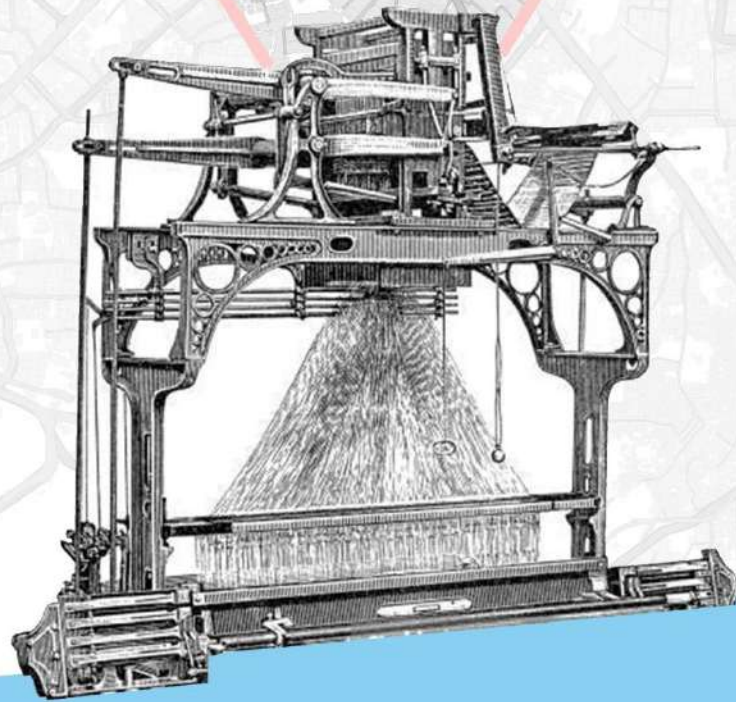


Bhiwandi-Nizampur City

Draft Revised Development Plan

2023-43

Published U/S 26 (1) of Maharashtra Regional and Town Planning Act, 1966





**BHIWANDI – NIZAMPUR CITY MUNICIPAL
CORPORATION**

**DRAFT REVISED
DEVELOPMENT PLAN
OF
BHIWANDI – NIZAMPUR CITY**

Published U/S 26 (1) of the MR & TP Act, 1966



Town Planning Officer U/S 24
Draft Revised Development Plan of
Bhiwandi Nizampur City &
Assistant Director of Town Planning,
Development Plan Special Unit



Municipal Commissioner,
Bhiwandi Nizampur City
Municipal Corporation

Prepared by

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LIST OF ABBREVIATIONS

AMRUT	Atal Mission for Rejuvenation and Urban Transformation
AQI	Air Quality Index
BMC	Brihanmumbai Municipal Corporation
BPMC	Bombay Provincial Municipal Corporation
BSNA	Bhiwandi Surrounding Notified Area
BNCMC	Bhiwandi Nizampur City Municipal Corporation
CIDCO	City and Industrial Development Corporation
CSMT	Chhatrapati Shivaji Maharaj Terminus
CRZ	Coastal Regulation Zone
C& D	Construction and Demolition
DCR	Development Control Regulations
DP	Development Plan
DGPS	Differential Global Positioning System
DPR	Detailed Project Report
ELU	Existing Land Use
EEH	Eastern Express Highway
ECS	Equivalent Car Space
ESR	Elevated Service Reservoir
FCTS	Fixed Compactor Transfer Station
GIS	Geographical Information System
GCP	Ground Control Points
IWT	Inland Water Transport
IRC	Indian Road Congress
IWSS	Independent Water Supply Scheme
KDMC	Kalyan Dombivli Municipal Corporation
MMR	Mumbai Metropolitan Region
MBMC	Mira Bhayandar Municipal Corporation
MSEB	Maharashtra State Electricity Board
MCGM	Municipal Corporation of Greater Mumbai
MRTS	Mass Rapid Transit System

MMRDA	Mumbai Metropolitan Region Development Authority
MR&TP Act	Maharashtra Regional and Town Planning Act
MSRTC	Maharashtra State Road Transport Corporation
MIDC	Maharashtra Industrial Development Corporation
MSRDC	Maharashtra State Road Development Corporation
NMMC	Navi Mumbai Municipal Corporation
NH	National Highway
OD	Origin and Destination
OC	Outer Cordon
PCU	Passenger Car Unit
PTA	Public Transport Accessibility
PTAL	Public Transport Accessibility Level
POI	Points of Interest
PO	Post Office
PSP	Public-Semi Public
RTO	Regional Traffic Office
RSPM	Respirable Suspended Particulate Matter
SH	State Highway
SC	Scheduled Caste
ST	Scheduled Tribe
STP	Sewage Treatment Plant
SGNP	Sanjay Gandhi National Park
TP Scheme	Town Planning Scheme
TILR	Taluka Inspector of Land Records
UDCPR	Unified Development Control and Promotion Regulation
ULB	Urban Local Body
VC	Volume Count
WTP	Water Treatment Plant

PART 1

EXISTING SITUATION



CHAPTER 1

PLANNING AREA AND REVISION PROCESS



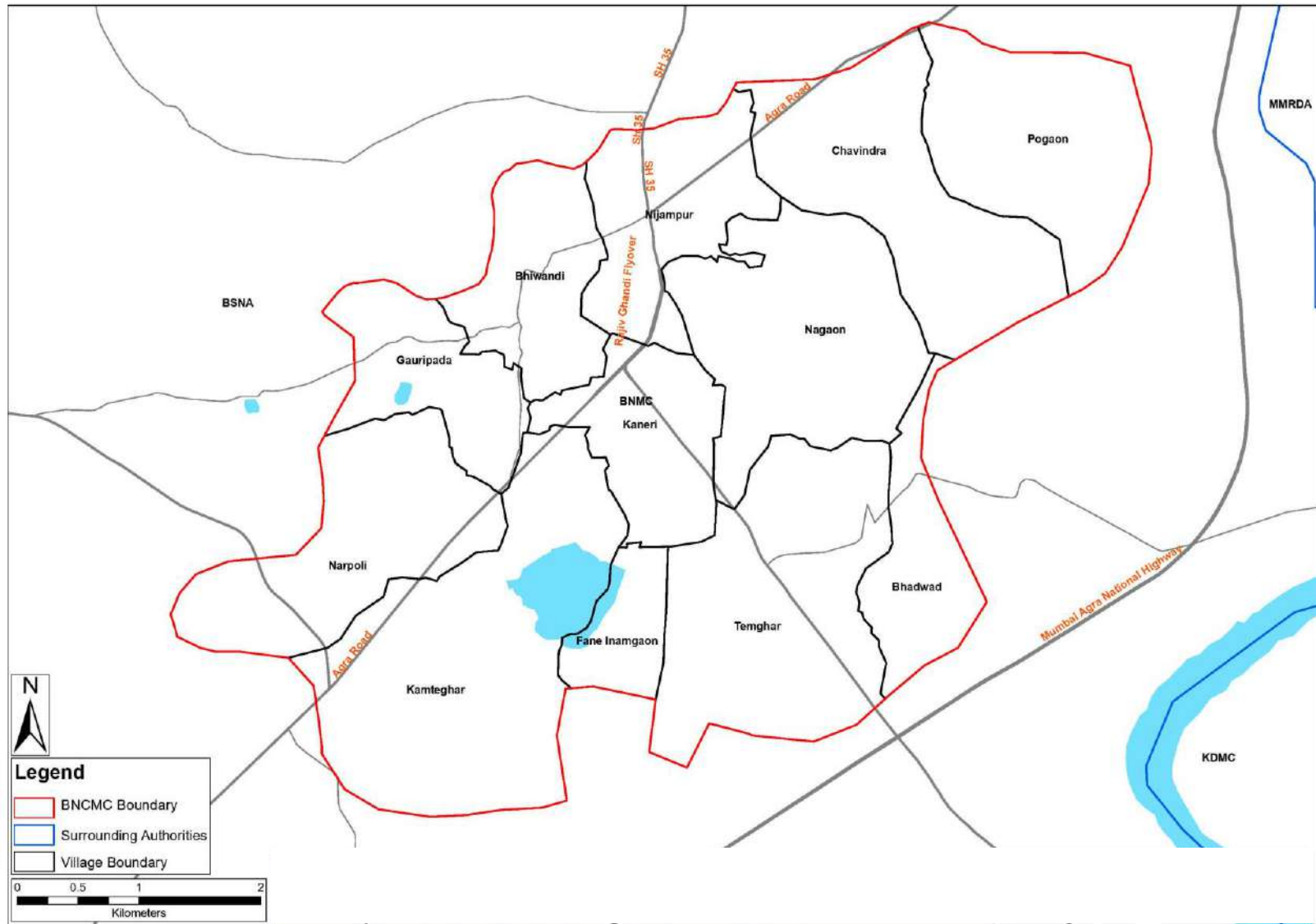
1 PLANNING AREA AND REVISION PROCESS

It is Planning Authority's statutory obligation to prepare a Development Plan. Section 38, MR&TP Act 1966 leads the Planning Authority, to '*revise the Development plan, either wholly, or the parts separately after carrying out, if necessary, a fresh survey and preparing an existing land use map of the area within its jurisdiction.*' The act also specifies that any Development Plan must be following the provision of a Regional Plan. This suggests that the Regional Plan is ideal, and its broad assumptions and prescriptions will direct the cities within that region.

Urban Planning is a local responsibility as per the Constitution (seventy-fourth) Amendment Act. The Twelfth Schedule of the Indian Constitution, inserted along with the passage of the Constitution (seventy-fourth) Amendment Act lists *urban planning including town planning*' as the very first function of Urban Local Bodies (ULB). In addition, two other functions regarding the regulation of land use and construction of buildings and planning for economic and social development are listed at numbers two and three, both linked to the Development Plan.

1.1 Planning Area

The total area of Bhiwandi Nizampur Municipal Corporation is 26.36 Sq.km. As provided in the MR&TP Act, 1996, the local authority ceases to be the Planning Authority for the Development Plan. The development plan covers the entire area within the jurisdiction of BNCCMC. It has however cognizance of the BSNA Regional Plan in terms of the connectivity and tertiary-level infrastructure.



Map 1-1 Planning Area

1.2 Planning Process

The procedure to be followed in preparing and sanctioning development plans is given in section 23 –section 42 of chapter II of the MR & TP Act, 1966.

Table 1-1 MR&TP Act,1966 Mandates for preparation of Development Plan

MRTP Act,1966	Mandate
Section 23	<p>Declaration of intention to prepare the Development Plan</p> <p>The planning authority before carrying out a survey and preparing an Existing Land Use map, by a resolution, makes a declaration of its intention, to prepare the development plan and sends it to the state government along with a copy of the plan showing only the boundary of the entire area proposed to be included in the development plan, which will be published in the official gazette and also in one or more local newspapers inviting suggestions and objections from the public within not less than 60 days from the publication of the notice in the official gazette.</p>
Section 24	<p>Appointment of Town Planning Officer</p> <p>At the time of the declaration of intention to prepare a development plan, the planning authority resolves to appoint the Town Planning Officer for carrying out the survey, prepare an ELU map thereof, and formulate proposals of the DP of that area for submission to the Planning Authority.</p>
Section 25	<p>Provision for survey and preparation of existing-land use map</p> <p>The planning authority or the said officer shall survey the lands and prepare an ELU within 6 months from the date of declaration of intention or not later than such further time as the state government may from time to time extend. Provided that, the period so extended shall not, in any case, exceed one year in the aggregate.</p>
Section 26	<p>Preparation and publication of notice of draft Development plan</p> <p>The planning authority shall prepare a draft development plan within 2 years from the date of a notice published under section 23. Also, publish a notice in the Official Gazette stating that the development plan has been</p>

	<p>prepared and invite objections and suggestions within 30 days from the date of notice in the Official Gazette. The period so extended shall not exceed 12 months in aggregate.</p>
Section 27	<p>Provision of a Regional plan to be considered</p> <p>Where any area within the jurisdiction of a Planning Authority is included in a Region, the Planning Authority or the said Officer shall consider the proposals made in any draft regional plan or any final regional plan while preparing the draft Development plan</p>
Section 30	<p>Submission of the Draft Development Plan</p> <p>The planning authority shall submit the draft development plan along with the list of modifications or changes made in the draft development plan to the state government for sanction within 6 months from the date of publication of notice regarding its preparation</p>
Section 31	<p>Sanction to the Draft Development Plan</p> <p>Within 6 months from the date of receipt of the draft development plan from the planning authority, the state government, after consulting with the Director of Town Planning, may sanction the draft DP or return it to the planning authority for modification as it may direct or refuse to accord sanction and direct to prepare a fresh DP</p>
Section 38	<p>Revision of the Development Plan</p> <p>At least once in twenty years from the date on which a development plan has come into operation Planning Authority shall at any time when so directed by the State Government revise the Development plan either wholly, or the parts separately) after carrying out, if necessary, a fresh survey and preparing an existing land-use map of the area within its jurisdiction.</p>
Section 42	<p>Implementation of plans</p> <p>On the coming into operation of any plan or plans, it shall be the duty of every Planning Authority to take such steps as may be necessary to carry out the provisions of such plan or plans.</p>

CHAPTER 2

REGIONAL CONTEXT



2 REGIONAL CONTEXT

2.1 Introduction

Bhiwandi city, known as the “Manchester of India”, lies in the Thane district of the Konkan division in Maharashtra state and is famous for its power loom industry. Bhiwandi is situated at the northern threshold of Navi Mumbai and Kalyan Metropolis. It is located 20 km northeast of Mumbai and 15 km northeast of Thane city and falls within Mumbai Metropolitan Region. Bhiwandi city houses the tehsil headquarters of Bhiwandi. It is administered by the Bhiwandi-Nizampur City Municipal Corporation. The city covers an area of 26.36 Sq.km with a population of 7.09 lakhs as per the census 2011.

Bhiwandi has changed drastically with the advent of modern power looms, cotton fabrics, and silk, viscose, and synthetic fabrics. Due to its locational advantage, enterprising weavers from all over India have made Bhiwandi a world leader in textile manufacturing through traditional handlooms and later power looms. Bhiwandi is a major trade center that connects Mumbai and the rest of India through the Mumbai–Agra highway. It is connected to Kalyan, Wada, and Vasai by a state highway.

The power loom of Bhiwandi is the second largest Power loom after the one located in Surat and transports most of the power loom for the textile industry all over India. The steeping increase in population in Bhiwandi is directly or indirectly related to this loom industry. Bhiwandi is the most highly paid octroi in entire Asia. The place is also famous for its numerous huge godowns which are considered Asia’s biggest godowns.

2.2 City History

Bhiwandi has a rich history. The city came to prominence during the reign of King Bhimdev. 'Bimbasthan' was the first Bimba to win Bhiwandi. Later the name Bhiwandi was formed from Bimbasthana. During the reign of the Moghul Empire, the city of Bhiwandi was known as Islamabad.

In the early 16 century, Bhiwandi used to have a port on the Kamwadi River and it was known as Bunder Mohalla. The city has witnessed frequent travelling by merchants ever since. At that time a merchant was called ‘Saudagar’, and the area used to be referred to as Saudagar Mohalla. The home of labourers working in the shipping industry is known as Sutar Wada and Hamal Wada. During the reign of the Moghul Empire, the city of Bhiwandi was known by the name ‘Islamabad’. There is a mosque by the name of Islamabad Masjid & Eidgah on Eidgah road. It

is the textile industry that changed the face of Bhiwandi in many ways and people from all over India started settling down there either for business or jobs.

Electricity came to Bhiwandi in 1923. The first thermal power station was started by the efforts of alias Dadasaheb Dandekar and in 1927 the prophet Khansaheb Samadsheth brought the first loom to Bhiwandi. Therefore, he is proudly mentioned as the father of machine tools in Bhiwandi. Ca. Dadasaheb Dandekar and Pa. Khansaheb Samadsheth, visionary men, have made a name for themselves in the history of Bhiwandi as a sculptor who made Bhiwandi a modern industrial city. The rapid boom of the textile industry attracted migrants from Uttar Pradesh and the population increased dramatically.

Right from the age of the Mughals, this place has been a prominent place for trade. The only difference between yesterday and today is that the items for trade are different. Bhiwandi is the major link to Mumbai with the other parts of Maharashtra. This unique factor has attracted the industrialists to set up their units in Bhiwandi. The history of Bhiwandi stands all in India's industrial growth. In the early Twentieth century, Bhiwandi was a small town, inhabited mainly by Maharashtrians. The main occupation of people during that time was agriculture, fishing, and handloom. With the introduction of electricity, hand looms were replaced by power looms. It became a hub of the textile industry in the 1930s.

2.3 Civic Administration

Bhiwandi- Nizampur Municipal Council was established on 10th October 1864. Bhiwandi-Nizampur Municipal Council was converted into Bhiwandi Nizampur Municipal Corporation from 16th December 2001 under letter by urban development department dated 19th October 2006. As per sub section 5 of section 21 under MR & TP Act 1966, i) The words "Chief Officer" wherever appears, are replaced as "Municipal Commissioner". ii) The words "Municipal Council" wherever it appears are replaced as "Municipal Corporation". iii) The words "Maharashtra Municipalities Act, 1965" wherever appears, are replaced as "Bombay provincial Municipal Corporation Act, 1949, iv) Wherever "consultation, approval consent of Deputy Director of Town Planning, Konkan Division, Navi Mumbai exists is deleted The total area of Bhiwandi Nizampur Municipal Corporation is 26.36 sq. Km. The population of Bhiwandi city is 7,09,665 as per the 2011 census. There are 23 wards of the corporation in the city and they are divided into five ward committees. The Municipal limits of Bhiwandi Nizampur were extended in August 1918. The entire area of the Municipal limits as per the 1971 census is 472 hectares. No special efforts on a comprehensive scale appear to have been made to have the planned development of its right up to the year 1960. Again, in the year 1982,

the government of Maharashtra altered the limits of the Bhiwandi Nizampur Municipal area and included about 10 villages surrounding the existing Municipal limits. This extended Municipal area admeasures about 2164 hectares and when included with the original limit admeasures about 2636 ha. Now the total Municipal limits include 12 additional 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 . BNCMC provides basic infrastructure like water supply drainages, sewerage, roads, and services such as solid waste management, firefighting, education, primary health, etc. BNCMC coordinates with other units for the functioning of the city..

2.4 Geographic Settings

2.4.1 Location and Regional Setting

Bhiwandi Nizampur is a Municipal Corporation city in the district of Thane, Maharashtra, situated at the northern threshold of New Mumbai and Kalyan Metropolis. It is one of the fastest-growing areas of the Mumbai Metropolitan Region. BNCMC is a mainly industrial and partly urban area. The municipal area is surrounded by the Arabian sea coast and steep creeks. The latitude and longitude of the city are 19.18 North and 73.25 East respectively and the city is 23 m above sea level. The east-west length of the city is 7.2 km and the south-north length is 6.5 km. Bhiwandi is located 10 km from Kalyan and 16 km from Thane by road. The Bombay- Agra national highway no. 3 passes through the Bhiwandi and Bhiwandi is connected to Kalyan, Wada and Vasai-Virar by State Highways. It also has good connectivity with Pune and Ahmedabad through railway station on Bhiwandi road.

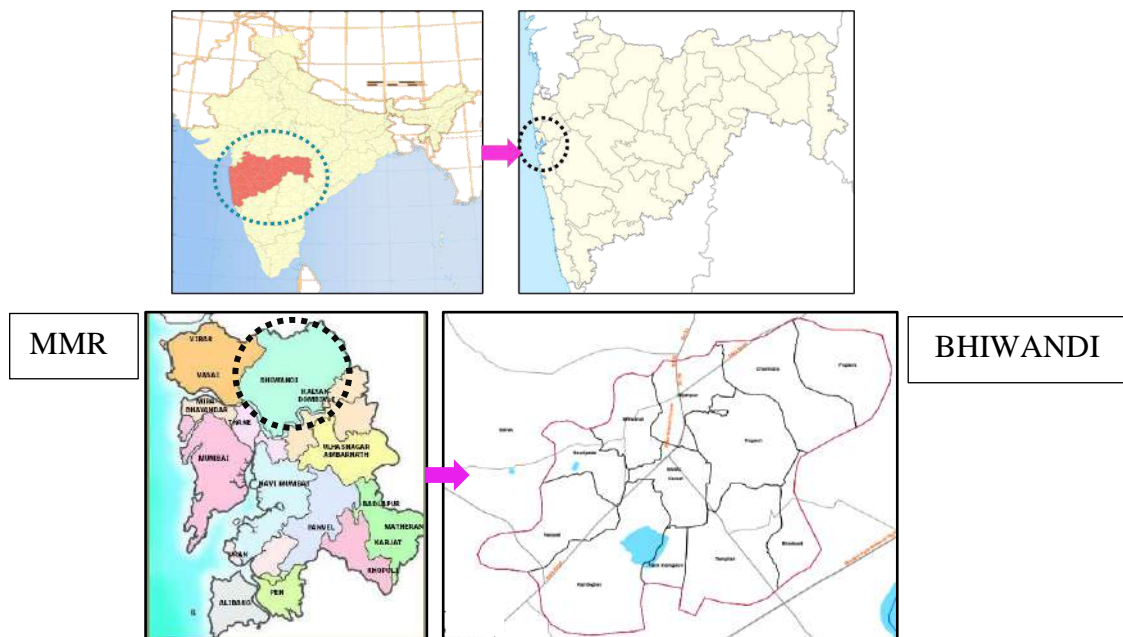


Figure 2-1 Bhiwandi City Location

2.4.2 Statutory Position in MMR

Bhiwandi Nizampur City Municipal Corporation is surrounded by adjoining authorities like KDMC, Ulhasnagar Municipal Corporation, Thane Municipal Corporation, and Vasai- Virar Municipal Corporation. It is a member of MMR & one of 17 urban centres. The urban local bodies in MMR are:



Figure 2-2 Planning Authorities in MMR

1	MCGM	467.19
2	TMC	128.23
3	KDMC	116.09
4	Vasai Virar MC	294.50
5	Navi Mumbai MC	108.98
6	MBMC	94.62
7	BNCCM	26.36
8	Ulhasnagar MC	13.2
9	Panvel MC	110
10	Ambarnath MC	36.63
11	Kulgaon Badlapur MC	35.85
12	Khopoli	30.06
13	Pen	5.54
14	Uran	2.43
15	Karjat	7.35
16	Alibag	2.54
17	Matheran	7.49
Total		1488.07

2.4.3 Adjoining Authorities

Adjoining authorities to Bhiwandi Nizampur Municipal Corporation are as follows:

1. Ulhasnagar Municipal Corporation
2. Kalyan Dombivli Municipal Corporation
3. Thane Municipal Corporation

2.4.3.1 Ulhasnagar Municipal Corporation

The Ulhasnagar Municipal Corporation (UMC) is the governing body of the city of Ulhasnagar in the Indian state of Maharashtra. It is part of the Mumbai Metropolitan Region and Thane district (Urban) in the Konkan division. Ulhasnagar is a municipal town and the headquarters of the Tahsil bearing the same name. It is a railway station on the Mumbai-Pune route of the Central Railway.

2.4.3.2 Kalyan Dombivli Municipal Corporation

Kalyan-Dombivli Municipal Corporation is the governing body of the city of Kalyan-Dombivli, located in the Thane district of Maharashtra. It is the 7th largest city in Maharashtra with a population of 12.46 lakhs as per the census 2011 (excluding the 27 villages). The city boasts the 2nd best literacy rate in the State and the 10th-best in the country with a literacy rate of over 91%. The city is also known for pioneering e-governance solutions in Maharashtra (in 2002). Over the past few decades, the city has witnessed a steep growth in population due to its relatively low real estate prices coupled with its strategic location and good rail connectivity to employment centres in the Mumbai Metropolitan Region (MMR).

2.4.3.3 Thane Municipal Corporation

Thane Municipal Corporation is governed by the Bombay Provincial Municipal Corporation (BPMC) Act, 1949. It was established on 1st October 1982. Maharashtra Industrial Development Corporation controls the functioning of industries in the area. Thane Municipal Corporation coordinates with other authorities like MSEB, and MTNL for the smooth functioning of the city area. Thane Municipal Corporation (TMC) area is included in the Mumbai-Metropolitan Region (MMR). An important development of the region is the development of Navi -Mumbai as another satellite city of Greater Mumbai. Thane city is well connected via highways and suburban railway and metro. It is connected via highways and suburban railway & Metro.

2.5 Administrative Zones and Electoral Wards

Bhiwandi, along with Nizampur is governed by a single municipal corporation. This was established in 2002 after the then-existing administration was revamped. Today, over 1.2 million people come under the jurisdiction of this body. BNCMC has a total of 5 Prabhag Samitees and 23 Electoral wards.

2.6 Regional Connectivity

2.6.1 Road Network Connectivity

- Bombay- Agra National Highway No.3 passes through Bhiwandi and Bhiwandi is connected to Kalyan, Wada, and Vasai-Virar by State Highway.
- Good connectivity with neighbouring urban centers such as Thane, Kalyan, and Wada through National Highway and State highway
- Bhiwandi-Nizampur is connected with Mumbai through NH-3 known as Agra or Nashik Road.
- Other important roads are Bhiwandi-Wada and Bhiwandi-Vasai State Highway (SH-35)

The strategic location of all the major urban centers as served by these arterial routes is indicated below:

2.6.2 Railway

- The nearest railway station is at 2 km i.e., Bhiwandi railway station from the city centre
- It is connected to Pune and Ahmedabad by railway network.
- No direct railway link with Mumbai.
- Proposed Metro: Thane-Bhiwandi-Kalyan

2.6.3 Air

- The nearest airport Chhatrapati Shivaji International Airport is 32 km.

2.7 Topography and Climatology

2.7.1 Geographical Structure

It is located geographically in the Northern part of the Konkan region to the east of the Sahyadri hill ranges. Bhiwandi is situated at 19.29°N and 73.06°E. The town is situated along the Bhiwandi creek and Kamwadi River. Its total geographical area is 26.64 sq. Km. The Mumbai-Agra National Highway No.3 is connected to Bhiwandi. Bhiwandi is connected to Kalyan, Wada, and Vasai by State Highway. It 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 in the southern portion of Bhiwandi Nizampur City Municipal Limit. The famous hot springs at Vajreshwari have situated about 28 km from this town. The population of Bhiwandi city as per the 2011 Census is 7.09 lakhs.

2.7.2 Topography

Geographically Bhiwandi lies in the Konkan coastal lowland which is the area between the Arabian Sea and the Western Ghats. Bhiwandi is located geographically in the Northern part of the Konkan Region to the east of the Sahyadri Hill Ranges. The Nizampur 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 the Kamwadi River. The town in general is about 10-12 meters above sea level. On the northern side of the city is the Kamwadi River and to the south is the village boundary of Kamatghar, Fene, Temghar, and Bhadwad. On the west side village boundary, a major portion is bounded by Reserve Forest.

2.8 Climatology

The climate of the city is equable with no large seasonal variations. The climate from October to November is wet and hotly followed by cool and pleasant weather from December to February and dry and hot weather from March to June.

2.8.1 Temperature

The mean maximum temperature in Bhiwandi city varies from 26°C to 37°C while the mean minimum temperature varies between 25°C to 16°C. The temperature is maximum from March to June and minimum from December to February. The maximum average temperature observed during summer is 37 °C and the minimum temperature observed is 32 °C while the maximum temperature during winter is 20°C and the minimum is 16°C. The temperature has been increasing over the years and summers have been getting hotter and more severe.

The diagram below shows the Maximum temperature (Degree) observed from January to December. The 'mean daily maximum' (solid red line) shows the maximum temperature of an average day for every month for Bhiwandi. Likewise, the 'mean daily minimum' (solid blue line) shows the average minimum temperature. Hot days and cold nights (dashed red and blue lines) show the average of the hottest day and coldest night of each month of the last 30 years (meteoblue).

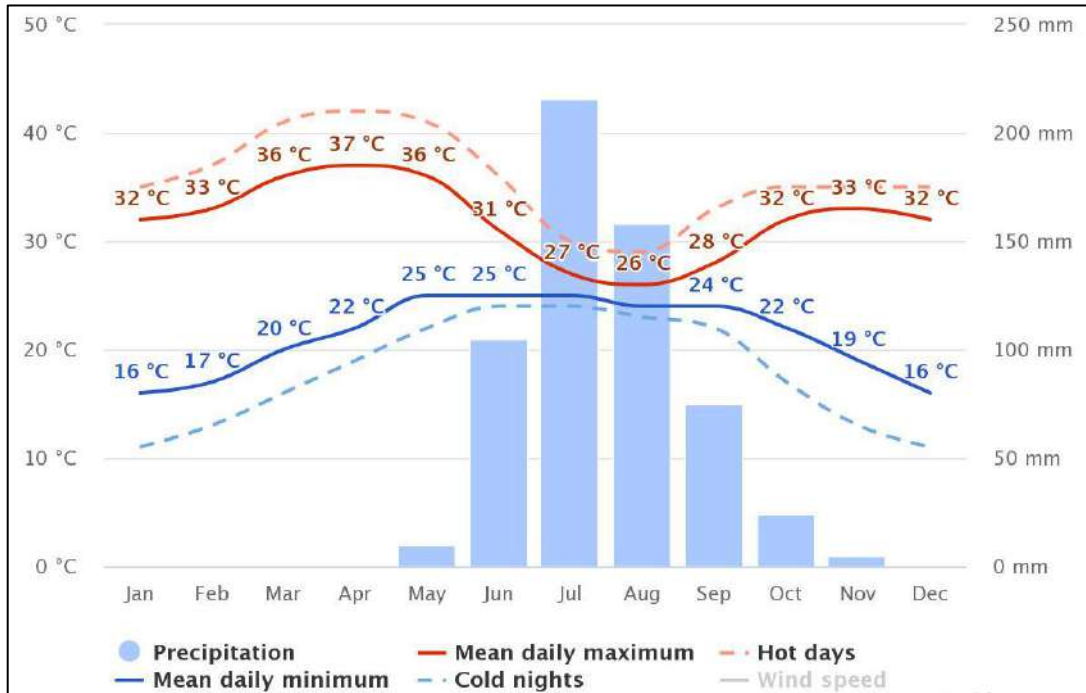


Figure 2-3 Month wise Average Temperature

The figure shows how many days per month reach a certain temperature. The month of March to May mostly experiences bright sunny days with temperatures between 35°C to 40°C. The temperature from July to September is between 20°C to 25°C. The city experiences 25°C to 30°C temperatures from October to January (meteoblue).

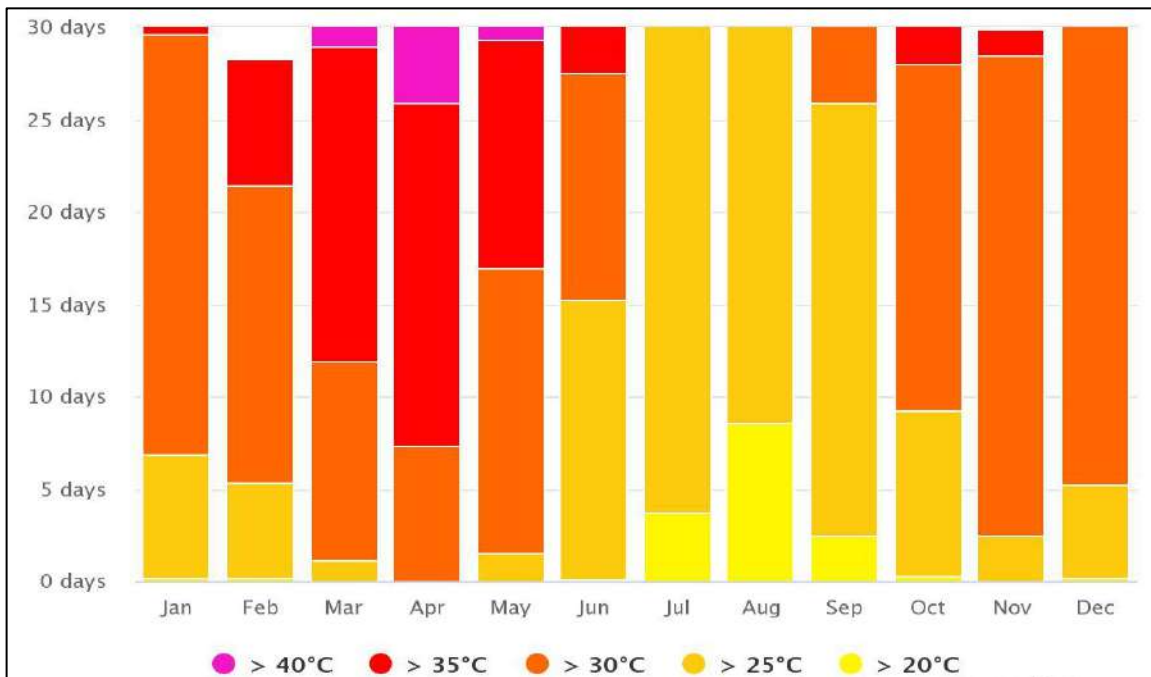


Figure 2-4 Month wise Temperature

Table 2-1 Monthly temperature and rainfall of Bhiwandi Nizampur city

Sr.No.	Month	Total Rainfall (mm)	Temperature °C		
			Max	Min	Mean
1	2	3	4	5	6
1	January	0	32	16	24
2	February	0	33	17	25
3	March	0	36	20	28
4	April	1	37	22	29.5
5	May	10	35	25	30
6	June	105	31	25	28
7	July	216	27	25	26
8	August	158	26	24	25
9	September	75	28	23	25.5
10	October	24	32	22	27
11	November	5	33	19	26
12	December	1	32	16	24

(Source: Meteoblue)

2.8.2 Rainfall

The overall climate of Bhiwandi city is hot and humid.

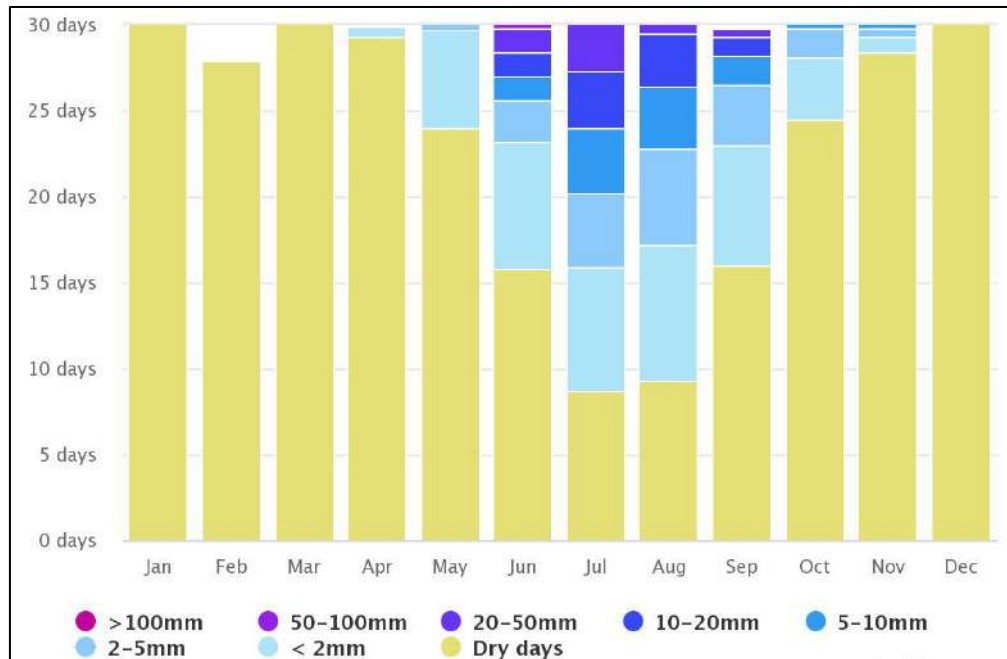


Figure 2-3 Rainfall Diagram

The average annual rainfall is 2500 to 3000 mm. Being on the western coast, the rainfall is usually experienced from the beginning of June to the end of September with an annual mean rainfall of 2677 mm. The precipitation diagram for Bhiwandi shows how many days per month, certain precipitation amounts are reached.

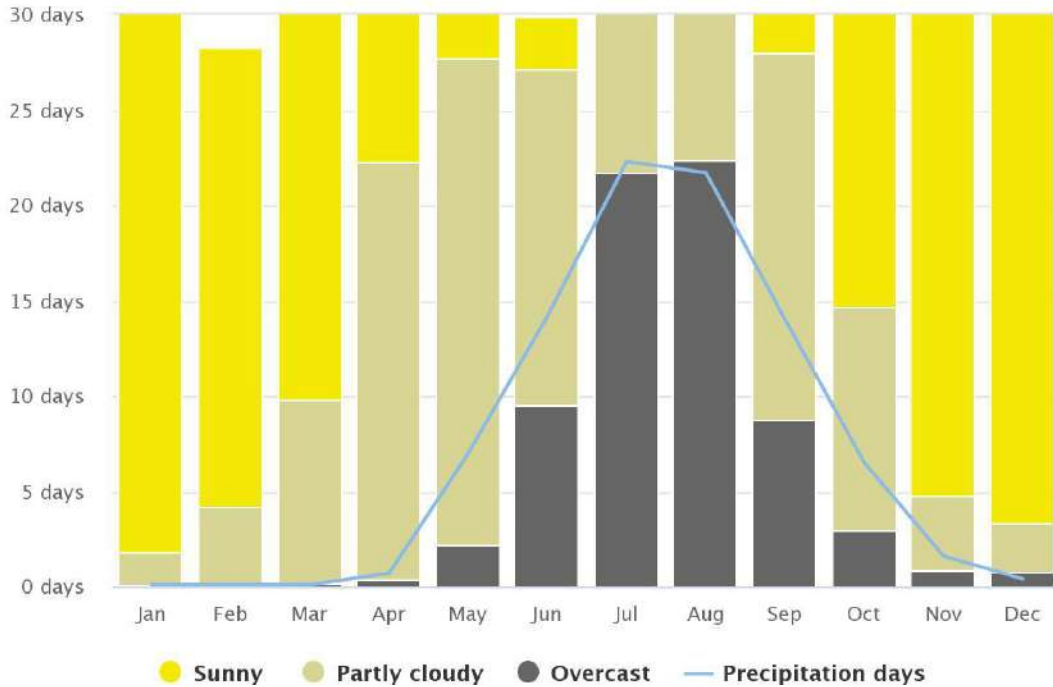


Figure 2-4 Month-wise climate

2.8.3 Cloudy, Sunny, and Precipitation Days

The following graph shows the monthly number of sunny, partly cloudy, overcast, and precipitation days. Days with less than 20% cloud cover are considered sunny, with 20-80% cloud cover as partly cloudy and with more than 80% as overcast (meteoblue). The region mostly experiences sunny days from November to April. Overcast weather is mostly observed from June to September. During this month city mainly receives rainfall. The days of April and May are partly cloudy.

2.8.4 Humidity

We base the humidity comfort level on the dew point, as it determines whether perspiration will evaporate from the skin, thereby cooling the body. Lower dew points feel drier and higher dew points feel more humid. Unlike temperature, which typically varies significantly between night and day, dew point tends to change more slowly, so while the temperature may drop at night, a muggy day is typically followed by a muggy night. Bhiwandi experiences extreme seasonal variation in the perceived humidity.

2.8.5 Wind Speed

The winds in the city blow from north to south and southwest at an average speed of 0.5 to 5 km/hr. The diagram for Bhiwandi shows the days per month, during which the wind reaches a certain speed.

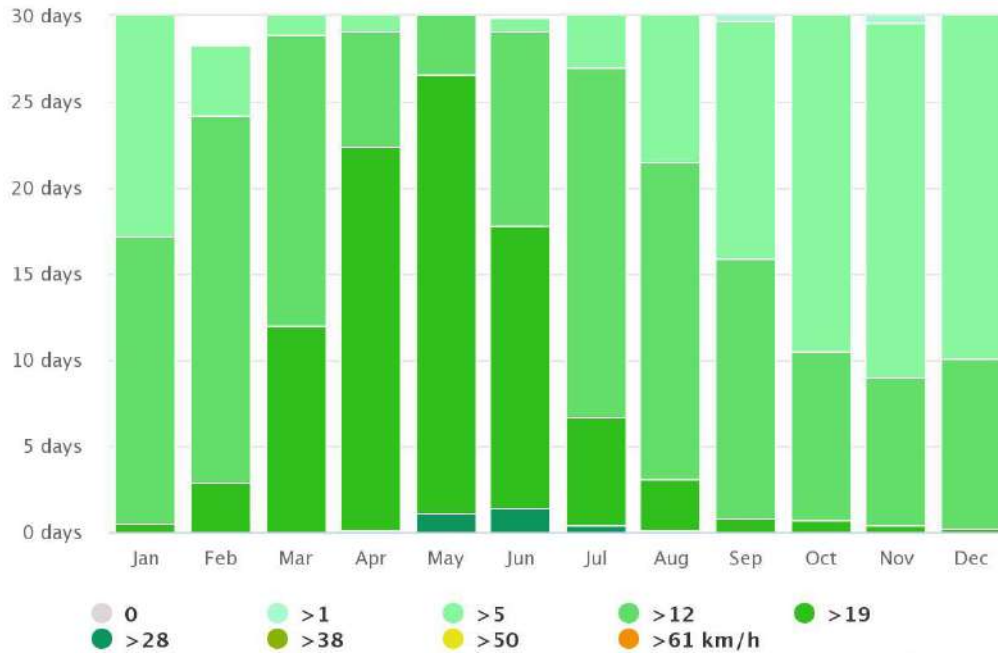


Figure 2-5 Month-wise climate

Table 2-2 Monthly wind speed

Sr.No.	Month	No. of Calm days	No. of days with wind speed					
			>1 kmph	>5 kmph	>12 kmph	>19 kmph	>28 kmph	>38 kmph
1	2	3	4	5	6	7	8	9
1	January	0	0	13.8	16.7	0.5	0	0
2	February	0	0	4.1	21.3	2.9	0	0
3	March	0	0	2.1	16.9	12	0	0
4	April	0	0	1	6.7	22.3	0.1	0
5	May	0	0	0.4	4.1	25.5	1.1	0
6	June	0	0	0.8	11.3	16.4	1.4	0
7	July	0	0	4	20.3	6.3	0.4	0
8	August	0	0	9.5	18.4	3	0.1	0

9	September	0	0.3	13.8	15.1	0.8	0	0
10	October	0	0.6	19.8	9.8	0.7	0	0
11	November	0	0.4	20.6	8.6	0.4	0	0
12	December	0	0	20.9	9.9	0.2	0	0

(Source: Meteoblue)

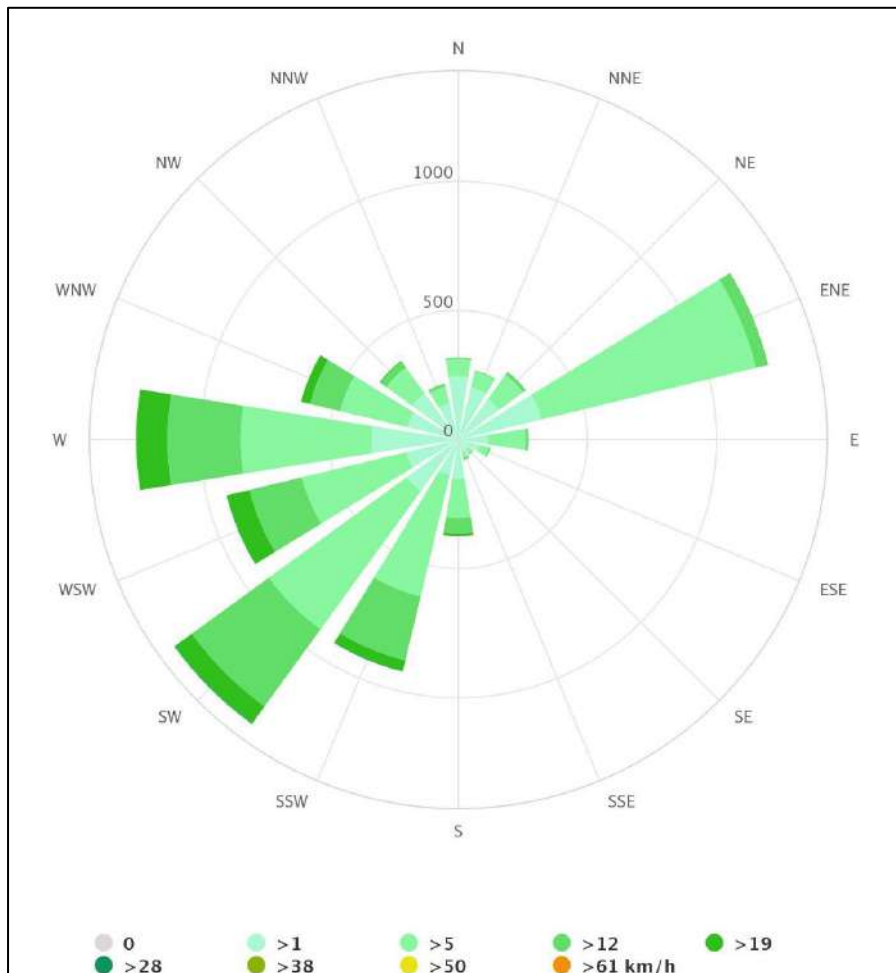


Figure 2-6 Wind rose diagram

The figure shows the days of the month, during which the wind reaches a certain speed. The wind rose diagram in Figure 2-6 for Bhiwandi shows how many hours per year the wind blows from the indicated direction (Meteoblue).

2.9 Growth Drivers

The description of nearby transport corridors, and influential corridors located in the vicinity of the city which shall act as an important focal point, and catalyst for the development of Thane city are detailed in subsequent paragraphs

1. Bhiwandi-Kalyan-Shilphata highway

2. Multimodal Corridor from Virar to Alibaug
3. The Mumbai-Agra National Highway and Thane-Bhiwandi Road
4. Bhiwandi-Kalyan metro corridor
5. Intercity Transport Corridor

Bhiwandi is well connected to other regions with an extensive network of roadways and railways. This well-connected system of the network acts as an important factor in the growth of the city and strengthening these transport growth drivers will help in stimulating the economic and social development of the city. Bhiwandi Road Railway Station on Central Line's Vasai Road-Diva-Panvel route provides access to the Mumbai Suburban Railway network. State-run bus services also provide easy commute options for intra-city and inter-city travel.

2.9.1 Bhiwandi-Kalyan-Shilphata Highway

The Bhiwandi-Kalyan-Shilphata highway will be widened under the proposal. The project is expected to cost about Rs 389.63 crore. The Bhiwandi-Kalyan Shilphata Highway is one of the major links connecting the Mumbai-Pune Highway (NH-4) at Shilphata and the Mumbai-Nashik Highway (NH-3) at Bhiwandi. The road will ease traffic congestion at major urban centres - Kalyan, Dombivali, and Bhiwandi. This widening and strengthening work, once completed, will ease the commute toward the cities of Kalyan, Dombivli, and Ulhasnagar.

2.9.2 Multimodal Corridor from Virar to Alibaug

This 126 km long Virar-Alibaug Multi Modal Corridor will connect NH-8, Bhiwandi bypass, NH-3, NH-4, and NH-4B, Mumbai-Pune Expressway, NH-17, etc. Out of this 126 km corridor, 79 km long Virar (Navghar) to Chirner (JNPT) corridor. The Multi-Modal Corridor will be a crucial step toward the development, strengthening, and creation of job opportunities in seven growth centres in MMR. This Corridor will carry all the traffic from JNPT (Jawaharlal Nehru Port Trust) towards Navi Mumbai and Thane outside the city and will help reduce traffic congestion within the city. The travel time between Virar to Alibaug required today will also be reduced by 50% (MMRDA).

2.9.3 The Mumbai-Agra National Highway and Thane

The Mumbai-Agra National Highway and Thane-Bhiwandi Road connect Bhiwandi with Thane and Mumbai. The Kalyan-Bhiwandi Road links the industrial city with Kalyan, Dombivli, Ulhasnagar, Ambernath, and Badlapur. The proximity to Shahapur, which has been experiencing fast-paced development in recent years, via Mumbai-Agra National Highway, further adds to Bhiwandi's viability as a realty destination.

2.9.4 Bhiwandi-Kalyan Metro Corridor

The planned 24.9 km-long Thane-Bhiwandi-Kalyan metro corridor (Line 5) of Mumbai Metro will significantly improve Bhiwandi's connectivity quotient. It will provide interconnectivity between the ongoing Metro Line 4 (Wadala to Kasarvadavli) and the proposed Metro Line 12 (Kalyan to Taloja), and with the existing Central Railway. It will provide rail-based access to the commercial, Govt. bodies, and geographical landmarks in Thane, Bhiwandi, and Kalyan. It will reduce the current travel time by anything between 50% and 75%. The corridor is expected to get operational by 2024-end.

2.10 Planning Efforts in the Past

The Bhiwandi Nizampur Municipal Council was established in the year 1864. The limits of the Municipal Council were extended in 1918 and the first development plan of BNMC was announced in 1962 and sanctioned development came into force on 1st December 1964. After modifications, the revised DP was submitted in 1974 and came into force by 1976. In 1982 the limits of Bhiwandi- Nizampur were extended by the inclusion of 10 villages by the government of Maharashtra and in the same year preparation of DP for the extended area is declared and a revised DP was formed by 2003. In 1963 the intention to prepare the TP scheme was declared and the final TP scheme was sanctioned in 1986.

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 power loom industries made the traffic particularly for moving vehicles. Therefore, first time in the year 1960 Bhiwandi Nizampur Municipal Council realized the need for a Development plan for the town to have planned and controlled the development of the town. The first development plan of the town for the entire area within the Municipal limits was prepared and submitted to the government for sanction in the year 1963, to have planned, orderly, coordinated, and integrated development of the town. The said development plan was sanctioned by the government in 1964, and the same has come into force on 1st December 1964.

The first revision of the sanctioned development plan has undertaken by the Municipal Council in 1971 due to rapid growth and to have proper control over the development activities, the draft development plan so prepared by the town planning department was published by the Municipal Council u/s 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 submitted the revised draft development plan to the government for approval on 23.5.1974 as per provision contained under sanction 30(1) of the M.R.&T.P. Act.

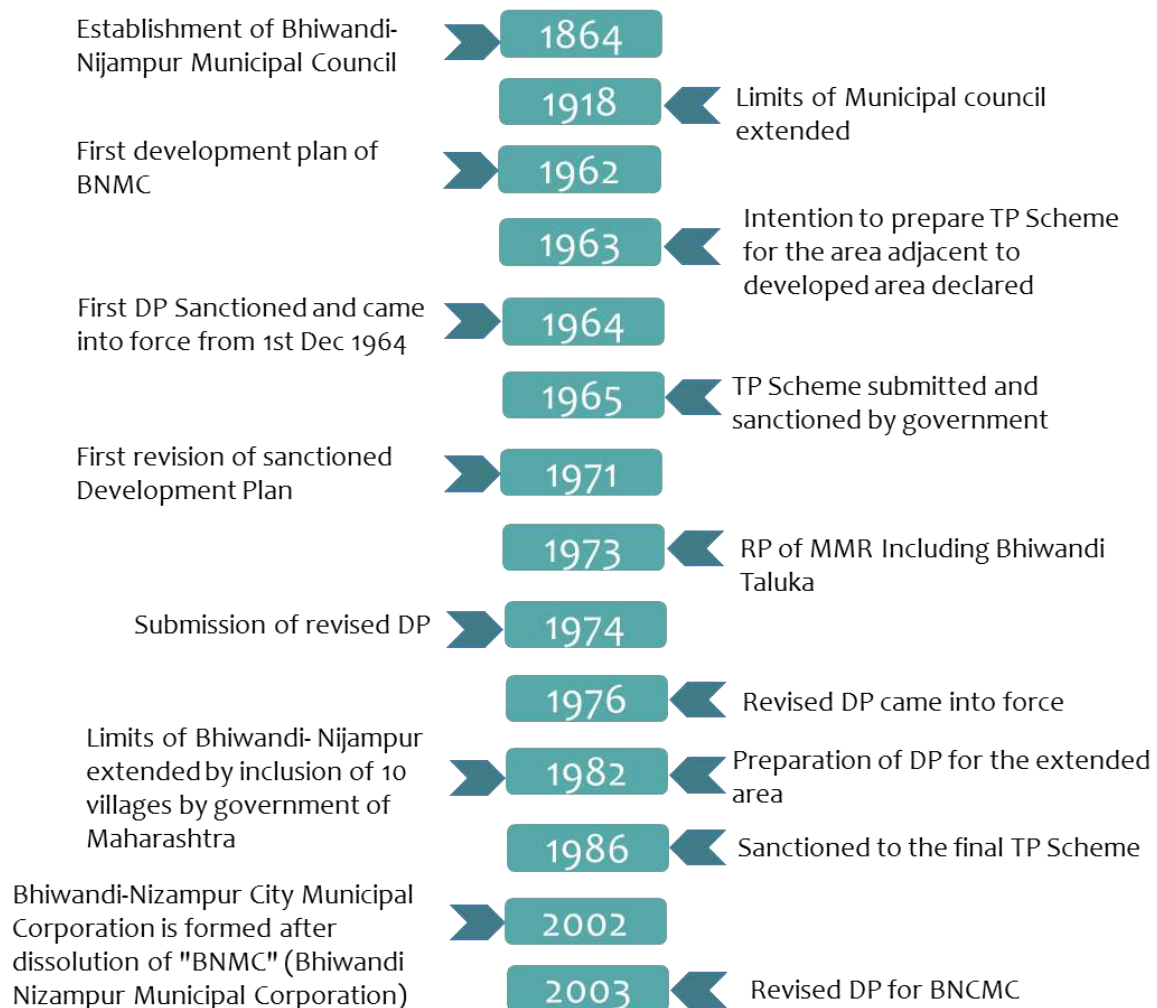


Figure 2-7 Past planning efforts

2.10.1 Regional Plan

Bhiwandi Nizampur City Municipal corporation area is included in Mumbai Metropolitan Region for which Regional Plan has been prepared. The Mumbai Metropolitan Region lies to the west of the Sahyadri hill range and is part of the North Konkan region. MMRDA was established under the MMRDA Act of 1974 & the first regional plan was prepared by Regional Planning Board and sanctioned in 1973 under the provisions of the MR&TP Act, of 1966. The area of MMR increased from 3965 sq. km. in 1967 to 4355 sq. km with the inclusion of two

parts from tehsils of Alibag and Pen of Raigad district in the South and also the deletion of 9.04 sq. km from Vasai tehsil so that the boundary was co-terminus with the Tansa river.

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

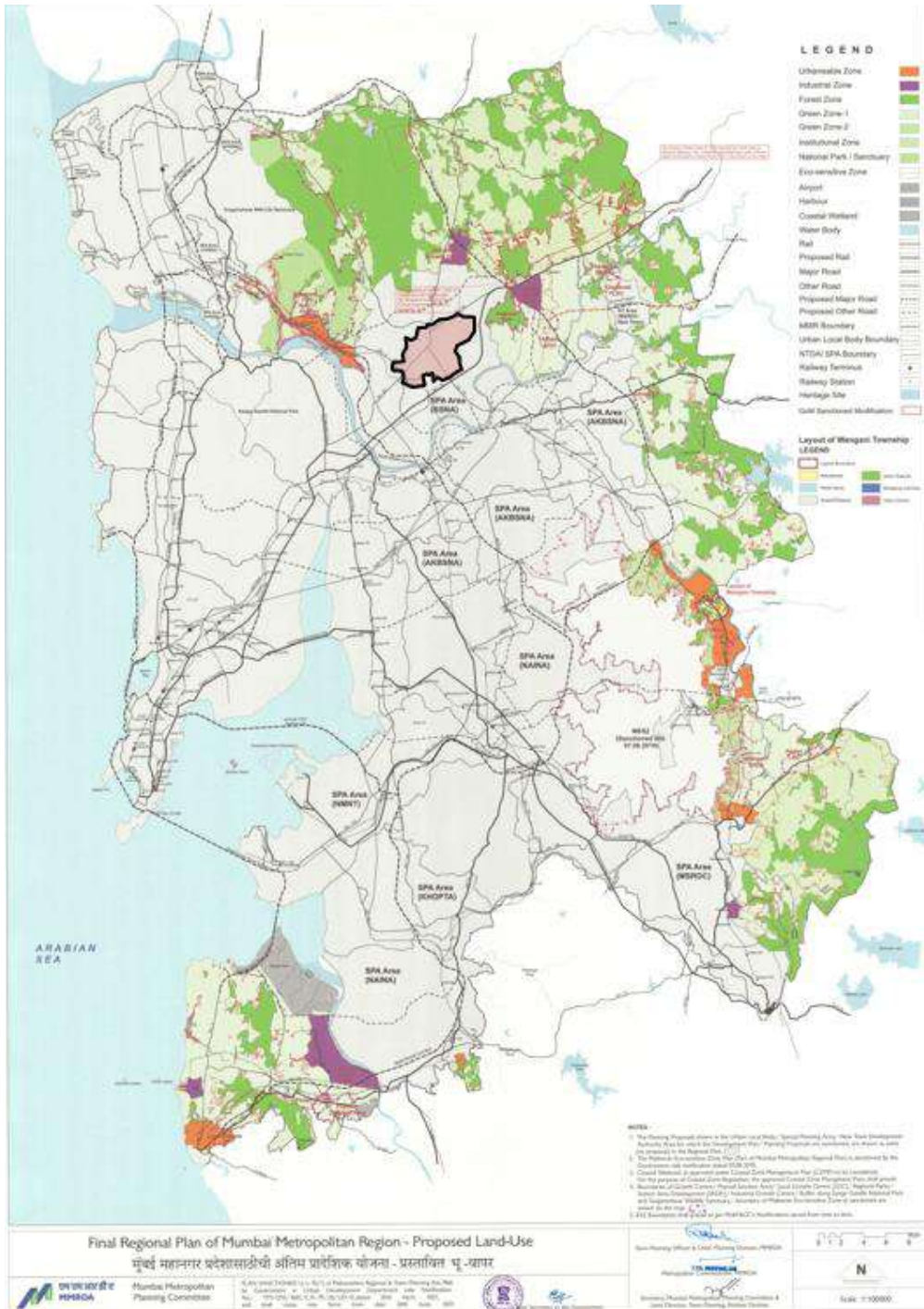


Figure 2-8 Final Regional Plan of Mumbai Metropolitan Region

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

Starting with 1 Municipal Corporation (Greater Mumbai), 13 Municipal Councils, 24 Census Towns, and 1166 villages in 1981, the number grew to three corporations (i.e., Greater Mumbai, Thane, and Kalyan), 12 Councils, 12 census towns, and 1013 Villages in 1991. By the census of 2001, there were 6 Corporations in MMR (including three new corporations of Mira Bhayander, Ulhasnagar, and Navi Mumbai corporations), 14 Municipal councils, 17 Census Towns, and 1023 Villages. By the census 2011, two more corporations of Bhiwandi and Vasai Virar were added. MMR today has a total of 8 municipal corporations, 9 municipal councils, 35 census towns, and 994 villages in MMR.

2.10.2 Development Plan

Government by their order no. EST/1076/768/CR-353/UD.8 dated 29.06.1982 has extended the Municipal limit and includes 10 villages under the jurisdiction. After the extension of the area, the civic authority must have a proper projection of the land requirement for the various aspects of city development for efficient management of urbanization and development. Under the provision of the M.R.&T.P. Act, 1966, it is mandatory to prepare a draft development plan for the area for which there is no development plan within a specified period from the date of the constitution of the planning authority i.e., Bhiwandi Nizampur Municipal Council. The Bhiwandi Nizampur Municipal Council accordingly entrusted the work of preparation of the Development Plan to the Asst. Director of Town Planning, Thane to avail of the expertise of the Town Planning Department.

The notice to prepare a development plan for the extended area was published in 1986 and the revised DP for BNCMC was published in 2003.

2.10.2.1 Overview of Earlier Sanctioned Development Plan of Bhiwandi Nizampur

The sanctioned Development Plan of Bhiwandi (1st revision) came into force on 25-06-1976 after getting government sanction. The plan was for the jurisdiction to comprise of an area about 4.72 sq. km of the previous Municipal limit and designed for a population of 1.77 lakhs by 1991. There is a total of 106 sites earmarked for a public purpose in the sanctioned development plan out of which 85 sites are for appropriate authority. After the limits of the Bhiwandi-Nizampur are extended by the inclusion of 10 villages, the Development Plan for the extended area is also prepared in 1982. To implement the proposal of the sanctioned

development plan for part of the municipal area, town planning scheme no.1 was prepared and the same was finally sanctioned by the government and came into force from 01-09-1986. While framing the proposal of the draft development plan site inspection was made and a review was taken as to how far the sites have been implemented. In 2002 Bhiwandi Nizampur City Municipal Corporation is formed after the dissolution of the Municipal Council and by 2003 Revised Development Plan for BNCCMC was prepared.

2.10.2.2 Land use Composition of Earlier Sanctioned Development Plan (1983-2003)

Government by their order no. EST/1076/768/CR-353/UD.8 dated 29.06.82 has extended the municipal limit and according to the provision under M.R.&T.P. Act, 1966 it is obligatory for the planning authority to prepare a draft development plan for the extended area. In the given sanctioned development plan, the land uses have been broadly classified into residential, commercial, industrial, public purpose, recreational, transportation, and agriculture and allied activities.

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 time 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 cooperation in city development. Further land use of the given area helps to resolve conflicting demands between speculative use and the rightful use of the land in the larger interest of society. To study the past and present character and trends of Development, the ELU survey was carried out with the following objectives

1. Determining the predominant uses of localities
2. Determining existing amenities available in the localities and deficiencies thereof
3. Selecting sites for reservations for public purposes by locating generally vacant lands
4. Studying the intensity of Developments locality-wise from the core of the town towards a fringe area in terms of prevailing F.S.I. net residential density etc.
5. Studying the extent of imbalanced structure in land uses category-wise with other Metropolitan towns.

By predominant category-wise developments, the development is divided into inner and extended area development.

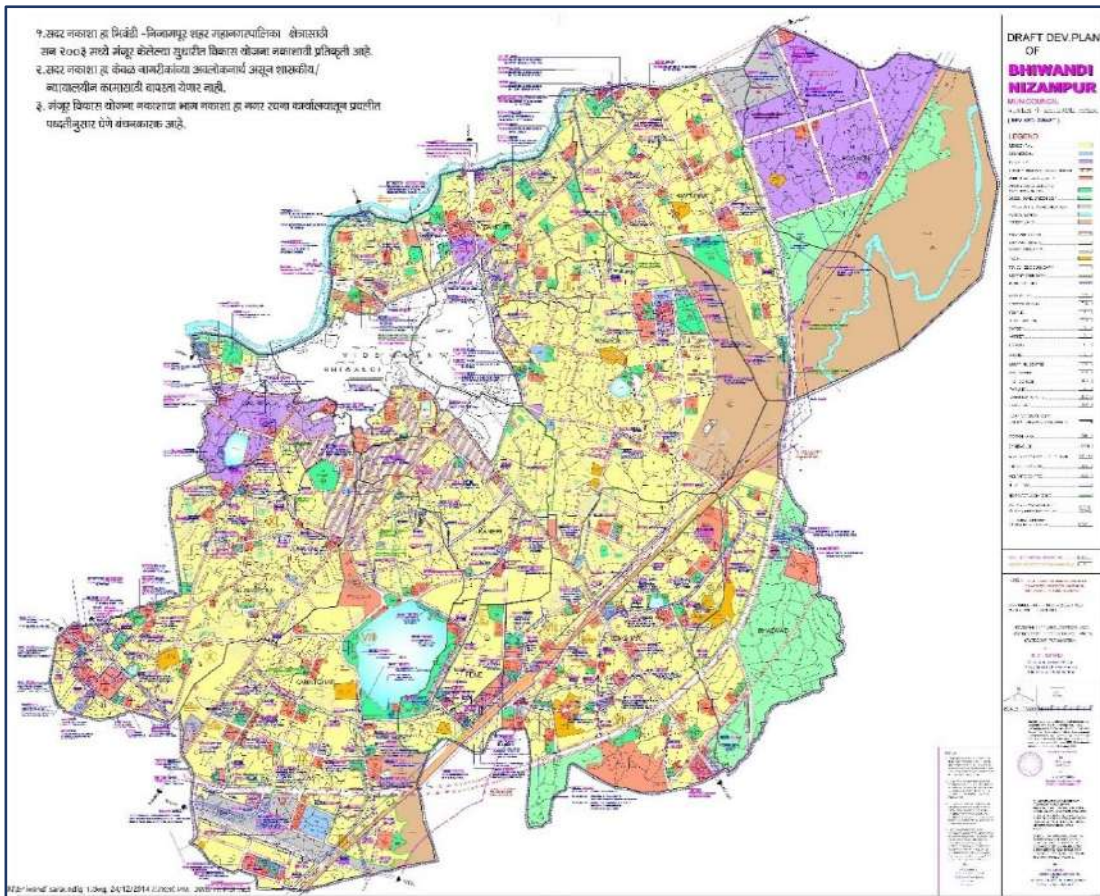


Figure 2-9 Earlier sanctioned Development Plan (1983-2003) for extended Area

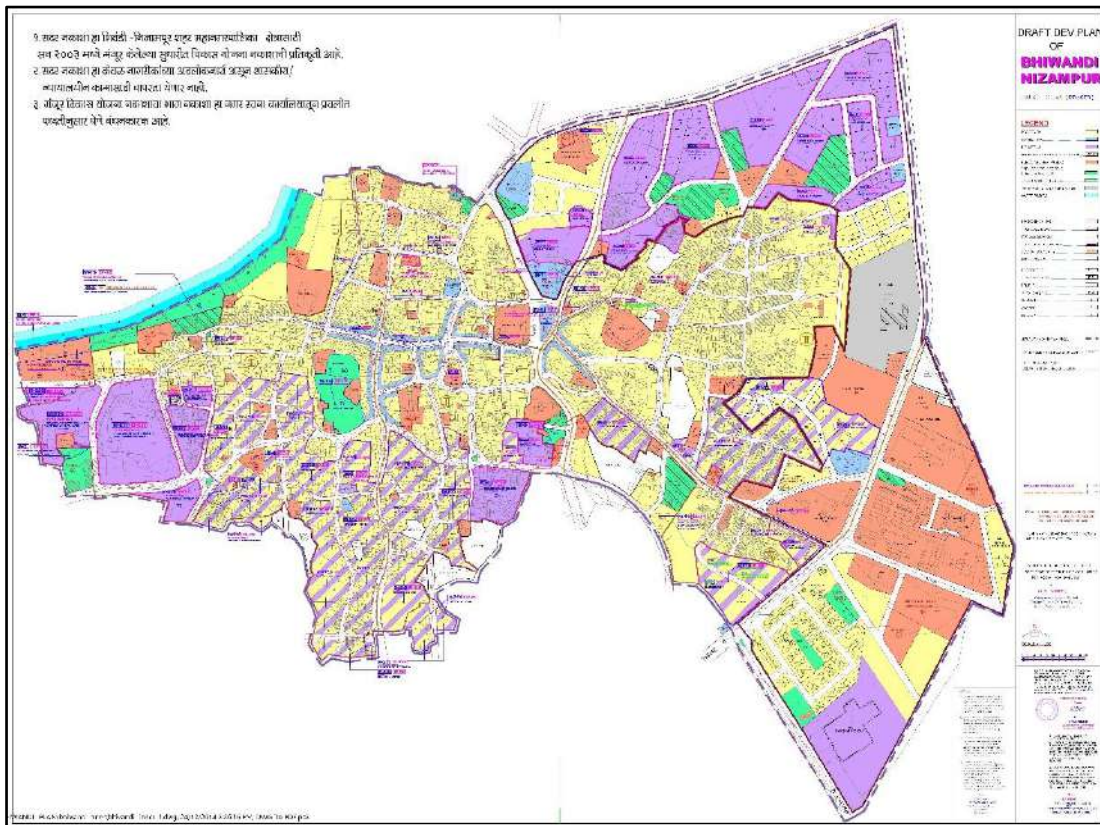


Figure 2-10 Earlier sanctioned Development Plan (1983-2003) for inner Area

The details of various land use in the BNCMC area and % development area are as follows:

Table 2-3 Existing land use analysis of DP 1983-2003

Sr. No.	Existing Land Uses	Area in Hect.	% with Total Developed Area	% with Total Municipal Area
1	Residential	210.09	36.50	8.74
2	Commercial	6.18	0.98	0.24
3	Public & Semi-Public	48.92	7.75	1.86
4	Industrial	242.517	38.43	9.20
5	Mix Zone	33.842	2.15	0.51
6	Transport & Communication	82.00	12.99	3.11
7	Graveyard, Cremation Ground, etc.	7.594	1.2	0.28
Total Developed Area		631.143	100.00	23.94
1	Green Zone, Open Space etc.	1634.582	81.534	62.01
2	Water Bodies	72.205	3.602	2.74
3	Forest	298.00	14.864	11.31
Total Undeveloped Area		2004.787	100.00	76.08
1	Total Municipal Area	2635.93	-	100%

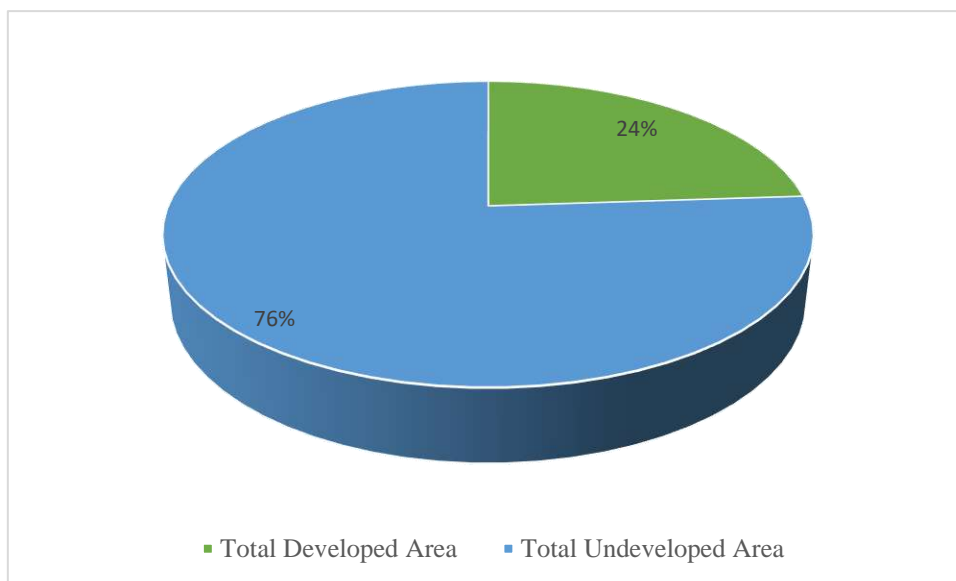


Figure 2-11 Existing land use analysis of DP 1983-2003

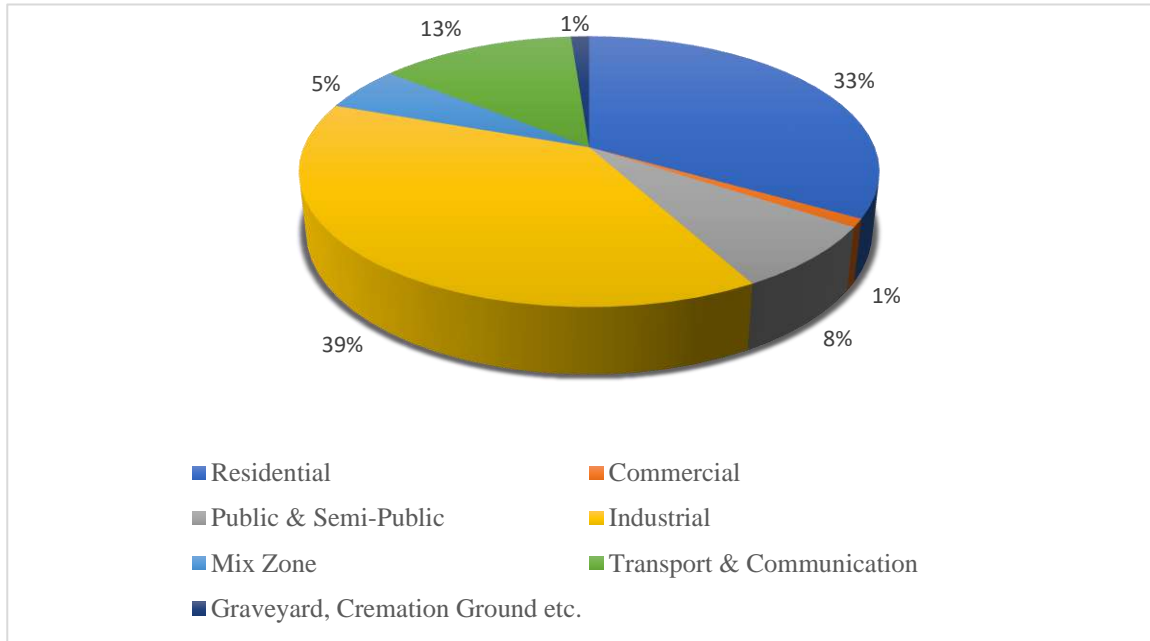


Figure 2-12 Existing Land Use Analysis

2.10.3 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, to achieve the comprehensive development of the area. The Municipal Council has declared its intention to undertake prepare draft Town Planning Scheme 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 finalization of the scheme. He has submitted the Final Scheme for approval to the Government. 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. 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 the 'G' zone. But whereas the Bhiwandi Municipal Council has declared its intention to prepare the development plan for the entire area, to have a balance and proper development of the area.

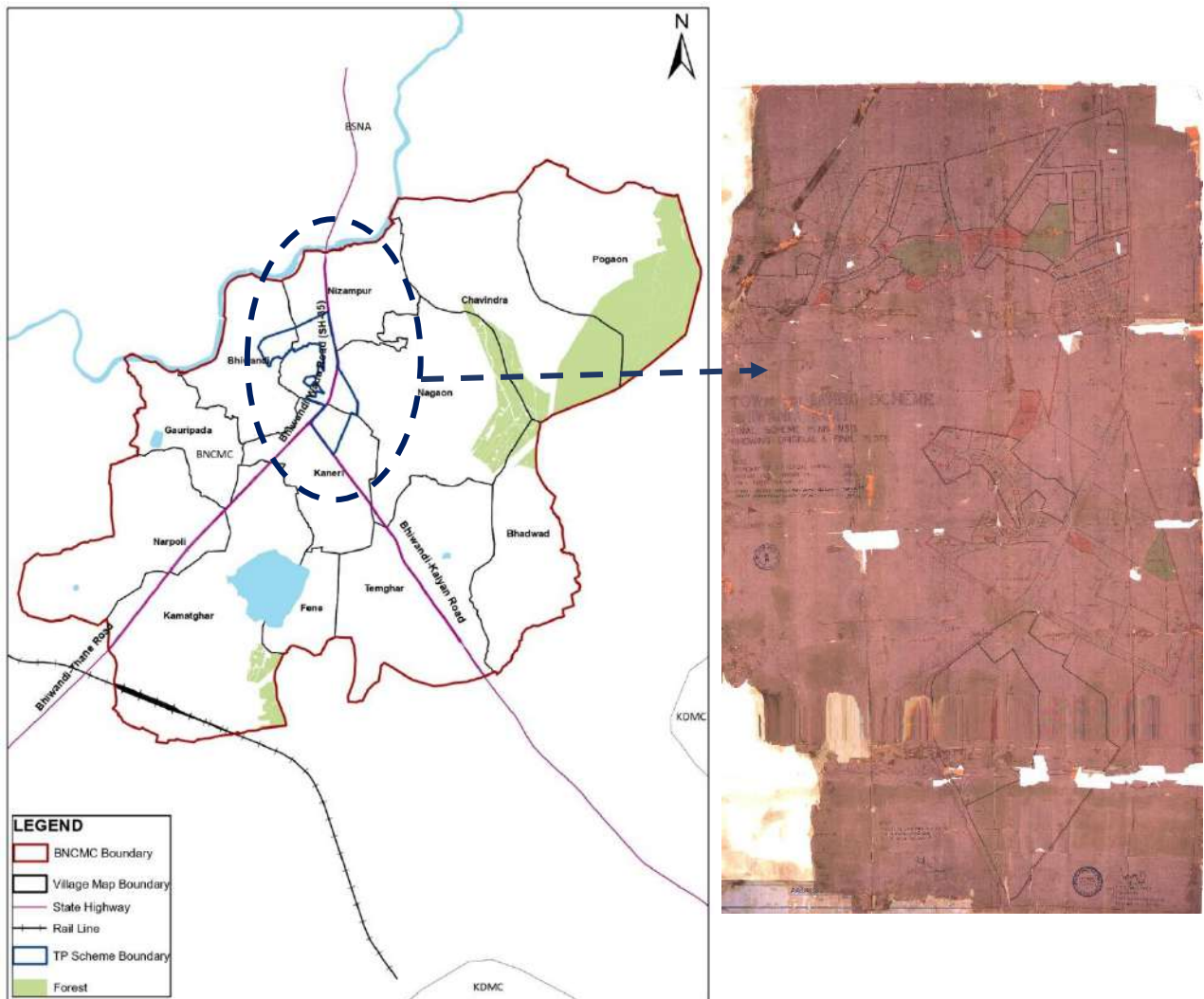


Figure 2-13 Sanctioned Town Planning Scheme

It was necessary first to convert the G zone into an urbanized zone and for that GoM considered it expedient to modify the Regional Plan. Town Planning scheme no. 1 was finally sanctioned by the government and came into force on 01-09-1986. The physical possession of final plots earmarked for a public purpose in the scheme is yet to be taken by the authority. All 10 sites of the TPS no. 1 are deemed to be vested into the Municipal Council on the date of sanction of the scheme. However, the procedural matter of taking physical possession of the land is still pending.

CHAPTER 3

EXISTING LAND USE



3 EXISTING LAND USE

3.1 Introduction

The existing land use map involves mapping the existing land use of each parcel in the project area. It helps to gather current information about an area from a physical perspective and also provides an insight into the non-spatial dimensions of places through indicators such as parcel size, sub-division pattern, nature of sub-category of land use, clustering of land uses and their relation to other land uses. 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 multiple land uses which form an intricate and complicated mixture in the city. To study and analyze the past and present character and trends of developments, the existing land use survey is required to be carried out to frame the proposals of the development plan. The existing land use is the key component in the procedure of preparation of the Development Plan. The procedure that needs to be followed is mentioned in Section 25 of the MR & TP Act, 1966. ELU map is prepared by preparing Base Map and conducting land use surveys to determine the present usage of land. Geo-data base has been prepared by combining codes mentioned in the Maharashtra GR TPS-1818/1489/CR-303/18 to map land use.

3.2 Existing Land Use Classification

To map the existing land use pattern of Bhiwandi – Nizampur, various land use categories have been considered. For the study, the land uses have been classified into residential, commercial, industrial, public-semi-public, transport and communication, public utilities, recreation and agricultural with allied activities. In the earlier sanctioned development plan of BNCMC, only main land use categories were considered but in GIS based development plan, a detailed classification has been considered covering the land uses like Eco-sensitive zones, specific land uses, solid waste management, wetlands and wastelands, etc. in addition to the main land use categories.

To map the existing land use, the total BNCMC area has been broadly classified based on development as developed area, developable area and non-developable area. The developed area is classified into land use categories like residential, commercial, mixed, public utilities, public-semi-public, recreational and transportation. The developable land consists of agricultural and vacant lands. The non-developable area includes eco-sensitive areas, wetlands, wastelands, forests, specific land use, waterbodies and defence. The main classes are further

divided into sub-classes covering the existing land use in detail for the Bhiwandi – Nizampur City Municipal Corporation area.

3.3 Land Use Distribution

The existing land use map provides information regarding the various land uses, the land is currently being put to and the extent of development that has taken place since the Earlier Sanctioned Development Plan. The total area under the Bhiwandi Nizampur City Municipal Corporation is 26.70 Sq.km. According to the ELU map, out of the total planning area, 55.62% (14.85 Sq.km.) is a developed area, 32.02% (8.55 Sq.km) is a developable area and 12.36% (3.30 Sq.km) is a non-developable area.

Out of the total planning area, 16.85% (4.50 Sq.km) area comes under the residential zone, 3.05% (0.81 Sq.km) is a commercial area, 13.64% (3.64 Sq.km) is an industrial area and 6.38% (1.70 Sq.km) comes under mixed use. The total area of a public-semi-public zone consisting of land uses like educational, health services, central and state government properties, railway etc. is 2.73% (0.73 Sq.km). The recreational area consisting of playgrounds, parks, gardens, and sports centres comprises 0.91% (0.24 Sq.km) of the total planning area. The total area of roads contributes to 8.56% (2.29 Sq.km) of the total BNCMC area.

The total developable area is 32.02% (8.55 Sq.km) which includes agricultural land and vacant land of total area. The total area coming under non-developable area is 12.36% (3.30 Sq.km). The detailed land use classification is given in the table below.

Table 3-1: Existing land use analysis

Sr. No.	Land Use	Area (Ha)	% of developed area	% of the total area
A)	Developed Area			
1.	Residential Area	449.92	30.30	16.85
2.	Commercial	81.33	5.48	3.05
3.	Industrial	364.12	24.52	13.64
4.	Mixed	170.47	11.48	6.38
5.	Public-Semi public	72.94	4.91	2.73
6.	Recreational	24.19	1.63	0.91
7.	Public utilities	83.31	5.61	3.12
8.	Transportation	6.36	0.43	0.24
9.	Roads	228.64	15.40	8.56
10.	Others	3.66	0.25	0.14

	Total	1484.94	100	55.62
B)	Developable Area			
			% of developable area	% of the total area
1.	Agricultural Land	466.17	54.53	17.46
2.	Vacant land	388.71	45.47	14.56
	Total	854.89	100	32.02
C)	Non-developable Area			
1.	Forest	263.98	79.97	9.89
2.	Waterbodies	66.11	20.03	2.47
	Total	330.09	100	12.36

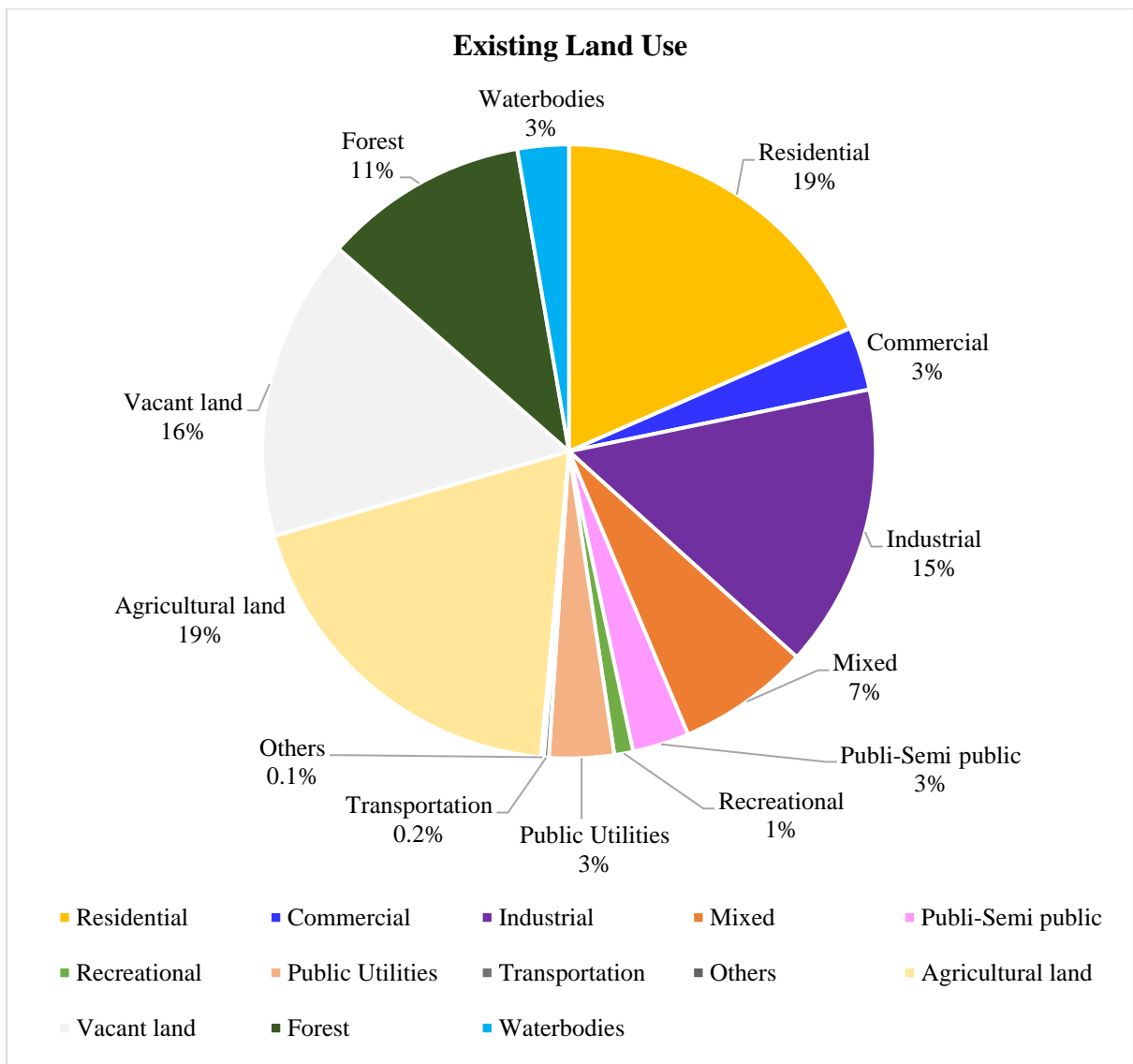


Figure 3-1 Existing Land Use Distribution

The overall summary of the existing land use of the Bhiwandi Municipal Corporation area is given below.

Table 3-2 Existing land use distribution

Sr. No	Category	Area (Ha)	Area (Sq.km)	% of the total area
1	Developed area	1484.94	14.85	55.62
2	Developable area	854.89	8.55	32.02
3	Non-developable area	330.09	3.30	12.36
	Total	2670	26.70	100

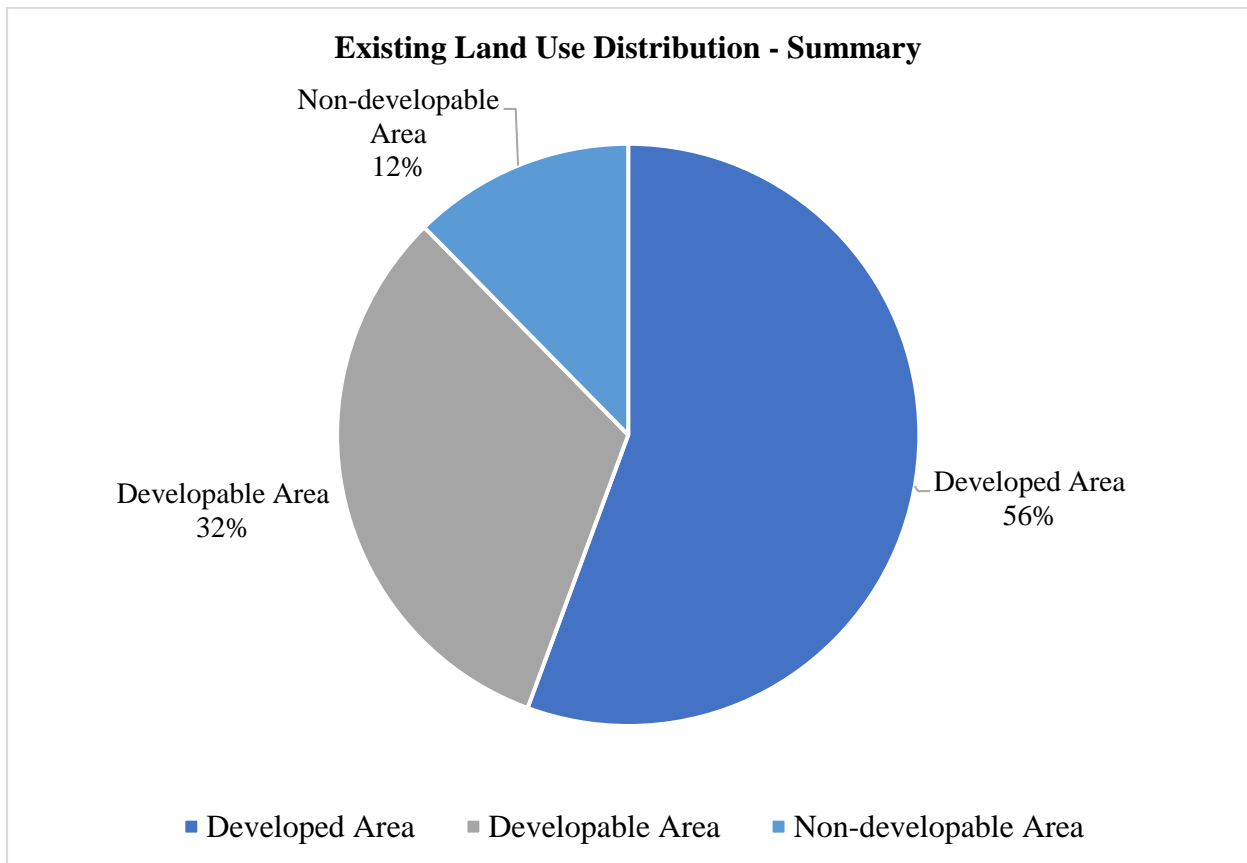
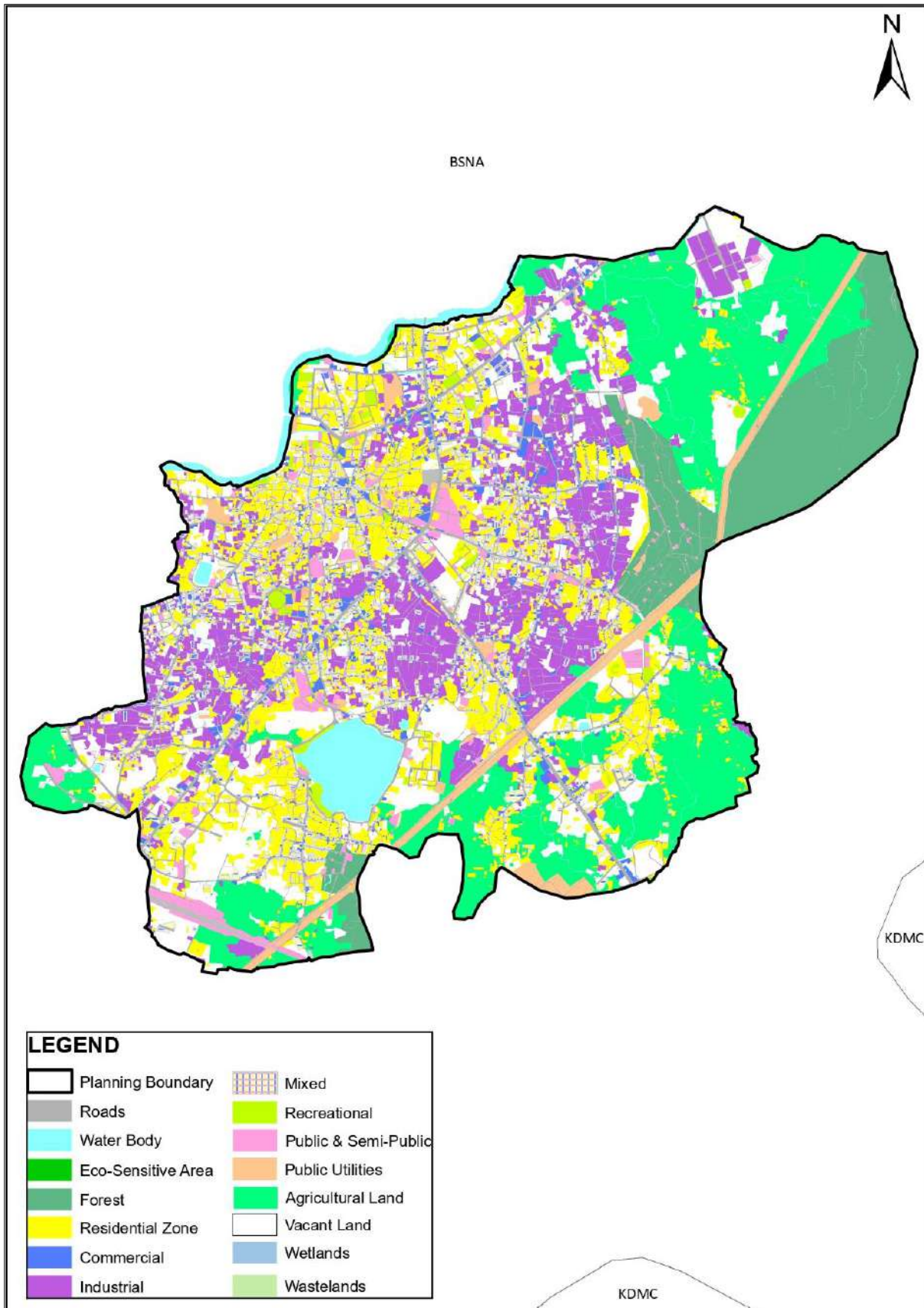


Figure 3-2 Existing Land Use Distribution Summary



Map 3-1 Map showing existing Land Use

CHAPTER 4

DEMOGRAPHY



4 DEMOGRAPHY

4.1 Introduction

Long-range comprehensive planning cannot be undertaken rationally and realistically based on the fundamental facts of population growth. The Bhiwandi- Nizampur city is situated at the Northern threshold of the Greater Bombay Metropolis and has been considered one of the growth centers in the regional plan for the Bombay Metropolitan Region. The total population of Bhiwandi town as per the census of 2011 is 7,09,665.

4.2 Existing Population

As per provisional reports of Census India, the population of Bhiwandi in 2011 is 709,665. Out of which male population is 415,339 and the female population is 294,326. Although Bhiwandi city has a population of 709,665; its urban/metropolitan population is 735,681 of which 431,704 are males and 303,977 are females.

Table 4-1 Existing Demography of the city

Sr. No.	Bhiwandi City	Total Population	Male	Female
1	City Population	709,665	415,339	294,326
2	Literates	491,071	301,986	189,085
3	Children (0-6)	91,825	47,235	44,590
4	Average Literacy (%)	79.48 %	82.04 %	75.71 %
5	Sex Ratio	709	-	-
6	Child Sex Ratio	944	-	-

(Source: Census, 2011)

The Schedule Caste (SC) constitutes 3.1% while Schedule Tribe (ST) was 1.2% of the total population in Bhiwandi Nizampur.

4.3 Growth of Population

From the provisional population figures of the 1991 census, it is seen that the population of Bhiwandi- Nizampur in 1991 was 3,78,546 souls. Census data of 1991 shows the decadal growth rates of 1971-1981, 1981-1991, 1991-2001, and 2001-2011 are 164%, 80%, 148% and 18% respectively. It shows that Bhiwandi is one of the fastest-growing towns in the Mumbai Metropolitan Region in terms of population.

Table 4-2 Decadal population variation

Census Year	Population	Growth rate
1961	54935	-
1971	107244	95.22
1981	210712	96.48
1991	379070	79.90
2001	598741	57.95
2011	709665	18.53

(Source: Census,2011)

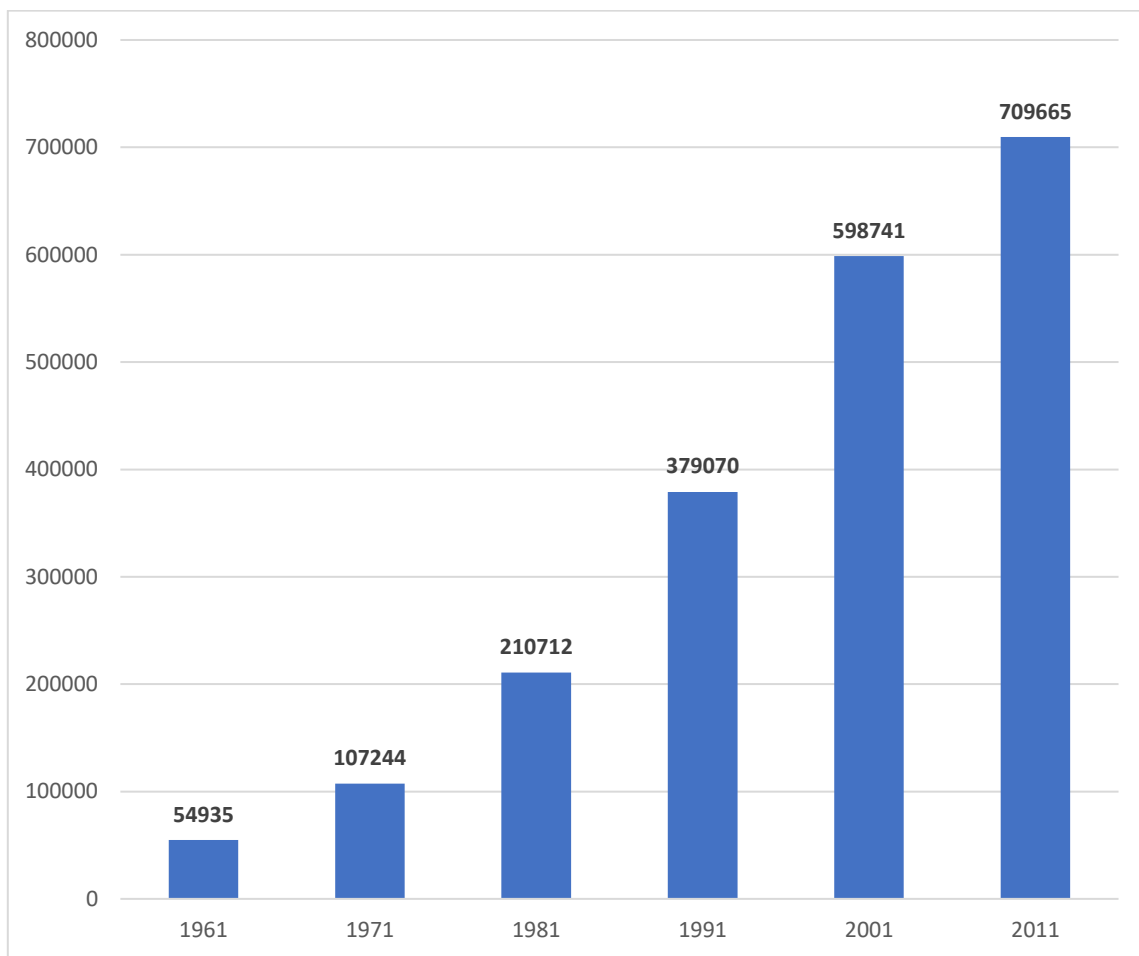


Figure 4-1 Decadal Population from 1961 to 2011

The population growth trend of the projected area is graphically represented in the figure below. There is a slight increase in the growth rate from 1971 to 1981. However, the percentage of decadal growth is declining from the year 1981 to 2011.

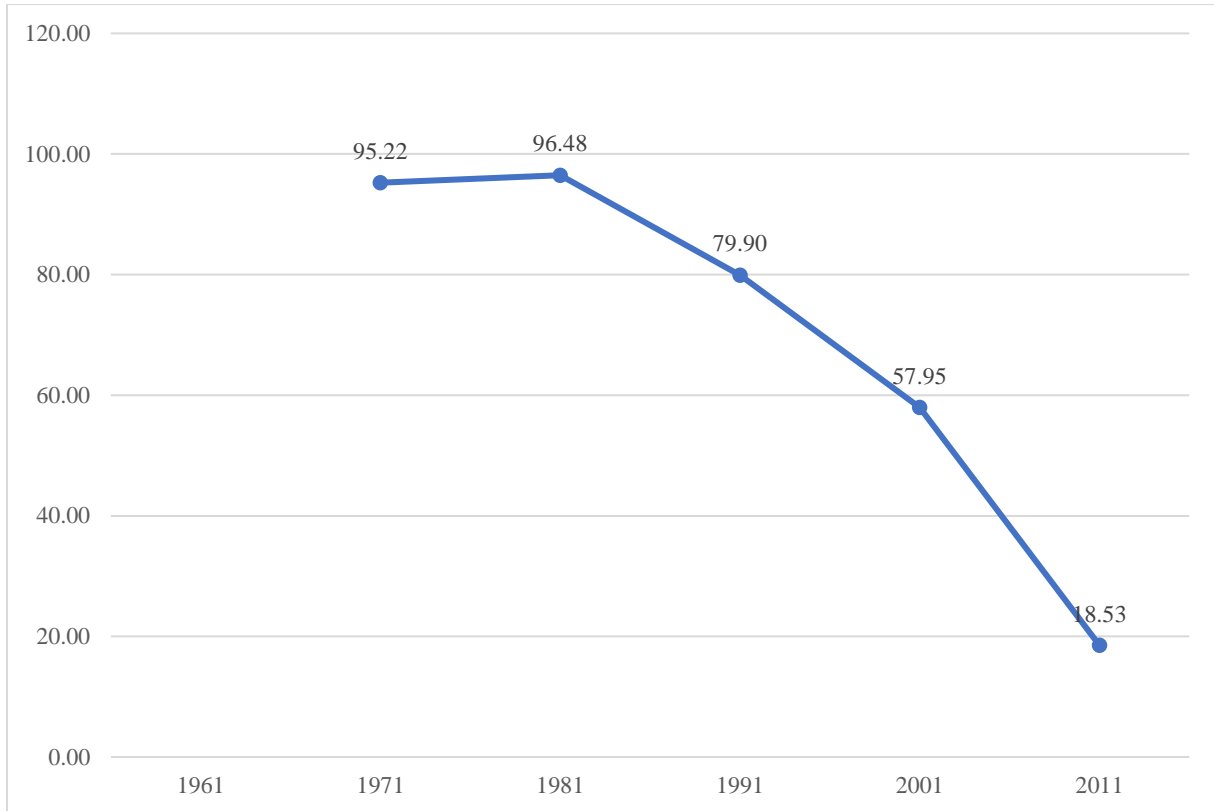


Figure 4-2 Decadal Growth Rate

4.4 Structure of Population

The population of Bhiwandi city is 709665 according to the census 2011 out of which 415339 are male and 294326 are females. The overall sex ratio of Bhiwandi city is 709 which is lower than Maharashtra state's average ratio (929) as per the census 2011. The sex ratio of the population below 6 years is 944 for the year 2011 which is slightly higher than the state's average ratio (913). There is a slightly positive growth trend visible in the overall sex ratio. Whereas the sex ratio below 6 years marginally reduced from 954 to 944 during the year 1991 to 2011.

Table 4-3 Sex ratio

Sr. No.	Census Year	Overall Sex Ratio	Sex ratio below 6 years
1	1961	662	-
2	1971	618	-
3	1981	627	-
4	1991	649	954
5	2001	629	938
6	2011	709	944

(Source: Census,2011)

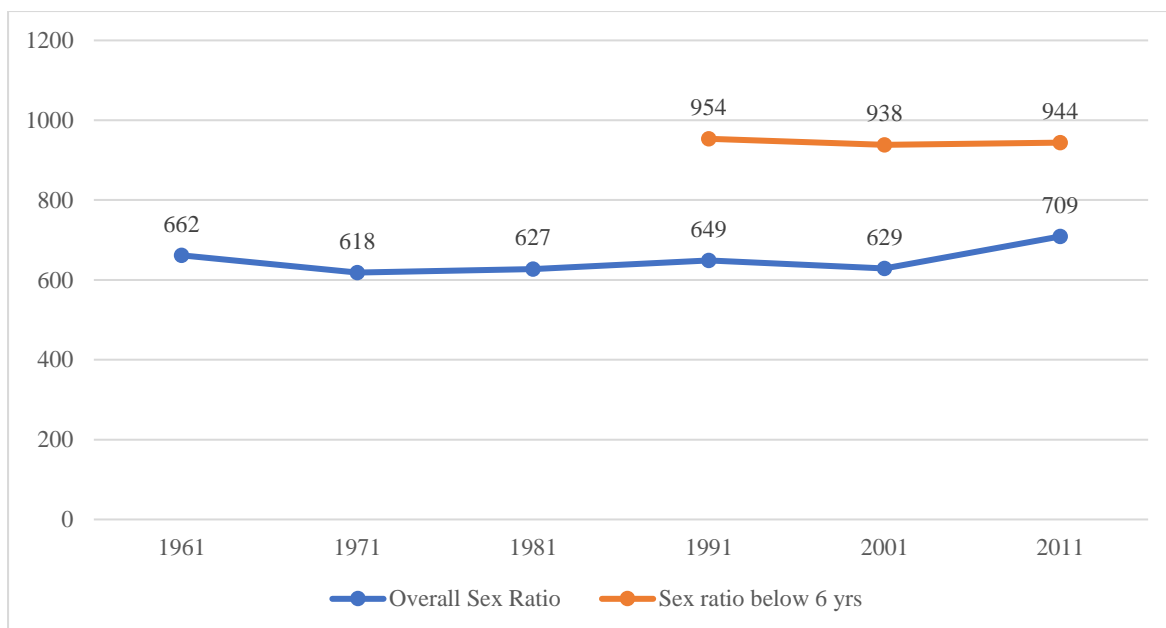


Figure 4-3 Sex ratio

4.4.1 Literacy Rate

As per Census 2011, Bhiwandi city showed a high level of literacy i.e., 69 percent as compared to 65 percent in 2001, with a literacy rate of 43 percent for males and 27 for females. Whereas this literacy rate is much lower than the state's average literacy rate which is 82.34 percent. Table 4-4 shows that there is no change for a male and a significant increase for females compared with all the previous census data.

Table 4-4 Literate Population from 1961 to 2011

Sr. No.	Census Year	Total literate	Male literate	Female literate	Total Literates (%)	Male %	Female %
1	1961	24331	17875	6456	44%	33%	12%
2	1971	52393	36468	15925	49%	34%	15%
3	1981	105177	74556	30621	50%	35%	15%
4	1991	196170	135097	61073	52%	36%	16%
5	2001	388336	260137	128199	65%	43%	21%
6	2011	491071	301986	189085	69%	43%	27%

(Source: Census, 2011)

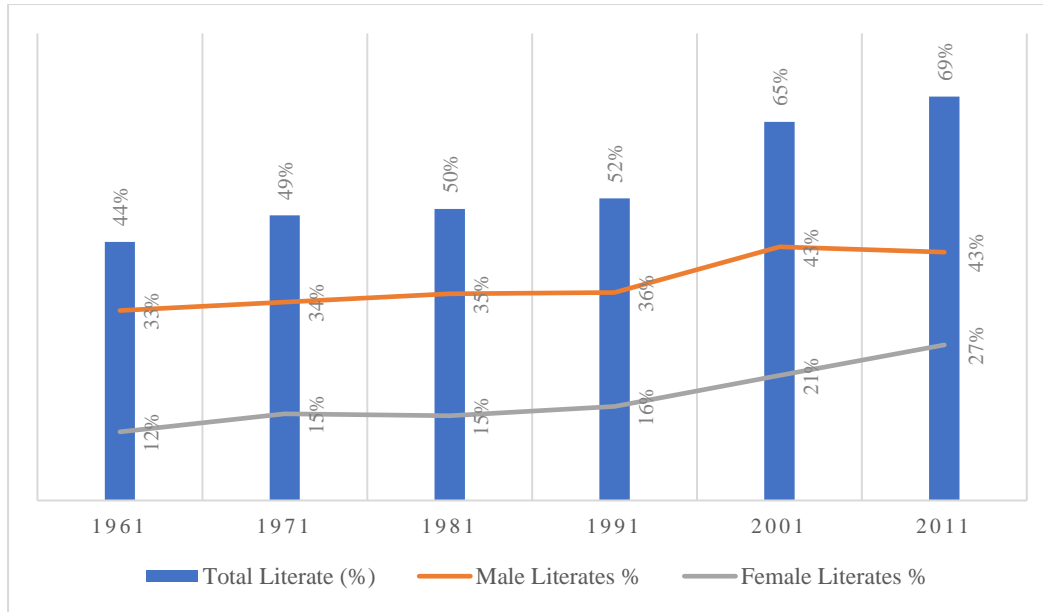


Figure 4-4 Literacy rate

The total literacy rate of Bhiwandi Nizampur was 79.48% in 2011 which is less than the average literacy rate of 82.34% in Maharashtra. Population-wise, out of a total of 491,071 literates, males were 301,986 while females were 189,085. Also, the male literacy rate was 82.04% and the female literacy rate was 75.71% in Bhiwandi Nizampur. The sex ratio in Bhiwandi is 709 per 1000 males. The average national sex ratio in India is 940 as per the latest reports of the Census 2011 Directorate. In the 2011 census, the child sex ratio is 944 girls per 1000 boys.

4.4.2 Scheduled Castes and Tribes

As per the census 2011 report, 3.07 % population is under schedule caste and 1.15% is under Schedule tribes. This percentage is much lower than Maharashtra state's average percentage for SC (9.35%) and ST (11.81%).

Table 4-5 Population Composition

Sr. No.	Census Year	Total SC	% Total SC	Total ST	% Total ST
1	1961	467	0.85	2078	3.78
2	1971	998	0.93	1972	1.84
3	1981	3352	1.59	3066	1.46
4	1991	11243	2.97	4317	1.14
5	2001	8563	1.43	3931	0.66
6	2011	21820	3.07	8178	1.15

(Source: Census,2011)

4.4.3 Household Size

The total number of persons living in a house is commonly called household size. As per the 2011 Census, there were 709665 households. The average size of a household is found to be 5.1. It indicates that in one house, there are more than five people. It can be observed that there is a slight reduction in household size compared to previous census years household size.

Table 4-6 number of households

Sr. No.	Census Year	Population	No of Households	HH size
1	1961	54935	9960	5.5
2	1971	107244	20299	5.3
3	1981	210712	39675	5.3
4	1991	379070	70080	5.4
5	2001	598741	110408	5.4
6	2011	709665	140035	5.1

(Source: Census,2011)

4.4.4 Religion Wise Population

Bhiwandi is a Muslim-majority city in India with approximately 56.01 % of the city population following Islam as their religion. Hinduism is the second most popular religion in the city of Bhiwandi with approximately 39.34 % following it. In Bhiwandi city, Christianity is followed by 0.23 %, Jainism by 2.66 %, Buddhism by 1.55 % and Sikhism by 0.05 %. Around 0.03 % stated 'Other Religion'; approximately 0.12 % stated No Particular Religion.

Table 4-7 Religion wise population

Sr. No.	Description	Total	Percentage
1	Hindu	279199	39.34 %
2	Muslim	397497	56.01 %
3	Christian	1623	0.23%
4	Sikh	350	0.05 %
5	Buddhist	10973	1.55 %
6	Jain	18911	2.66 %
7	Others	235	0.03 %
8	Not Stated	877	0.53%

(Source: Census,2011)

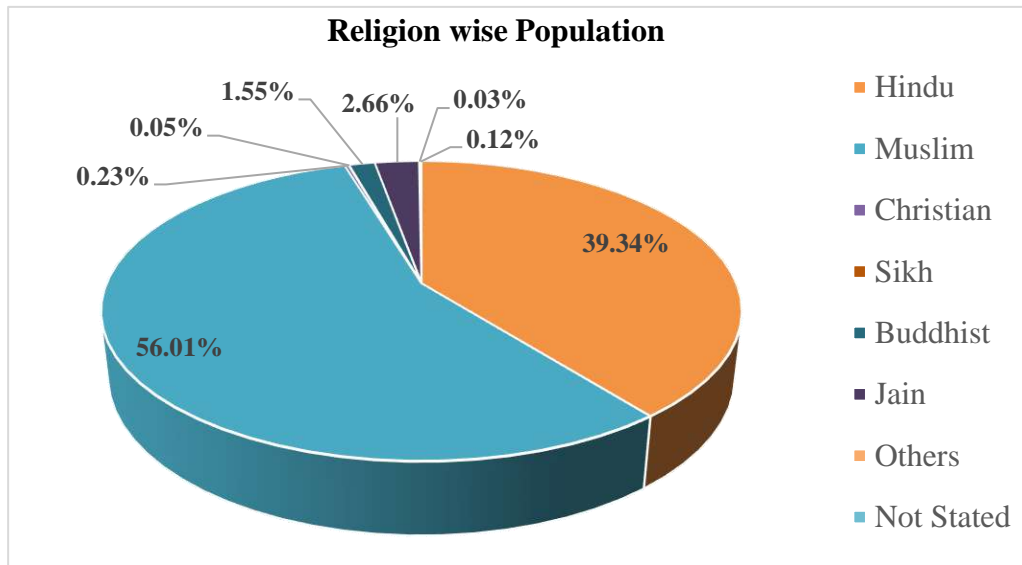


Figure 4-5 Religion wise population

4.4.5 Density

The initial provisional data released by census India 2011, shows that the density of Bhiwandi for 2011 is 26871 people per sq. km. Bhiwandi city administers area is 26.41 sq. km.

4.4.6 Slums

Total no. of Slums in Bhiwandi city numbers 68,667 with which a population of 345,386 resides. This is around 48.67% of the total population of Bhiwandi city.

As per Bhiwandi Nizampur municipal corporation, around 30% population of resides in the slum area. Bhiwandi is predominantly a worker's town, private conventional housing is not affordable to most low-earning workers. The lack of affordable shelter has resulted in the unprecedented growth of slums in Bhiwandi. There are 27 slum pockets spread all over Bhiwandi. From those slums, 20 slums pockets are notified slums declared by Government. The area of a declared slum is near about 17 hectares. 13 slum pockets are provided with services under the Slum Improvement Program.

CHAPTER 5

ECONOMY



5 ECONOMY

5.1 Introduction

Analysis of the economic activities of the city is necessary to understand the process of growth and dynamics of the city. Employment pattern is one of the important parameters of the economic growth of the city. The structure of employment in and around Bhiwandi Nizampur city can be studied in various ways.

5.2 Occupational Structure

In Bhiwandi Nizampur Municipal Corporation out of the total population, 289,828 were engaged in work activities for the census year 2011. From the total working population, 92.84% of workers describe their work as Main Work (Employment or Earning more than 6 Months) while 7.16% were involved in Marginal activity providing a livelihood for less than 6 months. Table 5-1 indicates that 92.54% of total workers are main workers and 7.16% are marginal workers as per Census 2011. Thus, numbers conclude that most of the workers are involved in long-term employment.

Table 5-1 Economic profile of Bhiwandi Nizampur

Sr. No.	Census Year	Total Workers	% Of Total Workers	Non-Worker	% Of Nonworkers	Main Workers	Marginal Worker
1	1961	25041	46%	29892	54%	-	-
2	1971	45666	43%	61578	57%	-	-
3	1981	91627	43%	119075	57%	89341	2286
4	1991	154411	41%	223282	59%	154411	1377
5	2001	250227	42%	348514	58%	243066	7161
6	2011	289828	41%	419837	59%	269087	20741

(Source: Census,2011)

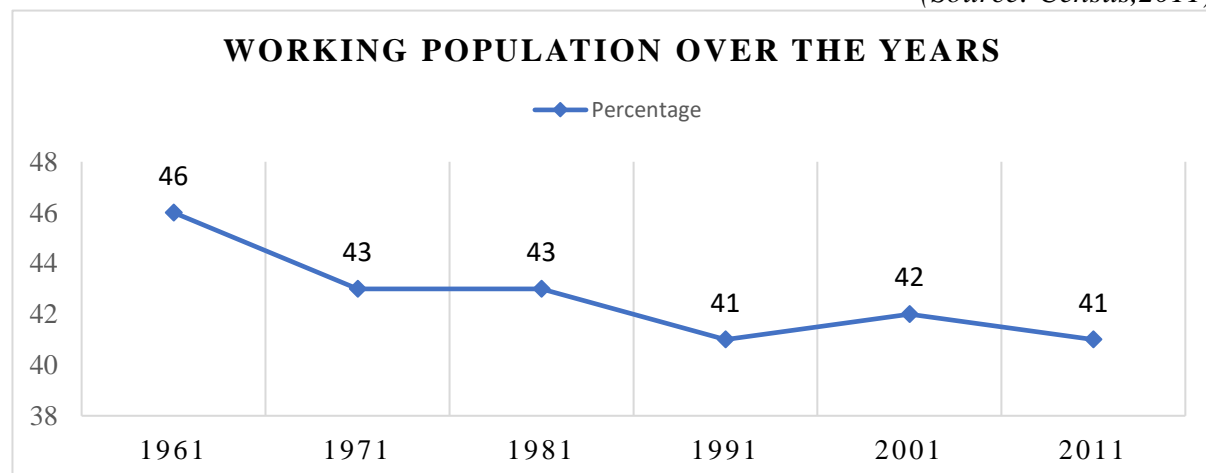


Figure 5-1 Working Population over The Years

5.3 Employment Pattern

The relative importance of the various economic sectors of Bhiwandi town can be understood from the absorption capacity of various economic sectors. The local employment in Bhiwandi town is mainly provided by the following major sectors:

a. Industries i.e., registered industries and factories:

In Bhiwandi power loom industry is the predominant industrial activity. Besides this, there are few establishments in engineering, manufacturing and small-scale industries.

b. Shops and Commercial establishments:

There are several shops and other commercial establishments spread all over the town and these establishments provide a fairly good amount of employment

c. Administrative sectors or Tertiary sector:

Employment in this sector is provided mainly by Municipality, the state and central government offices, and public institutions such as health and educational institutions.

Census has classified workers into cultivators, agricultural labours, household industry workers and other than household workers. Out of the total Main workers of Bhiwandi town, 0.43 % are cultivators, 0.67% are agricultural labours, 2.03% are household workers and 96.87% are involved in other than household industry.

Table 5-2 Occupational Structure

Sr. No.	Census Year	Cultivators	Agricultural labours	HH Industry Workers	Other than HH
1	1991	1018	539	1104	115850
2	2001	533	417	3618	238498
3	2011	1165	1791	5456	260675

(Source: Census,2011)

5.4 The Industrial Profile of Bhiwandi-Nizampur

Bhiwandi is a well-known name on the textile map of the country. It has the distinction of having a large concentration of cotton textiles and also most of the country’s man-made textile units. Another distinction is that both cotton and man-made textiles are entirely in the decentralized sector. Bhiwandi believes “small is beautiful”. There are various types of textile fabrics manufactured in Bhiwandi including saris, shirting, dress materials, etc. At present, Bhiwandi produces 10,000 million meters of greige fabric per annum on maximum utilization of looms installed. The total number of installed looms is about 9.5 lakh, which has now reduced to 6.5 lakh looms. Bhiwandi is a commercial city in the Thane District of Western Maharashtra. This city is located on a major link between Mumbai and the rest of India through

the Mumbai-Agra highway with the decline of the textile industry in Mumbai after the strike called by the Trade Union leader Dr. Datta Sawant, Bhiwandi became an industrial attraction due to the convenience of transport and 24-hour power supply. Bhiwandi produces and transports most of the power loom for the textile industry all over India. All the major multinational companies in India have their godowns in Bhiwandi since it is in an octroi-free zone. Bhiwandi is the second largest cluster of synthetic fabric manufacturing from power looms and is known for its power loom industry. It accounts for around 9.5 lakhs (installed) looms out of 65 lakh looms in the country.

5.5 Employment Characteristics

The employment pattern in Bhiwandi Nizampur has witnessed significant restructuring, especially since 1971. There has been a rise in manufacturing and service sector employment and a decline in primary sector employment. The structure of production continues to show a deceleration in industrial activity with more than 90% being contributed by the service sector. The share of agriculture in Bhiwandi Nizampur has been falling over the years. Also, the share of the industrial sector has seen declining since 1981. Total employment in the primary sector including agriculture and agriculture labour activity fell from 10% to 1.10% between 1961 to 2011. Total service employment has increased from 23.75% to 96.87% in the same period. The contribution of the tertiary sector on the other hand has been on the rise. The figure confirms that agriculture and manufacturing employment has been falling over the years while that in services is increasing.

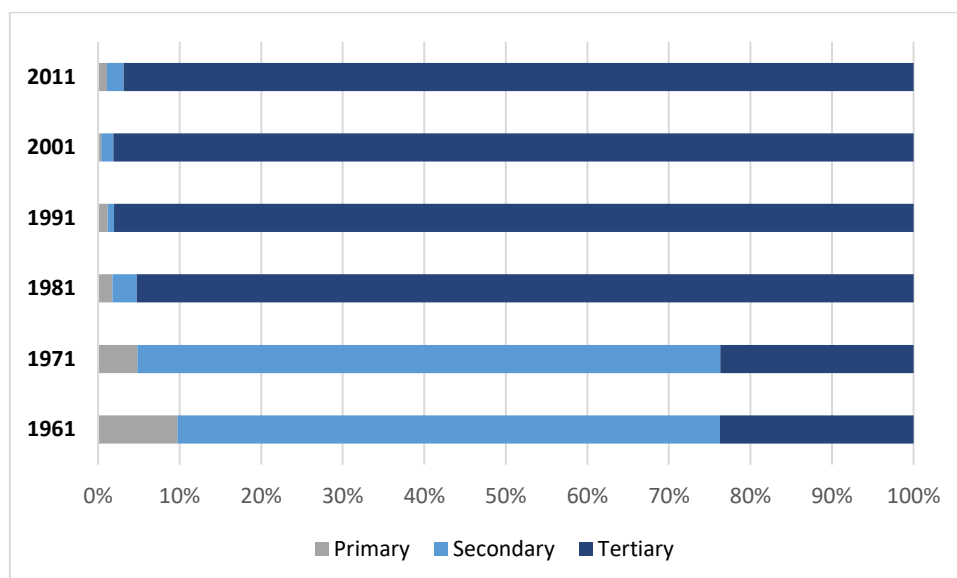


Figure 5-2 Distribution of Residential workers by industrial activity

Source: Census of India

5.6 Commercial and Industrial Establishments

The local authority maintains a record of the number of commercial & Industrial establishments registered for a year. According to a recent record available with Bhiwandi Nizampur City Municipal Corporation, it is observed that there are 13,431 shops/ commercial establishments and 1519 industries/ factories.

CHAPTER 6

TRANSPORT



6 TRANSPORT

6.1 General

An effective and efficient transport system plays an important role in the development of the area. They connect people with employment, public services, shopping and social networks and businesses to labour, consumer, buyer and supplier markets. This chapter primarily emphasizes the transportation scenario of the city. The chapter starts with a briefing on the existing transport network and traffic situation in the area. The succeeding sections will give an overall outline of the traffic and transportation condition of the city.

6.2 Existing Transport Network

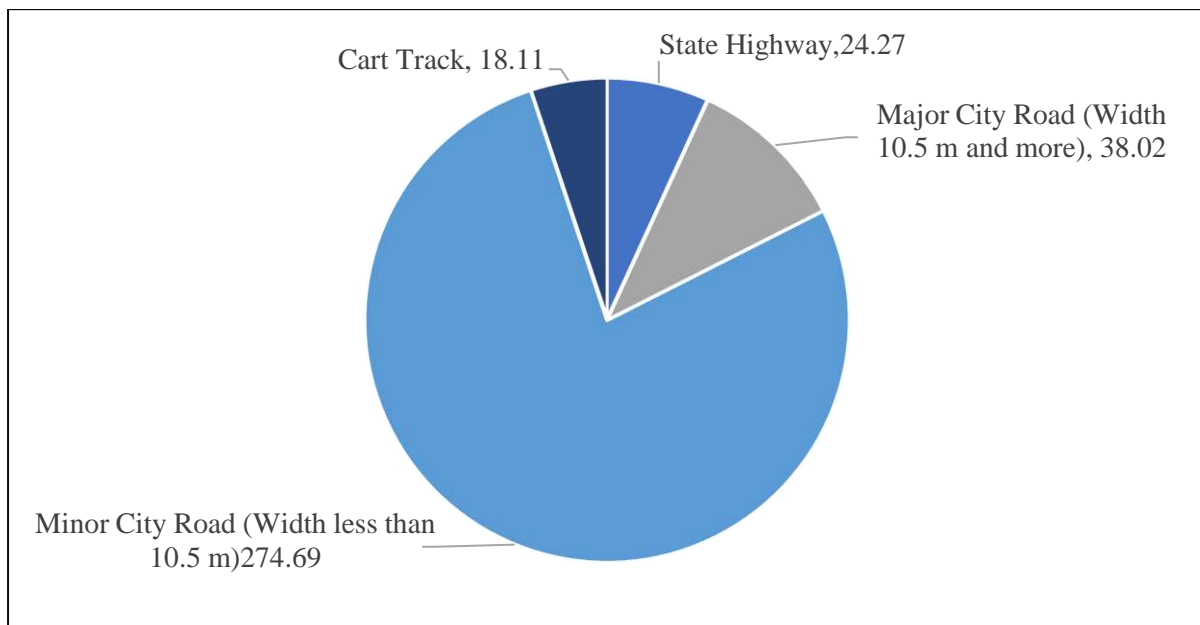
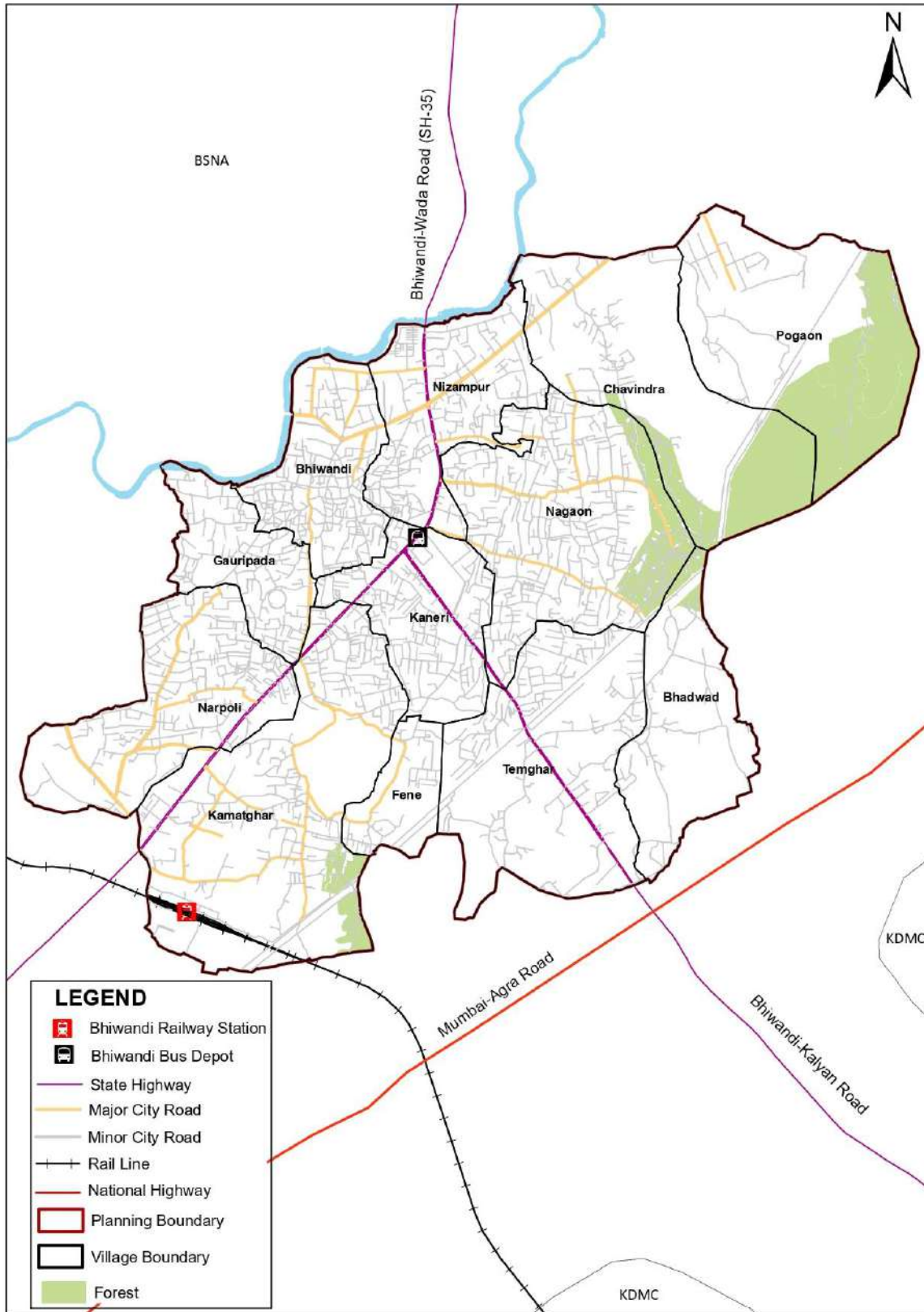


Figure 6-1 Types of roads and road length in the city

The important highways in Bhiwandi Nizampur city are Mumbai- Agra Road (NH-3), Kalyan-Bhiwandi State Highway, and Bhiwandi-Wada (SH-35) which connect the city to all parts of India through the road network and hence carry maximum traffic in the city road network. Because of this rail and road network, Bhiwandi Nizampur city is well connected to Thane, Kalyan, Wada, Jawhar, Dahanu, Talsari etc. The important national port of Mumbai and Navi Mumbai are about 60-75 km from the city. The domestic, as well as international airports, are at a distance of about 35-40 km from Bhiwandi.

It is noticed that the National Highway No. 3 (Mumbai-Agra) which is passing through town now diverted from outside the BNCMC 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 the possession of the Municipal Corporation. This road at present serves as the major link between Thane and Bhiwandi and has contributed to the growth and development of the city.



Map 6-1 Existing Transport Network

Kalyan Bhiwandi Road stretches for a length of 0.59 Km in the city of Mumbai in the subdistrict Kalyan of the district Thane. It links Bhiwandi with Kalyan and the same is a state highway joining the Bhiwandi Thane road at the junction known as Kalyan Naka. 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.

Bhiwandi Road is a railway station in Mumbai, India, on the Vasai Road–Diva–Panvel route of the Central Railway, of the Mumbai Suburban Railway network. The Bhiwandi station lies on the Vasai–Diva corridor, between the Western Line and Central line. The railway is used both for goods and passenger traffic. At present Kalyan is the nearest railway station to Bhiwandi situated at about 10 km.

6.3 Overview of Traffic Situation

Traffic infrastructure in Bhiwandi is facing high demands due to population growth, the growing population of vehicles and the increasing number of journeys being undertaken by the populace. Due to narrow roads, there is a negative impact on the transport situation in the city i.e., bottleneck junctions, traffic and congestion points. Traffic infrastructure in Bhiwandi-Nizampur is facing high demands due to power loom industries, warehouses, a growing number of vehicles and an increasing number of trips being undertaken by the population. Industrial warehouses in Bhiwandi are functional for neighbouring cities of Mumbai, Thane and Navi Mumbai. Many vehicles head from JNPT towards Ahmedabad or other parts of Gujarat as well. Apart from the arterial roads and the Mumbai-Nashik Highway that passes through Bhiwandi city, the route between Mankoli to Anjurphata and Thane to Kasheli are the most affected roads. Moreover, the ongoing Metro work on the Thane-Kasheli route is such that diversions are also not possible and often heavy vehicles get stuck on this stretch causing traffic jams.

There is one Bus Depot in the city, Bhiwandi-Mulund Bus Stand near Shivaji Chowk, Gokul Nagar in BNCMC as shown in figure 5.2. The daily passenger capacity of the depot is approximately 50,000. There is a total of 90 buses in the depot. The facilities provided in the depot are a toilet, feeding rooms, resting place. Other facilities like courier services are also provided by the depot.

6.3.1 Registered Vehicles

Category wise new motor vehicle registration in Bhiwandi has been compiled from the Regional Traffic Office (RTO) for 2015-21 and has been presented in the graph and table below. The trends need to be arrested by improving the public transport system in the study area. Growth of total motor vehicles, private vehicles (cars & two-wheelers), cars and two-

wheelers are presented in Figure and annual growth rates of total motor vehicles and private vehicles are presented in Figure.

Table 6-1 Vehicle Registration Statistics

Vehicle Type	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
2 Wheelers	73439	78162	82999	80632	73354	50822
Cars/Jeep	19288	18913	19499	15935	14265	13939
Auto/Taxi	10460	11212	16862	13472	7796	1733
Ambulances	84	84	75	51	91	74
School buses	244	86	129	105	199	17
Trunks/Tankers	4046	4574	6324	6197	4375	739
Tractors	42	64	46	104	136	139
Trailers Agricultural	18	86	11	4	39	1
Trailers Non-Agricultural	98	115	249	262	54	62
Stage-carriage/Contract-carriage/Minibus	969	1839	698	494	557	46
Pvt. Ser.Vehicles	0	3	27	255	11	0
Del. Van(4,3-Wheeler)	3503	4298	9889	2468	4045	2784
Other	107	221	379	387	363	233
	112298	119657	137187	120366	105285	70589

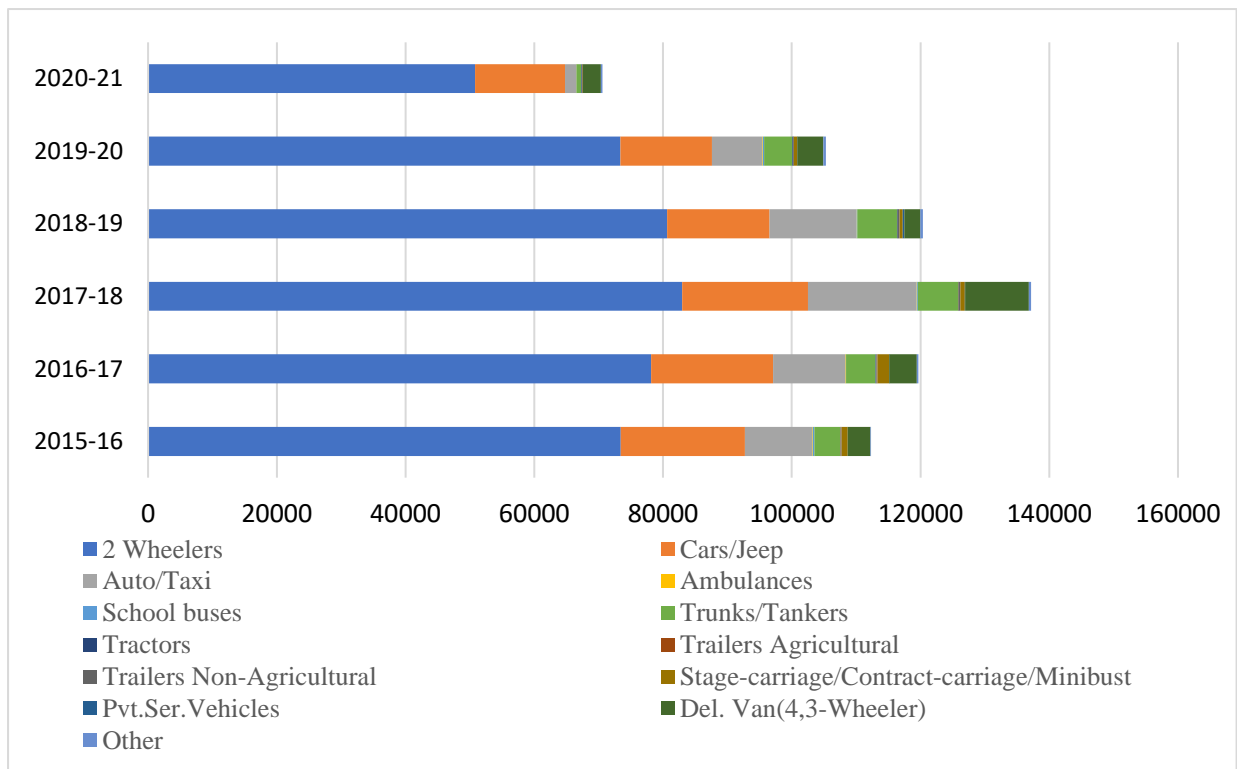


Figure 6-2 Registered Vehicles

A tremendous growth in vehicle population has been noticed in Bhiwandi. Bhiwandi has a total of 6,65,382 vehicle population. A total of 70,589 driving licenses were issued at the end of the 2020-21 fiscal year. The maximum number of licenses was issued in the year 2017-18. The total number of registered vehicles decreased by 32.95% in 2020-21. Two-wheelers account for the highest share with 66.03% of the registered vehicles followed by Cars/Jeep.

6.3.2 Bottle Neck Junctions and Congestion Points

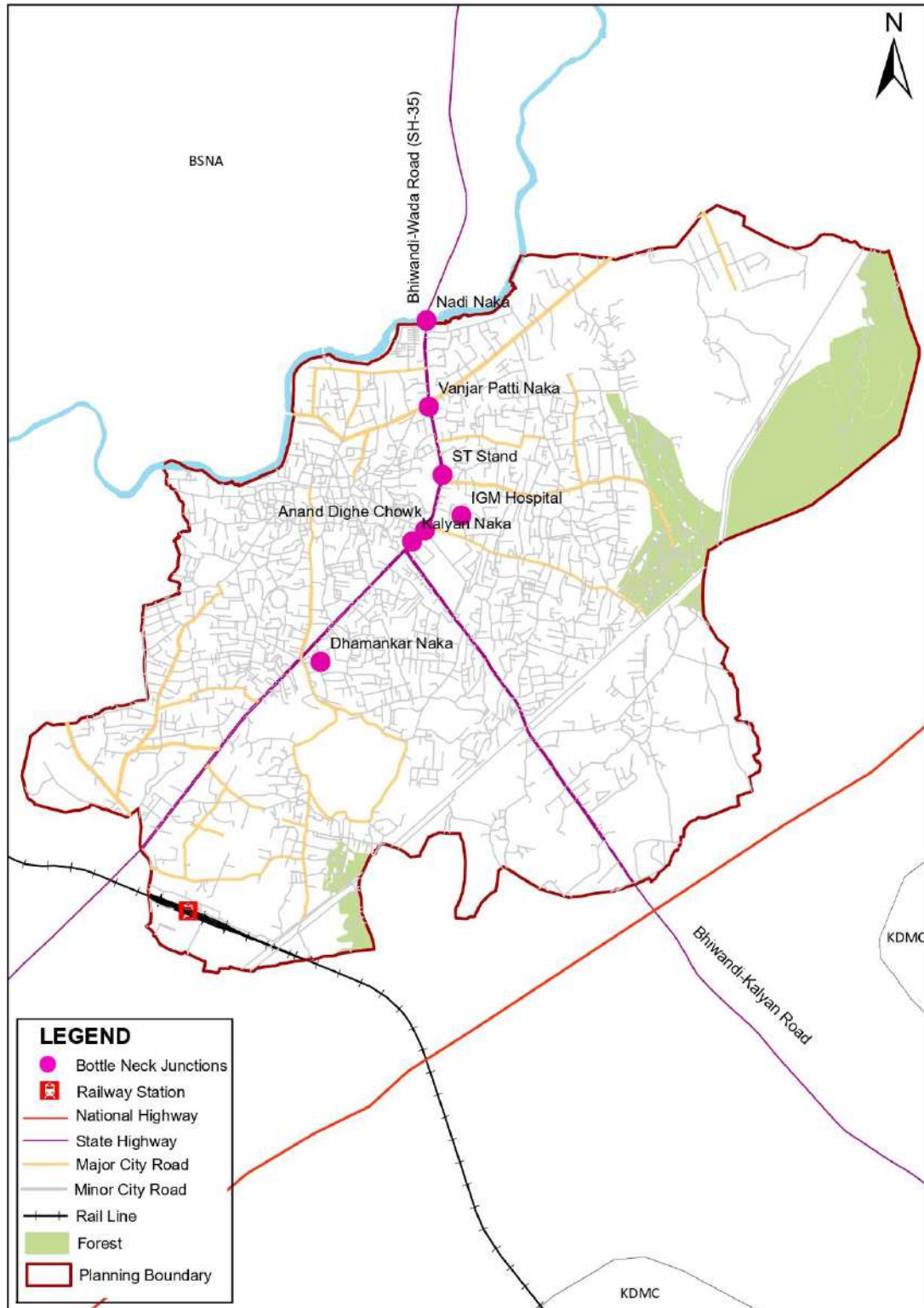
Bottleneck and congestion locations are those points where the vehicle speed reduces and the vehicle queue increases over a specific period. The major reasons are heavy flow of traffic than design capacity, varying lane configuration and heavy cross/turning movement at the junction. Based on the information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

Table 6-2 Bottleneck junctions and Congestion points

Sr. No.	Congested Area	Bottleneck junctions or area	Accident Prone zone	Black spot
1	Aas Bibi Masjid Naka	Vanjarpatti Naka	Lt. Balasaheb Flyover (Jakat Naka to Kalyan Naka)	Nil
2	Vetal pada Road	S.T. stand	Maulana Azad Flyover (Towards Chavindra Road to Nadi Naka)	
3	Kacheri pada Road	Near Indira Gandhi Hospital	Lt. Rajiv Gandhi Flyover	
4	Haseen Farhan theatre to old Municipal Corporation	Dighe Chowk		
5	Dhamankar Naka to B.N.N. College Road	Kalyan Naka		
6	Aas Bibi to Kalyan Naka Road	Dhamankar Naka		
7		Nadi Naka		

(Source: DCP Traffic, Bhiwandi)

The congestion points and bottlenecks are observed at intersections, merging and diverging along the arterial road and Toll Plaza. The map showing identified congestion points and black spots is given below.



Map 6-2 Bottleneck Junctions

6.3.3 Accident Data

The accident data received for five months is given in Table 6-3:

Table 6-3 Accident data 2020-21

Duration	Road accidents	Total deaths	Total injured
September 2021	4	0	2
October 2021	5	1	2
December 2021	8	0	4
January 2022	8	0	4
February 2022	10	1	3

(Source: DCP Traffic, Bhiwandi)

Additionally, from January to December 2021, the accident data is tabulated below:

Table 6-4 Accident data 2020-21

Police Station	Total accidents	Total Death	Total injured
Bhiwandi	17	3	12
Nizampur	15	4	10
Narpoli	62	18	41

(Source: DCP Traffic, Bhiwandi)

The rate of accidents is very high in the city and based on that the blackspot locations are identified by the Traffic Police. blackspots are observed along the arterial roads and intersections. This could be because of the high design speed and conflicting points at intersections.

6.4 Analysis of Existing Traffic Condition

A traffic survey is undertaken to determine the volume and/or nature of traffic utilizing a particular route. To analyze the existing situation, surveys are conducted to understand the capacities of the road network, and the characteristics of the corridors. The following surveys are conducted as a part of the study.

1. Origin Destination survey
2. Mid-block volume count survey

Detailed information on all the surveys with their objective, purpose and adopted methodology is explained in this chapter.

6.4.1 Origin and Destination Survey

6.4.1.1 Purpose of the Survey

Origin-destination (O-D) surveys provide a detailed picture of the trip patterns and travel choices of the city's residents. These surveys collect valuable data related to households, individuals and trips. This is performed to obtain information on travel patterns of passenger and goods vehicles in the city along with the trip desire in terms of destination and origin from and through trips to the study area. This information allows stakeholders to understand travel patterns and characteristics; measure trends; provide input to the development of a travel demand model, forecasting and plan for city-wide transportation infrastructure needs and services; monitor progress in implementing transportation policies.

The Survey results were further used and calculation of existing demand of the network at various locations for the proposals.

6.4.1.2 Objective

Origin-destination (O-D) data is used to analyze the effect of proposals for change (for example, a new traffic management scheme, or a new road) in travel through a study area. The O-D data is kept constant, but routes and journey times can be changed; the impact of the proposal on individual trips and cumulative volumes, travel times, and costs can be assessed. O-D data is usually presented as a matrix of trip volumes between each origin and destination. The origin and destination points are the start and end zones of a trip, but can also be the entry and exit points on the study area cordon.

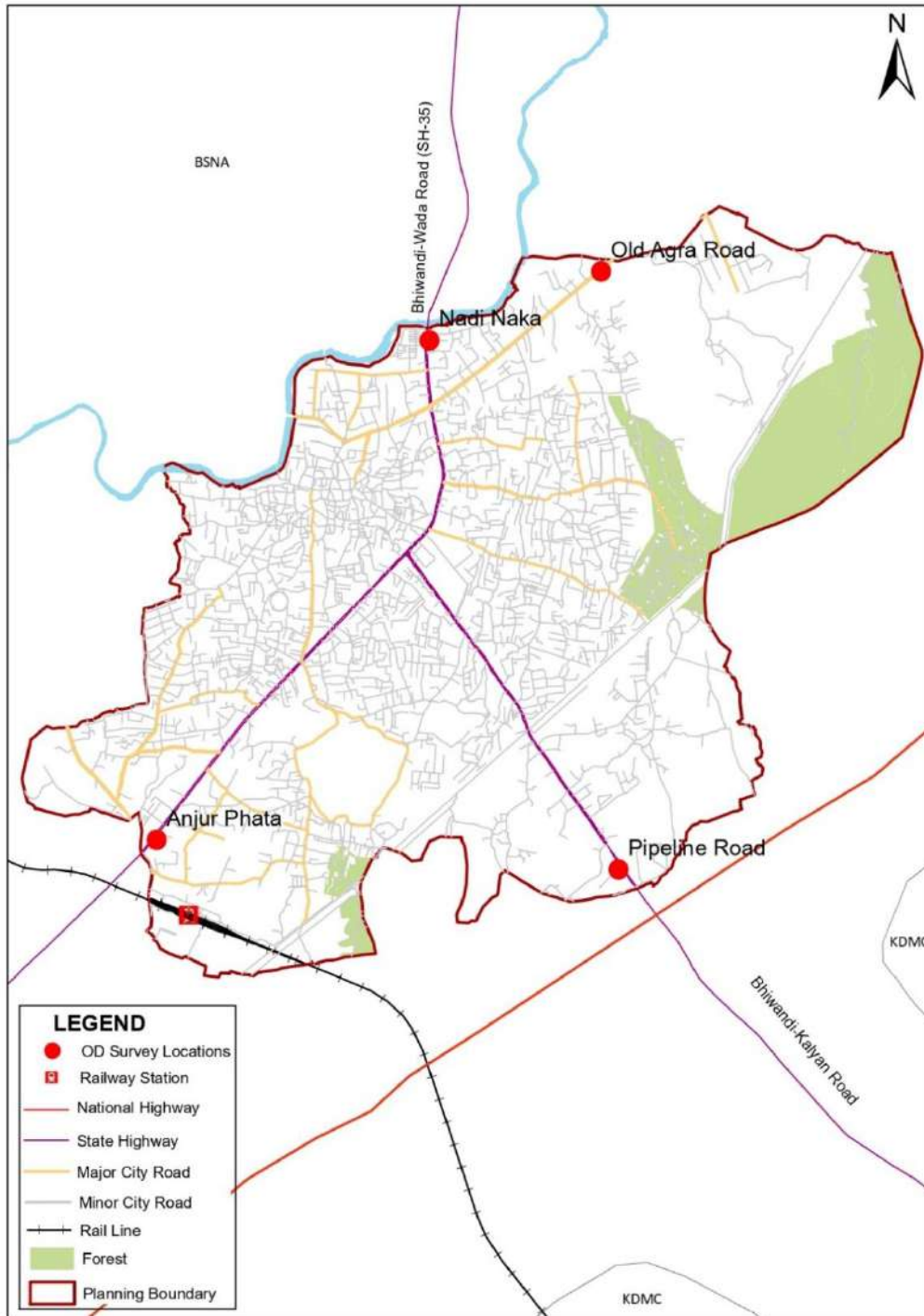
6.4.1.3 Survey Methodology

The interview method is generally used for the recording of the information for the origin and destination surveys and the survey was conducted for at least 16 hours on a normal working day. The following components are enquired about/recorded in the survey through a questionnaire.

1. Vehicle Type
2. Occupancy
3. Origin (Place and District)
4. Destination (Place and District)
5. Trip Details (Distance, Time and Purpose)
6. Commodity Details (weight) – Only for Freight Transport

6.4.1.4 Survey Locations

The First step to the Origin Destination survey is to choose locations for conducting the survey. The locations are selected such that it covers intercity and intra-city passenger and freight movement. It is important to cover the outer cordon, Screen Line and inner cordon locations. The outer cordon is an imaginary line representing the boundary of the study area. The survey is conducted inside the area covered by the cordon line to study the travel pattern to a larger extent. The total number of outer cordons identified for the O/D survey is 04.



Map 6-3 OD survey location

6.4.1.5 Survey Data Quality Control

Survey data collected in the field was then analyzed and processed by going through the following procedures:

a) On-field checks:

Random checks between stops were carried out to determine the consistency and accuracy of the survey being carried out. TMT staff were contacted for their comments and feedback and was incorporated for the successful completion of the program.

b) Logic checks:

The collected data were processed for any logical errors that might have occurred in the field. For Example, typo errors might have occurred while data collection.

c) Survey Analysis summary:

As a part of the survey, data collected was to estimate the total boarding/alighting at every station for the weekday. This helped us to identify and understand required growth, existing routing and scheduling, and shortfalls between passenger demand and available infrastructure. This analysis would also surrogate in enhancing the future scheduling, and routing and better serving the bus passenger needs and demand.

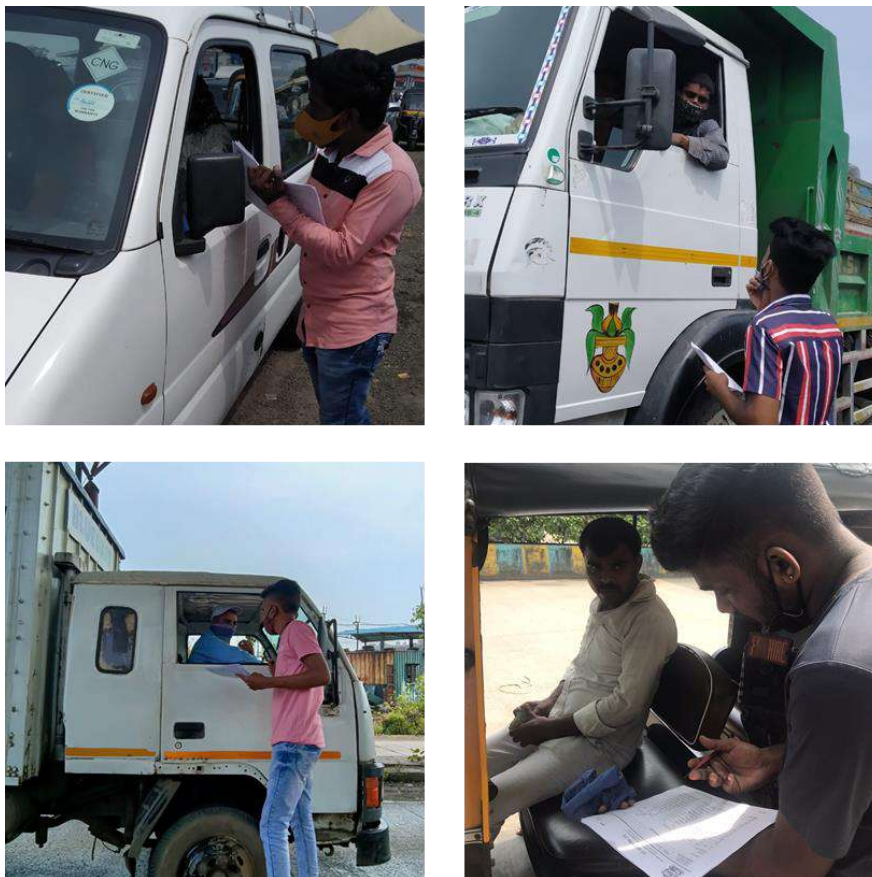


Figure 6-3 Survey photos

5.3.1.6 Survey Data Analysis

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

- a. Pipeline Road
- b. Nadi Naka
- c. Anjur Phata
- d. Old Agra Road (Chavindra)

1. Traffic moving from Bhiwandi Nizampur City

The results obtained from the survey are summarized below:

Table 6-5 O-D Survey Matrix for Traffic Volume from Bhiwandi Nizampur

Location	Pipeline road	Nadi Naka	Anjur phata	Chavindra	Total Trips	% Of total trips
Kalyan	1340	0	0	0	1340	25%
Vasai Virar	489	0	315	0	804	15%
Thane	908	0	1128	0	2036	38%
Wada	278	151	0	268	697	13%
Padgha	247	0	0	235	482	9%

It is inferred that 38% of the traffic observed originated at Bhiwandi Nizampur and moves towards Thane followed by 25% towards Kalyan while Vasai-Virar & Wada movement is average.

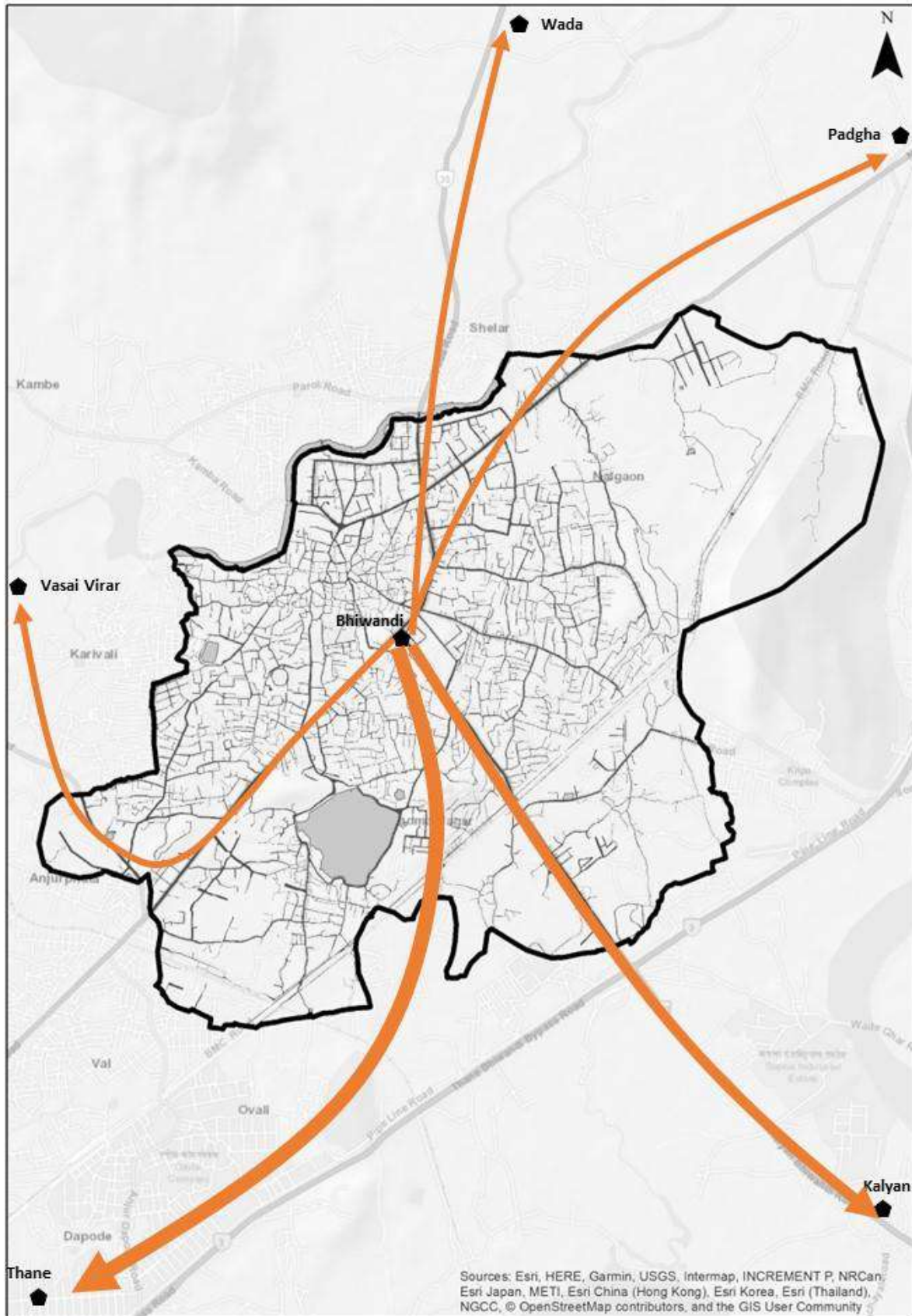
2. Traffic coming to Bhiwandi Nizampur

The results obtained from the survey are summarised below

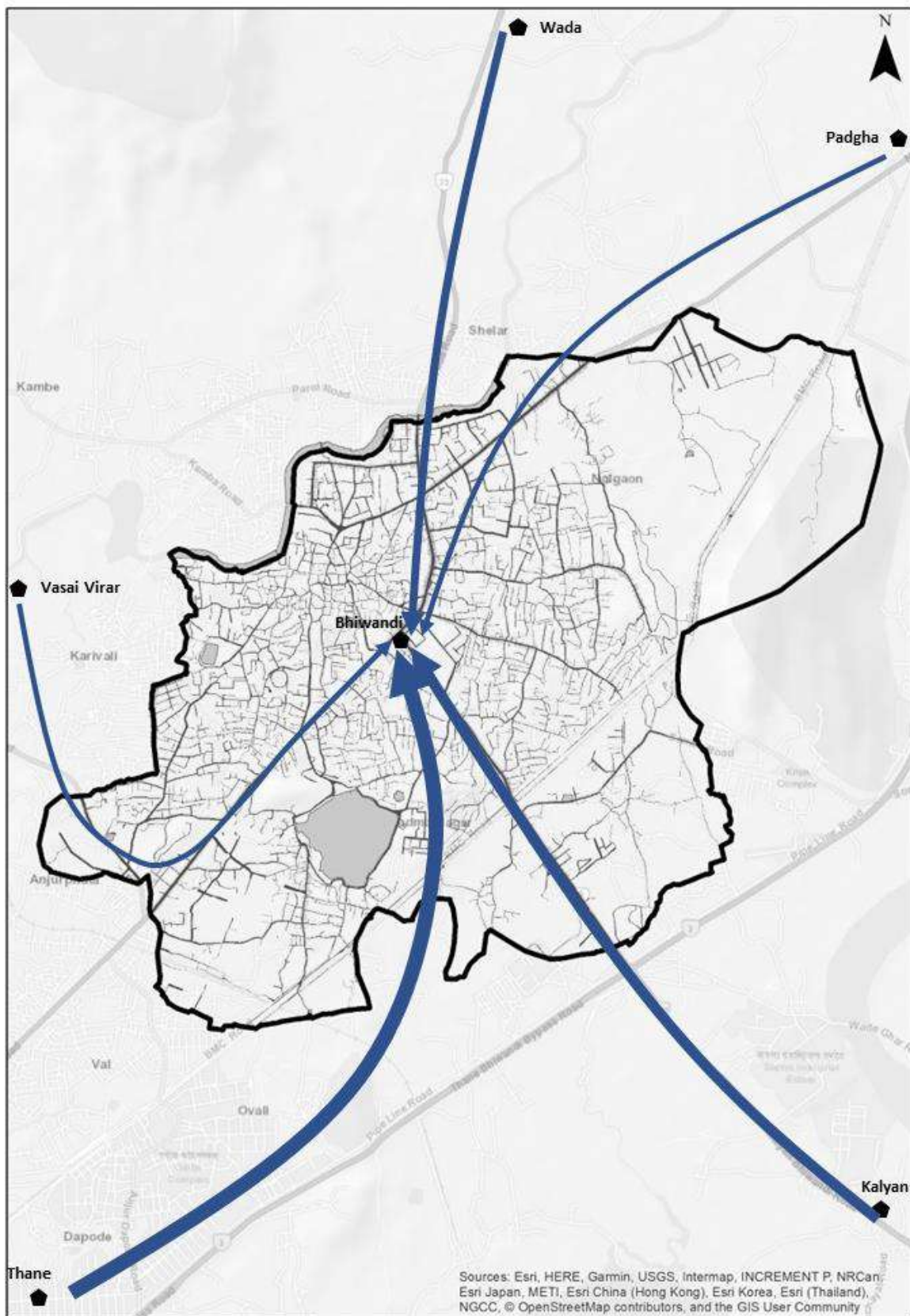
Table 6-6 Survey Matrix for Traffic Volume destined to Bhiwandi Nizampur

Location	Pipeline road	Nadi Naka	Anjur phata	Chavindra	Total Trips	% Of total trips
Kalyan	1637	0	0	0	1637	28%
Vasai Virar	435	0	208	0	643	11%
Thane	1126	0	745	0	1871	32%
Wada	379	231	0	325	935	16%
Padgha	475	0	0	285	760	13%

It is inferred that 32% of the traffic observed destined at Bhiwandi is coming from Thane followed by 28% from Kalyan.



Map 6-4 O-D Trips from Bhiwandi Nizampur



Map 6-5 Trip destined at Bhiwandi Nizampur

6.4.2 Traffic Volume Count Survey

TVC surveys were conducted to appreciate the traffic characteristics in terms of average daily traffic, traffic composition, peak hour traffic, directional split and vehicle classification at individual intersections and major roads. The survey was conducted for 16 hours on normal working days, detailed objective and methodology of this survey are explained as under.

6.4.2.1 Survey Methodology

The purpose of these surveys is to collect data on the number and types of vehicles which are making specified movements at the location at different times of the day. The volume of traffic is expressed as a rate of flow, usually either as vehicles per hour (vehicles/hr.), in particular, the peak hour demand on the road, or vehicles per day (vehicles/day). This information plays a very crucial role in capturing the dynamic nature of how traffic demand in the city is being met and helps bridge the gap between theoretical strategic models and the ground situation.

A total of 4 major locations are selected to perform a videography survey and collect data on the traffic characteristics of each arm. The detail of the location selected and survey carried out along with a day count and locations selected for the videography survey.

The data collection was carried out by dividing locations following the nature of the intersection and its impact on overall traffic demand in the city. This makes it easy to refer to the conditions at any point in the future, and will also serve audit purposes. Manual counting ensures higher accuracy, due to the highly heterogeneous nature of traffic in the city. The video data is then tabulated in the form of turning movement counts by manual counting process and then compiled into a computer database by a dedicated videography team and data analysis team.

6.4.2.2 Classified Traffic Volume Count

The data collection exercise for traffic volume at intersections is conducted using a videography technique for 16 hours on a normal working day. The traffic data are recorded for 15 min of intervals on each arm for each vehicle group. Different vehicle types, their sizes and characteristics are converted into equivalent passenger units. The Passenger Car Units (PCU) for the classification of vehicles for conducting traffic volume count are adopted as recommended by Indian Road Congress in “Guidelines for Capacity of Urban Roads” (IRC: 106- 1990) as presented in the following table:

Table 6-7 Recommended PCU Factor for different Vehicle Types

Sr. No.	Vehicle Types	Equivalent PCU Factor
1	Car (White Plate)	1
2	Taxi (Yellow Plate)	1
3	Two-Wheeler	0.5
4	3-Wheeler	1.2
5	Mini Bus	1.4
6	School Bus	2.2
7	Bus (Govt)	2.2
8	Bus (Pvt)	2.2
9	3 WH	1.2
10	Goods Pick-Up	1.4
11	LCV	1.4
12	2-Axle Truck	2.2
13	3-Axle Truck	2.2
14	MAV	2.2
15	Tractor	2.2
16	Tractor with Trailer	4
17	Cycle	0.4
18	Cycle Rickshaw	1.5
19	Animal Cart	2

A classified traffic volume count survey is performed at identified heavily overcrowded intersections where a huge upsurge of traffic movement is observed during peak periods. The classified traffic volume count survey recorded at these location traffic activities traffic characteristics such as vehicles composition, daily variation in traffic, hourly variation in traffic, morning and evening peak hours as well as off-peak hours, and Directional distribution.

6.4.3 Intersection Analysis

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

1. Kalyan Naka (Below Rajiv Gandhi Flyover)
2. Shivaji Chowk
3. Kalyan Bypass
4. Vanjar Patti Naka

6.4.3.1 Kalyan Naka

Kalyan Naka's intersection analysis summary is shown below

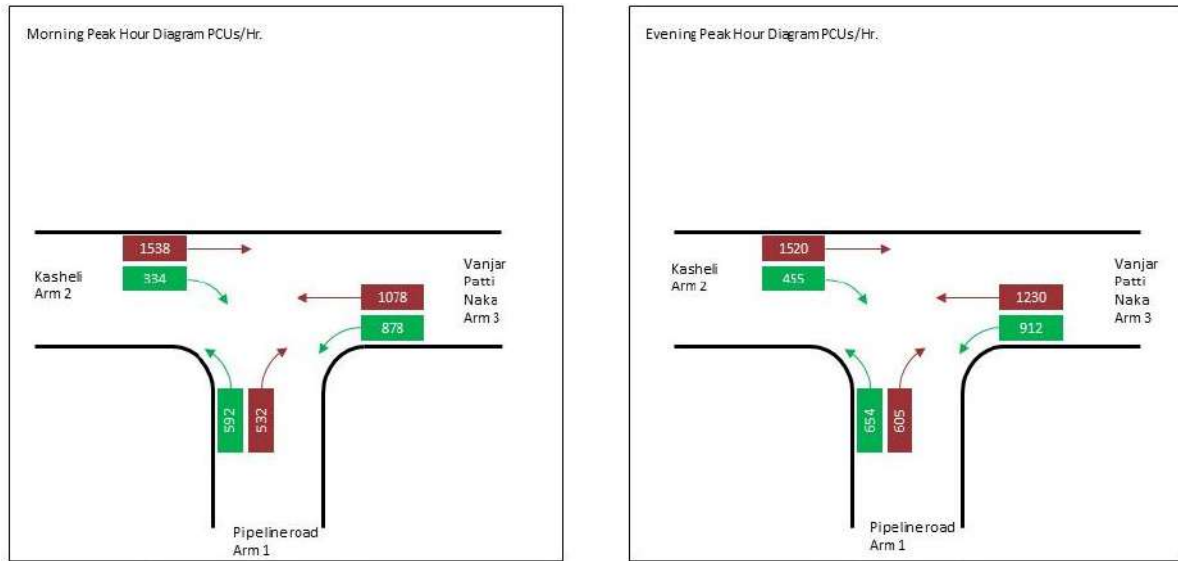


Figure 6-4 Morning and Evening Peak Hour Diagram- Kalyan Naka

The volume capacity analysis of the near-side and far side of the intersection is shown in the table below,

Table 6-8: Capacity Analysis – Kalyan Naka

Time Interval	Kasheli	Vanjar Patti Naka	Pipeline road
V/C Morning	1.04	1.08	0.62
V/C Evening	1.09	1.19	0.69

It is inferred that the Kasheli and Vanjar Patti Naka have a higher V/C ratio, and the road is saturated. These roads require public transport routes or there is a need to increase the width of the road to enhance its capacity of the road.

6.4.3.3 Shivaji Chowk

Shivaji Chowk intersection analysis summary is shown below

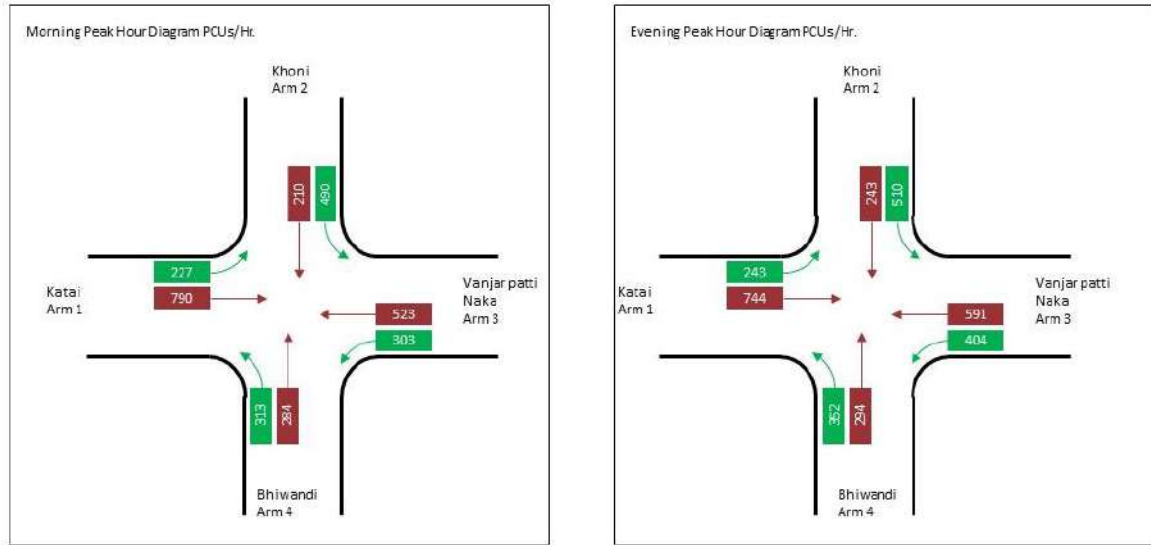


Figure 6-5 Morning and Evening Peak Hour Diagram- Shivaji Chowk

The volume capacity analysis of the near-side and far side of the intersection is shown in the table below,

Table 6-9 Capacity Analysis – Shivaji Chowk

Time Interval	Katai	Khoni	Vanjarpatti Naka	Bhiwandi
V/C Morning	0.56	0.77	0.45	0.66
V/C Evening	0.54	0.83	0.55	0.42

It is observed that Khoni road has a higher V/C ratio, and it is about to become a congested road in near future.

5.3.3.3. Kalyan Bypass

Kalyan bypass intersection analysis summary is shown below

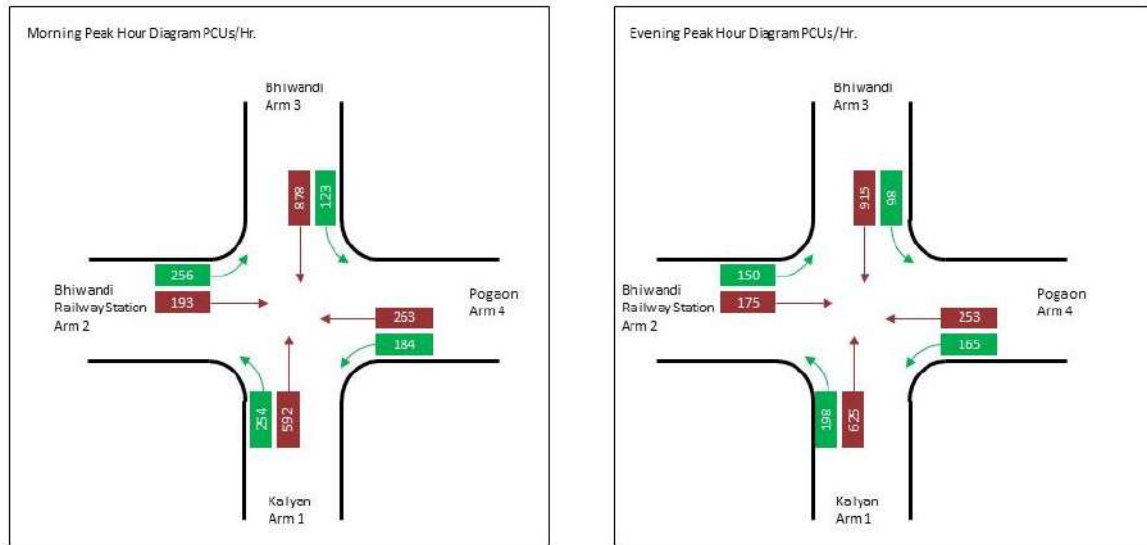


Figure 6-6: Morning and Evening Peak Hour Diagram- Kalyan bypass

The volume capacity analysis of the near-side and far side of the intersection is shown in the table below,

Table 6-10: Capacity Analysis – Kalyan bypass

Time Interval	Kalyan	Bhiwandi Railway	Bhiwandi	Pogaon
V/C Morning	0.47	0.32	0.55	0.32
V/C Evening	0.29	0.23	0.56	0.30

It is observed that all the roads have a lower V/C ratio and minimum obstacles in traffic flow.

5.3.3.4. Vanjar Patti Naka

Vanjar Patti Naka intersection analysis summary is shown below

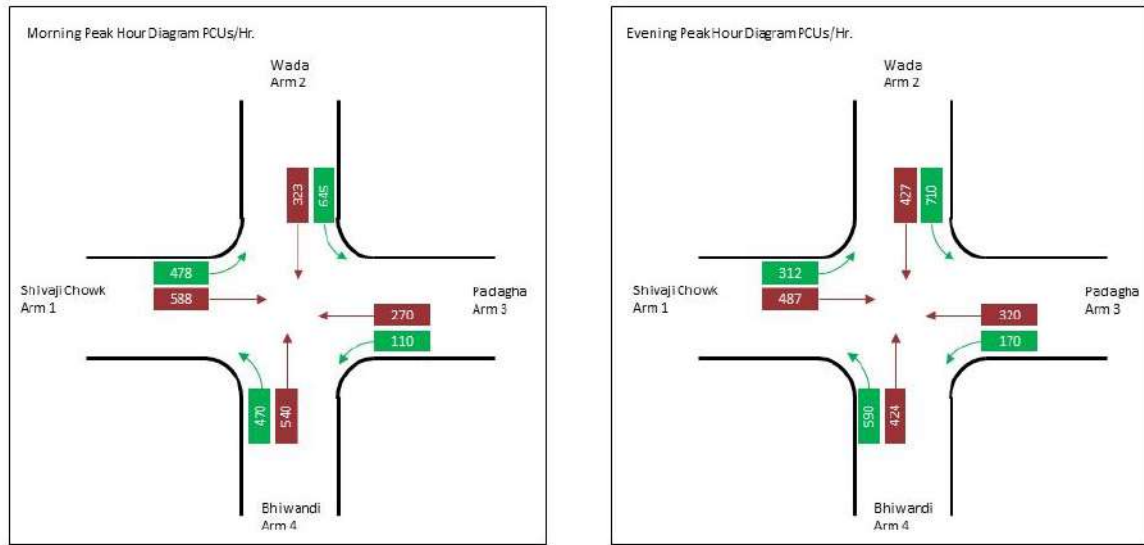


Figure 6-7: Morning and Evening Peak Hour Diagram- Vanjar Patti Naka

The volume capacity analysis of the near-side and far side of the intersection is shown in the table below,

Table 6-11: Capacity Analysis – Vanjar Patti Naka

Time Interval	Shivaji Chowk	Wada	Padagha	Bhiwandi
V/C Morning	0.59	0.54	0.21	0.56
V/C Evening	0.44	0.63	0.27	0.56

It is observed that all the roads have a lower V/C ratio and minimum obstacles in traffic flow.

CHAPTER 7

PHYSICAL INFRASTRUCTURE



7 PHYSICAL INFRASTRUCTURE

7.1 Introduction

Physical infrastructure refers to the basic physical structures required for an economy to function. It involves the provision of services such as electricity, gas supply, sanitation, water supply, sewerage, transportation, telecommunication, post office, police station, and miscellaneous services. This chapter discusses detailed information about the existing water supply, sewerage, and solid waste management in Bhiwandi Nizampur City Municipal Corporation.

7.2 Water Supply

The provision of safe, adequate water is a basic necessity for the healthy living of a community. The water supply system consists of infrastructure for the collection, transmission, treatment & storage, and distribution of water for residential, commercial, agricultural, and industrial activities. An efficient water supply is necessary for public utilities like firefighting. The provision of safe, clean, and potable water is the most important municipal service. In all cases, the water supply system must fulfil both quality and quantity requirements. While planning the water supply system for a city, it is evident to consider water conservation aspects, which may be possible through optimum use of available water resources, prevention and control of wastage of water, and effective demand-supply management.

7.2.1 Extent of Water Supply

As per the data provided by BNCCMC, there are 249846 households covered by piped water supply across the city. The length of the water distribution pipeline is approximately 44 km and the service pipeline is 228 km. According to the population required water supply is 150 MLD per day but the available water supply is 115 MLD per day. There is 35 MLD of water scarcity in the city. Per day per person water supply is 90 litres. There is a total of 119 wells, 56 are hand pumps and 13 bore wells in the city.

7.2.2 Source of Water Supply

Presently in the BNCCMC area, water is supplied through three main sources which are, Brihan Mumbai Municipal Corporation (BMC), STEM Water Distribution & Infrastructure Co. Pvt. Ltd. and Varhal Devi Talav. The details of all three sources are given below.

A. Brihanmumbai Municipal Corporation (BMC)

Brihan Mumbai Municipal Corporation provides drinking water supply to Mumbai city and suburbs. BMC is committed to distributing water to the population within the MCGM

operational limit as per National norms. The available water supply from this source is 40 MLD.

B. STEM Water Distribution & Infrastructure Co. Pvt. Ltd

STEM Water Distribution & Infrastructure Co. Pvt. Ltd is a private company in Maharashtra to supplies clean and safe drinking water to a group of cities and villages. The beneficiaries of the water authority are Thane Municipal Corporation, Mira Bhayandar Municipal Corporation, Bhiwandi-Nizampur City Municipal Corporation & En-route villages. Currently, a total of 73 MLD of water is supplied through STEM in the BNCMC area.

C. Varaladevi Talav

Varaladevi Talav is one of the biggest lakes in the Bhiwandi-Nizampur area. It accounts for 2 MLD of water supply for the BNCMC area.

Table 7-1 Source of water for Bhiwandi Nizampur City Municipal Corporation

Sr. No.	Source of water	Capacity
1	Brihanmumbai Municipal Corporation (BMC)	40 MLD
2	STEM Water Distribution & Infrastructure Co.Pvt.Ltd.	73 MLD
3	Varaladevi Talav	2 MLD
	Total	115 MLD

(Source: Bhiwandi – Nizampur City Municipal Corporation)

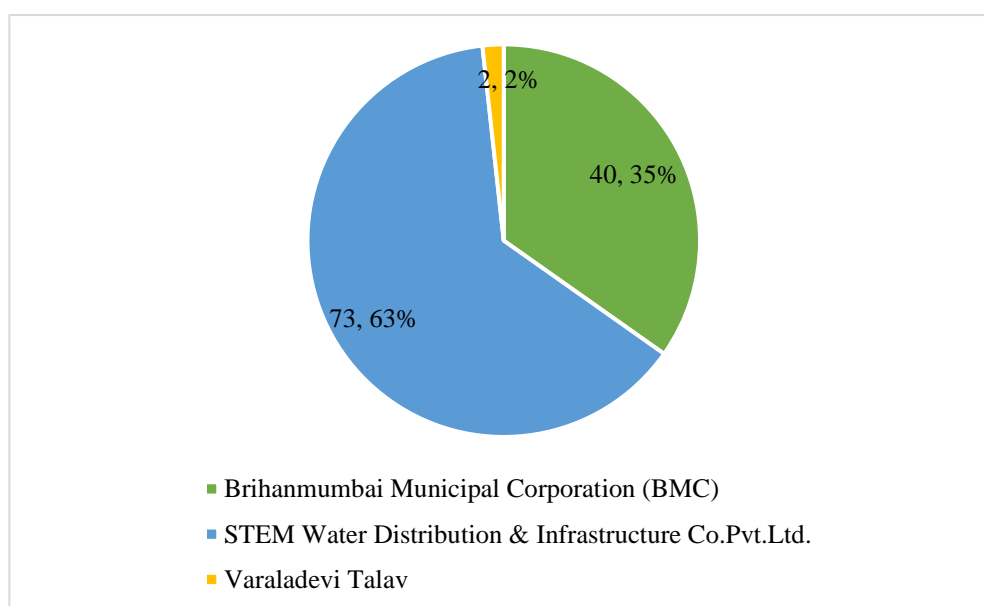
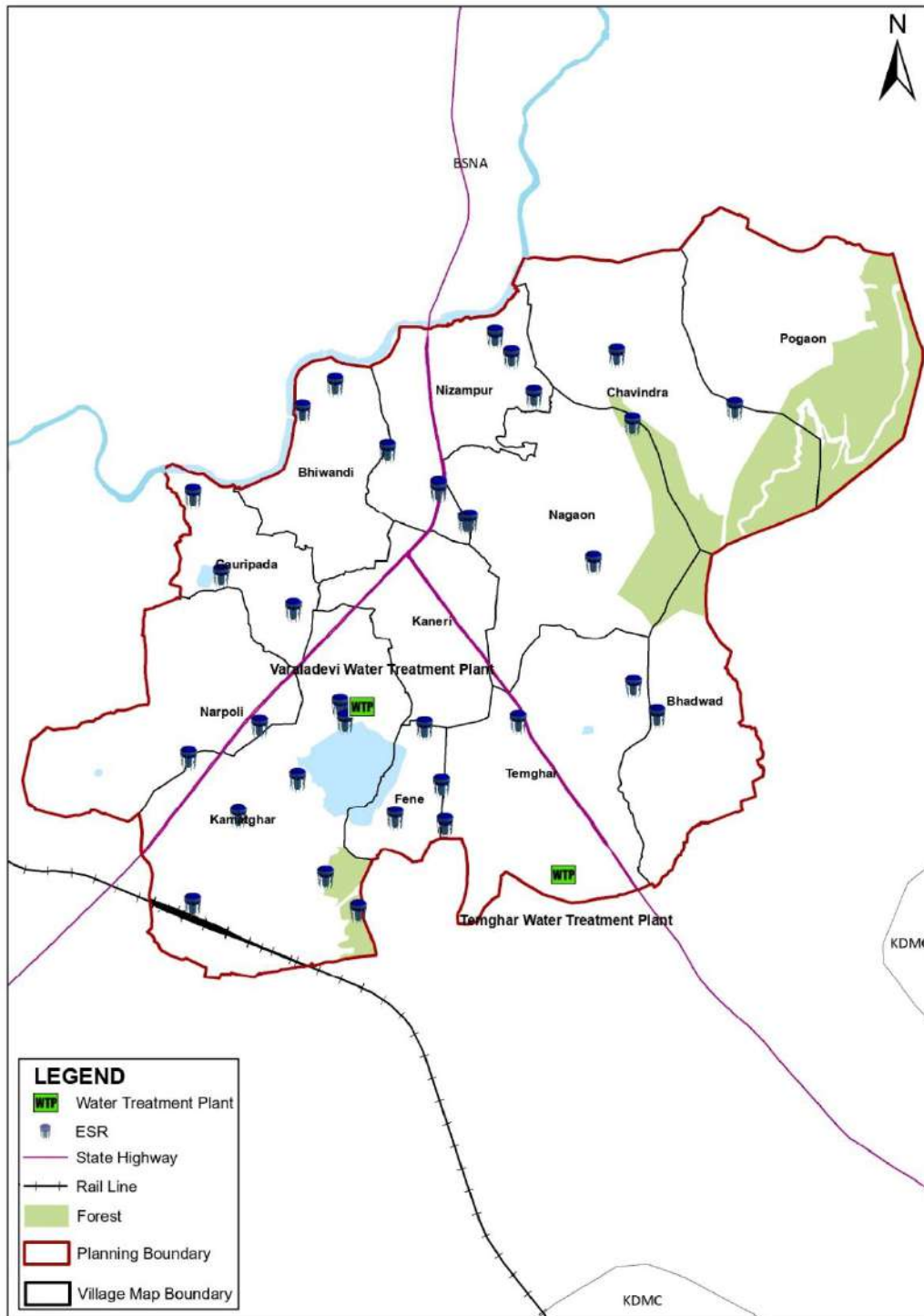


Figure 7-1 Water source

7.2.3 Water Treatment Plant

Bhiwandi Nizampur City Municipal Corporation has an existing Water Treatment Plant with an installed capacity of 5 MLD. Another Water treatment plant of STEM is located at Temghar having a treatment capacity of 280 MLD. About 73 MLD of water is supplied to Bhiwandi from this water treatment plant. There is still a lack of treated water supply within the BNCMC area and it is targeted to accomplish a 100 MLD water supply scheme in future



Map 7-1 Existing Water Treatment Plant

7.2.4 Water storage and distribution

At present, the water supply to the entire city is divided into 13 water districts which are being fed by ESR/GSR. The details of all existing ESR with their capacity (MLD) are shown in the following table.

Table 7-2 Details of ESR

Sr. No.	Name	Capacity (MLD)
1	Chavindra	0.080
2	Mamta	2.500
3	S.T. 1	1.125
4	S.T. 2	1.125
5	I.G.M. 1	2.000
6	I.G.M.2	2.000
7	Varala G.S.R.	0.900
8	Kamatghar	0.300
9	Narpoli G.S.R.	2.500
10	Padmanagar E.S.R.	1.000
11	Bhadwad	0.150
12	Shantinagar (bypass supply)	2.500
13	Temghar (bypass supply)	2.000
Total		18.18

(Source: Bhiwandi – Nizampur City Municipal Corporation)

In 2001 more ESR/GSR are installed to fulfil the capacity of 25 MLD which is listed below:

Table 7-3 Water tanks under 25 MLD scheme

Sr no	Name	Capacity (MLD)
1	Gayatrinagar	2.0
2	Mansarovar	2.8
3	Darga Diwan Shah	2.0
4	Dhobi Talav Stadium	2.0
5	Idgah	1.0
6	Pogaon	2.0
Total		11.8

(Source: Bhiwandi – Nizampur City Municipal Corporation)

7.3 Sewerage System

A sewerage system, or wastewater collection system, is a network of pipes, pumping stations, and appurtenances that convey sewage from its points of origin to a point of treatment and disposal. The main function of a sanitary sewer system is to protect water quality and public health. To enhance the quality of urban life and provide a clean and sustainable environment to the citizens, Bhiwandi-Nizampur City Municipal Corporation is taking the necessary steps. The city generates 100 MLD of sewage. The underground sewerage scheme was executed in 1962-63 for the designed population of 100000 souls. The scheme was limited to the central part of the city and comprises closed drains, pumping stations and oxidation plants.

In the year 1979-80, the Government prepared an underground scheme with financial assistance from the World Bank. The scheme was executed by MWSSB. The scheme consists of trunk mains, laterals, and house service connections for carrying and conveying the effluent to the treatment plant, two pumping stations and a 17.50 MLD capacity sewage treatment plant. With the completion of this 25% of the area has been covered with the Under Ground Sewerage scheme. Now there are 4 Sewage water treatment plants under BNCMC treating 99 MLD of effluent water.

7.3.1 Existing Sewerage System

The existing sewage network is about 129 km within Bhiwandi Nizampur City Municipal Corporation. BNCMC has divided the city into 5 zones. There is a total of 7 pumping stations in the 5 zones under BNCMC. The STPs are of the type of Sequential Batch Reactor Advance Technology and the upcoming STPs are also constructed with the same technology.

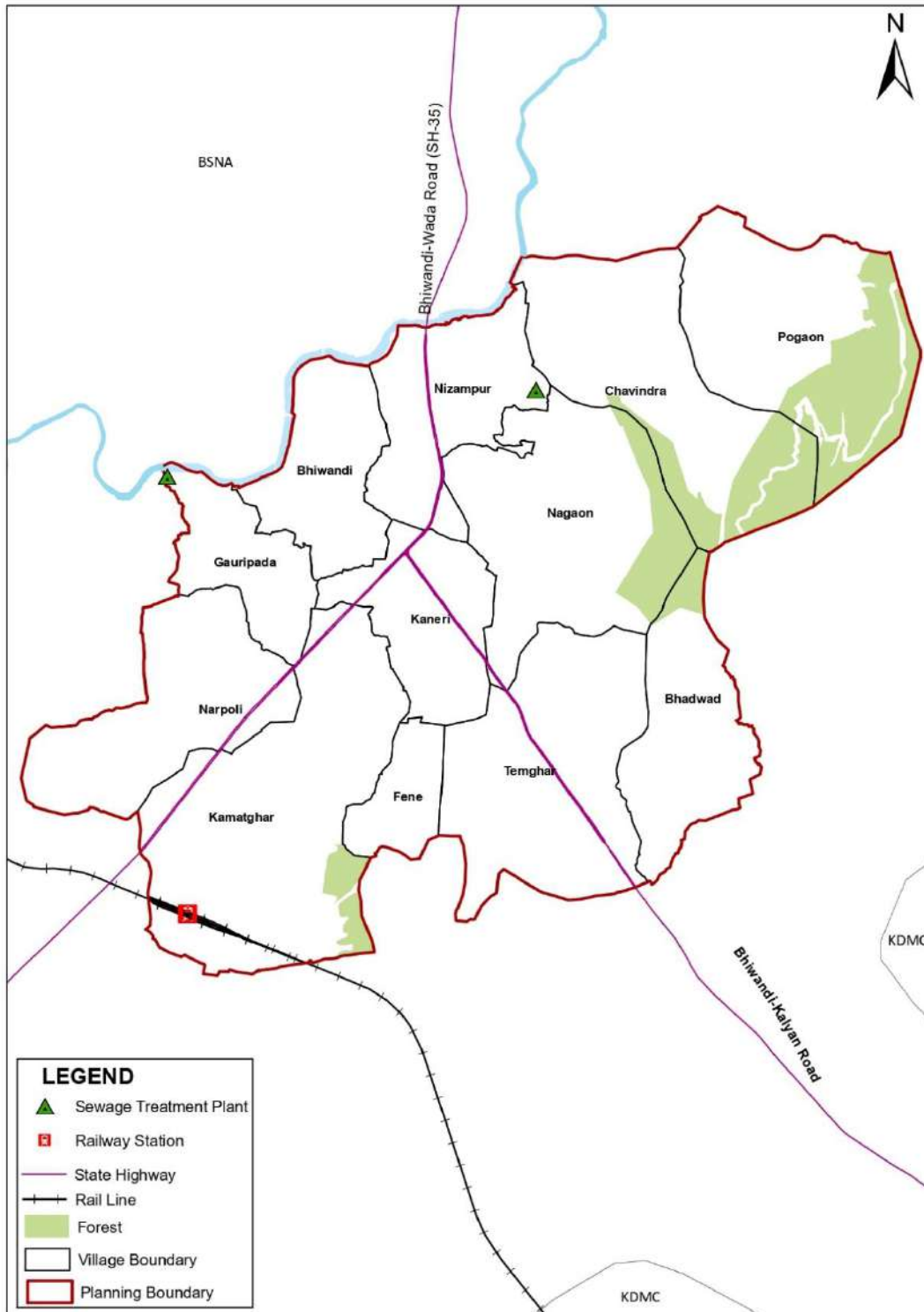
Table 7-4: Existing Sewage Treatment Plants

Sr.No.	Zone	Location	Type	Capacity (MLD)	Remark
1	2	Slaughter House	SBR	30	Operational
2	3	Stepping Garden	SBR	31	Under construction
3	4	Bhadwad	SBR	9	Under construction
4	5	Bakra Bazar	SBR	29	Under construction

(Source: Bhiwandi – Nizampur City Municipal Corporation)

7.3.2 Pumping Stations

Pumping stations in sewage collection systems are normally designed to handle raw sewage that is fed from underground gravity pipelines. There is a total of 7 pumping stations in different zones within BNCMC, a few are in operation and a few are under construction as given below.



Map 7-2 Existing Sewage Treatment Plant

Table 7-5 Existing Pumping stations

Sr. No.	Zone	Location	Capacity (MLD)	Remark
1	2	Brahman Alley	0.37	Operational
2	2	Taware Compound	0.373	Under construction
3	3	Padmanagar	0.38	Under construction
4	3	Kamatnagar	0.31	Under construction
5	4	Arihant City, Bhadwad	0.192	Under construction
6	5	Galaxy Cinema	0.17	Under construction
7	5	Millatnagar	0.603	Operational

(Source: Bhiwandi – Nizampur City Municipal Corporation)

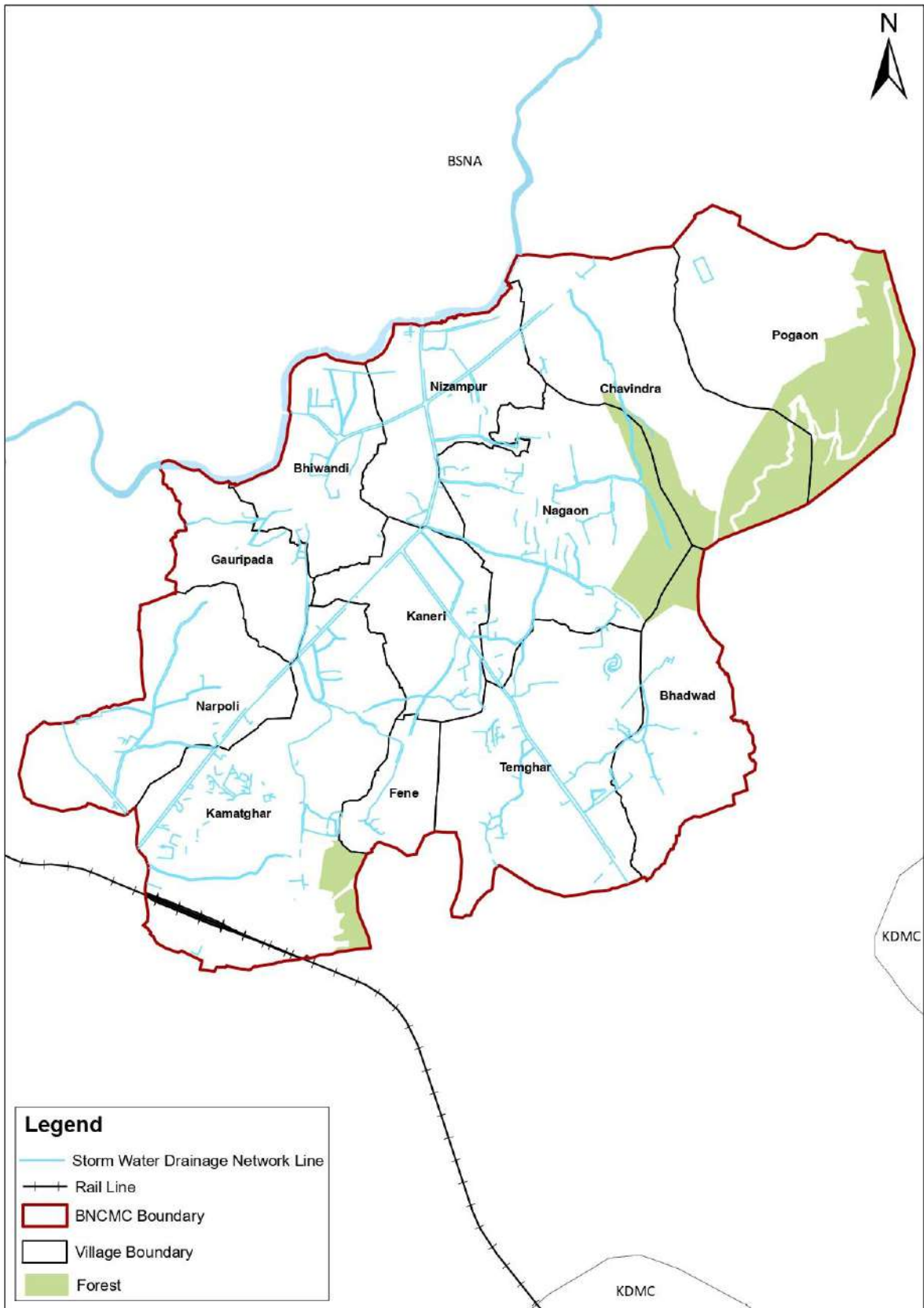
7.4 Storm Water Drainage

Storm water management plays a critical role in the maintenance of healthy streams, lakes, and aquatic life as well as supports human uses by maintaining the natural cycle. Without proper stormwater management, infiltration can decrease reducing soil replenishment and groundwater recharge. Hence, every planning authority must provide a good stormwater drainage system for the city. Bhiwandi-Nizampur city is situated on the bank of the Kamwadi and Ulhas Rivers. The whole corporation is on an almost plain level, land moderately sloping towards river Kamwadi. There are 50.75 km big Nala and 235.73 km small gutter and Nala all over in BNCMC limit. The existing Nallah details are shown in the table below.

Table 7-6: Existing Nala under corporation limit

Sr. No.	Basin No.	Nala name	Length (km)	Disposal	Covered Area
1	Basin 1	Nala 1	1.97	Kamwadi river	Beda No. 1 & 2, Rohidas Nagar- Part, Narpoli Gaon-Part, 72 Gala Squad, Bhandari compound- Part, Kariwali Gaon part, Dawat Chowk part.
2	Basin 2	Nala 2	8.85	Kamwadi river	Rohidas Nagar-part, Narpoli Gaon-part, Bhandari compound-part, Varhala Devi lake, Kamatghar, Bharat colony, Vasant Nagar,

					Subhash Nagar, new Gauri Pada, Divanshah Talav, Dhamankar Naka junction-part, Dawat Chowk-part, Coconut ground, Hanuman Chawl, Rohidas Baug
3	Basin 3&4	-	-	Kamwadi river	Veer Savarkar Udyan-part, Indira Gandhi Udyan Mohalla, Gulam Mohd. Siddiqui Udyan
4	Basin 5	Nala 5	8.58	Kamwadi river	Sundara Bai Shetty Udyan, Milind Nagar, Dhamankar Naka junction-part, Anand Dighe Chowk, Dadaji Chowk, Peer Naka, Zenda Naka, Samarth Nagar, Gopal Nagar, Teen Batti area, Nizampur Police Chowki
5	Basin 6	Nala 6	9.22	Kamwadi river	Gulzar Nagar-part, Avchit Pada, Arif Garden, Fatima Nagar-part, Dongari Pada-part, Nai Batti-part
6	Basin 7	Nala 7	5.68	Kamwadi river	Gulzar Nagar-part, Fatima Nagar-part, Pogaon, Chavindra Gaon, Dongari Pada-part, Savandhe Gaon
F	Basin 8	Nala 8	0.34	Ulhas river	Dongari Pada-part, Madani Masjid area, Siddhi Vinayak compound area
8	Basin 9	Nala 9	14.60	Ulhas river	Nai Batti-part, Jai Bhavani Nagar, Temghar Pada, Bhadwad, Vishalwadi
9	Basin 10	Nala 10	2.23	Ulhas river	Rajiv Gandhi Nagar, Millat Nagar, Bhiwandi Railway station area
Total		51.50			



Map 7-3 Storm water drainage Network

7.6 Solid Waste Management

The primary goal of solid waste management is reducing and eliminating adverse impacts of waste materials on human health and the environment to support economic development and superior quality of life. This is to be done in the most efficient manner possible, to keep costs low and prevent waste build-up. Solid waste management deals with the generation, storage, collection, transport or transfer, processing and disposal of solid waste materials in a way that best addresses the range of public health, conservation, economic, aesthetic, engineering, and other environmental considerations. The functional elements of the waste management system include waste generation, Onsite handling, storage, and processing, waste collection, waste transfer, Waste processing and recovery and disposal.

This chapter discusses in detail the current status of the solid waste management system of Bhiwandi Nizampur City Municipal Corporation highlighting the currently available infrastructure, management of municipal solid waste, strategies and execution.

7.6.1 Waste Generation in the city

As per the DPR prepared by BNCMC, the waste generation rate from the fixed population has been estimated to be 450 GPCD for Bhiwandi Nizampur city and it is estimated to be 225 GPCD for the floating population. IN 2017, the total waste generated in the city is estimated to be around 375.09 TPD. The waste is generated from various sources like residential areas, commercial establishments, industrial areas, hotels, etc. the detailed generation of solid waste from various sources is given in the table below.

Table 7-7 Share of Waste Generation

Sr. No.	Waste Generation Sources	Waste (TPD)	% Share of waste generated
1	Residential areas	290	77.31
2	Commercial establishments	63.11	16.83
3	Hotels, restaurants, banquet hall	13.48	3.59
4	Institutional areas	2.5	0.67
5	Fruit and vegetable markets, fish and meat markets	4	1.07
6	Hospitals and nursing homes	2	0.53
	Total	375.09	100%

(Source: DPR for Solid Waste Management, BNCMC, 2017)

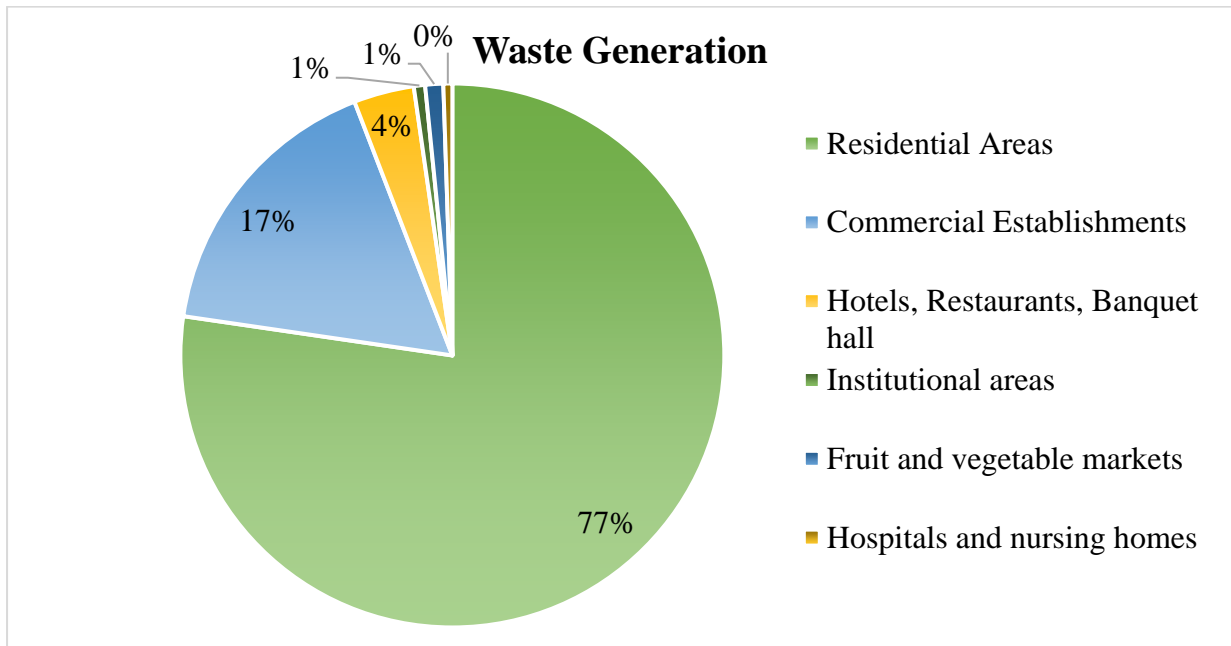


Figure 7-2 Waste Generation

It has been assessed that 77% of the waste is generated from residential, 22% from commercial areas and 1% from markets. The average waste composition in Bhiwandi Nizampur city is listed below.

Table 7-8 Average Waste Composition

Sr. No.	Particulars	Percentage share
1	Plastic, plastic bags etc.	8.45
2	Paper waste	8.14
3	Glass and metals	1.88
4	Leather, rubber and synthetics	2.02
5	Tetra packs and laminated plastics	4.62
6	Clothes and rags	5.39
7	Organic waste	47.43
8	Horticulture waste & wood	5.03
9	Miscellaneous, inert, ash, soil, silt	17.04
	Total	100

(Source: DPR for Solid Waste Management, BNCMC, 2017)

The waste generated has been segregated as bio-degradable waste, dry waste, construction and demolition waste and hazardous waste. The percentage share and collection details are listed in the table below.

Table 7-9 Waste Characteristics

Sr. No	Category	Description
1	Bio-degradable waste	52.46%
2	Non-biodegradable waste	Paper, plastic, cloth, etc.: 30.50%. at present, there is the recycling of dry waste by the informal sector
3	Construction and demolition waste	This waste is not collected by the ULB. At present, this waste is found dumped in low-lying areas.
4	Domestic hazardous and sanitary waste	The collection is done by an approved authority. They carry out the autoclaving and deep burial.

(Source: DPR for Solid Waste Management, BNCMC, 2017)

7.6.2 Municipal Solid Waste Transfer

Bhiwandi-Nizampur city has contracted sweepers on daily wages as well as workers involved in street sweeping and drain cleaning. The sweeping waste and drain cleaning waste are dumped into vehicles directly. The manpower available in the BNCMC limit for SWM is listed below.

Table 7-10: Manpower available in the city for SWM

Sr. No.	SWM personnel	Total number
1	Commissioner	1
2	DMC (Health)	1
3	AMC (Health)	1
4	Health Officer	1
5	Chief sanitation Inspectors	5
6	Sanitation Inspectors	23
7	Mukkaddam	70
8	Sweepers and sanitary workers	Permanent + Contracted

(Source: DPR for Solid Waste Management, BNCMC, 2017)

There is a total of 103 vehicles are available for the transport of municipal waste in the BNCMC area. The ULB provides dresses, gumboots, brooms, masks, and gloves every year to every

labour involved in solid waste management work. The details of the vehicles involved in the present transportation system are provided below.

Table 7-11: Vehicles for transportation of Waste

Sr. No.	Vehicle Type	No. of vehicles	Owner	Capacity	No. of trips
1	Ghantagadi	93	Private agency	1-1.5 ton	2-4 trips/day
2	Dumper tipper	4	Private agency	5 ton	2 trips/day
3	JCBs	4	Private agency	NA	NA
4	Tractor trolley	2	Private agency	2-3 ton	2 trips/day
	Total	103			

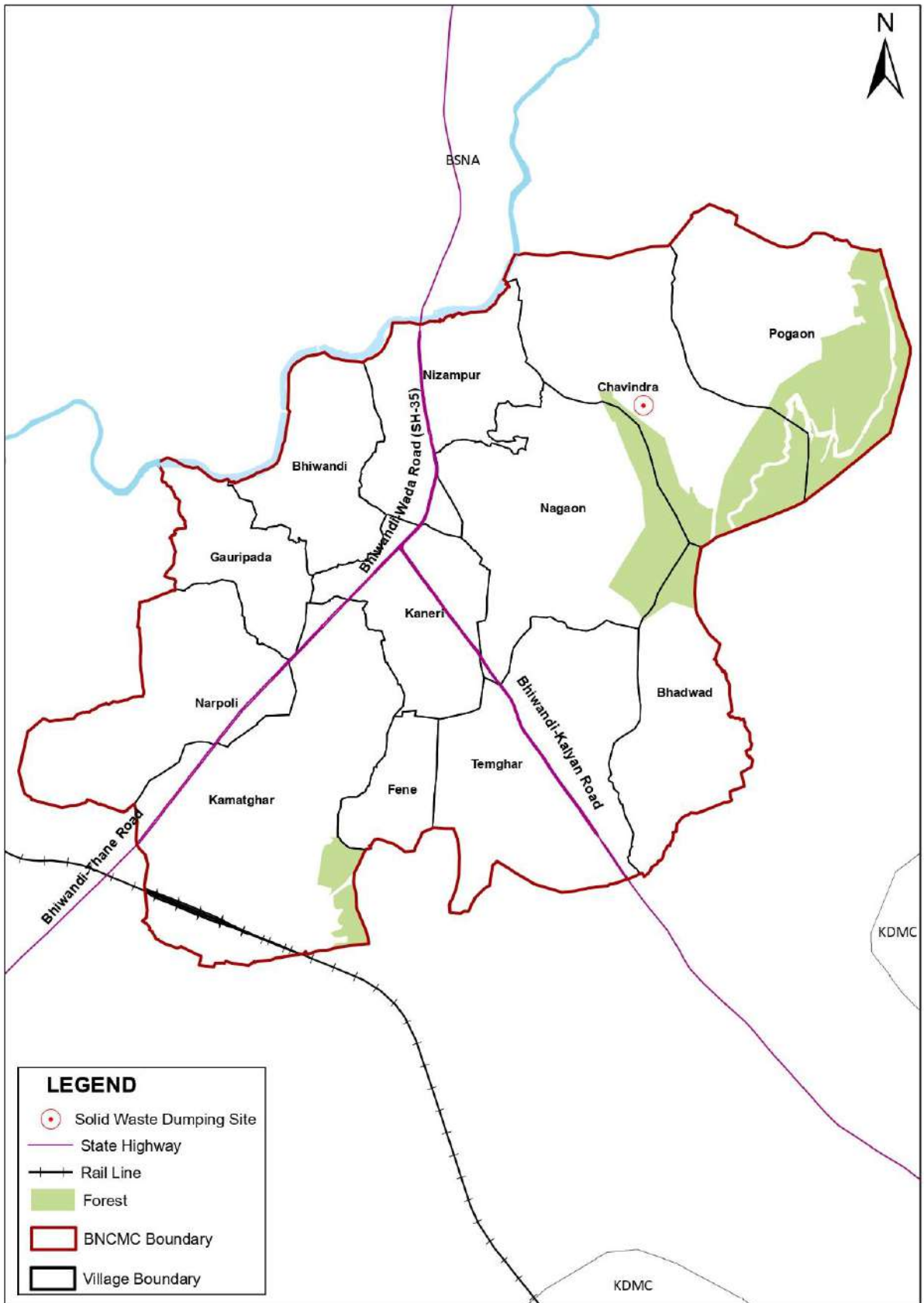
(Source: DPR for Solid Waste Management, BNCMC, 2017)

7.6.3 Municipal Solid Waste Disposal site

At present, all the waste generated from the city is being dumped at the dumping site on the Chavindra site with a 6.02 Ha area and is 4km from the city. There has been no development of this land, implying there is no scientific development. The site is owned by BNCMC.

7.6.4 Existing Municipal Solid Waste Processing

Currently, some segregation is about 40% at the household level, however, it is not adequate. The waste is collected by contractual vehicles in all the wards of the city. Construction and demolition waste is taken care of by construction contractors. However, some amount of waste is found dumped in low-lying areas. At present, there is no scientific landfill site in the city. There is no processing plant in the city for dry and wet waste, however, the recovery of recyclables about 50% is done by the informal sector.



Map 7-4 Existing waste Disposal site

7.7 Public Utilities

The details of some other important facilities in the Bhiwandi-Nizampur City Municipal Corporation are described below.

7.7.1 Fire Stations

There are 4 fire stations in Bhiwandi-Nizampur City Municipal Corporation which are listed in the following table.

Table 7-12 List of Fire stations

Sr. No	Name	Location
1.	Main fire station, BNCMC	Kasar Alley, Bhiwandi
2.	Fire station No.1	Kombadpada, Bhiwandi
3.	Fire station No.2	Chavan Colony, Bhiwandi
4.	Fire station No.3	Anjurphata, Bhiwandi

(Source: Bhiwandi-Nizampur City Municipal Corporation)

The location of fire infrastructure in the BNCMC limit is shown in map 8-1.

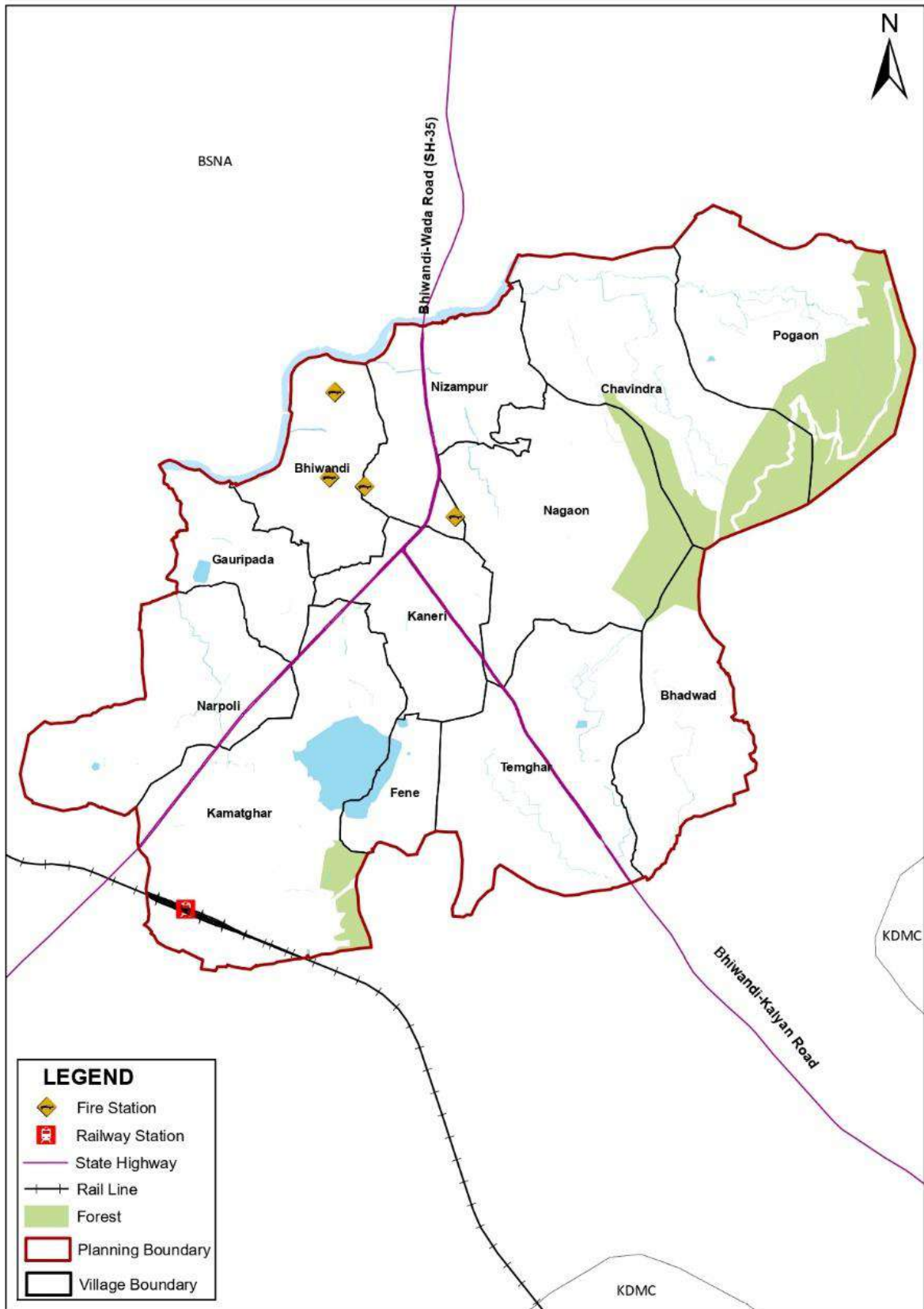
7.7.2 Post Offices

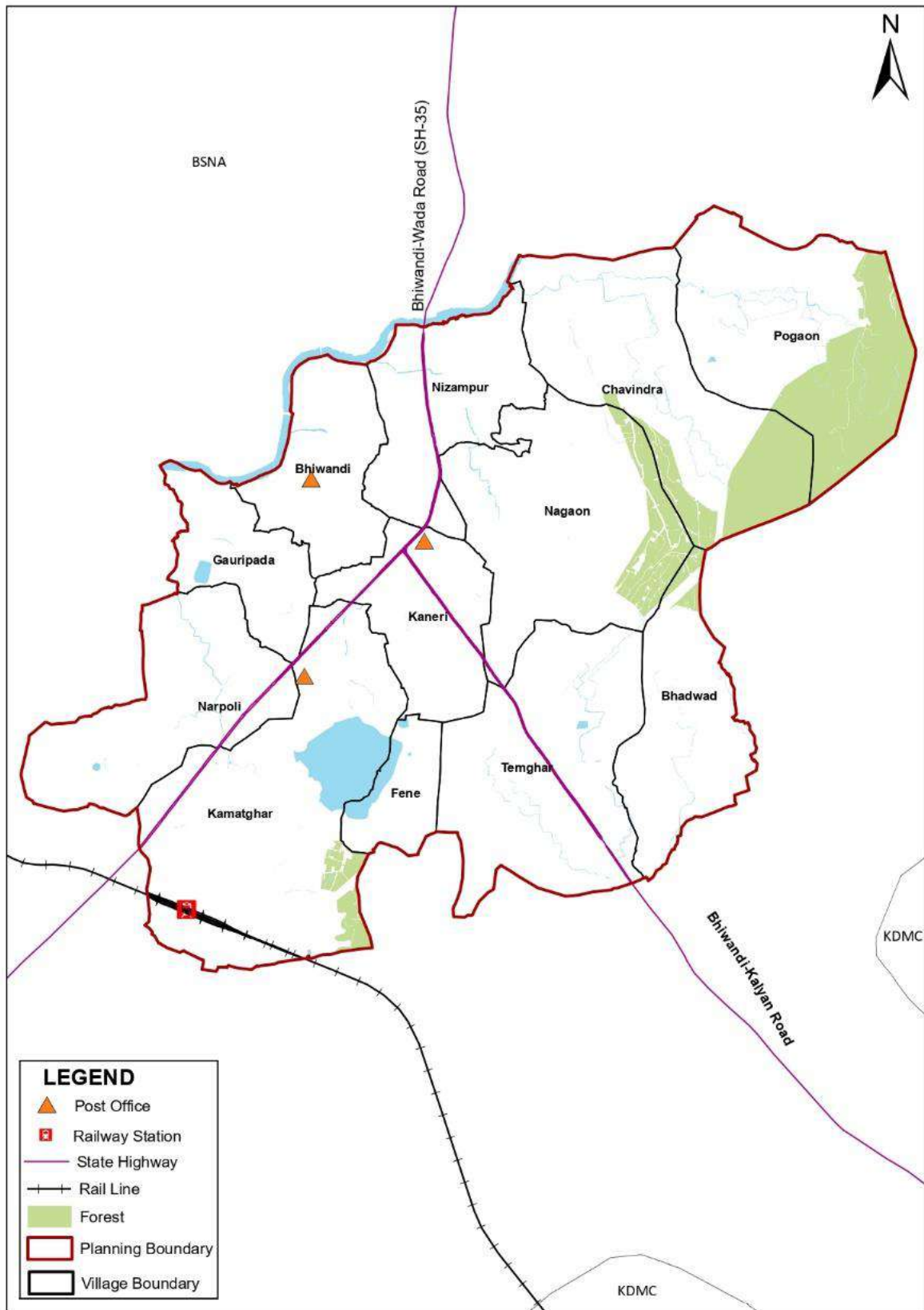
There are three post offices in the Bhiwandi-Nizampur City Municipal Corporation area. The details such as location, area, and ownership status of each post office are summarized below in the following table.

Table 7-13: List of Post offices

Sr. No.	Name of Post Office	Location	Address of post office	Actual Area of PO	Sub Office Area	Own/Rented
1.	Dandekarwadi	Bhiwandi	M/S G G Dandekar Co. Premises, Bhiwandi	2600 Sq. Ft	2500 Sq. Ft	Owned
2.	Bhiwandi	Bhiwandi	Brahman Ali, Bhiwandi	1603 Sq. Ft	1407 Sq. Ft	Owned
3.	Vidyashram	Bhiwandi	BNN College Road, Vidyashram, Bhiwandi	937 Sq. Ft	1060 Sq. Ft	Rented building since 01.11.1965

(Source: Bhiwandi-Nizampur City Municipal Corporation)





Map 7-6 Location of existing post office.

CHAPTER 8

SOCIAL INFRASTRUCTURE



8 SOCIAL INFRASTRUCTURE

8.1 Introduction

The quality of life in any city depends upon the availability of and accessibility to quality social infrastructure. It is one of the main factors, ensuring the satisfaction of human needs as well as the development of any city. The term 'social infrastructure' covers a wide range of facilities and services that are provided by the government to support and sustain the well-being of communities. Social infrastructure refers to the main elements of social change. It serves as a base for the process of social development of any city. Social infrastructure contributes to the economic development of an urban centre. High-quality social infrastructure provides good quality of life. This chapter reviews the provision of social infrastructure facilities in the project area which include educational facilities like pre-primary, primary, secondary, and higher education, special institutes (if any), health facilities like public hospitals and health centres, recreational facilities etc.

8.2 Educational facilities

As India emerges as a knowledge-based economy, 'quality and relevant education will play a significant role in economic development. Education infrastructure includes suitable spaces to learn. This is one of the most basic elements necessary to ensure access to education. Education facilities in Bhiwandi are provided by municipal corporations along with some private institutions.

8.2.1 Existing situation

As per the secondary data received from Bhiwandi-Nizampur City Municipal Corporation, there are a total of 313 schools in Bhiwandi.

Table 8-1 Type of schools

Sr. No	Type of school	Number
1	Primary schools	50
2	Primary with upper primary	169
3	Primary, upper, secondary with higher secondary (1 to 12)	13
4	Upper, upper primary with higher secondary (6 to 12)	12
5	Primary, upper primary with secondary (1 to 10)	15
6	Upper primary with secondary (6 to 10)	38
7	Secondary only (9 to 10)	8

8	Secondary with higher secondary (9 to 12)	3
9	Higher secondary with college (11 to 12)	5
Total		313

Further, schools in BNCMC are classified based on the type of management. schools in BNCMC are run by the municipal corporation and private institutions.

Table 8-2: Category of existing institutes based on management

Sr. No	Type of school	Management				
		Municipal Corporation	Private aided	Private unaided	Unrecognised	Total
1	Primary schools	8	8	16	18	50
2	Primary with upper primary	89	26	42	12	169
3	Primary, upper, secondary with higher secondary	0	6	7	0	13
4	Upper, upper primary with higher secondary	0	7	6	0	13
5	Primary, upper primary with secondary	0	6	6	0	12
6	Upper primary with secondary	11	11	18	0	40
7	Secondary only	0	0	6	0	6
8	Secondary with higher secondary	0	0	3	2	5
9	Higher secondary with college	0	1	4	0	5
Total		108	65	108	32	313

(Source: Bhiwandi-Nizampur City Municipal Corporation)

8.2.2 Schools with infrastructure facilities

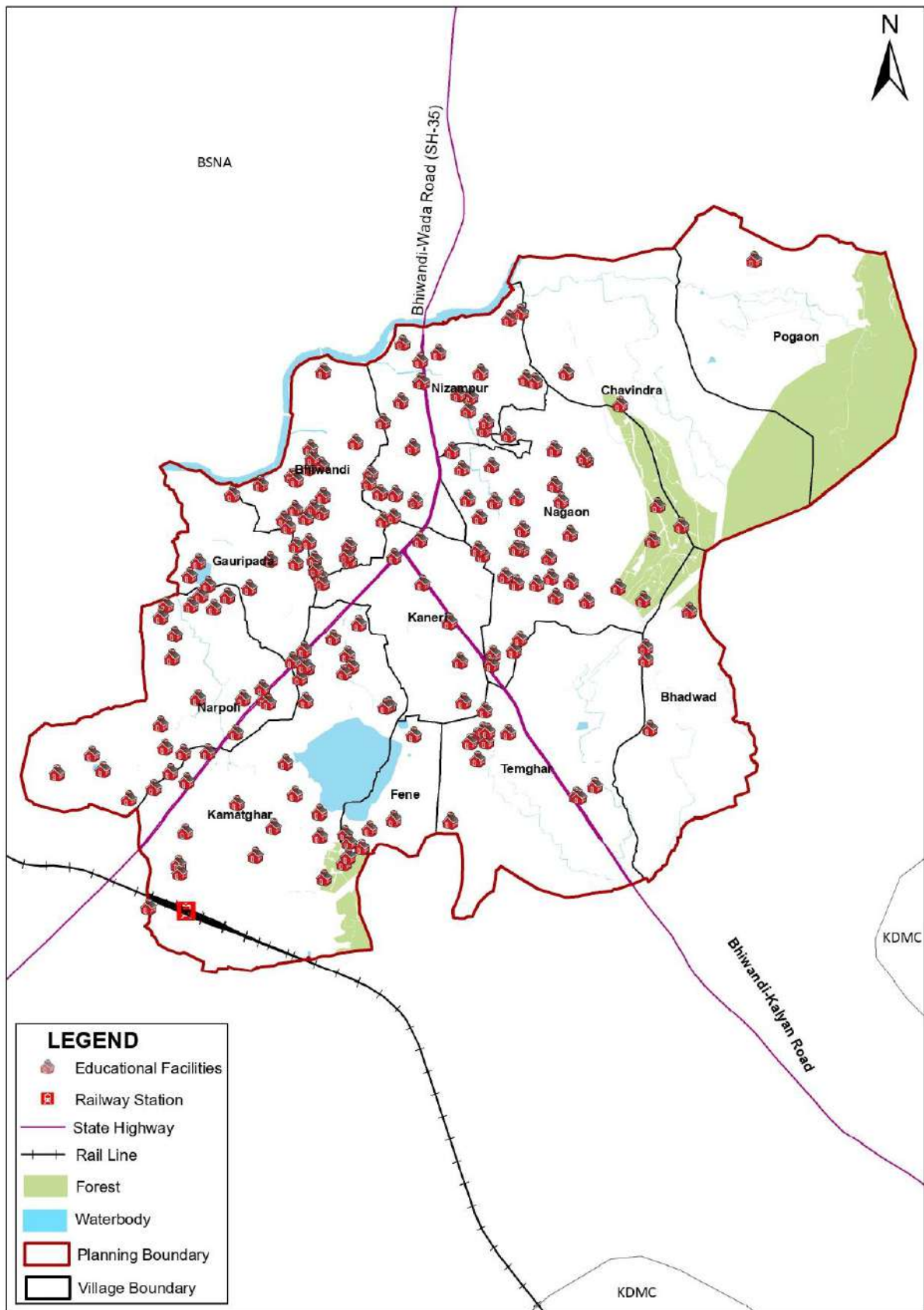
Infrastructure facilities like access to clean drinking water, toilets and playground in schools provide a healthy environment. When schools have clean toilets for both boys and girls, access to clean water, and handwashing facilities, it not only prevents transmission of communicable diseases, it contributes to more children attending school and learning. The promotion of regular physical activity within schools has become a major public health objective. Establishing physical activity habits for students via school playground opportunities is important. In BNCMC, all schools have access to clean drinking water and sanitation facilities. 92% of private-aided schools and 67% of corporation schools have a playground to promote the physical health of students.

Table 8-3 Schools with infrastructure facilities

Type of management			Municipal corporation	Private Aided	Private Unaided	Un-recognised	Total
Total School			108	65	108	32	313
1	Separate toilet for boys	Number	108	65	108	32	313
		%	100.00	100.00	100.00	100.00	100.00
2	Separate toilet for girls	Number	108	65	108	32	313
		%	100.00	100.00	100.00	100.00	100.00
3	Drinking water facility	Number	108	65	108	32	313
		%	100.00	100.00	100.00	100.00	100.00
4	Playground	Number	72	60	89	25	246
		%	66.67	92.31	82.41	78.13	78.59

(Source: DPR for Solid Waste Management, BNCMC, 2017)

Existing educational facilities in the BNCMC area are shown in the map below.



Map 8-1 Existing Educational facilities in corporation limits

8.3 Health and Medical Facilities

There is 1 hospital which is operated by Bhiwandi Nizampur City Municipal Corporation with a total capacity of 50 beds. There are 175 private hospitals with a total 3216 beds capacity. Out of that 21 are maternity homes with 282 beds capacity.

Table 8-4 Health Facilities

Sr. No.	Category	Total No.	Bed capacity
1	Government hospitals	1	50
2	Private hospitals	175	3216

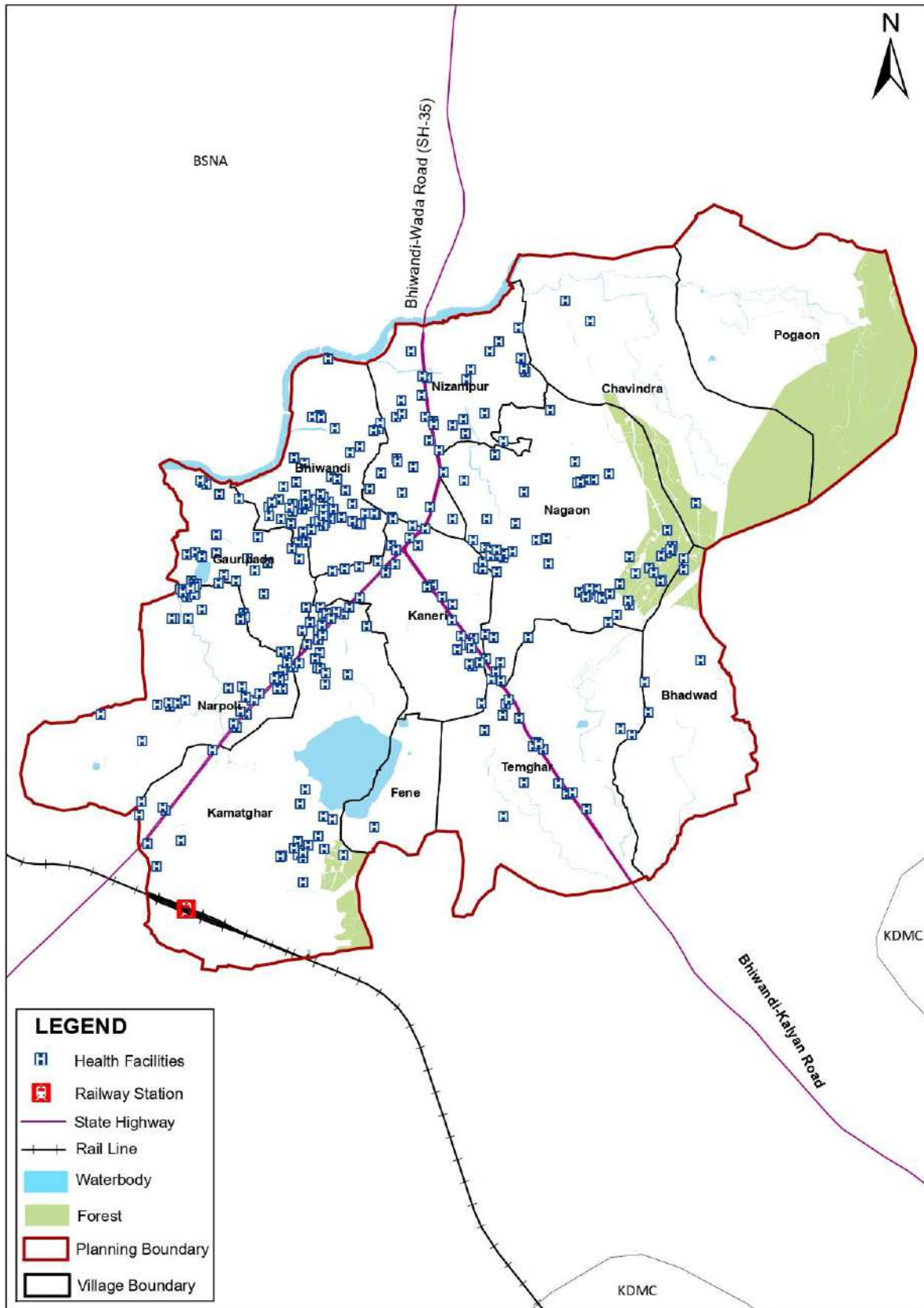
(Source: Bhiwandi-Nizampur City Municipal Corporation)

The detailed list with the name of the hospital, type of management, area and number of beds is given in Annexure. The map showing the location of existing government and private hospitals is shown in Map 7-2.

8.4 Commercial Facilities

The Commercial Facilities include a diverse range of sites that draw large crowds of people for shopping, business, entertainment etc. Commercial facilities include retail, wholesale or general businesses, hotels, shopping centres, marriage halls, resorts, banks, markets etc.

The local authority maintains a record of the number of commercial & Industrial establishments registered for a year. According to a recent record available with Bhiwandi Nizampur City Municipal Corporation, it is observed that there are 13,431 shops/ commercial establishments and 1519 industries/ factories.



Map 8-2 Health facilities in corporation limits

8.5 Recreational facilities

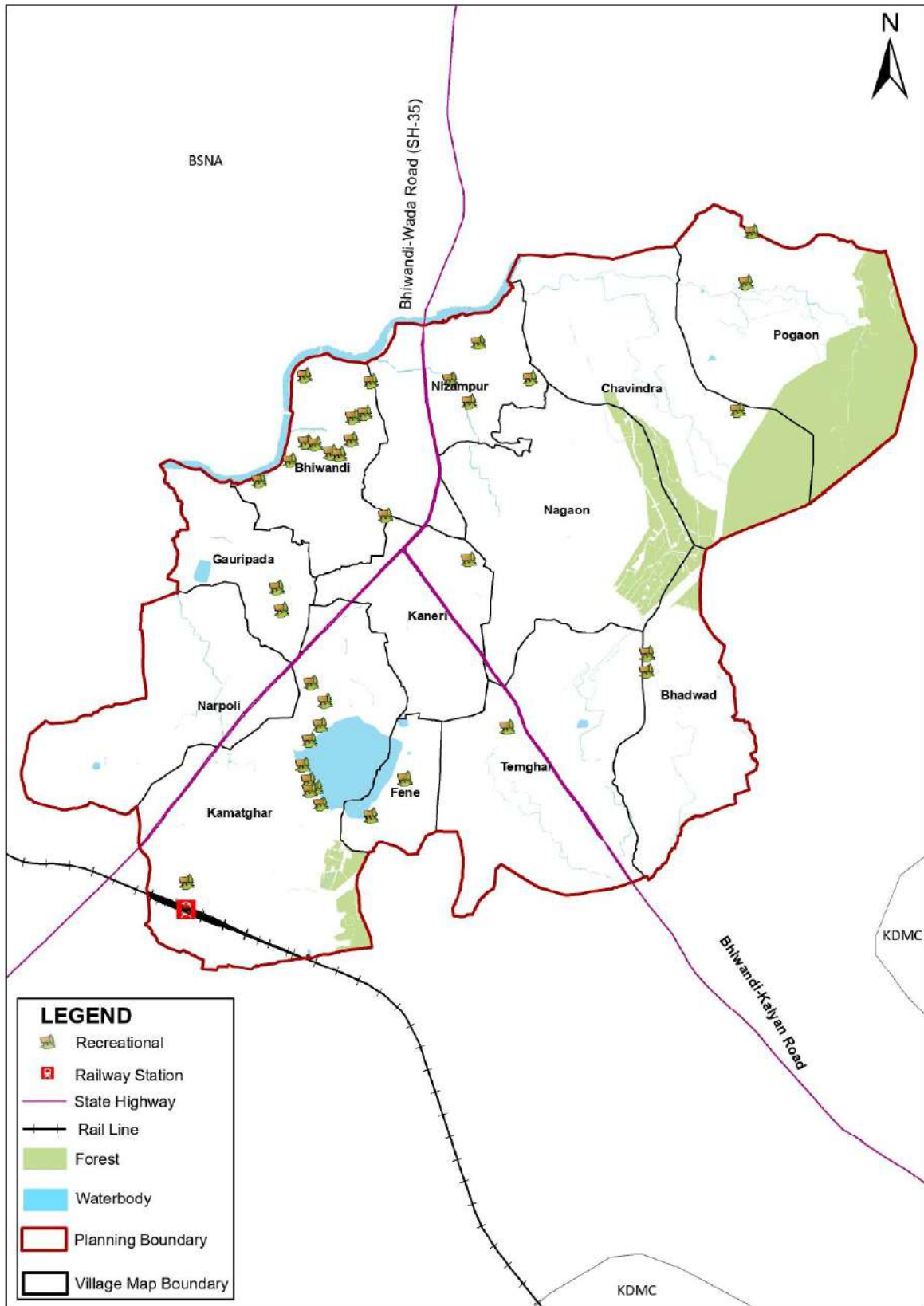
The recreational facilities provide a great escape for people to enjoy family time. Recreational facilities help as a stress buster. Parks, gardens and playgrounds, surrounding the buildings have a marked effect on many aspects of the quality of the urban environment and the richness of life in a city. The presence of natural areas contributes to the quality of life in many ways. A well designed and managed recreational facilities and open spaces within a city can offer play areas for children, which contribute to the quality of life and well-being of residents. Recreational facilities include open spaces, playgrounds, parks, sports complexes, swimming pools and stadiums.

There is a total of 26 gardens in the Bhiwandi-Nizampur City Municipal Corporation. The detailed list of parks and grounds with names and locations is attached in Annexure.

Table 8-5 Ward-wise available gardens

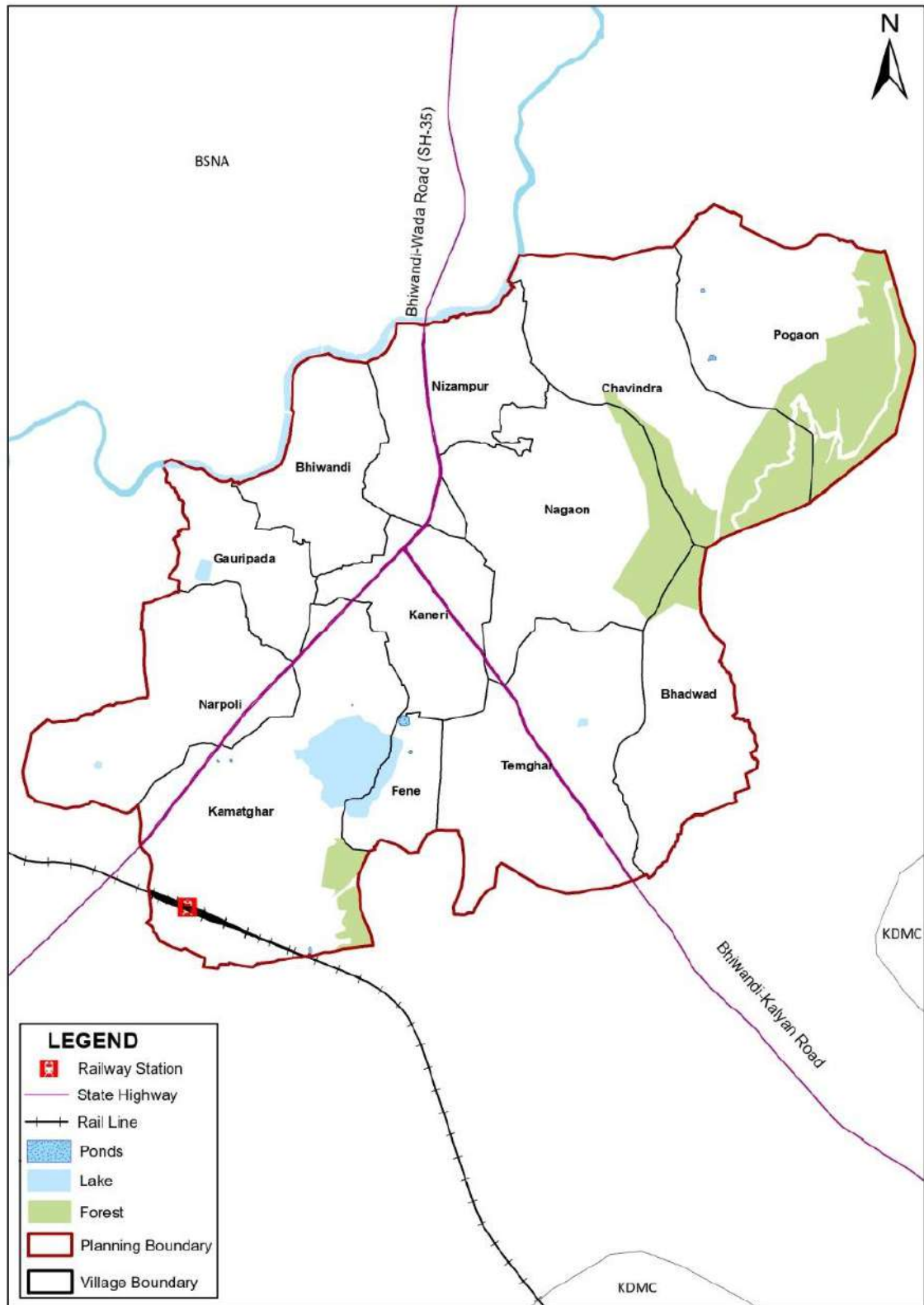
Sr. No	Ward Committee Number	Number of Gardens
1	1	3
2	2	1
3	3	11
4	4	3
5	5	8
	Total	26

(Source: Bhiwandi-Nizampur City Municipal Corporation)



Map 8-3 Existing recreational spaces in corporation limit

There are three lakes in BNCMC named, Varaladevi lake, Dargah Deewanshah Dargah lake and Md. Shafique Sahib Lake. The map showing the locations of lakes in the BNCMC limit is shown below.



Map 8-4 Existing ponds and lakes in corporation limit

8.6 Library and Study centres

There are total 4 libraries in BNCMC which are listed in Table 8.6

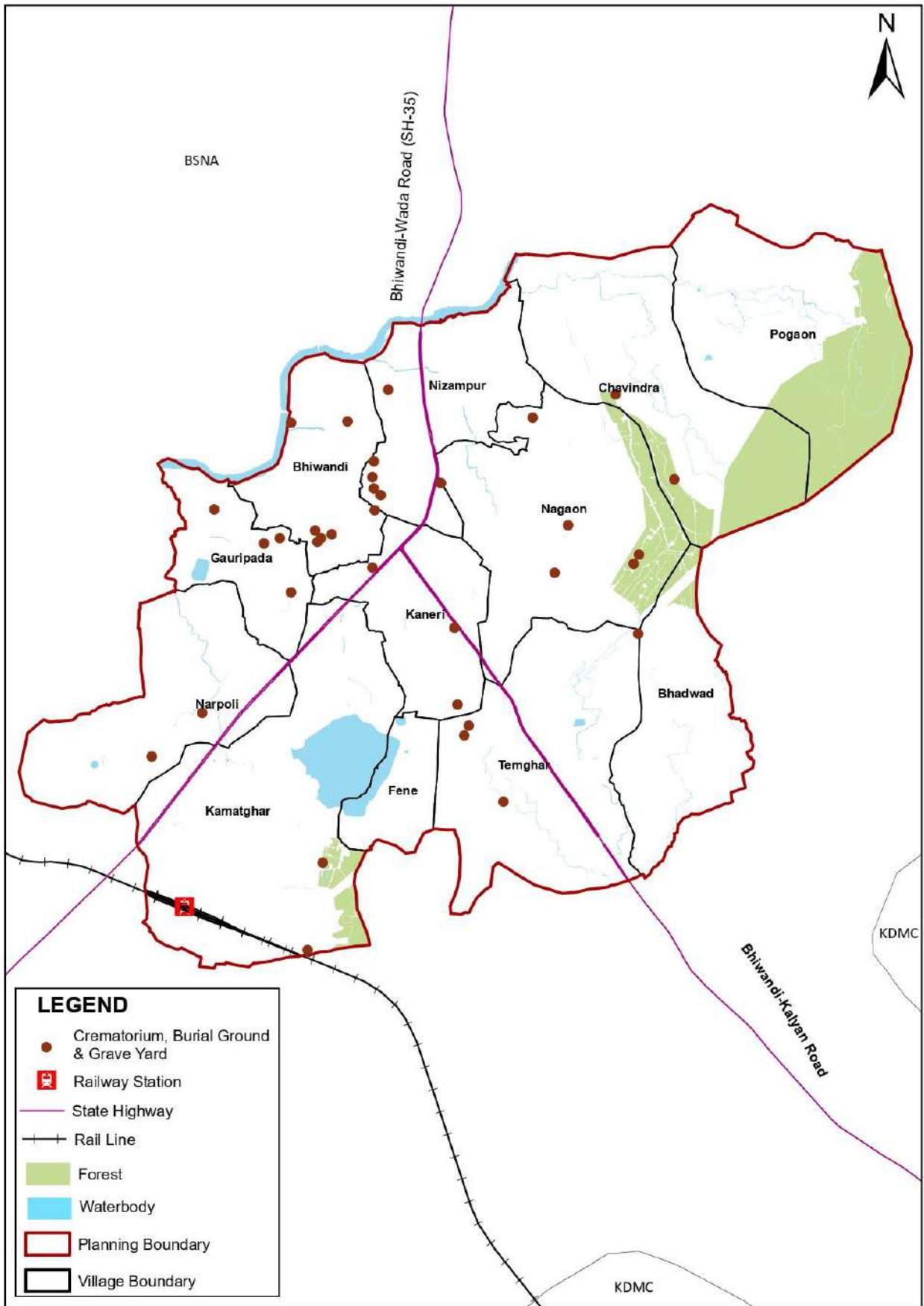
Table 8-6 Libraries in corporation limit

Sr. No.	Name of Library
1	Bharatratna Dr. Babasaheb Ambedkar Shasanamanya sarvajanic Vachnalaya, Mandai
2	Shri. Markandya Mahamuni Vachnalaya, Dhamkar Naka
3	Swa. Gulamnabi Duldule Vachnalaya, Narali Talav
4	Shri. Ramjaan Nabbu Momin Vachnalaya, Millat Nagar-1, Vanjar Patti Naka

(Source: Bhiwandi-Nizampur City Municipal Corporation)

8.6.1 Cremation and Burial Ground

As per GIS based existing land use map, there is a total of 15 cremation grounds, 10 burial grounds and 10 graveyards in the Bhiwandi-Nizampur City Municipal Corporation area.



Map 8-5 Location of existing public utilities

CHAPTER 9

ENVIRONMENT



9 ENVIRONMENT

9.1 Environment Vulnerability

There are some areas in the Bhiwandi-Nizampur City Municipal Corporation area limit which are prone to flooding. Flooding has a greater impact on human life and property. This water logging is caused due to severe rainfall, rapid urbanization, industrial waste, unauthorized construction, interruption in the natural flow of river and Nala, congestion of drainage network due to solid waste etc. the following table shows the vulnerable locations in BNCMC area from where the quick disposal of stormwater is not possible, hence special attention is focused on these spots.

Table 9-1 Water-logging Area

Sr. No.	Basin No.	Area name
1	Basin 1	Behind Saraswati school, Dawat Chowk
2	Basin 2	Behind coconut ground, Hanuman Chawl, Roshan Baug
3	Basin 5	Nizampur Police Chowki, Teen Batti area, Samarth Nagar, Gopal Nagar.
4	Basin 6	Arif garden, Sayyad compound, Avchit Pada, Near Torrent power office, near Tayyab hotel, Gulzar Nagar, Fatima Nagar, near Ayesha compound, behind Apna hospital, near Shanti hotel, Ansar Nagar.
5	Basin 7	Near the CNG pump and fountain hotel
6	Basin 9	Shanti Nagar, Subhas Nagar, Reshma Nagar, Gaibi Nagar, Rajiv Gandhi Nagar.

(Source: Storm Water Drain Project, BNCMC)

It is observed from the above table that Basin 6 which is an area of Gulzar Nagar, Avchit Pada, Fatima Nagar, Dongari Pada and Nai Batti has more water logging areas.

A survey of structures was carried out to ascertain the general condition of the buildings. Considering the safety of citizens, there are some dangerous buildings identified in the BNCMC area which may add to the environmental vulnerability of the project area. It is observed that some of the buildings in the Bhiwandi-Nizampur area are unauthorized, violating

the DC rules and with poor construction quality. The details of the same are mentioned in the table below.

Table 9-2 Dangerous Buildings

Sr. No.	Ward Committee	C-1	C-2A	C-2B	C-3	Total
1	1	40	7	11	0	58
2	2	20	55	96	23	194
3	3	189	78	12	0	279
4	4	92	116	71	1	280
5	5	107	154	23	0	284
	Total	448	410	213	24	1095

(Source: Bhiwandi-Nizampur City Municipal Corporation)

9.2 Area under Coastal Regulation Zone

For regulating development activities, the coastal stretches within 500 meters of the High Tide Line on the landward side are classified into four categories as follows:

CRZ-IA

Areas that are ecologically sensitive and important, such as national parks/marine parks, sanctuaries, reserve forests, wildlife habitats, mangroves, corals/coral reefs, areas close to breeding and spawning grounds of fish and other marine life, areas of outstanding natural beauty/historically/heritage areas, areas rich in genetic diversity come under CRZ-IA. No construction is allowed in this zone except for activities like atomic power plants and defence.

CRZ-IB

It is an area between the low tide and high tide lines.

CRZ-II

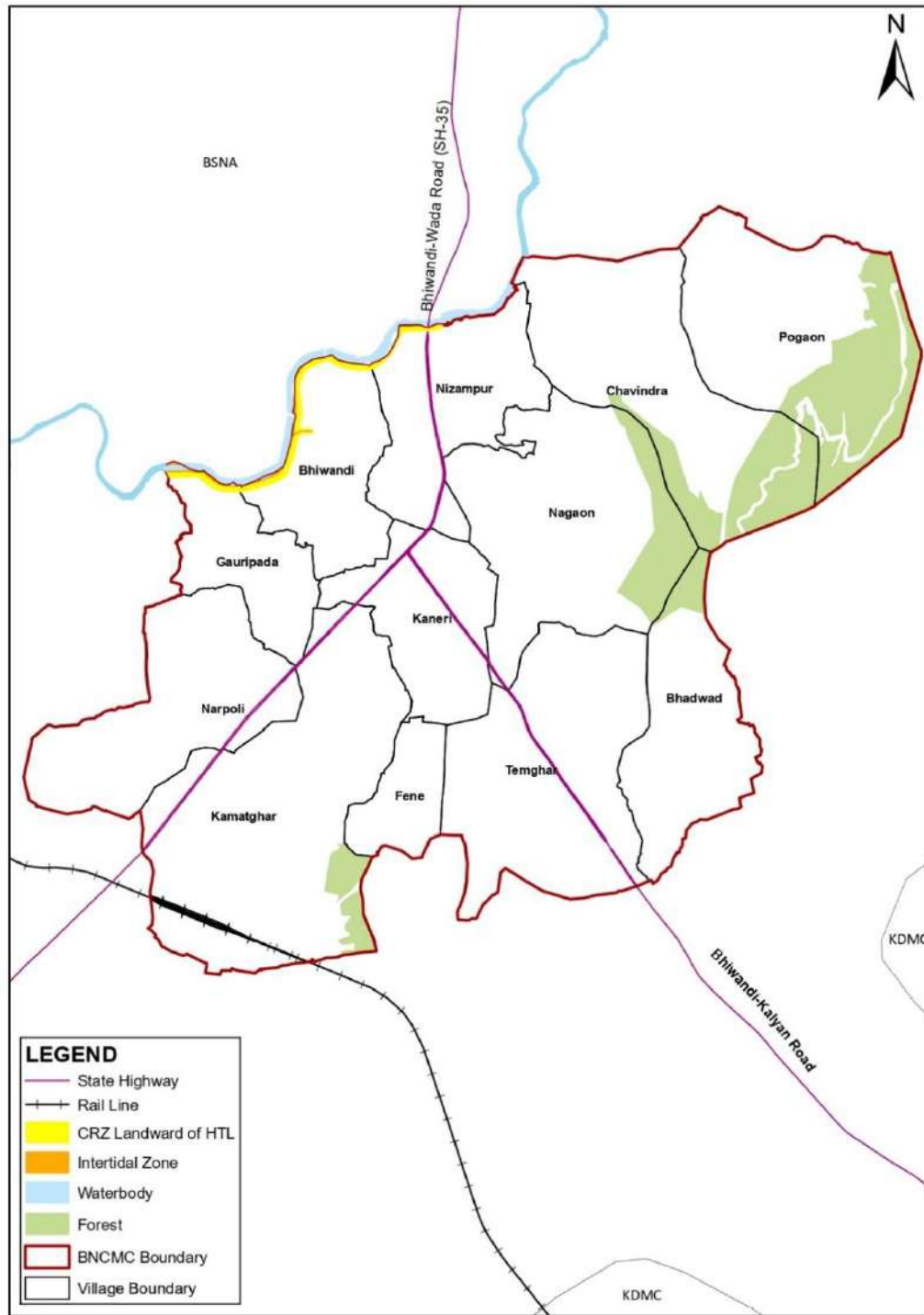
It constitutes the developed land areas up to or close to the shoreline, within the existing municipal limits or in other existing legally designated urban areas, which are substantially built-up with a ratio of built-up plots to that of total plots being more than 50 percent and have been provided with drainage and approach roads and other infrastructural facilities, such as water supply, sewerage mains, etc. The total area of 18.25 Ha of Bhiwandi-Nizampur City Municipal Corporation comes under the coastal regulation zone as shown in map 9-1.

CRZ-III

Relatively undisturbed areas and those which do not belong to either category I or II. These will include coastal zone in the rural areas (developed and undeveloped) and also areas within Municipal limits or in other legally designated urban areas which are not substantially built up. No new construction of buildings is allowed in this zone except for repairing the existing ones. However, construction of dwelling units in the plot area lying between 200-500m of the high tide line is allowed.

CRZ-IV

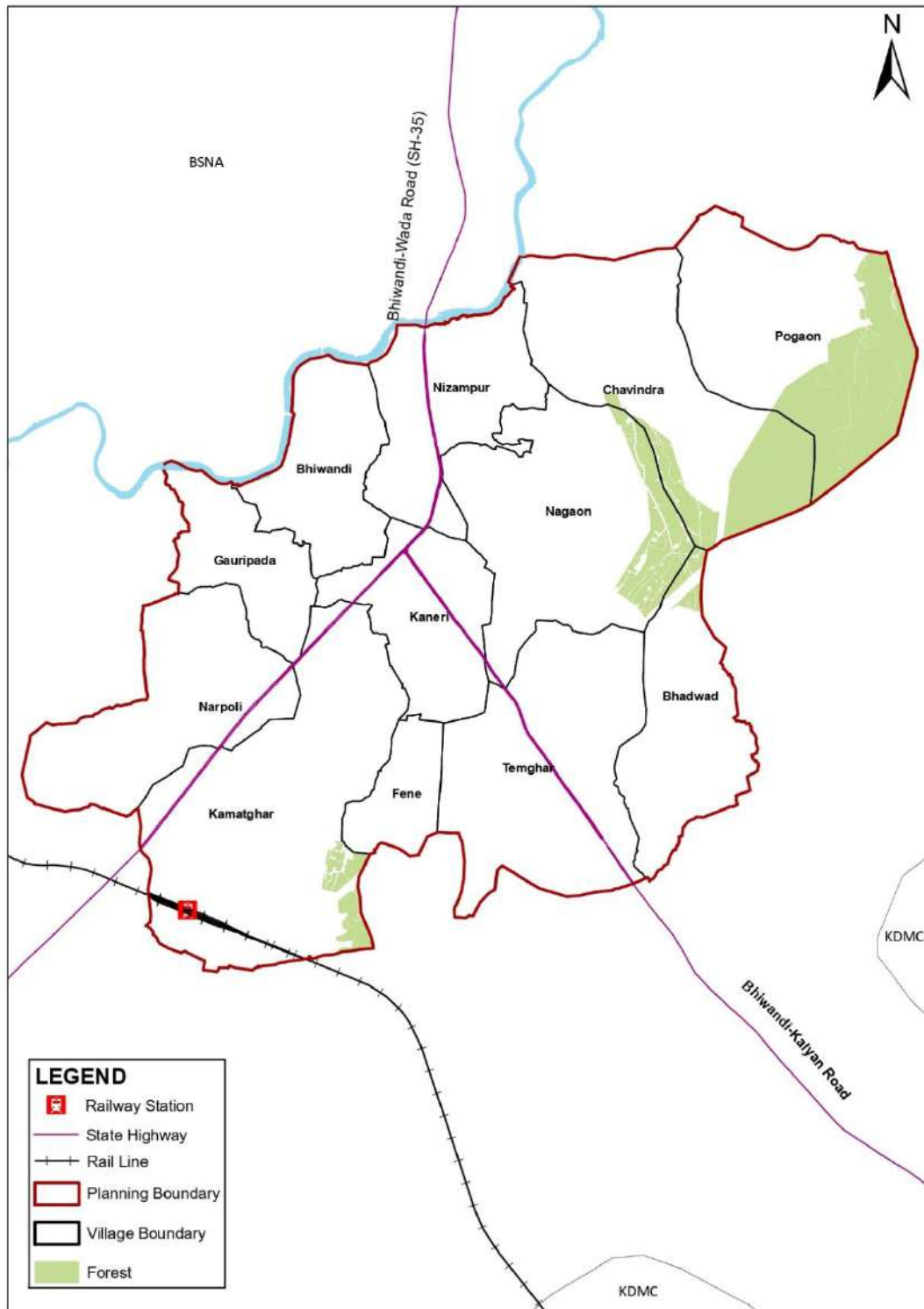
Includes the water area covered between the low tide line and 12 nautical miles seaward. Except for fishing and related activities, all actions disputing the sea and tidal water will be regulated in this zone.



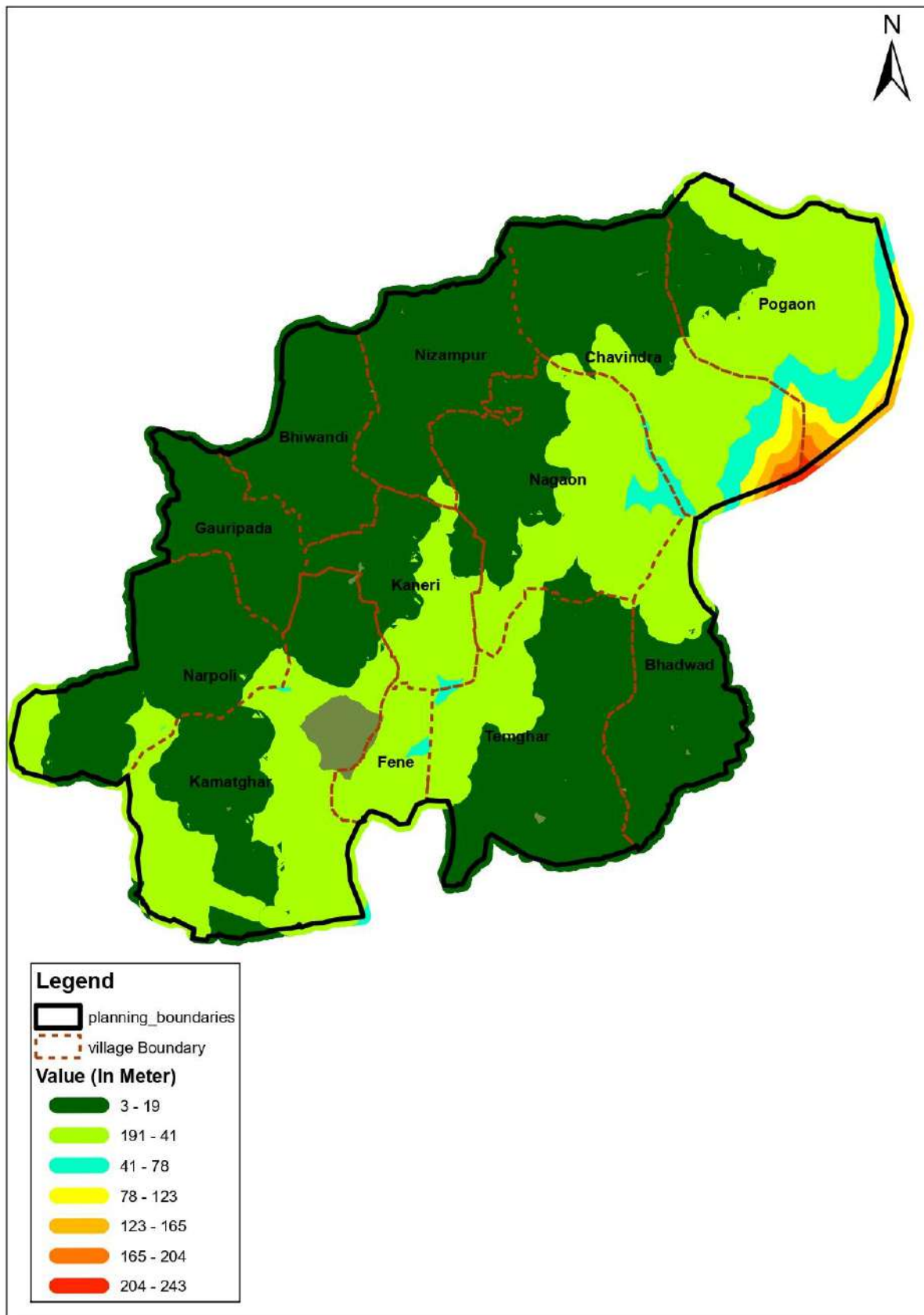
Map 9-1 Area under Coastal Regulation Zone

9.3 Area under Forest

The total area covered under forest is 264 Ha which is 9.89% of the total BNCMC area. The protected forest area majorly falls within the villages of Pogaon, Chavindra as well as some part of Nagaon, Bhadwad and Kamatghar. The map showing coverage of the protected forest is shown below.



Map 9-2 Area under Forest



Map 9-3: Elevation map of Bhiwandi-Nizampur

9.4 Pollution Indicator

This section will cover in detail the existing air, water and noise quality status of the Bhiwandi Nizampur City Municipal Corporation area and the factors affecting the environmental quality.

9.4.1 Air Pollution

The average Air Quality of Thane district is Moderate (Breathing discomfort for people with lung, asthma and heart diseases). In Bhiwandi City there are some polluting industries i.e., Dyeing units, sizing units and Vehicular pollution due to traffic jams and some construction activities like road widening, road repairing, bridge etc. The MPCB (Maharashtra Pollution Control Board) has divided the city into two areas viz., Commercial and sensitive for ambient air quality measurement for the year April 2021 to May 2020. Air Quality in Bhiwandi is monitored at 2 locations.

Commercial Area: Prematai Hall

Sensitive Area: I.G.M. Hospital

The Quality classification according to Air Quality Index (AQI) is given below:

Table 9-3 Classification of AQI

AQI	Quality Classification	Remarks	Colour Code
0-50	Minimal Impact	Good	
51-100	Minor breathing discomfort to sensitive people	Satisfactory	
101-200	Breathing discomfort to people with lung, and heart disease, children and older adults	Moderate	
201-300	Breathing discomfort to people on prolonged exposure	Poor	
301-400	Respiratory illness in people on prolonged exposure	Very Poor	
>401	Respiratory effects even on healthy people	Severe	

(Source: www.mpcb@gov.in)

Table 9-4: Air Quality Monitoring Station Details

Station information	Prematai Hall	I.G.M. Hospital
Parameters Monitored	SO ₂ , NO _x , RSPM & SPM (µg/m ³)	SO ₂ , NO _x , RSPM & SPM (µg/m ³)

(Source: www.mpcb@gov.in)

The standards for pollutant emission within the city are tabulated below:

Table 9-5: Standards for Pollutant emission

	SO ₂ (µg/m ³)	NO _x (µg/m ³)	RSPM (µg/m ³)	SPM (µg/m ³)
Standards	80	80	100	-

(Source: www.mpcb@gov.in)

The results of the Ambient Air Quality in Bhiwandi Nizampur City for the Commercial Area, Prematai Hall are summarized in the following Table.

	SO ₂ (µg/m ³)			NO _x (µg/m ³)			RSPM (µg/m ³)			SPM (µg/m ³)		
	Min	Max	Avg	Min	Max	Avg	Min	Max	Avg	Min	Max	Avg
2017-18	25	53	33.78	36	50	43.49	61	83	66.13	121	148	135.31
2018-19	26	44	34.57	36	66	45.72	61	83	66.70	27	141	124.34
2019-20	16	53	31.21	16	53	40.69	30	83	64.30	38	141	126.43
2020-21	20	53	28.48	16	66	39.40	30	75	56.07	62	141	85.07
2021-22	20	53	30.57	26	66	41.09	7	76	57.97	63	107	78.38

(Source: www.mpcb@gov.in)

The AQI of Bhiwandi city for February 2022 for the commercial area is tabulated below:

Date	SO ₂ (µg/m ³)	NO _x (µg/m ³)	RSPM (µg/m ³)	SPM (µg/m ³)	AQI
08-02-2022	36	44	65	87	65
09-02-2022	35	43	66	74	66

15-02-2022	35	44	64	98	64
16-02-2022	35	43	63	107	63
26-02-2022	35	42	68	77	68
27-02-2022	34	43	66	94	66

(Source: www.mpcb@gov.in)

The results of the Ambient Air Quality in Bhiwandi Nizampur City for Sensitive Area, I.G.M. Hospital are summarized in the following Table

	SO ₂ (µg/m ³)			NO _x (µg/m ³)			RSPM (µg/m ³)			SPM (µg/m ³)		
	Min	Max	Avg	Min	Max	Avg	Min	Max	Avg	Min	Max	Avg
2017-18	22	37	30.76	31	53	42.27	61	83	68.29	130	141	135.08
2018-19	26	39	33.20	34	53	44.33	61	83	10.04	130	141	135.95
2019-20	10	37	30.90	21	53	41.76	21	83	64.24	29	141	123.66
2020-21	19	53	31.67	16	50	41.88	30	77	59.81	4	139	82.55
2021-22	22	53	31.62	31	50	41.59	30	83	65.20	63	107	77.11

(Source: www.mpcb@gov.in)

The AQI of Bhiwandi city for February 2022 for the sensitive area is tabulated below:

Date	SO ₂ (µg/m ³)	NO _x (µg/m ³)	RSPM (µg/m ³)	SPM (µg/m ³)	AQI
08-02-2022	35	41	68	87	68
09-02-2022	34	45	66	74	66
15-02-2022	35	44	67	98	67
16-02-2022	36	43	67	107	67
26-02-2022	33	44	67	77	67
27-02-2022	31	44	67	74	67

(Source: www.mpcb@gov.in)

The AQI 2020 and 2019 monthly is given below:

	January	February	March	April	May	June
2019	70	67	58	-	67	66
2020	64	64	45	31	45	44
	July	August	September	October	November	December
2019	79	67	67	70	67	67
2020	44	52	60	-	-	-

(Source: www.mpcb@gov.in)

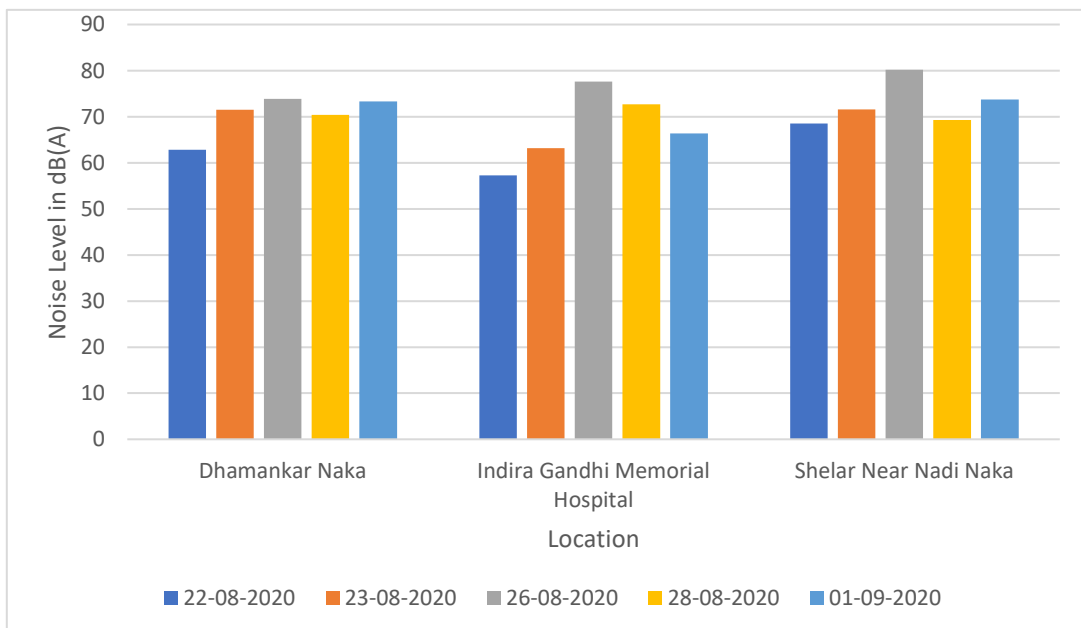
9.4.2 Noise Pollution

There are various reasons which predominantly cause noise pollution in the city like a celebration of various public festivals, traffic noise, noise due to ongoing construction sites etc. The noise levels of Bhiwandi-Nizampur were observed at Shelar near Nadi Naka with 73.7 dB(A) on 1st September and the reason for the increase in noise level was due to the crowd for visargan. The noise level at three locations was observed from 22-Aug-20 to 1-Sept-20 (at the time of the Ganesh festival) tabulated below:

Table 9-6: Noise level in Bhiwandi-Nizampur during the Ganesh festival

Location	22/08/20	23/08/20	26/08/20	28/08/20	01/09/20
	(Leq) dB(A)				
Dhamankar Naka	62.8	71.5	73.9	70.4	73.3
Indira Gandhi Memorial Hospital	57.3	63.2	77.6	72.7	66.4
Shelar Near Nadi Naka	68.5	71.6	80.2	69.3	73.7

(Source: www.mpcb@gov.in)



According to MPCB Report in Bhiwandi-Nizampur 3 locations were monitored. On 11th November, Dhamankar Naka had the highest noise level during day time with 70.5 dB(A) and Shelar Near Nadi Naka had the highest noise level during the nighttime with 58.3 dB(A). On the day of Laxmi pooja also Dhamankar Naka had the highest noise level during day time with 73.2 dB(A) and Shelar Near Nadi Naka had the highest noise level during the nighttime with 59.7 dB(A). On 16th November, the highest noise level both during daytime and nighttime was observed at Shelar Near Nadi Naka.

The Noise levels during the festival from the year 2019-2020 are tabulated below:

Table 9-7: Noise level in Bhiwandi-Nizampur during the festival

Standards	65 dBA		55 dBA	
Time Slot	Day Time (6 am to 10 pm)		Night Time (10 pm to 6 am)	
Noise Level on Bhaubij (Diwali)				
Dates	16-Nov-20	29-Oct-19	16-Nov-20	29-Oct-19
L _{eq} dBA	66.3	74.0	62.5	66.3
Noise Level Before Diwali				
Dates	11-Nov-20	20-Oct-19	11-Nov-20	26-Oct-19
L _{eq} dBA	67.4	69.3	57.4	63.3
Noise Level During Diwali				
Dates	14-Nov-20	27-Oct-19	14-Nov-20	27-Oct-19
L _{eq} dBA	69.5	69.7	57.0	61.1

(Source: www.mpcb@gov.in)

CHAPTER 10

HERITAGE AND TOURISM



10 HERITAGE AND TOURISM

10.1 Introduction

The ‘Manchester of India’- Bhiwandi is a major industrial and trade hub in Maharashtra. It has many spacious and huge industrial godowns. Apart from its industrial importance, the place is also famous for being a developing tourist attraction due to its varied culture and diversified natural beauty. Development in means of connectivity to Bhiwandi has increasingly started drawing tourists. Bhiwandi is in the Thane District and is connected to other parts of India through numerous roadways as well as railways, the nearest airport being, the Mumbai Airport. Bhiwandi is endowed with natural lakes, big and small temples, and forts that are prime assets for tourism to take place. Also, Bhiwandi has proximity to Mumbai which gives it an added advantage from a tourism point of view. There is a need to provide appropriate infrastructure and facilities at these places, to make the tourist experience worthwhile.

10.2 Pilgrims

10.2.1 Shree Shankar Temple

The Shiv Shankar Temple is located at Chinchoti Anjur Phata Road, Bhiwandi. The place is quiet and beautiful, a striking contrast with the hectic city life in the nearby metropolitan; Mumbai. Since Bhiwandi is the most well-connected city with Mumbai and other major cities, the conveyance is not a problem at all. The temple has got its name from its village deity and the unique blessing power the temple is said to have according to the locals. People come here to offer their prayers and at the same time to get away from the buzzing city life.

10.3 Waterbodies

10.3.1 Dive village lake

The Dive Village Lake, Bhiwandi is among the notable places when it comes to spending a day out. It is surrounded by lush vegetation. The lake provides several different opportunities for the travellers such as boating, walking/jogging, relaxing, and spending a quiet day in the lap of nature. The lake is a stark contrast to the concrete-filled corridors of the city and a visit



Figure 10-1 Dive Village Lake

can help soothe the mind. The lake is a preferred trail for health enthusiasts. In the mornings,

the place is packed with joggers. Sounds of different birds can be heard in the morning before the noise of vehicles takes over the city.

10.3.2 Varaladevi lake

The city is dotted with numerous lakes and parks which offer exciting opportunities for the residents and visiting tourists to chill out and rejuvenate. Varaladevi lake is one of the biggest lakes in the city, situated in Kamatghar. Nestled amidst green trees, this man-made lake has been occupying a special place in the hearts of the residents for years. The lake provides a break from the monotonous settings of concrete and crowded roads. The reflection of the scenic beauty in the water presents a pretty picture for anyone who visits the lake. The lake is surrounded by a park.

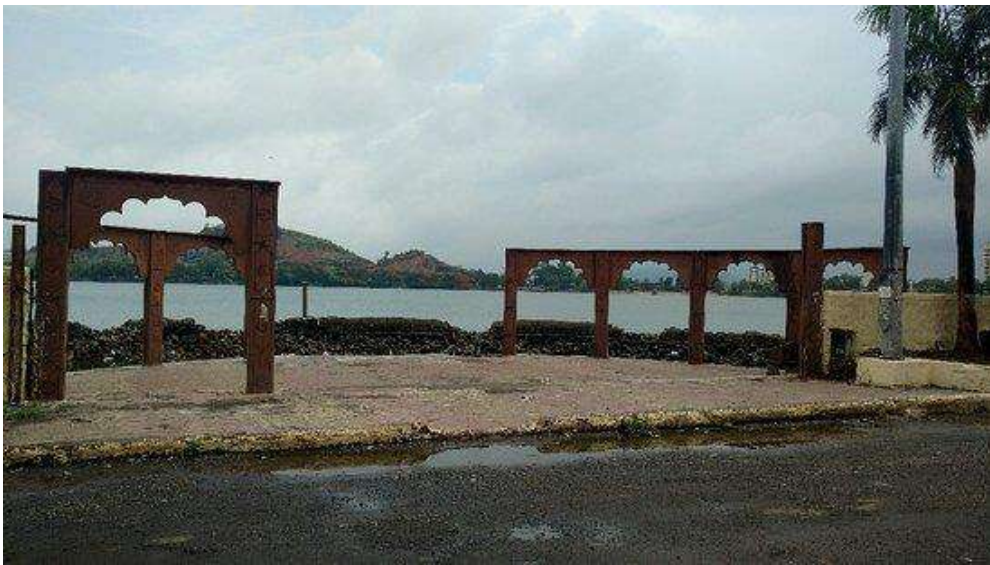


Figure 10-2 Varaladevi lake

CHAPTER 11

OBSERVATION AND INFERENCES



11 OBSERVATION AND INFERENCES

11.1 Regional Connectivity

Bhiwandi – Nizampur is well connected to other regions by an extensive network of railways and roadways. Some of the important national highways and state highways pass through the city, making it well-connected to other parts of Maharashtra. It is observed that the presence of industrial warehouses and state highways passing through the city has resulted in traffic chaos as traffic is mixing with the city traffic.

11.2 Existing Land Use

- The existing land use of the city shows that, out of the total developed area maximum area to the extent of 17% is under the residential zone and agricultural land.
- Total employment in the primary sector including agriculture and agriculture labour activity fell from 10% to 1.10% between 1961 to 2011.
- Total service employment has increased from 23.75% to 96.87% in the same period resulting in the increase of industrial zone in the city. The industrial area contributes to 14% of the total planning area.
- Commercial land use contributes to 3% of the total BNCMC area which includes shops, shopping centres and other commercial establishments.
- The area under recreational facilities like gardens, parks and playgrounds contributes to only 0.91% which is insufficient for the total city population.
- The areas under protected forest and waterbodies are 9.89% and 2.47% respectively.
- A total of 32.02% of the planning area is under developable land.

11.3 Demography

- The city population as per the 2011 census is 709,665.
- The demographic profile shows decadal growth of 18% in the first decade of the 21st century.
- The maximum decadal growth of 164% is observed during 1971-81.
- The percentage of decadal growth is declining from the year 1981-2011.
- The average household size in the city is 5.1

11.4 Economy

- Analysis of the economic activities of the city is necessary to understand the process of growth and dynamics of the city.

- Employment pattern is one of the important parameters of the economic growth of the city.
- Bhiwandi – Nizampur is a well-known name on the textile map of the country.
- Bhiwandi produces and transports most of the power loom for the textile industry all over India.
- All the major multinational companies in India have their godowns in Bhiwandi.
- The employment pattern in Bhiwandi Nizampur has witnessed significant restructuring, especially since 1971.
- Total employment in the primary sector including agriculture and agriculture labour activity fell from 10% to 1.10% between 1961 to 2011.
- Total service employment has increased from 23.75% to 96.87% in the same period.

11.5 Transport

- Traffic infrastructure in Bhiwandi-Nizampur is facing high demands due to power loom industries, warehouses, a growing number of vehicles and an increasing number of trips being undertaken by the population.

11.6 Physical Infrastructure

A. Water Supply

- Presently, 125 MLD of water supply is available for the city which is sufficient for the existing population.
- The water supply to the entire city is divided into 13 water districts.
- There are 13 elevated storage reservoirs with a total capacity of 18.18 MLD.
- There is a total of 6 existing Ground Storage reservoirs in Corporation limits under the 25 MLD Scheme.

(Source: Bhiwand Nizampur City Municipal Corporation, GIS-based existing land use map)

B. Sewerage System

- The city generates 100 MLD of sewage. The underground sewerage scheme was executed in 1962-63 for the designed population of 100000 souls.
- The existing sewage network is about 129 km within Bhiwandi Nizampur City Municipal Corporation.
- BNCMC has divided the city into 5 zones.
- There is a total of 7 pumping stations in the 5 zones under BNCMC.
- The STPs are of the type of Sequential Batch Reactor Advance Technology.

(Source: Bhiwand Nizampur City Municipal Corporation, GIS based existing land use map)

C. Stormwater Drainage Network

- Bhiwandi-Nizampur city is situated on the bank of the Kamwadi and Ulhas Rivers.
- The whole corporation is on an almost plain level, land moderately sloping towards river Kamwadi.
- There are 50.75 km big Nala and 235.73 km small gutter and Nala all over in BNCMC limit.

(Source: Bhiwand Nizampur City Municipal Corporation, GIS-based existing land use map)

D. Solid Waste Management

- The waste generation rate from the fixed population has been estimated to be 450 GPCD.
- In 2017, the total waste generated in the city is estimated to be around 375.09 TPD.
- It has been assessed that 77% of the waste is generated from residential, 22% from commercial areas and 1% from markets.
- The waste generated has been segregated as bio-degradable waste, dry waste, construction and demolition waste and hazardous waste.
- There is a total of 103 vehicles are available for the transport of municipal waste in the BNCMC area.

(Source: Bhiwand Nizampur City Municipal Corporation, GIS-based existing land use map)

11.7 Social Infrastructure

- Primary schools, upper primary schools, secondary schools, higher secondary schools and training institutes are available in the city.
- It has been observed that there is a need to strengthen the existing higher and technical educational facilities and provide sufficient infrastructure.
- Primary health centres, government hospitals, private hospitals, nursing homes and covid centres are available in the city.
- The existing fire infrastructure of the city caters for the existing need with 4 fire stations namely, Main fire station, BNCMC (Kasar Alley), Fire station No.1 (Kombadpada), Fire station No. 2 (Chavan Colony) and Fire Station No.3 (Anjurphata).
- There is a total of 3 post offices located in the Bhiwandi-Nizampur area.
- There are 26 recreational facilities in the city which include parks, gardens and playgrounds.

(Source: Bhiwand Nizampur City Municipal Corporation, GIS-based existing land use map)

PART 2

PROPOSALS



CHAPTER 12

PAST DEVELOPMENT PLAN PERFORMANCE



12 PAST DEVELOPMENT PLAN PERFORMANCE

12.1 Introduction

The sanctioned Development Plan of Bhiwandi (1st revision) came into force on 25-06-1976 after getting government sanction. The plan was for the jurisdiction to comprise of an area about 4.72 sq. km of the previous Municipal limit and designed for a population of 1.77 lakhs by 1991. The notice to prepare a development plan for the extended area was published in 1986 and the revised DP for BNCCMC was published in 2003.

12.2 Analysis of The Previous Development Plan

It is important to analyze the previous Development Plan to understand the success of the earlier proposals and implementation strategies, which will help to form the new proposals in the revised DP to accelerate the planned development in the city.

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

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

12.2.1 Proposed Reservation Sites

The total number of reservation sites proposed in the earlier DP was 293 in number. The total area under the reservation sites proposed was 230.56 Ha. The analysis of the current situation of those reservations is done based on their development status, land acquisition status, and encroachment on the reservation sites and sites affected by the CRZ.

12.2.2 Development Status of The Reservation Sites

The further categorization of the development status of the reservation sites is mentioned in Table 12-1. It shows that only around 11 % area under reservations is completely developed whereas around 87 % reservation area is undeveloped.

Table 12-1 Development Status of The Reservation Sites

DEVELOPMENT STATUS OF RESERVATION SITES			
Sr. No.	Category	Number	Area (Ha)
1	Developed	35	25.90
2	Not Developed	252	200.31
3	Partly Developed	6	4.35
Total Reservations		293	230.56

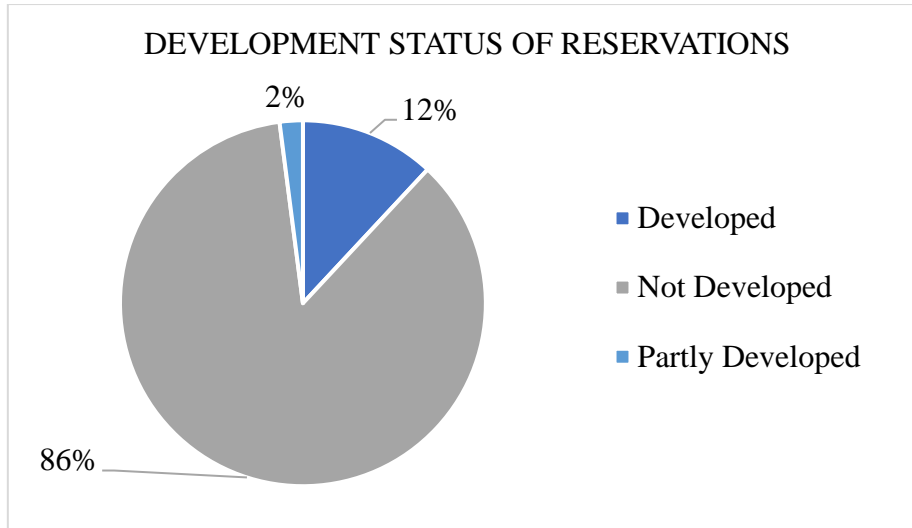


Figure 12-1 Development Status of Reservation Sites

12.2.3 Status of Land Acquired by BNCMC

It is observed that a total of 84.78 Ha of the area is acquired by Bhiwandi Nizampur City Municipal Corporation out of which 12.5 % of the area is fully acquired and 87.41 % of area is partly acquired by BNCMC. The detail of the same is mentioned in Table 12-2.

Table 12-2 Land Acquisition Status

RESERVATION SITES ACQUIRED BY BNCMC			
Sr. No.	Category	Number	Area (Ha)
1	Partly Acquired	15	74.11
2	Fully Acquired	16	10.67
Land Acquired by BNCMC		31	84.78

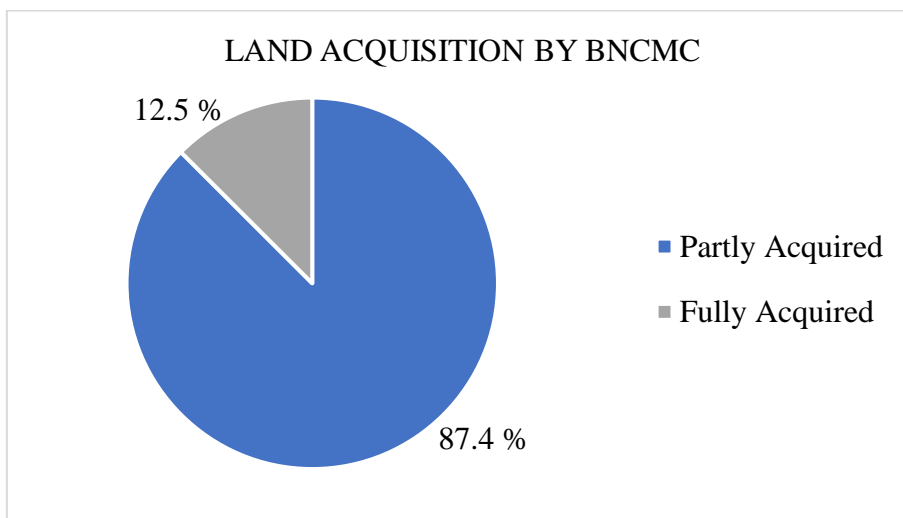


Figure 12-2 Land Acquisition by BNCMC

12.2.4 Encroachment on Reservation Sites

At present total of 149 reservation sites have encroachment (*refer annexure viii*). Around 65% area partly encroaches while around 35% of the reservation area completely encroaches. The detail of the encroached reservation sites is given in Table 12-3. Whereas, out of a total of 149 encroached sites 5 sites are partly developed. The development status of encroached sites is given in Table 12-4.

Table 12-3 Encroachment on Reservation Sites

ENCROACHED RESERVATION SITES			
Sr. No.	Category	Number	Area (Ha)
1	Partly Encroached	89	80.43
2	Fully Encroached	60	43.38
Total		149	123.81

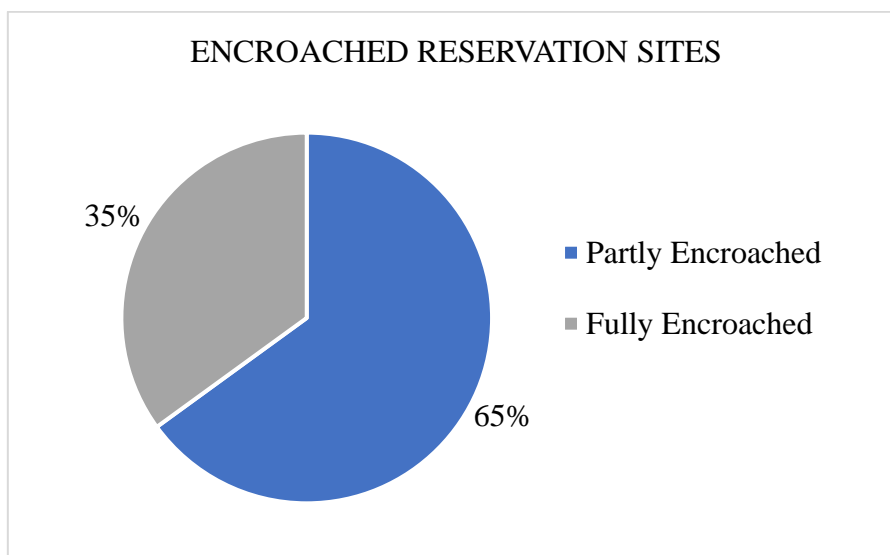
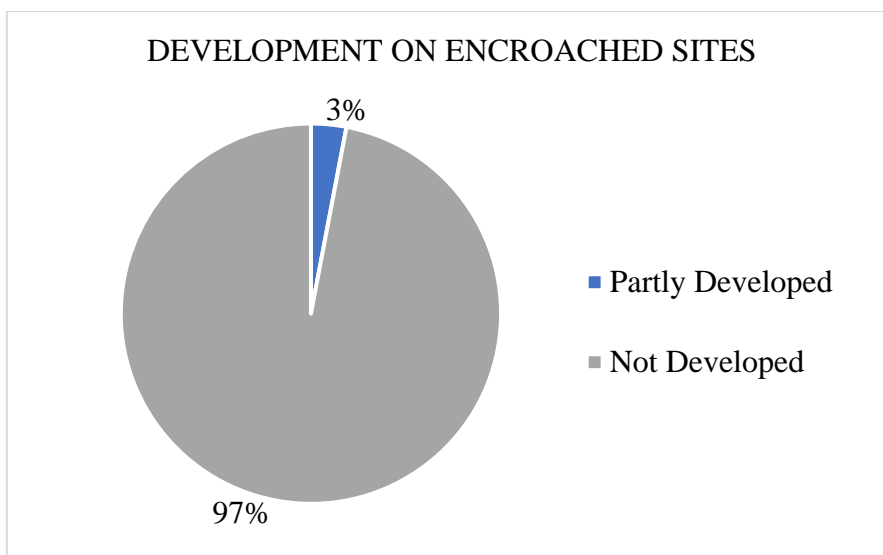


Figure 12-3 Encroachment on Reservation Sites

- **Development on Encroached Reservation Sites:**

Table 12-4 Development on Encroached Sites

ENCROACHED RESERVATION SITES			
Sr. No.	Category	Number	Area (Ha)
1	Partly Developed	5	3.6
2	Not Developed	144	120.21
Encroached		149	123.81



12.2.5 Reservations Affected by CRZ

A total of 9 reservation sites with an area of 7.53 Ha (*refer annexure viii*), are affected due to CRZ stipulations. All 9 sites are affected by CRZ II. The detail of the reservation sites affected by it is given in Table 12-5. It can be observed that from the total CRZ-affected reservation site area around 16% of the area is developed whereas around 84% of the area is not developed.

Table 12-5 Reservation Sites Affected by CRZ

RESERVATION SITES AFFECTED BY CRZ				
Sr. No.	Category		Number	Area (Ha)
1	CRZ II	Developed	2	1.21
2		Not Developed	7	6.32
Total CRZ Affected Sites			9	7.53

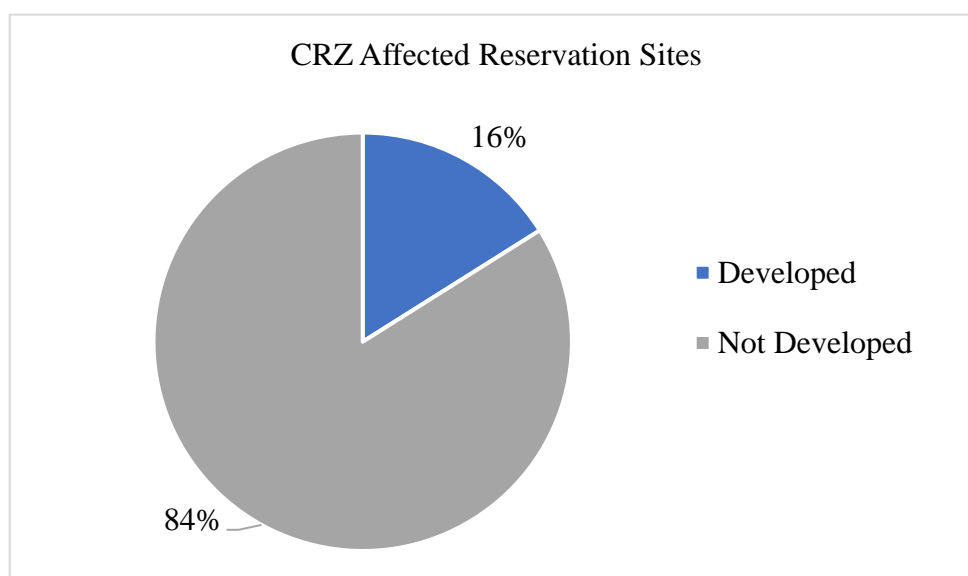


Figure 12-4 Development status of Reservation Sites Affected by CRZ

12.2.6 Proposed Roads

The total area under DP roads is 304.84 Ha as per sanctioned DP. This figure is corrected to the extent of the excluded area of six revenue villages of SPA and the extent of section 37 modification sanctioned till the year 2022.

It is observed that around 34% of proposed roads as per the previous DP are completely developed whereas around 11% of proposed roads are partly developed. The details of the same are mentioned in Table 12-6.

Table 12-6 Proposed Roads in Previous DP

DP Roads			
Sr. No.	Development Status	Area (Ha)	Implementation %
1	Developed	103	33.79
2	Not Developed	167	54.78
3	Partly Developed	34.84	11.43
Total		304.84	100

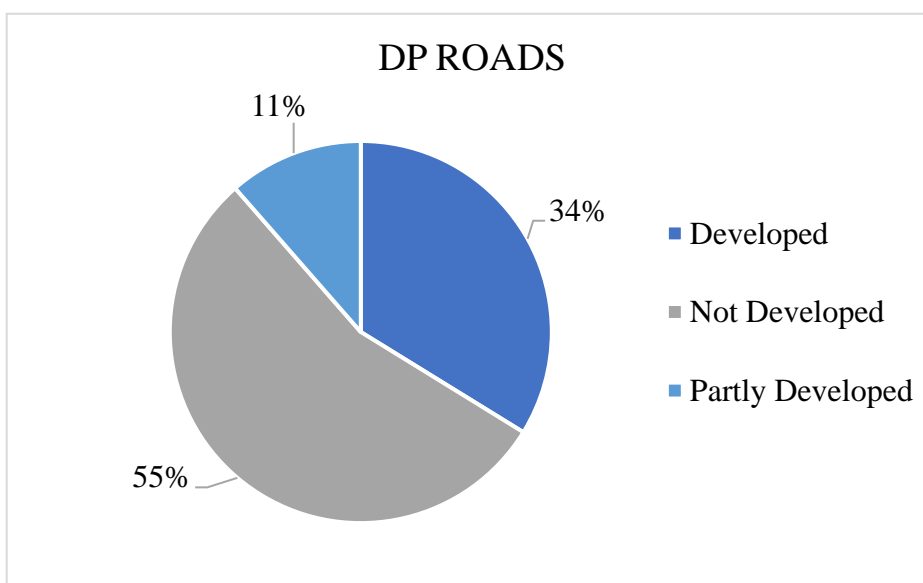


Figure 12-5 Area of Proposed Roads in Previous DP

12.2.7 Proposed Zoning

The implementation status of the proposed zoning as per the previous Development Plan is given in Table 12-7.

Table 12-7 Proposed Zoning Status in Previous DP

ZONING			
Sr. No.	Zone	Proposed Area (Ha)	Implemented Area %
1	Residential	1321	45.63
2	Commercial	15	18.53
3	Loom Cum Residential	80.75	56.53
4	Industrial	115	17.12
5	Transport	344.95	47.14
6	Protected Forest and Non Developable Zone	460.02	100
7	Waterbodies	70.72	114.54
8	Area Under Designated Sites	230.5	6.72
Total		2637.94	52.7

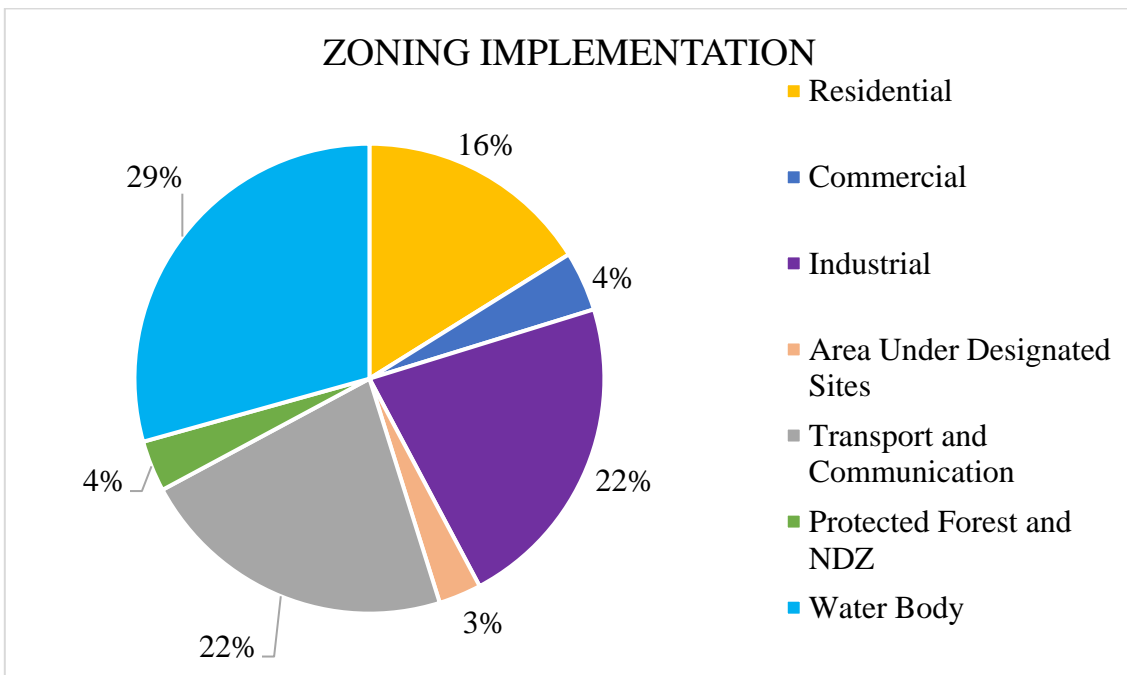


Figure 12-6 Implementation Status of Proposed Zoning

CHAPTER 13

RESTRUCTURING OF THE PAST DEVELOPMENT PLAN



13 RESTRUCTURING OF THE PAST DEVELOPMENT PLAN

13.1 The Need for Restructuring

In the previous chapter, the performance implementation of past DP has been analysed. The parameters to analyse are,

1. The Development in each segment by 2022 (ELU Map),
2. The extent of encroachment in each segment,
3. The Extent of CRZ areas in each segment (aspect).

13.1.1 The Proposed Restructuring

The cumulative effect of the above two parameters, when considered in the restructuring of DP sites, DP Roads, and the zoning of the past plan is summarised in the following Tables.

13.2 The Restructuring of the Previous DP

13.2.1 The Balanced Reservation Sites in Previous DP

The 137 designated sites out of 294 total sites of previous DP are not affected by encroachment or by CRZ. Out of these 137 sites, 33 are already developed and 99 are developable while 5 sites out of a total of 137 reservation sites are proposed to be deleted.

Table 13-1 Restructuring of The Previous DP Reservations

Criteria	Total	Developed	Deleted	Retained
CRZ Affected	8	2	1	5
Only Encroached	149	0	0	149
Balance	137	33	5	99
Total	294	35	6	253

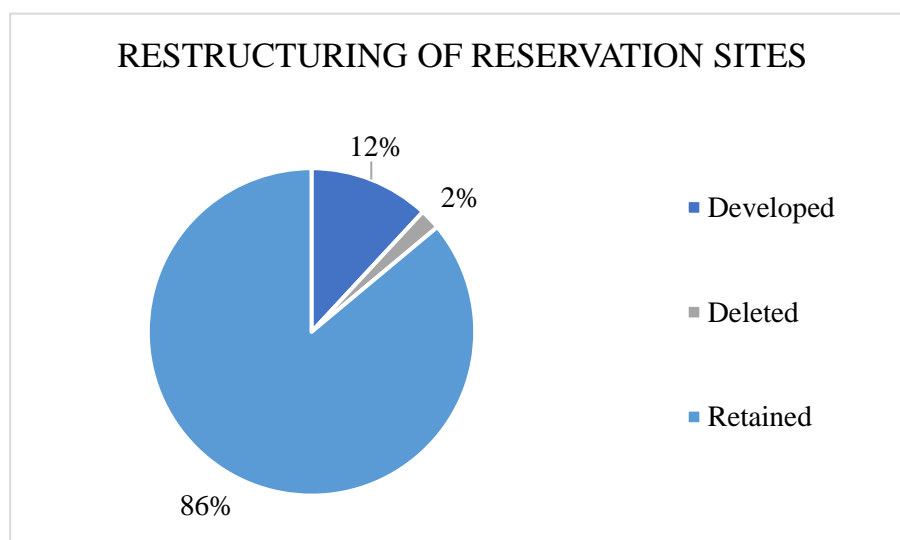


Figure 13-1 Restructuring of Reservation Sites

13.2.2 Restructuring of CRZ Affected Reserved Sites

CRZ regulations and CZMP were not in force when the previous DP was sanctioned by the Government. Subsequently, when CZMP came into force it shows a total of 8 designated sites are affected by CRZ stipulations. All these 8 sites are affected by CRZ II.

Considering the CRZ stipulations and the analysis of the previous DP, restructuring of those reservations has been done. Accordingly, 2 reservations were already developed while 1 site cannot be developed under the CRZ stipulations, therefore those sites are proposed to be deleted. While sites are retained with appropriate change of designation and restructured to make them developable under the CRZ regulations. The summary of the same is given in the following Table 13-2.

Table 13-2 Restructuring of CRZ Affected Reservation Sites

CRZ Affected			
Sr. No.	Category	Number	Area (Ha)
1.	Developed	2	1.28
2.	Retained	5	6.50
3.	Deleted	1	0.44
Total		8	8.22

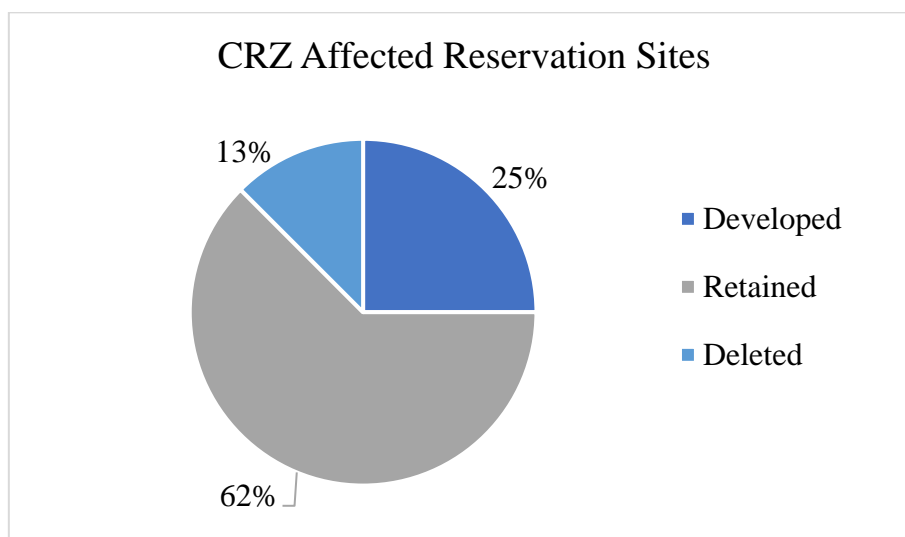


Figure 13-2 CRZ Affected Reservation Sites

13.2.3 Restructuring of Encroached Reserved Sites

The analysis of previous DP site encroachment shows that 149 sites encroached out of which 5 are partly developed. The suitability of the development of these encroached sites justifies retaining all 149 sites with a slight change of designation and reshaping to make them developable. The summary of this is given in the following Table 13-3.

Table 13-3 Restructuring of Encroached Reserved Sites

Encroached Reservation Sites			
Sr. No.	Category	Number	Area (Ha)
1.	Retain	149	123.81
2.	Deleted	0	0
Total		149	123.81

1.1.2 Restructuring of Roads

In the draft revised DP around 58% of roads proposed in the previous DP are retained whereas around 2% of non-developed roads are deleted. Around 11 Ha of new roads are proposed in the draft revised Development Plan. The details of the same are mentioned in Table 13.4.

Table 13-4 Restructuring of Roads

DP Roads			
Sr. No.	Category	Area (Ha)	
1.	Retained	Not Developed	152.03
		Partly Developed	44.33
2.	Deleted	11.17	
3.	Alignment Change	20.37	
4.	New Proposed Roads	15	
5.	Developed Roads	103.37	
Total		346.27	

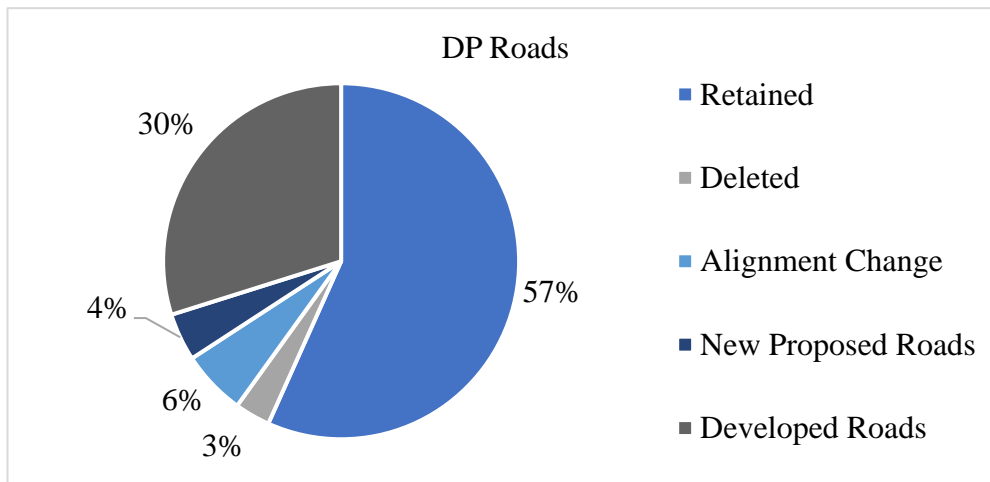


Figure 13-3 Area of Restructured Roads

1.1.4 Restructuring of Zoning

The detailed zoning proposed in the revised Draft Development Plan is given in Table 13-4.

Table 13-5 Proposed Land Use for Bhiwandi Nizampur City Municipal Corporation Area

Zone	Area (Ha)	% of Total Area
Residential Zone	919.46	34.44
Commercial Zone	25.24	0.95
Industrial Zone	113.20	4.24
Public & Semi-Public	122.02	4.57
Recreational Zone	72.91	2.73
Public Utilities	132.14	4.95
Traffic & Transportation	342.53	12.83
Loom Industry cum Residential Zone	518.2	19.41
River Protection Belt	10.14	0.38
Waterbody	60.05	2.25
Forest Zone	265.535	9.95
Agriculture Zone	88.13	3.30
Total	2670.22	100.00

Note: The areas are derived from the calculations carried out through GIS based plan.

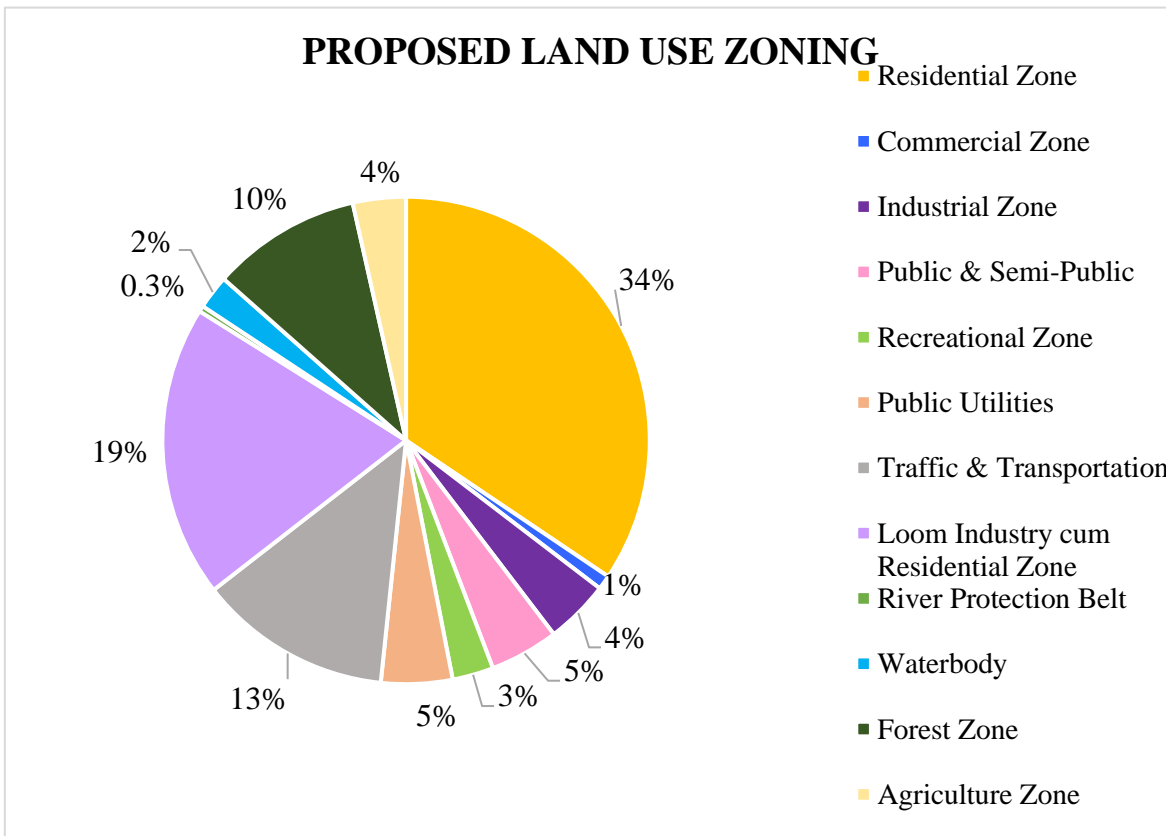


Figure 13-4 Proposed Land Use Zoning

CHAPTER 14

POPULATION PROJECTION



14 POPULATION PROJECTION

14.1 Introduction

Bhiwandi Nizampur City Municipal Corporation has declared its intention to prepare a development plan u/s 23 of MR&TP Act 1966 dated March 4, 2022. For reservations and land use zoning, the projected population is considered for the horizon years 2037 and 2047 respectively.

14.2 Population Trend

The population of Bhiwandi Nizampur City increased from 5.98 Lakhs in 2001 to 7.09 Lakhs in 2011. This shows City's population has grown at the decadal rate of 18.53%. Bhiwandi Nizampur City experienced a slight increase in growth rate from 1971 to 1981. However, the percentage of decadal growth is declining from the year 1981 to 2011. It is observed that the growth rate is slowly decreasing for the subsequent decades.

Table 14-1 Existing Population Trends in BNCCMC (1981-2011)

Sr. No.	Decade	Population	Increase in population per decade (Ia)	Rate of increase in population per decade (Ra)	Incremental Increase per Decade (Iai)
1	2	3	4	5	6
1	1971	107244	-	-	-
2	1981	210712	103468	0.9648	-
3	1991	379070	168358	0.7990	64890
4	2001	598741	219671	0.5795	51313
5	2011	709665	110924	0.1853	-108747
Total			602421	2.5286	7456
Average			150605.25 (Ia)		2485.99 (Iai)

* 1971, 1981 census population of 10 merged villages is added to the Bhiwandi Nizampur Municipal Council Population.

14.3 Population Projection

The population of the Bhiwandi Nizampur City Municipal Corporation area as per the Census 2011 is 709665. The population for the years 2021, 2022, 2032, 2037, 2042, 2047 and 2052 for the Bhiwandi Nizampur City Municipal Corporation area has been projected through

various methods considering the population of the 2011 census as a base population also considering natural and induced growth.

The Various Methods Used for Population Projection are mentioned below:

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

14.3.1 Arithmetic Increase Method

This method is suitable for large and old cities with considerable development. Application of this method in small, average or comparatively new cities will yield lower results than the actual value. In this method, the average increase in population per decade is calculated from past census reports. This increase is added to the present population to find out the population of the next decade. Thus, it is assumed that the population is increasing at a constant rate. Hence, $dP/dt = C$ i.e., the rate of change of population concerning time is constant. Therefore, the Population after the nth decade will be

$$P_f = P_p + (I_a \times N)$$

Where,

P_f = Future population for the years 2021,2022, 2032,2037, 2042,2047 and 2052

P_p = Population of the base year 2011 = 709665

I_a = Average increase in population per decade = 150605

N = No of decade from 2011 = 1 for (P_f =2021)

14.3.2 Geometric Increase Method

In this method, the percentage increase in population from decade to decade is assumed to remain constant. The geometric mean increase is used to find out the future increment in population. Since this method gives higher value and hence should be applied for a new industrial town at the beginning of development for only a few decades. The population at the end of the nth decade ' P_n ' can be estimated as:

$$P_f = P_p (1 + I_G/100)^n$$

Where,

P_f = Future population for the years 2021,2022, 2032, 2037, 2042, 2047 and 2052

P_p = Population of the base year 2011 = 709665

I_G : = Geometric Mean = = $(0.96 \times 0.79 \times 0.57 \times 0.18)^{1/4} = 0.54$

N = No of decade from 2011 = 1 for (P_f =2021)

14.3.3 Incremental Increase Method

This method is the modification of the arithmetical increase method. While adopting this method the increase in increment is considered for calculating future population. The incremental increase is determined for each decade from the past population and the average value is added to the present population along with the average rate of increase. Hence, the population after the nth decade is

$$P_f = P_p + n X + \{n(n+1)/2\} Y$$

Where,

P_f = Future population for the years 2021, 2022, 2032, 2037, 2042, 2047 and 2052

P_p = Population of the base year 2011 = 709665

X : Average increase in population per decade = 150605

Y : Average incremental increase in population per decade = 2485

N = No of decade from 2011 = 1 for (P_f = 2021)

14.3.4 Graphical Method

In this method, the populations of the last few decades are correctly plotted to a suitable scale on the graph concerning the decade. The obtained curve is extended in the same manner to get the population of the required year.

The existing trend line is extrapolated in future as per the best fit linear, logarithmic or exponential trend and the trend line showing the R^2 value closest to 1 is considered for population projection. Table 14-2 R^2 Value

Hence, for population projection of BNCCMC, the Polynomial curve has been adopted as its value is 1

Table 14-2 R^2 Value

Method	R^2
Linear Method	0.9426
Logarithmic Method	0.7765
Exponential Method	0.9781
Power Method	0.9860
Polynomial Method	1

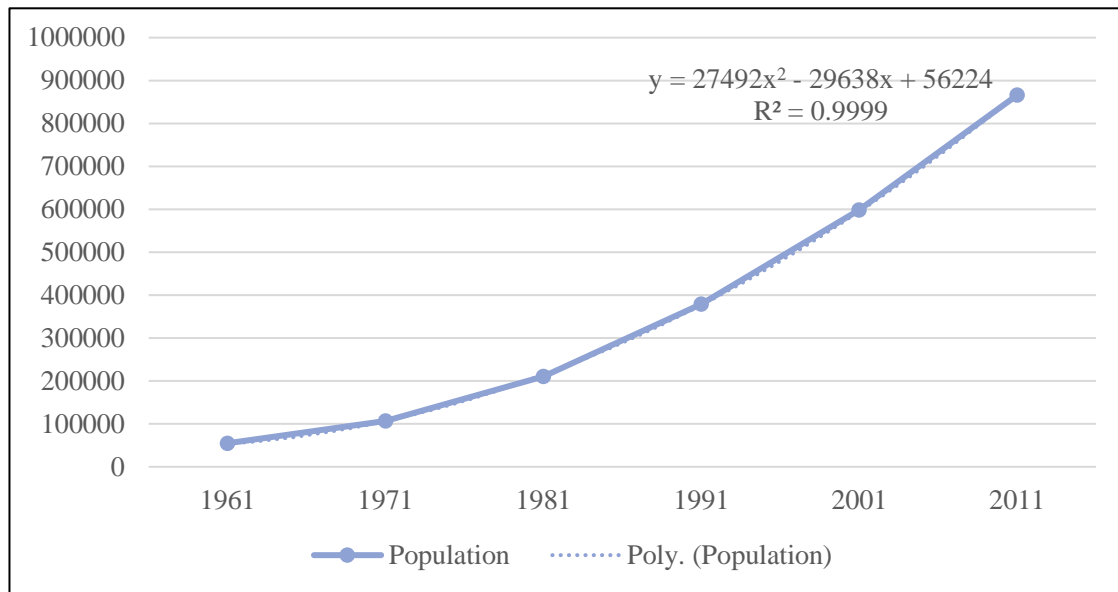


Figure 14-1 Population Projection by Graphical Method for BNCMC

14.3.5 Linear Regression

The linear model assumes that population growth is growing at absolute equal increments per year, decade, or another unit of time. It also assumes that growth will follow a similar pattern in future years. This method is most suitable when the pattern of growth is similar to a straight line. This tool is especially useful when projecting areas experiencing slow growth. The linear regression equation is given by:

$$Y = a + b X$$

Where,

$$b = \frac{N \sum XY - (\sum X)(\sum Y)}{N \sum X^2 - (\sum X)^2} \quad a = \frac{\sum Y - b \sum X}{N}$$

14.4 Summary of Population Projection by different Methods

Table 14-3 Comparison of Projected Population by various methods for BNCMC

Sr. No.	Forecasting Methods	2022	2032	2037	2042	2047	2052
1	Arithmetic Increase	875331	1025936	1101239	1176541	1251844	1327147

2	Geometric Increase	1138138	1748587	2167371	2686454	3329857	4127354
3	Incremental Increase	878201	1034026	1112870	1192336	1272422	1353131
4	Graphical Method	907672	1066959	1146603	1226246	1305890	1385534
5	Linear Regression	1231666	1619906	1834646	2063131	2305362	2561339

Table 14-3 Merits and Demerits of Population Projection Methods

Sr. No.	Forecasting Method	Projected Population (2037)	Projected Population (2047)	Analysis of the Method
1	Arithmetic Increase	1101239	1251844	This method is suitable for large and old cities with considerable development. Application of this method in small, average, or comparatively new cities will yield lower results than the actual value. In this method, the average increase in population per decade is calculated from past census reports. This method is giving satisfying results after the back projection of the population.
2	Geometric Increase	2167371	3329857	In this method, the percentage increase in population from decade to decade is assumed to remain constant. Since this method gives higher values and is only applicable to a new industrial town at the beginning of development, this method may not apply to BNCMC.
3	Incremental Increase	1112870	1272422	This method is suitable average size towns under normal conditions where the growth

				is found in increasing order. This method gives satisfying results after the back projections of the population and is found most suitable.
4	Graphical Method	1146603	1305890	In this method, the populations of the last few decades are correctly plotted to a suitable scale on the graph concerning the decade. The obtained curve is extended in the same manner to get the population of the required year. This method is showing higher projected values, therefore not suitable.
5	Linear Regression	1834646	2305362	In this method, the equation is derived with variables from past population records. This method is used when the population is increasing at a constant rate, which is not true for the BNCMC area.

The population of the Bhiwandi Nizampur City Municipal Corporation area as per Census 2011 is 709665. The population for the years 2021, 2022, 2032, 2037, 2042, 2047 and 2052 for the Bhiwandi Nizampur City Municipal Corporation area has been projected through various methods.

From the projected population through the various methods, the finalized population is considered the average population obtained from Arithmetic Increase Method, Incremental Increase Method and Graphical Method for the year 2037 is 13,49,568 Lakh and for the year 2047 is 16,09,878 Lakhs. Considering this, the sector-wise population has also been revised.

14.5 Regional Context and Influencing Factors

There are some regional projects which influence the population of the planning area. Due to the upcoming new projects of developing the existing population and future population may get affected and therefore there is a need to identify influencing factors. The major transportation network is Samruddhi Mahamarg, Delhi-Mumbai Freight Corridor and Thane-Bhiwandi-Kalyan-Metro Corridor.

The transport projects will increase the chances of developing Logistics Parks, Industrial Parks

through DMIC. By Samruddhi Mahamarg, Housing Sectors will be benefited along with the Metro Corridor. Mandai, The Bhiwandi Market area, one of the oldest settlements in Bhiwandi is the major junction of the city where all the major local roads are connected. So, the overall settlement can be seen in a radial pattern with the Mandai area at the centre. Analysing the Land Use plan, along with a 1km radius, mostly residential land use growth can be seen. Housing societies, Flats (3-4 storeys) were the most common buildings in this area. While unauthorized settlements, slum encroachment along with the market area can also be seen. Mixed Used buildings with commercial on the ground floor can be seen along with the local roads. Along with a 3km radius, Industrial growth can be seen. Most of the Industrial areas of the city fall in this area. The power Looms Industry is the most seen industrial area in the city. One of the main raised issues in the industrial area is maintenance. Unauthorized Industrial settlements are seen with no proper maintenance making those areas unhygienic and slum encroachment along with Industries can be seen. Along with a 4.5km radius from the centre (Mandai area), mixed settlements can be seen. The presence of forest land reduces the density here, although encroachment in forest lands is a major issue in this region. This area is more accessible through the upcoming Transportation projects (DMIC and Samruddhi Mahamarg) and should be

planned accordingly for more systematic and encroachment-free development.

Also, Delhi Mumbai Freight Corridor provides logistics connectivity to Northern India, so this

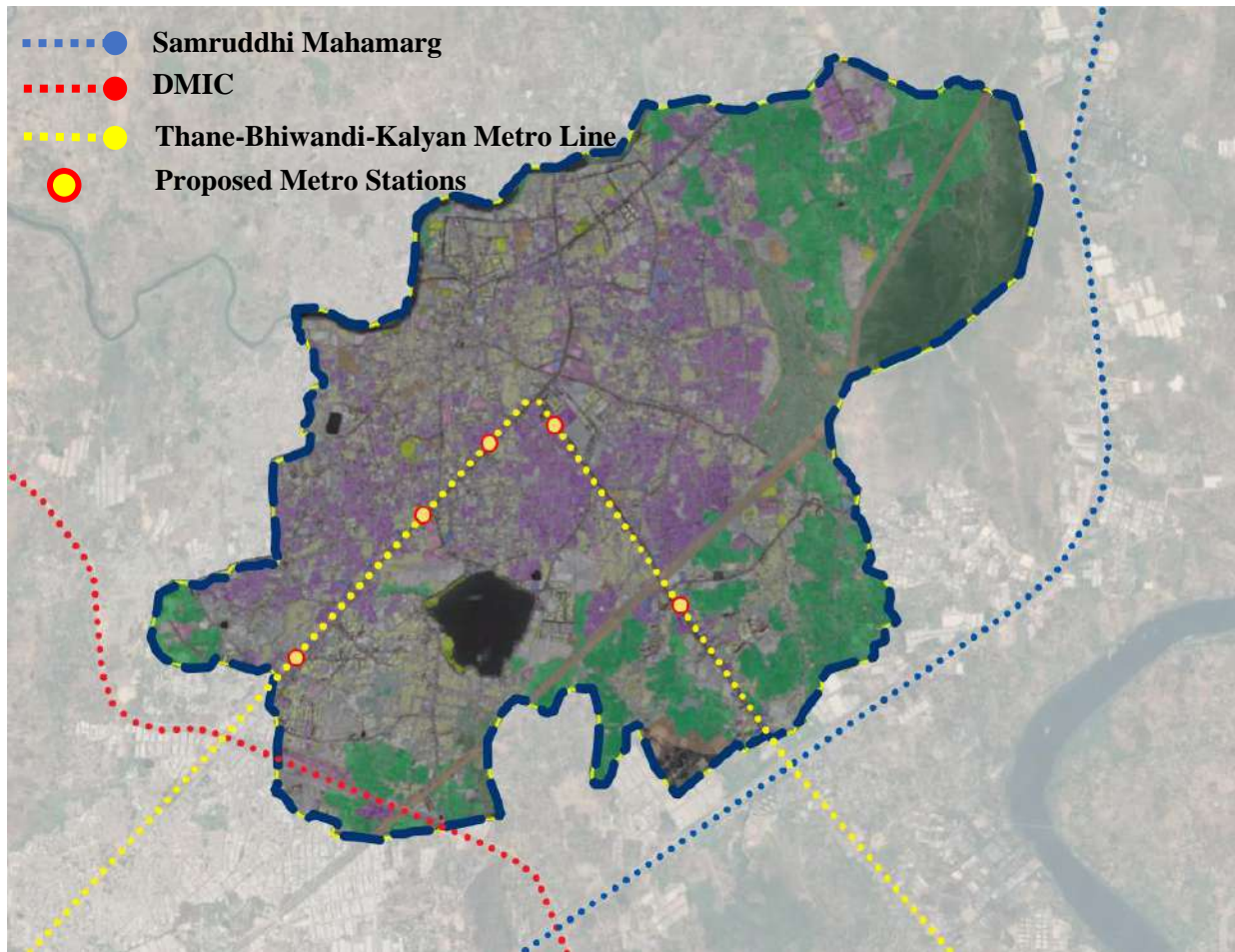


Figure 14-2 Map showing Major influencing transport corridor around BNCMC

will also have a positive impact on logistics activity development in the planning area. The proposed Metro Line-5 will provide fast and easy connectivity in Mumbai as well as the suburbs of Mumbai. This will then influence the migratory and floating population in the planning area, as a result, the population in the planning area will boost as the development increase. Therefore, the planned corridors will provide transport connectivity to each class of people, and as a result, the population will increase in the BNCMC area.

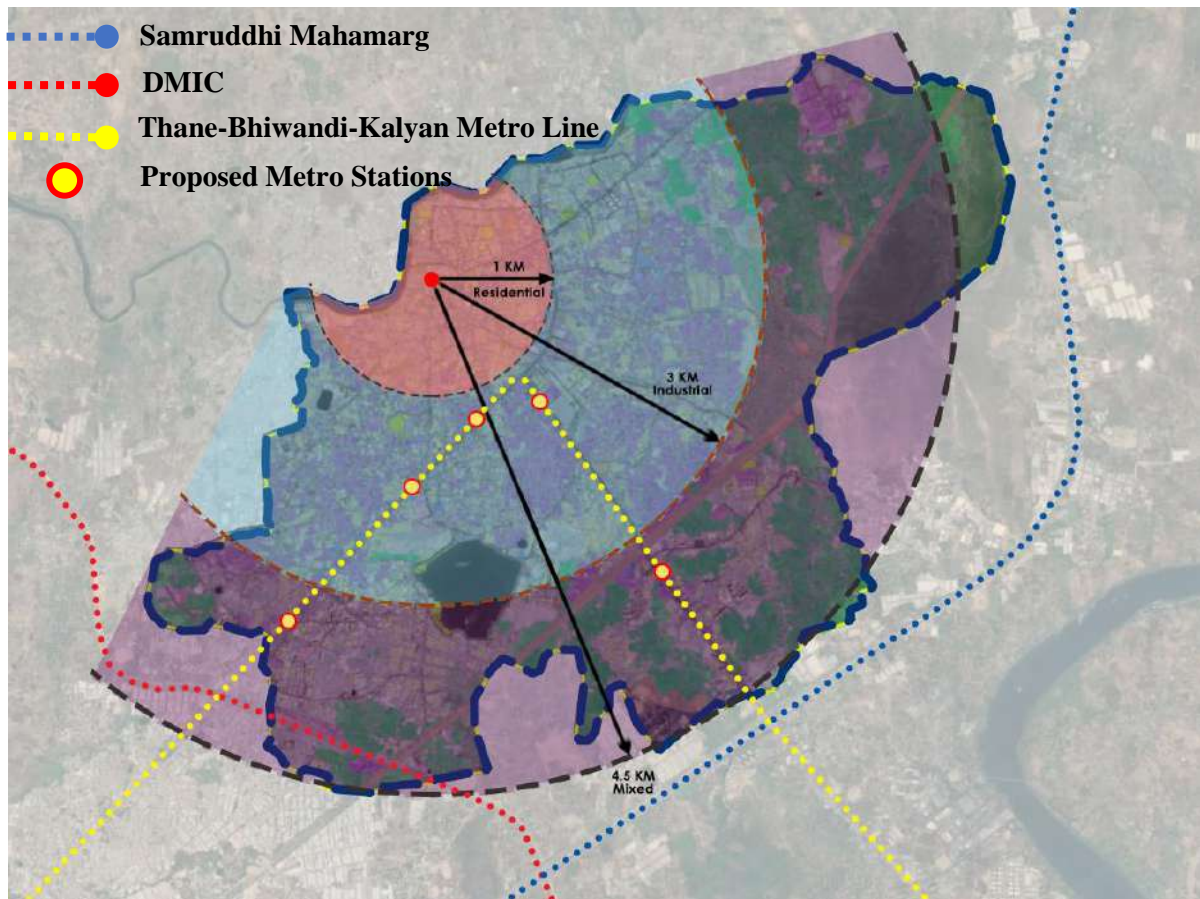


Figure 14-3: Map showing influencing area within BNCMC

14.6 Summary

It is also observed from the above tables that the Geometric Increase method may not hold well for the projected population calculation as the method gives higher values and it is more suited for the new industrial towns at the beginning of development. The Arithmetic Increase Method and Linear Regression Method assume the constant population growth rate and it is used for cities experiencing slow growth. Hence, may not apply to Bhiwandi Nizampur City which is continuously experiencing substantial growth over the past decades.

Based on the population projections, it is expected that development in the current Regional Plan will mostly occur in Vasai-Virar, Mira-Bhayandar, Kulgaon-Badlapur and Navi Mumbai areas and their surroundings whereas peripheries of MMR may develop thereafter which include Bhiwandi area.

Further, the Bhiwandi is situated at the northern threshold of Navi Mumbai and Kalyan Metropolis. It is located 20 km northeast of Mumbai and 16 km northeast of Thane city. It is part of the Mumbai Metropolitan Region. Bhiwandi is a commercial city and a major trade center that connects Mumbai and the rest of India through the Mumbai–Agra highway.

Bhiwandi is connected to Kalyan, Wada and Vasai by State Highway. The development of a road network may promote the migration of workers and influence the growth of the population.

The city is expected to be getting influenced by the major public transport and infrastructure projects undertaken by various authorities in and around the city. It includes Mumbai Metro Network line-5 passing through a major part of the city. There are a total of 5 metro Stations proposed which cater population of Bhiwandi and from other parts of the region.

The collective effect of this development along with the merits and demerits of all the methods adopted for the population projection, it seems, from all methods of population projection, the Incremental Increase Method may give fairly good results and would be more suitable for the Development Plan Proposals. The city is part of the Mumbai Metropolitan Region. Factories for making machine looms and spare parts for spinning machines, bullock cart wheels, paddy mills, and machinery for making paddy mills were started. Mumbai's global market, which is at a distance from Hake, helped in the industrial development of Bhiwandi. Over the last 60 years, the face of Bhiwandi has changed drastically with the advent of modern power looms, cotton fabrics and silk, viscose and synthetic fabrics. With the decline of the textile industry in Mumbai, Bhiwandi became an industrial attraction due to the convenience of transport and 24 hr power service. The demand for power loom was so huge that workers from UP and Bihar began settling there. Bhiwandi is one of the fastest-growing towns in the Mumbai Metropolitan Region in terms of population.

14.7 Sector-wise and Ward-wise Population of Bhiwandi Nizampur City Municipal Corporation area

Table 14-5 Sector-Wise and Ward-Wise Population

Sector	Village	Ward	Population according to electoral boundary (2011)	Population according to electoral boundary (2037)	Population according to electoral boundary (2047)
1	Nizampur Bhiwandi	1	21949	41741	49791
	Nizampur	2	19624	37319	44517
	Nizampur	3	19693	37451	44674
	Nagaon Chavindra	5	21688	41245	49199
	Nagaon Nizampur	6	18942	36022	42970
	Nizampur	7	22181	42182	50318

	Bhiwandi	8	19229	36568	43621
	Bhiwandi Gauripada	9	19824	37700	44971
	Bhiwandi Gauripada	10	22065	41962	50055
	Bhiwandi Kamatghar Kaneri Gauripada	11	22776	43314	51667
	Bhiwandi Nizampur Kaneri	12	21331	40566	48389
	Kaneri	13	20917	39778	47450
	Nagaon Temghar	20	23029	43795	52241
	Nagaon Nizampur	14	20582	39141	46690
	Nagaon	15	20304	38613	46060
	Nagaon	16	21218	40351	48133
	Nagaon	17	20675	39318	46901
	Gauripada Narpoli	22	21668	41207	49154
	Gauripada Narpoli	23	22351	42505	50703
	Narpoli	24	22671	43114	51429
	Sector 1Total		422717	803890	958935
2	Nagoan Bhadwad	18	20630	39233	46799
	Nagaon Temghar	19	22588	42956	51241
	Kaneri Kamatghar	21	21578	41035	48950
	Narpoli Kamatghar	25	21442	40777	48641
	Kamatghar	26	21666	41203	49149
	Chavindra Pogaon	4	20583	39143	46693
	Kaneri Fene Temghar	27	20277	38561	45998
	Temghar Bhadwad	28	19723	37508	44742
	Temghar Fene	29	21156	40233	47992
	Fene Kamatghar	30	20543	39067	46602
	Kamatghar	31	23270	44253	52788
Kamatghar Narpoli	32	20436	38864	46359	

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	Kamatghar	33	18865	35876	42795
	Kamatghar	34	14191	26987	32192
Sector 2 Total			286948	545696	650943
Total			1132382	1349586	1609878

CHAPTER 15

PLANNING STANDARDS



15 PLANNING STANDARDS

15.1 Introduction

It is stipulated under section 22 of the MR&TP Act, 1966 to provide land for public amenities. These amenities include education, health, social, and recreational facilities, and infrastructures like roads, water, sewerage, solid waste management, and cremation. The spatial allocation of these facilities is important. Planning standards and norms is an instrument to calculate required amenities to a satisfactory level. The public services and facilities in the urban environment have a significant impact on the quality of life of the people residing in urban areas. Good quality physical and social infrastructure such as Education facilities, Health & Welfare facilities, civics, Distribution services, Transportation, Water supply, Sewerage, and Community facilities are essential elements for healthy and sustainable urban life.

15.2 Selection of Planning Standards

For assessing the requirement of social and physical infrastructure for the estimated population, the spatial norms have been laid down in various documents by different authorities. To adopt the most appropriate norms for BNCCMC Development Plan, planning norms, standards and guidelines are referred from URDPFI, Revised DP MCGM 2034 & Nashik Development plan 2036.

Bhiwandi Nizampur City is a nearby city in Greater Mumbai and one of the fastest-growing cities in the MMR. Both cities have the same geographical and physiographical features. Bhiwandi Nizampur City acts as a dormitory town to Greater Mumbai and has a direct or indirect impact on cities population character. MCGM has detailed planning standards and norms for the city by considering its character, potential, and infrastructure needs. Also, Nashik and Bhiwandi Nizampur City have almost the same estimated population size. NMC also listed out planning standards for the city based on the city's character and requirements. The national-level standards are mentioned in URDPFI guidelines. It has also enlisted various categories of facilities and infrastructure. While adopting planning standards for the Bhiwandi Nizampur City Development Plan, planning standards given by these cities are referred to and compared. A comparative statement of corresponding planning norms and standards is given in below Table 15-1.

Table 15-1 Comparison of Planning Standards and Norms

Sr. No.	Category	Subcategory	URDPFI 2015		Nashik Development Plan		MCGM Development Plan- 2034	
			Min unit/s Required	Area Required	Min unit/s Required	Area Required	Min unit/s Required	Area Required
1	Education	Primary School	1/500 students, 1/5000 population	0.4 ha	-	-	1/10,000	0.552 sq.m. per person
		Secondary School	1/7500 population	1.8 ha	-	-	1/10,000	0.552 sq.m. per person
		Higher Secondary	1/1000-1500 students, 1/1.25 lakh population	5 ha	-	-	-	0.47 sq.m. per person
2	Health and Medical Facility	Dispensary	1/15000	0.08 ha-0.12 ha	-	-	1/10,000	0.014. sq.m. per person
		Nursing home & maternity center	1/ 45000-1 Lakh	0.2-0.3 ha (25-30 beds)	-	-	1/1,00,000	0.045 sq.m. per person
		General Hospital	Intermediate hospital: 1/ 1 lakh; 80 beds	Intermediate hospital:1 Ha	1 for the city	0.65 ha/ bed	1/5,00,000	0.360 sq.m. per person
			General Hospital: 1/2.5 lakh; 500 beds	General Hospital:6 Ha				

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3	Socio-Culture	Community Hall	1/15000	0.2 ha	-	-	-	-
4	Civic	Cremation Ground	Electric Crematorium : 1 for a large town	Electric Crematorium: 2 ha for a large town	As per the requirement		1/5,00,000	0.03 sq.m. per person
		Burial Ground	Cremation Ground: 5 lakhs	Cremation Ground: 2.5 ha				
		Cemetery	Burial Ground: 5 lakhs	Burial Ground: 4 ha				
5	Distribution Services	Petrol/ Diesel filling and Service Centre	Only filing station: 30 m x 17 m	-	-	-	As per the requirement	
			Filling cum service station: 36 m x 30 m		-	-		
			Filling cum service station cum workshop: 45 m x 36m		-	-		
			Filling station only for two and three wheelers: 18m x 15m		-	-		
		Compressed Natural Gas	-	1080 sqm	-	-		

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		(CNG)/ filling centre						
6	Police, Civil Defense, and Home Guards	Police Station	40,000 – 50,000	0.16 Ha	-	-	-	0.01 sq.m. per person
		Police Chowki	90,000	1.50 Ha	-	-	-	-
7	Safety Management	Fire Station	2 lakh population or 5-7 km radius	1 Ha	-	-	-	-
8	Commercial	Municipal Market	-	-	2 numbers in each sector	0.20 ha	-	0.19 sq.m. per person
9	Open Spaces	Park/ Garden	1/15000	1 ha	1/50,000 population	3 ha	-	1 sq.m. per person
		Playground/ Sport Complex	1/ 15000	1.5 ha	1/50,000 population	3 ha	-	
		Multipurpose ground	1/1 lakh	2 ha	1/50,000 population	3 ha	-	-
10	Water Supply	ESR		-	As per the requirement	As per the requirement		
		WTP (Water treatment plant)	5MLD- 0.10 Ha 500MLD-9.34Ha 200MLD-3.73Ha 100MLD- 1.87Ha	-				

			50MLD- 0.93 Ha 10MLD- 0.19Ha			
11	Sewerage Treatment	STP (Sewage Treatment Plant)	-	-	As per the requirement	As per the requirement
12	Solid Waste Management	Transfer Station	-	-	As per the requirement	As per the requirement
		Area for segregation of waste and parking of utility vehicles	-	-		
		Solid Waste Treatment	-	-		
		Material recovery facility				
		Bio methanation:	4 ha/500 TDP	-		
		Landfill sites	-	-		

13	Transportation Planning	Bus Terminus (Private + Government)	-	1/5000 passengers/day: Loading	As per the requirement	As per the requirement
				1/10000 passengers/day: Unloading		
				1 unit per 2 bus bays		
		Bus Depot	-	-		
		Truck Terminus	1 ha	300 tons of daily good inflow		
		Parking space for parking buses, LMVs, IPTs, etc.	-	-		
		Water Terminus	-	-		
14	Power Supply	Electric Power Plant	-	-	As per the requirement	As per the requirement

15.3 Computation and Provision of Amenities

After comparing the planning standards and norms mentioned in Table 15-1, the following planning standards are adopted for the Bhiwandi Nizampur City Corporation Development Plan. Points to be considered while framing planning standards for the city are mentioned below:

- Land available with Municipal Corporations and the Government would be used to provide certain build amenities to avoid land acquisition costs.
- Optimize the use of reserved land through the provision of compatible amenities together.
- Public amenities provided by private players are also taken into consideration while designating land for such amenities.
- Reservations provided by previous DP and could not be developed have been carried forward.
- During the implementation of previous DP reservations, the Accommodation Reservation policy has been widely used. This means that total land areas provided under such reservations get reduced during implementation.

Table 15-2 Planning Standards and Norms adopted for BNCMC DP

Sr. No.	Category	Subcategory	Adopted Norm	
			Min unit/s Required	Area Required (m2 pp)
1	Education	Primary School	1/10,000	0.552
		Secondary School	1/10,000	0.552
		Higher Secondary	–	0.47
2	Health and Medical Facility	Dispensary	1/10,000	0.014
		Nursing home & maternity centre	1/1,00,000	0.045
		General Hospital	1/5,00,000	0.360
3	Socio-Culture	Community Hall		2000
4	Civic	Cremation Ground	1/5,00,000	0.03
		Burial Ground		

		Cemetery		
5	Distribution Services	Petrol/ Diesel filling and Service Centre	As per the requirement	
		Compressed Natural Gas (CNG)/ filling centre		
6	Police, Civil Defense and Home Guards	Police Station	1/500000	0.01 sq.m. per person
		Police Chowki	1/100000	0.01 sq.m. per person
7	Safety Management	Fire Station	1/500000	0.05 sq.m. per person
8	Commercial	Municipal Market	1/100000	0.01 sq.m. per person
9	Open Spaces	Park/ Garden	1/100000	1 sq.m. per person
		Playground/ Sport Complex	1/5,00,001	2 sq.m. per person
		Multipurpose ground		3 Ha
10	Water Supply	ESR	As per the requirement	
		WTP (Water treatment plant)		
11	Sewerage Treatment	STP (Sewage Treatment Plant)	As per the requirement	
12	Solid Waste Management	Transfer Station	As per the requirement	
		Area for segregation of waste and parking of utility vehicles		
		Solid Waste Treatment Site		
		Material recovery facility		
		Bio methanation facility	As per the requirement	
		Landfill sites		
13	Transportation Planning	Bus Terminus (Private + Government)	As per the requirement	
		Bus Depot		
		Truck Terminus		

		Parking space for parking buses, LMVs, IPTs, etc.	
		Water Terminus	
14	Power Supply	Electric Power Plant	As per the requirements
		Electric Substation	

15.4 Total Land Demand for Amenities

Planning Standards adopted above have been used to estimate the total land requirement for amenities for Bhiwandi Nizampur City for a population of 13,49,568. Land demand is estimated for amenities such as education, health, sociocultural, and open spaces. The provision of physical infrastructure viz., water supply, sewerage, solid waste management, and power supply has not been established. The land for these facilities is provided as per the demands received from the respective departments. The total land demand for amenities is stated in Table 15-3.

Table 15-3 Total Land Demand for Amenities in Bhiwandi Nizampur City

Category	Subcategory	Per Capita Standard (m2pp)	Total Demand (Ha)
Education	Primary School	0.552	11.17
	Secondary School	0.552	11.17
	Higher Education	0.47	9.51
Health & Medical Facility	Dispensary	0.014	1.88
	Maternity Home	0.045	6.07
	General Hospital	0.36	48.58
Civic	Cremation Ground	0.03	3.58
	Burial Ground	0.03	3.58
Safety Management	Police Station	0.01	1.34
	Police Chowky	0.01	1.34
	Fire Station	0.05	6.74
Commercial	Municipal Market	0.01	1.34
Open Spaces	Park/ garden	1	134.95
	Playground/ Sports Complex	2	269.91

15.5 Sector-wise Land Area Demand for Amenities

Sector-wise land demand for amenities is estimated based on adopted planning standards and a summary of it is mentioned in Table 15-4.

Table 15-4 Sector-Wise Land Demand for Amenities in Bhiwandi Nizampur City

Category	Subcategory	Total Land Demand (Ha)	
		Sector I	Sector II
Education	Primary School	6.65	4.51
	Secondary School	6.65	4.51
	Higher Education	5.66	3.84
Health & Medical Facility	Dispensary	1.12	0.76
	Maternity Home	3.61	2.45
	General Hospital	28.94	19.64
Civic	Cremation Ground	2.41	1.63
	Burial Ground	2.41	1.63
Safety Management	Police Station	0.80	0.54
	Police Chowky	0.80	0.54
	Fire Station	4.01	2.72
Commercial	Municipal Market	0.80	0.54
Open Spaces	Park/ garden	80.38	54.56
	Playground/ Sports Complex	160.77	109.13

15.7 Demand Gap Analysis

An assessment of the land requirement for amenities at the city level was conducted concerning land available with existing amenities. The amenity-wise land demand gap is mentioned in Table 15-5.

Table 15-5 Amenity-wise Demand Gap for Bhiwandi Nizampur City

Category	Subcategory	Total Land Demand (Ha)	Total Existing Amenity Land (Ha)	Land Demand Gap
Education	Primary School	11.17	22.16	-
	Secondary School	11.17	23.25	-
	Higher Education	9.51	15.18	-
Health & Medical Facility	Dispensary	1.88	1.39	0.49
	Maternity Home	6.07	0.33	5.73
	General Hospital	48.58	7.83	40.75
Civic	Cremation Ground	3.58	4.91	0.46
	Burial Ground	3.58	6.96	1.18
Safety Management	Police Station	1.34	0.68	0.66
	Police Chowky	1.34	0.33	1.01
	Fire Station	6.74	0.33	6.40
Commercial	Municipal Market	1.34	0.22	1.12
Open Spaces	Park/ garden	134.95	6.82	128.13
	Playground/ Sports Complex	269.91	12.38	257.53

CHAPTER 16

VISION, GOALS AND OBJECTIVES



16 VISION, GOALS AND OBJECTIVES

16.1 Vision of the Development Plan

Envisaging the comprehensive development through conservation of the environment, provision of adequate infrastructure facilities, and boosting the economy through the industrial sector for sustainable development and better quality of life for the horizon year 2043.

16.2 Goals of the Development Plan

1. Attain equity through inclusiveness.
2. Improve the quality of life with an enhanced environment.
3. Enhance the intercity and intracity transportation network.
4. Optimal and efficient utilisation of land.
5. Generate the economy by boosting the industrial sector.
6. Housing: Affordable housing targeted towards better liveability for the city.
7. Implementation of DP using various tools.

16.3 Objectives of the Development Plan

1. To make provision for social and physical infrastructure by eliminating inequality.
2. To provide affordable housing targeted towards better liveability for the city.
3. To provide social amenities for specially-abled people to include them in the planning process.
4. To retain the identity of the city by providing city-specific reservation
5. To make significant additions to recreational spaces, and leisure parks.
6. To provide an efficient traffic-transportation network to improve connectivity.
7. To promote Comprehensive and streamlined mobility by establishing a hierarchy of roads and a multimodal transport network.
8. To make the Development Plan implementation process more effective by using Accommodation Reservation, TDR, FSI, and PPP efficiently.
9. To identify the gaps in the implementation of previous planning efforts and suggest suitable measures for filling the gaps.

CHAPTER 17

LAND USE ZONING



17 LAND USE ZONING

17.1 Introduction

Land use zoning is an urban planning tool to regulate the built environment and use of certain parcels of land. Zoning broke down land into multiple categories and allows certain uses in a specific zone. Existing Land Use reveals 55.62% developed area. The land covered by natural areas which are non-developable is around 12.36%. Out of the total planning area, 16.85% comes under residential use, 3.05% under commercial use, 13.64% under industrial use, and 0.91% under recreational use.

According to UDCPR, Clause 4.1(v), If any land is shown in Public Semi–Public zone or Public Utility Zone because of the activity that existed there or otherwise, such lands shall be deemed to have been shown in the adjacent predominant Zone after such activity ceases to exist, unless otherwise prohibited. The norms in the proposed land use zones will be followed as per the UDCPR. The following mentioned zones are proposed in the Draft Revised DP 2023-2043:

17.2 Residential Zone

The residential zone is generally proposed to accommodate the projected population for the horizon year 2043. The population density for the area is 1120 persons per hectare which is calculated considering the area under residential zone and the area under loom cum residential zone. The urban area is always under pressure from development. If these lands are not allocated for development legally, it led to unauthorized development. The residential zone is predominately for residential use but other compatible commercial uses are also permissible in this zone. This encourages the mixed-use character of the city. In total 919.46 Ha of land, calculated as per the GIS based proposed plan is reserved for residential purposes, which is 34.43 % of the total area.

17.3 Commercial Zone

This zone will have predominant commercial use with offices, retail, and service areas. In the city where commercial activities are predominant, such areas have been shown as commercial zone in this Draft Revised DP. Other than this, sites reserved for Municipal Markets and Shopping Centres are considered under the commercial zone. The total commercial area is 25.24 Ha, calculated as per the GIS based proposed plan which constitutes 0.95 % of the total area.

17.4 Industrial Zone

The predominant activity in this zone is the manufacturing industry. In the Draft Revised DP, 113.20 Ha of land, calculated as per the GIS based proposed plan is shown as an industrial zone which includes power looms, small-scale household industries, and warehouses. 4.24 % area comes under the industrial zone.

17.5 Public Semi-Public Zone

The lands which are predominately being used for public semi-public activities like education institutes, health facilities, government offices, community halls, and fire brigade stations are shown in a public semi-public zone. The sites reserved for the same in the Draft Revised DP are also shown in a public semi-public zone. The total area under Public Semi-Public and Public Utilities is 113.19 Ha, calculated as per the GIS based proposed plan which is 4.24 % of the total area.

17.6 Loom Industry cum Residential Zone

This zone will permit the uses in R-1, and R-2 zone according to road width. Power looms and power loom cum residential areas are permissible in this zone as per the norms mentioned in the UDCPR. The total area under the loom industry cum residential zone in the Draft revised Development Plan is 518.30 Ha, calculated as per the GIS based proposed plan which is 19.41 % of the total area.

17.7 Agricultural Zone

All agricultural uses including stables of domestic animals, piggeries, poultry farms accessory buildings, tents etc. are permitted in this zone. In addition, different activities such as gardens, nurseries, utility establishments such as electric sub-stations, switch yards etc. which are mentioned in the UDCPR under this zone are permissible. In the Draft Revised DP., this zone constitutes 3.75 % of the total area which is 100.23 Ha, calculated as per the GIS based proposed plan.

17.8 Public Utility Zone

Public utilities are meant to supply services that are considered essential; water, gas, electricity, telephone, communication etc. The land which is used for electric substations, solid waste management, STP and water supply are considered under a public utility zone. The total area under Public Utilities is 133.43 Ha, calculated as per the GIS based proposed plan which is 5 % of the total area.

17.9 Traffic and Transportation zone

The lands come under the existing and proposed road network, railway line, bus depot, truck terminal, and parking are included under this zone. The total area that falls under transportation is 348.70 Ha, calculated as per the GIS based proposed plan, which is 13.06 % of the total area.

17.10 Forest Zone

In this zone land that comes under a Protected Forest is considered. This is a major part of the city's ecology. The area under the forest zone needs to be protected from the built-in environment. The developments as may be required by the Ministry of Forest or its Authorities shall only be permissible on the lands owned and possessed by the Ministry/Department of Forest or its Authorities. The total area occupied by this zone is 266.01 Ha, calculated as per the GIS based proposed plan which constitutes 9.96 % of the total area.

17.11 Recreational Zone

The lands which are predominately used for recreation and leisure such as a park, playground, garden, stadium, and sports complex are shown in the recreational zone. The reservations for the same are also considered under this zone in the Draft Revised DP. This zone constitutes 2.44 % of the total area which is 65.12 Ha, calculated as per the GIS based proposed plan

17.12 Green Belt Zone / River Protection Belt

The CRZ II is covering the green belt portion. Uses like Agriculture, tree plantation, parks, jogging track, swimming pool, public toilet etc. are permissible in this belt.

The proposed land use zoning is mentioned in the following Table.

Table 17-1 Proposed Land Use for Bhiwandi Nizampur City Municipal Corporation Area

Zone	Area (Ha)	% of Total Area
Residential Zone	919.46	34.43
Commercial Zone	25.24	0.95
Industrial Zone	113.20	4.24
Public & Semi-Public	113.19	4.24
Recreational Zone	65.12	2.44
Public Utilities	133.43	5.00
Traffic & Transportation	348.70	13.06
Loom Industry cum Residential Zone	518.30	19.41
Green Belt Zone/ River Protection Belt	10.14	0.38
Waterbody	57.20	2.14

Forest Zone	266.01	9.96
Agriculture Zone	100.23	3.75
Total	2670.22	100.00

The areas are derived from the calculations carried out through GIS based plan.

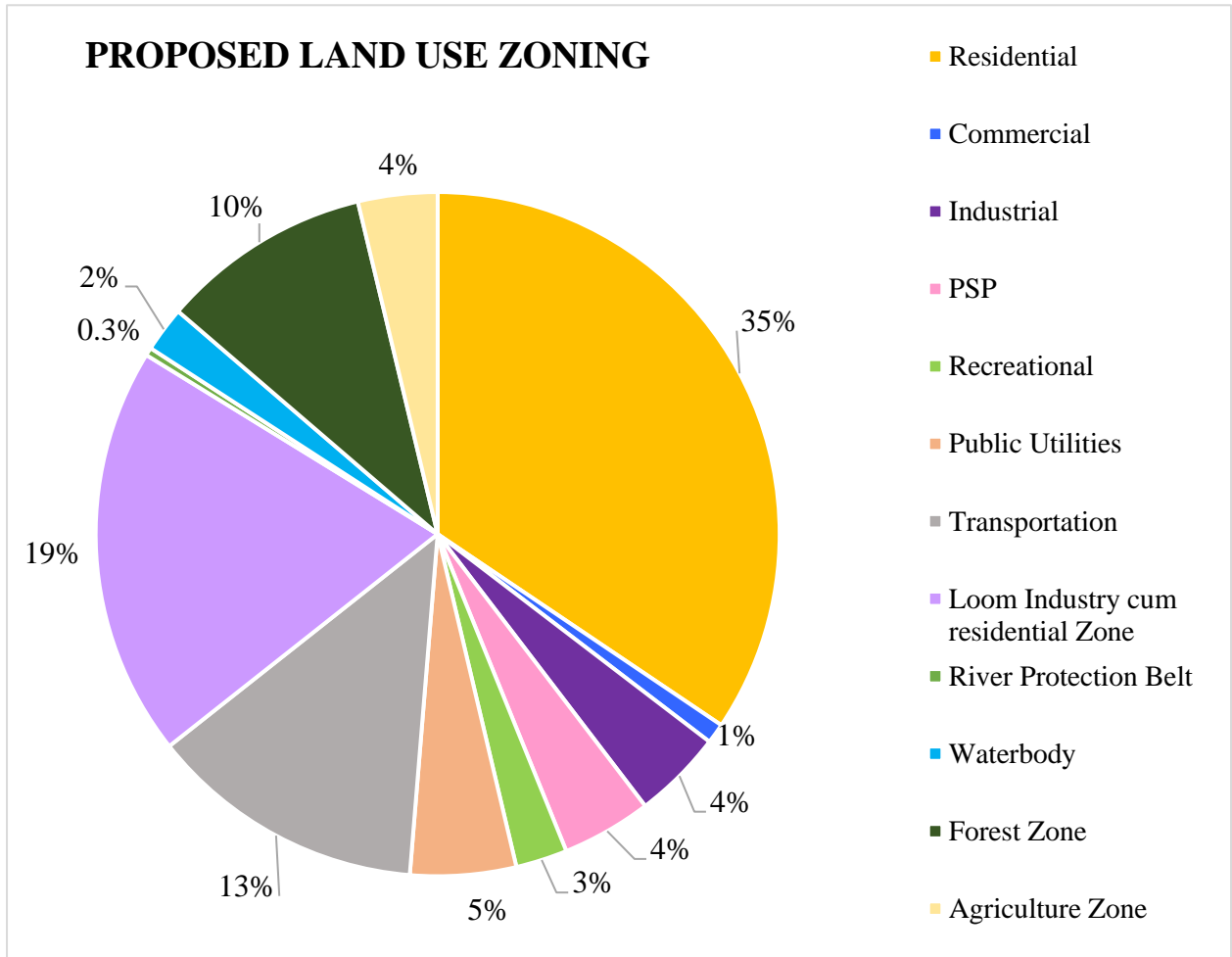


Figure 17-1 Proposed Land Use Zoning

CHAPTER 18

UTILITIES AND SERVICES



18 UTILITIES AND SERVICES

18.1 M.S.E.B. Substation

A substation is a part of an electrical generation, transmission, and distribution system. Substations transform voltage from high to low, or the reverse, or perform any of several other important functions. Considering the future requirement 6 reservations are given for M.S.E.B substations which will improve the reliability of power supply to Bhiwandi Nizampur city. The total area reserved under these reservations is 1.8 Ha.

18.2 Solar Energy Plant

The solar power plant is based on the conversion of sunlight into electricity. As the use of solar energy has increased nowadays. Not only do we save electricity with the help of a solar power plant but it also contributes towards the environment. It converts solar energy into electricity either directly using photovoltaics, or indirectly using concentrated solar power. Considering the benefits of it, one reservation site is proposed for Solar Energy Plant in the draft revised DP. The area reserved for this reservation is 0.46 Ha.

18.3 Urban Waste Management

Urban waste is defined as solid waste collected by or on behalf of municipal authorities and disposed of through the waste management system.

18.3.1 Waste Processing Site

Waste processing sites i.e., waste transfer stations play an important role in a community's total waste management system, serving as the link between a community's solid waste collection program and a final waste disposal facility. In the draft revised development plan, 7 sites are reserved for waste processing sites with a total area of 5.03 Ha, calculated as per areas from GIS based plan (*refer annexure viii*). This will help to improve solid waste management in the city.

18.3.2 Solid Waste Management Site

At present, the solid waste disposal site is located at Chavindra village. All the waste generated and collected from primary and secondary waste sources is directly dumped at this dumping site. The capacity of this landfill site is almost full and there is a need for a new dumping site for the disposal of urban waste. Hence, two reservation site for Solid Waste Management is proposed at Chavindra village having an area of 30.88 Ha, including buffer zone and calculated as per areas from GIS based plan (*refer annexure viii*) considering the future population of the city.

18.4 Sewage Treatment Plant and Pumping Station

Sewage treatment is a type of wastewater treatment which aims to remove contaminants from sewage to produce an effluent that is suitable for discharge to the surrounding environment or an intended reuse application, thereby preventing water pollution from raw sewage discharges.

8 Sewage Treatment Plants (STP) with an area of 10.37 Ha, calculated as per areas from GIS based plan (*refer annexure viii*), are proposed considering the future requirement. 7 sites with an area of 3.21 Ha, calculated as per areas from GIS based plan (*refer annexure viii*) are reserved for the pumping station.

18.5 Water Supply

The provision of safe, adequate water is a basic necessity for the healthy living of a community. The provision of safe, clean, and potable water is the most important municipal service. In all cases, the water supply system must fulfil both quality and quantity requirements. While planning the water supply system for a city, it is evident to consider water conservation aspects, which may be possible through optimum use of available water resources, prevention and control of wastage of water, and effective demand-supply management.

Presently in the BNCMC area, water is supplied through three main sources which are, Brihan Mumbai Municipal Corporation (BMC), STEM Water Distribution & Infrastructure Co. Pvt. Ltd. and Varhala Devi Talav. A total of 115 MLD per day of water is provided by these three sources to the city.

- **Water Treatment Plant:**

Water treatment plant means any type of equipment, device, treatment unit, or structure that in some way alters the physical, chemical, or microbiological quality of the water, excluding booster chlorination facilities within the distribution system of a public water system that has a classified water treatment plant. One water treatment plant is proposed in the Draft Revised DP. The area of the reserved site is 3.02 Ha, calculated as per areas from GIS based plan (*refer annexure viii*).

- **Water Works:**

Considering the future requirement of the city, a total of 24 reservations are proposed in the Draft Revised Development Plan for water works which include Elevated Storage Reservoir (ESR), Ground Storage Reservoir (GSR), Underground Storage Reservoir (USR) and 100 MLD augmented water supply scheme office and storage. The total area under these

reservations is 10.17 Ha, calculated as per areas from GIS based plan (*refer annexure viii*). A description of the same is given below.

➤ **Elevated Storage Reservoir (ESR):**

The elevated storage reservoir also known as the Overhead Tank is used if the topography of the city is not suitable for the distribution of water supply by gravity. ESR is required in distribution areas that are not overseen and controlled by the gravity system of distribution. These can be circular, rectangular, or elliptical.

➤ **Ground Storage Reservoir (GSR):**

The ground storage reservoir is a critical component of the water treatment process, allowing flow equalization between the filtration process and the softening system.

➤ **Underground Storage Reservoir (USR):**

Artificial underground reservoirs (sometimes named groundwater reservoirs/underground reservoirs) are water storage, supply, and regulation system.

CHAPTER 19

EDUCATION, HEALTH AND SOCIAL AMENITIES



19 EDUCATION, HEALTH, AND SOCIAL AMENITIES

19.1 Introduction

A Development Plan additionally targets developing surroundings to allow the citizens to experience the preferred standard of living conditions further to making sure the orderly improvement of a city through prescribing the land use zoning and transportation network in addition to the provision of appropriate development control. Hence, it is important to take note of the existing level of social infrastructure and to propose the required facilities as per the future population and growth of the city. A large number of amenities are listed in the MR&TP Act, of 1966 also the minimum essential standards for various social amenities are laid down by the Government in terms of the number or area of sites required for the probable population of the city that could be provided in the DP. They comprise education, health, open spaces, recreational facilities, culture, etc.

19.2 Education

The current land provision as per ELU for all levels of educational amenities in the City are 0.35 sq. m per person. The Draft revised DP proposes to recommend 0.552 m² pp for primary and secondary education each and 0.47 m² pp for higher education. This takes the total educational standard to 1.574 m² pp. There are, however, other compatible educational functions that are also required to be factored in.

Considering the population projection and the growth of the city, reservations are proposed for educational amenities in the Draft revised DP. The list of permissible educational amenities which can be developed on these reservations is listed in Table 19.1. The amenities can be decided as per the requirement in the particular neighbourhood.

The following is the list of reservations under Educational Amenities.

Table 19-1 Sub-categories Permissible Under Education Amenities Reservation

Sr. No.	Educational Amenities Reservations
1.	Municipal School
2.	Primary and Secondary School
3.	Special School
4.	Higher Education
5.	Other Education
6.	Urban Planning Institute
7.	Medical Institute
8.	Finance Institute
9.	Other Institute

Analysing the ELU and the census data, provision for 202437 students needs to be made. In the Draft Revised Development Plan, a total of 18 reservations are proposed for the educational amenities. Hence, the total land provision for the same is 19.67 Ha, calculated as per areas from GIS based plan (*refer annexure viii*). The reservation details are given in Annexure. If more sites are essential in the newly opened-up area for development, a requirement can be met through the regulation of amenity space.

19.2.1 Multiple Use of Educational Space

Other than primary and secondary education, other compatible educational functions are required to be factored in. Space has been a major constraint for these. It is possible, however, if the primary users are not functional then the primary, secondary, and higher secondary space can be shared. Education for vocational classes, differently abled children, training classes, teachers' training, information dissemination, and dance classes could all find a place so that the educational space is completely utilized and no educational function suffers from lack of space.

19.3 Health

The current land provision as per ELU 2022 for all levels of health amenities in the City is 3.3 Ha. The average per capita space across Bhiwandi Nizampur is 0.419 m² per person.

Considering the existing health amenities and the growth of the city, reservations are proposed for health amenities in the Draft Revised DP. The list of permissible health amenities which can be developed on these reservations is listed in Table 19-2. As per the requirement in the particular neighbourhood amenity can be developed.

The following is the list of reservations for Health amenities.

Table 19-2 Sub-Categories Permissible Under Health Amenities

Sr. No.	Health Amenities Reservations
1.	Municipal Dispensary
2.	Hospital
3.	Municipal Maternity Home
4.	Rehabilitation Centre
5.	Veterinary Hospital

In the Development Plan, a total of 10 reservations are proposed considering the standard area requirements for the health amenities. Hence, the total land provision for the same is 6.81 Ha, calculated as per areas from GIS based plan (*refer annexure viii*). According to future

requirement there is major need of Veterinary hospitals for animals. Therefore, Reservation No. 112 and 157 can be developed as Veterinary hospitals.

19.3.1 Multiple Use of Health Space

It is both a possibility and a necessity to have multiple uses of health space to optimize the use of such space. This is possible only when the primary user is not functional. The needs of the primary user shall not be displaced and other than the primary user would only come into play after the needs of the primary amenity are comprehensively satisfied.

19.4 Other Social Amenities

- 1) **Fire Brigade Station:** There are 6 existing fire brigades in the city. Considering the future demand based on the proposed population and in consultation with the head of the concerned department of the corporation, a total of 4 sites having a total area of 2.33 Ha, calculated as per areas from GIS based plan (*refer annexure viii*) are proposed for fire brigade stations. Their reservations are listed in Annexure.
- 2) **Cremation Ground / Burial Ground / Cemetery:** At present, 35 sites exist for cremation/burial grounds/cemeteries. Based on the necessity for the proposed population, a total of 6 sites are proposed in the Draft Revised Development Plan. As per the space standards, the total land provision for the same is 3.15 Ha, calculated as per areas from GIS based plan (*refer annexure viii*). These reservations are listed in Annexure.
- 3) **Post Office:** In the Draft revised DP 5 new reservation sites with a total area of 2.04 Ha, calculated as per areas from GIS based plan (*refer annexure viii*) are proposed for the post office considering the future requirement in the city. These reservations are listed in Annexure.
- 4) **Police Station:** As per the future population requirement 6 new police stations are proposed having a total area of 5.66 Ha, calculated as per areas from GIS based plan (*refer annexure viii*). These reservations are listed in Annexure.
- 5) **Shopping Centre:** New 7 sites for shopping centres having a total area of 4.95 Ha, calculated as per areas from GIS based plan (*refer annexure viii*) are proposed in the draft revised DP and are listed in Annexure.
- 6) **Vegetable Market, Fish and Mutton Market, Municipal Market and Parking:** The organized commercial place is necessary for the activities like a vegetable market, hawkers place, etc. Hence, 5 reservations for a vegetable Market, 2 for fish and a

Mutton market, 6 for municipal market. Hence, the total land provision for the same is 6.23 Ha, calculated as per areas from GIS based plan (*refer annexure viii*)

- 7) **Library:** Considering the future requirement, 6 reservation is given for the library with a total area of 1.5 Ha, calculated as per areas from GIS based plan (*refer annexure viii*) which can also be utilised as e-learning centre and learning hub. The list of reservations is given in Annexure.
- 8) **Community Center:** Considering the future need, 10 sites are reserved for community centers in the Draft Revised Development Plan. These reservations are listed in Annexure. A space standard of 0.419 m² per person has been proposed in the Draft DP. The reservation no. 49 is reserved for Urdu Ghar which is inclusion of auditorium, seminar hall, store room, library etc. Hence, the total land provided for the community center is 6.06 Ha, calculated as per areas from GIS based plan (*refer annexure viii*).
- 9) **Town Center:** The purpose of town center is to nurture and care for anyone requiring various types of services to be able to lead a social life, including the elderly, children, persons with mental and physical disabilities, and the indigent, and to provide them with various treatment and training on rehabilitation in thus improving their welfare. In the Draft Revised DP 3 town centres with an area of 1.68 Ha, calculated as per areas from GIS based plan (*refer annexure viii*) are proposed.
- 10) **Multipurpose Hall:** 6 Multipurpose Halls of 1.74 Ha, calculated as per areas from GIS based plan (*refer annexure viii*) are proposed. Multipurpose hall can be developed as women welfare center, social welfare center etc. depending on the need of society.
- 11) **Museum and Art Gallery:** One reservation is proposed for the museum and art gallery. The area reserved for the same is 0.09 Ha, calculated as per areas from GIS based plan (*refer annexure viii*).
- 12) **Textile Center:** One reservation for the textile center is proposed in the Draft Revised Development Plan where people can learn about different activities and techniques in the textile field. The textile centre is basically a core sector hub which is the need of the hour to look out of the box and to adopt pro-society approach. Thereby, a textile center should be proposed which shall serve the 360⁰ i.e. total solution to local strength, justice to traditional skills, opportunities to compete at global level and decentralized technological support base with vocational education, research centres and trade centres. The center can comprised of various sectors education complex, research and development center, specialized course in textile business and trade, museum for showcasing the age old tradition and textile hub evolution, opportunities of on-field

training and participation of local traders, manufacturing hub etc. The total area under this reservation is 0.72 Ha, calculated as per areas from GIS based plan (*refer annexure viii*).

13) Textile Museum: Bhiwandi-Nizampur is famous for its handloom industries. Hence, one site is reserved for a textile museum. The area of the reservation site is 1.0 Ha, calculated as per areas from GIS based plan (*refer annexure viii*).

14) Public Amenity: Any amenities, along with the ancillary use are considered public amenities. 4 sites having a total area of 1.7 Ha, calculated as per areas from GIS based plan (*refer annexure viii*) are reserved for public amenities.

15) RTO Training and Inspection Center: Considering the future requirement two reservation is given for the RTO training and inspection center. The total area reserved for this reservation is 6.57 Ha, calculated as per areas from GIS based plan (*refer annexure viii*).

16) Slaughter House: Two new reservation is proposed considering the demand. The reservations are listed in Annexure. The total land provision for the same is 3.94 Ha, calculated as per areas from GIS based plan (*refer annexure viii*).

17) Municipal Purpose: In the Draft Revised Development Plan 9 reservations are proposed for a municipal purpose. The total area under these reservations is 6.81 Ha, calculated as per areas from GIS based plan (*refer annexure viii*).

18) State Excise Office: In the Draft Revised Development Plan 1 reservation is proposed for the State excise office. The total area under these reservations is 0.17 Ha, calculated as per areas from GIS based plan (*refer annexure viii*).

19) Commercial Complex: In the Draft Revised Development Plan 1 reservation is proposed for Commercial Complex. The total area under these reservations is 1.26 Ha, calculated as per areas from GIS based plan (*refer annexure viii*).

19.5 Shelter – Based Social Amenities

1) Housing for Dishoused: Reservation of housing for dishoused is provided for the persons affected by the projects of the Government. 4 sites are proposed for this reservation. Hence, the total area reserved for housing for dishoused is 21.12 Ha, calculated as per areas from GIS based plan (*refer annexure viii*).

2) Night Shelter: Considering the future requirement 3-night shelter with a site area of 1.49 Ha, calculated as per areas from GIS based plan (*refer annexure viii*) is proposed

in this Draft Revised Development Plan. These are dormitory-style accommodations for homeless people at night.

- 3) **Women Hostel:** Women require particular consideration among the multiple sets of citizens. For a city, providing equality of opportunity to women is not simply a matter of social justice. It is also a question of empowerment, national development, and the city's economic salutory. One reservation is proposed in the Draft Revised DP for the women's hostel. This residential provision for women will be on a rental basis comprising single and double rooms, dormitories, etc. It will also have a guest house for women who travel to the city for work. Considering the standards and future requirements one reservation with plot sizes of 0.22 Ha, calculated as per areas from GIS based plan (*refer annexure viii*) has been proposed in the Draft Revised DP.
- 4) **Municipal Rest House:** One reservation is given for a municipal rest house which will provide temporary shelter for people. The area reserved for the same is 0.86 Ha, calculated as per areas from GIS based plan (*refer annexure viii*).
- 5) **Municipal Staff Quarters:** Considering the present and future requirements 3 sites are reserved for the municipal staff quarters, 2.01 Ha, calculated as per areas from GIS based plan (*refer annexure viii*) of the area is reserved for this reservation.

CHAPTER 20

PUBLIC OPEN SPACES, RECREATION & LEISURE AMENITIES



20 PUBLIC OPEN SPACES, RECREATION & LEISURE AMENITIES

20.1 Introduction

Public Open Spaces (POS) plays important role in a city. They play a critical role by imposing the balance between built and open environments and serving the purpose of lungs in the city. They allow a decent quality of life for citizens. POS allows space and opportunities for interaction which helps to promote the growth of human qualities such as knowledge, friendship, and sharing joy and sorrow. These spaces are beneficial for public health as they provide safe play areas for children and safe walking for the elderly. They also allow public activities, such as awareness campaigns.

It is essential to offer sufficient opportunities for leisure and recreation so that friends, families, and groups of citizens can spend time together by taking time out from study and work that would provide time for bonding and enjoyment.

20.1.1 Open Spaces (OS) that are considered Public Open Spaces (POS)

Public Open Spaces (POS) can be described as open spaces (OS) which have universally applicable rights to access and restrictions if any. The local community spaces accessible to all members of the local community, such as residents of a housing society are also considered Public Open Spaces. So are swimming pools, and gymkhanas that are available free or on a membership basis. However, in the DP they are treated as Public Open Spaces as a sizable number of people enjoy such spaces.

20.1.2 Open Spaces (OS) that are not considered Public Open Spaces (POS)

All the lands zoned as Natural Areas counted in the realm of Open Spaces. Though, if these spaces are not accessible by a sizeable number of people, they are not considered POS. Also, open spaces that are exclusive to the family, such as private bungalows are known as private open spaces, and not POS.

20.2 Public Open Spaces, Recreational and Leisure Amenities

- 1) **Garden:** Considering the projected population for the year 2043 and the existing gardens, new 37 garden sites are proposed in the Development Plan. The total area under the gardens is 24.72 Ha, calculated as per areas from GIS based plan (*refer annexure viii*).

- 2) **Park:** For the population of 2043 total of 2 sites are proposed in the draft revised DP for parks with a total area of 9.67 Ha, calculated as per areas from GIS based plan (*refer annexure viii*).
- 3) **Playground:** For physical as well as mental growth or to challenge the youthful energy in the rightful direction playgrounds are important. It can be used for management of any disaster or emergency such as Helipad or other essential use. For the population projection of 2043, new 27 sites for playgrounds are proposed considering existing playgrounds in the city. The total area under playgrounds is 12.65 Ha, calculated as per areas from GIS based plan (*refer annexure viii*).
- 4) **Sports Complex:** As per the future population requirement, one sports complex is proposed in the city having an area of 7.83 Ha, calculated as per areas from GIS based plan (*refer annexure viii*) It will provide the resources with the people need to exercise year-round.
- 5) **Amusement Park:** One amusement park is proposed in the Draft Revised DP with a total area of 3.2 Ha, calculated as per areas from GIS based plan (*refer annexure viii*) It will become a tourist destination in Bhiwandi Nizampur and also help to improve the economy of the city.
- 6) **Drama Theatre:** Two drama theatres are proposed in the city for leisure purposes. The total area of this reservation is 2.33 Ha, calculated as per areas from GIS based plan (*refer annexure viii*)
- 7) **Boating Station:** One reservation is proposed near the famous Varaladevi lake in Bhiwandi Nizampur City for a boating station. The total area reserved for the same is 0.3 Ha, calculated as per areas from GIS based plan (*refer annexure viii*)

CHAPTER 21

TRANSPORT



21 TRANSPORT

21.1 Introduction

Urban transportation aims at supporting transport demands generated by the diversity of urban activities in urban areas. It is necessary to facilitate better mobility and sustainability by emphasizing the improved movement of pedestrian and vehicular traffic. To facilitate sustainable development, it is required to focus on the provision of adequate infrastructure for the mobility of people through means such as low-carbon non-motorized transport. Hence, transportation is among the city's topmost challenges. Therefore, several initiatives are proposed in the Draft DP concerning transportation.

21.2 Road Network

The spatial allocation of physical area for the transportation network is necessary to maximize the movement of people in the shortest time. This will indirectly increase economic efficiency and reduce the impact on the environment. The draft DP also aims at addressing the issues due to growing traffic congestion in the city. The proposed road network in the draft DP establishes improved regional connectivity and intra-city connectivity. The network has also been proposed in the view of development occurring on the site i.e., not developed or partly developed roads from the earlier Development Plan.

21.2.1 The road for Regional and Intra State Connectivity

The ring road proposed in the draft development plan will enhance the regional and intra-state connectivity of the city to the surrounding area. The 60 m wide ring road will connect all three highways- Nashik Road, Kalyan Road and Vasai Road and also act as a diversion to Bhiwandi-Thane Road. The proposed ring road will also improve the connectivity to Bhiwandi surrounded Notified Area (BSNA). The road will further reduce congestion and enable smooth traffic flow within the city.

21.2.2 Proposed DP Road of Earlier Sanctioned DP

A few of the proposed DP roads of the earlier sanctioned 2003 DP have not been developed to date. These roads are important to provide continuous connectivity within the city. Such roads have been shown as proposed DP roads. Earlier sanctioned DP roads which partly developed are shown as existing roads with widening as per the width of the previous DP road. Additionally, earlier sanctioned DP roads which are not developed and also not required as per current need are deleted or realigned as per future needs.

21.2.3 New DP Roads

New DP roads have been proposed in the Draft DP in Nagaon and Kaneri areas. The residential zone is allocated for the mentioned areas in the Draft DP hence new road network which is proposed will result in improved connectivity and integrated development. Table 21-1 is showing all roads i.e existing as well as proposed in Bhiwandi-Nizampur city.

Table 21-1 Summary of DP Roads

Sr. No.	Road Network	Area (Ha)
1	Existing Road	136.22
2	Proposed Road	159.18
3	Proposed Road Widening	50.87
4	Total Proposed Road (Including Widening)	205.06
Total Road		346.27

Note: The areas are derived from the calculations carried out through GIS based plan.

21.3 Public Transport

The construction of more roads, road widening, and extensive road networks only cause traffic congestion issues rather than eliminating them. Hence provision of effective and efficient public transportation is important for the sustainable growth of the city. Public transportation options such as Mass Rapid Transit System have emerged and the provisions in the draft DP also facilitate improve bus service in the city.

21.3.1 Metro Network

Bhiwandi Nizampur shall be benefitted from the Metro lines proposed by MMRDA and railway connectivity to the surrounding area.

Table 21-2 Proposed Metro Rail Routes in Bhiwandi Nizampur

Sr. No.	Metro Line	Route	Length (km)	Status
1	Line- 5	Thane-Bhiwandi-Kalyan	24.9 km	Under Construction

21.3.2 Local Train Connectivity

Bhiwandi railway station is on the Vasai Road–Diva–Panvel route of the Central Railway, of the Mumbai Suburban Railway network. The Bhiwandi station lies on the corridor, between the Western Line and the Central line.

21.3.3 Public Bus Transport

The bus depot in Bhiwandi-Nizampur city provides outstation services. State-run bus services also provide easy commute options for intra-city and inter-city travel. Two reservations are proposed in the Draft Revised DP for Bus Stands. The Total area under these reservations is 1.66 Ha.

21.4 Parking

The vehicle population in large cities of India is continuously increasing, resulting in the saturation of parking spaces. As the development goes on, the parking generation rate increases rapidly which leads to major parking problems, hence, is necessary to address this issue. Therefore, the off-street parking provision has been proposed in the draft DP. Considering the requirements for the year 2042, total 6 sites are reserved in the draft DP having a total area of 4.57 Ha, The provision for Taxi stands along with the parking area is also made in this DP, 3 reservations out of seven are proposed with a total area of 1.41 Ha, calculated as per areas from GIS based plan (*refer annexure viii*) for a taxi stand and parking reservation. These sites are adjoining the market area and major roads. The locations of proposed parking sites are shown in DP sheets.

21.5 Truck terminal

Bhiwandi is one of the oldest decentralised power loom sectors in the country hub in the country. Being an industrial hub, heavy vehicular traffic in the industrial area fulfils not only its business needs but also facilitates the movement of goods between different entities such as producers, manufacturers and consumers. To regulate and streamline the movement of heavy vehicles in the city, a reservation has been proposed for the truck terminal in the draft development plan. 4 reservations with a total area of 7.47 Ha, calculated as per areas from GIS based plan (*refer annexure viii*) have been proposed.

Besides, transport facilities such as parking, road side amenities will also include facilities for electric vehicle charging stations.

21.6 Bus Depot and Bus Stand

Being an industrial hub, large migrating population is attracted in the city. Therefore to regulate streamline movement of buses around the city 1 bus depot and 2 bus stands are proposed with a total area of 2.42 Ha, calculated as per areas from GIS based plan (*refer annexure viii*).

CHAPTER 22

STRATEGY FOR IMPLEMENTATION



22 STRATEGY FOR IMPLEMENTATION

22.1 Background and overview

The first development plan of Bhiwandi Nizampur Municipal Council, comprising an area of 4.72 sq. km was prepared and submitted to the government for sanction in the year 1963 to facilitate planned, orderly and integrated development of the town. This development plan was sanctioned by the government in 1964 and came into force on 1st December 1964. The first revision of the sanctioned development plan was undertaken by the Municipal Council in 1971. The first revised development plan came into force on 25-06-1976 on getting government sanction. Government by their order no. EST/1076/768/CR-353/UD.8 dated 29.06.1982 extended the Municipal limit and included 10 villages under the jurisdiction. The limits of Bhiwandi Nizampur were extended and the Development Plan for the extended area was also prepared in 1982. In 2002 Bhiwandi Nizampur City Municipal Corporation was formed after the dissolution of the Municipal Council and by 2003 Revised Development Plan for BNCMC was prepared.

The sanctioned development plan of 2003 has to be revised as per the provision of the Maharashtra Regional and Town Planning Act, (MR&TP), 1966 and is to cover the entire jurisdiction of the Municipal Corporation of Bhiwandi comprising an area of 26.36 sq. km.

The mapping on the GIS platform for the aforementioned 2003 DP began on 10 March 2022 on which declaration of intension to prepare Development Plan u/s 23 of MR&TP, 1966 has announced and the base map prepared on the GIS platform which was used for preparing ELU was ultimately submitted on 30 August 2022 to the Planning Authority (BNCMC). Thus, the implementation success of the 2003 DP of BNCMC analysed, derived and computed by 8 June 2022 actually, spans 19 years.

Accordingly, the success in the implementation of this first-generation DP has been given in Table 22-1.

Table 22-1 Implementation Status of First-Generation DP

Sr. No.	Broad Area Zoning	Area in Ha.	Developed Area	Percentage of Development (Implementation)
[A]	Developable Area:			

1.	Development Plan Sites (Designated Sites)	230.5	20.63	8.95
2.	Development Plan Roads	344.95	162.6	47.13
3.	Residential Zone	1321	602.81	45.63
4.	Commercial Zone	15	2.78	18.53
5.	Industrial Zone	115	19.68	17.12
6.	Loom Cum Residential	80.75	45.65	56.53
	TOTAL (A)	2107.17	1314.13	62.36
[B]	Non-Developable Area			
1.	Water Bodies	70.72	81	114.54
2.	No Development Zone	460.02	460.02	100
	TOTAL [B]	530.74	541.02	101.93
	The total of DP [A] + [B]	2637.94	1855.15	70.32

22.2 The Assessment of Implementation

The implementation success has to be evaluated and assessed critically based on the facts and figures in the perspective of the dominating facts of that horizon of implementation. The actual process of preparing the first generation, DP of BNCMC started in the year 1964. This horizon of 2003 to 2022, though was the legal horizon for validity.

This horizon has been dominated by the following facts:

1. Last Decade of the 20th Century and the first two decades of the 21st Century.
2. Industrialization reached its peak with the almost extinction of the primary sector.
3. Dominant power loom sector growth in a haphazard way and development of unauthorised power loom sector.
4. The emergence of the tertiary sector started with spilling over industrial policy and phenomenon.

5. The strikes and major incidences in the labour movement were taken as an excuse for rapid industrialization.
6. The inexperienced local authorities are not backed up with pro-development policies and sufficient resources.
7. This lack of resources compiled with the vision will widen the gap between demand and supply.
8. The wide gap in the demand-supply field with the enormous rate of urbanization and unaffordability of living spaces in Mumbai has put tremendous pressure which ultimately gave rise to unauthorized development and encroachments.
9. The administrative and bureaucratic unaccountability coupled with the inclination towards taking up non-plan projects and initiatives (Not envisaged in the DP or VISION) pushed back or side-tracked the much-needed planning proposals of DP.
10. The multiplicity of authorities such as local authority, forest, environment, revenue, railways, highways, Mary time Board, etc; resulted in non-action on violations compiled either with political pressure or vested interest.

These are some of the genuine facts which needed to be taken into account while doing the critical assessment of the implementation of the first-generation DP, which ultimately will help to devise an effective strategy for the implementation of this second-generation DP – 2043.

22.3 The Strategy for Implementation

The 21st-century city`s Metro and towns need not solely depend on the conventional tools used for the implementation and the conventional practices followed for the same. The city mayors, administrators, democratically elected authorities, and appropriate statutory authorities should explore many more innovative and path-breaking tools with pro-poor, Pro Public, Pro-environment, and pro City reforms for effective and efficient implementation of DP in the most transparent manner. Therefore, the strategy for implementation can broadly be classified into the following three categories which can be undertaken either independently, simultaneously, or in combination.

1.1.5 The Conventional Approach

This conventional approach encourages acquisition the of land under DP sites, and DP roads by way of acquisition and by way of acquiring the said lands from government departments and in lieu of TDR/DR from the private land owners and developing such sites with own funds & grants from the government.

This is the conventional approach for which the powers under MMC Act; 1949 and MR&TP Act 1966 are vested with the Local and Planning Authority.

This is also a very effective approach if timely resources are made available and the targets with accountability are assigned to the various statutory Authorities of the Local Body.

1.1.6 The Pro-Development Approach

This pro-development approach needed to use all the means & tools given in the UDCPR-2022 which is very pro-development and reformative.

The various provision and regulations incorporated in the UDCPR-2022 encourage private participation in the implementation either by incentivizing the landowners in the form of FSI or in the form of sharing the land meant to be kept reserved for the public purpose.

In addition to reserved sites and DP roads other provisions like the layout scheme on land parcels more the 20 Ha. In the green and agricultural zone, various redevelopment schemes like SRA, MHADA, and Cluster are very reformative which not only gives the tool for the implementation of virgin / Greenfield areas but also allows redefining the city and achieving the major planning intervention by undertaking the Urban renewal and redevelopment projects on the large and integrated manner with active private participation.

This again will prove a very effective tool provided the pro-development committed approach of the authority compiled with the accountability measures.

1.1.7 The Reformative Approach

This is the need of the time to identify judicially the Public Private Partnership (PPP) tools for utilizing it for effective implementation of the Development Plan proposals. This tool in its various forms, permutations, and combinations and by adopting the Viability Gap Funding (VGF) model not only can be used for developing social amenities in the sector of education, health, entertainment, sports, art & literature, and environment but also in the sectors of basic infrastructure & physical infrastructures like traffic & transports, water supply, sewerage, Solid waste, power and Non-Conventional Energy (NCE).

The significance of this model is not only restricted to developing the infrastructure but also the expertise of the resourceful time-texted stakeholders can be brought in for the operational efficiency of the concession period or some other model for sustainable results.

The Government of India through the Department of Economic Affairs (DEA) has very meticulously evolved various PPP models, their suitability in various sectors, transaction advisory global impanelled agencies available for structuring the projects, and their successful financial closure. This is available for all local bodies (ULB) and the planning authorities.

1.1.8 The Timeline Mandate

The major three approaches & models suggested for implementation of the Development Plan 2043 should be customized concerning the individual planning proposals so that a defined timeline can be prepared with the dynamism of flexibility to adjust the same against the time. This time-scale implementation plan with strategy should be adopted with the approval of the competent authority so that it will be legally binding on the statutory authority working in BNCMC with the implementation time-scale mandate. This will be welcomed by the authority as it will eliminate discretion and will promote to implementation of pre-decided proposals against the time skill which ultimately safeguards & incentives the personnel & authority by bringing transparency and accountability.

CHAPTER 23

FINANCE



23 FINANCE

23.1 Cost of Development Plan Proposals

The cost required for the various proposals of the Development Plan has been worked out in Annexure No. 9. The cost calculations are done based on the rates given in the Annual Statement of Rates of the Registration department. The approximate cost of land acquisition of all the sites for implementing the Development Plan works out to be Rs. 2352 crores. Whereas the cost required for the development/construction envisaged in these areas is Rs. 6018 crores. Hence, approximately the total cost of acquisition and development of the sites, to the planning authority will be around Rs. 8370 Crores. The approximate land acquisition and construction cost of roads and other related work will be around Rs. 497 crores. The total cost of the plan will be around Rs. 8867 crores.

23.2 Background and Overview

The Draft Revised Development Plan is prepared for the horizon year containing land use zoning proposals for the projected population of 16,09,878 for the said year. The plan period is 2023-2043.

The implementation of Development Plan proposals particularly reserved sites and proposed roads has been an issue of concern for all local bodies, for years together. It is seen that most of the time, implementation of the Development Plan proposals had been beyond the capacity of the local bodies and is disproportionate to the income of the local bodies. A similar situation is in the case of Bhiwandi Nizampur City Municipal Corporation. This aspect is well taken care of in this Development Plan and proposals made for the same will lead to remarkable, satisfactory, and better implementation of the Development Plan. The analysis, in this case, is described in the following paragraphs.

The main three components constitute the implementation of the Developments Plan.

1. Zoning
2. Road Network
3. Sites for Social Amenities and Public Utilities

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

1. Through Urban Renewal Scheme,
2. In lieu of Transferable Development Rights,
3. Development of reservation through the Accommodation Reservation Principle,
4. Through Town Planning Scheme,
5. Acquisition through Monetary Compensation
6. Reservation Credit Certificate (RCC)

As there are limited financial resources, the Transferable Development Rights and AR tools need to be more effective and profitable. The implementation success will mainly depend upon these two tools.

23.3 Implementation Through Urban Renewal Scheme

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

23.4 Implementation Through Transferable Development Rights

Transferable Development Rights (TDR) is a compensation in the form of Floor Space Index (FSI) Development Rights which shall entitle the owner to the construction of a built-up area subject to provisions in the regulation. TDR is a tool which can be used for the acquisition and development of reserved sites and roads. The TDR awarded for implementing the Development Plan varies according to the potential of the zone from where it is generated. Besides, the highest award of TDR shall be awarded as per UDCPR regulations.

TDR can also be awarded for the acquisition of old structures affected during the acquisition of road land or reserved sites and for the development/construction of amenities.

The total acquisition through this tool is expected 40%.

Reservation		
Cost of acquisition to be waived	40% of 2352 Crores	= Rs. 941 Crores
Cost of development / construction to be waived	20% of 6018 Crores	= Rs. 1204 Crores
Roads		
Cost of acquisition to be waived	50% of 497 Crores	= Rs. 249 Crores
Total Cost to be waived by this tool		= Rs. 2393 Crores

23.5 Implementation Through Accommodation Reservation Concept

The accommodation reservation concept envisages development of a certain percentage of the reserve and turning it over to the planning authority in lieu of the FSI, while the remaining land is reserved for the owner for permitted use in adjacent zones.

The cost of the plan to be waived by this tool will be as below:

Cost of acquisition to be waived	25% of 2352 Crores	= Rs. 588 Crores
Cost of development / construction to be waived	25% of 6018 Crores	= Rs. 1505 Crores
Total Cost to be waived by this tool		= Rs. 2092.5 Crores

23.6 Implementation Through Town Planning Schemes

In the M.R.& T.P. Act, 1966, the provisions of town planning schemes have been amended recently which will enable the execution of the scheme smoothly and efficiently. The newly opened area can be developed using this tool.

The cost of the plan to be waived by this tool will be as below:

Reservation		
Cost of acquisition to be waived	10% of 2352 Crores	= Rs. 244 Crores
Cost of development/ Construction to be waived	-	-
Roads		
Cost of acquisition to be waived	10% of 497 Crores	=Rs. 49.7 Crores
Total Cost to be waived by this tool		=Rs. 284.9 Crores

23.7 Implementation Through Monetary Compensation

Under The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 the reserved land can be acquired by paying monetary compensation or by compulsory land acquisition. Under this tool, 25 % of land can be acquired.

Reservation		
Cost of acquisition to be waived	25% of 2352 Crores	= Rs. 588 Crores
Cost of development/ Construction to be waived	55% of 6018 Crores	= Rs. 3310 Crores
Roads		

Cost of acquisition to be waived	40% of 497 Crores	= Rs. 199 Crores
Total Cost to be waived by this tool		= Rs. 4097 Crores

23.8 Programming

A phased program for the implementation of reservations in the Development Plan for the various civic amenities is mentioned in Annexure. This program is prepared after taking into consideration the necessity of various amenities and the possible availability of funds to meet the expenditure. The Municipal Commissioner shall be at liberty to vary this list when exigency arises.

23.9 Conclusion

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

CHAPTER 24

ANNEXURES



Annexure I: Census Ward-wise Demographic Characteristics

Ward	Total Population	Population upto six years of age	Population on_SC	Population on_ST	Population_Literate	Population_Illiterate	Total Working Population	Main working population	Marginal working population	Non working population
Bhiwandi Nizampur (M Corp.) WARD NO.-0001	8054	874	359	180	6417	1637	2706	2582	124	5348
Bhiwandi Nizampur (M Corp.) WARD NO.-0002	9388	968	666	224	7376	2012	3493	3194	299	5895
Bhiwandi Nizampur (M Corp.) WARD NO.-0003	5819	786	968	84	3996	1823	2276	2156	120	3543
Bhiwandi Nizampur (M Corp.) WARD NO.-0004	12500	1868	69	21	7870	4630	5147	4837	310	7353
Bhiwandi Nizampur (M Corp.) WARD NO.-0005	5812	832	6	0	3894	1918	2079	2005	74	3733
Bhiwandi Nizampur (M Corp.) WARD NO.-0006	7071	883	27	139	5089	1982	2583	2436	147	4488
Bhiwandi Nizampur (M Corp.) WARD NO.-0007	6781	1170	47	572	3585	3196	2260	2181	79	4521
Bhiwandi Nizampur (M Corp.) WARD NO.-0008	6731	983	586	421	3996	2735	3009	2815	194	3722
Bhiwandi Nizampur (M Corp.) WARD NO.-0009	14140	2476	144	30	7440	6700	5789	5385	404	8351

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Bhiwandi Nizampur (M Corp.) WARD NO.-0010	10336	1504	0	2	6953	3383	3996	3683	313	6340
Bhiwandi Nizampur (M Corp.) WARD NO.-0011	11067	1412	6	4	8174	2893	3957	3580	377	7110
Bhiwandi Nizampur (M Corp.) WARD NO.-0012	10303	1322	36	34	8252	2051	3111	2949	162	7192
Bhiwandi Nizampur (M Corp.) WARD NO.-0013	5771	586	171	88	4765	1006	1852	1583	269	3919
Bhiwandi Nizampur (M Corp.) WARD NO.-0014	7989	804	174	157	6600	1389	2795	2708	87	5194
Bhiwandi Nizampur (M Corp.) WARD NO.-0015	5244	449	40	115	4503	741	1834	1802	32	3410
Bhiwandi Nizampur (M Corp.) WARD NO.-0016	7408	792	7	6	6220	1188	2126	1929	197	5282
Bhiwandi Nizampur (M Corp.) WARD NO.-0017	11044	1467	1	4	7565	3479	4194	3867	327	6850
Bhiwandi Nizampur (M Corp.) WARD NO.-0018	8313	989	17	23	5105	3208	4310	3926	384	4003
Bhiwandi Nizampur (M Corp.) WARD NO.-0019	4734	623	9	29	3567	1167	1831	1559	272	2903
Bhiwandi Nizampur (M Corp.) WARD NO.-0020	9062	1094	0	16	7182	1880	2972	2633	339	6090

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Bhiwandi Nizampur (M Corp.) WARD NO.-0021	5822	656	245	233	4742	1080	1890	1822	68	3932
Bhiwandi Nizampur (M Corp.) WARD NO.-0022	11207	1550	0	5	8562	2645	3329	3219	110	7878
Bhiwandi Nizampur (M Corp.) WARD NO.-0023	7848	1061	0	8	5043	2805	3023	2847	176	4825
Bhiwandi Nizampur (M Corp.) WARD NO.-0024	7877	930	360	17	5937	1940	2608	2429	179	5269
Bhiwandi Nizampur (M Corp.) WARD NO.-0025	8866	1188	42	40	6338	2528	2524	2316	208	6342
Bhiwandi Nizampur (M Corp.) WARD NO.-0026	7349	999	23	2	4413	2936	2736	2614	122	4613
Bhiwandi Nizampur (M Corp.) WARD NO.-0027	8013	1022	1	2	5969	2044	2698	2608	90	5315
Bhiwandi Nizampur (M Corp.) WARD NO.-0028	3980	553	2	1	2708	1272	1589	1484	105	2391
Bhiwandi Nizampur (M Corp.) WARD NO.-0029	7548	924	245	56	5364	2184	4026	3638	388	3522
Bhiwandi Nizampur (M Corp.) WARD NO.-0030	7795	1246	440	28	4234	3561	3316	3237	79	4479
Bhiwandi Nizampur (M Corp.) WARD NO.-0031	6017	1190	13	15	2868	3149	2327	2126	201	3690

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Bhiwandi Nizampur (M Corp.) WARD NO.-0032	9966	1863	9	0	5105	4861	3302	3100	202	6664
Bhiwandi Nizampur (M Corp.) WARD NO.-0033	11210	1907	9	6	5978	5232	3958	3660	298	7252
Bhiwandi Nizampur (M Corp.) WARD NO.-0034	11738	1779	38	7	7338	4400	3830	3692	138	7908
Bhiwandi Nizampur (M Corp.) WARD NO.-0035	10644	1522	3	54	6890	3754	4433	4192	241	6211
Bhiwandi Nizampur (M Corp.) WARD NO.-0036	8451	1312	11	15	5814	2637	2738	2625	113	5713
Bhiwandi Nizampur (M Corp.) WARD NO.-0037	9820	1449	0	3	6894	2926	3266	2934	332	6554
Bhiwandi Nizampur (M Corp.) WARD NO.-0038	8652	1054	349	149	5737	2915	3129	3006	123	5523
Bhiwandi Nizampur (M Corp.) WARD NO.-0039	8205	841	265	99	6677	1528	2776	2667	109	5429
Bhiwandi Nizampur (M Corp.) WARD NO.-0040	6623	894	26	109	4740	1883	2240	2032	208	4383
Bhiwandi Nizampur (M Corp.) WARD NO.-0041	7317	790	20	16	5595	1722	3003	2478	525	4314
Bhiwandi Nizampur (M Corp.) WARD NO.-0042	5688	625	169	160	4272	1416	2425	2090	335	3263

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Bhiwandi Nizampur (M Corp.) WARD NO.-0043	11760	1455	45	39	9025	2735	4278	3738	540	7482
Bhiwandi Nizampur (M Corp.) WARD NO.-0044	9295	1356	4	4	6862	2433	3160	2930	230	6135
Bhiwandi Nizampur (M Corp.) WARD NO.-0045	11959	1254	3	2	7611	4348	6492	5552	940	5467
Bhiwandi Nizampur (M Corp.) WARD NO.-0046	9724	817	63	44	6448	3276	6512	6214	298	3212
Bhiwandi Nizampur (M Corp.) WARD NO.-0047	11624	1371	354	214	8342	3282	5913	5487	426	5711
Bhiwandi Nizampur (M Corp.) WARD NO.-0048	7538	1034	47	8	5181	2357	2803	2661	142	4735
Bhiwandi Nizampur (M Corp.) WARD NO.-0049	6850	929	1626	63	4791	2059	2266	2094	172	4584
Bhiwandi Nizampur (M Corp.) WARD NO.-0050	5801	536	203	172	4825	976	1996	1913	83	3805
Bhiwandi Nizampur (M Corp.) WARD NO.-0051	6715	782	1105	42	4858	1857	2951	2789	162	3764
Bhiwandi Nizampur (M Corp.) WARD NO.-0052	4932	533	106	101	3549	1383	2445	2300	145	2487
Bhiwandi Nizampur (M Corp.) WARD NO.-0053	9191	1327	312	15	6290	2901	3163	2789	374	6028

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Bhiwandi Nizampur (M Corp.) WARD NO.-0054	8889	1257	0	12	6314	2575	2676	2553	123	6213
Bhiwandi Nizampur (M Corp.) WARD NO.-0055	11736	1574	83	204	8296	3440	4081	3815	266	7655
Bhiwandi Nizampur (M Corp.) WARD NO.-0056	10068	1252	0	5	6643	3425	4288	3890	398	5780
Bhiwandi Nizampur (M Corp.) WARD NO.-0057	5215	467	308	68	3429	1786	3204	2976	228	2011
Bhiwandi Nizampur (M Corp.) WARD NO.-0058	10300	1503	71	31	6293	4007	3810	3537	273	6490
Bhiwandi Nizampur (M Corp.) WARD NO.-0059	8984	1433	12	10	5531	3453	2801	2670	131	6183
Bhiwandi Nizampur (M Corp.) WARD NO.-0060	8449	917	572	1076	5968	2481	4772	4231	541	3677
Bhiwandi Nizampur (M Corp.) WARD NO.-0061	9760	1246	345	165	6589	3171	4463	3940	523	5297
Bhiwandi Nizampur (M Corp.) WARD NO.-0062	10045	1315	363	100	7282	2763	5014	4772	242	5031
Bhiwandi Nizampur (M Corp.) WARD NO.-0063	7793	825	183	166	5420	2373	4270	3860	410	3523
Bhiwandi Nizampur (M Corp.) WARD NO.-0064	4832	515	44	48	3383	1449	2598	2397	201	2234

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Bhiwandi Nizampur (M Corp.) WARD NO.-0065	6751	1019	16	1	4326	2425	2241	2157	84	4510
Bhiwandi Nizampur (M Corp.) WARD NO.-0066	5945	795	81	19	3929	2016	2297	2112	185	3648
Bhiwandi Nizampur (M Corp.) WARD NO.-0067	9713	1333	242	11	5724	3989	4313	3980	333	5400
Bhiwandi Nizampur (M Corp.) WARD NO.-0068	14033	1613	2132	153	9711	4322	7149	6914	235	6884
Bhiwandi Nizampur (M Corp.) WARD NO.-0069	8469	986	774	88	5834	2635	3915	3653	262	4554
Bhiwandi Nizampur (M Corp.) WARD NO.-0070	10010	1217	84	39	7168	2842	4692	4122	570	5318
Bhiwandi Nizampur (M Corp.) WARD NO.-0071	8477	1032	106	52	5936	2541	3853	3632	221	4624
Bhiwandi Nizampur (M Corp.) WARD NO.-0072	10067	1394	808	85	6201	3866	4177	4070	107	5890
Bhiwandi Nizampur (M Corp.) WARD NO.-0073	3787	468	45	92	2546	1241	1617	1562	55	2170
Bhiwandi Nizampur (M Corp.) WARD NO.-0074	8821	918	98	110	6483	2338	5033	4882	151	3788
Bhiwandi Nizampur (M Corp.) WARD NO.-0075	7368	599	154	192	5458	1910	4798	4232	566	2570

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Bhiwandi Nizampur (M Corp.) WARD NO.-0076	9205	1097	638	160	6260	2945	4551	4447	104	4654
Bhiwandi Nizampur (M Corp.) WARD NO.-0077	8472	1152	2962	276	5300	3172	4088	3604	484	4384
Bhiwandi Nizampur (M Corp.) WARD NO.-0078	6681	691	380	73	5511	1170	2394	2313	81	4287
Bhiwandi Nizampur (M Corp.) WARD NO.-0079	12138	1476	384	209	8974	3164	5225	4917	308	6913
Bhiwandi Nizampur (M Corp.) WARD NO.-0080	10635	1268	408	163	7859	2776	4738	4415	323	5897
Bhiwandi Nizampur (M Corp.) WARD NO.-0081	9656	1218	216	160	6724	2932	4712	4297	415	4944
Bhiwandi Nizampur (M Corp.) WARD NO.-0082	7242	1021	473	303	5222	2020	3431	3177	254	3811
Bhiwandi Nizampur (M Corp.) WARD NO.-0083	6160	769	151	72	4581	1579	2693	2534	159	3467
Bhiwandi Nizampur (M Corp.) WARD NO.-0084	6372	824	216	157	4627	1745	2469	2333	136	3903

Source: Bhiwandi Nizampur City Municipal Corporation: Education Department

Annexure II: Details of Educational facilities

Sr No	School/College Name	Class From	Class To	School Type	Address
1	Chacha Nehru Hindi High School	5	12	Co-educational	303, Kasar alley Shivaji Chowk Bhiwandi, Thane.
2	S. S. Sang English Medium High school & Junior College	8	12	Co-educational	303, Kasar alley Shivaji Chowk Bhiwandi, ward no. 2
3	Niyaz National School	1	12	Co-educational	Avachit Pada, Nagaon, Bhiwandi.
4	Al Noor Girls' High School & Jr. College	8	12	Girls	4th Nizampur, 4th Millat Nagar, Chavindra, Bhiwandi.
5	Aqsa Girls' Jr. College	11	12	Girls	750. 4th Millat Nagar 4th Nizampur, Chavindra, Bhiwandi.
6	Bhiwandi Nizampur Nagarpalika Mahavidhyalaya Bhiwandi.	11	12	Co-educational	BNN College, Dhamankar Naka, College Road, Bhiwandi. 421305
7	Maluma English Junior College	11	12	Co-educational	4th Nizampur, Bhiwandi
8	Mo. Nazir Urdu Jr. College	11	12	Co-educational	1233, 4th, Nizampur, Bhiwandi.
9	Huda English High School & Jr. College	9	12	Co-educational	27, 5th Nizampur Opp. Ram Bhavan Hotel, Bhiwandi.
10	Madhyamik Vidyalaya & Jr. College, Temghar.	8	12	Co-educational	Temghar, Tal. Bhiwandi, Dist. Thane.
11	N.E.S.High School, Brahman Alley	5	12	Co-educational	97, Brahmin Alley Bhiwandi
12	Padmashali English Medium High School	8	12	Co-educational	Fenegaon, Kamatghar, Bhiwandi, Thane.
13	Kokan Muslim K.E.S. High School & Jr. College	8	12	Co-educational	Rais High school campus Thane Road Bhiwandi.
14	S.H.A.S. Rais High School	5	12	Co-educational	Thana Road, Bhiwandi, Dist. Thane Pin-421302
15	Rabiya Girls' High School	5	12	Girls	426 Saman Nagar, Kaneri, Bhiwandi
16	Samadiya High School & Jr. College	5	12	Co-educational	Near Old ST stand KAP Kaneri, Bhiwandi.
17	Ansari Farid Memorial Girls' High School & Jr. College	8	12	Girls	1904, Nagaon, Salamatpura, Near Baitussalam Masjid, Bhiwandi.
18	Al-Hamd Urdu High School & Jr. College	8	12	Co-educational	Roshan Baug, Narpoli, Bhiwandi.
19	The Scholar English High School & Jr. College.	8	12	Co-educational	Sonibai compound, Narpoli, Bhiwandi.

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20	Shri. Shankar Shetty Jr. College	11	12	Co-educational	Near Shankar Dying Mill, Opp. Torrent power office, Narpoli, Anjurphata Road, Bhiwandi, Dist. Thane.
21	P.A.J.V & College	5	12	Co-educational	Dhamankar Naka, College Road, Bhiwandi
22	Seth Jugilal Poddar English High School	5	12	Co-educational	Dhamankar Naka, College Road, Bhiwandi.
23	Leo Kids High School & Jr. College	1	12	Co-educational	Leo Campus, Narpoli, Opp Ratan Talkies, Agra Road, Bhiwandi.
24	Global International High School & Jr. College	9	12	Co-educational	Near Hathi Saizing, Ram mandir road, Padmanagar, Bhiwandi.
25	Swami Vivekanand Eng. High School.	5	12	Co-educational	328, Ganesh Society, Kalyan road Near Shanti Hotel, Bhiwandi.
26	Al-Hera Urdu High School	8	12	Co-educational	Peerani Pada Shanti Nagar, Bhiwandi.
27	Salahuddin Ayyubi Memorial Urdu High School and Junior College	8	12	Co-educational	Maulana Azad Road Shanti Nagar Bhiwandi
28	Salahuddin Ayyubi M.Eng. High School & Jr College	8	12	Co-educational	M.A Road Peerani Pada Shanti Nagar, Bhiwandi
29	Swayam Siddhi Mitra Sangh Jr. College	1	12	Co-educational	Ward No. 13 Near Sonadevi Compund, Octroi Naka, Bhiwandi Kalyan Road Temghar Bhiwandi 421 311.
30	Shri. Rangrao Vithoba Pawar Madhyamik Vidyalaya	8	12	Co-educational	Chandanbag Kamatghar Bhiwandi.
31	Shree Halari Visa Oswal Vidyalaya & Jr. College	5	12	Co-educational	Bhiwandi Road Railway station, Anjurphata, Bhiwandi.

Source: Bhiwandi Nizampur City Municipal Corporation: Education Department

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Sr. No.	School Name	Address	Establishment Year	School Management	School Category
1	Dr.D.S.Paliwal English School	Kasar Alley, Shivaji Chowk. Bhiwandi, Thane	2019	Self – Finance	Primary with Upper Primary
2	Chacha Nehru Hindi.Pri.School	303, Kasar Alley, Shivaji Chowk, Bhiwandi	1965	Private Aided	Primary
3	S.S.Sang.Eng.M.Pri. School	303, Kasar Alley, Shivaji Chowk, Bhiwandi	1999	Self – Finance	Primary with Upper Primary
4	Chacha Nehru Hindi High School.	303, Kasar Alley, Shivaji Chowk, Bhiwandi	1965	Private Aided	Pr. with Up. Pr. sec. and H.Sec.
5	S.S.SANG ENG.M.HIGH & Jr.College	Near Huda Masjid, Patel Nagar, Bhiwandi	1999	Self – Finance	Up. Pr. Secondary and Higher Sec
6	Al-Hidayah Public Primary School	Avachit Pada, Nagaon, Bhiwandi	2017	Unrecognized	Primary with Upper Primary
7	Niyaz National School	B.N.C.M.C. School No.28, Ward No.2, Kombadpada, Near Gajengi Hall, Bhiwandi.	2016	Self – Finance	Pr. with Up. Pr. sec. and H.Sec.
8	B.N.C.M.C.S.No.28	Snagampada Near Gajengi Gall Panjarapol Bhiwandi Thane	1973	Municipal Corporation	Primary with Upper Primary
9	B.N.C.M.C.S.No.38	Ward No 3, Near Gajengi Hall, Kombadpada, Bhiwandi	1984	Municipal Corporation	Primary with Upper Primary
10	B.N.C.M.C.S.No.16	518, 4th Nizampura, Panjrapole, Bhiwandi. Dist. Thane	1950	Municipal Corporation	Primary with Upper Primary
11	Shah Adam Shaikh tec.High School	100 ft Road Fatma Nagar, Nagaon Bhiwandi	1970	Private Aided	Pr. with Up. Pr. sec. and H.Sec.
12	Ekata Urdu Public School, Bhiwandi	100 ft Road, Nagaon Fatma Nagar Bhiwandi	2014	Unrecognized	Primary with Upper Primary
13	Ekata English Public School, Bhiwandi	BNCMC School No 76 MHADA Colony Bhiwandi	2017	Unrecognized	Primary
14	Podar International School	MHADA Colony Nadi Naka Wada Road Bhiwandi	2019	Self – Finance	Primary

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15	B.N.C.M.C.S.No.76	MHADA Colony Nadi Naka Wada Road Bhiwandi	2008	Municipal Corporation	Primary with Upper Primary
16	C.M.Urdu Pri.School	1st left of Tip Top Farsan, Narpoli, Kharbav, Anjurphata, Bhiwandi.	1997	Private Aided	Primary with Upper Primary
17	Maulana Abul Kalam Azad Urdu Highschool	Near Huda Masjid Bala compound	2004	Private Aided	Upper Pr. and Secondary
18	The Polymath School	Next to Baradari Resturant, Vanjarpatti Naka Bhiwandi	2017	Self – Finance	Primary with Upper Primary
19	B.N.C.M.C.S.No.86	Next To Baradri Vanjarpatti Naka Bhiwandi	2012	Municipal Corporation	Primary with Upper Primary
20	Ms Creative School	Opp.Nishad Hotel, Chindi Shaha Dargah, Zaitoonpura Bhiwandi	2013	Unrecognized	Primary with Upper Primary
21	Ms Creative School Bhiwandi Br	Opp.Nishad Hotel, Near Chindi Shaha Dargah, Zaitoon Pura, Bhiwandi	2017	Unrecognized	Secondary Only
22	Tahzeeb Pre-Primary English School	Ward No.3 At-Gurucharanpada, Chavindra Post-Dandekarvadi	2016	Unrecognized	Primary
23	Tahzeeb Pre-Primary Urdu School	4th Nizampur 4th Millat Nagar Chavindra Bhiwandi	2016	Unrecognized	Primary
24	B.N.C.M.C.S.No.78	Barku compound Aaminabad Nadi Naka Bhiwandi	2010	Municipal Corporation	Primary
25	Al Noor Girls High School & Jr College	Barku Compound Nadi Naka Bhiwandi	1999	Private Aided	Up. Pr. Secondary and Higher Sec
26	B.N.C.M.C.S.No.66	Near Water Tank, Chavindra Gaytrinagar Road, Chavindra, Bhiwandi	1988	Municipal Corporation	Primary with Upper Primary
27	B.N.C.M.C.S.No.26	750, 4th Millat Nagar, 4th Nizampur, Chavindra, Bhiwandi.	2007	Municipal Corporation	Primary with Upper Primary
28	B.N.C.M.C.S.No.93	750. 4th Millat Nagar 4th Nizampur, Chavindra, Bhiwandi	2013	Municipal Corporation	Primary with Upper Primary
29	Maryam Girls Eng. Primary School	2 nd flr Tahera tower opp. metro hotel	2013	Self – Finance	Pr. Up Pr. and Secondary Only

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30	Aqsa Girls Jr. College	B.N.C.M.C. School No.49, Pogaon Post, Dandekarwadi, Tal, Bhiwandi	2014	Self – Finance	Higher Secondary only/Jr. College
31	Iqra Islamic School & Maktab	At. Chavindra post. Dandekarwadi, Bhiwandi	2012	Unrecognized	Primary with Upper Primary
32	B.N.C.M.C.S.No.49	1194,4 th Millat Nagar 4 th Nizampur Bhiwandi	1968	Municipal Corporation	Primary with Upper Primary
33	B.N.C.M.C.S.No.46	School no 46 near water tank Chavindra	1954	Municipal Corporation	Primary with Upper Primary
34	Al-Noor Girls Pri. School	100 FT DP Road ram agar, Nagaon Bhiwandi	1999	Private Aided	Primary with Upper Primary
35	BNCMC Chavindra Marathi High Sch.	Rahmatpur Road, Shanti Nagar, Bhiwandi	2010	Municipal Corporation	Upper Pr. and Secondary
36	Navjeevan English School	Fatema Nagar, Gayatri Nagar Bhiwandi	2011	Self – Finance	Primary with Upper Primary
37	B.N.C.M.C.S.No.79	Raoji Nagar Bhiwandi	2010	Municipal Corporation	Primary with Upper Primary
38	Al Huda Urdu Pri.School	Ravaji Nagar, Kalyan Road, Bhiwandi	2004	Partially Private	Primary with Upper Primary
39	Zam Zam Maktab And School,Bhiwandi	Ashirwad Educational Campus, Chavindra Bhiwandi	2016	Unrecognized	Primary with Upper Primary
40	Dr A P J Abdul Kalam English School	Nashik Road Avachitpada Bhiwandi	2018	Unrecognized	Primary
41	Ashrivad Hindi Primary School	Avchit pada old Nashik Road, Bhiwandi	2000	Partially Private	Primary with Upper Primary
42	B.N.C.M.C.S.NO.34	BNCMC Prim School No 34 2nd Floor, Near Al-Razi Hospital, Nasik Road Bhiwandi Dist-Thane	1976	Municipal Corporation	Primary with Upper Primary
43	B.N.C.M.C.S.NO.84	Ashirwad Educational Campus Chavindra Bhiwandi	2010	Municipal Corporation	Primary with Upper Primary
44	BNCMC Avchitpada Urdu High School	Shandar Market Opposite Mamata Hospital Nasik Road Bhiwandi Tal Bhiwandi Dist. Thane pin 42	2010	Municipal Corporation	Upper Pr. and Secondary

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45	Ashirvad Hindi High School	Fatma Nagar Bhiwandi	2009	Private Unaided	Upper Pr. and Secondary
46	Bhairav Karnbadhir Vidyalaya	1587, Maulana Azad Nagar, Bhiwandi Dist. Thane.421302	1986	Social welfare	Pr. Up Pr. and Secondary Only
47	Ar.Rehman Urdu Preprimary & Primary School	Behind Apna Hospital, Gaibi Peer Road, Gaibi Nagar, Bhiwandi	2016	Unrecognized	Primary with Upper Primary
48	Al-Haj Tayyab M.H.U.Pri.School	4th Nizampura Bhiwandi	2000	Private Unaided	Primary
49	Zaveriya Urdu Primary School	4 Nizampura Bhiwandi	2015	Unrecognized	Primary
50	Maluma English High School	Temgharpada Marathi Madhymika Vidyalay, Sampadanaik Hall, Police Line Bhadwad, Temghar	2010	Self – Finance	Upper Pr. and Secondary
51	Mo.Najeer Urdu High School	1233, 4th Nizampura Bhiwandi	2009	Private Unaided	Upper Pr. and Secondary
52	BNCMC Temghar Marathi High School	1233 4th Nizampura Bhiwandi	2011	Municipal Corporation	Upper Pr. and Secondary
53	Maluma Eng Pri.School	Near Cookwel Gas Agency, Nizampur Bhiwandi	2006	Self – Finance	Primary with Upper Primary
54	Mo.Nazir Urdu Pri.School	Bncmc School No.11 Nizampur	2005	Private Unaided	Primary with Upper Primary
55	B.N.C.M.C.S.No.07	2nd Nizampura Ghas Bazar Bhiwandi Ward No.5	1970	Municipal Corporation	Primary with Upper Primary
56	B.N.C.M.C.S.No.11	Nizampura Pili School Bhiwandi	1964	Municipal Corporation	Primary with Upper Primary
57	B.N.C.M.C.S.No.21	2nd Nizampura Bhiwandi	1975	Municipal Corporation	Primary
58	B.N.C.M.C.S.No.27	BNN College, Dhamankar Naka, College Road, Bhiwandi. 421305	1969	Municipal Corporation	Primary with Upper Primary
59	B.N.C.M.C.S.No.29	4th Nizampur Near Chand Tarah Masjid	1974	Municipal Corporation	Primary with Upper Primary

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60	Bhiwandi Nizampur Nagarpalika Mahavidhyalay	4th Nizampura Bhiwandi	1976	Private Aided	Higher Secondary only/Jr. College
61	B.N.C.M.C.S.No.08	5th Nizampura Opp Ram Bhavan Hotel Koter Gate	1964	Municipal Corporation	Primary with Upper Primary
62	Maluma English Junior College	1233,4th, Nizampur Bhiwandi	2010	Self – Finance	Higher Secondary only/Jr. College
63	Huda English Medium Primary School	27 5th Nizampur Opp Ram Bhavan Hotel Bhiwandi	2008	Self – Finance	Primary with Upper Primary
64	Mo.Nazir Urdu Junior College	Temghar, Tal Bhiwandi Dist Thane	2014	Self – Finance	Higher Secondary only/Jr. College
65	Huda English High & Ju.College	Nizampura, Bhiwandi.	2008	Self – Finance	Secondary with Higher Secondary
66	B.N.C.M.C.S.No.103	Bncmc School No.57 2nd Floor Gautam Compound Navi Vasti, Bhiwandi, Word No. 1	2021	Municipal Corporation	Primary with Upper Primary
67	Madyamik Vidyalay & Jr.College Temghar	Gautam Compound Navi Vasti Bhiwandi	1984	Private Aided	Up. Pr. Secondary and Higher Sec
68	BNCMC Nizampura Urdu High School	Near Pipe Line, Temghar, Bhiwandi,	2003	Municipal Corporation	Upper Pr. and Secondary
69	BNCMC Navi Vasti Marathi High Sch.	Near Pipe, Temghar, Bhiwandi	2009	Municipal Corporation	Upper Pr. and Secondary
70	B.N.C.M.C.S.No.95	Nehru Nagar Kalyan Road Bhiwandi	2013	Municipal Corporation	Primary with Upper Primary
71	Marathi Primary School Temghar	Bhiwandi Munciple Corporation	2019	Unrecognized	Primary
72	English Primary, Secondary Higher Secondary School	P.R.Highschool Sankul ,Brahmin Alley, Bhiwandi	2019	Unrecognized	Primary
73	Al Ameen Urdu Primary School	287, Near Ganpati Mandir, Brahmin Alley, Bhiwandi	2004	Partially Private	Primary with Upper Primary

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74	Bagini Mandal Pri.School	99 Brahman Ali, Bhiwandi	1963	Private Aided	Primary
75	General Edu.Institute.Pri.School	Bhagini Mandal School Opp Vachan Mandir Tilak Chowk Brahmin Alley Bhiwandi	1998	Private Unaided	Primary
76	Nav Bharath Eng. Primary School	623 Lal Mohammad Ansari Building Shastri Nagar Kalyan Road Bhiwandi	1970	Self – Finance	Primary
77	P.R. High School	97, Brahmin Alley Bhiwandi	1937	Private Aided	Pr. Up Pr. and Secondary Only
78	Disha Special Child School	Mandai Prabhu Alley Bhiwandi	2016	Self – Finance	Primary
79	Iqra Urdu High School Bhiwandi	Fene kamatghar, Bhiwandi	2001	Private Aided	Upper Pr. and Secondary
80	N.E.S.High.School,Brahman Aali	Narli Talab Bandar Mohallah Bhiwandi	1970	Self – Finance	Pr. with Up.Pr. sec. and H.Sec.
81	B.N.C.M.C.S.No.01	Gass Bazar,Narli Talav, Bhiwandi, Thane	1897	Municipal Corporation	Primary with Upper Primary
82	Padmashali Eng.M.High School	Narli Talab Bandar Mohalla Bhiwandi	2000	Self – Finance	Up. Pr. Secondary and Higher Sec
83	B.N.C.M.C.S.No.04	Narli Talab, Bunder Mohalla Bhiwandi	1969	Municipal Corporation	Primary with Upper Primary
84	B.N.C.M.C.S.No.19	Narli Talab, Bandar Mohalla, Bhiwandi.	1979	Municipal Corporation	Primary with Upper Primary
85	B.N.C.M.C.S.No.12	B.N.C.M.C School No.14, Narali Talav, Bandar Mohalla, Bhiwandi, Thane 421302	1969	Municipal Corporation	Primary with Upper Primary
86	B.N.C.M.C.S.No.03	79 Bhusar Mohalla, Near Jama Masjid, Bhiwandi	1945	Municipal Corporation	Primary with Upper Primary
87	B.N.C.M.C.S.No.25	79, Bhusar Mohalla, Near Jama Masjid, Bhiwandi 421 302	1973	Municipal Corporation	Primary with Upper Primary
88	B.N.C.M.C.S.No.14	79, Bhusar Mohalla Near Jama Masjid Bhiwandi	1948	Municipal Corporation	Primary with Upper Primary

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89	Aqsa Girls Eng.Pri. School	79, Bhusar Mohalla, Near Jama Masjid, Bhiwandi 421302. Dist - Thane. Maharashtra.	1987	Self – Finance	Primary
90	Aqsa Girls Eng. Highschool	Near Memon Masjid, Bandar Road, Bhiwandi	1987	Self – Finance	Pr. Up Pr. and Secondary Only
91	Aqsa Girls Urdu Highschool	Hanuman Nagar Kamatghar	1987	Private Aided	Pr. Up Pr. and Secondary Only
92	Aqsa Girls Urdu Pri. School	Bhagyanagar, School No.75 Compound Kamatghar Ward Number 22, Bhiwandi Than	1987	Private Aided	Primary
93	Z.Q English Medium School	Hanuman Nagar Tadali Bhiwandi Thane	2010	Self – Finance	Primary with Upper Primary
94	Krushna Khana.Chodhari Pri.School	Aazmi Nagar, Tepu Sutan Chowk Bhiwandi	2004	Partially Private	Primary with Upper Primary
95	BNCMC Kamatghar Telugu Madhyamik Vidyalaya	Mahtav Compound, Behind Arshalan Hotel Opp. Hazariya Transformer, Salamatpur	2009	Municipal Corporation	Upper Pr. and Secondary
96	Krushna Khana. Chodhari Hindi High School	Murtuza Comp. Dhobi Talab Bhiwandi	2004	Private Unaided	Upper Pr. and Secondary
97	B.N.C.M.C.S.No.39	1868 Nagaon 2 Bhiwandi	2001	Municipal Corporation	Primary
98	Uswah English School	1490, Mhatre Compound, Devjinagar, Narpoli, Bhiwandi Dist -Thane	2010	Self – Finance	Primary with Upper Primary
99	Ali Public School	BNCMC Hindi School No 72 Jayram Tawre Hall Narpoli Bhiwandi421302	2019	Unrecognized	Primary
100	Right Way Urdu Pri.School	Rais High School Campus, Old Thana Road, Bhiwandi 421302	2009	Private Unaided	Primary with Upper Primary
101	J P Mhatre English Primary School	Rais High School Campus Thana Road Bhiwandi	2019	Self – Finance	Primary with Upper Primary
102	BNCMC Narpoli Hindi High School	Rais High School Campus Thane Road Bhiwandi	2010	Municipal Corporation	Upper Pr. and Secondary

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103	Kokan Muslim.E.S.Eng.Pri. School	Thana Road, Bhiwandi, Dist. Thane Pin-421302	1978	Self – Finance	Primary with Upper Primary
104	Kokan Muslimk.M.E.S.Urdu Pri.School	Bhiwandi Nizampur City Municipal Corporation	1973	Private Aided	Primary
105	Kokan Muslimk.E.S.High & Jr College	168, Kaneri, Bhiwandi	1985	Self – Finance	Up. Pr. Secondary and Higher Sec
106	S.H.A.S.Rais High School	Devjinagar Dargah Deewanshah Bhiwandi	1927	Private Aided	Pr. with Up.Pr. sec. and H.Sec.
107	Momin Girls High School	613/1, Near Sahil Hotel, Khajurpura, Bhiwandi.	1977	Private Aided	Pr. Up Pr. and Secondary Only
108	Bhavnarushi Telugu High School	near shiv mandir, Bhandari compound, Narpoli, Bhiwandi	2000	Private Aided	Upper Pr. and Secondary
109	Al Furqan Urdu Primary School	Near Sahil Hotel, Gauri Pada, Bhiwandi	2015	Unrecognized	Primary with Upper Primary
110	Al-Falaque Maktab and Primary School English Me	Deewanshah Dargah Road, Bhiwandi	2012	Unrecognized	Primary
111	Valchand Lalchandranka High School	Gulam Nabi Patel Compound. Siraj Manzil. Opp Ameen Hospital. Dhamankar Naka. Bhiwandi.	2016	Self – Finance	Secondary Only
112	Al-Falaque Maktab and Urdu Primary School	Bangal pura Bhiwandi Dist. thane	2012	Self – Finance	Primary with Upper Primary
113	Faaraan English Medium School	Hafsan ali Bangal pura	2010	Unrecognized	Primary with Upper Primary
114	Royal English School	426 Saman Nagar Kaneri Bhiwandi	2019	Unrecognized	Primary
115	B.N.C.M.C.S.No.20	Old St Stand Kaap Kaneri Bhiwandi	1970	Municipal Corporation	Primary
116	B.N.C.M.C.S.No.10	Near Old St Stand Kap Kaneri, Bhiwandi	1956	Municipal Corporation	Primary with Upper Primary

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117	Rabiya Girls High School	371, Samadiya Campus, Samad Nagar, Kaneri	1976	Private Aided	Pr. with Up.Pr. sec. and H.Sec.
118	Abdul Shakur Pri.School	371, Samadiya Campus, Samad Nagar Kaneri,	1980	Private Aided	Primary with Upper Primary
119	Samadiya High Sch.& Jr. College	Rahmatpur Road Near Asif Book Depo Shanti Nagar Bhiwandi	1974	Private Aided	Pr. with Up.Pr. sec. and H.Sec.
120	Weavers English Medium School	Rahmatpur Road, Rahmatpur Shanthi Nagar Bhiwandi Dist.Thane 421302	2005	Self – Finance	Primary with Upper Primary
121	Weavers English Medium High School	Shanti Nagar Bhiwandi Dist Thane	2005	Self – Finance	Secondary Only
122	Baba Primary School	Near Police Chauki Maulana Azad Road Shanti Nagar Bhiwandi Dist Thane	2019	Self – Finance	Primary with Upper Primary
123	B.N.C.M.C.S.No.99	School Building 3rd Floor Rahematpura Road Near Police Station Shantinagar	2013	Municipal Corporation	Primary with Upper Primary
124	B.N.C.M.C.S.No.92	Bhiwandi Municipal Corporation.	2013	Municipal Corporation	Primary with Upper Primary
125	B.N.C.M.C.S.No.101	Ward No.24, Kap Islampura,Bhiwandi.	2013	Municipal Corporation	Primary with Upper Primary
126	B.N.C.M.C.S.No.100	Near Kotargate Opp Azad Ground Bhiwandi	2013	Municipal Corporation	Primary with Upper Primary
127	B.N.C.M.C.S.No.98	192, New Islampura, Urdu Road, Bhiwandi	2013	Municipal Corporation	Primary with Upper Primary
128	B.N.C.M.C.S.No.91	192, New Islampura, Urdu Road, Bhiwandi	2013	Municipal Corporation	Primary with Upper Primary
129	B.N.C.M.C.S.No.09	1904, Nagaon, Salamatpura, Near Baitussalam Masjid, Bhiwandi	1923	Municipal Corporation	Primary with Upper Primary
130	B.N.C.M.C.S.No.24	B.N.M.N.C.S.No.56 Nagaon Bhiwandi, Ward No.28	1971	Municipal Corporation	Primary with Upper Primary
131	Hidaya Urd Pri School	Nagaon Road Bhiwandi	2003	Partially Private	Primary with Upper Primary
132	Hidaya Urdu High School	Shantinagar, Near Police Chowki, Bhiwandi	2017	Self – Finance	Secondary Only

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133	Ansari Farid Memorial Girls High School & Jr Colle	Rahmatpur Road, Rahmatpur, Shantinagar Bhiwandi Dist. Thane 421302	2012	Self – Finance	Up. Pr. Secondary and Higher Sec
134	B.N.C.M.C.S.No.56	B.N.M.C School No.47 Shantinagar Bhiwandi Dist. Thane 421302.	1960	Municipal Corporation	Primary with Upper Primary
135	Shad Adam Shaikh. Urdu High School	Near Shantinagar Police Chowki Bhiwandi	1987	Private Aided	Pr. Up Pr. and Secondary Only
136	B.N.C.M.C.S.No.02	BNCMC School No. 15 Rahematpur Road Shanti Nagar Bhiwandi	2007	Municipal Corporation	Primary with Upper Primary
137	B.N.C.M.C.S.No.18	Near Chistiya Masjid New Azad Nagar Bhiwandi	1994	Municipal Corporation	Primary with Upper Primary
138	B.N.C.M.C.S.No.47	New Aazad Nagar Gayatri Nagar shanti Nagar Bhiwandi	1970	Municipal Corporation	Primary with Upper Primary
139	B.N.C.M.C.S.NO.69	Rahmatoura Road Near Police Chowki	1970	Municipal Corporation	Primary with Upper Primary
140	B.N.C.M.C.S.No.15	Bhaji Market KGN Chowk Shantinagar Bhiwandi Thane Maharashtra Pin Code 42130	2003	Municipal Corporation	Primary with Upper Primary
141	B.N.C.M.C.S.No.06	Shanti Nagar Bhiwandi	2003	Municipal Corporation	Primary with Upper Primary
142	B.N.C.M.C.S.No.17	Bhaji Market Shanti Nagar	2007	Municipal Corporation	Primary with Upper Primary
143	B.N.C.M.C.S.No.80	1 st Floor, In School No 70 Building, Near IGM Hospital, Kacheripada, Gulzarnagar	2010	Municipal Corporation	Primary with Upper Primary
144	B.N.C.M.C.S.No.81	Near Chistiya Masjid New Azad Nagar, Shantinagar 3, Bhiwandi	2010	Municipal Corporation	Primary with Upper Primary
145	B.N.C.M.C.S.No.82	House No.803, Noori Nagar Shanti Nagar Bhiwandi.	2010	Municipal Corporation	Primary with Upper Primary
146	B.N.C.M.C.S.No.83	Kidwae Nagar Nagaon Road Bhiwandi Dist. Thane	2010	Municipal Corporation	Primary with Upper Primary

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147	BNCMC Shantinagar Urdu High School	632, Tahir Sardar Compound, Gulzar Nagar, Nagaon Road, Bhiwandi	2004	Municipal Corporation	Upper Pr. and Secondary
148	B.N.C.M.C.S.No.90	Kashim Nagar, Chawhan Colony, Bhiwandi	2013	Municipal Corporation	Primary with Upper Primary
149	Mumbai Public English School Bhiwandi	Chawhan Colony, Bhiwandi	2019	Unrecognized	Primary
150	Millat Urdu Primary School	Vetalpada, Bhiwandi, 421302	2004	Private Aided	Primary with Upper Primary
151	Wisdom Academy Primary English School	Kacheri Pada Gulzar Nagar Bhiwandi	2011	Self – Finance	Primary
152	H R Memorial English School	Gulzar Nagar, Kacheri Pada	2016	Unrecognized	Primary
153	Al Kashid Urdu Primary School	Ward No. 39, Ma.Dadasaheb Dandekar.Vidyalaya,Gopalnagar,Post Dandekarwadi,Bhiwandi	2019	Unrecognized	Primary
154	B.N.C.M.C.S.No.53	Gopal Nagar Bhiwandi	1960	Municipal Corporation	Primary with Upper Primary
155	B.N.C.M.C.S.No.70	B.N.C.M. School No.36 Padamanagar, Bhiwandi Dist. Thane.421302	1990	Municipal Corporation	Primary with Upper Primary
156	B.N.C.M.C.S.No.85	Aas Bibi Kalyan Road Bhiwandi	2010	Municipal Corporation	Primary with Upper Primary
157	Dadasaheb Dandekar.Pri. School	Near Fire Brigade Dhamankr Naka Bhiwandi	1968	Private Aided	Primary with Upper Primary
158	Dadasaheb Dandekar High School	Near Fire Brigade Dhamankar Naka Bhiwandi	1996	Private Aided	Upper Pr. and Secondary
159	B.N.C.M.C.S.No.36	1008 New Gauripada Babuchunniwala Compound Bhiwandi	2014	Municipal Corporation	Primary
160	B.N.C.M.C.S.No.65	Patel Compound Dhamankar Naka Bhiwandi	1961	Municipal Corporation	Primary

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161	B.N.C.M.C.S.No.63	Kamatghar Bhiwandi Thane	1966	Municipal Corporation	Primary with Upper Primary
162	B.N.C.M.C.S.No.97	Phenegaon, Kamatghar, Bhiwandi	2013	Municipal Corporation	Primary with Upper Primary
163	Fakih English Primary School	New Tawre Compound Narpoli Bhiwandi	2013	Self – Finance	Primary
164	Ayesha Primary English School	Qariwali Road Near Bismillah Sizing Bhiwandi	2008	Unrecognized	Primary
165	Valchand Raka Pri.School	Navi Basti, Kalyan Road, Bhiwandi	2007	Self – Finance	Primary with Upper Primary
166	Baba High School	Samru Baugh Bhiwandi	2014	Self – Finance	Secondary with Higher Secondary
167	B.N.C.M.C.S.No.72	Keshav Nagar Roshan Baugh Bhiwandi	1992	Municipal Corporation	Primary with Upper Primary
168	Vivekanand.Eng School Navibasti	Roshan Baugh Narpoli Bhiwandi	2001	Self – Finance	Primary with Upper Primary
169	Darul Uloom Deewan Shah Urdu Primary School	Roshan Baugh Narpoli Bhiwandi	1972	Private Aided	Primary with Upper Primary
170	Al-Hamd Eng Pri School	Keshav Nagar Roshan Baugh Bhiwandi	2000	Self – Finance	Primary with Upper Primary
171	Al-Hamd Urdu High School & Jr College	Hafiz Nagar Narpoli Bhiwandi	2000	Private Aided	Up. Pr. Secondary and Higher Sec
172	Al-Hamd Urdu Pri School	Navi Basti, Kalyan Road, Bhiwandi	2000	Partially Private	Primary with Upper Primary
173	Al-Hamd Eng High School	Gautam Comp., Kalyan Road, Bhiwandi	2008	Self – Finance	Upper Pr. and Secondary
174	H.M.Y.Matru English School	Raghav Nagar, Behind Ratan Talkies Bhiwandi	2007	Self – Finance	Primary
175	Vivekanand.Eng High School Bhiwandi	Vithal Nagar Near Ratan Talkies Narpoli Bhiwandi	2017	Unrecognized	Secondary Only
176	Swami Vivekanand English School	Vithal Nagar Near Ratan Talkies Narpoli Bhiwandi	2018	Unrecognized	Primary with Upper Primary

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177	B.N.C.M.C.S.No.64	Vithal Nagar Near Ratan Talkies Narpoli Bhiwandi	1974	Municipal Corporation	Primary
178	Bhiwandi Eng.Pri School	Near Narpoli Talav, Kharbav Road, Narpoli, Bhiwandi	1988	Self – Finance	Primary with Upper Primary
179	Bhiwandi English High School	Narpoli Talav, Kharbav Road, Narpoli, Bhiwandi	2000	Self – Finance	Upper Pr. and Secondary
180	Bhiwandi Urdu High School.	Near Narpoli Talav, Kharbav Road, Narpoli, Bhiwandi	2003	Private Unaided	Upper Pr. and Secondary
181	Saraswati Vidya Eng.Pri. School	1563, Anjurfata- Kharbav Road, Near Narpoli Lake, Narpoli, Bhiwandi. Dist-Thane	1995	Self – Finance	Primary with Upper Primary
182	Shree Balaji Hindi High Sch.	Narpoli, Bhiwandi, Thane	2000	Private Aided	Upper Pr. and Secondary
183	Sarawati Eng.High School, Narpoli	Sonibai Compound, Narpoli, Bhiwandi	2009	Self – Finance	Upper Pr. and Secondary
184	Shree Balaji Hindi Pri.School	Sonibai Compound, Narpoli, Bhiwandi	1988	Private Aided	Primary with Upper Primary
185	Shree Balaji Telgu Pri School	Near Shankar Dying Mill, Opp Torrent Power Office, Narpoli, Bhiwandi, Dist-Thane.	1988	Private Aided	Primary
186	The Scholar Eng.Pri.School	Near Shankar Dyeing Mill, Opp. Torrent Power Office, Anjurphata Road, Narpoli, Bhiwandi	2002	Self – Finance	Primary with Upper Primary
187	The Scholar Eng.High School & Jr. College	Near Shankar Dying Mill, Opp. Torrent power office, Narpoli, Anjurphata Road, Bhiwandi	2002	Self – Finance	Up. Pr. Secondary and Higher Sec
188	Shri.Shankar Shetty Jr. College	Patel Compound Dhamankar Naka Bhiwandi	2008	Self – Finance	Higher Secondary only/Jr. College
189	B.N.C.M.C.S.No.67	Bakshi Comp. Dhamankar Naka College Road Bhiwandi	1981	Municipal Corporation	Primary
190	Shri Satynarayan High Hindi School	Dhamankar Naka, College Road, Bhiwandi Dist - Thane	1991	Private Aided	Upper Pr. and Secondary
191	Vidyashram Marathi School, Bhiwandi	Dhamankar Naka Bhiwandi Dist. Thane	1972	Private Aided	Primary

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192	Shri Satyanarayana Hindi Pri.School	Vidyasharm, Dhamankar Naka, College Road, Bhiwandi. Dist-Thane	1973	Private Aided	Primary with Upper Primary
193	Seth Jugilal Poddar Eng.Pri.School	Dhamankar Naka, College Road, Bhiwandi	1977	Self – Finance	Primary
194	P.A.J.V.& College	Dhamankar Naka, College Road, Bhiwandi.	1959	Private Aided	Pr. with Up.Pr. sec. and H.Sec.
195	Seth Jugilal Poddar Eng High Sch.	Ward No. 50, Dhamankar Naka, Bhiwandi, Dist Thane	1977	Self – Finance	Pr. with Up.Pr. sec. and H.Sec.
196	B.N.C.M.C.S.No.30	Phene Gaon, Near Choudeshwari Temple.	1975	Municipal Corporation	Primary with Upper Primary
197	Sister Nivedita Eng.Pri.School	Phene Gaon, Kamatghar, Bhiwandi.	2003	Self – Finance	Primary with Upper Primary
198	Sister Nivedita Eng.High School	Leo Campus, Narpoli, Opp Ratan Talkies,Agra Road,Bhiwandi	2011	Self – Finance	Upper Pr. and Secondary
199	Leo Kids High School & Jr.College	Navjeevan Colony Padmanagar Bhiwandi Thane	2010	Self – Finance	Pr. with Up.Pr. sec. and H.Sec.
200	B.N.C.M.C.S.No.59	285, Shrirang Nagar, New Kaneri Behind Kamla Hotel Bhiwandi	1976	Municipal Corporation	Primary with Upper Primary
201	Smt.Kamlaben B.T.Eng.M.Pri.School	Prabha Samiti No3, Near School No 59 Padmangar, Bhiwandi	1989	Self – Finance	Primary with Upper Primary
202	BNCMC Padmanagar Telugu Madhyamik Vidyalay	Padmanagar Near Samaj Hall Bhiwandi	2008	Municipal Corporation	Upper Pr. and Secondary
203	Vivekananda Eng.Pri.School, Padmanagar	Padmanagar Samaj Hall Bhiwandi	2002	Self – Finance	Primary with Upper Primary
204	Vivekananda Eng.High.School,Padmanagar	Shyam Bhoir Compound, Near Kashinath Patil Hospital, Devji Nagar, Narpoli, Bhiwandi	2002	Self – Finance	Upper Pr. and Secondary
205	Ideal Eng.Pri School	Navjeevan Colony Padmanagar Bhiwandi Thane	2011	Self – Finance	Primary with Upper Primary

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206	B.N.C.M.C.S.No.61	Padmanagar, Bhiwandi, Thane	1996	Municipal Corporation	Primary with Upper Primary
207	B.N.C.M.C.S.No.23	BNCMC School N0 55 Navjeevan Colony Padmanagar Bhiwandi Dist Thane	1970	Municipal Corporation	Primary with Upper Primary
208	B.N.C.M.C.S.No.55	Vikas English Medium School, Near Padmashali Samaj Hall, Padmanagar, Bhiwandi.	1960	Municipal Corporation	Primary with Upper Primary
209	Vikas English Medium School	Global Building Agra Road Padma Nagar Bhiwandi District Thane	2009	Self – Finance	Pr. Up Pr. and Secondary Only
210	Global International School	Padmanagar Near Varaldevi Road	2010	Self – Finance	Primary with Upper Primary
211	Geetanjali English Medium High School	Near Hathi Saizing, Rammandir Road, Padmanagr,Bhiwandi	2015	Unrecognized	Primary
212	Global International High School & Jr. College	Nizampur Municipal Corporation	2017	Self – Finance	Secondary with Higher Secondary
213	Al Ziya Primary School Bhiwandi	36 Mehta Compound Shama Nagar Bhiwandi Thane 421302	2006	Private Unaided	Primary with Upper Primary
214	Al Ziya Urdu High School	Shastrinagar, Kalyan Road, Bhiwandi, Dist Thane	2015	Self – Finance	Secondary Only
215	Bindal Hindi.Pri.Vidyalaya	Shastri Nagar Kalyan Road Bhiwandi	1981	Private Aided	Primary with Upper Primary
216	Islamiya Urdu.Pri.School	623, Lal Mohammad Ansari Building Shastri Nagar Kalyan Road Bhiwandi	1989	Private Aided	Primary with Upper Primary
217	Ansari Rahatul Bi - Lal Mohmmad Memorial Primary School	Near Makka Masjid Shashtrinagar Kalyan Road Bhiwandi	2003	Private Aided	Primary with Upper Primary
218	J.J.Gupta Hindi High School	572 Doodh Bawdi deewan shah dargah Bhiwandi	1991	Private Aided	Upper Pr. and Secondary
219	Zaid Urdu Primary School Bhiwandi	572, Doodh Bawdi, Deewan Shah Dargah, Bhiwandi	2003	Partially Private	Primary with Upper Primary

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220	Zaid English Primary School	Kacheri Pada Gaibi Nagar Bhiwandi	2003	Self – Finance	Primary with Upper Primary
221	B.N.C.M.C.S.No.62	Kacheri Pada, Gaibi nagar	1957	Municipal Corporation	Primary with Upper Primary
222	B.N.C.M.C.S.No.22	Rauji Nagar near power house Kalyan Road Bhiwandi	2007	Municipal Corporation	Primary with Upper Primary
223	B.N.C.M.C.S.No.73	Near Nagrik Bank, Ravjinagar	1991	Municipal Corporation	Primary with Upper Primary
224	B.N.C.M.C.S.No.54	328, Ganesh Society Kalyan Road Bhiwandi	1977	Municipal Corporation	Primary with Upper Primary
225	Swami Vivekanand Hindi High School	328 Ganesh Society Kalyan Road Bhiwandi	2000	Private Unaided	Pr. Up Pr. and Secondary Only
226	Swami Vivekanand Hindi Pri. School	328 Ganesh Society Kalyan Road Bhiwandi	2000	Private Unaided	Primary
227	Swami Vivekanand Eng.Pri.School	328, Ganesh Society Kalyan Road Near Shanti Hotel Bhiwandi	2000	Self – Finance	Primary
228	Swami Vivekanand Eng High School	650 Gaibi Peer Road Gaibi Nagar Bhiwandi	2000	Self – Finance	Pr. with Up.Pr. sec. and H.Sec.
229	Amjadiya Urdu Pri.School	650 Gaibi Peer Road Gaibi Nagar Bhiwandi	1993	Private Aided	Primary with Upper Primary
230	Amajdiya High School	Peerani Pada Shanti Nagar Bhiwandi	1993	Private Aided	Upper Pr. and Secondary
231	Al-Hera Urdu Pri School	Peerani Pada Shanti Nagar Bhiwandi	1998	Partially Private	Primary with Upper Primary
232	Al-Hera Urdu High School	Yahya Compound Pirani Pada Shanti Nagar Road Bhiwandi Dist Thane 421302	2004	Partially Private	Up. Pr. Secondary and Higher Sec
233	Universal Urdu Primary School Bhiwandi	Opp. Rajdhani Hotel Amjadya Road Khan Compound Bhiwandi	2008	Partially Private	Primary
234	Noble English School	Opp. Rajdhani Hotel Amjadya Road Khan Compound Bhiwandi	2013	Unrecognized	Primary

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235	Al Raza Urdu Primary School	650, Gaibi Nagar, Gaibi peer Road, Bhiwandi.	2017	Unrecognized	Primary
236	Amjadiya Academy English School	1904 Nagaon Salamatpura, Bhiwandi dist thane	2017	Self - Finance	Primary
237	Ansari Safiya Girls High School	1904 Nagaon Salamatpura Near Baitus Salam Masjid Bhiwandi	1993	Private Aided	Pr. Up Pr. and Secondary Only
238	Aayesha Siddiqua Girls Urdu Primary School	Jamiat colony ansar Mohalla Bhiwandi	1994	Private Aided	Primary with Upper Primary
239	Aljamiatul Islamiya Sirajul Uloom Urdu Primary school	1904 Nagaon Salamat Pura Near Baitus Salam Masjid Bhiwandi	1997	Partially Private	Primary with Upper Primary
240	A.Farid M.G.Eng.Pri.School	Qaisar Begum English School Opposite Sazar Plaza Hotel Naigaon Bhiwandi	2004	Self - Finance	Primary with Upper Primary
241	Qaisar Begum English School	Jamiat Colony Ansar Mohalla Bhiwandi	2011	Unrecognized	Primary with Upper Primary
242	Aljamiatul Islamiya Sirajul Uloom	Peerani Pada Shanti Nagar Bhiwandi.	2010	Private Unaided	Secondary Only
243	New National Urdu High.School	M.A. Road Peerani Pada Shanti Nagar	1995	Private Aided	Pr. Up Pr. and Secondary Only
244	Sallauddin Ayyubi M.Eng.Pri. School	Moulana Azad Road Shantinagar Bhiwandi	1975	Self - Finance	Primary with Upper Primary
245	Salahuddin Ayyubi Memorial Urdu Primary School	3115 Gohar compound Shanti Nagar Bhiwandi	1990	Private Aided	Primary with Upper Primary
246	Khwaja Garib Nawaz Urdu Primary School	Old S.T Stand Bhiwandi	2000	Private Aided	Primary with Upper Primary
247	New National Urdu Primary School	Maulana Azad Road Shanti Nagar Bhiwandi	1987	Private Aided	Primary

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248	Salahuddin Ayyubi Memorial Urdu High School	M.A Road Peerani Pada Shanti Nagar, Bhiwandi	1993	Private Aided	Up. Pr. Secondary and Higher Sec
249	Salahuddin Ayyubi M.Eng.High Sch.& Jr College	3115 Gauhar Compound Shanti Nagar Bhiwandi	1983	Self - Finance	Up. Pr. Secondary and Higher Sec
250	Khwaja Garib Nawaz Urdu High School	Urdu Road Qurqish Nagar	2009	Partially Private	Upper Pr. and Secondary
251	Rafiuddin Fakih Boys High School	Quraish Nagar, Urdu Road, Bhiwandi	1981	Private Aided	Pr. Up Pr. and Secondary Only
252	Rafiuddin Fakih Girls High School	BNCMC School No 58 Bhadwadpada, Near Bhadwad Police Line Bhiwandi	1981	Private Aided	Pr. Up Pr. and Secondary Only
253	B.N.C.M.C.S.No.58	Temgharpada Bhadwad Police, Bhiwandi	1972	Municipal Corporation	Primary with Upper Primary
254	B.N.C.M.C.S.No.45	Bhadwad Police Colony Bhiwandi Tal-Bhiwandi Dist-Thane	1964	Municipal Corporation	Primary with Upper Primary
255	B.N.C.M.C.S.No.96	At-Bhadwad, Bhiwandi, Thane	2013	Municipal Corporation	Primary with Upper Primary
256	B.N.C.M.C.S.NO.51	Temgharpada, Bhadawad, Sonale Road, Pipe Line, Bhiwandi, Thane	1929	Municipal Corporation	Primary with Upper Primary
257	The Learning High School	At- Temghar, Post- Dandekarwadi, Tal- Bhiwandi, Dist-Thane, Pin- 421302	2018	Unrecognized	Primary
258	B.N.C.M.C.S.No.44	Gatham Naryana Compound Navi Basti Bhiwandi	1956	Municipal Corporation	Primary with Upper Primary
259	B.N.C.M.C.S.No.60	BNCMC School No 57 Gautam Compound Navi Vasti Bhiwandi	1978	Municipal Corporation	Primary with Upper Primary
260	B.N.C.M.C.S.No.57	Near Water Tank Navi Vasti Kalyan Road Bhiwandi	1975	Municipal Corporation	Primary with Upper Primary
261	B.N.C.M.C.S.No.87	Ward No. 13 Near Sonadevi Compund, Octroi Naka, Bhiwandi Kalyan Road Temghar Bhiwandi 42	2012	Municipal Corporation	Primary with Upper Primary

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262	Swayam Siddhi Mitra Sangh Jr. College	Navi Vasti Kalyan Road Bhiwandi	2016	Self - Finance	Pr. with Up.Pr. sec. and H.Sec.
263	B.N.C.M.C.S.No.68	1 Floor School No 68 Building Navi Vasti Bhiwandi 421302	1965	Municipal Corporation	Primary with Upper Primary
264	BNCMC Navi Vasti Urdu High School	Navibasti, Pipe Line, Kalyan Road, Bhiwandi.	2008	Municipal Corporation	Upper Pr. and Secondary
265	Glory Eng. Pri School	Navi Basti Kalyan Road Bhiwandi	1989	Self - Finance	Primary with Upper Primary
266	Glory Eng.High School	Navibasti, Gautam comp. Kalyan Road Bhiwandi	1989	Self - Finance	Secondary Only
267	Saraswati English School	Nagaon road Bhiwandi	2015	Unrecognized	Primary with Upper Primary
268	Zion English Pri with Upper Pri School	Fene, Kamatghar, Bhiwandi	2006	Unrecognized	Primary with Upper Primary
269	Padmashali Eng.M.Pri.School	H No 102 Fene, Bhiwandi Thane 421305	2000	Self - Finance	Primary with Upper Primary
270	Kakatiya High School	102 Fene, Bhiwandi Thane 421305	2000	Self - Finance	Upper Pr. and Secondary
271	Kaktiya Shishu.V.M.Eng.Pri.Sch.	Radha Krishna school Shivram Nagar station road Kamatghar bhiwandi	2000	Self - Finance	Primary with Upper Primary
272	Radha Krushana Pri.School	Mansarovar road Fene Bhiwandi	2009	Self - Finance	Primary with Upper Primary
273	B.N.C.M.C.S.NO.48	Gayathrinagar Opp Darshan Hotel Varaladevi Road Bhiwandi	1989	Municipal Corporation	Primary with Upper Primary
274	Markendaya Telugu Pri.School	Near Baba school phenegaon Kamathghar Bhiwandi	1994	Private Unaided	Primary
275	B.N.C.M.C.S.NO.89	B.N.C.M.C. School No.50, Sai-Prasanna Society, Narpoli,Bhiwandi	2013	Municipal Corporation	Primary with Upper Primary
276	B.N.C.M.C.S.NO.50	Narpoli Anjurphata Bhiwandi	1998	Municipal Corporation	Primary with Upper Primary
277	Dr.Omprakash.A.Eng. Pri.School	Narpoli-Anjurphata, Bhiwandi Thane	1970	Self - Finance	Primary With Upper Primary
278	Dr. Omprakash.A.Eng. High School	Bhandari comp. Narpoli bhiwandi	1970	Self - Finance	Upper Pr. and Secondary

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279	Romiya.Pri.Eng.V.Bha.A. Narpoli	Narpoli Bhandari compound Bhiwandi	2001	Self - Finance	Primary With Upper Primary
280	Sharada Hindi High School	Bhandari Compound, Narpoli, Bhiwandi	2004	Private Unaided	Upper Pr. and Secondary
281	Romiya Hindi Pri.School	Bhandari comp. Narpoli, Bhiwandi	2003	Private Unaided	Primary With Upper Primary
282	Sharada Eng.Highschool	Near Shiv Mandir,Bhandari Compound,Bhiwandi	2003	Self - Finance	Upper Pr. And Secondary
283	Bandari Rajesham Primary School	Devji Nagar Narpoli Bhiwandi Thane	2010	Municipal Corporation	Primary with Upper Primary
284	B.N.C.M.C.S.No.40	BNCMC School number 43, Narpoli, Devji Nagar.	1986	Municipal Corporation	Primary with Upper Primary
285	B.N.C.M.C.S.No.43	Devji Nagar Narpoli Bhiwandi 421302	1960	Municipal Corporation	Primary with Upper Primary
286	Shree Ram Hindi High School	Mahtre com., Devji Nagar Narpoli Bhiwandi	2003	Private Unaided	Upper Pr. and Secondary
287	Shree Ram Hindi Pri School	Shivajinagar, Anjurphata	2003	Private Unaided	Primary with Upper Primary
288	B.N.C.M.C.S.No.77	Shivajinagar Anjurphata Bhiwandi	2010	Municipal Corporation	Primary with Upper Primary
289	B.N.C.M.C.S.No.88	Devji nagar, Narpoli Bhiwandi 421302	2013	Municipal Corporation	Primary with Upper Primary
290	Shree Ram English Primary School	Devji Nagar Narpoli, Bhiwandi 421302	2004	Self – Finance	Primary with Upper Primary
291	Shree Ram English High School	Chandanbag Kamthghar Bhiwandi	2015	Self – Finance	Upper pr. And Secondary
292	Shri Rangrao Vithoba Pawar Primary School	Chandanbag Kamrghar Bhiwandi	1991	Private Aided	Primary with Upper Primary
293	Shri.Rangrao Vithoba Pawar Madhyamik Vidyalaya	B.N.C.M.C.S.No.42, Kamatghar, Bhiwandi, Thane	1999	Private Aided	Up. Pr. Secondary and Higher Sec
294	B.N.C.M.C.S.No.42	Kamatghar tal Bhiwandi	1954	Municipal Corporation	Primary with Upper Primary

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295	B.N.C.M.C.S.No.33	Katekar Nagar Kamatghar Bhiwandi	2001	Municipal Corporation	Primary with Upper Primary
296	Bal Vidya.N.Hindi Pri.School	Katekar Nagar Kamatghar Bhiwandi	1997	Partially Private	Primary with Upper Primary
297	Balvidhya Niketan Hindi High School	Katekar Nagar Kamatghar Bhiwandi	2009	Private Unaided	Upper Pr. And Secondary
298	Vandana Tai Katekar Eng.Pri.School	Bhagyanagar Kamathgar Bhiwandi	2009	Self – Finance	Primary with Upper Primary
299	B.N.C.M.C.S.No.75	Ganeshnagar Kamtghar Bhiwandi Thane	1999	Municipal Corporation	Primary with Upper Primary
300	B.N.C.M.C.S.No.41	Bhagyanagar Kamathgar Bhiwandi	1986	Municipal Corporation	Primary with Upper Primary
301	B.N.C.M.C.S.No.71	Navi Tadali, post. Dhamankar Naka tal.Bhiwandi	1997	Municipal Corporation	Primary with Upper Primary
302	B.N.C.M.C.S.No.52	Hanuman Nagar Tadali Bhiwandi	1959	Municipal Corporation	Primary with Upper Primary
303	B.N.C.M.C.S.No.31	Behind Hanuman Mandir near BNCMC school no.52 new Tadali, Bhiwandi	1994	Municipal Corporation	Primary with Upper Primary
304	Abhinav Bal.Vidya.M.Eng.M. School	Near Gopal Nagar, Bhiwandi	1996	Self – Finance	Pr. Up. Pr. And secondary only
305	Vikas.Eng.Pri.School, Kamatghar	Near Gopal Nagar, Bhiwandi	2002	Self – Finance	Primary with Upper Primary
306	Vikas English High School	BNCMC School No.33 Building, Near Hanuman Temple, Kamatghar, Bhiwandi	2010	Self – Finance	Upper Pri. and secondary
307	BNCMC Kamatghar Marathi High School	New Tadali Kamatghar road Bhiwandi	2010	Municipal Corporation	Upper Pri. and secondary
308	B.N.C.M.C.S.No.94	Hanuman Nagar Tadali Bhiwandi	2013	Municipal Corporation	Primary with Upper Primary
309	B.N.C.M.C.S.No.102	Near Bhiwandi road railway station Anjurphata Bhiwandi	2013	Municipal Corporation	Primary with Upper Primary
310	Shri Halari V.O.Eng.Pri.School	Bhiwandi Road Railway station Anjurphata Bhiwandi	1988	Self – Finance	Primary

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311	Shree Halari Visa Oswal Vidyalaya & Jr. College	Tapovan Vidhyalay, New Kamatghar Road, Near Jaina Mangal Vatika, Bhiwandi	1988	Self – Finance	Pr. With Up.Pr.Sec and H.sec
312	Tapovan Vidhyalaya	Near Bhiwandi Railway Station, Anjurphata, Bhiwandi	2017	Self – Finance	Primary
313	Shree Halari Visa Oswal English Academy		2018	Self – Finance	Primary with Upper Primary

Source: Bhiwandi Nizampur City Municipal Corporation: Education Department

Annexure III: Details of Health Facilities

Sr.No.	Doctor's Name	Hospital Name	Number of beds	Address	Remarks
1	Dr. Heemakar Shetty, M.S Opth Dr. Asif Ansari, M.D.Med.	Saileela Hospital	20	Bage Firodos, Near Masjid, 4th Nijampur, Bhiwandi	
2	Dr. Vivek Joshi, M.S. Dr. Devika Joshi (MD.D.G.O.)	Lila Joshi Hospital	18	Brahman AAali, Bhiwandi	
3	Dr. Praful Dalvi, M.S. Dr. Manik Dalavi (MD. D.G.O.)	Ashirwad Hospital	20	R. K. Bussiness Centar, Above Torento Power Office, Kalyan naka, Bhiwandi.	
4	Dr. Kimaya Dhule, MBBS Dr. Manohar Telvane (M.D. Med.)	Central Hospital	19	Kacheri Pada, Bhiwandi.	
5	Dr. Gayasuddin Ansari, M. S. MCH	Alraji Nursing Home	15	Mittal Nagar Road, Bhiwandi.	
6	Dr. Anwarul Hodha, M.S. MCH	Hudha Nursing Home	20	1128, Nashik Road, V.P. naka, Bhoiwandi.	
7	Dr. Sanjeevkumar Gaikwad, M.S. Dr. Archana Gaikwad (MBBS DGO)	Aditya Nursing Home	17	Dhamnakar Naka, Bhiwandi.	
8	Dr. Gajanan Swami, M.S. (Urology) Dr. Shilpa Swami (MBBS DGO)	Tirupati Hospital and Maternity Home	8	Dhamnakar Naka Road, Bhiwandi.	
9	Dr. Manohar Aarvaari M.D. Med. Dr. Supriya Aarvaari (MD DGO)	Suprim Hospital	15	Patel Nagar, Vanjarpatti naka, Bhiwandi.	
10	Dr. Kalyani Kelkar (BAMS)	Shrim. Avabai vadia memorable Prajanan Swastha Kendra Road (FPAI)	10	Opp. Ashok Hotel, Kalyan Road, Bhiwandi	

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11	Dr. Anupama Milan Shaha, M.D.DGO Dr. Milan Shaha (MBBS DCH)	Ami Maternity and Surgical Hospital	15	293, Telipada, Kaner, Aagra Road, Bhiwandi.	
12	Dr. Ujjavala Bardapurkar, MBBS DGO	Yash Nursing Home	12	Kaneri, Bhiwandi.	
13	Dr. Mohddis Momin, MBBS DNB (Ortho)	Empathy Hospital	7	Vanjarpatti Naka, Bhiwandi.	
14	Dr. Vishal Agrawal, M.S. ENT	Agarwal Eye & E.N.T. Hospital	4	Bag-A- Firodos, Near Masjid, 4th Nijampur, Bhiwandi	
15	Dr. Rajendra Gune, MBBS Ortho Dr. Soniya Gune (MD DGO)	Good Nursing Home	12	Gulista Apt. Vanjarpatti Naka, Agra Road, Bhiwandi.	
16	Dr. Radha Zed.Dhange, MBBS	Dhange Hospital	49	29, Thana Road, Bhiwandi.	
17	Dr. Rajshri Senapati, M.D. DGO	Senapati Hospital	11	Kaneri, Bhiwandi.	
18	Dr. Narsuddhin Ansari, M.D Radiology Dr. Kishor Naik (MS)	Siraj Hospital	50	Opp.Milan Petrol Pump, Vanjarpatti Naka.	
19	Dr. Atul Kulkarni M.S. Urology Dr. Manjiri Kulkarni (MD DA)	Kulkarni Hospital	16	Khoka Compound, Agra Road, Bhiwandi.	
20	Dr. P.K.Patel, M. S.	Citizen Hospital	19	Agra Road, Dhamnakar Naka Bhiwandi.	
21	Dr. Anwar Patel, MBBS DCH Dr. Mahjebin Patel (MBBS DCH)	Masoom Hospital	15	Kalyan Road, Near Power House, Bhiwandi.	
22	Dr. Anis Ansari, M.D. DCH	Dr. Anis Ansari Children Hospital	15	Near Gaibi Nagar Anand Tolkies, Bhiwandi.	
23	Dr. Aasif Ansari, M.S. Dr. Nayla Ansari (MD DGO)	Alhayat Hospital	16	Near Gaibi Nagar Anand Tolkies, Bhiwandi.	
24	Dr. C. R. Malde, MBBS DCH	Sagar Hospital	12	Padmanagar, Bhiwandi.	
25	Dr. Ganesh Gore, M.D. DCH Dr. Nitin Gore (MD Med.)	Gore Hospital	19	Near Libarty Hotel, Dhamankar Naka, Bhiwandi.	
26	Dr. Gopal Shegaonkar, M.D. DA Dr. Minakshi Shegoankar (MD DGO)	Vaishnavi Hospital	7	Bhadwad Naka, Bhiwandi.	

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27	Dr. Gurucharan Momin, M.D. DGO Dr. Asrar Momin (MBBS)	Mamata Nursing Home	15	Aagra Raod, Mittal Nagar, Bhiwandi.	
28	Dr. Mlilind Parhekar, MBBS	Shri. Prajakta Hospital	16	Near Nazrana Talkies, Shivaji Chaouk, Bhiwandi.	
29	Dr. Malini Chaughule, MBBS DGO	Jayshri Maternity & Nursing Home	8	Thange Aali, Near Talkies	
30	Dr. Juned Pokar, MBBS DCH	Pokar Hospital	15	Thana Road, Near ais Highschool, Bhiwandi.	
31	Dr. Ezaj Khan, M.D. DCH Dr. Jakiya Khan (MD DM, Cardiology)	Meher Hospital	20	Kaneri, Near Payal Talkies, Bhiwandi.	
32	Dr. Rahul N. Vasude, MBBS Dr. Rashmin Jain (MD Med.)	Amrut Hospital	25	Dhamankar naka, Bhiwandi.	
33	Dr. Shripal Jain (MBBS)	Arogya Hospital	25	Vittal Nagar, Near Ratan Talkies, Bhiwandi.	
34	Dr. Ajaykumar Malbari (MD DGO)	Frank Hospital	40	Kalyan Road, Khadan Road, Bhiwandi.	
35	Dr. Charushila Shaha, MBBS DGO Dr. J. D. Shaha (MBBS DCH)	Shaha Maternity & General Hospital	15	Anjur Fata, Bhiwandi.	
36	Dr. Amit N. Jadhav, M.D. DGO Dr. Naresh N. Jadhav (MBBS)	Suyog Hospital	5	Dhamankar naka, Bhiwandi.	Hospital Closed
37	Dr. Prabha Kamlakar (MBBS)	Vishal Hospital	4	Kalyanroad, Ravaji Nagar, Dhamankar Naka, Bhiwandi.	Hospital Closed
38	Dr. G. R. Hegade, M.D. DGO Dr. R. G. Hegade (MD, DGO)	Hegade Nursing Home	10	Brahman Aali, Bhiwandi	Hospital Closed
39	Dr. A. Salam Ansari, M.D. DCH Dr. Irfan Ansari (MS ENT)	Joharabee Children Hospital	17	Bangad Galli, Bhiwandi.	
40	Dr. Rehan Hawaii, M.D. DCH	Hawaii children Hospital	20	Kombda Bajar. Bhiwandi.	
41	Dr. L. B. Waghmare, M. D. Med.	Life Line Hospital	25	Kaneri, Near Payal Talkies, Bhiwandi.	

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42	Dr. JiteshKumar Shaha (MBBS)	Almoin Hospital	40	Near Late. Parshuram Taware Stadium,Gauripada, Bhiwandi.	
43	Dr. Arun Patil, MBBS DCH Dr. Naveen Modi (MD DVD)	Gurukrupa Hospital	17	Opp. Naarpoli Police Station, Bhiwandi.	
44	Dr. Farad Momin, M.D. Med. Dr. Yasmin Momin (MD DGO)	Vaaris Nursing Home	15	Gauripada, Bhiwandi.	
45	Dr. Asarar Momin, MBBS	Ekta Hospital	15	Kaneri, Thana Road, Bhiwandi.	
46	Dr. Ali Ahmad, M.D. DCH	Taj Children Hospital	8	Gaibi Nagar, Bhiwandi.	
47	Dr. Shakil Kaji (MBBS D, Ortho.)	Ummid Hospital	8	Kapaali, Bhiwandi.	
48	Dr. Anil Gaaba, M.S. Ortho.	Dhanwantari Nursing Home	7	Gopal Nagar, Bhiwandi	
49	Dr. Sharad Jadhav, M.D. Med.	Jadhav Hospital	20	Opp. S.T. Stand, Bhiwandi.	
50	Dr. Namir Dond, M.S Dr. Saman Dond (MD DGO) Dr. Sabih Sayyad (MD Med.)	Praeem Hospital	25	KalyanRoad, Bhiwandi.	
51	Dr. A. S. Kapase (MS)	Kapase Hospital	4	Kamatghar, Bhiwandi.	Hospital Closed
52	Dr. Shripal Jain, MBBS	Swarajya Janani Hospital	20	Devaji Nagar, Narpoli, Bhiwandi.	
53	Dr. Shamim Ansari, MBBS DA	Amina Nursing Home	10	DargaRoad, Bhiwandi.	
54	Dr. Rupal Shaha, MBBS DGO Dr. Pavan Shaha (BDS)	Shaha Hospital & Maternity Home	15	Bhaji Market, Kasar Aali, Bhiwandi	
55	Dr. Dilip Gudka, M.S.	Deep Nursing Home	10	Ashok Nagar, Bhiwandi.	
56	Dr. Prakash Pawar, MBBS	Star Nursing Home	10	Shashtri Nagar, Bhiwandi.	
57	Dr. Aslam Ansari, M.D. Med. Dr. Lubana Ansari (MBBS DGO)	Apna Nursing Home	16	Shanti Nagar, Bhiwandi	
58	Dr. Satish Talekar, MBBS	Mannat Nursing Home	10	Islampura, Bhiwandi.	

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59	Dr. Yasin Kazi, M.S.	Khatun Kajhi Nursing Home	29	Bhusar Mohalla, Bhiwandi.	
60	Dr. Majhar Jamil A. R. Ansari, MD. Chest Specialist	Rehmaniya Nursing Home	10	DargaRoad, Bhiwandi.	
61	Dr.. Rajendra Gavi, M. D. DCH	Viresh Nursing Home	17	Ajay Angar, Bhiwandi.	
62	Dr. B.D. Kate, M.D. Med.	Aayush Hospital	10	Ajay Angar, Bhiwandi.	
63	Dr. Ramesh Chalsota, MBBS	Sundar Nursing Home	15	Mangal Bajar, Teenbatti, Bhiwandi.	
64	Dr. J.D. Shaha, MBBS	Swastik Criticare Hospital		Temghar, Bhiwandi.	Hospital Closed
65	Dr.Sunita Sanjay Yadav, MBBS DA Dr. Sanjay Yadav (MS Ortho)	Advance Orthopaedic Center & General Hospital	20	Aagra Raod, Kaneri, Bhiwandi.	
66	Dr. NARENDRAK. Gupta, MBBS DOMS	Radha Krushna Netralaya	2	Gokul Nagar, Bhiwandi.	
67	Dr.Shakil Nachan (MS Ortho)	Nachan Hospital	9	Kombda Bajar. Bhiwandi.	Hospital Closed
68	Dr. Abbas Iliyaas, M.D. Radiology	City Maternity & General Hospital	15	Kaneri, Bhiwandi.	Hospital Closed
69	Dr. Nutan Mokashi, MBBS	Bhiwandi Health Care Multispeciality	19	Near Power House, kalyan Road, Bhiwandi.	
70	Dr. Chandrakant Barure, M.D.DGO Dr. Shivshankar Aakuskar (MD Med.)	Orbit Hospital	35	Bhadvad-Temghar Naka, Kalyan Road, Bhiwandi.	
71	Dr. Deepak Shelar, MBBS (D Ortho)	Jivak Hospital	20	Temghar Paibe line, Kalyan Road, Bhiwandi.	
72	Dr. Ajmal Mansur Ahamad Momin, MBBS	Golden Hospital	16	Near Libarty Hotel, Kalyan Naka, Bhiwandi.	
73	Dr. Akil Ansari, M. S.	Unique Hospital	5	Kumbhar Aali, Bhiwandi.	
74	Dr. S. D. Jain, MBBS	Bhairav Eye Hospital	15	Nazrana Compound, Bhiwandi.	

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75	Dr. R.M.Rajdarekar, M. S. ENT.	Rajdarekar Hospital	2	Gopal Nagar, Bhiwandi	
76	Dr. Lalji Mavji Shethiya (MBBS)	Apex Hospital	20	Ghunghat Nagar, Bhiwandi	Hospital Closed
77	Dr. Faisal Bape, M.S. Ortho	Danish Hospital	9	Vanjarpatti Naka, Bhiwandi.	
78	Dr. Nisar M. Yasin Ansari, MBBS	Rahat Polyclinic & Nursing Home	15	Near Aazad Maidan, Kaapaali, Bhiwandi	
79	Dr. Praful Bhat, M.S. Ortho	Netrjyot Hospital	2	Gopal Nagar, Bhiwandi	
80	Dr. Shridhar Sunka, MBBS DOMS	Sharda Netralaya	2	Dhamankar naka, Bhiwandi.	
81	Dr. Faisal Narvel, MBBS	Narvel Hospital, Eye Hospital	2	Saudagar Mohalla, Bhiwandi.	
82	Dr. Nilesh Taware, MBBS	Sunlight Hospital	20	Bhandari Compound, Bhiwandi.	
83	Dr. Anushka Sharma, MBBS DOMS	Dr. Anuska Eye Hospital	3	Kaneri, Bhiwandi.	
84	Dr. J.D. Shaha (MBBS)	Annex Hospital	15	Near Power House, kalyan Road, Bhiwandi.	
85	Dr. Madhuri K. Gaikwad, MBBS Dr. Kiran K. Gaikwad (MS)	Shri Krupa Hospital	16	Bhadwad naka, Bhiwandi.	
86	Dr. Gorakh Patil (M.D. DGO)	Disha Care Hospital	18	Dhamankar naka, Patel Compound Bhiwandi.	Hospital Closed
87	Dr. Ramakant Aacharya, M.D. DGO	Acharya Hospital	10	Opp. Bhiwandi Shahar Police Station, Kumbhar Aali, Bhiwandi.	
88	Dr. Sanket R. Patil, M.D. (Med.)	Lotus Hospital	15	Bhandari Compound, Narpoli, Bhiwandi.	
89	Dr. Shailesh Kambale, M.S. Ortho Dr. Sujata Kambale (MBBS DCH)	Soham Hospital	19	Padmanagar, Bhiwandi.	
90	Dr. Vishal Sawant, M.D. PSY	Vishwas Mind Care Hospital	20	Bhadwad Naka, Bhiwandi.	
91	Dr. Sopan Gawali, MBBS	Saish Hospital	15	Bhadwad Naka, Bhiwandi.	
92	Dr. Jayesh Panot, MBBS DGO	Niramaya Hospital	20	Kamatghar, Bhiwandi.	

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93	Dr. Rekha B. Deshmukh, MBBS DGO	Vedant Hospital	18	Vanjarpatti Naka, Bhiwandi.	
94	Dr. Sohel Ansari (MBBS)	BMS Hospital	15	Kumbhar Aali, Bhiwandi.	
95	Dr. Ajaykumar Malbari, M. D. DGO	Amit Nursing Home	10	Patel Compound, Dhamankar Naka, Bhiwandi.	
96	Dr. Anjum Ansari, M.D. Med.	Shipha General Hospital	13	Bhandari Compound, Bhiwandi.	
97	Dr. Arshad Anwar Ansari	Garib Navaj Nursing Home	16	Piranipada, Bhiwandi.	
98	Dr. Ayaj Ansari, M.D. Med.	First Care Hospital	16	R.N.Arcade, Opp. S.T. Stand, Bhiwandi	
99	Dr. Nutan V. Patil (Mokashi), MBBS	Dron Dignostic Day Care Centar	5	Opp. S.T. stand, Kacheri Pada, Bhiwandi.	
100	Dr. Pradipkumar Malbari, M.S.	Global Hospital	20	Balaji Nagar, Bhiwandi.	
101	Dr. Sulochana Sarwan, M.D.DGO	Afrin Hospital	15	Khandupada, Bhiwandi.	
102	Dr. Mrunal Suryavanshi, MBBS	Shri. Vahaldevi Hospital	22	Tadali, Kamatghar, Bhiwandi.	
103	DR. Kamran Momin, M.D. Med.	City Multispeciality Hospital	15	Gaibi Nagar, Bhiwandi.	
104	Dr. C.P. Barure, MBBS	Star Eye Hospital	2	Temghar/Bhadwad, Bhiwandi.	
105	Dr. Anjuman Ansari, M.D. Med	Nobal Hospital	10	Gaibi Nagar, Bhiwandi.	
106	Dr, PurnimaSamleti, M.D. DGO	Vinayak Multispeciality Hospital	20	Padmanagar, Bhiwandi.	
107	Dr. Rajesh Dahapute, MBBS	Quntans Ved Day Care Centar	2	TemgharPada, Bhiwandi.	
108	Dr. Amol P. Bidkar, MBBS, DGO	B.S.Bidkar Hospital	5	TemgharPada, Bhiwandi.	
109	Dr. Sandhya N. Dusa, MBBS DGO	Rudra Multi-Speciality Hospital	15	Dhamankar Naka, Padmanagar, Bhiwandi.	

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110	Dr, Nutan . Patil, MBBS	Savitribai Children Hospital		Dhamanakar Naka, Bhiwandi.	Hospital Closed
111	Dr. Sushil Damu Sakhare, M.D.Chest	Anmol Hospital	30	Fatama, Nagar, Gayatrinagar, Bhiwandi.	
112	Dr. Ansari Parvej Ahmad, MBBS DCH	Aliyanj Hospital	15	1136, Inayat manjil, Samrunbaugh, Navin Gauripada, Bhiwandi.	
113	Dr. Sulochana Ramdin Sarwan, M.D.DGO	Sankalp Hospital	20	Narpoli, Opp. Nordal Petrol Pump, Bhiwandi.	
114	Dr. Naresh Vyankatesh Davatt, M.S. ENT.	Vighnesh Hospital	2	City Centar Building, Opp. Shivam Food, Dhamankar, Bhiwandi/	
115	Drd. Raju K. Murudkar, M.S.	Orange Hospital	60	Dhamankar naka, Bhiwandi.	
116	Dr. Narul Islam Khan, M.D. Child Specialist	Kohinoor Hospital	18	Gaibi Nagar, Bhiwandi.	
117	Dr. Anant Mahadevrao Vaybase	Sympathy Hospital & ICCU LLP	25	Dhamankar Naka Road, Kaneri, Bhiwandi.	
118	Dr. Shripal Jain, MBBS	Bhagwan Mahavir Hospital	50	Near Gajengi Hall, Kombadipada, Bhiwandi.	
119	DR. Ashok B. Mhakale, MBBS DGO	Hil Life Multispeciality Hospital	50	Kalyanroad, Near Power House, Azami Compound, Bhiwandi.	
120	Dr. Manish Shelke, MBBS	Spectraum Hospital	32	Anjur Phata, Bhiwandi.	
121	Dr. Paresh S. Patil	Sanskruiti Hospital	20	Kamatghar, Bhiwandi.	
122	Dr. Anup Mishra	Vimal Eye Hospital	2	Dhamankar naka, Bhiwandi.	
123	Dr. Eman Bardi	Royal Multispeciality Hospital	19	Vetalpada, Nagaon road, Bhiwandi.	
124	Dr. Abida M. Ilyas	Life Shades Hospital	15	Thana road, Opp.Ayyub Mithaiwala Shop, Bhiwandi.	

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125	Dr. Ashwin Bafana	Arav Eye Care & Retina Centar	1	Ashok Nagar, Kalyanroad, Bhiwandi.	
126	Dr. Yogesh L. Sarode	Nobal Hospital & Cardiyac Care Centar	50	Kamatghar, Bhiwandi.	

Source: Bhiwandi Nizampur City Municipal Corporation: Health Department

Annexure IV: Details of Parks/ gardens

Sr. No.	Ward Committee	Name of Garden	Address	Area (sq. m)
1	1	I.G.M. Udyaan	Near Water tank, In front of I.G.M. Hospital	2850
2	1	I.G.M. Udyaan	Agra Road, I.G.M. Hospital Road	1995
3	1	Arif Momin Udyaan	Nashik Road, Vanjarpatti Naka	11220
4	2	Navin Prashaskiya Imarat Udyaan	Infront of Municipal Corporation building	
5	3	Varala Udyaan	Varala Devi Lake, Kamatghar Road	12000
6	3	Water works Department Garden	Kamatghar road, near Water supply dept	200
7	3	Fene village garden	Fene Village, South	3500
8	3	Fene village garden	Fene Village, North	3000
9	3	Shivaji Garden	Kamatghar	3500
10	3	Devika Sundar Shetty Garden	Varala Road, Padmanagar	300
11	3	Mananiya Ayukta Sau. Niwas Garden	Maansarovar	300
12	3	Varala lake Ashirwad Nagar Pis Park Garden	Kamatghar	2000
13	3	Varala Lake (5m wide) Garden	Varala Lake, Kamatghar	4500
14	3	Swa. Motiram Katekar Baaludyaan	Kamatghar	500
15	3	Varala Mangal Sanskrutik Kendra Garden	Varala Mangal Bhawan, Kamatghar	1500
16	4	Narpoli Lake Garden	Narpoli	3000
17	4	Darga Road Diwaan Shah Lake Garden	Darga Road Diwaan Shah Lake	2757

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18	4	Kai. Parshuram Taware Krida Sankul Garden	Kai. Parshuram Taware Krida Sankul	500
19	5	Swa. Indira Gandhi Garden	Bandar Mohalla	7050
20	5	Vir Sawarkar Garden	Brahman alley	2720
21	5	Maulana Azad	Infront of Kotargate Masjid, Mandai Road	3091
22	5	Subhash Garden	Kasara Aali	644
23	5	Sangam Pada Stop Quarters Garden	Sangam Pada	254
24	5	Fakki Garden	Bandar Mohalla	250
25	5	Bandar Mohalla Ward no.(B)	Bandar Mohalla	2500
26	5	Arakshit Bhukhanda Harit Kshetra Vikas	MHADA colony	2500

Source: Bhiwandi Nizampur City Municipal Corporation: Garden and Park Department

Annexure V: Statement showing Declared slums in Bhiwandi-Nizampur city

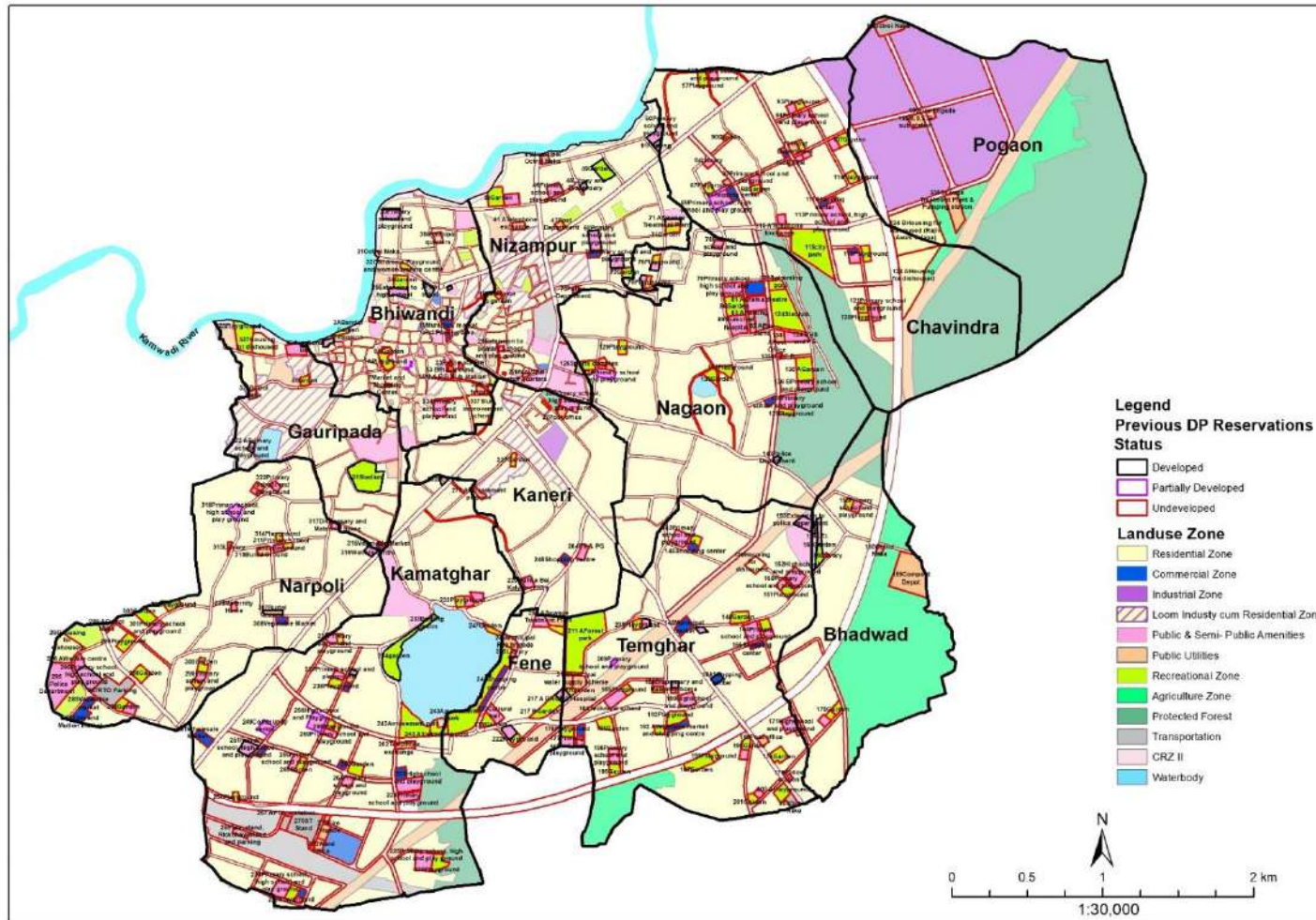
Sr. No.	C.T.S No./S. No.	Local name of the area & village	Approximate Area (Sq.m)	Description of Boundaries
1	C.T.S No. 6338, 6340,6344, 6343	Kaneri, Yatim Khana	7000	Kaneri, Yatim Khana
2	C.T.C No. 6361, 6543, S. No. 6, 7	Rameshwar Talao	6000	Ghungat Nagar, Kap, Islampura
3	C.T.S No. 3937, 3995, 3990	Nadi Naka	11,000	Bhiwandi-Wada Road
4	C.T.S No. 4165, 4170, 4013, 4162	New Nadi Naka	---	Amina Baug, Barku compound, Farid Baug
5	S. No. 6, 9, 46, 74, C.T.S No. 3909, 4159, 4169	Panjar Pole	15,000	Panjar Pole, Sangam Pada, Kombadpada
6	S. No. 117, 115, 114	Chavan Colony	5000	Behind Civil court
7	C.T.S No. 685, S. No. 6, 9	Kasai Wada	7000	Behind S.T Stand
8	C.T.S No. 708, 700, S. No. 6, 9	Remand home	4000	Opp. New S.T stand, Maulana Azad Nagar, Along Shanti Nagar Road
9	C.T.S No. 6669, 6670, 6683, 6675	Jaitun Pura	9000	Kap Talao, Kaneri, Bengal Pura
10	C.T.S No. 7509, 7522, 7497	Idgah Road	3000	Idgah Khadi
11	S. No. 58, 59, 50	Asif compound	8000	Bala compound, Sayad compound
12	S. No. 53, 44, 93	Ansar Nagar	12,000	Khandu Pada, Ansar Nagar, Aampada
13	S. No. 87, 32, 57, C.T.S No. 2365	Brahmin Ali, Pump house	2000	Near Brahmin Ali, Pump house
14	S. No. 32, 30	Navi Basti	15,000	Kalyan Road, Temghar

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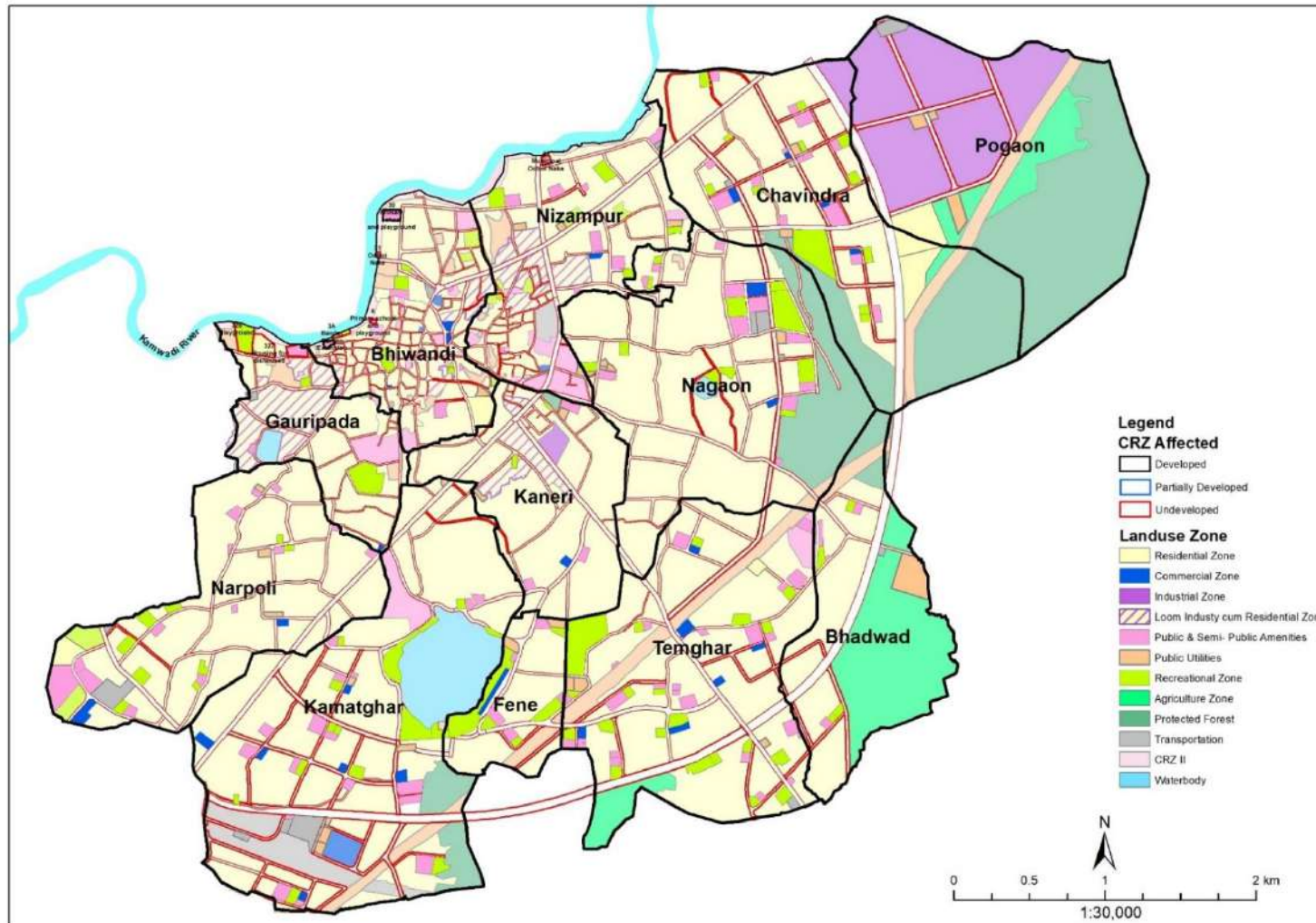
15	S. No. 33, 24	Nehru Nagar	18,000	Kalyan road, Temghar, Kaneri
16	S. No. 26, 28	Shastri Nagar	11,000	Fule Nagar, Fondale Nagar, Kalyan Road
17	S. No. 30, 35, 58	Indra Nagar	19,000	Aas Bibi, Lahoti compound, Prem Nagar
18	S. No. 185	Balaji Nagar	10,000	Padma Nagar, Kamatghar
19	S. No. 137, 90, 89, 88, 87, 86	Ajmer Nagar	---	Varhala Talao, Wadar Wadi, Ambedkar Nagar
20	S. No. 2676, 25, 60, 28, 72, 73, 39, 30	Azmi Nagar	8000	Nallapur, Dhobi Talao, Gauripada, Hafiz Nagar

Source: Maharashtra Government Gazette

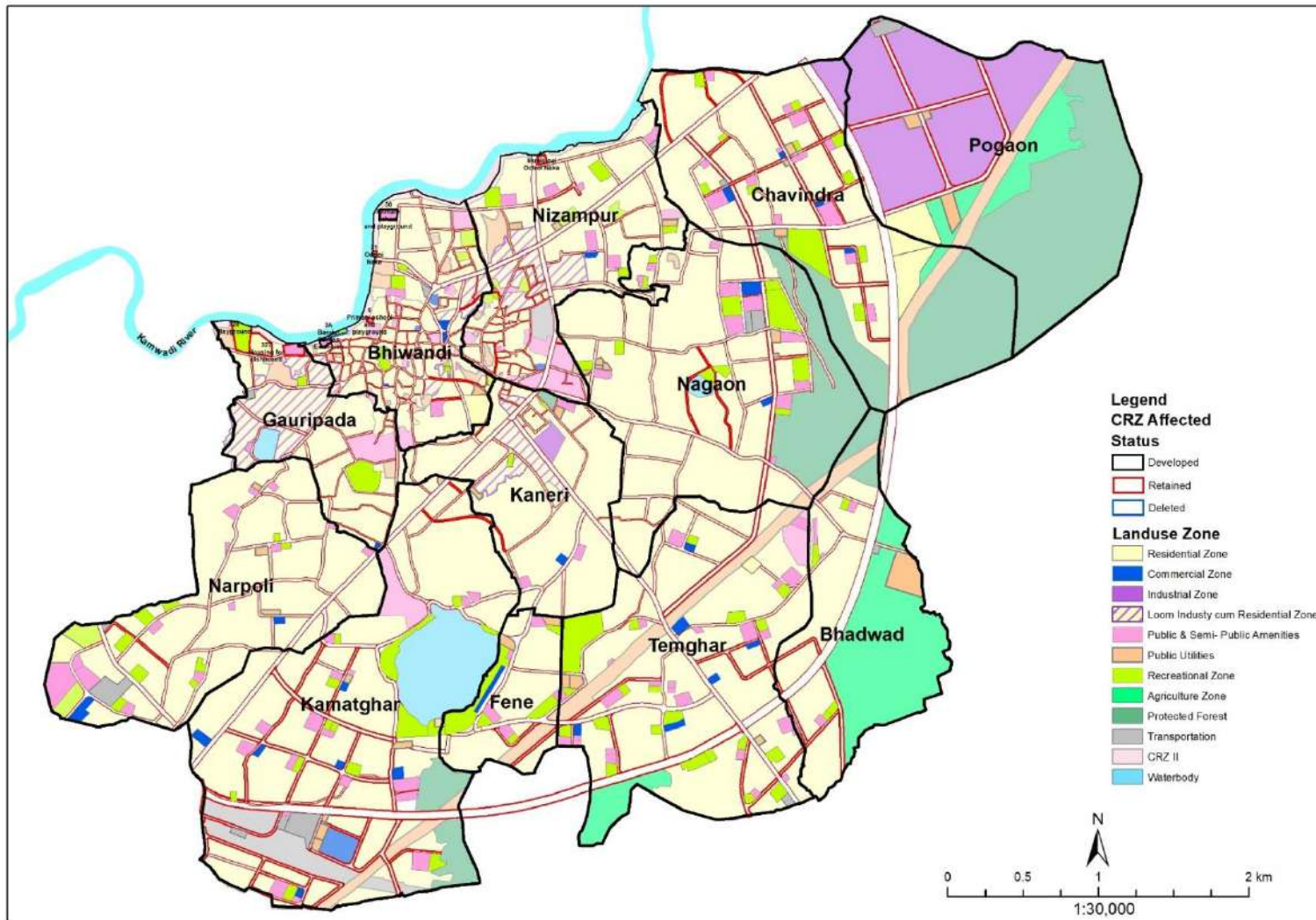
Annexure VI: Maps Showing Previous DP Status and Restucturing of Reservation Sites as Per Draft Revised DP



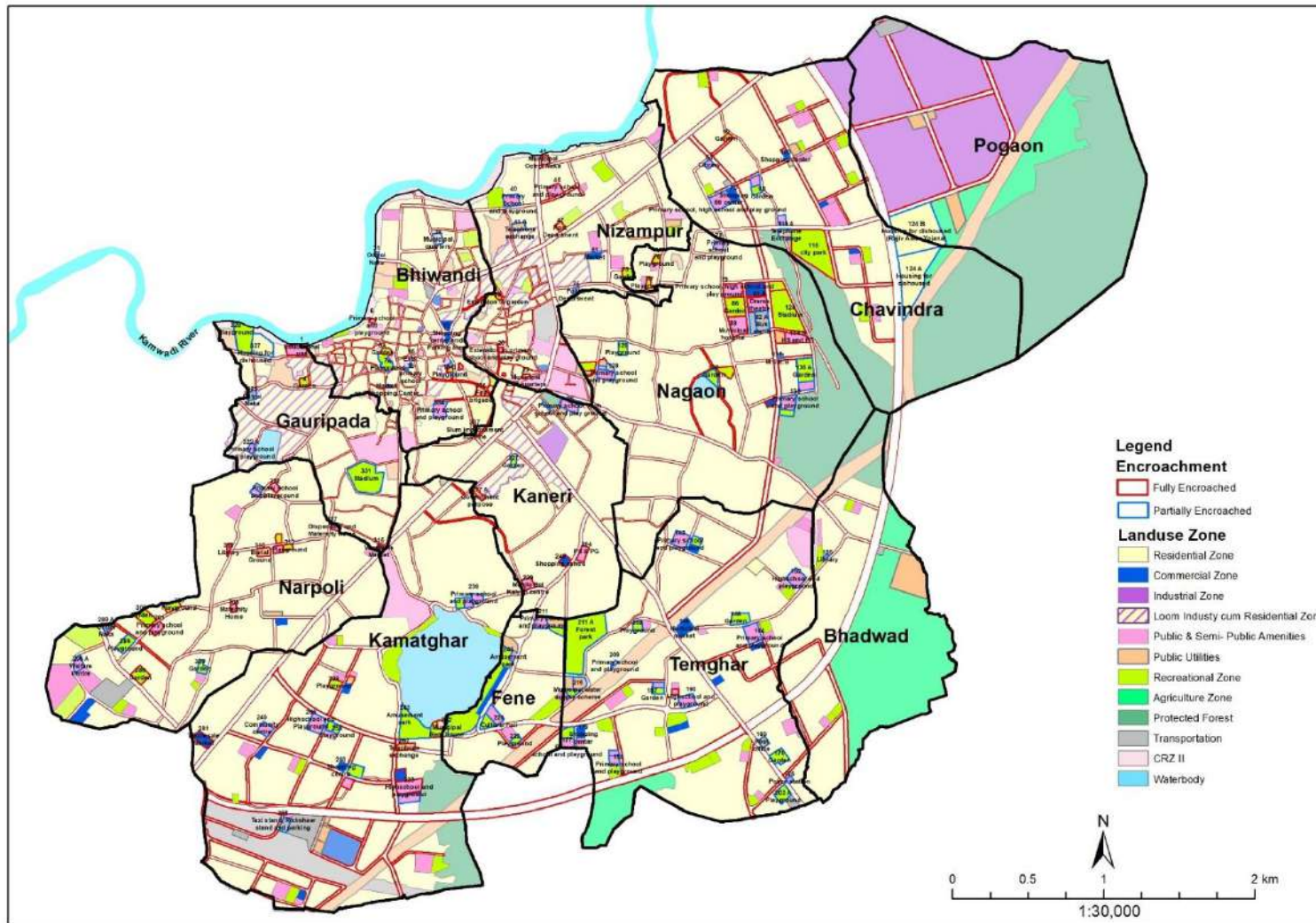
Map 0-1 Development Status of Reservation Sites



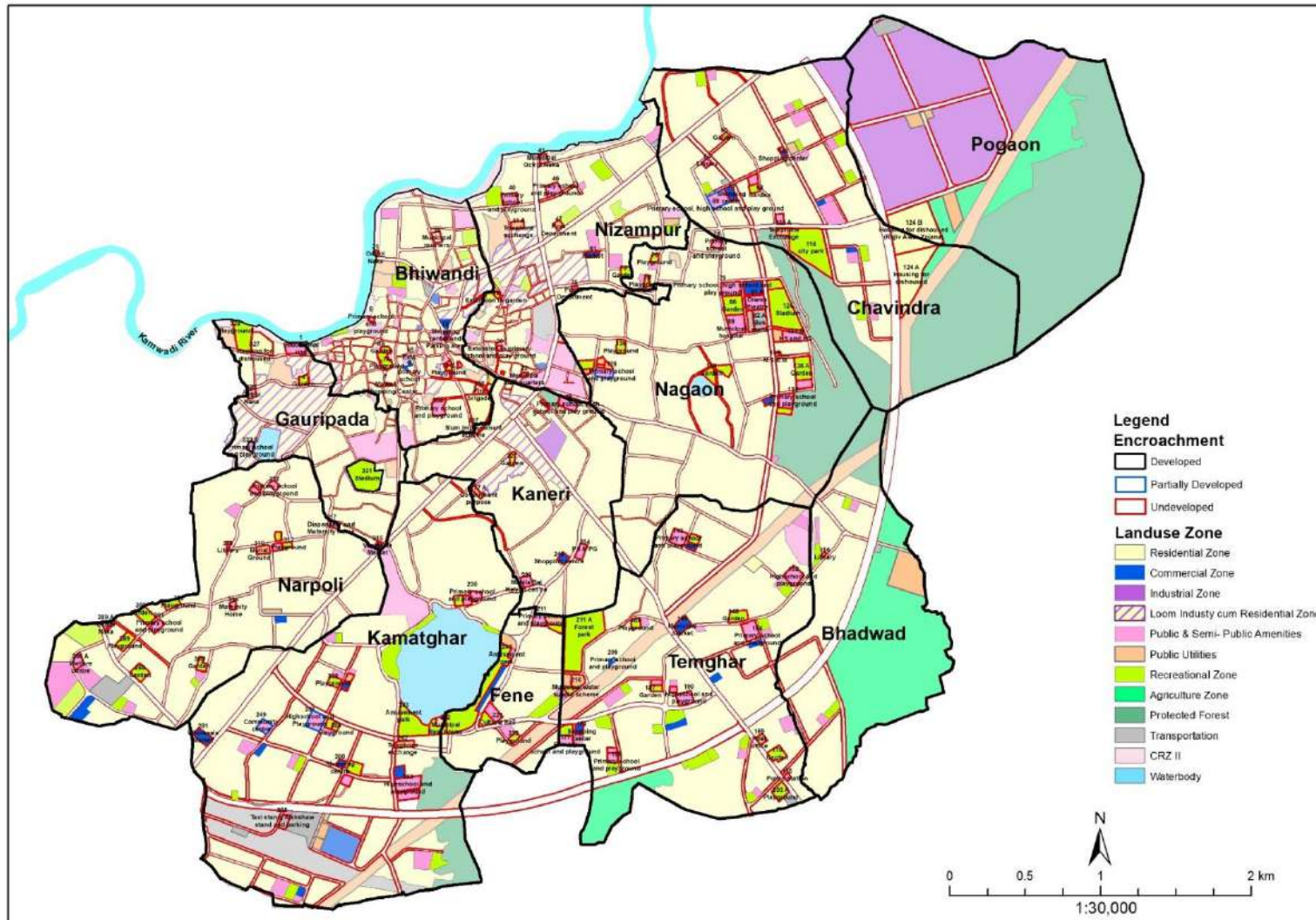
Map 0-2 CRZ Affected Reservation Sites and Development Status



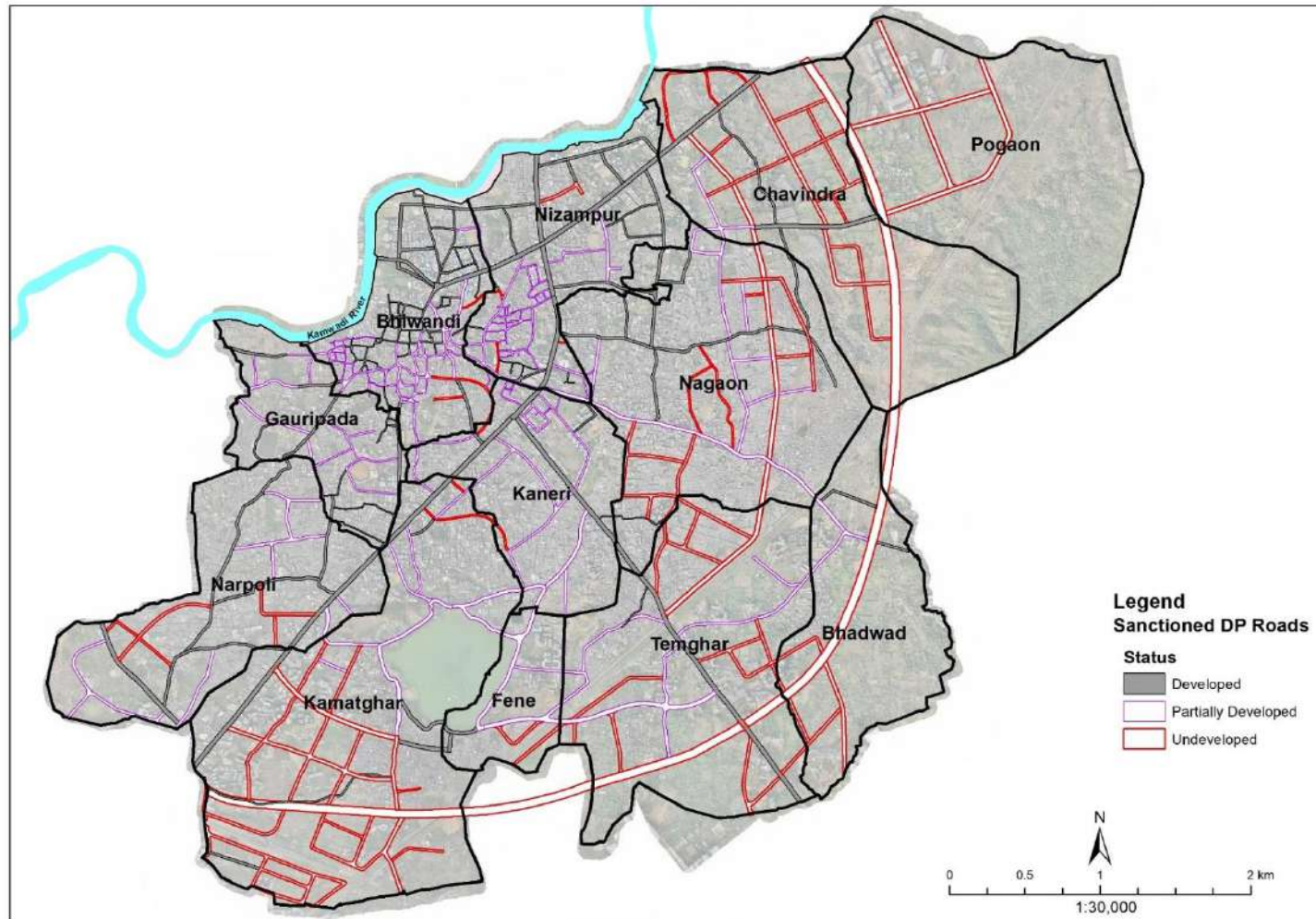
Map 0-3 Restructuring of CRZ Affected Reservation Sites



Map 0-4 Encroachment on Reservation Sites



Map 0-5 Development on Encroached Sites



Map 0-6 Development Status of Proposed DP Roads

Annexure VII : Road Details



Figure 0-1 18 M wide Road Details

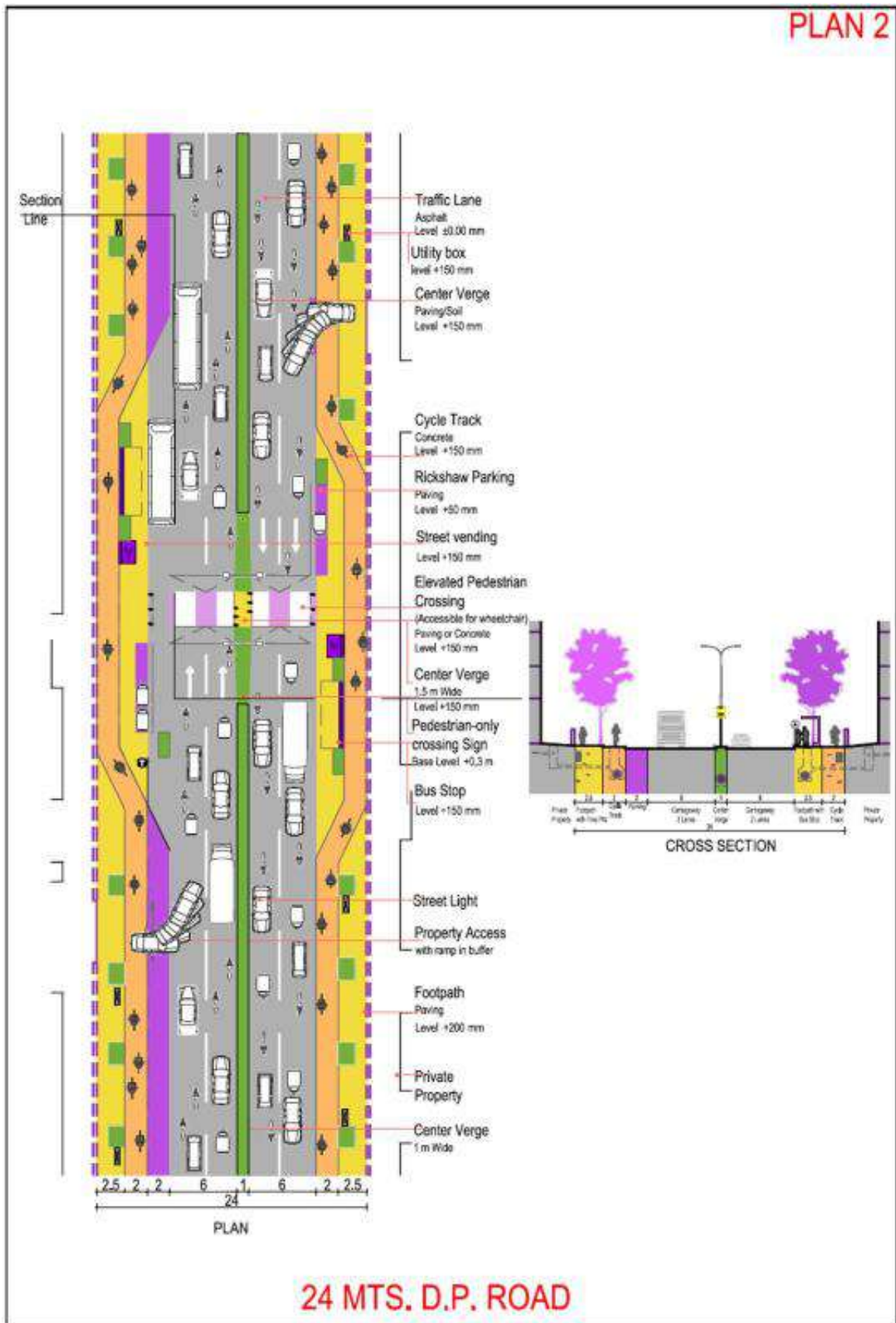


Figure 0-2 24 M Wide Road Details

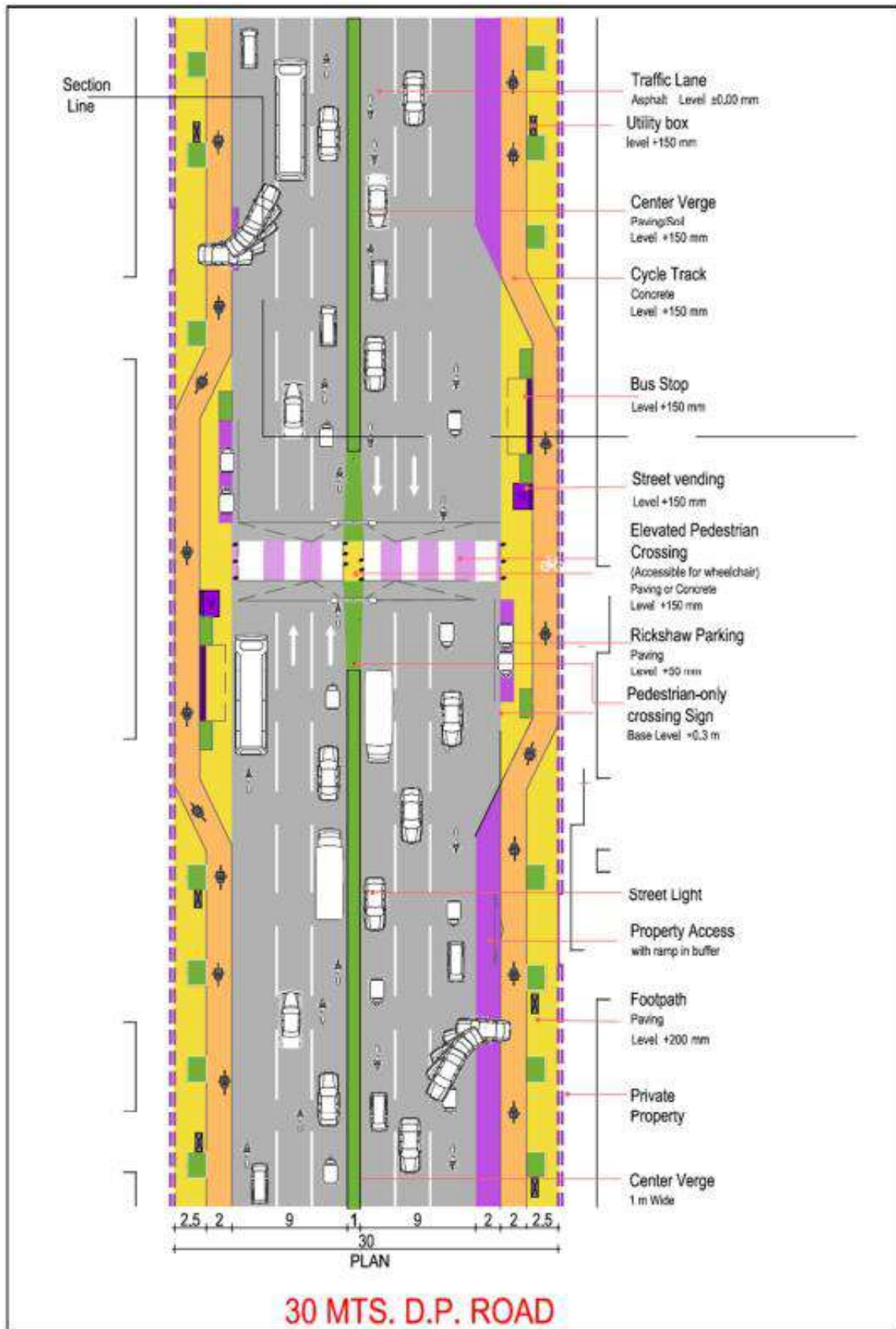


Figure 0-3 30 M Wide Road Details

Annexure VIII: Deviation Statement

Sr. No.	Proposal of Sanctioned Development Plan				Proposal of Draft Revised Development Plan				Land Details			
	Reservation No	Purpose of Reservation	Village Name	Area (Ha)	New Reservation Number	Purpose	Area (Ha)	Proposals in Draft Revised DP	Survey No. / CTS / Plot No.	Land Ownership	Encroachment Status	CRZ Status
1	1	Educational use	Gauripada	1.01	49	Garden	1.04	Resized and Redesignated as Garden	Gauripada CTS-7492P, 3114P, 3118P, 7502P Bhiwandi CTS-3115P	BNCMC	Fully Encroached	CRZ II
2	3	Primary school & Playground	Bhiwandi	0.28	Developed as Garden		Developed as Garden		CTS 2943P, 2944P, 3163A P, 2945, 2954P	Private	Non-Encroached	CRZ II
3	3A	Bandar Garden Extension	Bhiwandi	0.33	Deleted		Deleted as submerged under water		NA	Private	Submerged in water body	CRZ II
4	4	Garden	Gauripada	0.45	50	Garden	0.43	Retained as Garden	CTS-3098P	Private	Fully Encroached	-
5	6	Extension to primary school	Bhiwandi	0.12	52	Water Works	0.13	Redesignated as Water Works	CTS-1149P,1150P,1151P, 1152P	Government	Fully Encroached	CRZ II
6	6A	Garden	Bhiwandi	0.27	55	Garden	0.32	Retained as Garden	CTS-1675(A)	Government	Fully Encroached	-

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7	7	Market and Shopping Center	Bhiwandi	0.05	63	Municipal Market	0.06	Retained as Municipal Market	CTS-2360P,2358P,2353(A)P,5545 P,2364	Private	Partially Encroached	-
8	7A	Playground	Bhiwandi	0.65	56	Playground	0.84	Retained as Playground	CTS-1668,1675(A),5545,1669	Government	Partially Encroached	-
9	10	Extension to high school and playground	Bhiwandi	0.12	Developed				FP-9	Private	Non-Encroached	-
10	11	Municipal market and Parking area	Bhiwandi	0.42	53	Municipal Market and Parking	0.39	Retained as Municipal Market and Parking	FP-1,4	Private	Non-Encroached	-
11	12	Shopping center and Parking area	Bhiwandi	0.16	54	Fish and Mutton Market	0.19	Resized and Redesignated as Fish and Mutton Market	CTS-937G P, 934P, 932G (P), 933P, 938, 936/1P TO 936/15P, 935/1P TO 935/11P	Private	Partially Encroached	-
12	13A	Children's Playground	Bhiwandi	0.075	58	Children's Playground	0.11	Retained as Children's Playground	CTS-1922P,1920,1919P,1923P,1921P	Private	Partially Encroached	-
13	13 B	Playground	Bhiwandi	0.11	60	Playground	0.16	Retained as per existing road as Playground	CTS-1925P,1924P,1921P	Government	Fully Encroached	-
14	14	Dispensary	Bhiwandi	0.2	61	Multipurpose Hall	0.03	Redesignated as Multipurpose Hall	CTS-1926P,1921P,1929P	Government	Partially Encroached	-
15	15	M.S.E.B.Sub station	Bhiwandi	0.04	62	MSEB Substation	0.06	Retained as MSEB Substation	CTS-1929P	Government	Fully Encroached	-
16	16	Extn. To primary school	Bhiwandi	0.07	57	Extension to Educational Amenity	0.04	Resized and Retained as Extn. To Educational Amenity	CTS-2281P,2283,2298P	Private	Partially Encroached	-

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17	19	Extension to garden	Bhiwandi	0.25	67	Extension to Garden	0.27	Retained as Extension to Garden	Bhiwandi FP-34	BNCMC	Fully Encroached	-
18	20	Extension to primary school and play ground	Bhiwandi	0.2	69	Playground	0.08	Redesignated as Playground	CTS-616	Private	Fully Encroached	-
19	21	Extension to primary school and play ground	Bhiwandi	0.04	70	Playground	0.04	Redesignated as Playground	CTS-552P,553P,5545 P	Private	Fully Encroached	-
20	22	Municipal staff quarters	Bhiwandi	0.11	71	Municipal Staff Quarters	0.11	Retained as Municipal Staff Quarters	FP-112	BNCMC	Fully Encroached	-
21	23	Police station	Bhiwandi	0.08	59	Police station	0.1	Realigned with Existing Road and Retained as Police Station	CTS-312(A)P,393P,192 1P	Government	Fully Encroached	-
22	24	Housing for dishoused	Bhiwandi	0.19	72	Water works	0.17	Redesignated as Water Works	CTS-414P,397P	Government	Fully Encroached	-
23	25	Fire brigade	Nizampur	0.36	Developed				FP-121	BNCMC	Non Encroached	-
24	26	Primary school, high school and play ground	Kaneri	0.94	81	Educational Amenity	1.15	Resized and Retained as Educational Amenity	FP-125,126(A)P	Private	Partially Encroached	-
25	27	Post office	Kaneri	0.4	82	Post Office	0.44	Retained as Post Office	FP-126(A)P	Private	Non Encroached	-
26	28	Extension to garden	Kaneri	0.11	80	Extension to Garden	0.11	Retained as Extension to Garden	FP-126(B)P	Private	Partially Encroached	-
27	30	Primary school & Play ground	Bhiwandi	0.93	Developed				CTS-3533P, 3537P, 3536P, 3535P, 3432P	Private	Non Encroached	CRZ II

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28	31	Octroi Naka	Bhiwandi	0.14	12	Parking	0.25	Resized and Redesignated as Parking	CTS-3529P,3324P	Private	Partially Encroached	CRZ II
29	32	Children's Playground and women welfare centre	Bhiwandi	0.21	13	Bus Depot	0.77	Resized and Redesignated as Bus Depot	CTS-3324P,3283P,3331P,5545P	Private	Non Encroached	-
30	34	Garden	Bhiwandi	1	14	Garden	0.72	Resized and Retained as Garden	CTS-3757P,3270P,3269P,3281P,3249P	Private	Non Encroached	-
31	35	Extension to high school	Bhiwandi	0.77	Developed				CTS- 3266, 3260, 3265P, 3266, 3267, 3268P, 3271, 3274P, 3272P, 3270, 3249P, 3757P	Private	Non Encroached	-
32	37	Taxi stand	Bhiwandi	0.273	Developed			Developed as Parking	CTS- 3280P	Private	Non Encroached	-
33	38	Municipal staff quarters	Bhiwandi	0.4	11	Municipal Staff Quarters	0.4	Retained as Municipal Staff Quarters	CTS-3529P,3522P,3544P	Private	Partially Encroached	-
34	39	Garden	Nizampur	1.37	17	Garden	1.5	Resized and Retained as Garden	S.NO-113P,17P CTS-3993P,3979P,3978P,3994P,3948P,3995P	Private	Non Encroached	-
35	40	Primary school & Play ground	Nizampur	0.87	18	Waste Processing Site (SWM)	0.92	Resized and Redesignated as Waste Processing Site (SWM)	CTS-3980P,3977P,3992,3979P,3978P,3991P,3995P	Private	Partially Encroached	-
36	41	Municipal Octroi Naka	Nizampur	0.08	15	Garden	0.31	Resized and Redesignated as Garden	CTS-4157P,4014,4013P,4015,4016P,4017P,5545P	Private	Fully Encroached	CRZ II
37	41 A	Telephone exchange	Nizampur	0.45	20	Night Shelter	0.45	Redesignated as Night Shelter	CTS-3952P,3950P	Private	Partially Encroached	-

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38	46	Primary school & Play ground	Nizampur	0.74	19	Municipal Purpose	0.74	Redesignated as Municipal Purpose	CTS-4180P, 4181P, 4182P,4184P, 4189P, 4101P, 4191P,4188P	Private	Fully Encroached	-
39	47	Post Department	Nizampur	0.31	21	Post Office	0.31	Retained as Post Office	CTS- 4207,4241,4267,4 260,4265,4266,42 63,4264,4060,420 6	Private	Fully Encroached	-
40	48	Library and dispensary	Nizampur	0.19	Developed				CTS- 4165P	Private	Non Encroached	-
41	49	Garden	Nizampur	1.97	Developed			Developed as Playground and Community Hall	CTS- 4053P, 4051, 4052P, 4050, 4047P, 4035P, 4025P	Private	Non Encroached	-
42	50	Primary school & Play ground	Nizampur	0.82	Developed				CTS- 4032P, 4031P	Private	Non Encroached	-
43	51	Parking	Nizampur	0.25	Developed				CTS- 4032P	Private	Non Encroached	-
44	51 A (Govt. Notification क्र.टीपीएस- 1216/17- 18/प्र.क्र.46/17/ नवि- 12 दि.21/12 /2019 अन्वये)	Pumping station	Nizampur	0.1	Developed				CTS- 4032P		Non Encroached	-
45	56	Primary school & Play ground	Chavindra	0.45	2	Playground	0.45	Redesignated as Playground	S.NO-54	Private	Non Encroached	-
46	57	Playground	Chavindra	0.79	1	Educational Amenity	0.8	Redesignated as Educational Amenity	S.NO- 54 P, 124 P	Private	Non Encroached	-

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47	60	Primary school & Play ground	Nizampur	1.01	Developed			CTS- 4349P	Private	Non Encroached	-	
48	61	Market	Nizampur	0.32	22	Vegetable Market	0.32	Redesignated as Vegetable Market	CTS-4349P,4348P	Private	Partially Encroached	-
49	62	Playground	Nizampur	0.82	273	Playground	0.8	Retained as Playground	CTS-4317P, 4336P,4335P, 4360P,4359P,4356 P, 4338P, 4340P	Private	Non Encroached	-
50	64	Library	Chavindra	0.28	24	Taxi Stand and Parking	0.28	Redesignated as Taxi Stand and Parking	S.NO-72P,91P,71P	Private	Partially Encroached	-
51	67	Playground	Chavindra	0.35	25	Community Centre	0.35	Redesignated as Community Centre	S.NO-72P,73P,91P,70P	Private	Non Encroached	-
52	68	Parking	Chavindra	0.16	26	Library	0.16	Redesignated as Library	S.NO-69P,73P,70P	Private	Non Encroached	-
53	69	Primary school, high school and play ground	Chavindra	1.35	27	Educational Amenity	1.26	Resized and Retained as Educational Amenity	S.NO-75P,72P,74P,73P, 91P	Private	Partially Encroached	-
54	70	Shopping center	Chavindra	0.53	28	Playground	0.53	Redesignated as Playground	S.NO-90P,74P,73P	Private	Partially Encroached	-
55	71	Garden	Nizampur	0.56	Developed			Developed as STP	CTS- 4370P, 4371P, 4366P	Private	Non Encroached	-
56	71 A (शासन अधिसूचना क्र.टीपीएस-1216/17-18/प्र.क्र.46/17/नवि- 12 दि.21/12 /2019 अन्वये)	Sewage Treatment Plant	Nizampur	0.53	Developed			Developed	CTS- 4370P, 4371P, 4366P	Private	Non Encroached	-

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57	72	Primary school & Play ground	Nizampur	1.25	Developed			CTS-4387P	4388P,	Private	Non Encroached	-
58	73	Garden	Nizampur	0.55	32	Garden	0.55	Retained as Garden	CTS-4386	Private	Fully Encroached	-
59	75	Police Department	Nizampur	0.15	68	Police Station	0.17	Retained as Police Station	CTS-4860P,4861P	Private	Partially Encroached	-
60	76	Playground	Nagaon	0.33	33	Playground	0.33	Retained as Playground	S.NO-85P,5P CTS-456P	Private	Fully Encroached	-
61	77	Primary school & Play ground	Nagaon	0.33	Developed			S.NO.- 85P, 4P, 5P CTS- 456P	Private	Non Encroached	-	
62	78	Primary school & Play ground	Nagaon	0.42	31	Multipurpose Hall	0.42	Redesignated as Multipurpose Hall	S.NO-94	Private	Partially Encroached	-
63	79	Primary school, high school and play ground	Nagaon	1.33	84	Municipal Market	1.23	Redesignated as Municipal Market	S.NO-10 P,94 P	Private	Fully Encroached	-
64	80	Municipal market, ward office and fire brigade	Nagaon	1.26	85	Parking	0.6	Partly Redesignated as Parking and Partly Redesignated as Bus stand	S.NO-16P,94P	Private	Fully Encroached	-
					86	Bus Stand	0.61		S.NO-16P,94P			
65	81 A	Drama theatre	Nagaon	0.95	88	Taxi Stand and Parking	0.58	Partly Redesignated as Taxi Stand and Parking and Partly Redesignated as Night Shelter	S.NO-16P,93P	Private	Fully Encroached	-
					89	Night Shelter	0.57		S.NO-16P,93P			

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66	82 A	Bus stand	Nagaon	1.15	91	Educational Amenity	2.36	Combined with Reservation 83 A, resized and redesignated as Educational Amenity	S.NO-15P,16P,17P,93P	Private	Partially Encroached	-
67	83 A	Parking	Nagaon	0.53				Combined with Reservation No. 82 A, resized and redesignated as Educational Amenity		Private	Partially Encroached	-
68	89	Municipal hospital	Nagaon	1.5	90	Health Amenity	2.24	Resized and Retained as Health Amenity	S.NO-17P,93P, CTS-1564P	Private	Fully Encroached	-
69	86	Garden	Nagaon	2	87	Drama Theatre	1.18	Resized and Redesignated as Drama theatre	S.NO-10P,17P,16P,93P, 94P CTS-1564P	Private	Fully Encroached	-
70	90	Garden	Chavindra	0.2	4	Garden	0.21	Retained as Garden	S.NO-65P, 96P	Private	Fully Encroached	-
71	92	Primary school & Play ground	Chavindra	0.39	272	Solid Waste Management Site	26.28	Combined with Reservation no. 93, 94, 99,100,101,102 and Redesignated as Solid Waste Management Site	S. NO.-51P, 47, 48, 116, 101P, 46P, 43P, 83P, 42, 41, 40P, 39P, 38P, 37, 31P, 32P, 33P, 35P, 36, 131P	Private	Non Encroached	-
72	93	Playground	Chavindra	0.42				Combined with Reservation no. 92, 94, 99,100,101,102 and Redesignated as Solid Waste Management Site		Private/ Government	Non Encroached	-
73	94	Primary school & Play ground	Chavindra	1.23				Combined with Reservation no. 92, 93, 99,100,101,102 and Redesignated as Solid Waste Management Site		Private/ Government	Non Encroached	-
74	96	Octroi Naka	Pogaon	1.8	5	Water Works	0.92	Resized and Redesignated as Water Works	S.NO-82(B)	Private/ Government	Non Encroached	-

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75	97	Primary school & Play ground	Chavindra	0.39	29	Municipal Purpose	0.39	Realigned as per developed DP Road and Redesignated as Municipal Purpose	S.NO-69P,81P,105P	Private	Partially Encroached	-
76	98	Garden	Chavindra	0.34	30	Garden	0.34	Realigned as per developed DP Road and Retained as Garden	S.NO-81P,108P	Private	Partially Encroached	-
77	99	Dispensary	Chavindra	0.12	272	Solid Waste Management Site	26.28	Combined with Reservation no. 92, 93, 94,100,101,102 and Redesignated as Solid Waste Management Site	S. NO.-51P, 47, 48, 116, 101P, 46P, 43P, 83P, 42, 41, 40P, 39P, 38P, 37, 31P, 32P, 33P, 35P, 36, 131P	Private	Fully Encroached	-
78	100	Shopping center	Chavindra	0.18				Combined with Reservation no. 92, 93, 94,99,101,102 and Redesignated as Solid Waste Management Site		Private	Partially Encroached	-
79	101	Post Department	Chavindra	0.48				Combined with Reservation no. 92, 93, 94,99, 100,102 and Redesignated as Solid Waste Management Site		Private	Non Encroached	-
80	102	Garden	Chavindra	0.29				Combined with Reservation no. 92, 93, 94, 99, 100, 101 and Redesignated as Solid Waste Management Site		Private	Non Encroached	-
81	103	M.S.E.B	Chavindra	0.14	34	MSEB Substation	0.14	Retained as MSEB Substation	S.NO-1P,31P,105P	Private	Non Encroached	-
82	104	Library	Chavindra	0.22	35	Women Hostel	0.22	Redesignated as Women Hostel	S.NO-31P	Private	Non Encroached	-
83	105	Women welfare centre	Chavindra	0.21	36	Multipurpose Hall	0.21	Redesignated as Multipurpose Hall	S.NO- 1P,31P	Private	Non Encroached	-

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84	106	Primary school & Play ground	Chavindra	0.45	8	Solar Energy Plant	0.45	Redesignated as Solar Energy Plant	S.NO-85P,30P,32P,33P	Private	Non Encroached	-
85	107	Garden	Chavindra Pogaon	0.63	7	Garden	0.66	Retained as Garden	Chavindra,S.NO-85 P,33 P,128 P Pogaon S.NO-108 P, 2P	Private	Non Encroached	-
86	108	M.S.E.B.Sub station	Pogaon	1	9	MSEB Substation	1.03	Retained as MSEB Sub Station	S.NO-13P,11P,16P,15P	Private	Non Encroached	-
87	109	Fire brigade	Pogaon	0.33	10	Fire Brigade Station	0.32	Retained as Fire Brigade Station	S.NO-15	Private	Non Encroached	-
88	110	Primary school & Play ground	Chavindra	0.37	38	Community Centre	0.37	Redesignated as Community Centre	S.NO-106P,132P	Government	Partially Encroached	-
89	111	Shopping center	Chavindra	0.2	39	RTO Inspection and Training Centre	2.77	Combined with Reservation No. 112, 113 and Redesignated as RTO Inspection and Training Centre	S.NO-6P,25P,88P, ,24P, 23P	Private	Non Encroached	-
90	112	Dispensary and Maternity home	Chavindra	0.21				Combined with Reservation No. 111, 113 and Redesignated as RTO Inspection and Training Centre		Private	Non Encroached	-
91	113	Primary school, high school and play ground	Chavindra	1.74				Combined with Reservation No. 111, 112 and Redesignated as RTO Inspection and Training Centre		Private	Non Encroached	-
92	114	Playground	Chavindra	0.59	37	Playground	0.59	Retained as Playground	S.NO-27P,85P	Private/ Government	Non Encroached	-
93	115	City park	Chavindra	6.6	40	City Park	4.17	Partly Retained as Park	S.NO-7P,88P,106P	Private/ Government	Fully Encroached	-
					269	Slaughter House	1.54	Partly Retained and Redesignated as Slaughter House	S.NO-106P,7P	Government	Partially Encroached	-

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94	115 A	Telephone Exchange	Chavindra	0.5	243	Municipal Purpose	1.48	Redesignated as Municipal Purpose	S.NO-106P,7P	Government	Partially Encroached	-
95	116	Shopping center	Chavindra	0.24	41	Playground	0.59	Combined with Reservation No. 117 and Redesignated as Playground	S.NO-8P,21P	Private	Non Encroached	-
96	117	Primary school & Play ground	Chavindra	0.49				Combined with Reservation No. 116 and Redesignated as Playground		Private	Non Encroached	-
97	118	Playground	Chavindra	0.55	42	Educational Amenity	0.81	Redesignated as Educational Amenity	S.NO-8P,21P,125P,18P	Private	Non Encroached	-
98	119	Garden	Chavindra	0.46	97	Water works	0.43	Redesignated as Water works	S.NO-107P,9P,10P	Private	Non Encroached	-
99	120	Playground	Chavindra	0.4	98	Water works	0.4	Redesignated as Water works	S.NO-107P,10P	Private	Non Encroached	-
100	121	Primary school & Play ground	Chavindra	0.66	99	Garden	0.66	Redesignated as Garden	S.NO-9P,10P,14P,15P,18P	Private	Non Encroached	-
101	123	Swimming pool	Nagaon	0.62	96	Sports Complex	7.83	Combined with Reservation 124 and Resized and Redesignated as Sports Complex	S.NO-15P,136(B)P,91P,14P,13P,93P,136(A)P,94P	Private	Fully Encroached	-
102	124	Stadium	Nagaon	4.37				Combined with Reservation 123 and Resized and Redesignated as Sports Complex		Private	Fully Encroached	-

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103	124 A	Housing for dishoused	Chavindra	6.19	45	Housing for Dishoused	6.8	Retained as Housing for Dishoused	S.NO-110P,111P,19P,17P,109P	Private/ Government	Partially Encroached	-
104	124 B (शासन अधिसूचना क्र.टीपीएस-1213/16/प्र.क्र.239/17 / नवि- 12 दि.2/8/ 2018 अन्वये)	Housing for dishoused (Rajiv Awas Yojana)	Chavindra Pogoan	10	44	Housing for Dishoused	10.41	Retained as Housing for Dishoused	Chavindra S.NO-110P,20P,19P,109P,134(B)P Pogaon S.No.-89P,75P,105P,96P ,92(A)	Private/ Government	Partially Encroached	-
105	126	Sports complex	Nagaon	0.75	73	Extension to Community Centre	0.52	Redesignated as Extension to Community Centre	Nagaon CTS-5174P,5046,5036,5047P,5048,5049P ,5033,5039,5037,5038,5044,5034,5035,5043,5045,5040,5041,5042,5050P,5052P,5029P,5025P,5032P,726 Nizampur CTS-721 P	Private/ Government	Fully Encroached	-
106	126 A	Crematorium	Nagaon	0.163	74	Multipurpose Hall	0.25	Resized and Redesignated as Multipurpose Hall	Nagaon CTS-5174P,5032P Nizampur CTS-721P,726P	Private	Fully Encroached	-
107	127 (शासन अधिसूचना क्र.टीपीएस-1216/17-18/प्र.क्र.46/17/ नवि- 12 दि.21/12/2019 अन्वये)	Garden and pumping station	Nagaon	0.37	75	Pumping Station	0.22	Retained as Garden and Pumping Station	CTS-5054P,5032P	Private	Fully Encroached	-

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108	127 अ (शासन अधिसूचना क्र.टीपीएस-1216/17-18/प्र.क्र.46/17/नवि- 12 दि.21/12/2019 अन्वये)	Hindu Crematorium	Nagaon	0.1	77	Cremation Ground	0.1	Retained as Cremation Ground	S.NO-104P CTS-5054P,5032P	Private	Partially Encroached	-
109	127 ब (शासन अधिसूचना क्र.टीपीएस-1216/17-18/प्र.क्र.46/17/नवि- 12 दि.21/12 /2019 अन्वये)	Burial Ground	Nagaon	0.2	76	Burial Ground	0.2	Retained as Burial Ground	CTS-5054,1753	Private	Partially Encroached	-
110	128	Primary school & Play ground	Nagaon	0.75	Partially Developed as Educational Amenity			Partially Developed as Educational Amenity, Partly Redesignated as Playground and Partly Redesignated as Public Amenity	CTS- 5032P, 5057P, 5054P, 5055P CTS- 5055P,1801P,1804 P,5054P,1800P,5032P, 1753P CTS-5032P	Private	Partially Encroached	-
					78	Playground	0.39					
					79	Public Amenity	0.08					
111	129	Playground	Nagaon	0.59	83	Playground	0.59	Retained as Playground	CTS-1019	Private	Partially Encroached	-

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112	130	Garden	Nagaon	0.63	94	Garden	0.82	Resized and Retained as Garden	CTS-2571P	Private	Partially Encroached	-
113	131	Playground	Nagaon	0.67	92	Playground	0.67	Retained as Playground	S.NO-19P,98P	Government	Fully Encroached	-
114	134 A	Post Department	Nagaon	0.62	100	Post Office	0.67	Retained as Post Office	S.NO-21P,91P,93P	Private	Fully Encroached	-
115	134B	Primary school & Play ground	Nagaon	1.5	101	Sewage Treatment Plant	1.23	Resized and Redesignated as Sewage Treatment Plant	S.NO-91P	Private	Fully Encroached	-
116	135	M.S.E.B	Nagaon	0.1	103	MSEB Substation	0.12	Retained as MSEB Substation	S.NO-91P	Private	Partially Encroached	-
117	136 A	Garden	Nagaon	1.88	104	Garden	1.85	Retained as Garden	S.NO-91P,136(A)P	Private	Partially Encroached	-
118	136 B	Primary school & Play ground	Nagaon	1.3	105	Educational Amenity	1.2	Retained as Educational Amenity	S.NO-91P,136(A)P	Private	Partially Encroached	-
119	137	Market	Nagaon	0.3	106	Municipal Market	0.3	Retained as Municipal Market	S.NO-24P,91P,90P	Private	Fully Encroached	-
120	138	Primary school & Play ground	Nagaon	0.94	107	Playground	0.45	Combined with Reservation No. 139 and Partly Redesignated as Community Center and Partly as Playground	S.NO-91P,90P	Private	Partially Encroached	-
121	139	Playground	Nagaon	0.45	108	Community Centre	0.92	Combined with Reservation No. 138 and Redesignated as Community Center	S.NO-90P	Private	Partially Encroached	-
122	140	Police Department	Nagaon	0.2	Developed				S.NO.- 26P, 119/4A P CTS- 5859P, 5949, 5948, 5950, 5947P	Private	Non Encroached	-

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123	143	Primary school & Play ground	Temghar	1.1	130	Garden	1.04	Realigned with existing road and Redesignated as Garden	S.NO-50P	Private	Partially Encroached	-
124	144	Garden	Temghar	0.33	131	Water Works	0.36	Realigned with existing road and Redesignated as Water Works	S.NO-49P,50P	Private	Partially Encroached	-
125	145	Shopping center	Temghar	0.39	132	Public Amenity	0.39	Realigned with existing road and Redesignated as Public Amenity	S.NO-50P	Private	Partially Encroached	-
126	146	Municipal market	Temghar	1.08	182	Municipal Market	0.85	Resized and Retained as Municipal Market	S.NO-108CP,107P,108A P,108B P,110P	Private	Partially Encroached	-
127	147	Dispensary and Maternity home	Temghar	0.22	Developed				S.NO- 108A P, 110P	Private	Non Encroached	-
128	148	Garden	Temghar	0.76	183	Garden	0.39	Resized and Retained as Garden	S.NO-92P,91P	Private	Partially Encroached	-
129	149	Housing for dishoused	Temghar	1	178	Housing for Dishoused	0.91	Retained as Housing for Dishoused	S.NO-81P,63,65P,82P,183,84P	Private	Non Encroached	-
130	150	Primary school & Play ground	Temghar	0.37	Deleted				NA	Private	Non Encroached	-
131	151	Playground	Temghar	0.56	193	Fire Brigade Station	0.96	Resized and Redesignated as Fire Brigade Station	S.NO- 79P,80P	Private	Non Encroached	-
132	152	Highschool and playground	Temghar	1.32	192	Educational Amenity	1.32	Retained as Educational Amenity	S.NO- 73P,80P	Private	Partially Encroached	-
133	153	Extension to police department	Temghar	1.01	Developed				S.NO- 71P,70P	Government	Non Encroached	-
134	154	I.T.I.	Bhadwad	0.54	Developed				S.NO- 73P	Government	Non Encroached	-

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135	155	Garden	Bhadwad	0.71	Developed			Developed as Playground	S.NO- 73P	Government	Non Encroached	-
136	156	Library	Bhadwad	0.1	136	Library	0.1	Retained as Library	S.NO-69P,5P	Private	Partially Encroached	-
137	157	Playground	Bhadwad	0.35	135	Water Works	1.05	Combined with Reservation No. 158, Realigned with proposed DP Road and Redesignated as Water Works	S.NO-71A,4A	Private	Non Encroached	-
138	158	Primary school & Play ground	Bhadwad	0.35				Combined with Reservation No. 157, Realigned with DP Road and Redesignated as Water Works		Private	Non Encroached	-
139	159	Compost Depot	Bhadwad	5.02	195	Solid Waste Management Site	4.6	Redesignated as Solid Waste Management Site	S.NO-65P,17P,76P,77,78,67P,68P	Private	Non Encroached	-
140	160	Octroi Naka	Bhadwad	0.24	194	Waste Processing Site (SWM)	0.25	Redesignated as Waste Processing Site (SWM)	S.NO-76P,68P	Private	Non Encroached	-
141	162	Playground	Temghar	0.49	185	Health Amenity	0.51	Redesignated as Health Amenity	S.NO-96P,95P,94P,80P	Private/ Government	Non Encroached	-
142	163	Social welfare centre	Temghar	0.45	186	Town Centre	0.45	Redesignated as Town Centre	S.NO-96P,95P,101P,100P,97P	Private/ Government	Non Encroached	-
143	164	Primary school & Play ground	Temghar	1.4	184	Municipal Purpose	1.4	Redesignated as Municipal Purpose	S.NO-95P,101P,103P,102P,92P	Private/ Government	Partially Encroached	-
144	166	Shopping center	Temghar	0.3	187	Children's Playground	0.33	Redesignated as Children's Playground	S.NO-104P,101P,100P	Private/ Government	Non Encroached	-

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145	168	Shopping center	Temghar	0.42	Developed			S.NO-111P	Private	Non Encroached	-	
146	169	Post office	Temghar	0.36	250	Fire Brigade Station	0.36	Redesignated as Fire Brigade Station	S.NO-120P,185P,124P,118P	Private	Partially Encroached	-
147	170	Garden	Temghar	0.4	256	Garden	0.91	Retained as Garden	S.NO-129P,122P,127P,126P,123P	Private	Partially Encroached	-
148	171	Highschool and playground	Temghar Bhadwad	0.95	254	Educational Amenity	1.05	Retained as Educational Amenity	Temghar S.NO-122P,121P Bhadwad S.NO-49P,47P	Private	Non Encroached	-
149	172	Hospital and maternity home	Temghar Bhadwad	0.21	255	Library	0.2	Redesignated as Library	Temghar S.NO-122P Bhadwad S.NO-46P,47P	Private	Non Encroached	-
150	173	Primary school & Play ground	Bhadwad	0.42	253	Health Amenity	0.82	Redesignated as Health Amenity	S.NO-47P,58P	Private	Non Encroached	-
151	174	Playground	Bhadwad	0.25	252	Playground	0.89	Combined with Reservation no. 175 and Retained and Resized as Playground	S.NO-47P,58P,38P	Private	Non Encroached	-
152	175	Garden	Bhadwad	0.45				Combined with Reservation no. 174 and Redesignated and Resized as Playground		Private	Non Encroached	-
153	176	Police station	Temghar	0.16	258	Police station	0.18	Retained as Police Station	S.NO-131P,129P	Private	Partially Encroached	-
154	177	Primary school & Play ground	Temghar	0.75	233	Water Treatment Plant	2.9	Combined with Reservation No. 178,180,181 and Resized and Redesignated as Water Treatment Plant	S.NO-178P,179P,19P,18P	Private	Partially Encroached	-

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155	178	Playground	Temghar	0.67				Combined with Reservation No. 177,180,191 and Resized and Redesignated as Water Treatment Plant		Private	Partially Encroached	-
156	180	Library	Temghar	0.19				Combined with Reservation No. 177,180,178 and Resized and Redesignated as Water Treatment Plant		Private	Non Encroached	-
157	181	Dispensary and Maternity home	Temghar	0.33				Combined with Reservation No. 177,180,178 and Resized and Redesignated as Water Treatment Plant		Private	Non Encroached	-
158	179	Shopping center	Temghar	0.43	232	Extension to Educational Amenity	0.17	Partly Redesignated as Extension to Educational Amenity and Partly Redesignated as Playground	S.NO-178P,179P	Private	Partially Encroached	-
					231	Playground	0.25		S.NO-179P,19P			
159	183	Garden	Temghar	0.94	236	Garden	0.94	Retained as Garden	S.NO-18P,179P,180P	Private	Non Encroached	-
159	184	Technical school	Temghar	1.05	227	Educational Amenity	1.05	Retained as Educational Amenity	S.NO-14P,17P,180P,2P	Private	Non Encroached	-
161	185	Playground	Temghar	1.05	188	Playground	0.41	Retained as Playground	S.NO-16P,14P,17P,2P,13P	Private	Non Encroached	-
162	186	Primary school & Play ground	Temghar	0.34	189	Educational Amenity	0.3	Retained as Educational Amenity	S.NO-12P,9P	Private	Partially Encroached	-
163	187	Garden	Temghar	0.4	190	Garden	0.35	Retained as Garden	S.NO-4P,12P,9P	Private	Partially Encroached	-
164	188	Dispensary and Maternity home	Temghar	0.23	Developed			Developed 932.74 sq. m through Accomodation Reservation	S.NO-9P, 132P	Private	Non Encroached	-

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165	189	Welfare centre	Temghar	0.2	191	Town Centre	0.2	Realigned with partially developed DP Road and Redesignated as Town Centre	S.NO-9	Private	Fully Encroached	-
166	190	Highschool and playground	Temghar	1	240	Educational Amenity	0.98	Retained as Educational Amenity	S.NO-7P,157P	Private	Partially Encroached	-
167	192	Playground	Temghar	0.6	241	Parking	1.56	Resized and Retained as Parking	S.NO-5P,6P,7P,9P,162P	Private	Non Encroached	-
168	192 A	Vegetable market and shopping centre	Temghar	0.64								
169	193	Garden	Temghar	0.42	242	Garden	0.42	Retained as Garden	S.NO-163P	Private	Non Encroached	-
170	194	Community centre	Temghar	0.26	237	Community Centre	0.26	Retained as Community Centre	S.NO-177P,176P	Private	Partially Encroached	-
171	195	Primary school & Play ground	Temghar	0.4	238	Public Amenity	0.46	Redesignated as Public Amenity	S.NO-174P,176P,175P	Private	Partially Encroached	-
172	196	Garden	Temghar	0.56	239	Garden	0.56	Retained as Garden	S.NO-174P,168P,176P	Private	Non Encroached	-
173	197	Garden	Temghar	1.53	245	Waste Processing Site (SWM)	0.25	Partly Redesignated as Waste Processing Site (SWM), Partly Redesignated as Playground and and Partly Retained as Garden	S.NO-159P,160P,161P,143P	Private	Non Encroached	-
					246	Garden	0.77		S.NO-145P,159P,160P,161P			
174	198	Playground	Temghar	0.43	247	Playground	0.9	Combined with Reservation No. 197 and Retained as Playground	S.NO-150P,154P,153P,159P	Private	Non Encroached	-

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175	199	Garden	Temghar	0.45	248	Shopping Centre	1.75	Combined with Reservation No. 200, Relocated and Redesignated as Shopping Centre	S.NO-136,152P,153P,149P,157P,138P	Private	Non Encroached	-
176	200	Primary school & Play ground	Temghar	0.41				Combined with Reservation No. 199, Relocated and Redesignated as Shopping Centre		Private	Non Encroached	-
177	201	Garden	Temghar	0.49	251	Garden	0.61	Combined with Reservation No. 202 and Retained as Garden	S.NO-139P,134P,140P,141P,138P	Private	Non Encroached	-
178	202	Primary school & Play ground	Temghar	0.3				Combined with Reservation No. 201 and Redesignated as Garden		Private	Non Encroached	-
179	203	Octroi Naka	Temghar	0.6	259	Truck Terminal	1.67	Combined with Reservation No. 203 A and Redesignated and Resized as Truck Terminal	S.NO-133P,134P	Private	Non Encroached	-
180	203 A	Playground	Temghar	1.5				Combined with Reservation No. 203 and Redesignated and Resized as Truck Terminal		Private	Partially Encroached	-
181	204	Primary school & Play ground	Kaneri	0.51	129	Shopping Centre	0.51	Redesignated as Shopping centre	S.NO-30(A)P	Private	Fully Encroached	-
182	207	Primary school & Play ground	Temghar	0.33	Developed			S.NO-30P, 32P, 32B P	Private	Non Encroached	-	
183	208	Playground	Temghar	0.42	181	Library	0.39	Redesignated as Library	S.NO-31P,32P,4(A)P	Private	Partially Encroached	-
184	209	Extension to Primary school & Play ground	Temghar	0.13	175	Extension to Educational Amenity	0.15	Resized and Retained as Extension to Educational Amenity	S.NO-28P,24P,23P	Private	Partially Encroached	-

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185	210	Stepping garden	Fene	0.64	172	Garden	0.44	Retained as Garden	S.NO-22	Private	Partially Encroached	-
186	210अ (शासनअधिसूचना क्र.टीपीएस-1216/17-18/प्र.क्र.46/17/नवि- 12 दि.21/12 /2019 अन्वये)	Sewage Treatment Plant	Fene	0.8	171	Sewage Treatment Plant	0.8	Retained as Sewage Treatment Plant	S.NO-22	Private	Non Encroached	-
187	211	Primary school & Play ground	Fene	0.74	170	Municipal Purpose	0.73	Redesignated as Municipal Purpose	S.NO-22	Private	Partially Encroached	-
188	211 A	Forest park	Temghar	8	174	Park	5.5	Retained as Park and Partly Redesignated as Water Works	S.NO-4(A)P,21P,23P	Private/ Government	Partially Encroached	-
					173	Water Works	1.04		S.NO-4(A)P			
189	215	Maharashtra water supply and Sewerage board	Temghar	0.55	176	Water Works	0.53	Resized and Retained as Water Works	S.NO-21P	Government	Partially Encroached	-
190	216	Municipal water supply scheme	Temghar	0.6	177	Stepping Garden	0.95	Combined with Reservation No. 217 and Resized and Redesignated as Stepping Garden	S.NO-21P,23P	Government	Partially Encroached	-
191	217	Garden	Temghar	0.38						Combined with Reservation No. 216 and Resized and Retained as Stepping Garden	Government	Partially Encroached
192	217 A	BNCMC Hospital	Temghar	0.56	Developed as Water Works			S.NO-15P, 21P, 22P	Private	Non Encroached	-	

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193	217 B	Garden	Fene Temghar	1.5	226	Municipal Staff Quarters	1.5	Reshaped and Redesignated as Municipal Staff Quarters	Fene 17P,15P Temghar 21P	S.NO- S.No-	Private	Non Encroached	-
194	219	Garden	Fene	0.5	229	Extension to Garden	0.82	Resized and Retained as Extension to Garden	S.NO-4P,5P,9P		Private	Partially Encroached	-
195	220	Cultural hall	Fene	0.99	228	Community Centre	1	Redesignated as Community Centre	S.NO-5P,9P		Private	Partially Encroached	-
196	221	Primary school, high school and play ground	Fene	0.6	Developed			Developed as School	S.NO-17P, 9P, 15P		Private	Non Encroached	-
197	222	Playground	Fene	0.45	230	Playground	0.57	Resized and Retained as Playground	S.NO-17P,21P		Private	Partially Encroached	-
198	223	Highschool and playground	Kamatghar	1.35	224	Educational Amenity	1.5	Resized and Retained as Educational Amenity	S.NO-57P,88P,154(A)P		Government	Fully Encroached	-
199	224	Primary school & Play ground	Kamatghar	0.72	225	Playground	0.79	Resized and Redesignated as Playground	S.NO-82P,154(A)P		Government	Partially Encroached	-
200	225	Primary school, high school and play ground	Kamatghar	1.49	266	Burial Ground	1.5	Redesignated as Burial Ground	S.NO-60P,61P		Private	Non Encroached	-
201	226	Playground	Kamatghar	1.01	267	Garden	1	Redesignated as Garden	S.NO-60		Private	Non Encroached	-
202	227	Garden	Kaneri	0.34	125	Garden	0.28	Resized and Retained as Garden	CTS 5587P,5586P		Private	Partially Encroached	-
203	229	Mahila Bal Kalyan centre	Kaneri	0.53	165	Multipurpose Hall	0.57	Redesignated as Multipurpose Hall	S.NO-31P,30P		Private	Fully Encroached	-
204	230	Primary school & Play ground	Kamatghar	0.42	159	Community Centre	0.43	Redesignated as Community Centre	S.NO-48P		Private	Partially Encroached	-

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205	231	Hospital and maternity home	Kamatghar	0.39	158	Garden	0.4	Redesignated as Garden	S.NO-48P,38P	Private	Partially Encroached	-
206	232	Playground	Kamatghar	0.42	157	Health Amenity	0.44	Redesignated as Health Amenity	S.NO-38P,48P	Private	Partially Encroached	-
207	233	Boating station	Kamatghar	0.45	160	Boating station	0.31	Resized and Retained as Boating Station	S.NO-51(4A)P	Private	Non Encroached	-
208	234	Garden	Kamatghar	3.06	Developed				S.NO-6P, 8P, 50P, 51P(4A)	Private/ Government	Non Encroached	-
209	235	Primary school & Play ground	Kamatghar Narpoli	0.49	156	Waste Processing Site (SWM)	0.94	Combined with Reservation No. 236 and Redesignated as Waste Processing Site (SWM)	Kamatghar S.NO-5P Narpoli CTS-8434P,8435P,8442P,8444P,8438,8439,8437,8446P,8447P,8448P,8449P,8445P,8443P,8440P,8441P,8433P,8436P,7006P	Private	Non Encroached	-
210	236	Playground	Kamatghar Narpoli	0.21				Combined with Reservation No. 235 and Redesignated as Waste Processing Site and Transfer Station		Private	Non Encroached	-
211	237	Primary school & Play ground	Kamatghar	0.45	162	Health Amenity	0.85	Combined with Reservation No. 238 and Redesignated as Health Amenity	S.NO-143P,144P,49(A)P,4P	Private	Non Encroached	-
212	238	Playground	Kamatghar	0.53				Combined with Reservation No. 237 and Redesignated as Health Amenity		Private	Fully Encroached	-
213	239	Dispensary	Kamatghar	0.14	Developed				S.NO-148P,49(A)P	Private	Non Encroached	-
214	240	M.S.E.B	Kamatghar	0.24	163	MSEB Substation	0.24	Retained as MSEB Substation	S.NO-144P,49(A)P	Private	Fully Encroached	-

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215	241	Shopping center	Kamatghar	0.27	164	Municipal Purpose	0.27	Redesignated as Municipal Purpose	S.NO-144P,49(A)P	Private	Partially Encroached	-	
216	242	Municipal Rest house	Kamatghar	0.3	217	Municipal Rest House	0.86	Resized and Retained as Municipal Rest House	S.NO-4P,2P, Lake(P)	Government	Fully Encroached	-	
217	243	Amusement park	Kamatghar	9.08	216	Amusement Park	3.2	Partly submerged under water and Partly Retained as Amusement Park	S.NO-52P,1P,53P, Lake(P)	Private	Partly Submerged in water and partly encroached	-	
218	243 A	Swimming pool	Kamatghar	0.9	218	Textile Museum	1	Resized and Redesignated as Textile Museum	S.NO-4P,52P,2P, Lake(P)	Private	Fully Encroached	-	
219	244	Shopping center	Fene	1.2	Deleted			Deleted as Submerged under water	NA	Private	Submerged in water body	-	
220	245	Library	Fene	0.23	Deleted			Deleted as Submerged under water	NA	Private	Submerged in water body	-	
221	246	Municipal Fire brigade	Fene	0.75	Deleted			Deleted as Submerged under water	NA	Private	Submerged in water body	-	
222	247	Garden	Kamatghar	0.6	Deleted			Deleted as Submerged under water	NA	Private	Submerged in water body	-	
223	248	Shopping center	Kaneri	0.45	128	Parking	0.45	Redesignated as Parking	S.NO-33P,30(A)P,35P	Private	Fully Encroached	-	
224	249	Community centre	Kamatghar	0.67	200	Community Centre	0.67	Retained as Community Centre	S.NO-163P,133P	Private	Partially Encroached	-	
225	251	Primary school, high school and play ground	Kamatghar	0.9	Developed					S.NO-161P, 127P	Private	Non Encroached	-
226	252	Vegetable market	Kamatghar	0.46	202	Vegetable Market	0.4	Resized and Retained as Vegetable Market	S.NO-125P,126P,161P	Private	Non Encroached	-	

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227	256	Highschool and Playground	Kamatghar	1.3	201A & 201B	Educational Amenity	3.2	Combined with Reservation No. 257,258 and 259 as and Retained as Educational Amenity	S.NO-120P,114P,117P,116P,119P,115P,49(A)P	Private	Partially Encroached	-
228	257	Garden	Kamatghar	0.35				Combined with Reservation No. 256,258 and 259 and Redesignated and Resized as Educational Amenity		Private	Partially Encroached	-
229	258	Playground	Kamatghar	0.28				Combined with Reservation No. 256,257 and 259 as and Redesignated and Resized as Educational Amenity		Private	Partially Encroached	-
230	259	Primary school & Play ground	Kamatghar	0.45				Combined with Reservation No. 256,257 and 258 and Retained and Resized as Educational Amenity		Private	Non Encroached	-
231	260	Shopping center	Kamatghar	0.36	220	Parking	0.36	Redesignated as Parking	S.NO-56P,152P	Private	Partially Encroached	-
232	261	Vegetable market	Kamatghar	0.45	223	Night Shelter	0.46	Realigned as per partially developed DP Road and Redesignated as Night Shelter	S.NO-57P,88P,58P,154(A)P	Private	Fully Encroached	-
233	262	Telephone exchange	Kamatghar	0.62	219	Vegetable Market	0.62	Redesignated as Vegetable Market	S.NO-52P, Lake(P)	Private	Fully Encroached	-
234	263	Garden	Kamatghar	0.92	221	Garden	0.91	Retained as Garden	S.NO-56P,152P, Lake(P)	Private	Partially Encroached	-
235	264	Primary school & Play ground	Kamatghar	0.56	222	Shopping Centre	0.55	Realigned with existing road and Redesignated as Shopping Centre	S.NO-152P,109P	Private	Fully Encroached	-

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236	265	Garden	Kamatghar	0.53	204	Library	0.56	Redesignated as Library	S.NO-173P,177P,111P	Private	Non Encroached	-
237	266	Primary school & Play ground	Kamatghar	0.53	203	Playground	0.5	Redesignated as Playground	S.NO-177P,122P	Private	Non Encroached	-
238	267	Playground	Kamatghar	0.4	205	Multipurpose Hall	0.3	Redesignated and Resized as Multipurpose Hall	S.NO-159P,161P	Private	Non Encroached	-
239	267A	Police station	Kamatghar	0.4	208	Police Station	0.16	Retained as Police Station	S.NO-97P,159P	Private	Non Encroached	-
240	268	Taxi stand, Rickshaw stand and parking	Kamatghar	0.55	209	Shopping Centre	0.55	Redesignated as Shopping Center	S.NO-97P,159P	Private	Partially Encroached	-
241	269	Taxi stand, Rickshaw stand and parking	Kamatghar	0.57	207	Taxi Stand and Parking	0.56	Realigned as per proposed DP road DP road and Retained as Taxi Stand and Parking	S.NO-104P,159P	Private	Non Encroached	-
242	270	ST Stand	Kamatghar	3.24	211	Bus Stand	1.05	Partly redesignated as Bus Stand and partly as Commercial Complex	S.NO-173P,95P,177P,96P,98P,99P	Private	Non Encroached	-
					210	Commercial Complex	1.26		S.NO-173P,95P,94P,177P,93P,153P,96P			-
243	271	M.S.E.B	Kamatghar	0.19	212	MSEB Substation	0.2	Retained as MSEB Substation	S.NO-93P,153P	Private	Non Encroached	-

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244	272	Fire brigade	Kamatghar	0.42	213	Fire Brigade Station	0.55	Retained and Resized as Fire Brigade Station	S.NO-94P,95P,153P	Private	Non Encroached	-
245	273	Ward office	Kamatghar	0.48	214	Municipal Purpose	0.56	Redesignated as Municipal Purpose	S.NO-99P,95P	Private	Non Encroached	-
246	274	Primary school, high school and play ground	Kamatghar	1.14	261	Educational Amenity	1.15	Retained as Educational Amenity	S.NO-158	Private	Non Encroached	-
247	277	Playground	Kamatghar	0.78	262	Playground	0.76	Retained as Playground	S.NO-158	Private	Non Encroached	-
248	277A	Government purpose	Kaneri	0.33	126	Municipal Purpose	0.33	Realigned as per proposed DP road and Retained as Municipal Purpose	S.NO-45P,44P CTS-5680P,5381P,5682P,5683P,5684P	BNCMC	Fully Encroached	-
249	278	Shopping center	Kamatghar	0.29	263	Shopping Centre	0.37	Resized and Retained as Shopping Centre	S.NO-69P,158P,70P	Private	Non Encroached	-
250	279	Dispensary and Maternity home	Kamatghar	0.23	264	Health Amenity	0.22	Retained as Health Amenity	S.NO-69P,158P	Private	Non Encroached	-
251	281	Wholesale Market	Kamatghar	0.9	199	Shopping Centre	0.9	Redesignated as Shopping Centre	S.NO-164	Private/ Government	Fully Encroached	-
252	283	Primary school & Play ground	Narpoli	0.63	198	Community Centre	1.26	Partly Combined with Reservation No. 284 and Redesignated as Community Centre	S.NO-8P,11P,7P,5P	Private	Non Encroached	-
253	284	Garden	Narpoli	0.69	147	RTO Inspection and Training Center	3.8	Combined with Reservation No. 287 and Redesignated as RTO Inspection and Training Centre	S.NO-8P,10P,13P,12P,11P	Private	Non Encroached	-

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254	287	RTO Parking	Narpoli	3				Combined with Reservation No. 284 and Redesignated as RTO Inspection and Training Centre		Private	Non Encroached	-
255	285	Vegetable market	Narpoli	0.5	196	Vegetable Market	0.53	Retained as Vegetable Market	S.NO-8P,10P,11P	Private	Non Encroached	-
256	286	Fish and Mutton market	Narpoli	1.04	197	Town Centre	1.03	Redesignated as Town Centre	S.NO-8P,11P	Private	Non Encroached	-
257	288	Garden	Narpoli	0.95	148	Garden	0.55	Resized and Retained as Garden	S.NO-3P,1P,2P,128P,16P,17P,11P	Private	Fully Encroached	-
258	289	Playground	Narpoli	1.01	141	Truck Terminal	2.1	Resized and Redesignated as Truck Terminal	S.NO-18P,16P,19P	Private	Partially Encroached	-
259	289 A	Octroi Naka	Narpoli	0.55	140	Water Works	0.4	Resized and Redesignated as Water Works	S.NO-18P	Private	Partially Encroached	-
260	295	Housing for dishoused	Narpoli	3	144	Housing for Dishoused	3	Retained as Housing for Dishoused	S.NO-18P,136P,14P	Private/ Government	Non Encroached	-
261	295 A	Police Department	Narpoli	3.7	145	Police Station	4.81	Retained as Police Station	S.NO-18P,136P,11P	Private	Non Encroached	-
262	296	Primary school, high school and play ground	Narpoli	1.7		Developed			S.NO-14P, 11P, 12P, 144P	Private	Non Encroached	-
263	296 A	Welfare centre	Narpoli	0.5	146	Garden	0.52	Redesignated as Garden	S.NO-18P,14P,11P	Private	Partially Encroached	-
264	298	Playground	Narpoli	0.42	155	Municipal Purpose	0.91	Combined with Reservation No. 299 and Redesignated as Municipal Purpose	S.NO-129P,122P,135P CTS-8459	Private	Non Encroached	-

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265	299	Primary school & Play ground	Narpoli	0.42				Combined with Reservation No. 298 and Redesignated as Municipal Purpose		Private	Non Encroached	-
266	300	Garden	Narpoli	0.5	154	Garden	0.5	Realigned with proposed DP road and Retained as Garden	S.NO-122P,135P	Private	Partially Encroached	-
267	301	Primary school & Play ground	Narpoli	0.54	139	Educational Amenity	0.53	Retained as Educational Amenity	S.NO-23P,22P	Private	Fully Encroached	-
268	303	Garden	Narpoli	0.98	138	Garden	1.07	Retained as Garden	S.NO-143P,21P,20P,22P,133P	Private	Fully Encroached	-
269	305	Playground	Narpoli	0.5	137	Waste Processing Site (SWM)	0.53	Redesignated as Waste Processing Site (SWM)	S.NO-142P,21P,29P	Private	Fully Encroached	-
270	306	Maternity Home	Narpoli	0.22	152	Health Amenity	0.22	Retained as Health Amenity	CTS-4991,4992,4235,4984,4983,4990,4988	Private	Fully Encroached	-
271	307	Burial Ground	Narpoli	0.44		Developed			CTS-5079P,5435P,7517P,7927,7518P	Private	Non Encroached	-
272	308	Vegetable Market	Narpoli	0.41	153	Vegetable Market	0.41	Retained as Vegetable Market	CTS-7948,7950,7516,7518	Private	Non Encroached	-
273	310	Burial Ground	Narpoli	0.58	117	Burial Ground	0.58	Retained as Burial Ground	CTS-1980P,1951P,1981P,2017P,2032P,1050P,5081P,2033,1879P	Private	Fully Encroached	-

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274	311	Primary school & Play ground	Narpoli	0.35	118	Textile Centre	0.72	Combined with Reservation No. 312 and Redesignated as Textile Hub	CTS-2021,2014,2018,2019,2020,2017,2031,2028,2030,2027,2032,2029	Private	Fully Encroached	-
275	312	Playground	Narpoli	0.28				Combined with Reservation No. 311 and Redesignated as Textile Hub		Private	Fully Encroached	-
276	313	Library	Narpoli	0.04	115	Library	0.06	Relocated and Retained as Library	CTS-1788P,1692P,1789P	Private	Fully Encroached	-
277	314	Playground	Narpoli	0.26	116	Playground	0.26	Retained as Playground	CTS-2013P,2014P	Private	Fully Encroached	-
278	315	Vegetable Market	Gauripada	0.18	123	Municipal Market	0.12	Retained as Municipal Market	CTS-8162P,8160P,8161P,8152P	Private	Fully Encroached	-
279	316	Welfare centre	Narpoli	0.4	Developed				CTS-4001P,4002P,4007P	Private	Non Encroached	-
280	317	Dispensary and Maternity home	Narpoli	0.27	121	Community Centre	0.27	Redesignated as Community Centre	CTS-2467P,2083,2081P,2080,2082,2125P,2086P,2085P,2078P,2077P,2463P,2464,2465,2067	Private	Fully Encroached	-
281	318	Primary school, high school and play ground	Narpoli	0.75	113	Waste Processing Site (SWM)	0.62	Redesignated and Resized as Waste Processing Site (SWM)	S.NO-36P,30P CTS-759P,755P,761,760,766P,765,764,763P,762P,758P,757P,756P,772P	Private	Non Encroached	-

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					114	Playground	0.28	Redesignated as Playground	CTS-768P,770,769,771P,772P			
282	319	Police Department	Narpoli	0.214	111	Police Station	0.23	Retained as Police Station	CTS-650P,652P,651,695P,694P,967P	Private	Partially Encroached	-
283	320	Post Department	Narpoli	0.24	110	Post Office	0.25	Retained as Post Office	CTS-694P,967P,966,937P,965	Private	Partially Encroached	-
284	322	Primary school & Play ground	Narpoli	0.35	112	Health Amenity	0.36	Redesignated as Health Amenity	CTS-939P,940P,942P,941P,991P,961P,974P,956P,1012P	Private	Fully Encroached	-
285	322 A	Primary school & Play ground	Gauripada	0.247	Developed				S.NO-26P	Government	Non Encroached	-
286	325	Octroi Naka	Gauripada	0.28	51	Truck Terminal	2	Resized and Redesignated as Truck Terminal	S.NO-32P,30P,45P,31P,67P	Private	Partially Encroached	-
287	327	Housing for dishoused	Gauripada	1.88	47	Slaughter House	2.4	Combined with Reservation No. 328 and Partly Redesignated as Extension to Slaughter house and Partly as Fish and Mutton Market	CTS-7500,7499,7501,7496P,7498,7503P,7522P,7505P,7467P,7502P	Private	Partially Encroached	CRZ II

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288	328	Playground	Gauripada	2.76	48	Fish and Mutton market	0.15	Combined with Reservation No. 327 and Partly Redesignated as Extension to Slaughter house and Partly as Fish and Mutton Market	CTS-7509P,7510P,7512P,7506,7507,7508,7513P,7505	Private	Partially Encroached	CRZ II
289	331	Stadium	Gauripada	4.18	Developed			CTS-7966	Government	Non Encroached	-	
290	332	M.S.E.B	Kamatghar	0.27	Developed			CTS-8641P	Private	Non Encroached	-	
291	334	Primary school & Play ground	Bhiwandi	0.9	66	Health Amenity	0.95	Redesignated as Health Amenity	CTS-6760P,2067(A)P,6762P,6761P,6730P,6795P	Private	Partially Encroached	-
2932	336	Fire brigade	Bhiwandi	0.4	64	Fire Brigade Station	0.5	Retained and Resized as Fire Brigade Station	CTS-396,6669P,6673,6672,6677P,6674P,6675P,6676P,6678P,6670P,6671,6679P,6703P,6721P,390P,394P,395P	Private	Fully Encroached	-
293	337	Slum improvement scheme	Bhiwandi	2.62	65	Garden	1	Resized and Redesignated as Garden	Bhiwandi CTS 6682P,6683P,6628,6669,6674,6676,6677P,6675P,6678P,6670P,6679P,6681,6680,6684P,6703,6704 Kaneri CTS 429P,434P,397P	Private	Fully Encroached	-

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294	338 (शासन अधिसूचना क्र.टीपीएस- 1216/17- 18/प्र.क्र.46/17/ नवि- 12 दि.21/12 /2019 अन्वये)	Sewage Treatment Plant & Pumping station	Bhadwad	1	46	Sewage Treatment Plant	1.33	Retained as Sewage Treatment Plant	S.NO-60P, 37P,39P	Private	Non Encroached	-
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Annexure IX: Statement Showing List of Reservations for Amenities and Their Cost of Acquisition and Development in Draft Revised Development Plan

Draft Revised Reservations									
Sr No	Res No	Purpose	Village Name	CTS/ Survey Numbers	Area (Sq.m)	Ownership	Cost of Acquisition	Cost of Development	Acquiring Authority
1	1	Educational Amenity	Chavindra	S.NO- 54 P, 124 P	8000	Private	60000000	240000000	BNCMC
2	2	Playground	Chavindra	S.NO-54	4400	Private	33000000	11000000	BNCMC
3	3	Water Works	Chavindra	S.NO-64P,65P,92P	4500	Private/ Government	33750000	135000000	BNCMC
4	4	Garden	Chavindra	S.NO-65P, 96P	2100	Private	15750000	5250000	BNCMC
5	5	Water Works	Pogaon	S.NO-82(B)	9200	Private/ Government	62560000	276000000	BNCMC
6	6	Truck Terminal	Pogaon	S.NO-45P,102P,46P,101P	18000	Private	122400000	540000000	BNCMC
7	7	Garden	Chavindra	Chavindra,S.NO-85 P,33 P,128 P PogaonS.NO-108 P, 2P	6600	Private	49500000	16500000	BNCMC
8	8	Solar Energy Plant	Chavindra	S.NO-85P,30P,32P,33P	4600	Private	34500000	138000000	BNCMC
9	9	MSEB Substation	Pogaon	S.NO-13P,11P,16P,15P	10300	Private	70040000	309000000	BNCMC
10	10	Fire Brigade	Pogaon	S.NO-15	3200	Private	21760000	96000000	BNCMC
11	11	Municipal Staff Quarters	Bhiwandi	CTS-3529P,3522P,3544P	4000	Private	43200000	120000000	BNCMC
12	12	Parking	Bhiwandi	CTS-3529P,3324P	2500	Private	27000000	75000000	BNCMC
13	13	Bus Depot	Bhiwandi	CTS-3324P,3283P,3331P,5545P	7700	Private	83160000	231000000	BNCMC
14	14	Garden	Bhiwandi	CTS- 3757P,3270P,3269P,3281P,3249P	7000	Private	75600000	17500000	BNCMC
15	15	Garden	Nizampur	CTS- 4157P,4014,4013P,4015,4016P,4017P,55 45P	3100	Private	31310000	7750000	BNCMC
16	16	Water Works	Nizampur	CTS-4022P,4021P,4020P	1400	Private	14140000	42000000	BNCMC
17	17	Garden	Nizampur	S.NO-113P,17P CTS- 3993P,3979P,3978P,3994P,3948P,3995P	15000	Private	151500000	37500000	BNCMC
18	18	Waste Processing Site (SWM)	Nizampur	CTS- 3980P,3977P,3992,3979P,3978P,3991P,3 995P	9200	Private	92920000	276000000	BNCMC

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19	19	Municipal Purpose	Nizampur	CTS- 4189,4184,4182,4101,4182,4191,4181,41 68,4170,4180,4188,4172	7400	Private	74740000	222000000	BNCMC
20	20	Night Shelter	Nizampur	CTS-3952P,3950P	4600	Private	46460000	138000000	BNCMC
21	21	Post Office	Nizampur	CTS- 4207,4241,4267,4260,4265,4266,4263,42 64,4060,4206	3200	Private	32320000	96000000	BNCMC
22	22	Vegetable Market	Nizampur	CTS-4349P,4348P	3200	Private	32320000	96000000	BNCMC
23	23	Water Works	Nizampur	CTS-4389P,4388P,4850P	3100	Private	31310000	93000000	BNCMC
24	24	Taxi Stand and Parking	Chavindra	S.NO-72P,91P,71P	2700	Private	20250000	81000000	BNCMC
25	25	Community Centre	Chavindra	S.NO-72P,73P,91P,70P	3500	Private	26250000	105000000	BNCMC
26	26	Library	Chavindra	S.NO-69P,73P,70P	1700	Private	12750000	51000000	BNCMC
27	27	Educational Amenity	Chavindra	S.NO-75P,72P,74P,73P,91P	12600	Private	94500000	378000000	BNCMC
28	28	Playground	Chavindra	S.NO-90P,74P,73P	5300	Private	39750000	13250000	BNCMC
29	29	Municipal Purpose	Chavindra	S.NO-69P,81P,105P	3900	Private	29250000	117000000	BNCMC
30	30	Garden	Chavindra	S.NO-81P,108P	3400	Private	25500000	8500000	BNCMC
31	31	Multipurpose Hall	Nagaon	S.NO-94	4200	Private	36960000	126000000	BNCMC
32	32	Garden	Nizampur	S.NO-53 CTS-4386	5500	Private	55550000	13750000	BNCMC
33	33	Playground	Nagaon	S.NO-85P,5P CTS-456P	3200	Private	28160000	8000000	BNCMC
34	34	MSEB Substation	Chavindra	S.NO-1P,31P,105P	1500	Private	11250000	45000000	BNCMC
35	35	Women Hostel	Chavindra	S.NO-1P, 31P	2300	Private	17250000	69000000	BNCMC
36	36	Multipurpose Hall	Chavindra	S.NO- 1P,31P	2200	Private	16500000	66000000	BNCMC
37	37	Playground	Chavindra	S.NO-27P,85P	6000	Private/ Government	45000000	15000000	BNCMC
38	38	Community Centre	Chavindra	S.NO-106P,132P	3800	Government	28500000	114000000	BNCMC
39	39	RTO Inspection and Training Center	Chavindra	S.NO-25P,24P,88P,23P	27700	Private	207750000	831000000	BNCMC
40	40	City Park	Chavindra	S.NO-7P,88P,23P,106P	41700	Private/ Government	312750000	104250000	BNCMC
41	41	Playground	Chavindra	S.NO-8P,21P	5900	Private	44250000	14750000	BNCMC
42	42	Educational Amenity	Chavindra	S.NO-8P,21P,125P,18P	8100	Private	60750000	20250000	BNCMC

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43	43	Community Housing	Nagaon	CTS-3095, 3096, 3097, 3098, 3099, 3100, 3101, 3094P, 3087P, 3088P, 3089P, 3090P, 3091P, 3092P, 3093P	2700	Government	18360000	6750000	BNCMC
44	44	Housing for Dishoused	Chavindra Pogoan	Chavindra S.NO-110P,20P,19P,109P,134(B)P Pogaon S.No.-89P,74P,75P,105P,96P,92(A)P,117A	104100	Private/ Government	780750000	3123000000	BNCMC
45	45	Housing for Dishoused	Chavindra	S.NO-110P,111P,19P,17P,109P	68000	Private/ Government	510000000	2040000000	BNCMC
46	46	Sewage Treatment Plant	Bhadwad	S.NO-60P, 37P,39P	27500	Private	9,04,40,000	39,90,00,000	BNCMC
47	47	Slaughter House	Gauripada	CTS-7500,7499,7501,7496P,7498,7503P,7522 P,7505P,7467P,7502P	24000	Private	247200000	720000000	BNCMC
48	48	Fish and Mutton market	Gauripada	CTS-7509P,7510P,7512P,7506,7507,7508,7513P,7505	1500	Private	15450000	45000000	BNCMC
49	49	Garden	Gauripada	Gauripada CTS-7492P,3114P,3118P,7467P,7502P Bhiwandi CTS- 3115P	10400	Government	107120000	26000000	BNCMC
50	50	Garden	Gauripada	CTS-3098P	4300	Private	44290000	10750000	BNCMC
51	51	Truck Terminal	Gauripada	S.NO-32P,30P,45P,31P,29P	20000	Private	206000000	600000000	BNCMC
52	52	Water Works	Bhiwandi	S.NO-100P,25P CTS-1149P,1150P	1300	Government	14040000	39000000	BNCMC
53	53	Municipal Market and Parking	Bhiwandi	FP-1,4	3900	Private	42120000	117000000	BNCMC
54	54	Fish and Mutton Market	Bhiwandi	CTS-936/12,936/11,935/7P,936/8I,935/5P,936/10,935/6P,936/9,936/7I,935/9P,935/4P,935/8P,935/2P,936/3,935/3P,937GP,932GP,933P,936/1P,938,934P,936/2IP,936/3IP,936/4IP,936/5IP,936/6I,935/12P,935/10P,936/15P,936/14P,935/11P	1900	Private	20520000	57000000	BNCMC
55	55	Garden	Bhiwandi	CTS-1675(A)	3200	Government	34560000	8000000	BNCMC
56	56	Playground	Bhiwandi	CTS-1668,1675(A),5545,1669	8600	Government	92880000	21500000	BNCMC

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57	57	Extension to Educational Amenity	Bhiwandi	CTS-2281P,2283,2298P,2272(B)P,2272(A)P,2273P	400	Private	4320000	1000000	BNCMC
58	58	Children's Playground	Bhiwandi	CTS-1922P,1920,1919P,1923P,1921P	1100	Private	11880000	2750000	BNCMC
59	59	Police station	Bhiwandi	CTS-312(A)P,393P,1921P	1000	Government	10800000	30000000	BNCMC
60	60	Playground	Bhiwandi	CTS-1925P,1924P,1921P	1600	Government	17280000	4000000	BNCMC
61	61	Multipurpose Hall	Bhiwandi	CTS-1926P,1921P,1929P	300	Government	3240000	9000000	BNCMC
62	62	MSEB Substation	Bhiwandi	CTS-1929P	600	Government	6480000	18000000	BNCMC
63	63	Municipal Market	Bhiwandi	CTS-2360P,2358P,2353(A)P,5545 P,2364	600	Private	6480000	18000000	BNCMC
64	64	Fire Brigade	Bhiwandi	CTS-396,6669P,6673,6672,6677P,6674P,6675 P,6676P,6678P,6670P,6671,6679P,6703P ,6721P,390P,394P,395P	5000	Private	54000000	150000000	BNCMC
65	65	Garden	Bhiwandi	Bhiwandi CTS 6682P,6683P,6628,6669,6674,6676,6677 P,6675P,6678P,6670P,6679P,6681,6680, 6684P,6703,6704 Kaneri CTS 429P,434P,397P	10000	Private	108000000	25000000	BNCMC
66	66	Health Amenity	Bhiwandi	CTS-6760P,2067(A)P,6762P,6761P,6730P,6795P	9100	Private	98280000	273000000	BNCMC
67	67	Extension to Garden	Bhiwandi	Bhiwandi FP-34	2700	Government	29160000	6750000	BNCMC
68	68	Police Station	Nizampur	CTS-4860P,4861P	1700	Private	17170000	51000000	BNCMC
69	69	Playground	Bhiwandi	CTS-616	800	Private	8640000	2000000	BNCMC
70	70	Playground	Bhiwandi	CTS-552P,553P,5545 P	400	Private	4320000	1000000	BNCMC
71	71	Municipal Staff Quarters	Bhiwandi	FP-112	1100	Government	11880000	33000000	BNCMC
72	72	Water works	Bhiwandi	CTS-414P,397P	1700	Government	18360000	51000000	BNCMC

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73	73	Extension to Community Centre	Nagaon	Nagaon CTS-5174P,5046,5036,5047P,5048,5049P,5033,5039,5037,5038,5044,5034,5035,5043,5045,5040,5041,5042,5050P,5052P,5029P,5025P,5032P,726 Nizampur CTS- 721 P	5200	Private	45760000	156000000	BNCMC
74	74	Multipurpose Hall	Nagaon	Nagaon CTS-5174P,5032P Nizampur CTS-721P,726P	2500	Private	22000000	75000000	BNCMC
75	75	Pumping Station	Nagaon	CTS-5054P,5032P	2200	Private	19360000	66000000	BNCMC
76	76	Burial Ground	Nagaon	CTS-5054,1753	2100	Private	18480000	5250000	BNCMC
77	77	Cremation Ground	Nagaon	S.NO-104P CTS-5054P,5032P	1000	Private/ Government	8800000	2500000	BNCMC
78	78	Playground	Nagaon	CTS-5055P,1801P,1804P,5054P,1800P,5032P,1753P	3900	Private/ Government	34320000	9750000	BNCMC
79	79	Public Amenity	Nagaon	CTS-5032P	800	Government	7040000	24000000	BNCMC
80	80	Extension to Garden	Kaneri	FP-126(B)P	1100	Private	10230000	2750000	BNCMC
81	81	Educational Amenity	Kaneri	FP-125,126(A)P	11500	Private	106950000	345000000	BNCMC
82	82	Post Office	Kaneri	FP-126(A)P	4400	Private	40920000	132000000	BNCMC
83	83	Playground	Nagaon	CTS-1019	5900	Private	51920000	14750000	BNCMC
84	84	Municipal Market	Nagaon	S.NO-10 P,94 P	12300	Private	108240000	369000000	BNCMC
85	85	Parking	Nagaon	S.NO-16P,94P	6000	Private	52800000	180000000	BNCMC
86	86	Bus Stand	Nagaon	S.NO-16P,94P	6000	Private	52800000	180000000	BNCMC
87	87	Drama Theatre	Nagaon	S.NO-10P,17P,16P,93P,94P CTS-1564P	11800	Private	103840000	354000000	BNCMC
88	88	Taxi Stand and Parking	Nagaon	S.NO-16P,93P	5800	Private	51040000	174000000	BNCMC
89	89	Night Shelter	Nagaon	S.NO-16P,93P	5700	Private	50160000	171000000	BNCMC
90	90	Health Amenity	Nagaon	S.NO-17P,93P, CTS-1564P	22400	Private	197120000	672000000	BNCMC
91	91	Educational Amenity	Nagaon	S.NO-15P,16P,17P,93P	23600	Private	207680000	708000000	BNCMC
92	92	Playground	Nagaon	S.NO-19P,98P	6700	Government	58960000	16750000	BNCMC
93	93	Educational Amenity	Temghar, Nagaon	S.NO-37P S.NO-99P	8100	Private	71280000	243000000	BNCMC
94	94	Garden	Nagaon	CTS-2571P	8200	Private	72160000	20500000	BNCMC

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95	95	Sewage Treatment Plant	Nagaon	CTS-4298P,4310P	5100	Private	44880000	153000000	BNCMC
96	96	Sports Complex	Nagaon	S.NO-15P,136(B)P,91P,14P,13P,93P,136(A)P,94P	78300	Private	689040000	2349000000	BNCMC
97	97	Water works	Chavindra	S.NO-107P,9P,10P	4300	Private	32250000	129000000	BNCMC
98	98	Water works	Chavindra	S.NO-107P,10P	4000	Private	30000000	120000000	BNCMC
99	99	Garden	Chavindra	S.NO-9P,10P,14P,15P,118P	6600	Private	49500000	16500000	BNCMC
100	100	Post Office	Nagaon	S.NO-21P,91P,93P	6700	Private	58960000	201000000	BNCMC
101	101	Sewage Treatment Plant	Nagaon	S.NO-91P	14000	Private	123200000	420000000	BNCMC
102	102	Water Works	Nagaon	S.NO-21P,91P	3400	Private	29920000	102000000	BNCMC
103	103	MSEB Substation	Nagaon	S.NO-91P	1200	Private	10560000	36000000	BNCMC
104	104	Garden	Nagaon	S.NO-91P,136(A)P	18500	Private	162800000	46250000	BNCMC
105	105	Educational Amenity	Nagaon	S.NO-91P,136(A)P	12000	Private	105600000	360000000	BNCMC
106	106	Municipal Market	Nagaon	S.NO-24P,91P,90P	3000	Private	26400000	90000000	BNCMC
107	107	Playground	Nagaon	S.NO-91P,90P	4500	Private	39600000	11250000	BNCMC
108	108	Community Centre	Nagaon	S.NO-90P	9200	Private	80960000	276000000	BNCMC
109	109	Garden	Gauripada	S.NO-69P,26P,61P,13P	11000	Private	113300000	27500000	BNCMC
110	110	Post Office	Narpoli	CTS-694P,967P,966,937P,965	2500	Private	24500000	75000000	BNCMC
111	111	Police Station	Narpoli	CTS-650P,652P,651,695P,694P,967P	2300	Private	22540000	69000000	BNCMC
112	112	Health Amenity	Narpoli	CTS-939P,940P,942P,941P,991P,961P,974P,956P,1012P	3600	Private	35280000	108000000	BNCMC
113	113	Waste Processing Site (SWM)	Narpoli	S.NO-36P,30P CTS-759P,755P,761,760,766P,765,764,763P,762P,758P,757P,756P,772P	6200	Private	60760000	186000000	BNCMC
114	114	Playground	Narpoli	CTS-768P,770,769,771P,772P	2800	Private	27440000	7000000	BNCMC
115	115	Library	Narpoli	CTS-1788P,1692P,1789P	600	Government	5880000	18000000	BNCMC
116	116	Playground	Narpoli	CTS-2013P,2014P	2600	Private	25480000	6500000	BNCMC

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117	117	Burial Ground	Narpoli	CTS-1980P,1951P,1981P,2017P,2032P,1050P,5081P,2033,1879P	5800	Private	56840000	14500000	BNCMC
118	118	Textile Centre	Narpoli	CTS-2021,2014,2018,2019,2020,2017,2031,2028,2030,2027,2032,2029	7200	Private	70560000	216000000	BNCMC
119	119	Water Works	Bhiwandi	CTS-6769P,6765P	1700	Private	18360000	51000000	BNCMC
120	120	Pumping Station	Gauripada	CTS-7966	4000	Government	41200000	120000000	BNCMC
121	121	Community Centre	Narpoli	CTS-2467P,2083,2081P,2080,2082,2125P,2086P,2085P,2078P,2077P,2463P,2464,2465,2067	2700	Private	26460000	81000000	BNCMC
122	122	Water Works	Kamatghar	S.NO-26P,27P,19P,46P, CTS-9166P,9167P	3200	Private	27520000	96000000	BNCMC
123	123	Municipal Market	Gauripada	CTS-8162P,8160P,8161P,8152P	1200	Private	12360000	36000000	BNCMC
124	124	Shopping Centre	Kamatghar	S.NO-139, 170(4A) P	3800	Private	32680000	114000000	BNCMC
125	125	Garden	Kaneri	CTS 5587P,5586P	2800	Private	26040000	7000000	BNCMC
126	126	Municipal Purpose	Kaneri	S.NO-45P,44P CTS-5680P,5381P,5682P,5683P,5684P	3300	Government	30690000	99000000	BNCMC
127	127	Parking	Kaneri	S.NO-24P,23P,22P,16P	13500	Private	125550000	405000000	BNCMC
128	128	Parking	Kaneri	S.NO-33P,30(A)P,35P	4500	Private	41850000	135000000	BNCMC
129	129	Shopping Centre	Kaneri	S.NO-30(A)P	5100	Private	47430000	153000000	BNCMC
130	130	Garden	Temghar	S.NO-50P	10400	Private	130000000	26000000	BNCMC
131	131	Water Works	Temghar	S.NO-49P,50P	3600	Private	45000000	108000000	BNCMC
132	132	Public Amenity	Temghar	S.NO-50P	3900	Private	48750000	117000000	BNCMC
133	133	Water Works	Nagaon	S.NO-89(A)	3000	Private	26400000	90000000	BNCMC
134	134	Pumping Station	Nagaon	S.NO-89(A)P,29P	4400	Private	38720000	132000000	BNCMC
135	135	Water Works	Bhadwad	S.NO-71A,4A	10500	Private	100800000	315000000	BNCMC
136	136	Library	Bhadwad	S.NO-69P,5P	1200	Private	11520000	36000000	BNCMC

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137	137	Waste Processing Site (SWM)	Narpoli	S.NO-142P,21P,29P	5300	Private	51940000	159000000	BNCMC
138	138	Garden	Narpoli	S.NO-143P,21P,20P,22P,133P	10700	Private	104860000	26750000	BNCMC
139	139	Educational Amenity	Narpoli	S.NO-23P,22P	5300	Private	51940000	159000000	BNCMC
140	140	Water Works	Narpoli	S.NO-18P	4000	Private	39200000	120000000	BNCMC
141	141	Truck Terminal	Narpoli	S.NO-18P,16P,19P,17P	21000	Private	205800000	630000000	BNCMC
142	142	Pumping Station	Narpoli	S.NO-24P,25P,26P,23P,134P	3300	Private	32340000	99000000	BNCMC
143	143	Water Works	Narpoli	S.NO-18P	4600	Private	45080000	138000000	BNCMC
144	144	Housing for Dishoused	Narpoli	S.NO-18P,136P,14P	30000	Private/ Government	294000000	900000000	BNCMC
145	145	Police Station	Narpoli	S.NO-18P,136P,11P	48100	Private	471380000	1443000000	BNCMC
146	146	Garden	Narpoli	S.NO-18P,14P,11P	5200	Private	50960000	13000000	BNCMC
147	147	RTO Inspection and Training Center	Narpoli	S.NO-8P,10P,13P,12P,11P	38000	Private	372400000	1140000000	BNCMC
148	148	Garden	Narpoli	S.NO-3P,1P,2P,128P,16P,17P,11P	5500	Private	53900000	13750000	BNCMC
149	149	Museum and Art Gallery	Narpoli	S.NO-5	900	Private	8820000	27000000	BNCMC
150	150	Sewage Treatment Plant	Narpoli	S.NO-123P,126P	10000	Private	98000000	300000000	BNCMC
151	151	Water Works	Narpoli	CTS-1789P,4131P,4136P,4134P,4135P	2900	Private	28420000	87000000	BNCMC
152	152	Health Amenity	Narpoli	CTS-4991,4992,4235,4984,4983,4990,4988	2200	Private	21560000	66000000	BNCMC
153	153	Vegetable Market	Narpoli	CTS-7948,7950,7516,7518	4100	Private	40180000	123000000	BNCMC
154	154	Garden	Narpoli	S.NO-122P,135P	5000	Private	49000000	12500000	BNCMC
155	155	Municipal Purpose	Narpoli	S.NO-129P,122P,135P CTS-8459	9100	Private	89180000	273000000	BNCMC
156	156	Waste Processing Site (SWM)	Kamatghar	Kamatghar S.NO-5P Narpoli CTS-8434P,8435P,8442P,8444P,8438,8439,8437,8446P,8447P,8448P,8449P,8445P,8443P,8440P,8441P,8433P,8436P,7006P	9400	Private	80840000	282000000	BNCMC
157	157	Health Amenity	Kamatghar	S.NO-38P,48P	4400	Private	37840000	132000000	BNCMC
158	158	Garden	Kamatghar	S.NO-48P,38P	4000	Private	34400000	10000000	BNCMC

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159	159	Community Centre	Kamatghar	S.NO-48P	4300	Private	36980000	129000000	BNCMC
160	160	Boating station	Kamatghar	S.NO-51(4A)P	3100	Government	26660000	93000000	BNCMC
161	161	Pumping Station	Kamatghar	S.NO-143P,144P,4P,145P	5600	Private	48160000	168000000	BNCMC
162	162	Health Amenity	Kamatghar	S.NO-143P,144P,49(A)P,4P	8500	Private	73100000	255000000	BNCMC
163	163	MSEB Substation	Kamatghar	S.NO-144P,49(A)P	2400	Private	20640000	72000000	BNCMC
164	164	Municipal Purpose	Kamatghar	S.NO-144P,49(A)P	2700	Private	23220000	81000000	BNCMC
165	165	Multipurpose Hall	Kaneri	S.NO-31P,30P	5200	Private	48360000	156000000	BNCMC
166	166	Public Amenity	Kaneri	S.NO-58	7700	Government	71610000	231000000	BNCMC
167	167	Health Amenity	Kaneri	S.NO-58	2400	Government	22320000	72000000	BNCMC
168	168	Cemetary	Kaneri	S.NO-58	2500	Government	23250000	6250000	BNCMC
169	169	Graveyard	Kaneri	S.NO-26P	5100	Private	47430000	12750000	BNCMC
170	170	Municipal Purpose	Fene	S.NO-22	7300	Private	55480000	219000000	BNCMC
171	171	Sewage Treatment Plant	Fene	S.NO-22	8000	Private	60800000	240000000	BNCMC
172	172	Garden	Fene	S.NO-22	4400	Private	33440000	11000000	BNCMC
173	173	Water Works	Temghar	S.NO-4(A)P	10400	Private/ Government	130000000	312000000	BNCMC
174	174	Park	Temghar	S.NO-4(A)P,21P,23P	63000	Private/ Government	787500000	157500000	BNCMC
175	175	Playground	Temghar	S.NO-28P,24P,23P	1600	Private	20000000	4000000	BNCMC
176	176	Water Works	Temghar	S.NO-21P	5300	Government	66250000	159000000	BNCMC
177	177	Stepping Garden	Temghar	S.NO-21P,23P	9500	Government	118750000	23750000	BNCMC
178	178	Housing for Dishoused	Temghar	S.NO-81P,63,65P,82P,183,84P	9100	Private	113750000	273000000	BNCMC
179	179	Sewage Treatment Plant	Temghar	S.NO-85P,84P,82P	11700	Private	146250000	351000000	BNCMC
180	180	Pumping Station	Temghar	S.NO-91P,88,86,85P,84P	5500	Private	68750000	165000000	BNCMC
181	181	Library	Temghar	S.NO-31P,32P,4(A)P	3900	Private	48750000	117000000	BNCMC
182	182	Municipal Market	Temghar	S.NO-108CP,107P,108A P,108B P,110P	8500	Private	106250000	255000000	BNCMC
183	183	Garden	Temghar	S.NO-92P,91P	3900	Private	48750000	9750000	BNCMC
184	184	Municipal Purpose	Temghar	S.NO-95P,101P,103P,102P,92P	14000	Private/ Government	175000000	420000000	BNCMC

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185	185	Health Amenity	Temghar	S.NO-96P,95P,94P,80P	5100	Private/ Government	63750000	153000000	BNCMC
186	186	Town Centre	Temghar	S.NO-96P,95P,101P,100P,97P	4500	Private/ Government	56250000	135000000	BNCMC
187	187	Children's Playground	Temghar	S.NO-104P,101P,100P	3300	Private/ Government	41250000	8250000	BNCMC
188	188	Playground	Temghar	S.NO-16P,14P,17P,2P,13P	4100	Private	51250000	10250000	BNCMC
189	189	Educational Amenity	Temghar	S.NO-12P,9P	3000	Private	37500000	90000000	BNCMC
190	190	Garden	Temghar	S.NO-4P,12P,9P	3500	Private	43750000	8750000	BNCMC
191	191	Town Centre	Temghar	S.NO-9	2000	Private	25000000	60000000	BNCMC
192	192	Educational Amenity	Temghar	S.NO-73P,80P	13200	Private	165000000	396000000	BNCMC
193	193	Fire Brigade	Temghar	S.NO-79P,80P	9600	Private	120000000	288000000	BNCMC
194	194	Waste Processing Site (SWM)	Bhadwad	S.NO-76P,68P	2500	Private	24000000	75000000	BNCMC
195	195	Solid waste Management Site	Bhadwad	S.NO-65P,17P,76P,77,78,67P,68P	46000	Private	441600000	1380000000	BNCMC
196	196	Vegetable Market	Narpoli	S.NO-8P,10P,11P	5300	Private	51940000	159000000	BNCMC
197	197	Town Centre	Narpoli	S.NO-8P,11P	10300	Private	100940000	309000000	BNCMC
198	198	Community Centre	Narpoli	S.NO-8P,11P,7P,5P	12600	Private	123480000	378000000	BNCMC
199	199	Shopping Centre	Kamatghar	S.NO-164	9000	Private/ Government	77400000	270000000	BNCMC
200	200	Community Centre	Kamatghar	S.NO-163P	6700	Private	57620000	201000000	BNCMC
201	201A & 201B	Educational Amenity	Kamatghar	S.NO-120P,114P,117P,116P,119P,115P,49(A)P	32000	Private	275200000	960000000	BNCMC
202	202	Vegetable Market	Kamatghar	S.NO-125P,126P,161P	4000	Private	34400000	120000000	BNCMC
203	203	Playground	Kamatghar	S.NO-177P,122P	5000	Private	43000000	12500000	BNCMC
204	204	Library	Kamatghar	S.NO-173P,177P,111P	5600	Private	48160000	168000000	BNCMC
205	205	Multipurpose Hall	Kamatghar	S.NO-159P,161P	3000	Private	25800000	90000000	BNCMC
206	206	Water Works	Kamatghar	S.NO-153	4000	Private	34400000	120000000	BNCMC
207	207	Taxi Stand and Parking	Kamatghar	S.NO-104P,159P	5600	Private	48160000	168000000	BNCMC
208	208	Police Station	Kamatghar	S.NO-97P,159P	1700	Private	14620000	51000000	BNCMC
209	209	Shopping Centre	Kamatghar	S.NO-97P,159P	5600	Private	48160000	168000000	BNCMC

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210	210	Commercial Complex	Kamatghar	S.NO-173P,95P,94P,177P,93P,153P,96P	12600	Private	108360000	378000000	BNCMC
211	211	Bus Stand	Kamatghar	S.NO-173P,95P,177P,96P,98P,99P	10500	Private	90300000	315000000	BNCMC
212	212	MSEB Substation	Kamatghar	S.NO-93P,153P	2000	Private	17200000	60000000	BNCMC
213	213	Fire Brigade	Kamatghar	S.NO-94P,95P,153P	5500	Private	47300000	165000000	BNCMC
214	214	Municipal Purpose	Kamatghar	S.NO-99P,95P	5600	Private	48160000	168000000	BNCMC
215	215	Drama Theatre	Kamatghar	S.NO-1P, Lake(P)	12000	Government	103200000	360000000	BNCMC
216	216	Amusement Park	Kamatghar	S.NO-52P,1P,53P, Lake(P)	32000	Private	275200000	960000000	BNCMC
217	217	Municipal Rest House	Kamatghar	S.NO-4P,2P, Lake(P)	8600	Government	73960000	258000000	BNCMC
218	218	Textile Museum	Kamatghar	S.NO-4P,52P,2P, Lake(P)	10900	Private	93740000	327000000	BNCMC
219	219	Vegetable Market	Kamatghar	S.NO-52P, Lake(P)	6200	Private	53320000	186000000	BNCMC
220	220	Parking	Kamatghar	S.NO-56P,152P	3600	Private	30960000	108000000	BNCMC
221	221	Garden	Kamatghar	S.NO-56P,152P, Lake(P)	9100	Private	78260000	22750000	BNCMC
222	222	Shopping Centre	Kamatghar	S.NO-152P,109P	5500	Private	47300000	165000000	BNCMC
223	223	Night Shelter	Kamatghar	S.NO-57P,88P,58P,154(A)P	4600	Private	39560000	138000000	BNCMC
224	224	Educational Amenity	Kamatghar	S.NO-57P,88P,154(A)P	15000	Government	129000000	450000000	BNCMC
225	225	Playground	Kamatghar	S.NO-82P,154(A)P	7900	Government	67940000	19750000	BNCMC
226	226	Municipal Staff Quarters	Fene	Fene S.NO-17P,15P Temghar S.No-21P	15000	Private	114000000	450000000	BNCMC
227	227	Educational Amenity	Temghar	S.NO-14P,17P,180P,2P	10500	Private	131250000	315000000	BNCMC
228	228	Community Centre	Fene	S.NO-5P,9P	10000	Private	76000000	300000000	BNCMC
229	229	Extension to Garden	Fene	S.NO-4P,5P,9P	8200	Private	62320000	20500000	BNCMC
230	230	Playground	Fene	S.NO-17P,21P	5700	Private	43320000	14250000	BNCMC
231	231	Playground	Temghar	S.NO-179P,19P	2500	Private	31250000	6250000	BNCMC
232	232	Extension to Educational Amenity	Temghar	S.NO-178P,179P	1700	Private	21250000	51000000	BNCMC
233	233	Water Treatment Plant	Temghar	S.NO-178P,179P,19P,18P	30200	Private	377500000	906000000	BNCMC
234	234	Pumping Station	Fene	S.NO-18P,19P	6600	Private	50160000	198000000	BNCMC
235	235	Sewage Treatment Plant	Fene	S.NO-19P,18P,20P	16100	Private	122360000	483000000	BNCMC
236	236	Garden	Temghar	S.NO-18P,179P,180P	10000	Private	125000000	25000000	BNCMC

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237	237	Community Centre	Temghar	S.NO-177P,176P	2600	Private	32500000	78000000	BNCMC
238	238	Public Amenity	Temghar	S.NO-174P,176P,175P	4600	Private	57500000	138000000	BNCMC
239	239	Garden	Temghar	S.NO-174P,168P,176P	5600	Private	70000000	140000000	BNCMC
240	240	Educational Amenity	Temghar	S.NO-7P,157P	9800	Private	122500000	294000000	BNCMC
241	241	Parking	Temghar	S.NO-5P,6P,7P,9P	15600	Private	195000000	390000000	BNCMC
242	242	Garden	Temghar	S.NO-163P	4200	Private	52500000	105000000	BNCMC
243	243	Municipal Purpose	Chavindra	S.NO-106P,7P	14800	Private	185000000	444000000	BNCMC
244	244	Water Works	Temghar	S.NO-164P,165P	4000	Private	50000000	120000000	BNCMC
245	245	Waste Processing Site (SWM)	Temghar	S.NO-159P,160P,161P,143P	2500	Private	31250000	75000000	BNCMC
246	246	Garden	Temghar	S.NO-145P,159P,160P,161P	7700	Private	96250000	192500000	BNCMC
247	247	Playground	Temghar	S.NO-150P,154P,153P,159P	8200	Private	102500000	205000000	BNCMC
248	248	Shopping Centre	Temghar	S.NO-154P, 149P, 150P, 152P, 153P, 159P	16800	Private	210000000	504000000	BNCMC
249	249	Water Works	Temghar	S.NO-120P,185P,124P,119P,118P	5900	Government	73750000	177000000	BNCMC
250	250	Post Office	Temghar	S.NO-120P,185P,124P,118P	3600	Private	45000000	108000000	BNCMC
251	251	Garden	Temghar	S.NO-139P,134P,140P,141P,138P	7000	Private	87500000	175000000	BNCMC
252	252	Playground	Bhadwad	S.NO-47P,58P,38P	8900	Private	85440000	222500000	BNCMC
253	253	Health Amenity	Bhadwad	S.NO-47P,58P	8200	Private	78720000	246000000	BNCMC
254	254	Educational Amenity	Temghar	Temghar S.NO-122P,121P Bhadwad S.NO-49P,47P	10500	Private	131250000	315000000	BNCMC
255	255	Library	Temghar	Temghar S.NO-122P Bhadwad S.NO-46P,47P	2000	Private	25000000	60000000	BNCMC
256	256	Garden	Temghar	S.NO-129P,122P,127P,126P,123P	9100	Private	113750000	227500000	BNCMC
257	257	State Excise Office	Temghar	S.NO-129P,127P,126P	1700	Private	21250000	51000000	BNCMC
258	258	Police station	Temghar	S.NO-131P,129P	1800	Private	22500000	54000000	BNCMC
259	259	Truck Terminal	Temghar	S.NO-133P,134P	15700	Private	196250000	471000000	BNCMC
260	260	Sewage Treatment Plant	Kamatghar	S.NO-158P,103,159	11300	Private/ Government	97180000	339000000	BNCMC
261	261	Educational Amenity	Kamatghar	S.NO-158	11500	Private	98900000	345000000	BNCMC
262	262	Playground	Kamatghar	S.NO-158	7600	Private	65360000	190000000	BNCMC

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263	263	Shopping Centre	Kamatghar	S.NO-69P,158P,70P	3700	Private	31820000	111000000	BNCMC
264	264	Health Amenity	Kamatghar	S.NO-69P,158P	2200	Private	18920000	66000000	BNCMC
265	265	Water Works	Kamatghar	S.NO-66P,63P	3700	Private	31820000	111000000	BNCMC
266	266	Burial Ground	Kamatghar	S.NO-60P,61P	15000	Private	129000000	37500000	BNCMC
267	267	Garden	Kamatghar	S.NO-60	10000	Private	86000000	25000000	BNCMC
268	268	Water Works	Nagaon	Kaneri S.NO-26P,Nagaon S.NO-116P	2000	Private	17600000	60000000	BNCMC
269	269	Slaughter House	Chavindra	106P, 7P	15400	Private/Government	135520000	462000000	BNCMC
270	270	Garden	Nizampur	CTS-4019 P	2200	Private	19360000	5500000	BNCMC
271	271	Extension to Burial Ground	Kaneri	S.NO-30A P	1000	Private	8800000	2500000	BNCMC
272	272	Solid waste Management Site	Pogaon	S. NO.-51P, 47, 48, 116, 101P, 46P, 43P, 83P, 42, 41, 40P, 39P, 38P, 37, 31P, 32P, 33P, 35P, 36, 131P	262800	Private	2312640000	7884000000	BNCMC
273	273	Playground	Nijampur	CTS-4317P, 4336P, 4335P, 4360P, 4359P, 4356P, 4338P, 4340P	8000	Private	70400000	20000000	BNCMC
274	274	Convention Center	Chavindra	S No. 64P, 65P	9000	Private	79200000	270000000	BNCMC

Annexure X: Municipal Finance Revenue

MUNICIPAL FINANCE REVENUE					
REF. YEAR (LAST 5 YEARS)	CAPITAL INCOME (In Lakhs)	REVENUE INCOME (In Lakhs)	CAPITAL EXPENDITURE (In Lakhs)	REVENUE EXPENDITURE (In Lakhs)	BALANCE (In Lakhs)
2011-2012	3108.71	20530.04	8702	21272	-6335.25
2012-2013	1627.07	23931.71	7577	24010	-6028.22
2013-2014	6203.54	22258.6	5234	22902	326.14
2014-2015	2326.28	20976.16	3723	26180	-6600.56
2015-2016	9556.72	22935.86	4411	28095	-13.42
2016-2017	8053.7	23750.81	10844	28178	-7217.49
2017-2018	3984.82	32895.96	1211	30820	4849.78
2018-2019	13708.57	33728.52	7068	31970	8399.09
2019-2020	25765.76	36013.3	1536	31835	28408.06
2020-2021	6871.04	37580.05	6160	38801	-509.91

Source: Bhiwandi Nizampur City Municipal Corporation: Accounts Department

Annexure XI: Phase Wise Implementation Program (Plan of two year each)

Sr. No	Reservation Name	Reservation Numbers	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
1	Amusement Park	216	-	-	-	-	222
2	Boating Station	160	-	-	-	166	-
3	Bus stand/Depot	13, 86, 211	211	-	13, 86	-	86
4	Commercial Complex	210	-	-	-	-	210
5	Community Centre	25, 38, 73, 108, 121, 159, 198, 200, 228, 237	38	-	25, 108, 121, 200, 228, 237	73, 159, 198, 200, 228, 237	-
6	Convention Center	274	274				
6	Cremation Ground/ Burial Ground/ Cemetary/ Graveyard	76, 77, 117, 168, 169, 266, 271	168, 169	76, 77, 117,266,271	-	-	-
7	Drama Theatre	87, 215	-	-	-	215	87
8	Educational Amenity	1, 27, 42, 57, 81, 91,93, 105, 139, 189, 192, 201, 224, 227, 232, 240, 254, 261	-	-	1, 27, 42, 57, 81, 91,93, 192, 201	91, 93,224, 227, 232	57, 81, 139, 192, 224, 227, 232, 240, 254, 261
9	Fire Brigade	10, 64, 193, 213	10, 193, 213	64	-	-	-

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10	Garden	4,7,14,15,17,30,32,49,50,55, 65,67,80,94,99,104,109,125, 130,138,146,148,154,158,172,177 183,190,221,229,236,239,242, 246,251,256,267,271	-	15, 17, 104, 109,125, 130, 148, 154, 172, 177,183, 190, 271	7, 14, 30, 49, 55, 94, 221, 246, 251, 256	4,32,50,65,67,80	138,146,158,229, 236,239,242,267
11	Health Amenity	66,90,112,152,157,162,167, 185,253,264	-	66,185,253	162	90, 112, 157	152, 162, 167, 264
12	Housing for Dishoused	43,44,45,144,178	43,44,45	-	-	144,178	-
13	Library	26,115,136,181,204,255	-	-	26, 115, 136	-	181,204,255
14	Market	22,48,53,54,63,84,106,123,153, 182,196,202,219	-	-	22,48,53,54	63,84,106,153, 196	63,84,106,123,182, 202,219
15	MSEB Substation	9,34,62,103,163,212	9,34,62,103,163, 212	-	-	-	-
16	Multipurpose Hall	31,36,61,74,165,205	-	-	-	31	36,61,74,165,205
17	Municipal Purpose	19,29,126,155,164,170 184,214,243	-	19, 164, 214,	29,126,155,170 184,243	-	-
18	Municipal Rest House	217	-	-	-	217	-
19	Municipal Staff Quarters	11,71,226	-	-	226	11, 71	-

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20	Museum and Art Gallery	149	-	-	-	-	149
21	Night Shelter	20,89,223	-	-	-	20,89,223	-
22	Park	174	-	-	-	174	-
23	Parking and Taxi stand	12,24,85,88,127,128, 207,220,241	-	12,24,85,88	127,128	207,220,241	-
24	Playground	2, 28,33,37,41,56,58,60,69, 70,78,83,92,107,114,116,175,187 188,203,225,230,231,247,252,262,273	83, 273	2, 28, 41, 56,58, 116, 188	203, 225, 252, 262	33,37, 60, 69, 107, 114, 175, 187, 231, 247,252	28,70,78,92,203, 262
25	Police station	59,68,111,145,208,258	-	59,68,111, 145,208,258	-	-	-
26	Post Office	82,100,110,250	-	82,100,110, 250	-	-	-
27	Public Amenity	79,132,166,238	-	79,132,166,238	-	-	-
28	Pumping station	75,120,134,142,161,180,234	134,142,161 180, 234	75, 120	-	-	-
29	RTO Training and Inspection Centre	39, 147	39	-	-	-	147

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30	Sewage Treatment Plant	46,95,101,150,171,179, 235,260	46,95,101, 150,171,179	235,260	-	-	-
31	Shopping centre	124,129,199,209,222, 248,263	-	-	-	124,129,199	209,222, 248,263
32	Slaughter house	47,269	-	47	-	-	269
33	Solar Energy Plant	8	-	8	-	-	-
34	Solid Waste Management Site	195,272	195,272	271,272			
35	Sports complex	96	-	-	-	-	96
36	State Excise Office	257	-	257	-	-	-
37	Textile Hub	118	-	-	-	-	118
38	Textile Museum	218	-	-	-	-	218

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39	Town Centre	186,191,197	-	-	186,191	197	-
40	Truck Terminal	6, 51, 141, 259	-	6, 51, 141, 259	-	-	-
41	Waste Processing Site (SWM)	18,113,137,156,194,245	18,113,137,156,194,245	-	-	-	-
42	Water Works	3, 5, 16, 23, 52, 72, 97, 98, 102, 119, 122, 131, 133, 135, 140, 143, 151, 173, 176, 206, 244, 249, 265, 268	3, 5, 16, 23, 52, 72, 97, 98, 102, 119, 122, 131, 133, 135	140, 143, 151, 173, 176, 206, 244, 249, 265,268	-	-	-
43	Women Hostel	35	-	-	-	35	-
44	WTP	233	233	-	-	-	-