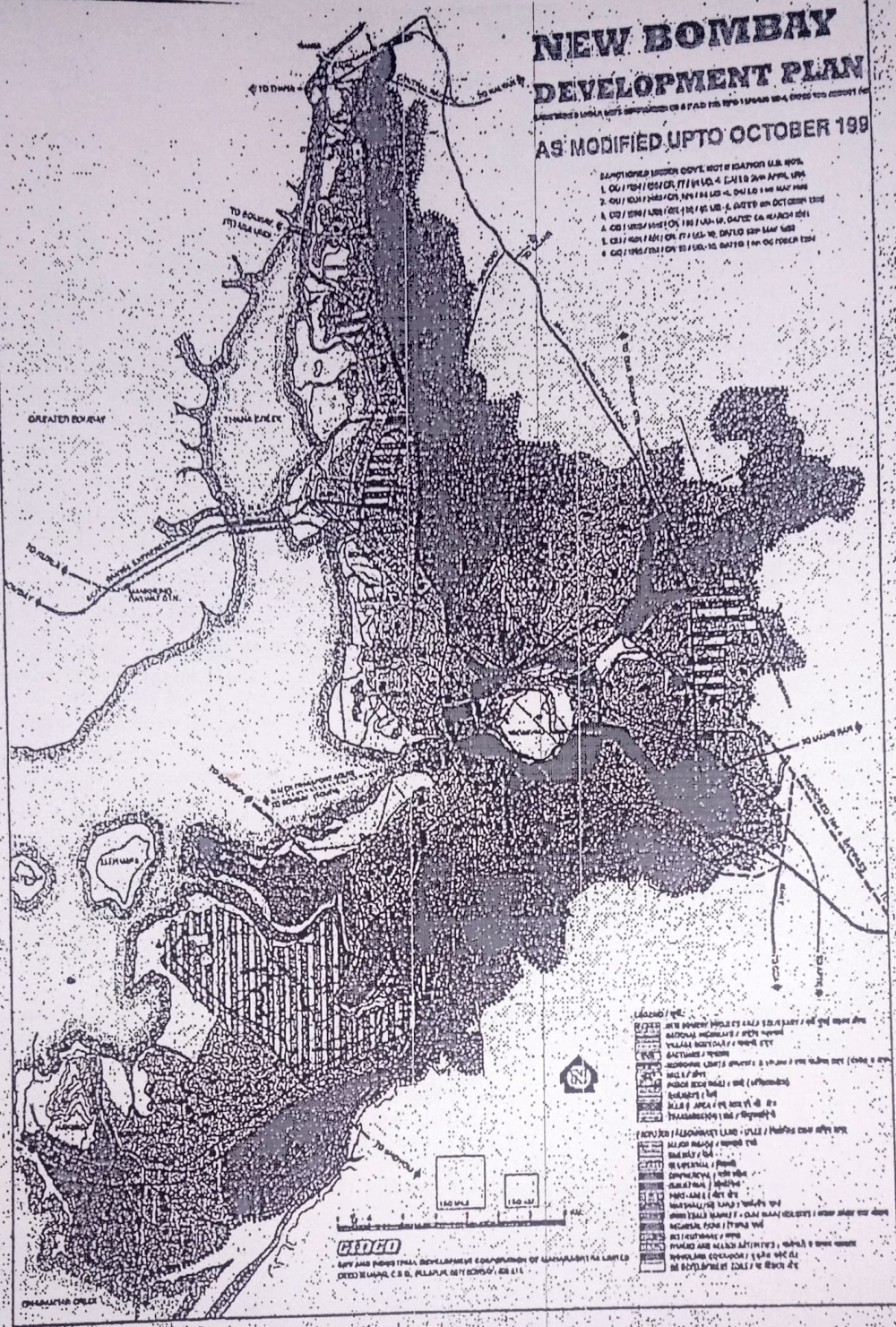


# NEW BOMBAY DEVELOPMENT PLAN

AS MODIFIED UP TO OCTOBER 1959

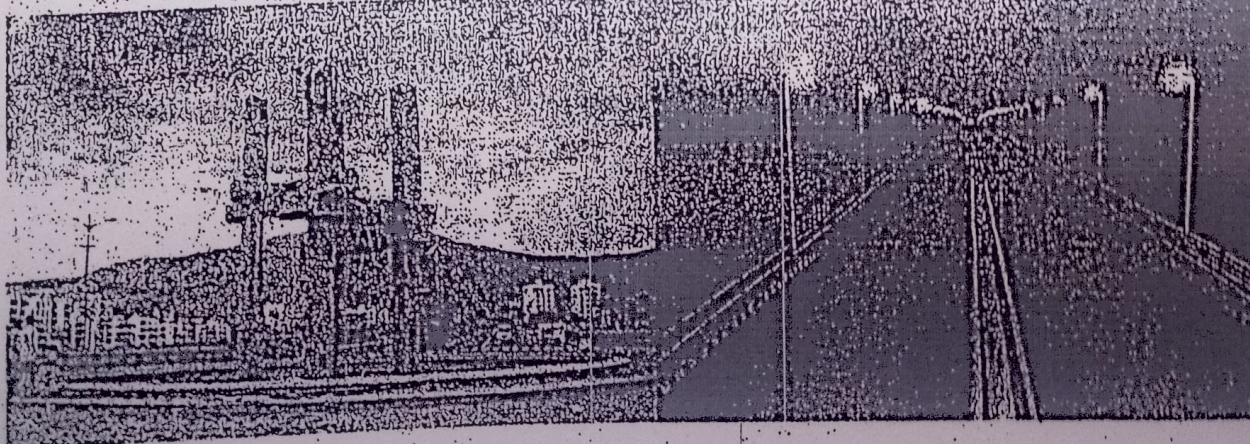


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(Symbol)	Zone 1: Residential
(Symbol)	Zone 2: Commercial
(Symbol)	Zone 3: Industrial
(Symbol)	Zone 4: Public Use
(Symbol)	Zone 5: Green Belt
(Symbol)	Zone 6: Water
(Symbol)	Zone 7: Railway
(Symbol)	Zone 8: Air
(Symbol)	Zone 9: Marine
(Symbol)	Zone 10: Others

Scale: 1:50,000

DATE: 10/10/59, 10/11/59, 10/12/59, 10/13/59, 10/14/59, 10/15/59, 10/16/59, 10/17/59, 10/18/59, 10/19/59, 10/20/59, 10/21/59, 10/22/59, 10/23/59, 10/24/59, 10/25/59, 10/26/59, 10/27/59, 10/28/59, 10/29/59, 10/30/59, 10/31/59, 11/1/59, 11/2/59, 11/3/59, 11/4/59, 11/5/59, 11/6/59, 11/7/59, 11/8/59, 11/9/59, 11/10/59, 11/11/59, 11/12/59, 11/13/59, 11/14/59, 11/15/59, 11/16/59, 11/17/59, 11/18/59, 11/19/59, 11/20/59, 11/21/59, 11/22/59, 11/23/59, 11/24/59, 11/25/59, 11/26/59, 11/27/59, 11/28/59, 11/29/59, 11/30/59, 12/1/59, 12/2/59, 12/3/59, 12/4/59, 12/5/59, 12/6/59, 12/7/59, 12/8/59, 12/9/59, 12/10/59, 12/11/59, 12/12/59, 12/13/59, 12/14/59, 12/15/59, 12/16/59, 12/17/59, 12/18/59, 12/19/59, 12/20/59, 12/21/59, 12/22/59, 12/23/59, 12/24/59, 12/25/59, 12/26/59, 12/27/59, 12/28/59, 12/29/59, 12/30/59, 12/31/59.



## Advantage Navi Mumbai

Sample size = 15% population  
96%

**Socio-economic survey of Navi Mumbai**  
 Literacy Rate  
 Cosmopolitan city with 49% population from other states  
 Average family income per month  
 Average family income (Mumbai) per month  
 Majority Population is young  
 Working population  
 Working people using public transport  
 Households owning computers  
 Families owning vehicles  
 Population happy with social amenities  
 Population happy with Infrastructure  
 Telephone facilities  
 Source : Study by Tata Institute of Social Science, 2001.

Rs. 9,579  
 Rs. 5,000  
 28% under 15 yrs.  
 65% - 15 to 44 yrs  
 13% - 45 to 59 yrs.  
 65%  
 50%  
 8%  
 48%  
 75%  
 67%  
 57%

## Infrastructure in Navi Mumbai

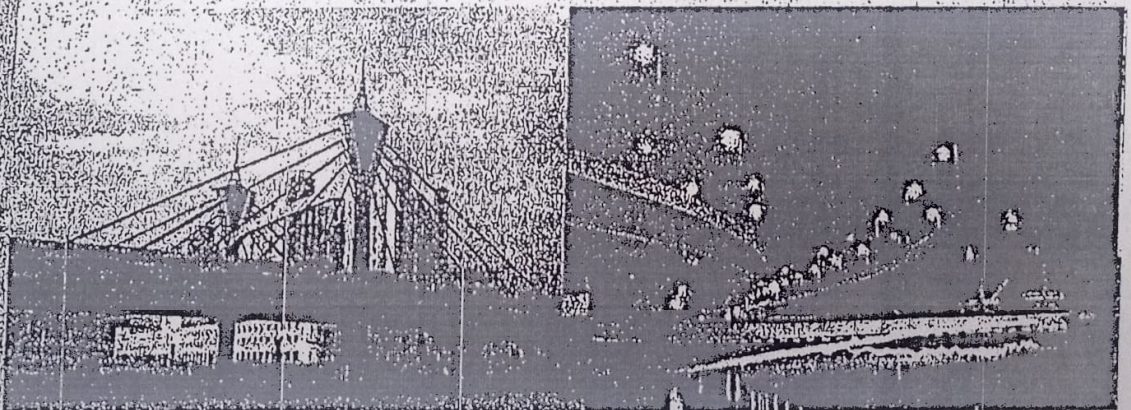
Navi Mumbai - Area	344 sq.km.
Greater Mumbai - Area	438 sq.km.
<b>Population</b>	
Navi Mumbai	
Existing	1 Million
Proposed	3 Million
Greater Mumbai	13 Million
<b>Railways</b>	
Proposed	157 km
Laid	52 km
Operational	29 km
<b>Express Ways</b>	
Proposed	200 km
<b>Power Supply</b>	
Planned	1500 MVA (by 2010)
Installed	960 MVA
Consumption	90 MVA

<b>Water Supply</b>		1500 MLD (by 2015)
Proposed		165 MLD
Available		915 MLD
In progress		
<b>Wholesale markets &amp; Warehouses</b>		500 Ha.
<b>Jobs</b>		
Existing		0.45 Million
Proposed		1.5 Million
<b>Hospital beds</b>		
Existing		2200
Projected		4500
<b>Gardens</b>		175
<b>Community Centres</b>		20
<b>Social Facility Plots</b>		111
<b>Playgrounds</b>		80

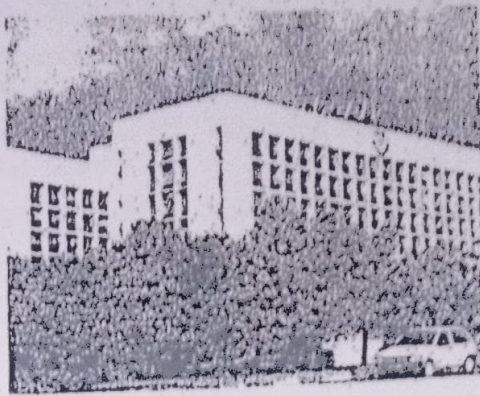
## Navi Mumbai: The City of the Future

The brand new city of Navi Mumbai is situated on the mainland across Mumbai harbour. It is four fifth as big as Greater Mumbai in size and has large industrial estates and the most modern Sea Port of India, JNPT. It was conceived as a counter magnet to the congested Mumbai city. Planned for a population of 2 million people, Navi Mumbai now has about 1 million population. There are 12 townships in Navi Mumbai, referred to as nodes, such as Vashi, Airoli, Kopar Khairane, Nerul, Belapur, New

Panvel, etc. Each node is self-sufficient in educational, health, social, religious, cultural, sports and recreational facilities. Each node is also self contained nodal settlement, strung along mass rapid transport corridors, with their own residential business and commercial areas. The lush green gardens, arterial roads lined with rows of trees, afforested hills, well laid out railway system are some of the salient features of the new city. Come, be a part of this future commercial magnet of India!



Established in March 1970 with a seed capital of Rs. 3.95 crores, CIDCO was entrusted with 344 square kilometers of marshy wasteland off the west coast of Maharashtra. The brief was simple, or so it seemed. Plan and create an environment-friendly city with full-fledged infrastructure to meet its residential, commercial, socio cultural, and industrial needs for generations to come.



Flash-forward more than 39 years hence and what do we have? A city featured in National Geographic Channel's Super Cities of the World Series. A city replete with well planned roads, internal expressways, flyovers, multi-structured rail corridors, modern railway stations that house commercial complexes, state-of-the-art IT parks, broadband connectivity, super speciality hospitals, superlative educational facilities, with an airport, a special economic zone and a trans-harbour link on the way. A city that one and a half million people call 'home'.

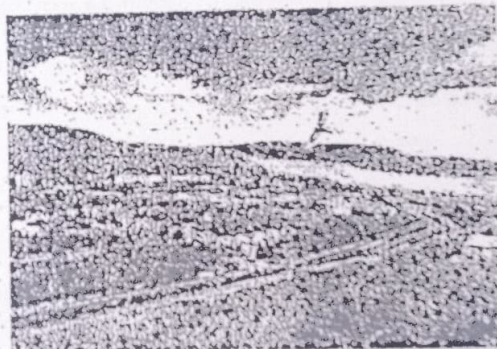
### **A city we know as Navi Mumbai.**

What made this possible? Above all, the vision set forth by the City and Industrial Development Corporation of Maharashtra Limited (CIDCO). Navi Mumbai was planned by CIDCO on the foundation of one word: self-sufficiency. Whether it was housing, transport, commercial, educational, health, social, religious, cultural, sports or recreational facilities, CIDCO's philosophy ensured that Navi Mumbai was self-sufficient in each and every aspect. And the formation of self-sufficient nodes made this idea even more effective. All in all, the population would be treated to a much higher standard of living, and all this would eventually make the city a world-class model for planned development—a fact corroborated by no less than National Geographic Channel.

Unsurprisingly, CIDCO has moved ahead by leaps and bounds, with total investment on city building projects to the tune of a whopping INR 100 billion till March 2006.

### **The Mission**

CIDCO's corporate mission has remained unflinching over the years: to plan and create environment-friendly model urban settlements, by providing quality physical and social infrastructure—housing, education, healthcare, jobs and business opportunities—that will serve generations to come.



### **What makes Navi Mumbai a 'Super City'?**

Many attributes have helped earn Navi Mumbai this global reputation: its magnitude, as well as its pattern of infrastructure development, method of finance, and its judicious, prudent planning.

- Spread over 344 sq. km. of land, including a 150 km. creek line
- 14 small townships, known as nodes, strung along mass transport corridors that effectively serve civic needs
- Well-balanced and landscaped city, designed and planned for life and commerce in 21st century India
- Direct access to all parts of India through road and rail
- Close to the most modern seaport, Jawaharlal Nehru Port
- World-class infrastructure to match current and future needs
- Quick-access Central Business District located in the heart of the city
- 45% land reserved for green zones and open-to-sky activities
- Reasonably priced commercial and residential real estate with scope for healthy appreciation on investments
- Excellent healthcare facilities in every node
- Housing for every stratum of society
- Quality education in every node
- International airport and Special Economic Zone in the offing

### **Navi Mumbai fact file**

A socio-economic survey conducted by the Corporation in 2005 revealed that planned infrastructure for the city has the capacity to accommodate 4 million people.

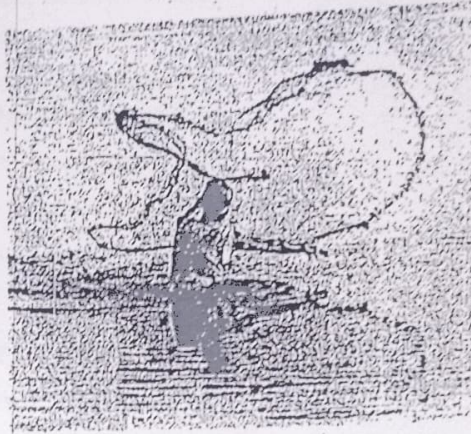
- Number of people that have made Navi Mumbai their home : Over 1.4 million
- People happy with social amenities : 75%
- Literacy rate in the city : Over 98%
- Families that migrated from Mumbai : 48%
- Average family monthly income : INR 12,700
- Average age of population : 28 years
- Population in the age group 0-45 years : 83%
- Education up to secondary level : 22.8%
- Graduates : 19%
- Families living in houses of their own : 74%
- Average family size : 3.8
- Working population : 32%
- People working and residing in Navi Mumbai : 60%
- Population working in offices : 68%
- Families owning vehicles : 49%
- Average travel time of a one-way trip : 28 minutes
- 63% of dwelling units are for LIG & MIG-I

- Average built up area of house 45 sq.mtr.
- Average year of stay in Navi Mumbai is 9.81 years
- Decadal growth rate of population : 74%
- 62% students go to English medium schools
- 32% of population is working
- 40% if the population is professionals
- Female Literacy : 96%

### **Nourishing the sons of the soil**

CIDCO's contribution in developing local human resources while setting up the New City of Navi Mumbai is noteworthy on many counts. Of special note among these is the 12.5% scheme that came into effect in Navi Mumbai from 1994. The scheme provides for 12.5% of the land acquired from the villagers to be earmarked as a layout of developed plots to be returned to PAP.

- These plots have 1.5 FSI with permission to use up to 15% of the FSI for commercial purposes
- Minimum plot size: 40 sq.m.



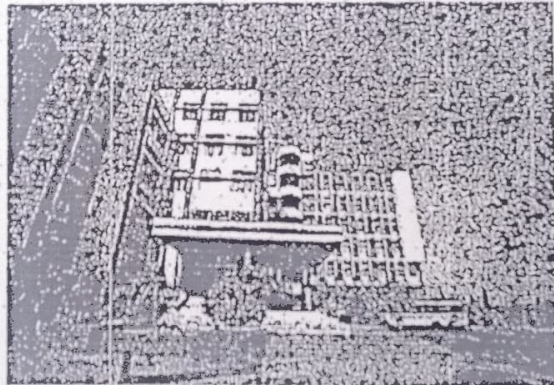
### **Rehabilitation**

With a view to provide PAP's source for their livelihood, CIDCO is making Immense contribution in their rehabilitation process.

- Allotment of 12.5% developed plots to the PAP's
- Vocational training, computer training, & stipend to PAP students
- Allotment of social facility plots on moderate rates within GES area
- PAP's provided with civil contracts, quarry licences as per their eligibility

### **Educational capital**

Thanks to CIDCO, Navi Mumbai houses a rich variety of educational facilities that range from preparatory schools to professional and vocational centres. Each of the nodes is self-sufficient in terms of providing quality education and unless one has a specific preference, there is absolutely no need to visit another node to fulfill one's education needs. In fact, Navi Mumbai's emergence as a premier educational hub can be gauged from the



fact that students living outside the city jump at the opportunity to study here.

- About 22.5% of the total population is considered to be school-going
- Students have access to State Education Board, CBSE and ICSE patterns
- Navi Mumbai offers a wealth of 10 management colleges, 15 engineering colleges, 13 polytechnic colleges, 10 medical colleges and 16 degree colleges

## Roofs to rave about

CIDCO took up the mission to provide quality housing at affordable prices for all. Unlike other commercial developers, CIDCO has built houses for every stratum of society. Staying abreast of the dynamics of ever-changing technologies, it has implemented the latest innovations for its housing projects. All these technologies are earthquake resistant.

Unsurprisingly, CIDCO's Mass Housing department has been awarded the prestigious ISO 9001-2000 certification.

## Initiatives

- Creation of a separate department for Mass Housing
- In all 1.19 lakh houses built by CIDCO for all income groups
- EWS / LIG 49%, MIG 32% and HIG 19%
- Tenements under construction: around 7,000

## Landmarks

- Seawoods Estate, with its magical blend of 'landscape, seascape and escape'
- Millennium Towers, the intelligent housing complex
- Spaghetti, a project spanning 1,500 houses for the MIG
- Designed by world-renowned architects

## Technologies

- Siporex for Mass Housing Project in Airoli node
- MIVAN for Spaghetti Housing Project in Kharghar node
- Tunnel Form for Millennium Housing Project in Sanpada node

## In good health

A progressive city ought to possess hospitals with advanced surgery, investigation and specialized treatment facilities. And Navi Mumbai is well on its way towards fulfilling that need.

CIDCO has planned 5 Super Specialty Hospitals in the city. Out of these, one at Vashi and another at Kharghar are in the planning stage.

- Each node of the city has a medical facility in its vicinity
- Emergency medical care services available every 3-5 km.
- 2,200 hospital beds serving; 5,000 beds proposed
- Tata Cancer Society Hospital operational
- Asia's biggest National Burns Research Hospital operational

## Water wonder

CIDCO has allocated 12% of its expenditure on physical infrastructure towards the provision of water supply.

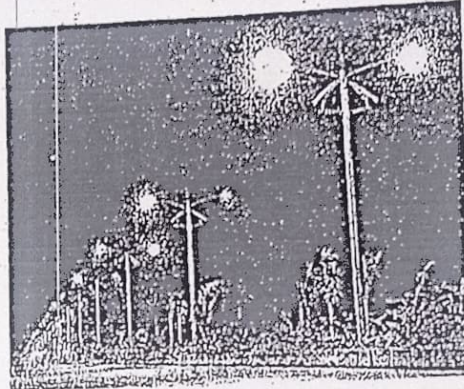
- Four lakh metres of pipeline to supply water
- Hetawane Water Supply project, with a capacity to provide 100 MLD water, is a boon for the people of Navi Mumbai
- Other sources: MIDC (100 MLD) and MJP (65 MLD)
- Easy access to water connections

## Empower

The quantity and quality of electrification is generally what separates a good city from a great one.

Electricity also has the power to bring drastic change in creating infrastructure. CIDCO took all these aspects into consideration to ensure that Navi Mumbai shines like a beacon for all to see.

- Collaboration with MSEDCL to facilitate easy access to power supply connections
- Supervisory Control And Data Acquisition (SCADA) system installed for uninterrupted power supply in Kharghar
- 'Single window system' implemented in Kharghar



## Calming the storm

CIDCO's planners took all the precautionary measures possible while developing Navi Mumbai, so that safety was not compromised on any count.

This has been achieved through development and engineering innovations such as the Ughadi system in the holding and detention ponds with Dutch Method of Reclamation, the unique storm water management and sewerage systems.

No more vindication of these was necessary than after July 26, 2005. Even when torrential rains laid siege to the entire city of Mumbai, its twin city remained largely untouched. This, despite the fact that a large part of Navi Mumbai is below high-tide level.

## Storm Water Management highlights

- 16 detention ponds, 28 holding ponds created in low-lying areas
- Ponds hold storm water and prevent it from flowing into the creek
- High tide flooding avoided

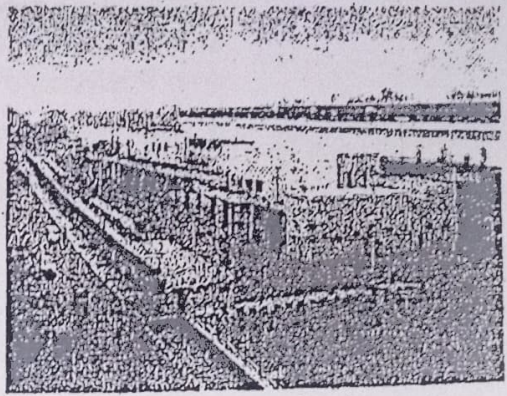
## Sewerage System highlights

- Underground sewerage system runs on gravity and pumping mechanisms
- Sewage Treatment Plants to treat the sewage
- Treated effluent adheres to the standards of the State Pollution Control Board

## Solid waste ground for Navi Mumbai

The most modern technology is proposed for this project. It is designed in two components. The first comprises of collection, transfer and transportation of solid waste upto the site. Development, operation and maintenance of waste processing and disposal facility will take place in the second component.

The 14 hectare land will take care of waste generated in the coming 15 years. It will have a weigh bridge, segregation area with pre-processing plant, compost area, engineered landfill and leachate holding pond.



### Tracking the future

The railway network of Navi Mumbai forms the lifeline of the city.

The extended harbour route of Mumbai is a major part of Navi Mumbai. CIDCO has planned 6 corridors in the city and spans Vashi, the first station of Navi Mumbai and Panvel.

A 29 km. corridor is already operational. A 23 km. second corridor, Thane-Turbhe-Vashi, which connects Navi Mumbai with Thane city, is also operational.

### The 6 rail corridors

- Mankhurd - Belapur - Panvel (commissioned)
- Thane - Turbhe - Nerul / Vashi (commissioned)
- Kalwa - Turbhe (goods line commissioned)
- Belapur - Nerul - Uran (work in progress)
- Mansarovar - Taloja (planned)
- Panvel - Uran (planned)

### Railway stations:

CIDCO has pioneered the concept of the station-cum-commercial complex to utilise floor space above railway stations. This has resulted in growth centres and employment opportunities.

Vashi, Sanpada, Juinagar, Nerul and Belapur railway stations are fine examples of this intelligent and aesthetic application of architecture.

### Model railway stations

- Each of the 30 stations has been designed as an architectural marvel
- Stations have double discharge platforms; well connected with every node
- Rail routes developed jointly by Indian Railways and CIDCO
- CIDCO shared 67%, the Railways shared 33% of the project cost
- CIDCO has so far spent INR 90 billion on railway projects in the city
- Planned rail network covers 200 km., 6 corridors and 30 stations, occupying 900 hectares of land



## On the road to prosperity

Navi Mumbai boasts a network of city scale roads of urban expressway standard, arterial and sub-arterial roads, and collector and access roads for safe, fast and smooth flow of traffic. Grade separations at all roads, rail crossings and road over bridges have been provided before commissioning of rail projects.

### Important road projects completed and in operation

- Palm Beach Marg: A 6-lane road with acceleration and deceleration lanes, connecting Vashi with Belapur & proposed to be extended upto Airoli.
- Pandav Marg
- Aamra Marg, including the New Panvel creek bridge, under construction by MJPRCL (Mumbai JNPT Port Road Company Ltd); SPV formed by NHA, JNPT and CIDCO

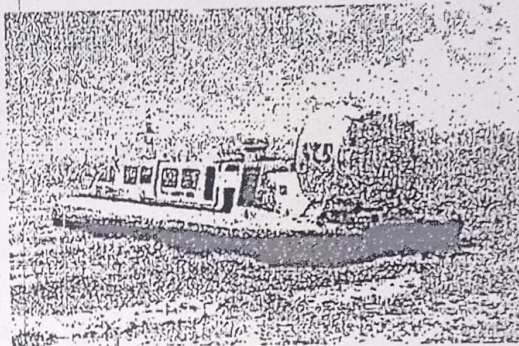
### Important road projects under planning

- Second link to JNPT (coastal road in Ulwe node)
- Interchange on Aamra Marg with NH4B and SH54 at Gavhanphata, and on NH4B with SH54 at Karalphata

## Water ways

As a part of the integrated Navi Mumbai Transport System, a hovercraft terminal has been developed. The landing facilities are planned at 7 locations in Navi Mumbai.

CIDCO's role is that of facilitator of this service.



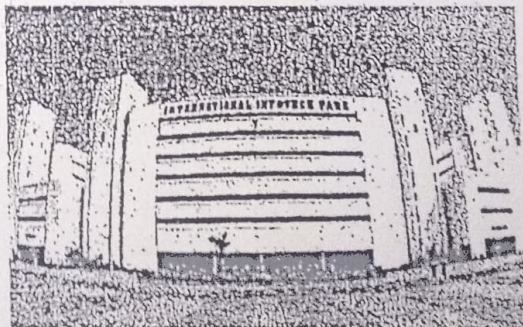
## Spearheading the IT revolution

CIDCO has developed some growth centres in Navi Mumbai to recreate the vibrancy and dynamism of Mumbai. From Infotech Centres to Iron and Steel Markets, Central Business Districts to Agricultural Produce Market Complexes, Navi Mumbai is today a buzzing hub for major economic activities.

With the emergence of the Mumbai Pune Knowledge Corridor, the Navi Mumbai Special Economic Zone and the proposed International airport, the city looks set to zoom sky high in the industrial, commercial and, in particular, the technology stakes.

## International Infotech Park

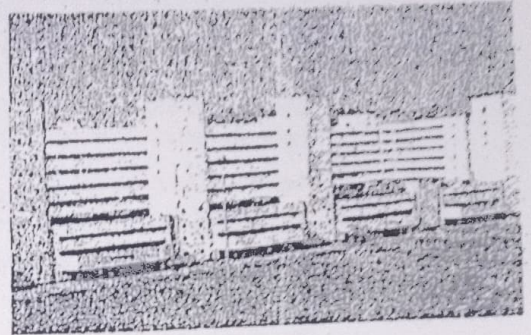
- Inaugurated on June 14, 1998, the International Infotech Park (IIP) is more than 6 lakh sq. ft. of built-up premises located in the commercial complex at Vashi railway station
- This fully operational magnificent complex is home to companies like STPI, VSNL, 3i Infotech, Sify, Tracemall (India) Pvt. Ltd., Cyquator Technologies Ltd., Inter-connected Stock Exchange of India, The Times of India Group and many others



- Upto 140 Mbps high-speed data connectivity available
- IIP, Vashi promises tremendous employment and income generation potential
- Single window clearance for IT companies

### International Technology Centre

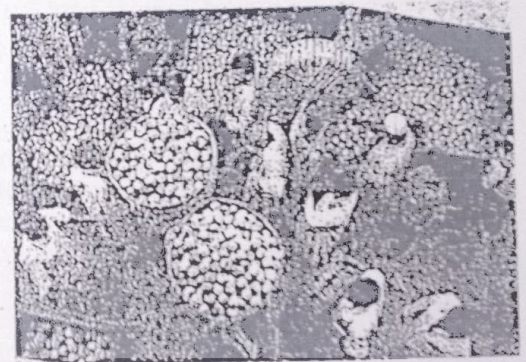
- Located In Belapur, Navi Mumbai's Central Business District
- Housed In the ultra-modern Belapur railway station complex, the International Technology Centre (ITC) boasts 10 lakh sq. ft. of area
- State-of-the-art data connectivity
- Occupied by Industry majors like WIPRO Ltd., Labindia Instrument, State Bank of India, Shell Transource, Green Point Technology Solutions, CMS Securitas and many more



### Agricultural Produce Market Complex (APMC)

Asia's largest wholesale market complex, APMC is located in Vashi, the most developed node.

- Won the Prime Minister's Award for Implemented Urban Design Projects
- Estimated annual trade turnover: over INR 60 billion
- Offers one lakh jobs, and houses separate buildings for each market
- The Onion & Potato Market is built on a 92-hectare plot, and has 238 shop-cum-godowns and an auction hall
- The Processed Products Market has 9,947 square metres of built-up space, with 660 shop-cum-godowns and 272 traders' offices
- Another central facility building houses 412 shop-cum-godowns and 356 traders' offices



### Set to soar high - Navi Mumbai International Airport

CIDCO's mega project, the proposed Navi Mumbai International Airport is proposed to be developed on BOOT basis with public-private partnership. This world-class airport will have a host of state-of-the-art infrastructure facilities.

- Designed to accommodate new large aircraft, compatible with the 4-F aerodrome code
- To be spread across 1140 hectares at Kopar, Panvel. It is envisaged as a 'Greenfield' international airport

- 2 parallel runways for simultaneous operation
- Full-length taxiways on either side of the runways
- Simulation study completed at ICAO, Montreal, Canada; CIDCO and AAI shared the cost of this study
- Recently an 'in-principle' approval has been granted by the Union Cabinet. Accordingly CIDCO has initiated the necessary studies such as master plan, detail project report etc. for preparation of procurement documents to initiate the bidding process and complete the same at the earliest, so as to commence the construction of first phase of the airport from late 2008 and open the airport for operation by late 2012.

**Time to discover**

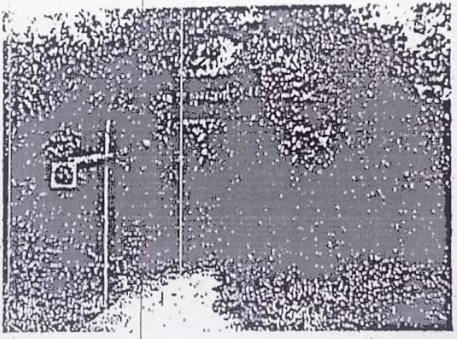
- The Parsik hills on the East, West and North form a valley in sector 9
- A valley spread over around 50 hectares
- This Parsik range in Belapur, adjacent to the Mumbai-Pune national highway, has been identified as Valley Park
- Natural sources in Valley Park

**Form an ideal habitat for flora and fauna**

- The Bombay Natural History Society (BNHS) has identified nearly 80 bird species here
- An ideal place for bird watchers, waterfalls, hiking and trekking spots for adventurers and picnic spots for nature lovers
- It was formally inaugurated on 5th May 2006.
- A sculpture called 'Tree', was also unveiled
- Small ponds would be developed along the existing stream at the bottom of the valley and more fruit-bearing trees would be planted in the valley to attract more birds

**Valley Park**

Some facts can't be disputed with. For instance, Navi Mumbai is as large as Greater Mumbai. Or that its railway stations in are marvels of modern engineering. Or that it is surrounded by blue water bodies. But sometimes there is a lot more to facts. One just needs a bit of effort to discover the whole truth. So what's behind this aesthetically planned and well-carved out world-class city?



**Mangrove Park**

CIDCO has also planned a Mangrove Park to protect the coastal area. The proposed site earmarked for the park is located between Nerul holding pond and Vashi holding pond.

- Proposed area: 429 hectares
- Environment NGOs to participate
- Proposal submitted to the Central Government

## Navi Mumbai Special Economic Zone (NMSEZ)

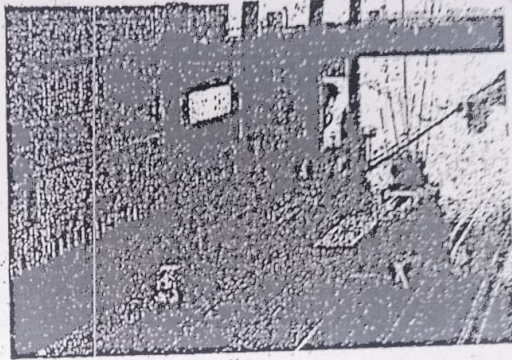
The Navi Mumbai Special Economic Zone (NMSEZ) is a special duty-free enclave designed in accordance with the global economic policy to promote foreign investment. Considered an engine of progress, it will greatly enhance economic activities in the region and state.

### Status

- Navi Mumbai SEZ Development Company formed
- Shareholders' and development agreements also signed
- The company to act as Special Planning Authority

### Advantage NMSEZ

- Access to Mumbai, the financial capital of India
- Access to cheap and skilled manpower
- Access to social Infrastructure
- Access to huge urban markets
- Access to International seaports
- Access to international and domestic Airports
- In the vicinity of the proposed Navi Mumbai International Airport
- Road and rail connectivity



### Golf Course

- Considering that golfing necessarily requires large tracts of open land, Navi Mumbai's exclusive Golf Course and Country Club would be welcomed by enthusiasts of Navi Mumbai.
  - World-class 18-hole and 27-hole courses
  - To be designed at Nerul and Kharghar by a renowned golf architect
  - Ultimate aim being making these a venue for prestigious competitive events on the national and international golfing calendar

### Kalamboli Node

Kalamboli is yet another self-contained nodes like Vashi, Nerul, Belapur which is speedily developed by CIDCO as a part of development of Navi Mumbai. In pursuance of policy of decentralisation of commercial and business activities in Mumbai Metropolitan region, CIDCO has taken up development of major warehousing cum steel market complex at Kalamboli. The node which is situated between Taloja and Panvel station along the National Highway No. 4 and the Junction of Sion-Panvel Express Highway.

