwandi Municipal Council will have the excess of income over expenditure upto year 2000.
2. Income would increase by 300% during 1988-89 to 1998-99.
3. Octroi would remain the single most important source of revenue and would contribute more than 50% to the total income.
4. Introduction of administrative reforms in octroi collection would have significant positive impact on the total income.
5. Employee cost would be single most important item in the total expenditure.

11.3 COST OF IMPLEMENTATION OF DEVELOPMENT PLAN :

The implementation of the Development Plan can be classified into two broad categories.

1. The proposal of development to be implemented by acquiring the lands designated for public purposes and carrying out the development thereon by the local authority and appropriate authority.

2. Control on the development as per the land use zones to be carried out by the land owners and private developers and other concerned agencies under provisions of development control rules.

As per provisions of section 31 (5) of the M.R.T.P. Act 1966 liability of only acquisition of public sites reserved in the development plan for which appropriate authority is Municipal Council. In view of this cost of acquisition of public sites reserved in the Development Plan for the Municipal Council is considered for estimating financial implication of Development Plan project. A statement showing approximate estimates of cost involved in acquisition of such public sites given in table no. 19 and 20. Thus the cost of acquisition of these sites reserved for public purposes as per present day land value works out to Rs. 28.00 crores. The Municipal Council has to incur this expenditure for implementation of the Development Plan proposals in accordance with the priorities of various amenities to be developed for the citizen. However, this total cost of acquisition would further reduce as a result of acquisition of these

sites through Transfer of Development Rights (TDR), Accommodation Reservation Concept and similar provisions of Development Control Rules.

11.4 IMPLEMENTATION PROGRAMME:

Success of any Development Plan lies in the expeditious implementation. With a view to achieve implementation of Development Plan it is necessary that Development Plan must be broken into time bound action program. It is necessary to identify the important Development Plan proposals to be taken for implementation on priority after taking into consideration urgency of various amenities and facilities with a view to improve existing living conditions and circulation pattern in the town and to provide for amenities which are absent in the town at present. The present trend of development is also needed to be considered for this purpose. Following Development Plan proposals are very important in city development process and would have to be taken immediately on priority for implementation.

1. City garden around Varahale lake.
2. Fire Brigade Station near I.G.M.Hospital.
3. Truck Terminus.
4. Stadium.
5. Market site no. 54 of Sanctioned Development Plan
6. Slaughter House in Narpoli.
7. Housing for dishoused. Sites from Nagaon.

8. Main road network above 18 mtr.
9. Parking Lot and Bus Bays.
10. Municipal Markets.

The Municipal Council may however acquire any of the Development Plan sites earlier considering emergent need and financial resources available. In addition to public sites the Municipal Council may take up the work of construction of new roads as also widening of existing roads as proposed in the Development Plan accordance with implementation of such development plan roads under provisions of DCRs.

Under the Development Control Rules, the area under proposed roads can be secured by means of exchange FSI provision. If this rule is properly implemented and consciously exercised the cost of land acquisition, which Municipal Council, will have to bear can sufficiently be kept down.

Thus with the help of rational and programmic provisions incorporated in the Development Control Rules viz. i) Accommodation reservation ii) Transfer of development rights iii) Exchange FSI in lieu of land required for road widening and new road surrendered free of cost by the owner, it would be possible to reduce the burden of acquisition cost to the Municipal Council. At the same time this would ensure expeditious implementation of Development Plan proposals by involving public participation (as a result of acquisition of those sites through TDR and accommodation reservation concept and similar provision

of Development Control Rules).

11.5 CONCLUSION :

It is therefore hoped that if the proposal of the Development Plan are implemented in the right earnest the environment of the town would be improved. The future development would be on orderly lines and Bhiwandi Nizampur town will thus emerge as a planned town both hygienically and aesthetically and citizen would enjoy richer and fuller life.

XII DEVELOPMENT CONTROL REGULATIONS :

12.1 GENERAL :

The character and type of development that is taking place in the Bhiwandi Nizampur Municipal Area mainly around all the major roads passing through Municipal Limits is similar to development of extended suburbs of Greater Bombay or a corporation town. Therefore it would be more pertinent and desirable to apply Development Control Regulations for Greater Bombay 1991 and standardised building bylaws of 'A' class M.C. with suitable changes in Greater Bombay DCR code and DCR for 'A' class Municipal Council for the areas of Bhiwandi Municipal Council.

The Development Plan envisages public site earmarked at appropriate places for providing civic amenities and facilities to be developed by planning authority and other appropriate authority and the Development Control Rules are prescribed for controlling the development comprised in different land use zones. The cost of acquisition of site to be acquired by the Municipal Council would be in the tune of 28.99 crores, apart from the expenditure on other municipal services like water supply, drainage etc. which exerts heavy financial burden on the Municipal Council. Hence ways and means to augment the municipal resources for implementation of public sites while at the same time reducing the financial burden by allowing FSI in lieu of compensation for lands under reservation

and also involving public participation which is very essence of implementation of a project has been considered. With this end in view necessary and proramatic provisions have been made in Development Control Rules.

12.2 ADDITIONAL FSI IN LIEU OF LANDS REQUIRED FOR ROAD WIDENING/ NEW ROADS SURRENDERED FREE OF COMPENSATION BY THE OWNERS :

As per the provisions of M.R.T.P. Act 1966, land ~~required~~ for road widening or for construction of new roads proposed under the development plan are required to be ^{acquired} by the planning authority or appropriate authority. To minimise financial burden on payment of compensation provisions are made in the DCR for exchange of FSI in lieu of the land surrendered by the owner free of compensation for [1] road widening [&] [2] new Development Plan roads.

12.3 CONCEPT OF ACCOMMODATION RESERVATION :

The concept of accommodation reservations has been provided in the D.C. Regulations in respect of amenities like (i) Market, (ii) Shopping centre (iii) Dispensary and Maternity home (iv) Police chowki (v) Post office whereby owner may be allowed to develop the amenity according to the norms prescribed by the Municipal Council and hand over free of charge the said built-space to the Municipal Council. Thereafter owner is

entitled to enjoy full permissible FSI on the said plot.

12.4 TRANSFER OF DEVELOPMENT RIGHTS :

By virtue of concept of TDR, owner of the land, reserved for public purpose such as i. Play Ground ii. Primary School iii. High School etc. and which are to be developed by the Municipal Council in the Development Plan will be eligible for award of transferrable development rights in the form of development right certification DCR which may use himself or transfer to any other person.

12.5 ADDITIONAL FSI FACILITY FOR CONSTRUCTION OF BUILDING OF EDUCATIONAL AND MEDICAL INSTITUTION :

Additional FSI in respect of building in independent plots of Educational and Medical institution and Institutional buildings of Government and public authorities or of registered public charitable trust would be available similar to provisions of DCRs of Greater Bombay subject to approval of ~~Divisional~~ ^{M.S.PUNE} Director Town Planning for the purpose.

Thus it would be possible to reduce the burden of acquisition cost to the Municipal Council to some extent and thereby ensure expeditious implementation of

DRAFT DEVELOPMENT PLAN OF BHIWANDI - NIZAMPUR MUNICIPAL COUNCIL

LEGAL FORMALITIES AS PER M.R.T.P. ACT 1966

- | | |
|---|--|
| 1) Establishment of Municipal Council | 10th October, 1864. |
| ii) Extension of Municipal limits 1st time | August, 1918. |
| iii) Extension of Municipal limits 2nd time | Govt. order no. Est/1676/768/CR.353/UD.8
dtd 29/6/1982 |
| iv) Due date for preparation of Dev. Plan
u/sec.21 [for extended limits.] | Due date 1/7/1985. |
| | Extension granted by Director of T. P. upto
30/06/1993. |
| v) Declaration of intentions to prepare
Development plan under section 23(1), 34 and
38 of the Act. | |
| a) Municipal Council's resolution | 718/Date 21/11/1983 |
| b) Publication of Notice of Declaration in M.G.G. | 1/12/1983 M.G.G. PART-II Page No. 1264 |
| c) Publication of Notice in Local News Paper | In Local Mumbai-Sakal Date 12th January, 1984. |
| vi) Appointment of Town Planning Officer
under Section 24 | 1) Town Planner - from the office of Thane Branch
TP/1390/Dt. 02/01/1984. |
| | 2) A.D.T.P. Thane Branch TP/47/Dt. 09/04.1987. |
| vii) Preparation of Existing Land use map
under section 25 | i) Normal Period. 20/05/1984. |
| | ii) Extended time-limit sanction upto 20/11/1985 |
| | iii) Existing land use map handed over to Municipal
Council 19/11/1985 |
| viii) Publication of Draft Development Plan
under Section 26(1) | i) Normal Period 21/11/1985. |
| | ii) Extension of time limit requested by the
Municipal Council from 21/11/1985 to 30/09/1993. |
| | iii) Extension of time limit granted by Director T.P.
Pune, from 21/11/1985 to 20/11/1987. |

TABLE NO. 1
 RAINY DAYS IN EACH MONTH DURING 1988-1992.

RAINY DAY												
YEAR	JAN.	FEB.	MAR.	APR.	MAY	JUN.	JUL.	AUG.	SEP.	OCT.	NOV.	DEC.
1988	00	00	00	00	00	17	27	24	25	03	00	00
1989	00	00	00	00	00	18	24	23	13	03	00	00
1990	00	01	01	00	05	13	23	27	21	06	00	00
1991	00	00	00	00	00	10	26	26	06	00	00	00
1992	00	00	00	00	00	09	22	24	12	03	00	00
AVERAGE	00	00	00	00	01	13.40	24.40	24.80	13.60	03.00	00	00

SOURCE : METEOROLOGICAL DEPARTMENT.

TABLE NO. 2
 MEAN MONTHLY RELATIVE HUMIDITY

HOURS	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEP.	OCT.	NOV.	DEC.
08.30	67	67	71	71	75	80	85	88	84	75	60	59
17.30	47	52	54	64	69	76	80	83	77	65	56	53
AVERAGE : 08.30 --- 73.50% 17.30 --- 64.67%												

SOURCE : METEOROLOGICAL DEPARTMENT.

TABLE NO. 3
WIND TABLE

(A) % NO. OF DAYS WIND COMING FROM.													
DIRECTION	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEP.	OCT.	NOV.	DEC.	ANNUAL AVERAGE
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
N	03	06	05	07	03	02	-	-	03	02	01	-	2.67
NE	08	13	05	12	05	-	-	-	01	09	16	16	7.08
E	03	05	02	04	-	-	-	-	02	13	21	24	6.16
SE	-	01	-	06	06	06	04	02	01	02	01	02	2.58
S	-	01	01	02	08	-	05	-	-	02	-	-	1.58
SW	-	-	01	01	22	33	43	38	13	-	-	-	12.58
W	-	-	-	02	08	24	31	34	13	-	-	-	9.33
NW	05	05	12	09	15	21	04	13	04	01	-	02	7.58
CALM	81	69	74	57	33	14	13	13	63	71	61	56	50.42
MEAN WIND SPEED IN KM/HOUR													
	12	14	13	13	14	12	13	12	08	07	09	07	

SOURCE : METEOROLOGICAL DEPARTMENT.

TABLE NO. 4
THE MAX. AND MIN. TEMPERATURE IN C° OF EACH MONTH DURING 1988 TO 1992.

MONTH	1988						1989						1990						1991						1992					
	MAX.		MIN.		MEAN		MAX.		MIN.		MEAN		MAX.		MIN.		MEAN		MAX.		MIN.		MEAN		MAX.		MIN.		MEAN	
JAN.	34.80	15.70	32.09	18.30	25.10	18.30	36.10	14.50	31.10	16.40	23.50	16.40	37.10	15.00	33.60	17.40	30.10	17.10	35.40	12.80	31.80	16.90	30.10	17.10	35.40	12.80	31.80	16.90	30.10	17.10
FEB.	35.60	14.80	31.40	18.80	25.10	18.80	36.30	13.00	32.00	17.20	23.50	17.20	37.00	15.10	31.80	18.80	30.40	17.10	35.60	14.40	31.80	17.50	30.40	17.10	35.60	14.40	31.80	17.50	30.40	17.10
MAR.	33.80	17.10	31.30	20.80	25.10	20.80	36.10	18.00	31.90	21.20	23.50	21.20	37.20	15.50	31.90	18.80	31.90	20.30	38.20	18.30	31.90	20.70	31.90	20.30	38.20	18.30	31.90	20.70	31.90	20.30
APR.	39.20	22.30	33.60	25.10	30.60	25.10	40.40	19.60	33.20	23.50	26.70	23.50	35.90	20.50	32.20	23.10	33.30	24.70	34.90	20.90	32.20	23.20	33.30	24.70	34.90	20.90	32.20	23.20	33.30	24.70
MAY.	35.30	24.90	33.70	27.20	30.60	27.20	39.00	24.10	33.90	26.70	26.70	26.70	36.20	23.50	33.20	26.70	33.70	27.20	35.00	24.50	33.70	27.50	33.70	27.20	35.00	24.50	33.70	27.50	33.70	27.20
JUN.	36.10	23.60	31.70	26.70	29.20	26.70	35.50	23.90	31.90	25.90	25.90	25.90	33.10	24.00	31.60	26.20	32.50	26.90	34.30	23.90	32.50	27.50	32.50	26.90	34.30	23.90	32.50	27.50	32.50	26.90
JUL.	32.80	21.90	30.40	24.20	27.80	24.20	32.00	23.50	30.60	25.30	25.30	25.30	31.30	23.90	30.30	25.50	29.70	25.00	32.40	23.40	29.70	25.90	29.70	25.00	32.40	23.40	29.70	25.90	29.70	25.00
AUG.	31.60	23.80	30.60	25.20	28.20	25.20	31.00	23.30	29.40	24.60	24.60	24.60	30.70	23.40	29.30	24.40	30.10	24.80	31.20	23.50	29.30	25.20	30.10	24.80	31.20	23.50	29.30	25.20	30.10	24.80
SEP.	33.00	22.40	31.00	24.40	27.70	24.40	32.80	23.50	30.70	24.60	24.60	24.60	31.10	22.70	30.20	24.30	30.80	24.70	35.50	22.80	30.80	24.80	30.80	24.70	35.50	22.80	30.80	24.80	30.80	24.70
OCT.	36.70	20.10	33.10	22.70	27.90	22.70	36.50	20.40	33.80	23.30	23.30	23.30	35.20	21.80	32.70	24.60	34.00	23.30	35.90	20.10	34.00	23.80	34.00	23.30	35.90	20.10	34.00	23.80	34.00	23.30
NOV.	35.50	17.20	33.40	20.50	26.90	20.50	36.10	18.70	34.40	21.90	21.90	21.90	35.60	18.90	33.40	22.10	34.00	21.50	36.30	19.10	34.00	21.80	34.00	21.50	36.30	19.10	34.00	21.80	34.00	21.50
DEC.	34.60	15.40	32.50	18.60	25.50	18.60	34.50	16.40	32.30	18.90	18.90	18.90	34.90	16.60	32.20	20.10	31.40	17.50	34.90	16.30	31.40	19.00	31.40	17.50	34.90	16.30	31.40	19.00	31.40	17.50

AVERAGE OF 5 YEARS. TEMPERATURE IN C° (YEARS 1988 TO 1992)

TEMP.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEP.	OCT.	NOV.	DEC.
1	2	3	4	5	6	7	8	9	10	11	12	13
MAX.	35.90	35.52	36.80	37.34	36.52	34.68	32.06	31.08	32.93	36.24	35.82	34.72
MIN.	13.60	14.20	17.08	21.16	24.50	23.62	23.28	23.54	22.98	20.46	18.56	15.24

SOURCE : METEOROLOGICAL DEPARTMENT.

TABLE NO. 5

RAINFALL IN MM IN EACH MONTH DURING 1988 TO 1992.

TEMP.	JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG.	SEP.	OCT.	NOV.	DEC.	TOTAL OF 5 YEARS
1	2	3	4	5	6	7	8	9	10	11	12	13	14
1988	00	00	00	00	00	434.90	1226.10	291.70	628.20	251.40	00	00	2832.30
1989	2.10	00	00	00	00	441.30	943.60	663.60	191.00	78.70	00	00	2320.30
1990	00	2.80	2.90	00	133.40	740.50	399.00	888.00	564.80	95.10	00	00	2826.50
1991	00	00	00	00	0.60	905.80	1045.70	285.40	58.70	00	00	7.30	2295.90
1992	00	00	00	00	00	129.80	603.60	863.20	339.60	38.09	00	00	1974.29
AVERAGE OF 5 YEARS	0.42	0.56	0.58	00	26.80	530.46	843.60	598.38	356.46	115.82	00	1.83	2449.86

SOURCE : METEOROLOGICAL DEPARTMENT.

TABLE NO. 6

DEMOGRAPHIC CHARACTERISTICS - GROWTH OF POPULATION

YEAR	POPULATION	DECADAL GROWTH	PERCENTAGE VARIATION
1961	47,630	---	---
1971	79,576	31,946	67.07%
1981	2,10,712	1,31,136	164.79%
1991	3,78,546	1,67,834	79.65%

SOURCE : CENSUS OFFICE BOMBAY

TABLE NO. 7
DISTRIBUTION OF POPULATION (INNER AREA) 1991

SR NO	SECTOR NO	POPULATION	TOTAL AREA IN HECT.	GROSS DENSITY PER HECT.	RESIDENTIAL AREA IN HECT.	NET RESIDENTIAL DENSITY PER HECT.
1.	I	11,619	37.85	306.97	10.181	1141.24
2.	II	14,030	32.36	433.56	9.940	1411.47
3.	III	23,945	50.89	470.52	5.454	4390.35
4.	IV	6,630	35.90	184.68	6.575	1008.36
	TOTAL	56,224	157.00		32.150	

TABLE NO. 7 A.
POPULATION AND LITERATES BY RESIDENCE & SEX. 1991

POPULATION			LITERATES	
PERSONS	MALES	FEMALES	PERSONS	FEMALES
3,78,546	2,29,510	1,49,036	1,99,573	1,37,300

TABLE NO. 7 B.
POPULATION GROWTH RATE AND SEX RATIO OF TOWN

PERSONS	MALES	FEMALES	1971-81	1981-91	SEX RATIO (FEMALES PER 1000 MALES)
3,78,546	2,29,510	1,49,036	164%	80%	650

TABLE No. 8

EXISTING LAND USE ANALYSIS - FOR TOTAL MUNICIPAL AREA

EXISTING LAND USES	AREA IN HECT.	% WITH TOTAL DEVELOPED AREA	% WITH TOTAL MUNICIPAL AREA
RESIDENTIAL	210.09	36.50	8.74
COMMERCIAL	6.18	0.98	0.24
PUBLIC & SEMI PUBLIC	48.92	7.75	1.86
INDUSTRIAL	242.517	38.43	9.20
MIX ZONE	33.842	2.15	0.51
TRANSPORT & COMMUNICATION	82.00	12.99	3.11
GRAVE YARD, CREMATION GROUND ETC.	7.594	1.2	0.28
TOTAL DEVELOPED AREA	631.143	100.00	23.94
GREEN ZONE, OPEN SPACE ETC.	1634.582	81.534	62.01
WATER BODIES	72.205	3.602	2.74
FOREST	298.000	14.864	11.31
TOTAL UNDEVELOPED AREA	2004.787	100.00%	76.08
TOTAL MUNICIPAL AREA	2635.93	-	100%

TABLE NO. 8 A

EXISTING LAND USE, ANALYSIS - 1985 Figures are in hectare.

AREA	RESIDENTIAL	INDUSTRIAL	COMMERCIAL	MIX ZONE	PUBLIC PURPOSE	TRANSPORTATION	GRAVE YARD	WATER BODIES ETC.
1	2	3	4	5	6	7	8	9
INNER AREA	32.15	11.8	3.58	2.15	9.9	16.73	2.834	0.66
OUTER AREA	76.04	72.48	2.60	6.24	9.36	16.59	4.76	6.52
EXTENDED AREA	122.192	158.237	-	5.16	29.66	48.68	-	65.025
TOTAL AREA	210.09	242.517 ✓	6.18	33.842 ✓	48.92	82.00	7.594	72.205

TABLE NO. 9
STATEMENT SHOWING DECLARED SLUMS IN BHIWANDI

SR.NO.	C.T.S.NO./S.NO.	LOCAL NAME OF THE AREA & VILLAGE	APPROXIMATE AREA IN SQ. M.	DESCRIPTION OF BOUNDARIES
1.	C.T.S.NO.6338,6340,6344,6343	KANERI, YATIM KHANA	7,000	KANERI, YATIM KHANA ROAD.
2.	C.T.S.NO.6361,6543, S.NO. 6,7	RAMESHWAR TALAO	6,000	GHUNGAT NAGAR,KAP, ISLAMPURA.
3.	C.T.S.NO.3937,3995,3990	NADI NAKA	11,000	BHIWANDI-WADA ROAD.
4.	C.T.S.NO.4165,4170,4013,4162	NEW NADI NAKA	---	AMINA BAUG,BARKU COMPOUND,FARID BAUGH
5.	S.NO. 6,9,46,74, C.T.S. NO.3909, 4159,4169	PANJAR POLE	15,000	PANJAR POLE,SANGAM PADA, KOMBAD PADA
6.	S.NO. 117,115,114	CHAVAN COLONY	5,000	BEHIND CIVIL COURT.
7.	C.T.S.NO.685,685, S.NO.6,9	KASAI WADA	7,000	BEHIND S.T.STAND.
8.	C.T.S.NO.708,700 S.NO. 6,9	REMAND HOME	4,000	OPP. NEW S.T.STAND, MAULANA AZAD NAGAR, ALONG SHANTI NAGAR ROAD
9.	C.T.S.NO.6669,6670,6683,6675	JAITUN PURA	9,000	KAP TALAO, KANERI, BANGAL PURA.
10.	C.T.S.NO.7509,7522,7497	IDGAH ROAD	3,000	IDGAH KHADE.
11.	S.NO.58,59,50	ASIF COMPOUND	8,000	BALA COMPOUND, SAYAD COMPOUND.
12.	S.NO.53,44,93	ANSAR NAGAR	12,000	KHANDU PADA. ANSARNAGAR, AAMPADA.
13.	S.NO. 87,32,57, C.T.S. NO.2365	BRAHMIN ALI, PUMP HOUSE	2,000	NEAR BRAHMIN ALI, PUMP HOUSE
14.	S.NO. 32,30	NAVI BASTI	15,000	KALYAN ROAD, TENGHAR.
15.	S.NO.33,24	NEHRU NAGAR	18,000	KALYAN ROAD, TEMGHAR, KANERI
16.	S.NO.26,28	SHASTRI NAGAR	11,000	FULE NAGAR,FONDALE NAGAR, KALYAN ROAD.
17.	S.NO.30,35,58	INDRA NAGAR	19,000	AAS BIBI, LAHOTI COMPOUND, PREM NAGAR.
18.	S.NO. 185	BALAJI NAGAR	10,000	PADMA NAGAR, KAMATGHAR.
19.	S.NO. 137,90,89,88,87,86	AJMER NAGAR	---	VARHALA TALAO, WADAR WADI,AMBEDKAR NAGAR
20.	S.NO.2676,25,60,28,72,73,39,30	AZMI NAGAR	8,000	NALLAPAR, DHOBI TALAO, GAURIPADA, HAFIZ NAGAR

SOURCE : MAHARASHTRA GOVT. GAZZ.

TABLE NO. 10

STATEMENT SHOWING THE EXISTING EDUCATIONAL FACILITIES IN BHIWANDI-NIZAMPUR - PRIMARY SCHOOLS

SR. NO.	NAME & LOCATION OF SCHOOLS	BLDG. RENTAL/ OWNED	C.T.S.NO./S.NO.	BUILT UP AREA IN SQ.M.	STUDENTS		NO. OF STAFF		PLAY GROUND AREA IN SQ.M.	STANDARDS	MEDIUM OF INSTITUTION	REMARKS
					BOYS	GIRLS	MALE	FEMALE				
1	2	3	4	5	6	7	8	9	10	11	12	13
MUNICIPAL PRIMARY SCHOOLS												
1.	BACKSIDE MANDAI PRABHU-ALI											
	MUN. SCHOOL NO. 1	OWNED	2298	1268/G+1	217	171	5	4	300	1ST TO 7TH	MARATHI	INNER PORTION
	MUN. SCHOOL NO. 2	OWNED	2298	1268/G+1	208	184	2	7	300	1ST TO 7TH	MARATHI	INNER PORTION
	MUN. SCHOOL NO. 17	OWNED	2298	1268/G+1	-	373	-	8	300	1ST TO 4TH	URDU	INNER PORTION
	MUN. SCHOOL NO. 19 (PATTAR SCHOOL)	OWNED	2298	1268+G+1	130	78	2	1	300	1ST TO 7TH	KANNAD	
	MUN. SCHOOL NO. 31 (BEHIND PATTAR SCHOOL)	OWNED	2298	1268/G+1	124	102	5	2	300	1ST TO 7TH	GUJARATI	
	MUN. SCHOOL NO.33	OWNED	2298	1268/G+1	187	180	3	5	300	1ST TO 7TH	MARATHI	
	MUN. SCHOOL NO.35 (BEHIND PATTAR SCHOOL)	OWNED	2298	1268/G+1	226	240	8	2	300	1ST TO 7TH	TELUGU	
	MUN. SCHOOL NO.38 (PATTAR SCHOOL)	OWNED	2298	1268/G+1	259	260	10	-	300	1ST TO 7TH	TELUGU	

SR. NO.	NAME & LOCATION OF SCHOOLS	BLDG. RENTAL / OWNED	C.T.S.NO./ S.NO.	BUILT UP AREA IN SQ.M.	STUDENTS		NO. OF STAFF		PLAY GROUND AREA IN SQ.M.	STANDARDS	MEDIUM OF INSTITUTION	REMARKS
					BOYS	GIRLS	MALE	FEMALE				
1	2	3	4	5	6	7	8	9	10	11	12	13
2.	NARLI TALAO BLDG.											
	MUN. SCHOOL NO. 3	OWNED	1152 A	-	766	-	11	-	-	1ST TO 7TH	URDU	
	MUN. SCHOOL NO. 4	OWNED	1152 A	-	-	457	-	12	-	1ST TO 7TH	URDU	
	MUN. SCHOOL NO. 6 (BHUSAR MOHALLA)	OWNED	1152 A	-	264	-	5	-	-	1ST TO 4TH	URDU	
	MUN. SCHOOL NO. 12	OWNED	1152 A	-	-	632	12	-	-	1ST TO 7TH	URDU	
	MUN. SCHOOL NO. 13	OWNED	1152 A	-	-	431	-	9	-	1ST TO 4TH	URDU	
	MUN. SCHOOL NO. 14	OWNED	1152 A	-	283	225	2	6	-	1ST TO 7TH	MARATHI	INNER PORTION
	MUN. SCHOOL NO. 15	OWNED	1152 A	-	190	110	1	5	-	1ST TO 5TH	MARATHI	INNER PORTION
	MUN. SCHOOL NO. 18	OWNED	1152 A	-	105	119	3	4	-	1ST TO 7TH	GUJARATHI	
	MUN. SCHOOL NO. 25	OWNED	1153 A	-	-	485	-	12	-	1ST TO 7TH	URDU	INNER PORTION
	MUN. SCHOOL NO. 37	OWNED	1152 A	-	232	-	5	-	-	1ST TO 4TH	URDU	INNER PORTION
3.	NIZAMPUR BLDG.											
	MUN.SCHOOL NO. 5	OWNED	285	-	154	144	2	7	-	1ST TO 7TH	GUJARATHI	INNER
	MUN.SCHOOL NO. 7	OWNED	285	-	923	-	14	-	-	1ST TO 7TH	URDU	INNER
	MUN.SCHOOL NO. 8	OWNED	285	-	-	480	-	6	-	1ST TO 4TH	URDU	INNER
	MUN.SCHOOL NO. 11	OWNED	285	-	-	649	-	12	-	1ST TO 7TH	URDU	INNER
	MUN.SCHOOL NO. 26	OWNED	285	-	-	352	-	6	-	1ST TO 4TH	URDU	INNER
	MUN.SCHOOL NO. 27	OWNED	285	-	697	-	11	-	-	1ST TO 7TH	URDU	INNER
	MUN.SCHOOL NO. 29	OWNED	285	-	-	1068	-	21	-	1ST TO 7TH	URDU	INNER
4.	OLD S.T.STAND											
	MUN. SCHOOL NO. 9	OWNED	551	417/G + 1	242	237	4	4	-	1ST TO 7TH	MARATHI	INNER
	MUN. SCHOOL NO. 24	OWNED	551	417/G + 1	209	162	4	4	-	1ST TO 7TH	MARATHI	

SR. NO.	NAME & LOCATION OF SCHOOLS	BLDG. RENTAL / OWNED	C.T.S.NO./ S.NO.	BUILT UP AREA IN SQ.M.	STUDENTS		NO. OF STAFF		PLAY GROUND AREA IN SQ.M.	STANDARDS	MEDIUM OF INSTITUTION	REMARKS
					BOYS	GIRLS	MALE	FEMALE				
1	2	3	4	5	6	7	8	9	10	11	12	13
5.	BANGALPURA											
	MUN. SCHOOL NO. 10	RENTED	2042	455/G	-	477	-	9	-	1ST TO 4TH	URDU	INNER
	MUN. SCHOOL NO. 20	RENTED	2042	455/G	511	-	8	-	-	1ST TO 4TH	URDU	
6.	THANGE ALI											
	MUN. SCHOOL NO. 16	RENTED	945	222/G + 1	147	160	2	5	-	1ST TO 7TH	MARATHI	
7.	GHAS BAZAR, NIZAMPUR											
	MUN. SCHOOL NO. 21	OWNED	834	278/G	260	-	5	-	-	1ST TO 5TH	URDU	
	MUN. SCHOOL NO. 22	OWNED	834	278/G	250	-	3	-	-	1ST TO 4TH	URDU	INNER
8.	KANERI											
	MUN. SCHOOL NO. 23	RENTED	KANERI S.NO.2PT.	348/G + 2	157	155	5	-	-	1ST TO 4TH	TELUGU	
9.	SANGAMPADA											
	MUN. SCHOOL NO. 28	OWNED	BHIWANDI S.NO.52(P)	353/G	152	127	1	5	700	1ST TO 4TH	MARATHI	INNER
10.	DHAMANKAR NAKA											
	MUN. SCHOOL NO. 30	RENTED	KAMATGHAR S.NO.10	390/G + 1	286	246	3	3	-	1ST TO 4TH	MARATHI	
11.	KOMBADPADA											
	MUN. SCHOOL NO. 32	RENTED	3330	46/G	216	192	6	-	-	1ST TO 6TH	TELUGU	
12.	BALA COMPOUND											
	MUN. SCHOOL NO. 34	OWNED	4392	104/G	226	221	3	-	-	1ST TO 3RD	URDU	
13.	SHRI RANG NAGAR											
	MUN. SCHOOL NO. 36	OWNED	5686	324/G + 1	380	369	9	-	-	1ST TO 7TH	TELUGU	
14.	KASAI WADA											
	MUN. SCHOOL NO. 39	OWNED	687	371/G + 1	249	-	4	-	-	1ST TO 4TH	URDU	

SR. NO.	NAME & LOCATION OF SCHOOLS	BLDG. RENTAL / OWNED	C.T.S.NO./ S.NO.	BUILT UP AREA IN SQ.M.	STUDENTS		NO. OF STAFF		PLAY GROUND AREA IN SQ.M.	STANDARDS	MEDIUM OF INSTITUTION	REMARKS
					BOYS	GIRLS	MALE	FEMALE				
1	2	3	4	5	6	7	8	9	10	11	12	13
15.	NARPOLI (NEAR RATAN TALKIES)											
	MUN. SCHOOL NO. 40	OWNED	95(PT)	18/G	371	314	10	-	-	1ST TO 7TH	TELGU	
16.	KAMATGHAR											
	MUN. SCHOOL NO. 41	OWNED	KAMATGHAR S.NO.52	278/G + 1	426	331	7	1	-	1ST TO 7TH	TELGU	
17.	KAMATGHAR											
	MUN. SCHOOL NO. 42	RENTED	GAOTHAN	613/G + 1	513	479	7	8	-	1ST TO 7TH	MARATHI	
18.	NARPOLI(DEOJI NAGAR)											
	MUN. SCHOOL NO. 43	RENTED	S.NO.1350	278/G	177	129	3	1	-	1ST TO 4TH	MARATHI	
	MUN. SCHOOL NO. 72	OWNED	S.NO.1350	172/G	125	94	1	-	-	-	HINDI	
19.	TEMGHAR											
	MUN. SCHOOL NO. 44	RENTED	S.NO.19P	114/G + 1	266	229	3	4	1100	1ST TO 7TH	MARATHI	
20.	TEMGHAR PADA											
	MUN. SCHOOL NO. 45	OWNED	BHADWAD S.NO.73P	939/G	309	262	4	2	6967	1ST TO 7TH	MARATHI	
	MUN. SCHOOL NO. 58	OWNED	BHADWAD S.NO.73P	939/G	69	77	2	-	6967	1ST TO 3RD	MARATHI	
21.	CHAWINDRA											
	MUN. SCHOOL NO. 46	OWNED	S.NO.68P	130/G	78	200	2	1	-	1ST TO 4TH	MARATHI	
22.	SHANTINAGAR											
	MUN. SCHOOL NO. 47	OWNED	NAGAON S.NO.119P	765/G + 2	314	243	3	3	-	1ST TO 7TH	MARATHI	
	MUN. SCHOOL NO. 69	OWNED	NAGAON S.NO.119P	765/G + 2	1536	1324	13	6	-	1ST TO 7TH	URDU	
	MUN. SCHOOL NO. 71	OWNED	NAGAON S.NO.119P	765/G + 2	46	58	1	-	-	1ST TO 7TH	TELGU	

SR. NO.	NAME & LOCATION OF SCHOOLS	BLDG. RENTAL / OWNED	C.T.S.NO./ S.NO.	BUILT UP AREA IN SQ.M.	STUDENTS		NO. OF STAFF		PLAY GROUND AREA IN SQ.M.	STANDARDS	MEDIUM OF INSTITUTION	REMARKS
					BOYS	GIRLS	MALE	FEMALE				
1	2	3	4	5	6	7	8	9	10	11	12	13
32.	PADMA NAGAR											
	MUN. SCHOOL NO. 55	OWNED	KAMATGHAR S.NO.19P	167/G	43	47	1	-	1500	1ST TO 2ND	MARATHI	
33.	NAGAON											
	MUN. SCHOOL NO. 56	RENTED	NAGAON S.NO.1	140/G	293	223	3	2	-	1ST TO 4TH	MARATHI	
34.	PADMA NAGAR											
	MUN. SCHOOL NO. 59	OWNED	KAMATGHAR S.NO.19P	167/G	539	620	15	-	1500	1ST TO 7TH	TELUGU	
35.	GANDHI NAGAR											
	MUN. SCHOOL NO. 57	OWNED	TEMGHAR S.NO.23P	2460/G + 2	279	170	3	1	800	1ST TO 4TH	MARATHI	
	MUN. SCHOOL NO. 60	OWNED	TEMGHAR S.NO.23P	2460/G + 2	149	166	4	1	800	1ST TO 5TH	TELUGU	
36.	KACHERI NAGAR											
	MUN. SCHOOL NO. 61	OWNED	NAGAON S.NO.109	75/G	49	42	2	-	-	1ST TO 4TH	TELUGU	
37.	GAIBINA NAGAR											
	MUN. SCHOOL NO. 62	OWNED	NAGAON S.NO.109	315/G + 1	-	1263	1	11	300	1ST TO 7TH	URDU	
38.	MADHAV NAGAR											
	MUN. SCHOOL NO. 63	OWNED	NARPOLI S.NO.79P	139/G	313	316	3	6	-	1ST TO 4TH	URDU	
39.	AAS BIBI											
	MUN. SCHOOL NO. 65	OWNED	5544	46/G	110	104	2	2	-	1ST TO 4TH	URDU	
40.	BARKU COMPOUND											
	MUN. SCHOOL NO. 66	OWNED	SITE NO. 45/ 4183	622/G + 1	417	353	4	1	-	1ST TO 4TH	URDU	

SR. NO.	NAME & LOCATION OF SCHOOLS	BLDG. RENTAL / OWNED	C.T.S.NO./ S.NO.	BUILT UP AREA IN SQ.M.	STUDENTS		NO. OF STAFF		PLAY GROUND AREA IN SQ.M.	STANDARDS	MEDIUM OF INSTITUTION	REMARKS
					BOYS	GIRLS	MALE	FEMALE				
1	2	3	4	5	6	7	8	9	10	11	12	13
41.	PATEL COMPOUND											
	MUN. SCHOOL NO. 67	RENTED	NARPOLI S.NO.81/A	334/G + 1	237	224	1	8	-	1ST TO 4TH	URDU	
42.	NAVI VASTI											
	MUN. SCHOOL NO. 68	OWNED	TEMGHAR S.NO.34	209/G	429	499	8	2	111	1ST TO 7TH	URDU	
43.	KACHERI PADA											
	MUN. SCHOOL NO. 70	OWNED	NAGAON S.NO.104	278/G + 3/	1421	-	5	12	-	1ST TO 7TH	URDU	
PRIVATE PRIMARY SCHOOLS WITH GOVERNMENT GRANT.												
1.	SHISHU VIHAR MAR.PRI.SCHOOL	OWNED	700	1560/G + 1	566	468	11	11	-	1ST TO 7TH	MARATHI	
2.	BHAGINI MANDAL MAR.PRI.SCHOOL	OWNED	1199	696/G + 2	469	382	1	11	-	1ST TO 4TH	MARATHI	
3.	VIDYASHRAM MAR.PRI.SCHOOL	OWNED	KAMATGHAR S.NO.167P	250/G	503	426	3	10	-	1ST TO 4TH	MARATHI	
4.	DARUL ULUM DIWANSHAH PRI.SCHOOL	OWNED	GAURIPADA S.NO.21PT	743/G + 1	199	128	2	5	-	1ST TO 4TH	URDU	
5.	CHACHA NEHRU HINDI PRI.SCHOOL	OWNED	915	2592/G + 2	694	578	15	5	-	1ST TO 4TH	HINDI	
6.	SATYANARAYAN HINDI PRI.SCHOOL	OWNED	KAMATGHAR S.NO.169PT	335/G + 1	484	337	8	7	-	1ST TO 7TH	HINDI	
7.	BHIWANDI WHIVERS URDU PRI.SCHOOL	OWNED	2083/2084	445/G + 1	641	519	1	21	-	1ST TO 7TH	URDU	
8.	BINDAL HINDI PRI.SCHOOL	OWNED	KANERI S.NO.28	167/G	416	230	11	1	-	1ST TO 7TH	HINDI	
PRIVATE PRIMARY SCHOOLS WITHOUT GOVERNMENT GRANT												
1.	KONKAN MUSLIM EDUCATION SOC.	OWNED	6802	1400/G + 3	750	325	35	-	-	1ST TO 7TH	ENGLISH	

SR. NO.	NAME & LOCATION OF SCHOOLS	BLDG. RENTAL / OWNED	C.T.S.NO./ S.NO.	BUILT UP AREA IN SQ.M.	STUDENTS		NO. OF STAFF		PLAY GROUND AREA IN SQ.M.	STANDARDS	MEDIUM OF INSTITUTION	REMARKS
					BOYS	GIRLS	MALE	FEMALE				
1	2	3	4	5	6	7	8	9	10	11	12	13
2.	KONKAN MUSLIM EDUCATION SOC.	OWNED	6802	1400/G + 3	492	493	26	-	-	1ST TO 4TH	URDU	
3.	NATIONAL ENGLISH SCHOOL	OWNED	NARPOLI S.NO.135PT	963/G + 2	375	125	4	2	110	5TH TO 10TH	ENGLISH	
4.	OUR LADY VALCANY (ENG)	OWNED	NARPOLI S.NO.135PT	963/G + 2	375	125	4	2	110	5TH TO 10TH	ENGLISH	
5.	NAVBHARAT ENGLISH PRI. SCHOOL BRAHMIN ALI	OWNED	1076	1412/G + 2	1451	1002	16	20	-	1ST TO 7TH	ENGLISH	
6.	NAV BAHARAT ENGLISH	OWNED	KANERI S.NO.28PT	390/G	147	44	3	2	-	1ST TO 4TH	ENGLISH	
7.	SETH JUGGILAL Poddar ENGLISH	OWNED	KAMATGHAR S.NO.170PT	912/G + 2	927	398	12	16	-	1ST TO 10TH	ENGLISH	
8.	BALAJI (TELGU)	RENTED	NARPOLI S.NO.65PT	13/G	105	75	3	-	-	1ST TO 4TH	TELGU	
9.	BALAJI (HINDI)	RENTED	NARPOLI S.NO.65PT	13/G	124	77	1	3	-	1ST TO 5TH	HINDI	
10.	KAMLA BEN (HINDI)	RENTED	KANERI S.NO.46PT	255/G	-	-	-	-	-	-	HINDI	
11.	OSWAL (ENGLISH)	OWNED	KAMATGHAR S.NO.161PT	2480/G + 1	559	362	18	19	-	1ST TO 5TH	ENGLISH	
12.	OSWAL (GUJARATHI)	OWNED	KAMATGHAR S.NO.161PT	2480/G + 1	275	225	-	2	-	1ST TO 5TH	GUJARATHI	
13.	SALAUDDIN AUBI (URDU)	OWNED	NAGAON S.NO.98PT	1050/G + 2	189	147	2	6	-	1ST TO 4TH	URDU	
14.	NEW NATIONAL (A.A.WELFARE ASSO.) (URDU)	OWNED	NAGAON S.NO.136PT	227/G	156	110	6	5	-	1ST TO 5TH	URDU	
15.	YOUNG WELFARE EDU.SOC.(ENG.)	OWNED	NARPOLI S.NO.79PT	1157/G + 2	-	-	-	-	-	-	URDU	

SR. NO.	NAME & LOCATION OF SCHOOLS	BLDG. RENTAL / OWNED	C.T.S.NO./ S.NO.	BUILT UP AREA IN SQ.M.	STUDENTS		NO. OF STAFF		PLAY GROUND AREA IN SQ.M.	STANDARDS	MEDIUM OF INSTITUTION	REMARKS
					BOYS	GIRLS	MALE	FEMALE				
1	2	3	4	5	6	7	8	9	10	11	12	13
16.	PEOPLES WELFARE ASSO (URDU)	OWNED	2594	1157/G + 2	-	306	-	1-	-	5TH TO 10TH	URDU	
17.	OMPRAKASH AGGARWAL (ENGLISH)	OWNED	NARPOLI S.NO.135	963/G + 2	719	232	5	13	-	5TH TO 10TH	ENGLISH	

TABLE NO. 11

STATEMENT SHOWING THE EXISTING EDUCATIONAL FACILITIES IN BHIWAND-NIZAMPUR - SECONDARY SCHOOLS.

SR.NO.	NAME & LOCATION OF SCHOOLS	BLDG. RENTAL / OWNED	C.T.S.NO. / S.NO.	BUILT UP AREA IN SQ.M.	STUDENTS		NO. OF STAFF		PLAY GROUND AREA IN SQ.M.	STANDARDS	MEDIUM OF INSTITUTION	REMARKS
					BOYS	GIRLS	MALE	FEMALE				
1	2	3	4	5	6	7	8	9	10	11	12	13
1.	K.M.E.S. ENGLISH MEDIUM SCHOOL	OWNER	CTS NO 6806-6808	1408/G + 3	103	66	5	5	14467 SQ.M.	8TH TO 10TH	ENGLISH	
	K.ABDUL SAMAD GIRLS SCHOOL	OWNER	CTS NO 6814-6817	1360/G + 1	-	1354	1	37		5TH TO 10TH	URDU	
	S.H.A.RAIES HIGH SCHOOL	OWNER	CTS NO 6242	1590/G + 1	972	-	32	-		5TH TO 10TH	URDU	
	S.H.A.RAIES JR. COLLEGE	OWNER	CTS NO 6242	1590/G + 1	210	241	8	1		11TH TO 12TH	URDU	
	S.H.A.RAIES TECH. COURSES (VOCATIONAL)	OWNER	-do-	-do-	50	40	6	-		ELECTRONICS, VOCATIONAL, ACCOUNTANCY, AUDITING, MEDICAL TECH.	URDU + ENGLISH	
2.	RAFIUDDIN FAKIH HIGH SCHOOL KASAIWADA	OWNER	S.NO.69	1672/G + 3	972	1426	32	34	-	5TH TO 10TH	URDU	
3.	TAKIYA AMANISHA TECH.CENTER	OWNER	654	764/G + 1	185	200	10	7	6627	AFTER 10TH	URDU	
4.	SHAD ADAM TECH. HIGH SCHOOL (SANGAMPADA)	OWNER	96P 3758	1122/G + 2	306	-	14	-	-	5TH TO 10TH	URDU	
	SHAD ADAM SHAIKH JR.COLLEGE (SANGAMPADA)	OWNER	96P.3764	1122/G + 2	106	25	17	-	-	11TH TO 12TH	URDU	
5.	SHAD ADAM TECH. HIGH SCHOOL (TEENBATTI)	RENTED	CTS 341	496/2 + 3	483	-	10	-	-	5TH TO 10TH	URDU	

SR. NO.	NAME & LOCATION OF SCHOOLS	BLDG. RENTAL / OWNED	C.T.S.NO./ S.NO.	BUILT UP AREA IN SQ.M.	STUDENTS		NO. OF STAFF		PLAY GROUND AREA IN SQ.M.	STANDARDS	MEDIUM OF INSTITUTION	REMARKS
					BOYS	GIRLS	MALE	FEMALE				
1	2	3	4	5	6	7	8	9	10	11	12	13
6.	SHAD ADAM HIGH SCHOOL (DARGAH ROAD)	RENTED	S.NO.20/3P	120/1ST FL.	143	-	4	-	-	5TH TO 7TH	URDU	
7.	SHAD ADAM URDU HIGH SCHOOL (GAIBI PEER ROAD, GAIBI NAGAR)	R/O	S.NO.60/1	176/ G. FL.	265	275	8	6	-	5TH TO 10TH	URDU	
8.	SALAUDDIN AYYUBI HIGH SCHOOL (GAIBI PEER ROAD, NAGAON)	RENTED	S.NO.98	1050/G + 2	64	12	9	4	6935	8TH TO 10TH	ENGLISH	
9.	SALAUDDIN AYYUBI D.ED. COLLEGE	RENTED	S.NO.98	1050/G + 2	20	60	6	6	6935	D.ED. COLLEGE	URDU	
	MADHYAMIK VIDYALAY, TEMGHAR	OWNER	S.NO.32A/4	400/G.FL.	199	118	8	1	3446	8TH TO 10TH	MARATHI	
10.	SATYANARAYAN HINDI VIDYALAY (DHAMANKAR NAKA)	OWNER	S.NO.170	335/G + 1	51	27	7	-	-	8TH TO 10TH	HINDI	
11.	PADMSHRI ANNASAHAB JADHAV VIDYALAY	OWNER	S.NO.170AP	1400/G + 1	1755	1144	53	27	8178	5TH TO 10TH	MARATHI	
	PADMSHRI ANNASAHAB JADHAV JUNIOR COLLEGE	OWNER	S.NO.170AP	1400/G + 1	245	105	5	1	8178	11TH TO 12TH	MARATHI	
12.	SETH JUGILAL PODDAR SCHOOL	OWNER	S.NO.170A	912/G + 2	361	164	5	9	8178	5TH TO 10TH	ENGLISH	

SR. NO.	NAME & LOCATION OF SCHOOLS	BLDG. RENTAL / OWNED	C.T.S.NO. / S.NO.	BUILT UP AREA IN SQ.M.	STUDENTS		NO. OF STAFF		PLAY GROUND AREA IN SQ.M.	STANDARDS	MEDIUM OF INSTITUTION	REMARKS
					BOYS	GIRLS	MALE	FEMALE				
1	2	3	4	5	6	7	8	9	10	11	12	13
13.	CHACHA NEHRU SCHOOL (HINDI)	RENTED	S.NO.64/2	2592	707	743	29	7	4733	5TH TO 10TH	HINDI	
	CHACHA NEHRU SCHOOL (GUJARATHI)	RENTED	S.NO.64/2	2592/G + 2	243	157	10	-	4733	8TH TO 10TH	GUJARATHI	
	CHACHA NEHRU SCHOOL (JR.COLLEGE)	RENTED	S.NO.64/2	2592/G + 2	-	150	2	-	4733	11TH TO 12TH	ENGLISH	
14.	NAVBIHARAT ENGLISH SCHOOL	RENTED	CTS NO 1076	1412/G + 3	291	166	5	7	778	8TH TO 10TH	ENGLISH	
15.	P.R.HIGH SCHOOL (3 BLDGS.)	RENTED	3265,3269, 3268,1118	3070/G + 2	1242	929	44	26	9040	5TH TO 10TH	MARATHI	
16.	AQSA GIRLS HIGH SCHOOL	OWNER	CTS NO 2594	1187/G + 2	--	306	--	10	-	5TH TO 10TH	URDU	
17.	SAMADIYA HIGH SCHOOL (SAMADNAGAR, KANERI) (WEAVERS HIGH SCHOOL)	RENTED	6762,6702	2230/G + 2	1067	651	37	17	13707	5TH TO 10TH	URDU	
18.	PADMASHALI TELGU SCHOOL	OWNER	KANERI, GAOTHAN	2785/G + 2	326	187	10	5	-	5TH TO 10TH	ENGLISH	
19.	NATIONAL ENGLISH MEDIUM SCHOOL (NEW NAME : OM PRAKASH AGGARWAL HIGH SCHOOL)	OWNER	CTS 164/12P	963/G + 2	375	125	8	2	-	5TH TO 10TH	ENGLISH	

TABLE NO. 12
TRANSPORT AND COMMUNICATION - ROADS

NAME OF TOWN	LENGTHS OF THE ROADS IN KMS				TRANSPORT SERVICE			
	CEMENT	ASPHALT BLACK TOPPED	METALLIED WATER BOUND	OTHER	TOTAL	WHETHER PUBLIC TRANSPORT SERVICE WITHIN MUN. AREA	IF YES OWNERSHIP	RATE IN KMS.
BHIWANDI NIZAMPUR MUN. AREA	79.33	113.537	25.757	-	219.00	NO	-	-

SOURCE - BHIWANDI MUNICIPAL COUNCIL

TABLE NO. 13
TYPEWISE CLASSIFICATION OF ACCIDENT DATA IN THE YEAR 1992

SR.NO.	MONTH	BHIWANDI CITY POLICE ST.			NIZAMPURA POLICE ST.			NARPOLI POLICE ST.			BHOIWADA POLICE ST.			SHANTINAGAR POLICE ST.		
		F	S	M	F	S	M	F	S	M	F	S	M	F	S	M
1.	JAN.	-	-	2	-	-	4	-	-	-	-	-	-	-	-	-
2.	FEB.	-	1	-	-	2	2	-	-	-	-	-	-	-	-	1
3.	MAR.	1	-	3	-	1	3	-	-	-	-	-	-	-	-	2
4.	APR.	1	3	2	-	-	4	-	-	1	-	-	-	-	-	-
5.	MAY.	1	2	3	1	-	-	-	-	-	-	-	-	-	2	-
6.	JUN.	-	2	-	1	-	1	-	-	1	-	-	1	-	1	2
7.	JUL.	-	1	6	-	1	5	-	-	-	-	-	-	-	-	3
8.	AUG.	-	1	-	-	-	6	-	-	-	-	-	-	1	-	2
9.	SEP.	-	-	1	-	1	2	-	-	-	-	-	-	-	-	2
10.	OCT.	-	2	3	-	2	1	-	-	-	-	-	1	-	-	-
11.	NOV.	-	1	2	-	-	-	-	1	-	-	-	-	-	-	-
12.	DEC.	-	2	-	-	-	3	-	-	-	1	-	-	-	-	-

SOURCE : BHIWANDI POLICE STATIONS.

NOTE : F=FATAL, S=SERIOUS, M=MINOR

TABLE NO. 14
STATEMENT SHOWING SECTORWISE AREA & POPULATION FOR INNER

SECTOR NO.	AREA IN HECTARE	EXISTING RESI. AREA IN 'H'	EXISTING POPULATION BY 1991	PROPOSED RESI. AREA IN 'H'	TOTAL RESI AREA IN 'H'	DENSITY PER 'H' (GROSS)	SECTOR POPULATION BY 2003	SECTOR POPULATION BY 2013
1	2	3	4	5	6	7	8	9
I	37.85	10.181	11,619	11,312	21,493	960	17,566	20,665
II	32.36	9.940	14,030	11,482	21,422	1100	21,211	24,954
III	50.89	5.454	23,945	13,515	18,969	2200	36,200	42,589
IV	35.90	6.575	6,630	5,651	12,226	950	10,023	11,792
TOTAL	156.20	32.150	56224	41,960	74,110		85,000	100,000

10000 → oil going
 3500 → 4500
 2000
 11000
 3500 per sec 0.15 per 100000
 550 per 100000
 10000 → 0.2 0.4
 4500 → 25
 0.2 1000 / 21000
 9.00 18000 / 21000
 1500 / 15000
 15000

TABLE NO. 14 A. ✱

STATEMENT SHOWING SECTORWISE AREA & POPULATION FOR OUTER + EXTENDED AREA

SECTOR	AREA IN 'H'	EXISTING POPULATION BY 1991	EXISTING 'R' AREA	PROPOSED 'R' AREA IN 'H'	TOTAL 'R' AREA IN 'H'	DENSITY PER HECTARE	SECTOR POPULATION BY 2003	SECTOR POPULATION BY 2013
1	2	3	4	5	6	7	8	9
I	131.962	27757	40.77	28.46	69.23	650	30,000	45,000
II	158.743	25431	11.26	94.12	105.38	650	48,000	75,000
III	562.654	8695	4.48	83.52	88.00	650	40,000	62,000
IV	283.653	78591	27.46	148.70	176.16	650	79,500	1,22,000
V	250.071	8754	7.89	98.49	106.38	650	48,500	75,000
VI	133.118	11702	2.99	66.24	69.23	650	24,000	45,000
VII	148.924	18972	11.83	79.55	91.38	650	40,000	62,000
VIII	253.870	45717	37.51	107.33	144.84	650	63,300	1,00,000
IX	185.810	9604	3.53	86.85	90.38	650	40,000	62,000
X	132.876	22552	16.56	71.451	88.01	650	40,000	62,000
XI	230.135	64547	13.66	106.09	119.75	650	56,700	90,000
TOTAL	2479		177.944	1052.00	1148.741		5,15,000	8,00,000

10000 → oil going
 3500 → 4500
 2000
 11000
 3500 per sec 0.15 per 100000
 550 per 100000
 10000 → 0.2 0.4
 4500 → 25
 0.2 1000 / 21000
 9.00 18000 / 21000
 1500 / 15000
 15000

TABLE NO. 15

STATEMENT SHOWING YEARWISE INCOME OF BHIWANDI MUNICIPAL COUNCIL

Sr.No.		1987-88	1988-89	1989-90	1990-91	1991-92
1	OCTROI	5,72,60,351/-	6,14,35,327/-	14,76,26,626/-	20,40,02,654/-	22,52,36,767/-
2	OTHER TAXES	90,06,544/-	1,44,00,336/-	1,56,04,769/-	1,18,14,013/-	1,91,66,295/-
3	KONDWADA FEES	-	-	9,370/-	3,570/-	6,818/-
4	MUNICIPAL PROPERTY	6,04,837/-	6,51,956/-	6,64,410/-	5,35,376/-	6,85,904/-
5	MUNICIPAL DISPENSARY	5,56,538/-	4,51,405/-	4,99,617/-	4,59,046/-	6,85,092/-
6	GOVERNMENT GRANT	85,84,877/-	2,59,43,123/-	2,33,64,905/-	3,34,19,257/-	4,34,33,432/-
7	MISCELLANEOUS	32,41,081/-	23,11,239/-	32,33,944/-	37,47,098/-	85,05,694/-
8	ADVANCE DEPOSITS	1,47,43,963/-	1,94,90,077/-	2,70,27,960/-	2,20,76,236/-	3,25,97,859/-
9	CAPITAL INVESTMENT	--	--	--	--	53,50,000/-
10	BMRDA LOAN					
11	OPENING BALANCE	1,61,97,359/-	1,77,42,818/-	2,08,40,339/-	5,34,70,928/-	7,78,54,509/-
TOTAL RUPEES		11,01,95,550/-	14,24,20,281/-	23,88,71,940/-	32,95,28,178/-	41,35,22,870/-

SOURCE : BHIWANDI MUNICIPAL COUNCIL.

TABLE NO. 16

STATEMENT SHOWING YEARWISE EXPENDITURE OF BHIWANDI NIZAMPUR MUNICIPAL COUNCIL.

SR.NO.	1987-88	1988-89	1989-90	1990-91	1991-92
1. GENERAL ADMINISTRATION	83,54,946/-	1,19,14,579/-	2,46,02,508/-	1,82,33,839/-	2,72,49,380/-
2. PUBLIC SAFETY	32,64,553/-	45,25,469/-	54,57,885/-	95,99,400/-	1,31,49,977/-
3. PUBLIC HEALTH AND CONVENIENCE	4,78,62,481/-	6,00,89,037/-	6,02,30,388/-	9,86,77,827/-	13,00,81,878/-
4. CONTRIBUTION	1,00,88,232/-	27,00,061/-	3,17,25,282/-	2,83,83,349/-	80,02,052
5. MISCELLANEOUS	8,30,798/-	27,00,061/-	3,17,25,282/-	2,90,51,007/-	80,02,052/-
6. ADVANCE - DEPOSITS	1,13,52,872/-	1,50,80,909/-	1,85,21,086/-	1,67,34,855/-	7,46,58,922/-
7. CAPITAL INVESTMENT	1,06,98,850/-	1,11,96,980/-	2,66,41,088/-	5,09,83,413/-	2,79,24,196/-
8. OTHER EXPENDITURE	--	--	--	--	--
CLOSING BALANCE	1,77,42,818/-	2,08,39,951/-	5,34,70,928/-	7,78,64,488/-	9,98,69,592/-
TOTAL	11,01,95,550/-	14,24,26,281/-	23,88,71,940/-	32,95,28,178/-	41,35,22,870/-

SOURCE : BHIWANDI MUNICIPAL COUNCIL.

TABLE NO. 16

STATEMENT SHOWING YEARWISE EXPENDITURE OF BHIWANDI NIZAMPUR MUNICIPAL COUNCIL.

SR.NO.	1987-88	1988-89	1989-90	1990-91	1991-92
1. GENERAL ADMINISTRATION	83,54,946/-	1,19,14,579/-	2,46,02,508/-	1,82,33,839/-	2,72,49,380/-
2. PUBLIC SAFETY	32,64,553/-	45,25,469/-	54,57,885/-	95,99,400/-	1,31,49,977/-
3. PUBLIC HEALTH AND CONVENIENCE	4,78,62,481/-	6,00,89,037/-	6,02,30,388/-	9,86,77,827/-	13,00,81,878/-
4. CONTRIBUTION	1,00,88,232/-	27,00,061/-	3,17,25,282/-	2,83,83,349/-	80,02,052
5. MISCELLANEOUS	8,30,798/-	27,00,061/-	3,17,25,282/-	2,90,51,007/-	80,02,052/-
6. ADVANCE - DEPOSITS	1,13,52,872/-	1,50,80,909/-	1,85,21,086/-	1,67,34,855/-	7,46,58,922/-
7. CAPITAL INVESTMENT	1,06,98,850/-	1,11,96,980/-	2,66,41,088/-	5,09,83,413/-	2,79,24,196/-
8. OTHER EXPENDITURE	--	--	--	--	--
CLOSING BALANCE	1,77,42,818/-	2,08,39,951/-	5,34,70,928/-	7,78,64,488/-	9,98,69,592/-
TOTAL	11,01,95,550/-	14,24,26,281/-	23,88,71,940/-	32,95,28,178/-	41,35,22,870/-

SOURCE : BHIWANDI MUNICIPAL COUNCIL.

TABLE NO. 17.
PROPOSED LAND USE ANALYSIS FOR DRAFT DEVELOPMENT PLAN OF BHIWANDI INNER AREA (PLAN A)

SR.NO.	PROPOSED LAND USE	AREA IN HECTARE	% TO DEVELOPED AREA	% TO TOTAL AREA
1	RESIDENTIAL	72.02	46.32	45.87
2	INDUSTRIAL	20.19	12.99	12.86
3	MIX ZONE	7.21	4.63	4.60
4	COMMERCIAL	2.60	1.67	1.66
5	PUBLIC, SEMI PUBLIC	19.89	12.79	12.67
6	TRANSPORT AND COMMUNICATION	25.54	16.42	16.26
7	OPEN SPACES, PARKS & PLAY GROUNDS	5.07	3.26	3.23
8	BURIAL GROUND/ CREMATION GROUND	2.96	1.92	1.89
TOTAL DEVELOPED LAND		155.48%	100%	99.04
9	FOREST AND HILLS	-	-	-
10	WATERBODIES	1.52	-	0.96
11	NO DEVELOPMENT ZONE OR GREEN BELT	-	-	-
TOTAL UNDEVELOPED LAND		1.52	-	100 -
TOTAL INNER AREA		157	-	-

TABLE NO. 17A

PROPOSED LAND USE ANALYSIS (OUTER + EXTENDED)

SR.NO.	PROPOSED LAND USE	AREA IN 'H'	% TO DEVELOPED AREA	% TO TOTAL AREA
1	RESIDENTIAL	1148.741	58.35%	46.34%
2	INDUSTRIAL	174.86	8.88%	7.06%
3	MIXED ZONE	53.532	2.72%	2.16%
4	COMMERCIAL	13.294	0.67%	0.53%
5	PUBLIC, SEMI-PUBLIC	116.109	5.90%	4.68%
6	TRANSPORT & COMMUNICATION	365.016	18.54%	14.73%
7	OPEN SPACE, PARKS & PLAY GROUNDS	86.945	4.42%	3.51%
8	BURIAL GROUND & CREMATION GROUND.	10.235	0.52%	0.41%
TOTAL DEVELOPED LAND		1968.732	100%	
9	FOREST & HILLS	290.42		11.72%
10	WATER BODIES	69.205		2.79
11	NO DEVELOPMENT ZONE OR GREEN BELT	150.573		6.07
TOTAL UNDEVELOPED LAND		510.198		100%
TOTAL AREA (OUTER + EXTENDED)		2478.93		

TABLE NO. 17B
PROPOSED LAND USE ANALYSIS FOR TOTAL MUNICIPAL AREA

SR.NO.	PROPOSED LAND USE	AREA IN 'H'	% TO DEVELOPED AREA	% TO TOTAL AREA
1	RESIDENTIAL	1220.76	57.47%	46.31%
2	INDUSTRIAL	195.05	9.18%	7.40%
3	MIXED ZONE	60.75	2.86%	2.30%
4	COMMERCIAL	15.90	0.75%	0.60%
5	PUBLIC, SEMI-PUBLIC	136.00	6.40%	5.16%
6	TRANSPORT & COMMUNICATION	390.55	18.39%	14.83%
7	OPEN SPACE, PARKS & PLAY GROUNDS	92.02	4.33%	3.49%
8	BURIAL GROUND & CREMATION GROUND	13.20	0.62%	0.50%
TOTAL DEVELOPED LAND		2124.23	100%	-
9	FOREST & HILLS	290.42		11.02%
10	WATER BODIES	70.72		2.68%
11	NO DEVELOPMENT ZONE & GREEN BELT	150.57		5.71%
TOTAL UNDEVELOPED LAND		511.71		100%
TOTAL AREA (OUTER + EXTENDED)		2635.94		

TABLE NO. 18

STATEMENT SHOWING THE DEVIATION TO THE SANCTIONED DEVELOPMENT OF BHIWANDI

Sr.No.	RESERVATION NO.	PURPOSE OF RESERVATION	C.T.S./S.NO.	OWNERSHIP	AREA IN 'H'	PRESENT SITUATION	PROPOSAL IN DRAFT D.P.
1.	1	EXTN OF GARDEN	C.T.S. 1050D	GOVERNMENT	0.053	OPEN	RESERVATION RETAINED
2.	2	OPEN SPACE	S.NO.87(P)/ C.T.S.3259, 3323(P)	PRIVATE	1.00		SITE RETAINED
3.	3	GARDEN	C.T.S. NO.1872(P), 1905 TO 1910,1912	PRIVATE	0.124	MIDDLE PART OF THE SITE HAS BEEN DELETED BY GOVT. REMAINING PORTION IS ENCROACHED BY PACCA "STRUCTURES" AND THEREFORE REMAINING PART IS ALSO DELETED	SITE DELETED
4.	3A	OPEN SPACE	R.S.92(P)/ C.T.S.1924	MUN. COUNCIL	0.279	M.C. HAS GIVEN PART OF LAND TO KHUTAM MOSQUE TRUST AND PART TO NILKANTHESHWAR /MANDIR TRUST ON LEASE.LANDS ARE IN POSSESSION WITH BOTH TRUST	TWO SITES AS CHILDREN'S PARK AND OPEN SPACE HAS BEEN PROPOSED ON THE LANDS IN POSSESSION OF BOTH TRUSTS
5.	3B	DISPENSARY	C.T.S. 1930	GOVT.		ONE BLDG. OF YATIM KHANA IS EXISTING IN SITE & REMAINING PART IS OPEN	SITE HAS BEEN KEPT FOR DISPENSARY AND M.S.E.B. SUB-STATION.
6.	4	PLAY GROUND	R.S.2(P)/ C.T.S.754 TO 756	GOVT. & T.P.SCHEME	0.6	M.C.HAS DEVELOPED GARDEN IN PART.	T.P. SCHEME SITE HAS BEEN SHOWN AS EXISTING ON THE PLAN.
7.	4A ✓	MUN. PURPOSE	C.T.S.756(P)	GOVT. & T.P.SCHEME	0.063	EXISTING PERMANENT STRUCTURE/HOUSES ON THE SITE	T.P. SCHEME SITE HAS BEEN SHOWN AS EXISTING ONE ON THE PLAN.
8.	4B ✓	MUN. PURPOSE	C.T.S.893(P)	GOVT. & T.P.SCHEME	0.081		T.P.SCHEME SITE HAS BEEN SHOWN AS EXISTING SITE
9.	5	NO D.P.SITE					
10.	6	NO D.P.SITE					

SR.NO.	RESERVATION NO.	PURPOSE OF RESERVATION	C.T.S./S.NO.	OWNERSHIP	AREA IN 'H'	PRESENT SITUATION	PROPOSAL IN DRAFT D.P.
11.	7	EXTN TO GARDEN	R.S.NO.83(P)		0.169	LAND UNDER RESERVATION IS FULLY ENCROACHED WITH TEMPORARY / PERMANENT HUTS	AS THE LAND IS FULLY ENCROACHED WITH HUTS THEREFORE THE PURPOSE OF RESERVATION IS CHANGED TO ECONOMICALLY WEAKER SECTION HOUSINGS; RESERVATION IS BE KEPT.
12.	8	PUBLIC GARDEN & RECREATION GROUND	S.NO.96(P) / C.T.S.6350(P); 6682, 6683		1.882	MAXIMUM PORTION OF LAND ENCROACHED WITH TEMPORARY HUTS.	SOME PORTION OF SITE RESERVATION RESERVED FOR SLUM IMPROVEMENT SCHEME, AND REMAINING PORTION AS GARDEN RESERVATION.
13.	9	OPEN SPACE	S.NO.10(P), 20,12,24, 25,56,5/2		2.448	M.C.HAS SUBMITTED LAND ACQUISITION PROPOSAL OF RESERVATION SITE IN JAN. 1985, AND AT A TIME OF JOINT COMBINED MEASUREMENT DUE TO PERMANENT STRUCTURES ON SITE PROPOSAL IS PENDING AT M.C.	APPROXIMATE @0.18H. OF OPEN LAND HAS BEEN SHOWN AS 'GARDEN'. RESERVATION AND REMAINING AREA SHOWN AS RESIDENTIAL AREA
14.	10	OPEN SPACE	S.NO. 20(P), 29(P), C.T.S.7652	PRIVATE	0.667	ON RESERVATION SITE THERE ARE PUCCA EXISTING POWERLOOM SHADES.	AS THERE ARE PUCCA STRUCTURES ON SITE THEREFORE SITE IS DELETED AND MIXED ZONE IS SHOWN.
15.	11	OPEN SPACE	C.T.S. NO.3097	PRIVATE	0.441	ON RESERVATION SITE THERE ARE TEMPORARY / PERMANENT TYPE OF POWERLOOM SHADES & PROPOSAL OF LAND ACQUISITION OF THIS LAND IS ALREADY SENT.	A PROPOSAL OF LAND ACQUISITION OF THE LAND IS ALREADY SENT TO COLLECTOR & SITE IS RETAINED. AS AS GARDEN.
16.	12	OPEN SPACE	S.NO.53(P), 38B, C.T.S. 7503(P)	GOVT.	2.238	ON THE NORTHERN SIDE OF SITE THERE ARE SOME EXISTING HUTS AND MAXIMUM PORTION IS OPEN.	IN SOME PORTION OF SITE RESERVATION FOR GARDEN HOUSE IS SHOWN & SOUTH SIDE OF REMAINING PORTION IS KEPT AS RESERVATION FOR SHOPPING CENTRE.

SR.NO.	RESERVATION NO.	PURPOSE OF RESERVATION	C.T.S./S.NO.	OWNERSHIP	AREA IN 'H'	PRESENT SITUATION	PROPOSAL IN DRAFT D.P.
17.	13	GARDEN	C.T.S. 9170(P), 9172 TO 9174, 9178,9179(P)	PRIVATE	1.047	MAXIMUM PORTION OF LAND IS ENCROACHED BY PERMANENT TYPE OF HOUSES & POWERLOOMS & SOME PORTION IS OPEN.	OPEN LAND IS KEPT AS RESERVATION FOR GARDEN. AND ENCROCHED PORTION IS DELETED.
18.	14	OPEN SPACE	S.NO. 45/2(P), 45/12(P), 50(P), C.T.S. 5677, 5678(P), 49(P)	PRIVATE	1.558	THERE ARE EXISTING GR. + 2 FLS. RCC BLDG. + UNAUTHORISED POWERLOOMS AND PERMISSION FOR POWERLOOMS IS GIVEN BY M.C.	AS ENTIRE AREA IS COVERED BY MIXED USER THEREFORE MIXED ZONE IS SHOWN.
19.	15	OPEN SPACE	C.T.S. 5543	PRIVATE	0.390	IN TOTAL LAND UNDER RESERVATION SITE RCC BLDG. OF COMMERCIAL USER AND PERMANENT TYPE OF POWER LOOMS ARE SITUATED.	SITE IS DELETED AND LAND IS SHOWN AS MIXED ZONE.
20.	16	OPEN SPACE	R.S. 71, 115, 107	PRIVATE	2.368	WESTERN PORTION OF LAND IS IN POSSESSION OF M.C. LAND IS VACANT.	RESERVATION FOR FIRE BRIGADE IS KEPT AS PER REQUEST OF M.C. -
21.	17	OPEN SPACE	S.NO. 2(P), 54/1(P), 53(P), C.T.S. 4852	PRIVATE	1.338	COMBINED MEASUREMENT FOR THIS PROPOSAL IS COMPLETED & PROPOSAL PENDING AT M.C. THIS PROPOSAL IS IN HIGH COURT AND H.C. HAS GIVEN STAY ORDER. THERE ARE EXISTING STRUCTURES ON SITE.	SOME PORTION IS GIVEN FOR FUTURE DELETED THAT FOR FUTURE DELETED THAT REMAINING PORTION IS KEPT RESERVED FOR PLAYGROUND, AND GARDEN.
22.	18	OPEN SPACE	S.NO 130(P), 95/2 C.T.S. 4370	PRIVATE	1.088	LAND ACQUISITION PROPOSAL IS PENDING WITH LAND ACQUISITION OFFICER.	SITE IS RETAINED.
23.	19	GARDEN	S.NO. 41/3(P), 41/2(P), 41/1(P), 46/1(P), 40/3(P), 95/6(P), 92/1, 2(P), 46/2(P)	PRIVATE	1.841	LAND IS VACANT.	SITE IS RETAINED.
24.	19A	GARDEN	S. NO. 95(P), 39(P)	TRIBAL LAND		LAND IS VACANT.	RESERVATION SITE IS RETAINED.
25.	20	OPEN LAND	S.NO. 24(P)	PRIVATE	1.168	LAND IS IN POSSESSION OF M.C. BY WAY OF ACQUISITION.	IN DRAFT DEVELOPMENT PLAN SITE IS SHOWN AS DEVELOPED SITE.

SR.NO.	RESERVATION NO.	PURPOSE OF RESERVATION	C.T.S./S.NO.	OWNERSHIP	AREA IN 'H'	PRESENT SITUATION	PROPOSAL IN DRAFT D.P.
26.	21	OPEN SPACE	S.NO.123,122(P),125(P),33	PRIVATE	1.973	LAND IS VACANT LAND ACQUISITION PROCEDURE HAS ALREADY STARTED.	RESERVATION SITE IS RETAINED AS GARDEN
27.	22	OPEN SPACE	S.NO.74(P)	PRIVATE	0.324	LAND IS VACANT AND ACQUISITION PROPOSAL HAS ALREADY STARTED.	RESERVATION SITE IS RETAINED AS GARDEN
28.	23	OPEN SPACE	S.NO.8(P),9(P),113(P)	PRIVATE	1.370	LAND IS VACANT AND LAND ACQUISITION PROPOSAL IS SUBMITTED.	RESERVATION SITE IS RETAINED AS GARDEN
29.	24	OPEN SPACE	S.NO.96(P),15/2(P)	PRIVATE	1.720	SOUTHERN PORTION IS ENCROACHED UPON BY EXISTING BLDGS. AND HUTS. BURIAL GROUND IS SITUATED TOWARD NORTH & SMALL PORTION OF LAND IS VACANT.	IN VACANT PORTION SITE SHOWN AS GARDEN.
30.	25	OPEN SPACE	S.NO.54(P),55A,B(P),52/312(P)	PRIVATE	1.072	LAND IS IN POSSESSION OF M.C. SITE IS ALREADY DEVELOPED.	SITE IS SHOWN AS DEVELOPED SITE.
31.	26	OPEN SPACE	S.NO.33(P),34(P),35,36/2(P),381(P),88	PRIVATE	1.548	LAND IS FULLY VACANT.	SITE IS SHOWN AS GARDEN.
32.	27	PRIVATE SCHOOL	C.T.S.2283, 2272 A&B	PRIVATE	0.506	THERE IS AN EXISTING PRIMARY SCHOOL & SITE IS DEVELOPED FOR THE SAME PURPOSE.	RESERVATION SITE SHOWN AS DEVELOPED SITE.
33.	28	PRIVATE SCHOOL	C.T.S.1200 TO 1202	PRIVATE	0.128	SOME PORTION OF RESERVATION SITE IS DELETED BY GOVT. AND IN CENTRAL PORTION THERE IS G+1 FL. BLDG. PERMISSION GIVEN BY M.C. & REMAINING PORTION IS VACANT.	RESERVATION IS PROPOSED IN VACANT PORTION.
34.	29	EXTN TO PRI. SCHOOL	S.NO.27 A/2(P)	PRIVATE	0.961	OPEN LAND	RESERVATION IS RETAINED AS IT IS.
35.	30	PRI. SCHOOL	R.S.5C.T.S.1933,1934 A/1	GOVT.	0.208	THERE ARE EXISTING R.C.C.BLDGS AND SOME PORTION IS OCCUPIED BY POWERLOOMS.	AS RESERVATION SITE IS TOTALLY ENCROACHED SITE IS DELETED AND MIXED ZONE IS PROPOSED.

SR.NO.	RESERVATION NO.	PURPOSE OF RESERVATION	C.T.S./S.NO.	OWNERSHIP	AREA IN 'H'	PRESENT SITUATION	PROPOSAL IN DRAFT D.P.
26.	21	OPEN SPACE	S.NO.123,122(P),125(P),33	PRIVATE	1.973	LAND IS VACANT. LAND ACQUISITION PROCEDURE HAS ALREADY STARTED.	RESERVATION SITE IS RETAINED AS GARDEN
27.	22	OPEN SPACE	S.NO.74(P)	PRIVATE	0.324	LAND IS VACANT AND ACQUISITION PROPOSAL HAS ALREADY STARTED.	RESERVATION SITE IS RETAINED AS GARDEN
28.	23	OPEN SPACE	S.NO.8(P),9(P),113(P)	PRIVATE	1.370	LAND IS VACANT AND LAND ACQUISITION PROPOSAL IS SUBMITTED.	RESERVATION SITE IS RETAINED AS GARDEN
29.	24	OPEN SPACE	S.NO.96(P),15/2(P)	PRIVATE	1.720	SOUTHERN PORTION IS ENCROACHED UPON BY EXISTING BLDGS. AND HUTS. BURIAL GROUND IS SITUATED TOWARD NORTH & SMALL PORTION OF LAND IS VACANT.	IN VACANT PORTION SITE SHOWN AS GARDEN.
30.	25	OPEN SPACE	S.NO.54(P),55A,8(P),52/312(P)	PRIVATE	1.072	LAND IS IN POSSESSION OF M.C. SITE IS ALREADY DEVELOPED.	SITE IS SHOWN AS DEVELOPED SITE.
31.	26	OPEN SPACE	S.NO.33(P),34(P),35,36/2(P),381(P),88	PRIVATE	1.548	LAND IS FULLY VACANT.	SITE IS SHOWN AS GARDEN.
32.	27	PRIVATE SCHOOL	C.T.S.2283, 2272 A&B	PRIVATE	0.506	THERE IS AN EXISTING PRIMARY SCHOOL & SITE IS DEVELOPED FOR THE SAME PURPOSE.	RESERVATION SITE SHOWN AS DEVELOPED SITE.
33.	28	PRIVATE SCHOOL	C.T.S.1200 TO 1202	PRIVATE	0.128	SOME PORTION OF RESERVATION SITE IS DELETED BY GOVT. AND IN CENTRAL PORTION THERE IS G+1 FL. BLDG. PERMISSION GIVEN BY M.C. & REMAINING PORTION IS VACANT.	RESERVATION IS PROPOSED IN VACANT PORTION.
34.	29	EXTN TO PRI. SCHOOL	S.NO.27 A/2(P)	PRIVATE	0.961	OPEN LAND	RESERVATION IS RETAINED AS IT IS.
35.	30	PRI. SCHOOL	R.S.5C, T.S. 1933, 1934 A/1	GOVT.	0.208	THERE ARE EXISTING R.C.C. BLDGS. AND SOME PORTION IS OCCUPIED BY POWERLOOMS.	AS RESERVATION SITE IS TOTALLY ENCROACHED SITE IS DELETED AND MIXED ZONE IS PROPOSED.

SR.NO.	RESERVATION NO.	PURPOSE OF RESERVATION	C.T.S./S.NO.	OWNERSHIP	AREA IN 'H'	PRESENT SITUATION	PROPOSAL IN DRAFT D.P.
46.	40	EXTN. TO PRI. SCHOOL	BHIWANDI S.NO.25	GOVT.	0.124	OPEN LAND	SITE IS RETAINED.
47.	41	PRIMARY SCHOOL & PLAY GROUND	KANERI S.NO.45(P), 50(P), C.T.S.NO 5679(P), 5684(P)	PRIVATE	0.915	THERE ARE TWO G+2 BLDGS. AND REMAINING PORTION IS OCCUPIED BY POWERLOOMS.	RESERVATION IS DELETED AND MIXED ZONE IS SHOWN.
48.	42	PRIMARY SCHOOL & PLAY GROUND	NIZAMPUR S.NO.53(P), 54/2(P)	PRIVATE	1.254	OPEN LAND.	RESERVATION RETAINED AS IT IS.
49.	43	PRIMARY SCHOOL & PLAY GROUND	NIZAMPUR S.NO.95/112/1(P), 95/9(P), 47(P), 130(P)	PRIVATE	0.865	SITE IS VACANT AND IN SOME PORTION M.C.HAS CONSTRUCTED COMPOUND WALL AND SCHOOL BLDG.	RESERVATION IS SHOWN AS DEVELOPED SITE.
50.	44	PRIMARY SCHOOL & PLAY GROUND	NIZAMPUR S.NO.35/2, 74(P)	PRIVATE	0.815	OPEN LAND.	RESERVATION IS RETAINED.
51.	45	PRIMARY SCHOOL & PLAY GROUND	NIZAMPUR S.NO.29/1, 30(P), 98(P)	PRIVATE	0.739	THERE IS EXISTING SCHOOL BLDG. & SOME PORTION IS OCCUPIED BY HUTS.	RESERVATION IS RETAINED.
52.	46	PRIMARY SCHOOL & PLAY GROUND	NIZAMPUR S.NO.113(P), 9(P), 10(P), 13(P)	PRIVATE	0.865	OPEN LAND.	RESERVATION IN DRAFT FOR TECHNICAL SCHOOL AND PRIMARY SCHOOL AND PLAY GROUND IS KEPT . RESERVATION IS RETAINED.
53.	47	PRIMARY SCHOOL & PLAY GROUND	BHIWANDI S.NO.23(P), 34(P), 39(P), 40(P), 35, 33(P)	PRIVATE	0.928	OPEN LAND.	RESERVATION IS RETAINED.
54.	48	EXTN. TO HIGH SCHOOL	C.T.S.NO. 3261, 3265(P), 3269, 3268, S.NO. 27A (P)	PRIVATE	0.769	OPEN LAND.	RESERVATION IS RETAINED.
55.	49	PRIMARY SCHOOL	C.T.S.NO. 715(P)	PRIVATE	0.108	OPEN LAND.ALREADY IN POSSESSION OF SCHOOL.	RESERVATION IS RETAINED.
56.	50	PRIMARY SCHOOL	C.T.S.NO.739(P), 740(P), 741(P), 742(P), 743(P), 744(P)	PRIVATE	0.264	MAXIMUM PORTION OF LAND IS VACANT AND SOME PORTION IS OCCUPIED BY PLINTH.	SINCE RESERVATION IS FROM APPROVED SITE , T.P.SCHEME, SITE IS SHOWN AS EXISTING.

SR.NO.	RESERVATION NO.	PURPOSE OF RESERVATION	C.T.S./S.NO.	OWNERSHIP	AREA IN 'H'	PRESENT SITUATION	PROPOSAL IN DRAFT D.P.
57.	51	PRIMARY SCHOOL	S.NO.40(P), 53(P)	GOVT.	0.590	OPEN LAND.	RESERVATION IS RETAINED.
58.	52	PRIMARY SCHOOL	S.NO.142(P), C.T.S.NO.4349(P)	PRIVATE	0.749	NORTH WEST PORTION IS OCCUPIED BY MASJID AND WESTERN PORTION IS ENCROACHED UP ON BY HUTS, REMAINING LAND IS VACANT.	RESERVATION IS KEPT ONLY ON VACANT PORTION.
59.	53	PRIMARY SCHOOL & PLAY GROUND	S.NO.52(P), 50(P),53(P)	PRIVATE	1.184	M.C.HAS ACQUIRED THE SITE AND THERE IS EXISTING TELGU SCHOOL. IN REMAINING PORTION M.C.HAS CONSTRUCTED STAFF QTRS. AND SOME PORTION IS OCCUPIED BY HUTS.	RESERVATION IS SHOWN AS DEVELOPED SITE.
60.	54	MARKET	C.T.S.NO.926 TO 931	PRIVATE	0.468	MAXIMUM PORTION OF LAND IS OPEN AND M.C. HAS COMPLETED LAND ACQUISITION. POSSESSION IS NOT GIVEN TO M.C.	RESERVATION IS RETAINED.
61.	55	MUNICIPAL MARKET	C.T.S.NO.478/1(P), S.NO.141A	MUN.COUNCIL	0.2185	IN RESERVATION LAND M.C.HAS CONSTRUCTED MULTISTOREYED STRUCTURE.	AS M.C.'S EXISTING BLDG. IS THERE THEREFORE RESERVATION IS DELETED.
62.	56	MARKET	C.T.S.NO.2256,2360	PRIVATE	0.063	MAJOR PART OF THE D.P.SITE IS OPEN & IN SMALL PART KACHHA STRUCTURES ARE EXISTING.	THE SANCTIONED D.P.SITE IS RETAINED.
63.	57	MARKET	S.NO.56(P), 85(P)	PRIVATE	0.339	IN PART OF D.P.SITE THERE ARE HUTMENTS AND MAJOR PORTION IS VACANT.	THE SANCTIONED D.P.SITE IS RETAINED.
64.	58	DISPENSARY	C.T.S.NO.110 TO 113	PRIVATE	0.045	EXISTING G+2 STOREYED BLDG. AND PUCCA STRUCTURES ARE EXISTING ON THE SIT.	THE SANCTIONED D.P.SITE IS DELETED AND KEPT FOR RESIDENTIAL ZONE AS FULLY ENCROACHED.
65.	59	DISPENSARY	C.T.S.NO.6730(P)	PRIVATE	0.16	OPEN LAND.	THE SANCTIONED D.P.SITE IS RETAINED.

SR.NO.	RESERVATION NO.	PURPOSE OF RESERVATION	C.T.S./S.NO.	OWNERSHIP	AREA IN 'H'	PRESENT SITUATION	PROPOSAL IN DRAFT D.P.
66.	60	HOSPITAL	S.NO.19(P), 28(P),30/5(P), 29(P),27(P)	MUN.COUNCIL	2.232	M.C.HAS ACQUIRED THE LAND BUT GOVT. HAS REQUESTED THE LAND OF SITE FOR RESETTLEMENT OF RIOT AFFECTED PERSONS.	AS THE LAND SITE IS FULLY DEVELOPED FOR RESETTLEMENT OF RIOT AFFECTED PERSONS, THE SITE FOR HOSPITAL IS DELETED.
67.	61	DISPENSARY	S.NO.98(P)	PRIVATE	0.377	PUCCA STRUCTURES AND POWERLOOMS ARE EXISTING IN THE SITE.	DELETED AND INCLUDED IN RESIDENTIAL ZONE AS THE SITE IS FULLY ENCROACHED.
68.	62	MUN. STAFF QTRS.	S.NO.49/2(P), 67/1(P)	PRIVATE	0.395	M.C. HAS ACQUIRED PART OF D.P.SITE AND CONSTRUCTED STAFF QTRS. REMAINING PORTION IS VACANT.	SITE IS RETAINED.
69.	63	LIBRARY	S.NO.79	GOVT.	0.082	TOTAL SITE IS FULLY ENCROACHED BY KACHCHA AND PUCCA STRUCTURES.	AS THE SITE IS FROM SANCTIONED T.P.SCHEME, SITE HAS BEEN SHOWN AS EXISTING SITE.
70.	64	LIBRARY	S.NO.26/1(P)	PRIVATE	0.192	OPEN LAND.	THE SANCTIONED D.P.SITE IS RETAINED.
71.	65	TAXI STAND	C.T.S.NO.6280	PRIVATE	0.273	OPEN LAND.	THE SANCTIONED D.P.SITE IS RETAINED.
72.	66	PARKING	C.T.S.NO.932,936	PRIVATE	0.079	ONE G+1STOREYED BLDG. IS EXISTING IN SITE & G.FLOOR IS USED FOR SHOPPING CENTRE.	REDESIGNATED AS MARKET.
73.	67	TAXI STAND	S.NO. 141	PRIVATE	0.118	SITE IS FULLY ENCROACHED BY MUNICIPAL STAFF HOUSING.	AS THE SITE IS FROM SANCTIONED T.P.SCHEME REDESIGNATED FOR MUN.STAFF QTRS.
74.	68	TAXI STAND	S.NO.42A(P)	GOVT.	0.086	ONE SHOPPING CENTRE BUILDING IS EXISTING IN THE SITE.	SITE IS DELETED AS FULLY ENCROACHED BY SHOPPING CENTRE BUILDING.
75.	69	TAXI STAND	S.NO.135(P), C.T.S.NO.727	GOVT.	0.197	THE FULL SITE IS USED FOR EXISTING CREMATION GROUND.	THE SITE IS DELETED AND SHOWN FOR EXISTING BOUDHA CREMATION GROUND.

SR.NO.	RESERVATION NO.	PURPOSE OF RESERVATION	C.T.S./S.NO.	OWNERSHIP	AREA IN 'H'	PRESENT SITUATION	PROPOSAL IN DRAFT D.P.
76.	70	DRAMA THEATRE	C.T.S.NO.1289 TO 1327 & 1278	PRIVATE & MUN.COUNCIL	0.470	M.C.HAS DEVELOPED THE SITE BY CONSTRUCTING DRAMA THEATRE.	THE SITE IS SHOWN AS DEVELOPED SITE.
77.	71	COMMUNITY CENTRE	C.T.S.NO.746 TO 749(P),754(P)	GOVT.	0.273	EXCEPT ONE POWERLOOM MAJOR PORTION OF SITE IS VACANT.	SANCTIONED T.P.SCHEME SITE IS SHOWN AS EXISTING T.P.SCHEME SITE.
78.	72	EXTN. TO FIRE BRIGADE	C.T.S.NO.246 TO 249	PRIVATE	0.048	ONE EXISTING ROAD IS PASSING THROUGH THE SITE AND REMAINING PORTION IS VACANT.	THE SANCTIONED D.P.SITE IS RETAINED.
79.	73	HOUSING FOR DISHOUSES	S.NO.38(P),50(P)	PRIVATE	1.771	ONE IDGAH IS EXISTING ON THE SITE AND REMAINING PORTION IS ALMOST VACANT.	REDESIGNATED AS PLAY GROUND AS MUSLIM COMMUNITY USED THIS LAND FOR PRAYER.
80.	74	HOUSING FOR DISHOUSES	S.NO.17(P) TO 20(P),27, 49,45(P)	PRIVATE	1.821	M.C.HAS ACQUIRED THE LAND AND USED FOR THE SAME PURPOSE. 3900 SQ.MT. LAND OUT OF SITE HAS TO TRANSFER TO CUSTOM DEPT.	THE SITE IS SHOWN AS EXISTING DEVELOPED SITE.
81.	75	HOUSING FOR DISHOUSES	S.NO.37(P),67(P), 50(P),40(P),41(P), 36/2,30(P)	PRIVATE	2.327	M.C.HAS ACQUIRED THE LAND AND USED THE SAME FOR STORAGE, PARKING VEHICLES AND CATTLESHED.	THE SITE IS SHOWN AS DEVELOPED SITE.
82.	76	SWIMMING POOL-	C.T.S.NO.6663(P)	MUN.COUNCIL	0.713	MAJOR PORTION IS VACANT, SOME PORTION IS ENCROACHED BY EXISTING HUTMENTS.	REDESIGNATED AS FIRE BRIGADE STATION ON THE REQUEST OF M.C.
83.	77	EXTN TO POLICE STN.	C.T.S.NO.861(P)	PRIVATE	0.025	THE SITE IS FULLY ENCROACHED UP ON BY HUTMENTS AND PUCCA STRUCTURES.	SANCTIONED D.P.SITE IS REINSTATED. RETAINED
84.	78	EXTN TO POLICE STN.	C.T.S.NO.813	GOVT.	0.039	THE SITE IS FULLY ENCROACHED UP ON BY HUTMENTS AND PUCCA STRUCTURES.	SANCTIONED D.P.SITE IS REINSTATED. RETAINED

SR.NO.	RESERVATION NO.	PURPOSE OF RESERVATION	C.T.S./S.NO.	OWNERSHIP	AREA IN 'H'	PRESENT SITUATION	PROPOSAL IN DRAFT D.P.
85.	79	EXTN TO POLICE STN.	LAND UNDER NALLAH	GOVT.	0.089	THE SITE IS FULLY ENCRONCHED UP ON BY HUTMENTS AND PUCCA STRUCTURES.	SANCTIONED D.P.SITE IS REINSTATED. RETAINED
86.	80	GOVT PURPOSE (FOR POLICE DEPTT.)	C.T.S.NO. 4860,4861	PRIVATE	0.148	OPEN LAND	SANCTIONED D.P.SITE IS REINSTATED. RETAINED
87.	81	POST & TELEGRAPH	C.T.S.NO.3162A, 2944,2943	GOVT.	0.098	OPEN LAND,BUT AS THE KAHDI WATER COMES ON SITE, POSTAL DEPT. HAS REQUESTED TO DELETE THE SITE.	REDESIGNATED THE SITE FOR PRIMARY SCHOOL AND PLAY GROUND.
88.	82	POST & TELEGRAPH	S.NO.24(P),75(P), C.T.S.NO. 4206(P),4060(P)	PRIVATE	0.309	EXISTING GARAGE AND PUCCA STRUCTURES ARE PRESENT IN SITE.	SANCTIONED D.P.SITE REINSTATED. RETAINED
89.	83	POST & TELEGRAPH	S.NO.103(P)	PRIVATE	0.130	M.C.HAS DEVELOPED A GARDEN ON SITE.	SITE DELETED AND SHOWN AS EXISTING GARDEN.
90.	84	M S E B	S.NO.16(P), C.T.S.8641	PRIVATE	0.258	OPEN LAND ACQUIRED BY M S E B	SANCTIONED D.P.SITE REINSTATED. RETAINED
91.	85	M S E B	C.T.S.NO.7524,S.NO .39	PRIVATE	0.44	OPEN LAND ACQUIRED BY M S E B.	SANCTIONED D.P.SITE IS REINSTATED. RETAINED
92.	86	M S E B	S.NO.42(P)	PRIVATE	0.318	ONE G + 2 STOREYED BLDG. IS EXISTING IN SITE.	SANCTIONED D.P.SITE IS REINSTATED. RETAINED
93.	87	M S E B	S.NO.43(P), 32(P),28(P)	PRIVATE	0.359	SITE IS DIVIDED INTO TWO PARTS AS 60'EXISTING ROAD IS PASSING THROUGH THE LAND.	AS REQUESTED BY THE M S E B THE SITE IS DELETED.
94.	88	SOCIAL WELFARE CENTRE	S.NO. 712(P),6A/2, C.T.S.NO.6360	PRIVATE	0.572	EXISTING ROAD PASSING THROUGH THE SITE DIVIDE THE LAND INTO TWO PARTS. THE WESTERN PART IS REQUISITE AND DEVELOPED FOR RIOT AFFECTED PERSONS AND IN EASTERN PART POLICE CHOWKI IS EXISTING AND PART IS VACANT.	REDESIGNATED AND KEPT FOR EXTN. FOR POLICE DEPT.
95.	88A	MUN. PURPOSE	S.NO.190(P)	M.C.	0.113	M.C.HAS CONSTRUCTED TWO OVERHEAD WATER TANKS AND WATCHMAN QUARTER.	SHOWN AS DEVELOPED SITE.

SR.NO.	RESERVATION NO.	PURPOSE OF RESERVATION	C.T.S./S.NO.	OWNERSHIP	AREA IN 'H'	PRESENT SITUATION	PROPOSAL IN DRAFT D.P.
96. 97	89, 90	MUN. PURPOSE	S.NO.3, C.T.S.NO.391,390	GOVT.	0.121 0.147	SITE IS FULLY ENCRACED BY HUTMENTS & Pucca Bldgs.	SITE DELETED AND KEPT AS MIXED RESIDENTIAL ZONE.
98.	91	MUN. PURPOSE	S.NO.73(P),13(P)	GOVT.	1.255	PART OF D.P.SITE IS AFFECTED BY EXISTING 60 FEET WIDE ROAD AND REMAINING PORTION IS VACANT.	REDESIGNATED FOR M S E B
99.	92	TELEPHONE EXCHANGE	S.NO.4/2(P), C.T.S.NO.8391(P)	GOVT.	0.966	TELEPHONE DEPARTMENT HAS ACQUIRED AND DEVELOPED THE SITE.	SHOWN AS DEVELOPED SITE.
100.	93	GOVT. PURPOSE	S.NO.104(P), 105(P), 114(P)	PRIVATE	1.338	PARTLY ENCRACED BY HUTMENTS AND PART IS VACANT.	REDESIGNATED AS SECTOR COMPLEX ON THE GARDEN REQUEST OF M.C.
101.	94	GOVT. PURPOSE	S.NO.66(A), C.T.S.NO.7204,7206	PRIVATE	0.445	ENCROACHMENT IS SAME IN SOME PARTS OF THE SITE AND REMAINING SITE IS VACANT.	SANCTIONED D.P.SITE IS REINSTATED . RETAINED
102.	95	GOVT. PURPOSE	C.T.S.NO.2937, 2938,2946 TO 2949	GOVT.	0.206	ON CUSTOM DEPARTMENT LAND UNDER SITE M.C.HAS DEVELOPED THE GARDEN.	SHOWN AS EXISTING GARDEN DEVELOPED BY M.C.
103.	96	GOVT. PURPOSE	S.NO. 104(P), C.T.S.NO.706	GOVT.	0.944	OPEN LAND.	REDESIGNATED AS PRIMARY SCHOOL, HIGH SCHOOL AND PLAY GROUND.
104.	97	NO D.P. SITE					
105.	98	GOVT. PURPOSE	S.NO.135(P), C.T.S.NO.727(P),728	GOVT.	1.078	POLICE QUARTERS AND S.D.O.OFFICE IS PRESENT IN THE D.P.SITE.	SHOWN AS DEVELOPED SITE.
106.	99	GOVT. PURPOSE	S.NO.114/5, 6,7,115(P)	PRIVATE		PART OF D.P.SITE IS DELETED BY GOVT. VIDE SECTION 37 AND REMAINING PORTION IS ALMOST ENCRACED BY HUTMENTS.	THE SITE REDESIGNATED FOR SEMI IMPROVEMENT SCHEME. HSC.FOR PISHOUSED
107.	100	SERVICE INDUSTRIES	S.NO.48(P),39(P), C.T.S.NO.5586	PRIVATE	1.902	MAJOR PORTION IS ENCRACED BY EXISTING POWERLOOMS. ONE EXISTING ROAD IS ALSO PASSING THROUGH THE SITE.	THE VACANT PORTION REDESIGNATED AS GARDEN.

SR.NO.	RESERVATION NO.	PURPOSE OF RESERVATION	C.T.S./S.NO.	OWNERSHIP	AREA IN 'H'	PRESENT SITUATION	PROPOSAL IN DRAFT D.P.
108.	101	SLUM CLEARANCE AREA	C.T.S.NO.9 TO 25, 26 TO 28		0.97	IN TOTAL SITE THERE ARE EXISTING KACHHA-PUCCA STRUCTURES.	THE SITE IS DELETED AND KEPT FOR RESIDENTIAL USER.
109.	102	STADIUM	C.T.S.NO.7966	GOVT.		M.C. HAS CONSTRUCTED COMPOUND WALL TO THE SITE AND DEVELOPED IT BY FIXING TRANSFER OF COST, LAND PROPOSAL IS SUBMITTED BY M.C.	SANCTIONED D.P.SITE REINSTATED. RETAINED .

TABLE NO. 19

STATEMENT SHOWING THE SITE RESERVED FOR VARIOUS PUBLIC PURPOSES IN DRAFT D. P. OF BHIWANDI INNER AREA

SITE NO.	PURPOSE	S.NO./C.T.S.NO	APPROXIMATE AREA IN HECTARES	LAND STATUS	APPROPRIATE AUTHORITY	ACON COST RS. IN LAKHS
1	2	3	4	5	6	7
1	HIGH SCHOOL & PLAY GROUND	C.T.S. NO. 3115PT, 3114PT	0.61	MUN. COUNCIL	M.C.	-
2	PRIMARY SCHOOL & PLAY GROUND	C.T.S. NO. 3114PT, 3115PT, 3116PT, 3117PT	0.40	GOVT.	M.C.	-
3	PRIMARY SCHOOL & PLAY GROUND	C.T.S. NO. 2943PT, 2944PT	0.28	PRIVATE	M.C.	6.16
4	GARDEN	C.T.S. NO. 3097PT	0.45	PRIVATE	M.C.	-
5	PRIMARY SCHOOL & PLAY GROUND	C.T.S. NO. 2574, 2575 TO 2581, 2575C, 2576A	0.16	PRIVATE	M.C.	9.90
6	EXTN TO PRIMARY SCHOOL	R.S. NO. 25PT, 100PT	0.12	GOVT.	M.C.	3.52
7	MARKET	C.T.S. NO. 2356, 2360, 2358	0.05	PRIVATE	M.C.	-
8	PRIMARY SCHOOL & PLAY GROUND	C.T.S. NO. 1201, 1202A, 1202	0.07	PRIVATE	M.C.	1.32
9	EXTN. TO GARDEN	C.T.S. NO. 1050D	0.04	GOVT.	M.C.	1.54
10	EXTN TO HIGH SCHOOL & PLAY GROUND	C.T.S. NO. 915PT, F.P. NO. 9PT, 10PT (T.P.S.)	0.12	PRIVATE	M.C.	-
11	MARKET	C.T.S. NO. 926 TO 931, F.P. NO. 1.4 (T.P.S.)	0.42	PRIVATE	M.C.	2.64
12	SHOPPING CENTRE	C.T.S. NO. 932 TO 937	0.16	PRIVATE	M.C.	9.24
13	CHILDREN'S PARK	R.S. NO. 92PT C.T.S. NO. 1921	0.20	MUN. COUNCIL	M.C.	3.52
14	DISPENSARY	R.S. NO. 92PTS & NALLA LAND	0.05	GOVT.	M.C.	-
15	M.S.E.B. SUB-STN.	R.S. NO. 92 & NALLA LAND	0.04	GOVT.	M.S.E.B.	-
16	EXTN. TO PRI. SCHOOL	C.S. NO. 2283, 2272-A & B	0.07	PRIVATE	M.C.	2.22
17	POLICE STN.	C.S. NO. 861B	0.050	PRIVATE	POLICE DEPT.	1.54
18	POLICE STN.	C.S. NO. 814	0.050	GOVT.	M.C.	-

SITE NO.	PURPOSE	S.NO./C.T.S.NO	APPROXIMATE AREA IN HECTARES	LAND STATUS	APPROPRIATE AUTHORITY	ACQN COST RS. IN LAKHS
1	2	3	4	5	6	7
19	EXTN TO GARDEN	R.S.NO.78,79(T.P.S.) C.T.S.NO.898C, 754PT, F.R.NO.34PT	0.25	MUN.COUNCIL	M.C.	-
20	EXTN. TO PRI. SCHOOL & PLAY GROUND	C.S.NO.616	0.200	PRIVATE	M.C.	4.40
21	EXTN TO PRI SCHOOL & PLAY GROUND	C.S.NO. 552,553	0.04	PRIVATE	M.C.	0.88
22	MUN.STAFF QUARTERS	R.S.NO.42APT/F.P.NO.112(T.P.S.)	0.11	MUN.COUNCIL	M.C.	-
23	POLICE STN.	NALLA LAND	0.080	GOVT.	POLICE DEPT.	-
24	HOUSING FOR ECONOMICALLY WEAKER SECTION	R.S.NO.83PT	0.19	GOVT.	M.C.	-
25	FIRE BRIGADE	R.S.NO.71,115,107, C.T.S.NO.721,722, F.P.NO.121(T.P.S)	0.36	M.C.	M.C.	-
26	PRI. SCHOOL, HIGH SCHOOL & PLAY GROUND	R.S.NO.14PT,11PT,104PT, F.P.NO.25PT(T.P.S.)	0.94	PRIVATE	M.C.	20.68
27	POST OFFICE	C.T.S. NO.700PT,706PT(T.P.S.)	0.40	PRIVATE	POSTAL DEPT.	-
28	EXTN TO GARDEN	C.S.NO.700PT, 706PT,708PT	0.11	PRIVATE	M.C.	2.42

NOTE : AREAS MENTIONED IN THIS STATEMENT ARE APPROXIMATE AS MEASURED ON PLAN AND FINAL AREAS SHALL BE AS PER SITE DEMARCATIONS.

Signature 10.8.93
(R. YANJARWADKAR)
ADMINISTRATOR
BHIWANDI - NIZAMPUR
MUNICIPAL COUNCIL

Signature 10/8
(S.D. SHINDE)
CHIEF OFFICER,
BHIWANDI - NIZAMPUR
MUNICIPAL COUNCIL

Signature 10.8.93
(D.D. THOOL)
TOWN PLANNING OFFICER
BHIWANDI - NIZAMPUR
DEVELOPMENT PLAN,
AND ASSISTANT DIRECTOR
OF TOWN PLANNING,
THANE.

SITE NO.	PURPOSE	S.NO. / C T S No. & VILLAGE	APP. AREA IN HECTARES	LAND STATUS	APPROPRIATE AUTHORITY	ACQN. COST RS. IN LAKHS
(1)	(2)	(3)	(4)	(5)	(6)	(7)
46	PRIMARY SCHOOL AND PLAY GROUND	NIZAMPUR S.NO.29/1,30Pt,98Pt	0.740	PRIVATE	M.C.	13.32
47	POST DEPARTMENT	NIZAMPUR S.NO. 24Pt,75Pt,CTS NO.4206Pt,4060Pt	0.310	PRIVATE	POST DEPTT.	0.00
48	LIBRARY	NIZAMPUR S.NO.26/1Pt	0.190	PRIVATE	M.C.	3.42
49	GARDEN	NIZAMPUR S.NO. 123Pt,122,125Pt,33Pt,72Pt	1.970	PRIVATE	M.C.	35.46
50	PRIMARY SCHOOL AND PLAY GROUND	NIZAMPUR S.NO.35/2,75Pt	0.820	PRIVATE	M.C.	14.76
51	GARDEN	NIZAMPUR S.NO.74Pt	0.320	PRIVATE	M.C.	5.76
52	PLAY GROUND	CHAVINDRA S.NO.57Pt,54Pt	1.160	PRIVATE	M.C.	20.88
53	DISPENSARY AND M.HOME	CHAVINDRA S.NO. 54Pt,124Pt	0.390	PRIVATE	M.C.	7.02
54	LIBRARY	CHAVINDRA S.NO.54Pt	0.240	PRIVATE	M.C.	4.32
55	WELFARE CENTRE	CHAVINDRA S.NO.54Pt	0.140	PRIVATE	M.C.	2.52
56	PRIMARY SCHOOL AND PLAY GROUND	CHAVINDRA S.NO.54Pt	0.480	PRIVATE	M.C.	8.64
57	GARDEN	CHAVINDRA S.NO.54Pt,124Pt	0.570	PRIVATE	M.C.	10.26
58	POLICE DEPARTMENT	CHAVINDRA S.NO. 129Pt, 52Pt,53Pt	0.560	PRIVATE	POLICE DEPTT.	0.00
SECTOR NO. II						
59	M.S.E.B.	NIZAMPUR S.NO.42Pt	0.250	PRIVATE	M.S.E.B.	0.00
60	PRIMARY SCHOOL AND PLAY GROUND	NIZAMPUR S.NO.56Pt, 42Pt	1.010	PRIVATE	M.C.	15.15
61	MARKET	NIZAMPUR S.NO.85Pt, 56Pt	0.320	PRIVATE	M.C.	4.80
62	PLAY GROUND	NIZAMPUR S.NO.41Pt, 46Pt,92Pt	0.800	PRIVATE	M.C.	12.00
63	GARDEN	NIZAMPUR S.NO. 95Pt,39Pt	1.380	PRIVATE	M.C.	20.70
64	MPL. WARD OFFICE	CHAVINDRA S.NO. 71Pt	0.280	PRIVATE	M.C.	4.20
65	LIBRARY	CHAVINDRA S.NO. 72Pt	0.200	PRIVATE	M.C.	3.00
66	PLAY GROUND	CHAVINDRA S.NO. 72Pt	0.750	PRIVATE	M.C.	11.25
67	PRIMARY SCHOOL AND PLAY GROUND	CHAVINDRA S.NO 70Pt, 71Pt,72Pt	0.350	PRIVATE	M.C.	5.25

SITE NO.	PURPOSE	S.NO. / C T S No. & VILLAGE	APPAREA IN HECTARES	LAND STATUS	APPROPRIATE AUTHORITY	ACQN.COST RS.IN LAKHS
(1)	(2)	(3)	(4)	(5)	(6)	(7)
68	PARKING	CHAVINDRA S.NO.69Pt,73Pt,70Pt	0.160	PRIVATE	M.C.	2.40
69	HIGH SCHOOL AND PLAY GROUND	CHAVINDRA S.NO. 74Pt,71Pt,73Pt	1.350	PRIVATE	M.C.	20.25
70	SHOPPING CENTRE	CHAVINDRA S.NO.74Pt,73Pt,90Pt	0.530	PRIVATE	M.C.	7.95
71	GARDEN	NIZAMPUR S.NO. 130Pt,95Pt	1.090	PRIVATE	M.C.	16.35
72	PRIMARY SCHOOL AND PLAY GROUND	NIZAMPUR S.NO. 53Pt,54/2Pt	1.250	PRIVATE	M.C.	18.75
73	GARDEN	NIZAMPUR S.NO. 53Pt	0.550	PRIVATE	M.C.	8.25
74	PLAY GROUND	NIZAMPUR S.NO. 54Pt	0.240	PRIVATE	M.C.	3.60
75	POLICE DEPTT	NIZAMPUR S.NO. VADI	0.180	PRIVATE	POLICE DEPTT	0.00
76	PLAY GROUND	NAGAON S.NO. 5Pt	0.330	PRIVATE	M.C.	4.95
77	PRIMARY SCHOOL AND PLAY GROUND	NAGAON S.NO.5Pt	0.330	PRIVATE	M.C.	4.95
78	PRIMARY SCHOOL AND PLAY GROUND	NAGAON S.NO.94Pt	0.420	PRIVATE	M.C.	6.30
79	HIGHSCHOOL AND PRIMARY SCHOOL AND PLAY GROUND	NAGAON S.NO.10Pt,94Pt	1.330	PRIVATE	M.C.	19.95
80	MARKET	NAGAON S.NO. 16Pt,94Pt	1.260	PRIVATE	M.C.	18.90
81	DRAMA THEATRE	NAGAON S.NO.16Pt,93Pt	0.950	PRIVATE	M.C.	14.25
82	FIRE BRIGADE	NAGAON S.NO.17Pt,93Pt	0.510	PRIVATE	M.C.	7.65
83	BUS STAND	NAGAON S.NO.17Pt,93Pt	1.150	PRIVATE	M.C.	17.25
84 AND 84A	PARKING	NAGAON S.NO.16Pt	0.53	PRIVATE	M.C.	7.95
85	POST DEPARTMENT	NAGAON S.NO.17Pt,93Pt	0.280	PRIVATE	POSTAL DEPTT.	0.00
86	GARDEN	NAGAON S.NO.93Pt,17Pt,94Pt,10Pt	1.00	PRIVATE	M.C.	15.00
87	WELFARE CENTRE AND LIBRARY	NAGAON S.NO.10Pt	0.560	PRIVATE	M.C.	8.40
88	WARD OFFICE	NAGAON S.NO.10Pt,17Pt	0.450	PRIVATE	M.C.	6.75
89	MPL.HOSPITAL	NAGAON S.NO.93Pt,17Pt,18Pt	1.500	PRIVATE	M.C.	22.50

SITE NO.	PURPOSE	S.NO. / C T S No. & VILLAGE	APPAREA IN HECTARES	LAND STATUS	APPROPRIATE AUTHORITY	ACQN.COST RS.IN LAKHS
(1)	(2)	(3)	(4)	(5)	(6)	(7)
68	PARKING	CHAVINDRA S.NO.69Pt,73Pt,70Pt	0.160	PRIVATE	M.C.	2.40
69	HIGH SCHOOL AND PLAY GROUND	CHAVINDRA S.NO. 74Pt,71Pt,73Pt	1.350	PRIVATE	M.C.	20.25
70	SHOPPING CENTRE	CHAVINDRA S.NO.74Pt,73Pt,90Pt	0.530	PRIVATE	M.C.	7.95
71	GARDEN	NIZAMPUR S.NO. 130Pt,95Pt	1.090	PRIVATE	M.C.	16.35
72	PRIMARY SCHOOL AND PLAY GROUND	NIZAMPUR S.NO. 53Pt,54/2Pt	1.250	PRIVATE	M.C.	18.75
73	GARDEN	NIZAMPUR S.NO. 53Pt	0.550	PRIVATE	M.C.	8.25
74	PLAY GROUND	NIZAMPUR S.NO. 54Pt	0.240	PRIVATE	M.C.	3.60
75	POLICE DEPTT	NIZAMPUR S.NO. VADI	0.180	PRIVATE	POLICE DEPTT	0.00
76	PLAY GROUND	NAGAON S.NO. 5Pt	0.330	PRIVATE	M.C.	4.95
77	PRIMARY SCHOOL AND PLAY GROUND	NAGAON S.NO.5Pt	0.330	PRIVATE	M.C.	4.95
78	PRIMARY SCHOOL AND PLAY GROUND	NAGAON S.NO.94Pt	0.420	PRIVATE	M.C.	6.30
79	HIGHSCHOOL AND PRIMARY SCHOOL AND PLAY GROUND	NAGAON S.NO.10Pt,94Pt	1.330	PRIVATE	M.C.	19.95
80	MARKET	NAGAON S.NO. 16Pt,94Pt	1.260	PRIVATE	M.C.	18.90
81	DRAMA THEATRE	NAGAON S.NO.16Pt,93Pt	0.950	PRIVATE	M.C.	14.25
82	FIRE BRIGADE	NAGAON S.NO.17Pt,93Pt	0.510	PRIVATE	M.C.	7.65
83	BUS STAND	NAGAON S.NO.17Pt,93Pt	1.150	PRIVATE	M.C.	17.25
84 AND 84A	PARKING	NAGAON S.NO.16Pt	0.53	PRIVATE	M.C.	7.95
85	POST DEPARTMENT	NAGAON S.NO.17Pt,93Pt	0.280	PRIVATE	POSTAL DEPTT.	0.00
86	GARDEN	NAGAON S.NO.93Pt,17Pt,94Pt,10Pt	1.00	PRIVATE	M.C.	15.00
87	WELFARE CENTRE AND LIBRARY	NAGAON S.NO.10Pt	0.560	PRIVATE	M.C.	8.40
88	WARD OFFICE	NAGAON S.NO.10Pt,17Pt	0.450	PRIVATE	M.C.	6.75
89	MPL.HOSPITAL	NAGAON S.NO.93Pt,17Pt,18Pt	1.500	PRIVATE	M.C.	22.50

SITE NO.	PURPOSE	S.NO. / C T S No. & VILLAGE	APP. AREA IN HECTARES	LAND STATUS	APPROPRIATE AUTHORITY	ACQN. COST RS. IN LAKHS
(1)	(2)	(3)	(4)	(5)	(6)	(7)
SECTOR NO. III						
90	GARDEN	CHAVINDRA- 65Pt, 96Pt	0.350	PRIVATE	M.C.	3.15
91	PRIMARY SCHOOL AND PLAY GROUND	CHAVINDRA- 67Pt, 96Pt	0.400	PRIVATE	M.C.	3.60
92	PRIMARY SCHOOL AND PLAYGROUND	CHAVINDRA- 41Pt, 83Pt	0.390	PRIVATE	M.C.	3.51
93	PLAY GROUND	CHAVINDRA- 41Pt, 42Pt	0.420	PRIVATE / GOVT.	M.C.	1.89
94	HIGH SCHOOL	CHAVINDRA- 41Pt, 36Pt, 43Pt	1.230	PRIVATE / GOVT.	M.C.	5.54
95	TRUCK TERMINUS	CHAVINDRA- 102, 45, 101Pt, 11, 46Pt, 48Pt, 104Pt, 34Pt POGAON- 81Pt, 18Pt, 82Bpt, 99Pt	12.390	PRIVATE / GOVT.	M.C.	55.76
96	OCTROI NAKA	POGAON- 82Bpt	0.95	PRIVATE / GOVT.	M.C.	8.55,
97	PRIMARY SCHOOL AND PLAY GROUND	CHAVINDRA 69Pt, 81Pt, 105Pt	0.390	PRIVATE	M.C.	3.51
98	GARDEN	CHAVINDRA 81Pt	0.340	PRIVATE	M.C.	3.06
99	DISPENSARY	CHAVINDRA 38Pt, 39Pt	0.120	PRIVATE	M.C.	1.08
100	SHOPPING CENTRE.	CHAVINDRA 31Pt, 38Pt	0.180	PRIVATE	M.C.	1.62
101	POST DEPARTMENT	CHAVINDRA 31Pt, 37Pt	0.480	PRIVATE	POST DEPT	0.00
102	GARDEN	CHAVINDRA 31Pt, 37Pt	0.290	PRIVATE	M.C.	2.61
103	M.S.E.B.	CHAVINDRA 31Pt, 105Pt, 1Pt	0.140	PRIVATE	M.S.E.B.	0.00
104	LIBRARY	CHAVINDRA 31Pt	0.220	PRIVATE	M.C.	1.98
105	WOMEN WELFARE CENTRE	CHAVINDRA -31Pt, 1Pt	0.210	PRIVATE	M.C.	1.89
106	PRIMARY SCHOOL AND PLAY GROUND	CHAVINDRA -30Pt, 85Pt	0.450	PRIVATE	M.C.	4.05
107	GARDEN	CHAVINDRA -85Pt, 33Pt, 128Pt POGAON - 89Pt	0.630	PRIVATE	M.C.	5.67
108	M.S.E.B. SUB-STATION	POGAON - 16Pt, 13Pt, 11Pt, 15Pt	1.000	PRIVATE	M.S.E.B.	0.00
109	FIRE BRIGADE	POGAON - 15Pt	0.330	PRIVATE	M.C.	2.97

SITE NO.	PURPOSE	S.NO. / C T S No. & VILLAGE	APP.AREA IN HECTARES.	LAND STATUS	APPROPRIATE AUTHORITY	ACQN.COST RS.IN LAKHS
(1)	(2)	(3)	(4)	(5)	(6)	(7)
110	PRIMARY SCHOOL AND PLAY GROUND	CHAVINDRA - 106Pt	0.370	GOVT.	M.C.	-
111	SHOPPING CENTRE	CHAVINDRA - 6Pt, 25Pt	0.200	PRIVATE	M.C.	1.80
112	DISP. AND M.H.	CHAVINDRA - 6Pt, 25Pt, 88Pt	0.210	PRIVATE	M.C.	1.89
113	HIGH SCHOOL AND PRIMARY SCHOOL AND PLAY GROUND	CHAVINDRA - 25Pt, 88Pt, 23Pt, 24Pt	1.740	PRIVATE	M.C.	15.66
114	PLAY GROUND	CHAVINDRA - 27Pt, 85Pt	0.590	PRIVATE / GOVT.	M.C.	2.66
115	CITY PARK	CHAVINDRA - 7Pt, 106Pt	6.570	GOVT. / PRIVATE	M.C.	29.57
116	SHOPPING CENTRE	CHAVINDRA 7Pt, 21Pt	0.240	PRIVATE	M.C.	2.16
117	PRIMARY SCHOOL AND PLAY GROUND	CHAVINDRA 8Pt	0.490	PRIVATE	M.C.	4.41
118	PLAY GROUND	CHAVINDRA 8Pt, 18Pt, 21Pt, 125Pt	0.550	PRIVATE	M.C.	4.95
119	GARDEN	CHAVINDRA 9Pt, 10Pt, 107Pt	0.460	PRIVATE	M.C.	4.14
120	PLAY GROUND	CHAVINDRA- 10Pt, 107Pt	0.400	PRIVATE	M.C.	3.60
121	PRIMARY SCHOOL AND PLAY GROUND	CHAVINDRA- 10Pt, 9Pt, 14Pt, 15Pt, 118Pt	0.660	PRIVATE	M.C.	5.94
122	GARDEN	CHAVINDRA- 12Pt, 134A, 134, 117	0.890	PRIVATE	M.C.	8.01
123	SWIMMING POOL	NAGAON- 13Pt, 14Pt	0.620	PRIVATE	M.C.	5.58
124	STADIUM	NAGAON- 13Pt, 14Pt, 15Pt, 93Pt	4.370	PRIVATE	M.C.	39.33
SECTOR NO. IV						
125	HOUSING FOR DISHOUSED	NAGAON- 108Pt, 110Pt, 114Pt	1.720	PRIVATE/GOVT.	M.C.	12.90
126	SPORTS COMPLEX	NAGAON- S.NO. 71Pt, 115Pt, 107	0.750	PRIVATE/GOVT.	M.C.	5.63
127	GARDEN	NAGAON- S.NO. 104Pt, 115Pt	0.720	PRIVATE	M.C.	10.80
128	PRIMARY SCHOOL AND PLAY GROUND	NAGAON- S.NO. 104Pt, 115Pt	0.750	PRIVATE	M.C.	11.25
129	PLAY GROUND	NAGAON- S.NO. 70Pt	0.590	PRIVATE	M.C.	8.85
130	GARDEN	NAGAON- S.NO. 51Pt, 98Pt	0.630	PRIVATE	M.C.	9.45

SITE NO.	PURPOSE	S.NO. / C T S No. & VILLAGE	APP.AREA IN HECTARES	LAND STATUS	APPROPRIATE AUTHORITY	ACQN.COST RS.IN LAKHS
(1)	(2)	(3)	(4)	(5)	(6)	(7)
131	PLAY GROUND	NAGAON- 19Pt		GOVT.	M.C.	0.00
132	PRIMARY SCHOOL AND PLAY GROUND	NAGAON- 19Pt, 20Pt	0.670	GOVT/PRIVATE	M.C.	3.45
133	GARDEN	NAGAON- 20Pt, 21Pt, 90Pt	0.460	PRIVATE	M.C.	6.90
134	HOUSING FOR DISHOUSED	NAGAON- 21Pt, 91Pt	3.720	PRIVATE	M.C.	55.80
135	M.S.E.B.	NAGAON- S.NO. 91Pt	0.100	PRIVATE	M.S.E.B.	0.00
136	HOUSING FOR DISHOUSED	NAGAON- S.NO. 91Pt	6.050	PRIVATE	M.C.	90.75
137	MARKET	NAGAON- S.NO. 24Pt, 90Pt	0.300	PRIVATE	M.C.	4.50
138	HIGH SCHOOL AND PLAY GROUND	NAGAON- S.NO. 90Pt	0.940	PRIVATE	M.C.	14.10
139	PLAY GROUND	NAGAON- S.NO. 90Pt	0.450	PRIVATE	M.C.	6.75
140	POLICE DEPTT.	NAGAON- 159/4A Pt	0.200	PRIVATE	POLICE DEPT.	0.00
141	POST DEPTT.	NAGAON- S.NO. 25Pt, 90Pt	0.320	PRIVATE	POST DEPT.	0.00
142	PRIMARY SCHOOL AND PLAY GROUND	NAGAON- S.NO. 98Pt	0.270	PRIVATE	M.C.	4.05
143	HIGH SCHOOL AND PLAY GROUND	TEMGHAR-S.NO. 50Pt, 37Pt	1.100	PRIVATE	M.C.	16.50
144	GARDEN	TEMGHAR-S.NO. 50Pt, 49Pt	0.330	PRIVATE	M.C.	4.95
145	SHOPPING CENTRE	TEMGHAR-S.NO. 50Pt, 37Pt	0.390	PRIVATE	M.C.	5.85
SECTOR NO. V						
146	MUNICIPAL MARKET	TEMGHAR S.NO. 108B Pt, 108A Pt, 107Pt, 110Pt	1.080	PRIVATE	M.C.	14.04
147	DISPENSARY AND M. HOME	TEMGHAR S.NO. 108A Pt, 107Pt, 110Pt	0.220	PRIVATE	M.C.	2.86
148	GARDEN	TEMGHAR S.NO. 91Pt, 92Pt, 110Pt	0.760	PRIVATE	M.C.	9.88
149	HOUSING FOR DISHOUSED	TEMGHAR S.NO. 82Pt, 85Pt, 183Pt, 81Pt	1.000	PRIVATE	M.C.	13.00
150	PRI.SCHOOL AND PLAY GROUND	TEMGHAR S.NO. 81Pt, 80Pt	0.370	PRIVATE	M.C.	4.81
151	PLAY GROUND	TEMGHAR S.NO. 79Pt, 80Pt	0.560	PRIVATE	M.C.	7.28
152	HIGH SCHOOL AND PLAY GROUND	TEMGHAR S.NO. 80Pt	1.320	PRIVATE	M.C.	17.16

SITE NO.	PURPOSE	S.NO. / C T S No. & VILLAGE	APPAREA IN HECTARES	LAND STATUS	APPROPRIATE AUTHORITY	ACQN.COST RS.IN LAKHS
(1)	(2)	(3)	(4)	(5)	(6)	(7)
153	EXTN. TO POLICE DEPTT.	TEMGHAR S.NO.71Pt	1.010	GOVERNMENT	POLICE DEPTT.	0.00
154	PRIMARY SCHOOL AND PLAY GROUND	BHADWAD S.NO.73Pt	0.540	GOVERNMENT	M.C.	0.00
155	GARDEN	BHADWAD S.NO.73Pt	0.710	GOVERNMENT	M.C.	0.00
156	LIBRARY	BHADWAD S.NO.5Pt	0.100	PRIVATE	M.C.	1.30
157	PLAY GROUND	BHADWAD S.NO.4A, 71A Pt	0.350	PRIVATE	M.C.	4.55
158	PRI. SCHOOL AND PLAY GROUND	BHADWAD S.NO.4A, 71A Pt	0.350	PRIVATE	M.C.	4.55
159	COMPOST DEPOT	BHADWAD S.NO.17Pt,67Pt,77Pt,78,79Pt	5.020	PRIVATE/GOVT.	M.C.	32.63
160	MPL. OCTROI	BHADWAD S.NO.14Pt,15Pt	0.220	PRIVATE	M.C.	2.86
161	MUN. PURPOSE	BHADWAD S.NO.73Pt	1.210	GOVT.	M.C.	-
162	PLAY GROUND	TEMGHAR-96Pt,80Pt,95Pt,101Pt	0.490	PRIVATE/GOVT.	M.C.	3.19
163	PRIMARY SCHOOL AND PLAY GROUND	TEMGHAR S.NO.96Pt,97Pt,95Pt,101Pt	0.450	PRIVATE/GOVT.	M.C.	2.93
164	HIGH SCHOOL AND PLAY GROUND	TEMGHAR S.NO.101Pt,102Pt	0.900	PRIVATE/GOVT.	M.C.	5.86
165	LIBRARY	TEMGHAR S.NO.102Pt	0.420	PRIVATE	M.C.	5.46
166	SHOPPING CENTRE	TEMGHAR S.NO.101Pt,114Pt,100Pt	0.300	PRIVATE/GOVT.	M.C.	1.95
167	MPL. OCTROI NAKA	TEMGHAR S.NO.110Pt,111Pt	0.820	PRIVATE	M.C.	10.66
168	SHOPPING CENTRE	TEMGHAR S.NO.111Pt	0.420	PRIVATE	M.C.	5.46
169	POST DEPARTMENT	TEMGHAR S.NO.118Pt,120Pt,124Pt,185Pt,186Pt	0.360	PRIVATE	POST DEPTT.	0.00
170	GARDEN	TEMGHAR S.NO.122Pt,123Pt,126Pt,127Pt,128Pt	0.400	PRIVATE	M.C.	5.20
171	HIGH SCHOOL AND PLAY GROUND	TEMGHAR S.NO.122Pt,121Pt, BHADWAD S.NO.49Pt,46Pt,47Pt	0.950	PRIVATE	M.C.	12.35
172	HOSPITAL AND M. HOME	TEMGHAR S.NO.122Pt, BHADWAD S.NO.46Pt	0.210	PRIVATE	M.C.	2.73
173	PRIMARY SCHOOL AND PLAY GRQUND	BHADWAD S.NO.47Pt	0.420	PRIVATE	M.C.	5.46
174	PLAY GROUND	BHADWAD S.NO.47Pt,58Pt	0.250	PRIVATE	M.C.	3.25

SITE NO.	PURPOSE	S.NO. / C T S No. & VILLAGE	APP.AREA IN HECTARES	LAND STATUS	APPROPRIATE AUTHORITY	ACQN.COST RS.IN LAKHS
(1)	(2)	(3)	(4)	(5)	(6)	(7)
175	GARDEN	BHADWAD S.NO.48Pt,58Pt	0.450	PRIVATE	M.C.	5.85
176	POLICE STATION	TEMGHAR S.NO.131Pt	0.160	PRIVATE	POLICE DEPTT	0.00
SECTOR NO. VI						
• 177	PRIMARY SCHOOL AND PLAY GROUND	TEMGHAR S.NO.19Pt	0.750	PRIVATE	M.C.	9.75
178	PLAY GROUND	TEMGHAR S.NO.19Pt	0.670	PRIVATE	M.C.	8.71
179	SHOPPING CENTRE	TEMGHAR S.NO.179Pt,178Pt	0.370	PRIVATE	M.C.	4.81
180	LIBRARY	TEMGHAR S.NO.179Pt,178Pt	0.190	PRIVATE	M.C.	2.47
181	DISPENSARY AND M. HOME	TEMGHAR S.NO.179Pt,178Pt	0.330	PRIVATE	M.C.	4.29
182	WARD OFFICE	TEMGHAR S.NO.179Pt,18Pt	0.430	PRIVATE	M.C.	5.59
183	GARDEN	TEMGHAR S.NO.179Pt,18Pt,180Pt	0.540	PRIVATE	M.C.	7.02
• 184	TECHNICAL HIGH SCHOOL	TEMGHAR S.NO.17Pt,14Pt,180Pt,2Pt	1.050	PRIVATE	EDUCATIONAL TRUST	0.00
185	PLAY GROUND	TEMGHAR S.NO.17Pt,14Pt,13Pt,16Pt	0.410	PRIVATE	M.C.	5.33
• 186	PRIMARY SCHOOL AND PLAY GROUND	TEMGHAR S.NO.9Pt,12Pt	0.400	PRIVATE	M.C.	5.20
187	GARDEN	TEMGHAR S.NO.8Pt,9Pt	0.400	PRIVATE	M.C.	5.20
188	DISPENSARY AND M.HOME	TEMGHAR S.NO.7Pt,9Pt	0.230	PRIVATE	M.C.	2.99
189	WELFARE CENTRE	TEMGHAR S.NO.7Pt,9Pt	0.200	PRIVATE	M.C.	2.60
• 190	HIGH SCHOOL AND PLAY GROUND	TEMGHAR S.NO.7Pt,157Pt	1.000	PRIVATE	M.C.	13.00
191	PUBLIC PURPOSE	TEMGHAR S.NO.6Pt,162Pt,157Pt	0.18	PRIVATE	M.C.	2.34
192	SHOPPING CENTRE AND VEGETABLE MARKET	TEMGHAR S.NO.6Pt, 162Pt	0.600	PRIVATE	M.C.	7.80
193	PLAY GROUND	TEMGHAR S.NO.9Pt, 163Pt	0.600	PRIVATE	M.C.	7.80
194	COMMUNITY CENTRE	TEMGHAR S.NO.176Pt, 174Pt	0.260	PRIVATE	M.C.	3.38
• 195	PRIMARY SCHOOL AND PLAY GROUND	TEMGHAR S.NO.176Pt, 174Pt, 175Pt	0.400	PRIVATE	M.C.	5.20

SITE NO.	PURPOSE	S.NO. / C T S No. & VILLAGE	APPAREA IN HECTARES	LAND STATUS	APPROPRIATE AUTHORITY	ACQN.COST RS.IN LAKHS
(1)	(2)	(3)	(4)	(5)	(6)	(7)
196	GARDEN	TEMGHAR S.NO.176Pt, 174Pt, 168Pt	0.560	PRIVATE	M.C.	7.28
197	GARDEN	TEMGHAR S.NO.159Pt, 160, 161Pt	1.530	PRIVATE	M.C.	19.89
198	PLAY GROUND	TEMGHAR S.NO.159Pt, 151Pt	0.430	PRIVATE	M.C.	5.59
199	GARDEN	TEMGHAR S.NO.136Pt, 138Pt	0.450	PRIVATE	M.C.	5.85
200	PRIMARY SCHOOL AND PLAY GROUND	TEMGHAR S.NO.136Pt, 138Pt, 149Pt, 152Pt	0.410	PRIVATE	M.C.	5.33
201	GARDEN	TEMGHAR S.NO.140Pt, 139Pt, 141Pt, 134Pt	0.490	PRIVATE	M.C.	6.37
202	PRIMARY SCHOOL AND PLAY GROUND	TEMGHAR S.NO.139Pt, 138Pt, 141Pt, 134Pt	0.300	PRIVATE	M.C.	3.90
203	MPL.OCTROI NAKA	TEMGHAR S.NO.133Pt, 134Pt	1.820	PRIVATE	M.C.	23.66
SECTOR NO. VII						
204	HIGH SCHOOL AND PLAY GROUND	KANERI- 37APt	0.860	PRIVATE	M.C.	12.90
205	CHILDREN GROWTH AND WOMEN WELFARE CENTRE.	KANERI- 37APt, 33Pt	0.170	PRIVATE	M.C.	2.55
206	PRIMARY SCHOOL AND PLAY GROUND	KANERI- 37Pt, 33Pt	0.770	PRIVATE	M.C.	11.55
207	HIGH SCHOOL AND PLAY GROUND	TEMGHAR-32Pt	0.330	PRIVATE	M.C.	4.95
208	PLAY GROUND	TEMGHAR-31Pt	0.420	PRIVATE	M.C.	6.30
209	EXTN TO HIGH SCHOOL AND PLAY GROUND	TEMGHAR-22Pt, 23Pt, 28Pt	0.520	PRIVATE	M.C.	7.80
210	STEPPING GARDEN	FENE-22Pt	1.440	PRIVATE	M.C.	21.60
211	PRIMARY SCHOOL AND PLAY GROUND	FENE-22Pt	0.730	PRIVATE	M.C.	10.95
212	GARDEN	TEMGHAR-4APt, 21Pt	0.450	GOVT.	M.C.	0.00
213	PLAY GROUND	TEMGHAR-4APt, 21Pt, 23Pt	0.850	GOVT/PRIVATE	M.C.	6.38
214	MPL.HOSPITAL	TEMGHAR-4APt, 21Pt, 23Pt	1.010	GOVT/PRIVATE	M.C.	7.58

SITE NO.	PURPOSE	S.NO. / C T S No. & VILLAGE	APPAREA IN HECTARES	LAND STATUS	APPROPRIATE AUTHORITY	ACQN.COST RS.IN LAKHS
(1)	(2)	(3)	(4)	(5)	(6)	(7)
215	MAHARASHTRA WATER SUPPLY AND SEWAGE BOARD.	TEMGHAR-4APt, 21Pt	0.550	GOVT.	M.W.S.S.B.	0.00
216	MPL.W.S.PROJECT	TEMGHAR-4APt, 21Pt	0.600	GOVT.	M.C.	0.00
217	GARDEN	TEMGHAR-4APt, 21Pt	0.600	GOVT.	M.C.	0.00
218	EDUCATIONAL INSTITUTE	TEMGHAR-4APt, 21Pt, FENE -15Pt, 17Pt	3.410	GOVT./PRIVATE	ANY.EDU. INSTITUTE	0.00
219	PLAY GROUND	FENE-8Pt, 5Pt, 9Pt	0.540	PRIVATE	M.C.	8.10
220	PRIMARY SCHOOL AND PLAY GROUND	FENE- 9Pt	0.450	PRIVATE	M.C.	6.75
221	COMMUNITY HALL AND GYM.	FENE-17P, 21Pt	0.420	PRIVATE	M.C.	6.30
222	PLAY GROUND	FENE-17P, 21Pt	0.450	PRIVATE	M.C.	6.75
223	HIGH SCHOOL AND PLAY GROUND	KAMATHGHAR-154APt	0.990	GOVT.	M.C.	0.00
224	PRIMARY SCHOOL AND PLAY GROUND	KAMATHGHAR-154Pt	0.720	GOVT.	M.C.	0.00
225	PRIMARY SCHOOL AND HIGH SCHOOL PLAY GROUND	KAMATHGHAR-60Pt, 61Pt	1.490	PRIVATE	M.C.	22.35
226	PLAY GROUND	KAMATHGHAR-60Pt	1.010	PRIVATE	M.C.	15.15
SECTOR NO. VIII						
227	GARDEN	KANERI-48Pt, 7Pt, 49Pt	0.640	PRIVATE	M.C.	9.60
228	GARDEN	KAMATGHAR-17Pt, 18Pt	0.840	PRIVATE	M.C.	12.60
229	PLAY GROUND	KANERI-31Pt	0.530	PRIVATE	M.C.	7.95
230	PRIMARY SCHOOL AND PLAY GROUND	KAMATGHAR-48Pt	0.420	PRIVATE	M.C.	6.30
231	HOSPITAL AND M. HOME	KAMATGHAR-48Pt,38Pt	0.390	PRIVATE	M.C.	5.85
232	PLAY GROUND	KAMATGHAR-48Pt,38Pt	0.420	PRIVATE	M.C.	6.30
233	BOATING STATION	KAMATGHAR-5 1/4 A Pt	0.450	GOVT.	M.C.	-
234	CHILDREN'S PARK	KAMATGHAR-51/4 A Pt,50/4Pt,6Pt,8Pt,49Pt	3.060	GOVT./PRIVATE	M.C.	22.95

SITE NO.	PURPOSE	S.NO. / C T S No. & VILLAGE	APP.AREA IN HECTARES	LAND STATUS	APPROPRIATE AUTHORITY	ACQN.COST RS.IN LAKHS
(1)	(2)	(3)	(4)	(5)	(6)	(7)
235	PRIMARY SCHOOL AND PLAY GROUND	KAMATGHAR-5Pt,NARPOLI-137Pt	0.490	PRIVATE	M.C.	7.35
236	PLAY GROUND	KAMATGHAR-5Pt		PRIVATE	M.C.	3.15
237	PRIMARY SCHOOL AND PLAY GROUND	KAMATGHAR-4Pt,144Pt	0.450	PRIVATE	M.C.	6.75
238	PLAY GROUND	KAMATGHAR-4Pt,144Pt,49Pt,143Pt	0.530	PRIVATE	M.C.	7.95
239	DISPENSARY	KAMATGHAR-148Pt,49Pt	0.140	PRIVATE	M.C.	2.10
240	M.S.E.B.	KAMATGHAR-144Pt,49Pt	0.240	PRIVATE	M.S.E.B.	0.00
241	SHOPPING CENTRE	KAMATGHAR-144Pt,49Pt	0.270	PRIVATE	M.C.	4.05
242	MPL REST HOUSE	KAMATGHAR VARAHALE TANK	0.300	GOVT.	M.C.	0.00
243	AMUSEMENT PARK	VARAHALE TANK FENE2Pt,4Pt,5Pt TO 11Pt	9.080	PRIVATE	M.C.	136.20
244	SHOPPING CENTRE	FENE-5Pt,8Pt TO 10Pt	1.200	PRIVATE	M.C.	18.00
245	LIBRARY	FENE-11Pt,12Pt	0.230	PRIVATE	M.C.	3.45
246	MPL FIRE BRIGADE	FENE-11Pt,12Pt,13Pt	0.980	PRIVATE	M.C.	14.70
247	GARDEN	KAMATGHAR-48Pt	1.010	PRIVATE	M.C.	15.15
248	SHOPPING CENTRE	KANERI-33Pt,35Pt	0.300	PRIVATE	M.C.	4.50
SECTOR NO. IX						
249	PRIMARY SCHOOL AND PLAY GROUND	KAMATGHAR-133Pt	0.410	PRIVATE	M.C.	5.33
250	PLAY GROUND	KAMATGHAR-133Pt,126Pt	0.900	PRIVATE	M.C.	11.70
251	HIGH SCHOOL AND PLAY GROUND	KAMATGHAR-127Pt,126Pt,161Pt,163Pt	0.900	PRIVATE	M.C.	11.70
252	LIBRARY	KAMATGHAR-161Pt	0.140	PRIVATE	M.C.	1.82
253	DISPENSARY AND M. HOME	KAMATGHAR-161Pt,125Pt,126Pt	0.240	PRIVATE	M.C.	3.12
254	COMMUNITY CENTRE	KAMATGHAR-133Pt,163Pt	0.240	PRIVATE	M.C.	3.12
255	POST DEPARTMENT	KAMATGHAR-133Pt,163Pt,134Pt	0.150	PRIVATE	POST DEPTT.	0.00
256	HIGH SCHOOL AND PLAY GROUND	KAMATGHAR-49Pt,116Pt,117Pt,119Pt,120Pt	1.100	PRIVATE	M.C.	14.30

SITE NO.	PURPOSE	S.NO. / C T S No. & VILLAGE	APP. AREA IN HECTARES	LAND STATUS	APPROPRIATE AUTHORITY	ACQN. COST RS. IN LAKHS
(1)	(2)	(3)	(4)	(5)	(6)	(7)
257	GARDEN	KAMATGHAR-49Pt	0.350	PRIVATE	M.C.	4.55
258	PLAY GROUND	KAMATGHAR-49Pt, 115Pt	0.280	PRIVATE	M.C.	3.64
259	PRIMARY SCHOOL AND PLAY GROUND	KAMATGHAR-114Pt, 115Pt, 116Pt	0.450	PRIVATE	M.C.	5.85
260	SHOPPING CENTRE	KAMATGHAR - 153Pt	0.360	PRIVATE	M.C.	4.68
261	PLAY GROUND	KAMATGHAR - 58Pt, 154Pt SECT. NO. VII	0.450	PRIVATE	M.C.	5.85
262	POLICE DEPARTMENT	KAMATGHAR - 58Pt, 57Pt SECT. NO. VII	0.360	PRIVATE	POLICE DEPTT.	0.00
263	GARDEN	KAMATGHAR - 87Pt, 57Pt, 154/4APt	0.920	GOVT/PRIVATE	M.C.	5.98
264	PRIMARY SCHOOL AND PLAY GROUND	KAMATGHAR - 109Pt, 153Pt	0.560	PRIVATE	M.C.	7.28
265	GARDEN	KAMATGHAR - 111Pt, 177Pt	0.530	PRIVATE	M.C.	6.89
266	PRIMARY SCHOOL AND PLAY GROUND	KAMATGHAR - 120Pt, 177Pt	0.530	PRIVATE	M.C.	6.89
267	PLAY GROUND	KAMATGHAR - 161Pt	0.400	PRIVATE	M.C.	5.20
268	TAXI STAND	KAMATGHAR - 159Pt	0.470	PRIVATE	M.C.	6.11
269	PARKING	KAMATGHAR - 159Pt	0.440	PRIVATE	M.C.	5.72
270	S.T. STAND	KAMATGHAR - 159Pt, 94Pt TO 99Pt, 150Pt, 173Pt, 177Pt	4.360	PRIVATE	M.C. ST Dept	56.68
271	M.S.E.B.	KAMATGHAR - 153Pt	0.190	PRIVATE	M.S.E.B.	0.00
272	FIRE BRIGADE	KAMATGHAR - 94Pt, 95Pt	0.420	PRIVATE	M.C.	5.46
273	WARD OFFICE	KAMATGHAR - 99Pt, 95Pt	0.480	PRIVATE	M.C.	5.98
274	HIGH SCHOOL AND PLAY GROUND	KAMATGHAR - 158Pt	1.140	PRIVATE	M.C.	14.82
275	GARDEN	KAMATGHAR - 158Pt	0.780	PRIVATE	M.C.	10.14
276	P.S AND PLAY GROUND	KAMATGHAR - KAMATGHAR-158Pt	0.600	PRIVATE	M.C.	7.80
277	PLAY GROUND	KAMATGHAR - 158Pt, 169Pt	0.770	PRIVATE	M.C.	10.01
278	SHOPPING CENTRE	KAMATGHAR - 158Pt, 169Pt, 70Pt	0.290	PRIVATE	M.C.	3.77
279	DISPENSARY AND M. HOME	KAMATGHAR - 158Pt, 169Pt	0.230	PRIVATE	M.C.	2.99

SECTOR NO. X

SITE NO.	PURPOSE	S.NO. / C T S No. & VILLAGE	APPAREA IN HECTARES	LAND STATUS	APPROPRIATE AUTHORITY	ACQN.COST RS.IN LAKHS
(1)	(2)	(3)	(4)	(5)	(6)	(7)
280	S.T.STAND	KAMATGHAR- 164Pt	0.980	GOVT.	S.T.DEPOT	0.00
281	WHOLE SALE MARKET	KAMATGHAR- 164Pt, 129Pt	1.150	GOVT./PRIVATE	M.C.	7.48
282	RICKSHAW AND TAXI STAND	NARPOLI- 5Pt, 116Pt, 125Pt	0.700	PRIVATE	M.C.	9.10
283	PRIMARY SCHOOL AND PLAY GROUND	NARPOLI- 7Pt	0.450	PRIVATE	M.C.	5.85
284	GARDEN	NARPOLI- 7Pt, 8Pt, 11Pt	0.590	PRIVATE	M.C.	7.67
285	BEEF MARKET	NARPOLI- 10Pt, 11Pt	0.500	PRIVATE	M.C.	6.50
286	SLAUGHTER HOUSE	NARPOLI- 8Pt, 11Pt	1.040	PRIVATE	M.C.	13.52
287	R.T.O. OFFICE	NARPOLI- 11Pt, 12Pt, 13Pt, 16Pt	3.85	PRIVATE	R.T.P.DEPTT.	-
288	GARDEN	NARPOLI- 2Pt, 11Pt, 7Pt, 3Pt	0.950	PRIVATE	M.C.	12.35
289	PLAY GARDEN	NARPOLI- 18Pt, 19Pt	1.010	PRIVATE	M.C.	13.13
290	FIRE BRIGADE	NARPOLI- 18Pt	0.490	PRIVATE	M.C.	6.37
291	WARD OFFICE	NARPOLI- 18Pt	0.390	PRIVATE	M.C.	5.07
292	MPL.OCTROI	NARPOLI 18Pt	0.630	PRIVATE	M.C.	8.19
293	POLICE DEPARTMENT	18Pt, 136Pt	1.280	PRIVATE	POLICE DEPTT.	0.00
294	PLAY GROUND	NARPOLI 18Pt, 14Pt	0.450	PRIVATE	M.C.	5.85
295	HOUSING FOR DISHOUSED	NARPOLI 18Pt, 136Pt	2.610	GOVT./PRIVATE	M.C.	16.97
296	HIGH SCHOOL AND PLAY GROUND	NARPOLI 11Pt, 14Pt, 18Pt, 144Pt	1.270	PRIVATE	M.C.	16.51
297	PRIMARY SCHOOL AND PLAY GROUND	NARPOLI 11Pt, 144Pt	0.690	PRIVATE	M.C.	8.97
298	PLAY GROUND	NARPOLI 121Pt, 116Pt	0.270	PRIVATE	M.C.	3.51
299	PRIMARY SCHOOL AND P.G	NARPOLI 121Pt, 116Pt, 122Pt	0.420	PRIVATE	M.C.	5.46
300	GARDEN	NARPOLI 116Pt, 122Pt	0.500	PRIVATE	M.C.	6.50
301	PRIMARY SCHOOL AND PLAY GROUND	NARPOLI 22Pt, 23Pt	0.540	PRIVATE	M.C.	7.02
302	M.S.E.B.	NARPOLI 22Pt, 29Pt	0.180	PRIVATE	M.S.E.B.	0.00
303	GARDEN	NARPOLI 22Pt, 20Pt, 21Pt, 133Pt, 134Pt	0.980	PRIVATE	M.C.	12.74

SITE NO.	PURPOSE	S.NO. / C T S No. & VILLAGE	APPAREA IN HECTARES	LAND STATUS	APPROPRIATE AUTHORITY	ACQN.COST RS.IN LAKHS
(1)	(2)	(3)	(4)	(5)	(6)	(7)
304	HIGH SCHOOL AND PLAY GROUND	NARPOLI 22Pt,29Pt,21Pt,134Pt	0.950	PRIVATE	M.C.	12.35
305	PLAY GROUND	NARPOLI 21Pt,142Pt	0.450	PRIVATE	M.C.	5.85
306	MATERNITY HOME	NARPOLI 109Pt,105Pt	0.220	PRIVATE	M.C.	2.86
307	GARDEN	NARPOLI-113Pt,114Pt,115Pt,155	0.440	PRIVATE	M.C.	5.72
308	VEGETABLE MARKET	NARPOLI S.NO.115Pt,193Pt	0.410	PRIVATE	M.C.	5.33
SECTOR NO. XI						
309	GARDEN	NARPOLI-142Pt	0.640	PRIVATE	M.C.	11.52
310	GARDEN	NARPOLI-57Pt,59Pt,64Pt	0.580	PRIVATE	M.C.	10.53
311	PRIMARY SCHOOL AND PLAY GROUND	NARPOLI-61Pt	0.350	PRIVATE	M.C.	6.30
312	PLAY GROUND	NARPOLI-61Pt	0.280	PRIVATE	M.C.	5.04
313	LIBRARY	NARPOLI-59Pt NALLA LAND	0.040	PRIVATE	M.C.	0.72
314	PUBLIC PURPOSE	NARPOLI-61Pt,60Pt,63Pt	0.260	PRIVATE	M.C.	4.68
315	MUN. PURPOSE	GAURIPADA-7Pt,65Pt	0.180	PRIVATE	M.C.	3.24
316	PUBLIC PURPOSE	NARPOLI-129Pt,79Pt	0.400	PRIVATE	M.C.	7.20
317	DISPENSARY AND M. HOME	NARPOLI-43A/Pt	0.270	PRIVATE	M.C.	4.86
318	HIGH SCHOOL AND PLAY GROUND	NARPOLI S.NO.35Pt,30Pt	0.750	PRIVATE	M.C.	13.50
319	POLICE DEPARTMENT	NARPOLI S.NO.33Pt,38Pt,48Pt,139Pt	0.420	PRIVATE	POLICE DEPTT	0.00
320	POST DEPARTMENT	NARPOLI-39Pt,38Pt,40Pt,139Pt	0.450	PRIVATE	POST DEPTT	0.00
321	PLAY GROUND	NARPOLI-43 K-2Pt,44Pt	0.350	PRIVATE	M.C.	6.30
322	PRIMARY SCHOOL AND PLAY GROUND	NARPOLI-43 K-3Pt,44Pt	0.420	PRIVATE	M.C.	7.56
323	HIGH SCHOOL AND PLAY GROUND	GAURIPADA 13Pt	0.520	PRIVATE	M.C.	9.36
324	POST DEPTT.	NARPOLI S.NO.13Pt,16Pt	0.360	PRIVATE	POST DEPTT	0.00
325	OCTROI NAKA	NARPOLI S.NO.30Pt,33Pt	0.280	PRIVATE	M.C.	5.04

SITE NO.	PURPOSE	S.NO. / C T S No. & VILLAGE	APPAREA IN HECTARES	LAND STATUS	APPROPRIATE AUTHORITY	ACQN.COST RS.IN LAKHS
(1)	(2)	(3)	(4)	(5)	(6)	(7)
326	M.S.E.B.	NARPOLI-36Pt	0.290	PRIVATE	M.S.E.B.	0.00
327	PLAY GROUND	GAURIPADA S.NO.38-A Pt,54PT,56Pt	1.880	PRIVATE	M.C.	33.84
328	HOUSING FOR DISHOUSED	NARPOLI-33Pt,35Pt,38-B Pt <i>Chavandrapada</i>	2.590	PRIVATE	M.C.	46.62
329	SHOPPING CENTRE	GAURIPADA S.NO.38-B Pt	0.170	PRIVATE	M.C.	3.06
330	GOVT. PURPOSE	GAURIPADA S.NO.66-A	0.720	PRIVATE	GOVT.	0.00
331	STADIUM	GAURIPADA TANK	4.180	GOVT.	M.C.	-
332	M.S.E.B.	KAMATGHAR S.NO.19Pt	0.270	PRIVATE	M.S.E.B.	0.00
333	GARDEN	KANERI-5Pt,BHIWANDI 10Pt	0.350	PRIVATE	M.C.	6.30
334	PRIMARY SCHOOL AND PLAY GROUND	BHIWANDI S.NO.11Pt,97Pt,6Pt	0.900	PRIVATE	M.C.	16.20
335	DISPENSARY.	BHIWANDI S.NO.6Pt	0.320	PRIVATE	M.C.	5.76
336	FIRE BRIGADE	BHIWANDI S.NO.TANK	0.400	GOVT.	M.C.	-
337	SLUM IMPROVEMENT SCHEME	BHIWANDI 8Pt,66Pt,TANK,KANER 6Pt	2.620	PRIVATE	M.C.	36.36
338	EXTN. TO POLICE STATION	KANERI S.NO.7Pt	0.140	PRIVATE	POLICE DEPTT.	0.00
339	MPL. POWERLOOM IND. ESTATE	POGAON - 82A,82BPT.,83.31 TO 33.24 TO 26,116,104 PT.,77,13.3 TO 5 CHAVINDRA - 104PT.,127PT.,34PT.	35.27	PRIVATE	M.C.	87.54 87.54

NOTE : Areas mentioned in this statement are approximate as measured on plan and final areas shall be as per site demarcations.

Forwarded 10.8.93
(R.Y.WANJARWADKAR)
ADMINISTRATOR
BHIWANDI - NIZAMPUR
MUNICIPAL COUNCIL

For 10.8.93
(S.D.SHINDE)
CHIEF OFFICER,
BHIWANDI - NIZAMPUR
MUNICIPAL COUNCIL

For 10.8.93
(D.D.THOOLO)
TOWN PLANNING OFFICER
BHIWANDI - NIZAMPUR
DEVELOPMENT PLAN.
AND ASSISTANT DIRECTOR
OF TOWN PLANNING,
THANE.

TABLE NO.21

EXISTING QUARRY TO BE CONTINUED IN FUTURE IN BHIWANDI NIZAMPUR MUNICIPAL AREA AS RECOMMENDED BY BMRDA.

SR.NO.	SR.NO OF QUARRY SITE	SITE SURVEY NO.	LOCATION / VILLAGE / TEHSIL	AREA IN HA.	HEIGHT OF EXTRACTION PERMITTED	PROPOSED QUARRY ZONE
I	TE-60	S.NO.58	KALWADI-KANERI-BHIWANDI	0.81	40	T-Z.5
II	TE-61	S.NO.58	KALWADI-KANERI-BHIWANDI	0.49	30	T-Z.5
III	TE-64	S.NO.58	ASBIBI DARGA-KAMATGHAR-BHIWANDI	0.81	50	T-Z.5

AS PER BMRDA REPORT

NOTE: TE = THANE DISTRICT EXISTING QUARRY.

TZ = THANE DISTRICT PROPOSED QUARRY ZONE.

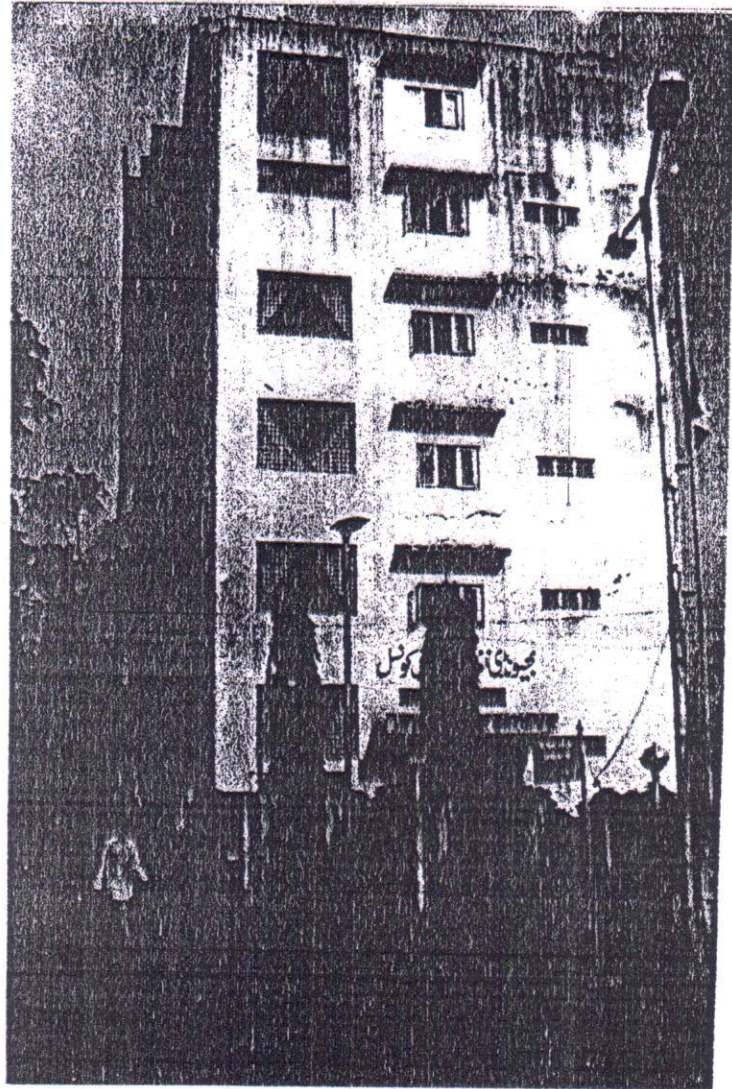
SOURCE: REPORT PREPARED BY KIRLOSKAR CONSULTANTS LIMITED PUNE

FOR LOCATING CONSTRUCTION MATERIALS & INTENSIFYING FUTURE AREAS FOR QUARRYING FOR BMRDA BOMBAY.

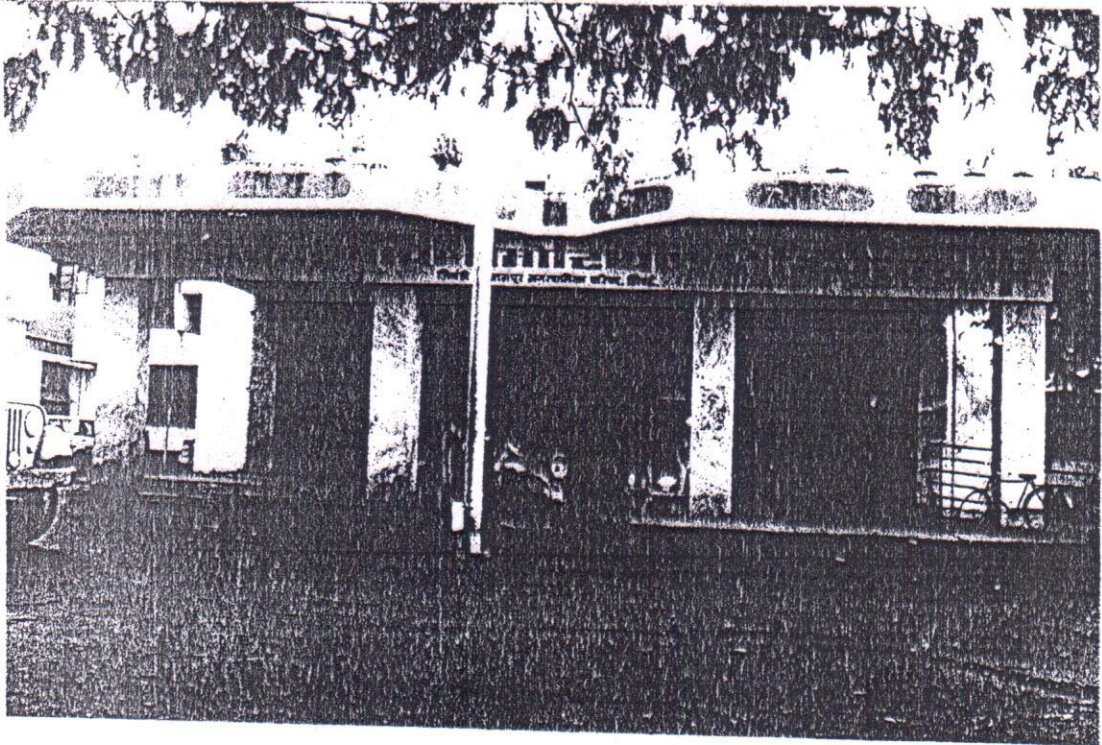
PROPOSED QUARRY LOCATIONS IDENTIFIED BY BMRDA

SR.NO.	SR.NO OF QUARRY SITE	SITE SURVEY NO.	LOCATION / VILLAGE / TEHSIL	AREA IN HA.	HEIGHT OF EXTRACTION PERMITTED	PROPOSED QUARRY ZONE
NIL						

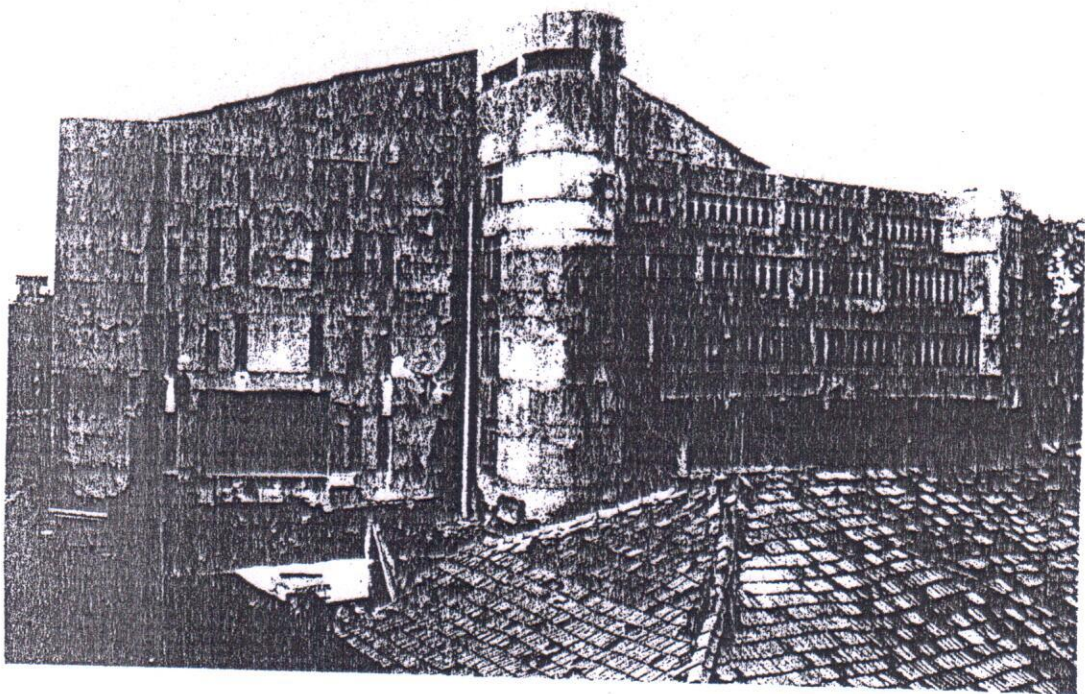
AS PER BMRDA'S REPORT.



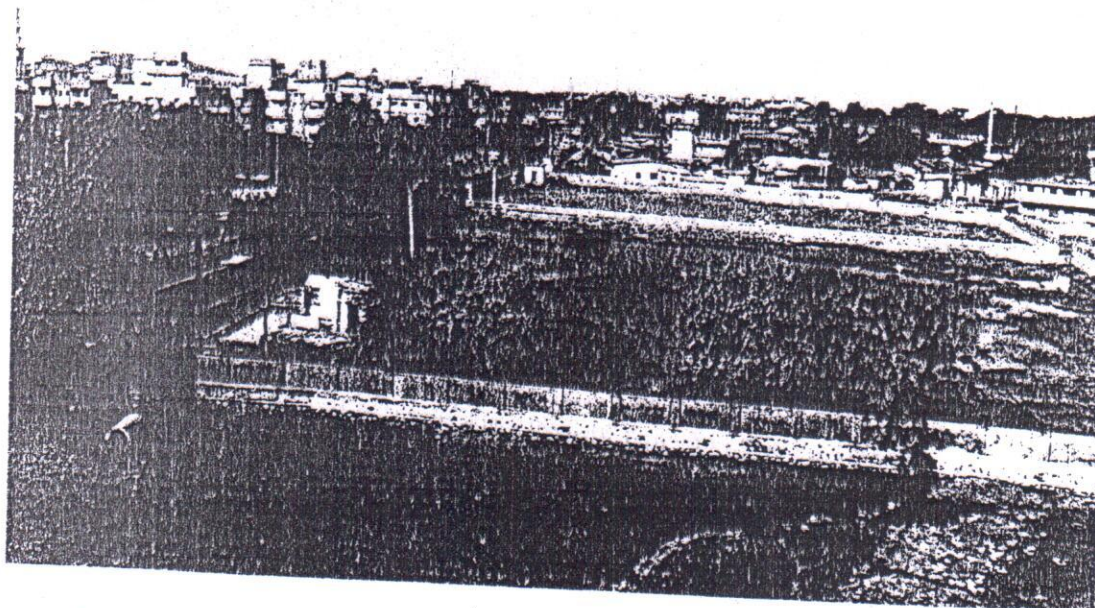
BHIWANDI - NIZAMPUR MUNICIPAL COUNCIL'S ADMINISTRATIVE
BUILDING



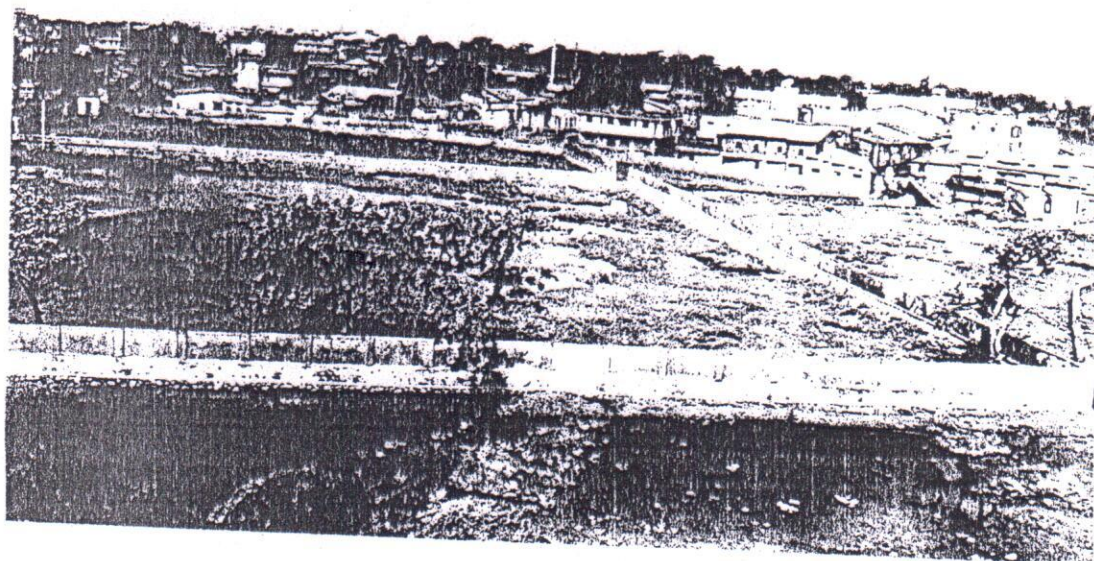
INDIRA GANDHI MUNICIPAL HOSPITAL



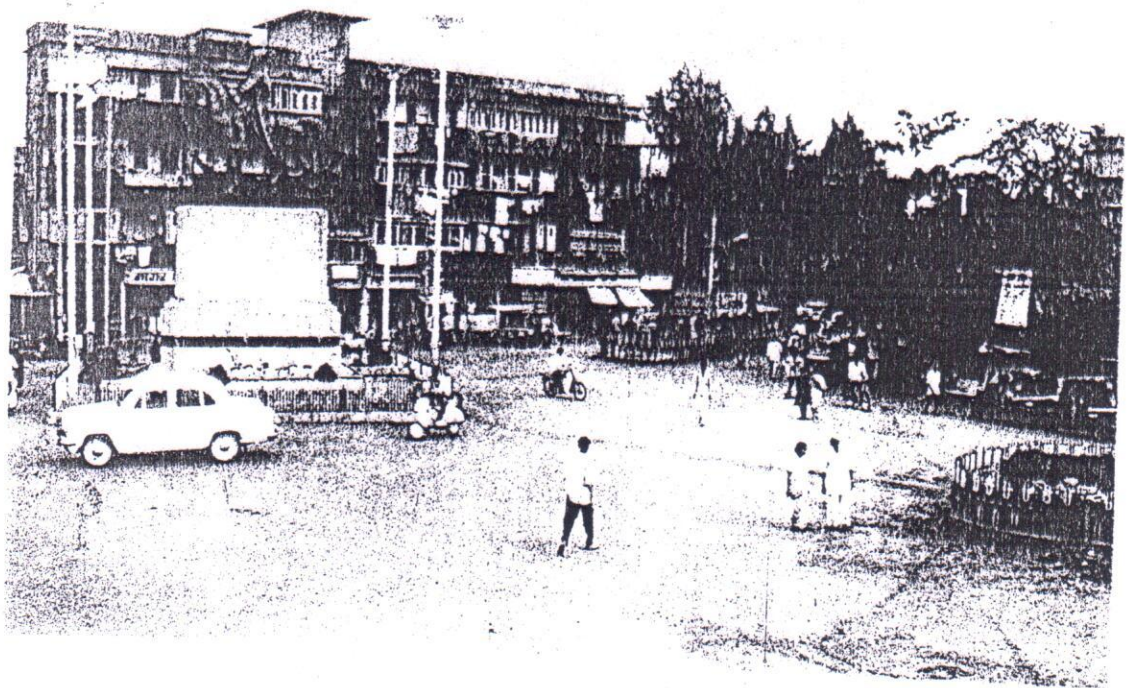
DRAMA THEATRE UNDER CONSTRUCTION



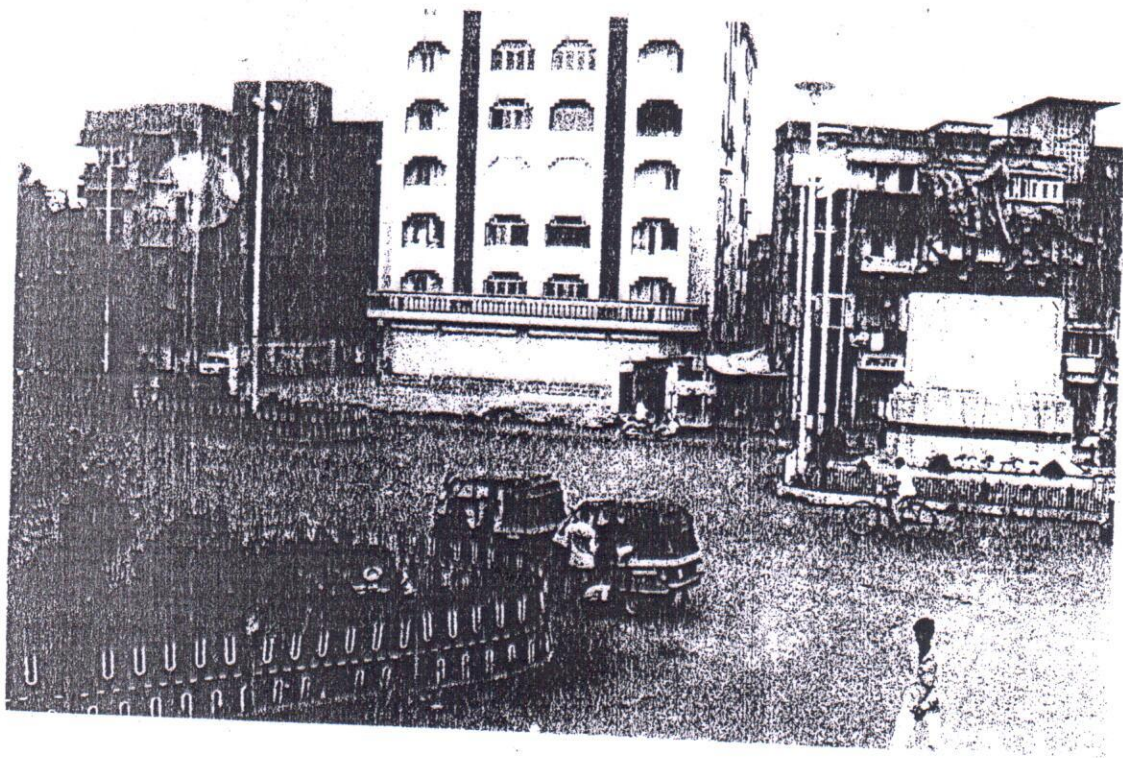
SANCTIONED DEVELOPMENT PLAN SITE NO.20. ACQUIRED BY
MUNICIPAL COUNCIL



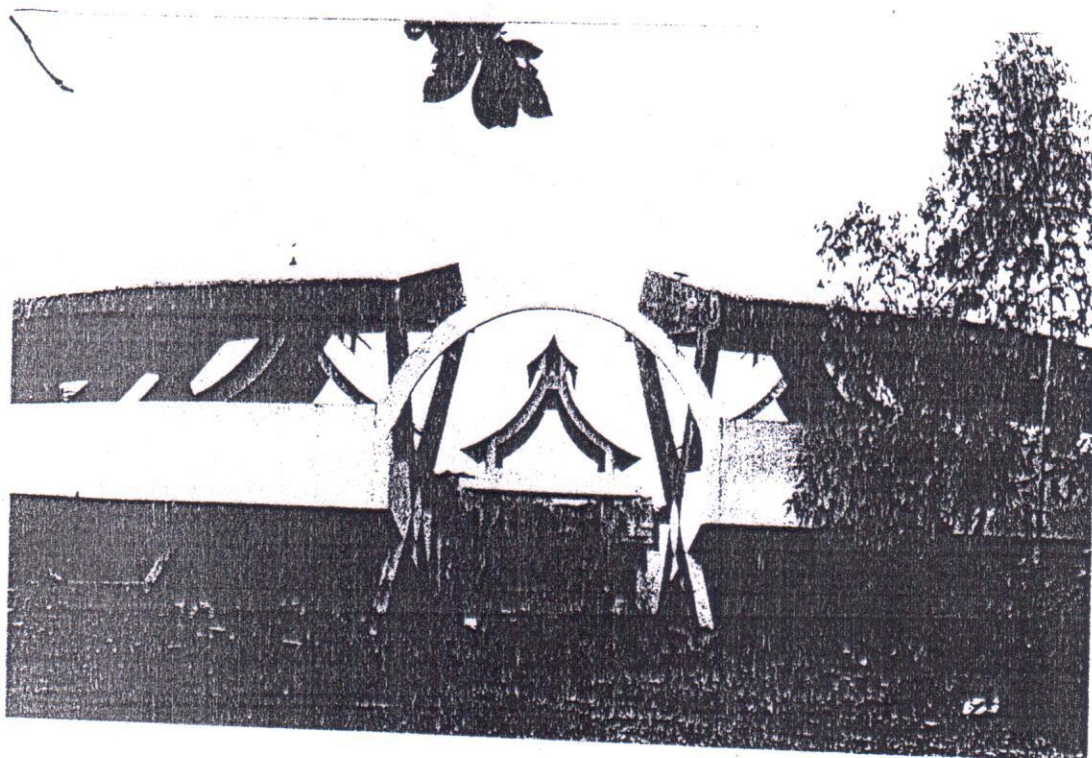
COMPOUND WALL TO SITE NO.20 CONSTRUCTED BY MUNICIPAL COUNCIL



IMPROVED JUNCTION - SHIVAJI CHOWK



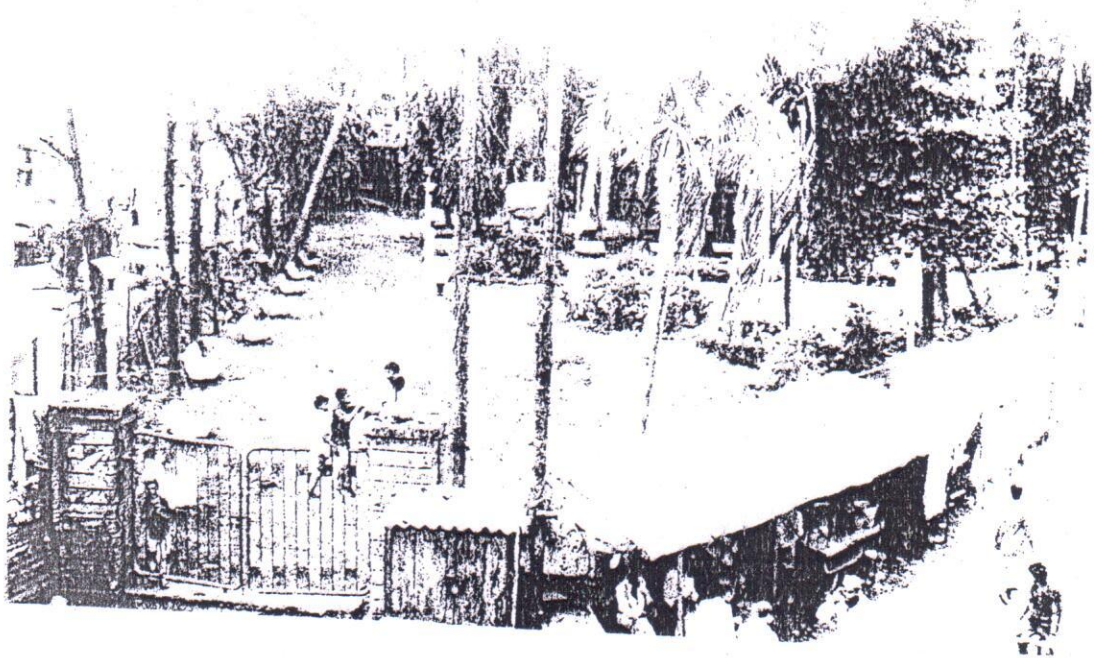
SHIVAJI CHOWK



ENTRANCE OF CREMATION GROUND



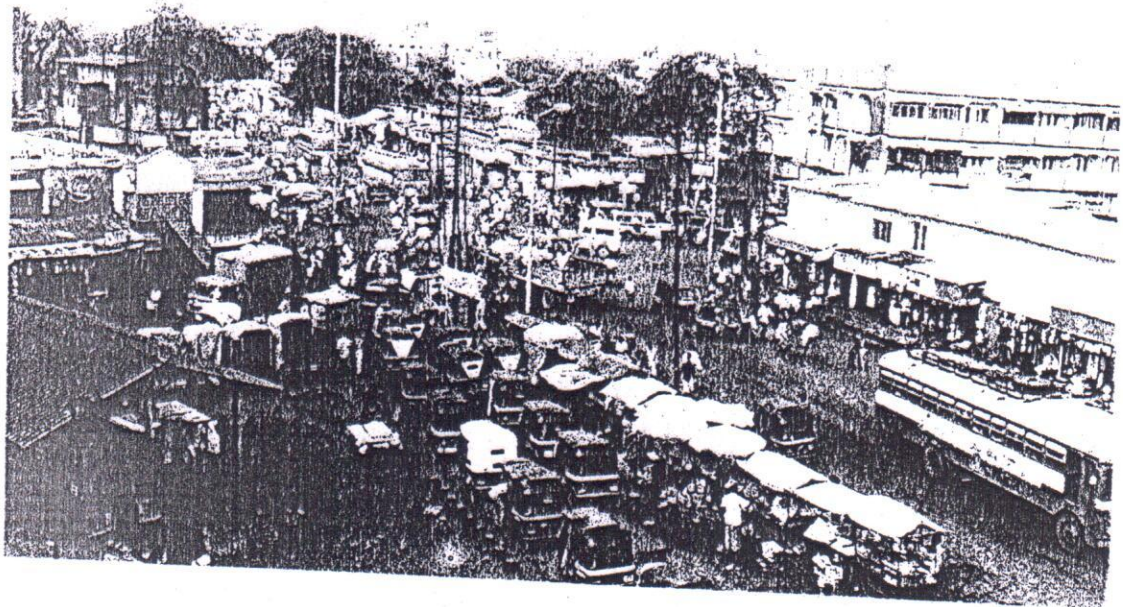
BEAUTIFUL DESIGNED CREMATION GROUND



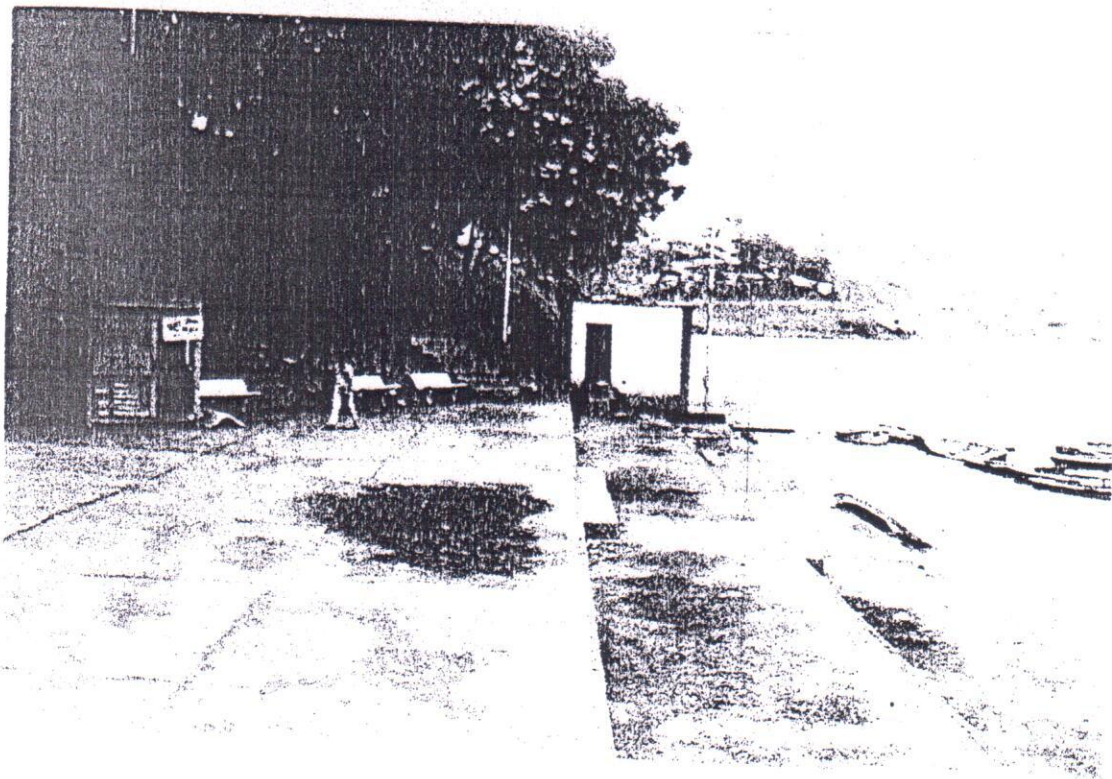
EXISTING GARDEN OF MUNICIPAL COUNCIL



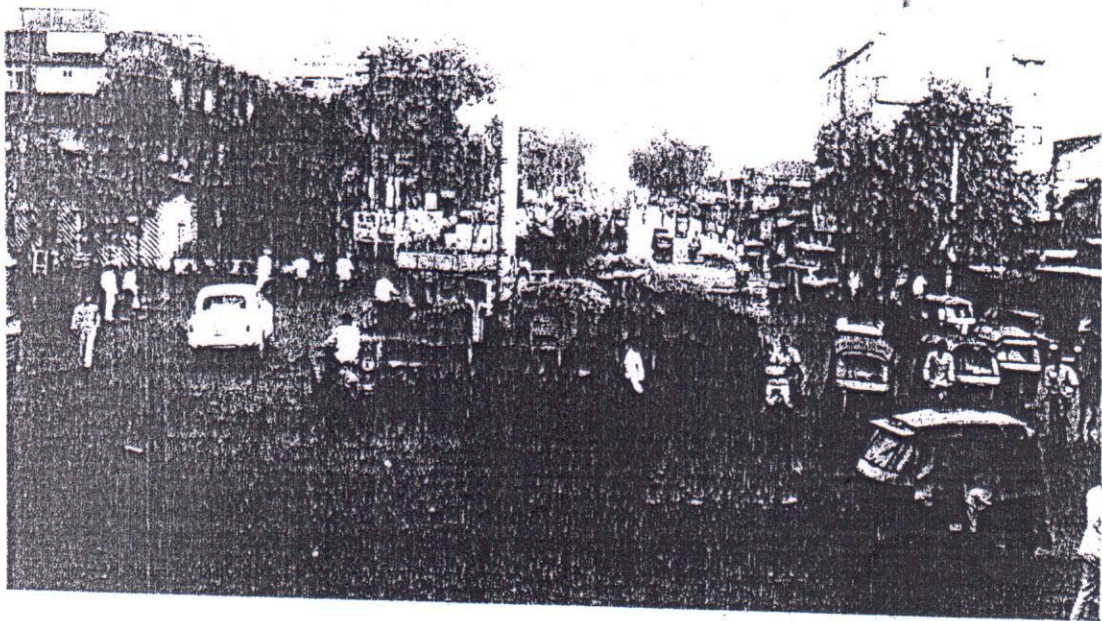
PRIMARY SCHOOL BUILDING AT BHADWAD CONSTRUCTED BY
MUNICIPAL COUNCIL ON GOVERNMENT LAND



TRAFFIC CONGESTION AT DHAMANKAR NAKA



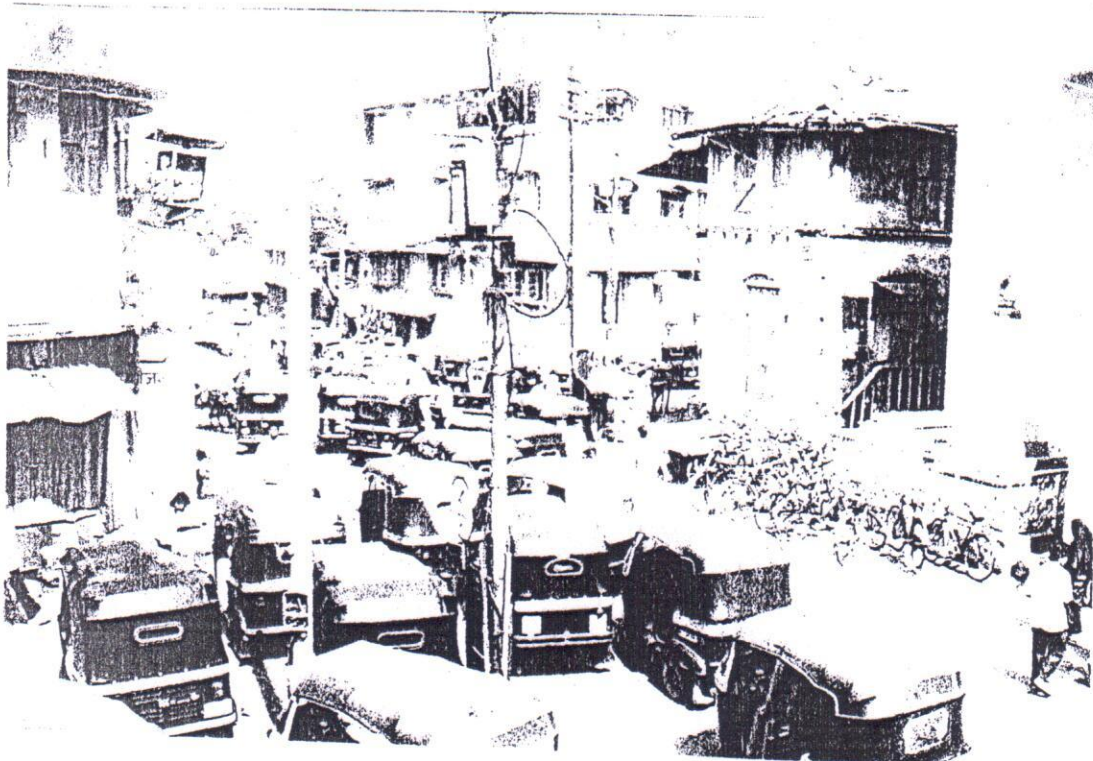
BOATING FACILITY IN VARHALE LAKE



KALYAN NAKA JUNCTION



KALYAN NAKA



TRAFFIC CONGESTION ON MANDAI ROAD



HAWKERS ON ROAD WIDTH IN VEGETABLE MANDAI



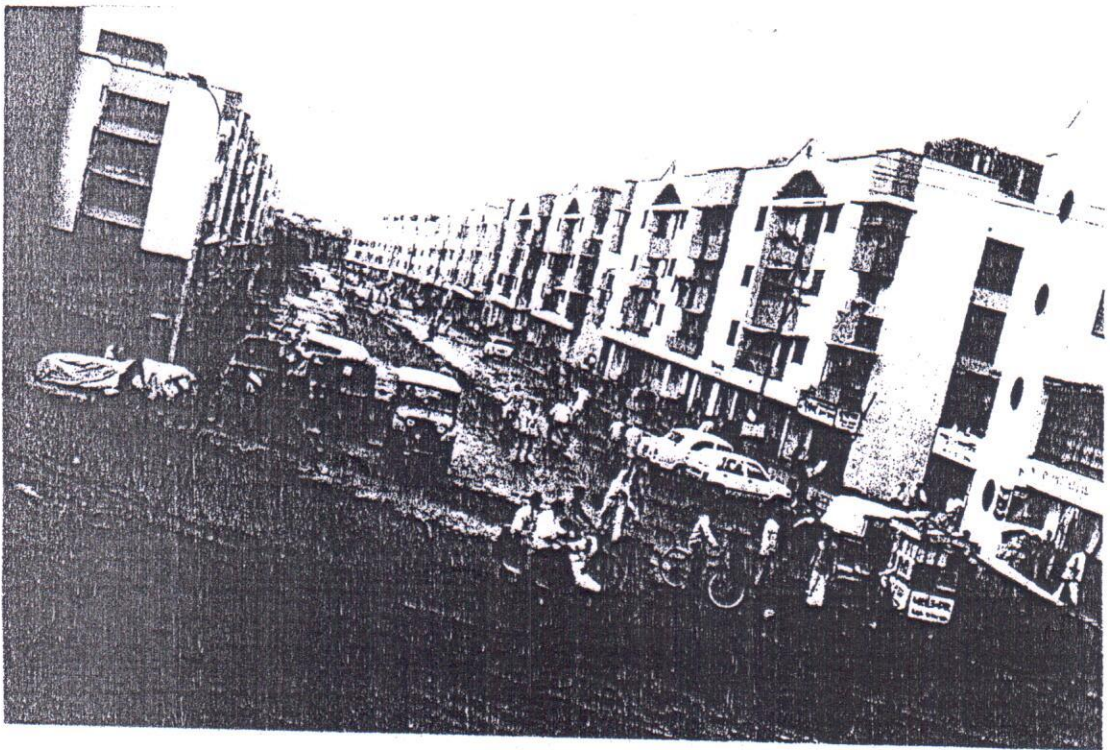
BUILDING IN INDUSTRIAL ZONE



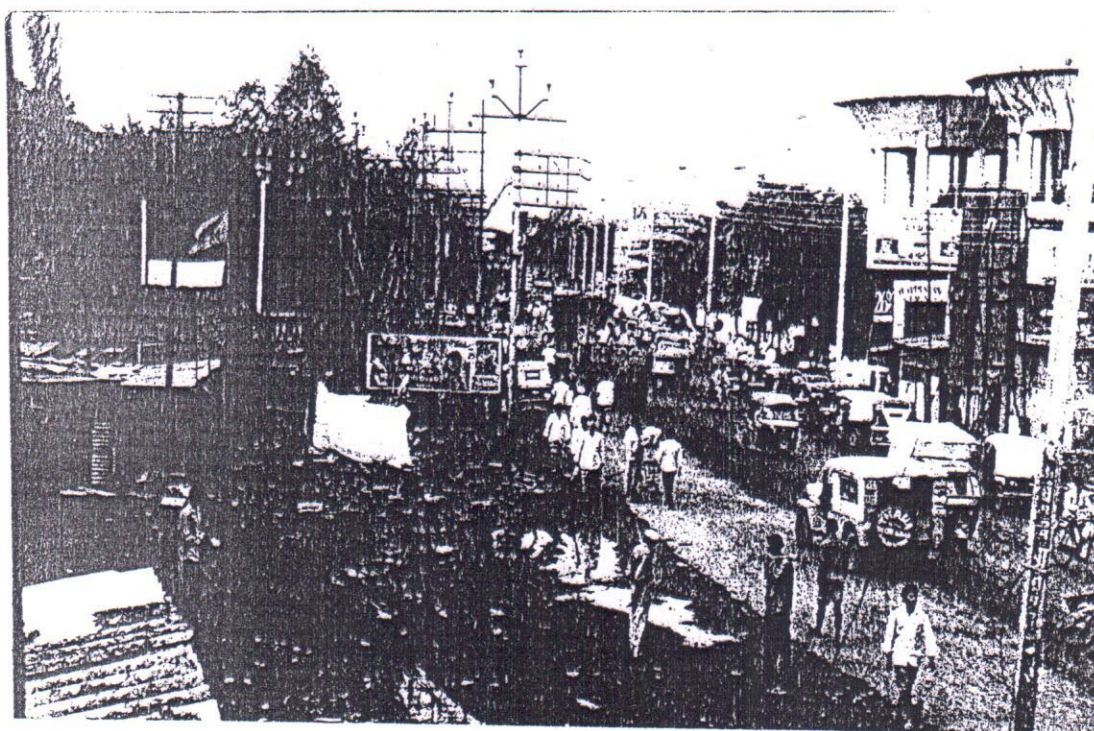
UNAUTHORISED BUILDING ON DEVELOPMENT PLAN SITE



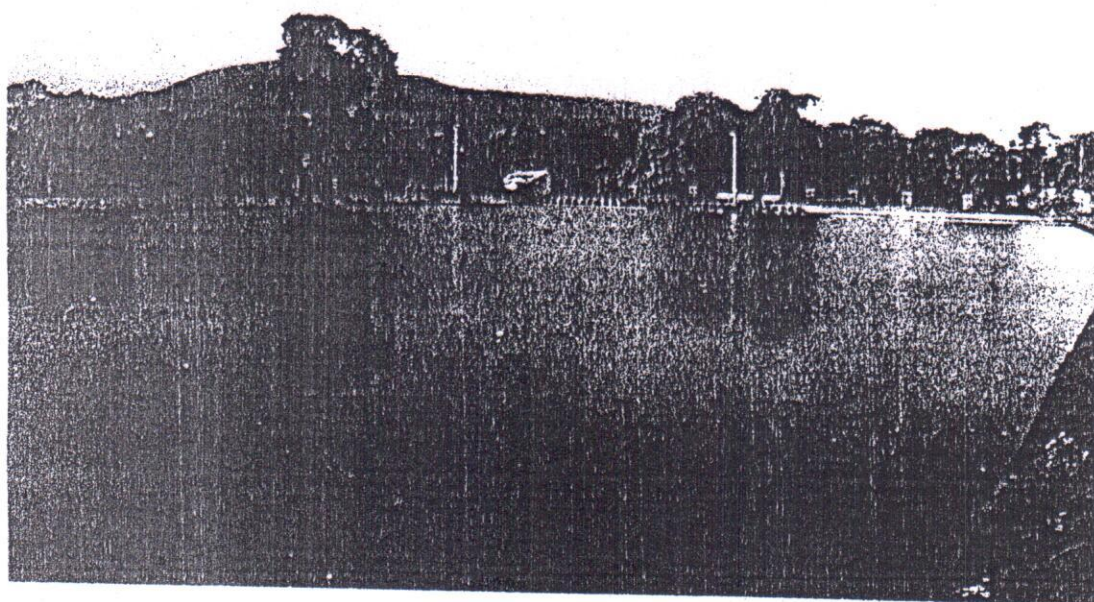
VEGETABLE MARKET ROAD HAVING NO PARKING FACILITY



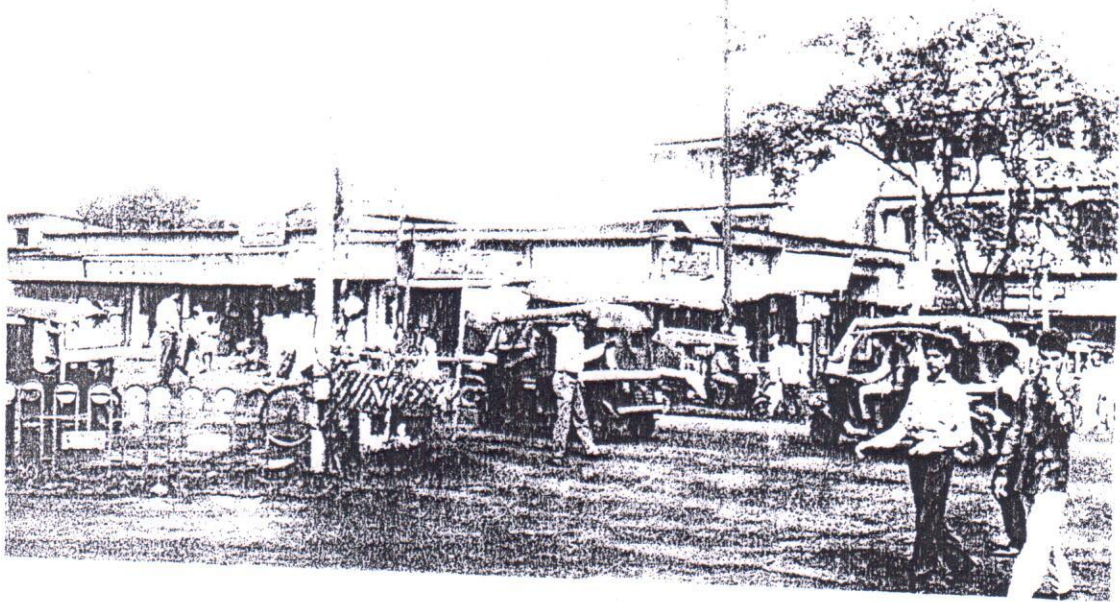
ASHOKNAGAR



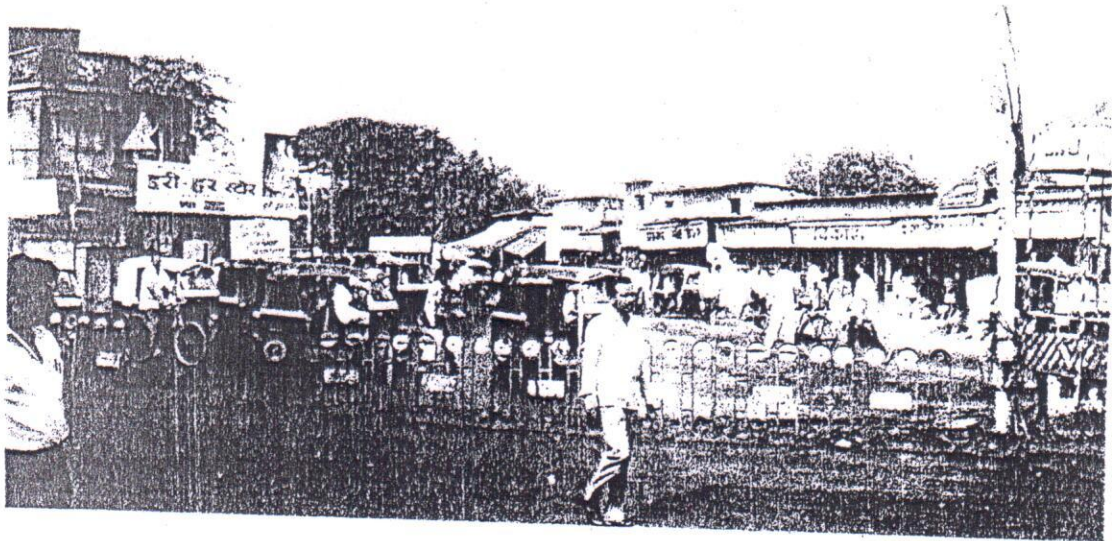
S.T. STAND PREMISES - ROAD WIDENING IN PROGRESS



BEAUTIFUL BHADWAD LAKE MAINTAINED BY MUNICIPAL COUNCIL



DHAMANKAR NAKA



DHAMANKAR NAKA



INADEQUATE ROAD WIDTH REQUIRED TO BE WIDENED