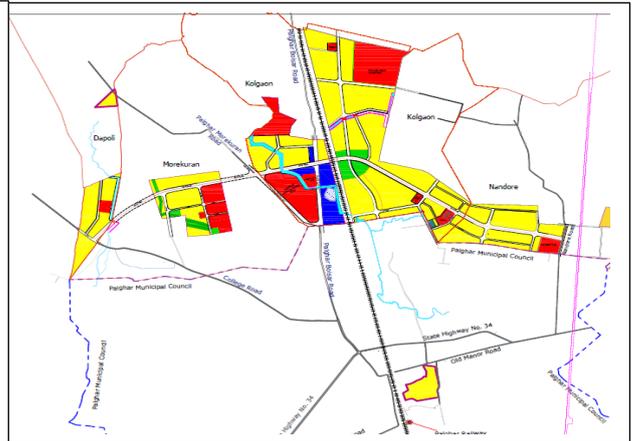


Draft Report on

# PLANNING PROPOSALS

For

## PALGHAR NEW TOWN AREA



**NEW TOWN DEVELOPMENT AUTHORITY**  
**PALGHAR NEW TOWN NOTIFIED AREA**

Appointed by GoM under sub-section (1) & (3A) of Section 113 of the MR&TP Act 1966 on 1.10.2016

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**Annexure 2:** Notification regarding appointment of CIDCO as “New Town Development Authority” (NTDA), dated 1st October, 2016.

**Annexure 3:** Plan Submitted to the government showing Boundary of Palghar New Town Notified Area.

**Annexure 4:** Government Resolution issued by Revenue and forest department, regarding additional land of 101-11 Ha at Kelve Road Village, Taluka Palghar, dated 11<sup>th</sup> September 2019.

**Annexure 5:** Letter to UDD, GoM requesting to appoint CIDCO as NTDA for the lands at Kelve Road.

**Annexure 6:** The existing Land Use plan.

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## Chapter No 1

### PROJECT SETTINGS

#### 1.1 Palghar District

Palghar was designated as 36<sup>th</sup> district of Maharashtra after separating it from Thane district on 1<sup>st</sup> August, 2014.

The district has 8 talukas namely Mokhada, Talasari, Vasai, Vikramgad, Palghar, Dahanu and Wada. The main river flowing through the district is Vaitarna and Surya. The district is bounded by Thane and Nashik

districts in the east, by Gujarat state and Dadra and Nagar Haveli union territory

in the north. The Arabian Sea forms the western boundary,

while of Mumbai Metropolitan Region forms the southern boundary.

The total geographical area of Palghar district is 4,69,699 hectares comprising of 1008 villages, 3818 sub-villages and 477 gram panchayats. In 2011, Palghar district had a population of 29,95,428 of which 45 per cent population lives in urban area while the remaining population lives in rural areas. The District literacy rate is 66.65% with Male and female literacy rate being 72.23% and is 59.28% respectively.

The climate of Palghar District is Hot and Humid with maximum and minimum temperature being 40.6 Celsius and 8.3 Celsius respectively. Average Rainfall received here is 2293 mm.<sup>1</sup>



Figure 1: Palghar District Map

<sup>1</sup>(Source: Palghar.gov.in)

Palghar District hosts many industrial activities at Boisar, Vasai, Palghar and Wada. In Vasai Taluka, there are industrial development areas at Vasai, Virar and Nalasopara. Boisar has 1028 Ha of MIDC industrial area, which hosts about 1200 small-big scale industries such as Textile industries, Chemical industries, Engineering and steel plants etc. These industries are facilitating employment to locals. Tarapur atomic power station in Tarapur near Boisar is located at a distance of about 30km from Palghar. Chinchni village in Dahanu is well known for traditional dye making.

## 1.2 Palghar Taluka

Palghar Taluka has a total geographic area of 1,02,303.14.7 Hectare. Palghar taluka comprises of 22 Villages. The total population of Palghar taluka in 2001 was 4,54,635 while in 2011 the population was 5,50,166. Palghar has tropical climate. The average annual temperature in Palghar is 26.9°C. The minimum and maximum temperature of Palghar varies from 10 degrees Celsius in winter to 41 degrees Celsius during the summer. Significant rainfall occurs between June and October months of the year. Major rainfall is observed during July.

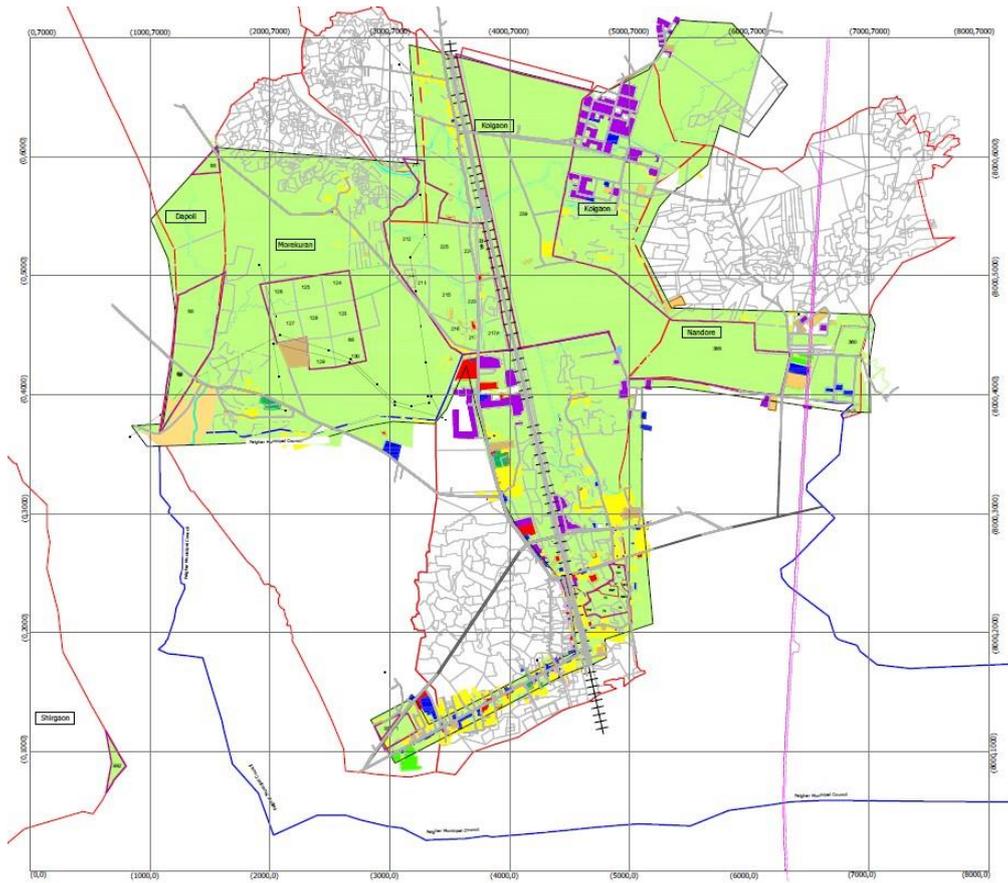
Palghar Taluka in 2011 shows 70.49 per cent of literacy compared to its District literacy of 66.65%. Male literacy constitutes 56.7 per cent whereas female literacy is about 43.21 % in Taluka. As per 2011 census, 30.56 per cent of the total population falls in ST category. The employment ratio is 43.45 per cent of which the percentage of working population in male and female is 71.4 and 28.6 per cent<sup>2</sup>.

## 1.3 Project Area

The project area admeasuring 440-57.90 is situated on Northern side of existing Palghar Town, along Palghar Boisar road. The longitude and latitude of Palghar New Town are 19°43'20.1"N72°45'43.9"E respectively. As may be seen in the Figure 2, the site designated for New Town, is not contiguous. The entire project area is spread across seven villages and divided in eight spatially separated pockets. The project area mainly comprises of agriculture area with vacant land and sparse negligible settlements in some of the pockets.

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<sup>2</sup>(Source: Census of India, 2001 & 2011)



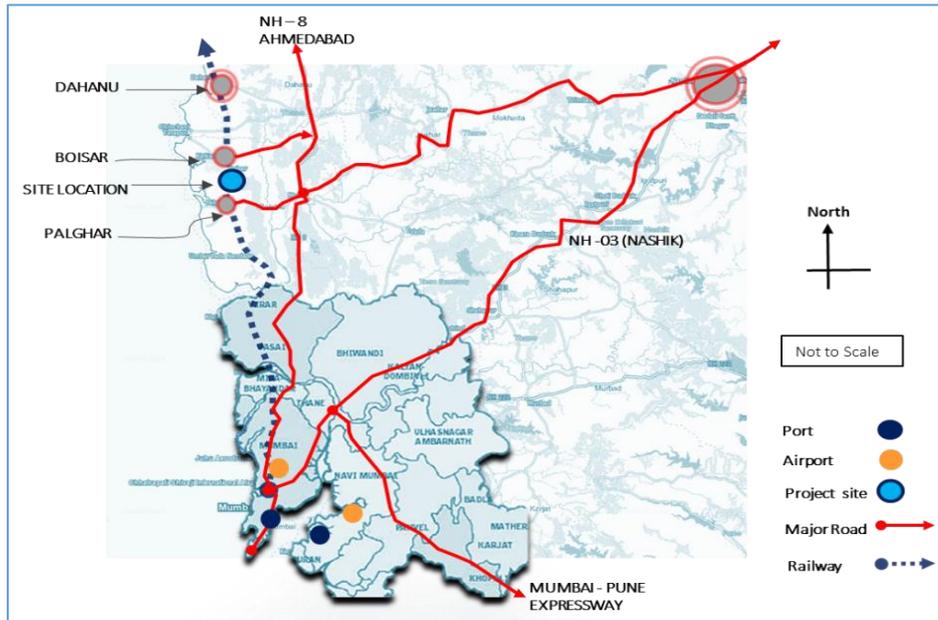
**Figure 2: Palghar Project Area**

### 1.3.1 Local and Regional Connectivity

Palghar city is well connected by Rail and Road. The Western Railway network passes through Vasai, Palghar and Dahanu tehsil of the district by providing enhanced connectivity to Ahmadabad, Mumbai and up to Delhi in North. Western suburban (Local) train services are available up to Dahanu. Palghar railway station is about 2 KM from the project site.

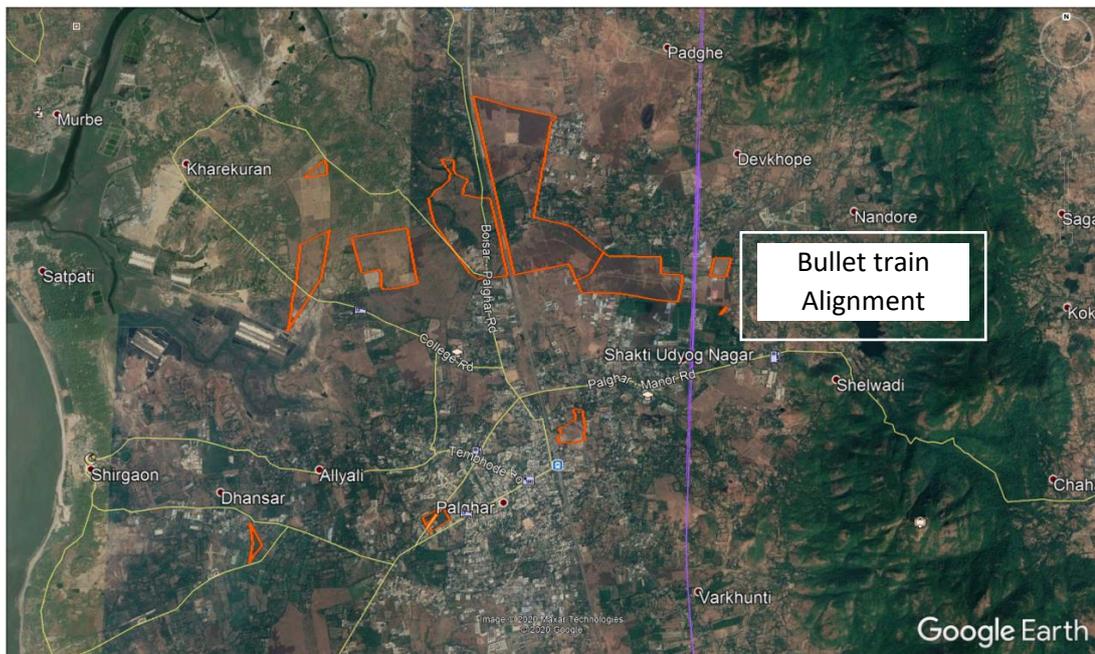
In terms of road connectivity, Palghar New Town & District Headquarter is located at about 110 Km north of Mumbai. National Highway No. 48, (Old NH 8) is running approximately 25 km away from Palghar Municipal Limit connected with Palghar-Manor-Wada link Road. Project Area falls between Palghar and Boisar towns.

Upcoming Navi Mumbai International Airport (NMIA) is located at a distance of about 125Km by road. Palghar town is situated at about 144 Km from Jawaharlal Nehru Port Trust (JNPT PORT) which is the largest modern Container Port in India. Palghar New Town local and regional connectivity is shown in Figure 3.



**Figure 3: Palghar New Town Project- Local and Regional connectivity**

Bullet train connectivity: Of the 4 proposed stations of this high speed train in Maharashtra, one is provided in Boisar (approximately 14km away from Palghar New Town). This high speed rail corridor is roughly 3km away from Palghar New Town city center. Approximately 92% of the high-speed railway track will be elevated through viaducts including Palghar area.<sup>3</sup>



**Figure 4: Bullet train alignment passing through Palghar New Town**

<sup>3</sup>Source: [www.nhsrcl.in](http://www.nhsrcl.in)

## Chapter No 2

### APPOINTMENT OF CIDCO AS NEW TOWN DEVELOPMENT AUTHORITY

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#### 2.1 Appointment of CIDCO

The GoM declared Palghar 36th district of Maharashtra on 1st August, 2014 by bifurcating Thane District. In order to establish all district level administrative and other government buildings along with staff quarters for this newly formed District at Palghar, the District collector Palghar vide letter dated 24.11.2014 requested CIDCO to execute and develop the DHQ on behalf of GoM.

The, Forest and Revenue Department, GoM vide GR dated 29<sup>th</sup> June, 2016<sup>4</sup> gave approval to CIDCO for development of DHQ and Palghar New Town (Total area - 440-57.90 Ha.) (Annexure-I). Vide Notification<sup>5</sup> dated 1.10.2016 the UDD, GoM under sub-section (1) and (3A) of Section 113 of MR&TP Act, 1966 appointed CIDCO as New Town Development Authority (NTDA) for Palghar New Town. Out of the total area, 103-57.90 Ha has to be utilized for development of DHQ and remaining 337 Ha of land is to be used by CIDCO for development and disposal of plots to recover cost of infrastructure and development of DHQ. This project is spread across 7 villages Viz. Kolgaon, Palghar, Nandore, Morekuran, Tembhode, Dapoli and Shirgaon (Annexure-II).

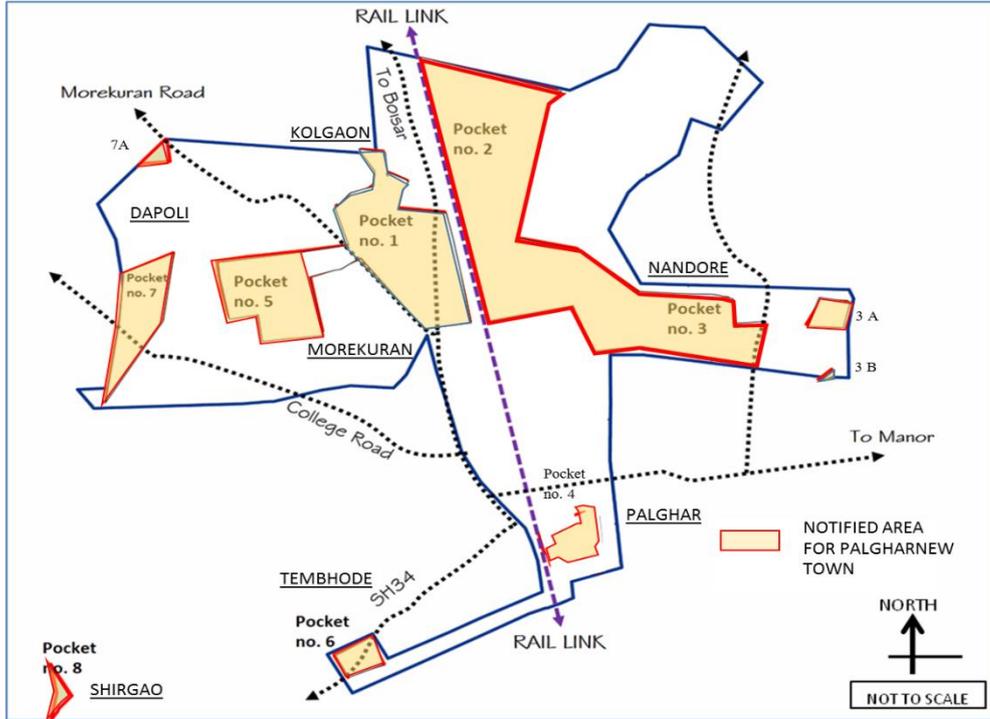
CIDCO has to construct following buildings and allied physical infrastructure as a part of DHQ:

- Office of District Collector
- Office of Superintendent of Police
- Zilha Parishad office
- New Administrative Building
- District & Session Court
- Auditorium
- Staff quarter (for 10% officers & employees) & Government Rest House
- Provision of infrastructure like roads, water supply, sewerage and drainage system, power supply etc.

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<sup>4</sup>GR reference No-प्र.रे.व-2015/प्र.क्र.77(अ)/म-10 dated 29<sup>th</sup> June, 2016.

<sup>5</sup>Notification No-TPS-1216/UR.No.52/C.R.257/16/UD-12 dated 1st October 2016.



**Figure 5:Palghar Notified Area**

As mentioned under point no 7 of this notification, CIDCO has prepared the plan showing boundaries of the said notified area and submitted the same to the government. ( Annexure -III)

Further, as mentioned in the GR dated 29.6.2016, a ‘Steering Committee’ under the chairmanship of Guardian Minister of Palghar District was also constituted to take suitable decisions with respect to the development of DHQ, conceptual planning of the Project and to monitor progress of the DHQ.

The construction of DHQ began in early 2018. Thereafter, CIDCO was also requested to carry out interior works of DHQ Buildings at Palghar. For this task on 11<sup>th</sup> September 2019<sup>6</sup>, additional land of 101-11 Ha at Kelve Road Village, Tal. Palghar was allotted to CIDCO in lieu of additional cost to be incurred on interior works. (Annexure – IV). A letter has been

<sup>6</sup> G.R reference No.-प्र.ब-2015/प्र.क्र.77(अ)/म-10 dated 11<sup>th</sup> September, 2019.

submitted to UDD, GoM requesting to appoint CIDCO as NTDA for the lands at Kelve Road. (Annexure-V)

## 2.2 Role and Functions of Steering Committee

Based on the G.R dated 29.06.2016, following are the roles and functions of the Steering Committee.

1. Finalizing conceptual plan of the project area and development of District Headquarter (DHQ).
2. Setting up of various government offices in the proposed District Headquarter of Palghar as per government's policy and its approval.
3. Periodically review the construction work, infrastructure development and other issue faced under the DHQ project.
4. To take measures to overcome the issues/problems faced for the development of the District Headquarter of Palghar and Palghar New Town.

## Chapter No 3

### DEMOGRAPHIC PROFILE OF PALGHAR NEW TOWN

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#### 3.1 Population

As mentioned initially, Palghar was made a new district of Maharashtra with Palghar as District Head Quarter in the year 2014. The entire area given to CIDCO is vacant Greenfield. At present there is no residing population in the project area. Since the site is adjacent to Palghar Town, the census records of this municipal council are taken for reference purpose.

The 2001 census population is 52677 souls, out of which 28645 are males & 24032 are females giving a sex ratio of 839 females per 1000 males. As per 2011 Census, total population is 68,885 with male population 36523 and female population 32407 with a Sex ratio of 887. Decadal increment observed is about 31%.

#### 3.2 Education

Out of the total population, in 2011, 53435 pupils are literate with a literacy rate of 70.49 percent. The Town has a number of Schools and Colleges, which include Degree Colleges, Engineering & Technical Institute, Pharmacy College, ITI and Composite Schools to cater the educational needs of increasing residential population.

#### 3.3 Employment

The local employment is distributed in the following major sectors

- 1) Industries – Small scale, households.
- 2) Shops, Commercial establishments, Theatres, Eating-houses, Residential Hotels, etc.
- 3) Administrative sector which includes State & Central Govt. offices & other offices including Educational & Health Institutes.<sup>7</sup>

According to the census record, about 878 workers (556 male & 322 female) are engaged in household industries which is 1.32% of the total working population. There are different types of industries functioning in the town like Sawmills, Poha mills, Rice mills, Bakery etc.

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<sup>7</sup>Source: DP Report, 2016

There is no heavy industrial activity in the town. The Industrial activities in Palghar Town are distributed in 4 major pockets as follows:

1. Vevoor
2. BIDCO
3. Deewan Industrial Area
4. Palghar Industrial Estate

In the above industrial areas, machine tools, automobile parts, notebooks, molding of utensils, engineering goods etc are manufactured.<sup>8</sup>

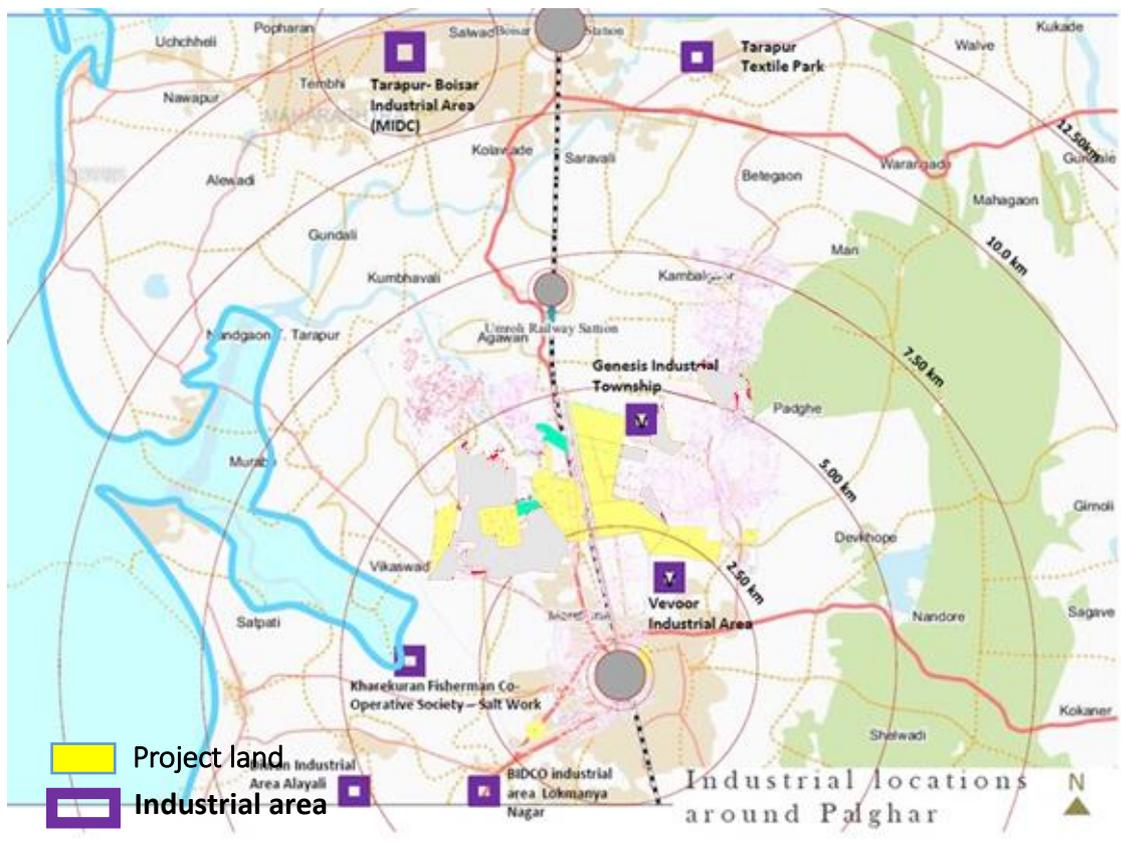


Figure 6: Industrial Locations around Palghar New Town

<sup>8</sup>(Source: Palghar M.CL DP Report)

## Chapter No 4

### EXISTING LAND USE

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#### 4.1 Survey Methodology

Topographical & Existing Land Use (ELU) survey of the entire project area was carried out using LIDAR technology to obtain georeferenced co-ordinates of all physical features on digital platform. As land parcels are scattered, survey of about 100m land beyond project boundary was also carried out to ensure connectivity with its surrounding area.

The scope of work of the survey carried out is as mentioned below:

1. Topographical Survey using Laser Scanning (LiDAR) Technology
2. Collection of Ground Control Points (GCPs)
3. Carrying out and setting up benchmarks & reference pillars / stones
4. Contour levels
5. Land Use survey
6. Geo-referencing and Processing of data collected (Cadastral plans etc.)/ generated / procured during the survey.

#### 4.2 Existing Land use (ELU)

CIDCO prepared the ELU of Palghar New Town based on the above survey data, along with cadastral maps for the purpose of preparation of planning proposals.

The project area is vacant agriculture land with no extensive agriculture activity. Sparse and negligible unauthorised settlements in some of the pockets is also observed. Earlier, these land parcels were with Dairy Development Department. Hence all the land being Government land, the Predominant land use of the Notified Area is agriculture contributing to 97% of total project area. Based on the data extracted from the LIDAR database, it was observed that Crop lands, fallow lands, plantations, poultry farms/ cattle sheds, nurseries and fish farms fall under Agricultural Land use.

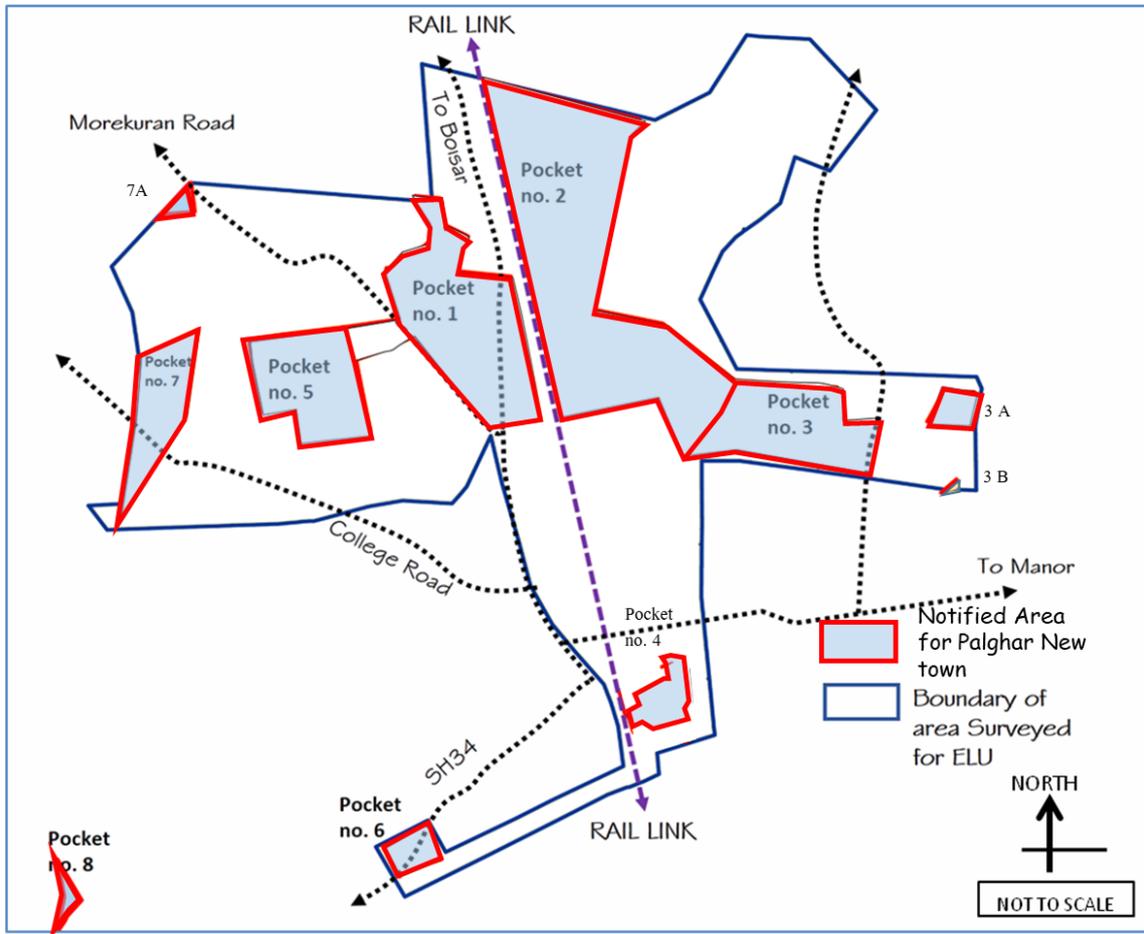


Figure 7: Palghar New Town Survey Area for ELU

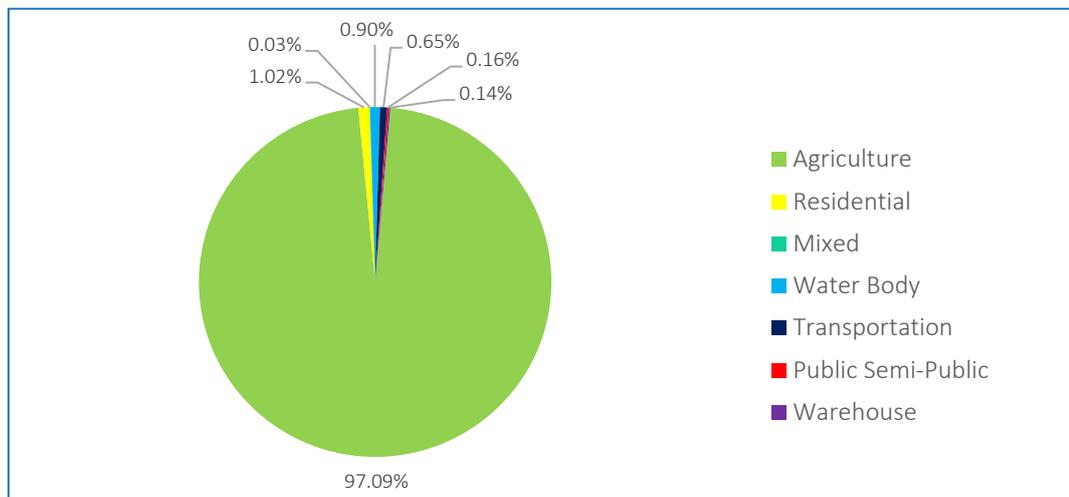
The area under residential land use and water body is approximately 1% each. Balance area falls under Mixed use (0.03%), Transportation (0.65%), Public and Semi Public use (0.16%) and Warehouse (0.14%) as shown in the Table below.

Table 1: Existing Land Use area distribution –Palghar New Town

Sr. No.	LAND USE	Area (sq. mt.)	% Distribution
1	Agriculture	4277658.21	97.09%
2	Residential	45013.17	1.02%
3	Mixed	1503.40	0.03%
4	Water Body	39704.03	0.90%
5	Transportation	28840.27	0.65%
6	Public Semi-Public	7095.21	0.16%
7	Warehouse	5975.72	0.14%
<b>Total area</b>		<b>4405790.00</b>	<b>100.00%</b>

The notified area is not contiguous. Therefore, for easy identification, pocket wise nomenclature is adopted. A detailed overall land use description along with in depth

analysis of each pocket is included in this report to address salient features of each pocket. The existing Land Use plan is placed at Annexure VI.



**Figure 8: Existing Land Use area distribution pie chart**

### 4.3 Summary

1) Most of the pockets are adjoining the Municipal Council Area except Pocket no. 4 and pocket no. 6 which are within the Municipal Council area.

2) To identify the development potential of each pocket, a detailed analysis is carried out. Pocket wise analysis of each land parcel is undertaken considering various parameters such as locational advantages, existing land use and connectivity.

3) This analysis is used to support the methodology to be adopted for preparation of planning proposals.

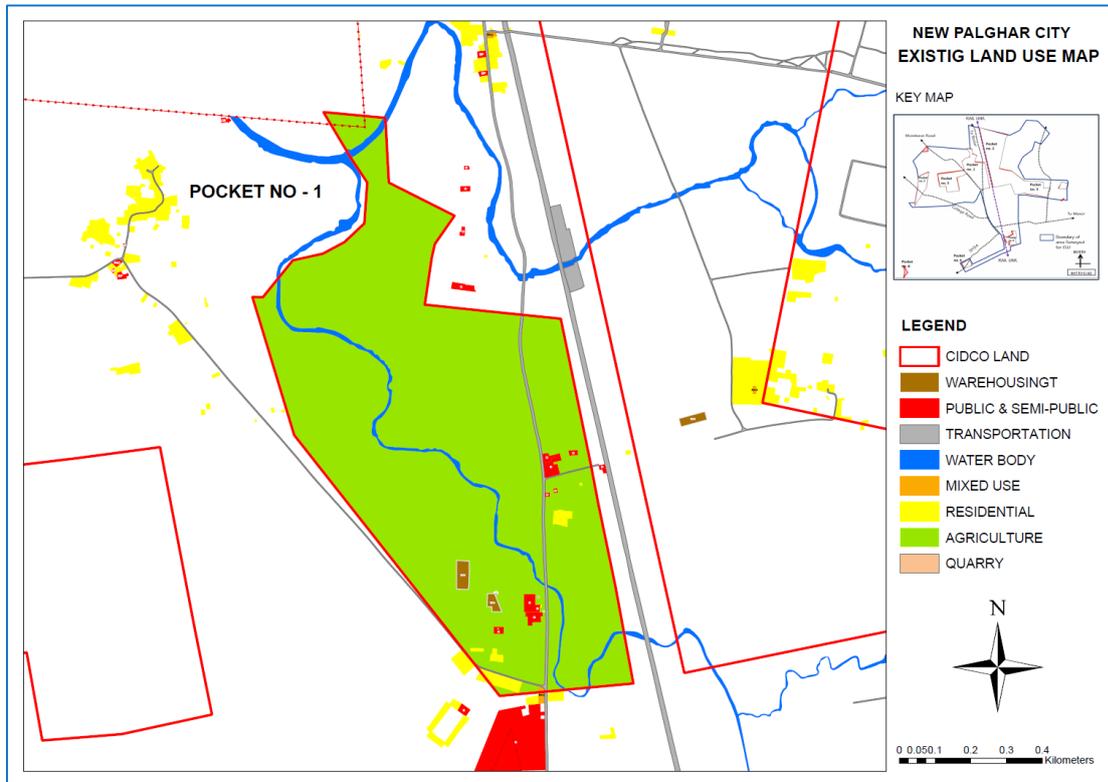
### 4.4 Pocket Wise Analysis

#### 4.4.1 Pocket-1

Pocket-1 is located in village Kolgaon adjoining the Municipal Council Area with an area of about 76.46Ha spread over 12 survey numbers 211 to 217, 223 to 225 and 226A. This pocket is strategically located on Palghar-Boisar Road with good accessibility. However, apart from Palghar-Boisar Road, Palghar Morekuran road is also passing through this land parcel. This land parcel is abutting the western railway line. Palghar Railway Station is located at a distance of about 3km south of this pocket.

The existing land use distribution of Pocket-1 is given in table below. Agriculture land is predominant in this land pocket which constitutes about 95% of total area followed by

2.36% of water bodies. Channel, Storm water and natural drains are mainly included in water body land use.



**Figure 9: Existing Land Use Map-Pocket 1**

**Table 2: Existing land use area distribution of Pocket-1**

Sr. No.	LAND USE	Area (sq. mt.)	% Distribution
1	Agriculture	722669.84	94.51%
2	Residential	6102.60	0.80%
3	Mixed	218.70	0.03%
4	Water Body	18051.95	2.36%
5	Transportation	7698.14	1.01%
6	Public Semi-Public	6130.23	0.80%
7	Warehouse	3768.55	0.49%
<b>Total area</b>		<b>764640.00</b>	<b>100.00%</b>

Large dense tree vegetation admeasuring about 6 Ha exists in the middle of the land parcel in this Pocket which needs to be preserved. A government office is operating in this land parcel along with vacant cattle sheds. Since this pocket is well connected with existing development, for any immediate development this pocket is best suited. Apart from this, it is located adjacent to Palghar Municipal Council.

#### 4.4.2 POCKET-2

This pocket bearing survey no. 239 has an area of about 201 Ha and lies in village Kolgaon, adjoining the Municipal Council Area. It is the single biggest land parcel available at one place. It is situated on the Eastern side of the Palghar-Boisar Railway track and is at about 3.5 km distance from the Palghar Railway station. About 98% of the total area of this pocket falls under agriculture land use along with Residential, Water Channel and transportation constituting approximately 1% each in existing land use of this land pocket. This is the only land parcel in Palghar New Town having an existing Pond, which is located in the southern part of it. This pocket is abutting the Palghar Municipal Council, on its southern boundary which is an important aspect for its development potential. At this location an industrial area of Palghar Municipal Council named Palghar Taluka Industrial Cooperative Estate is situated.

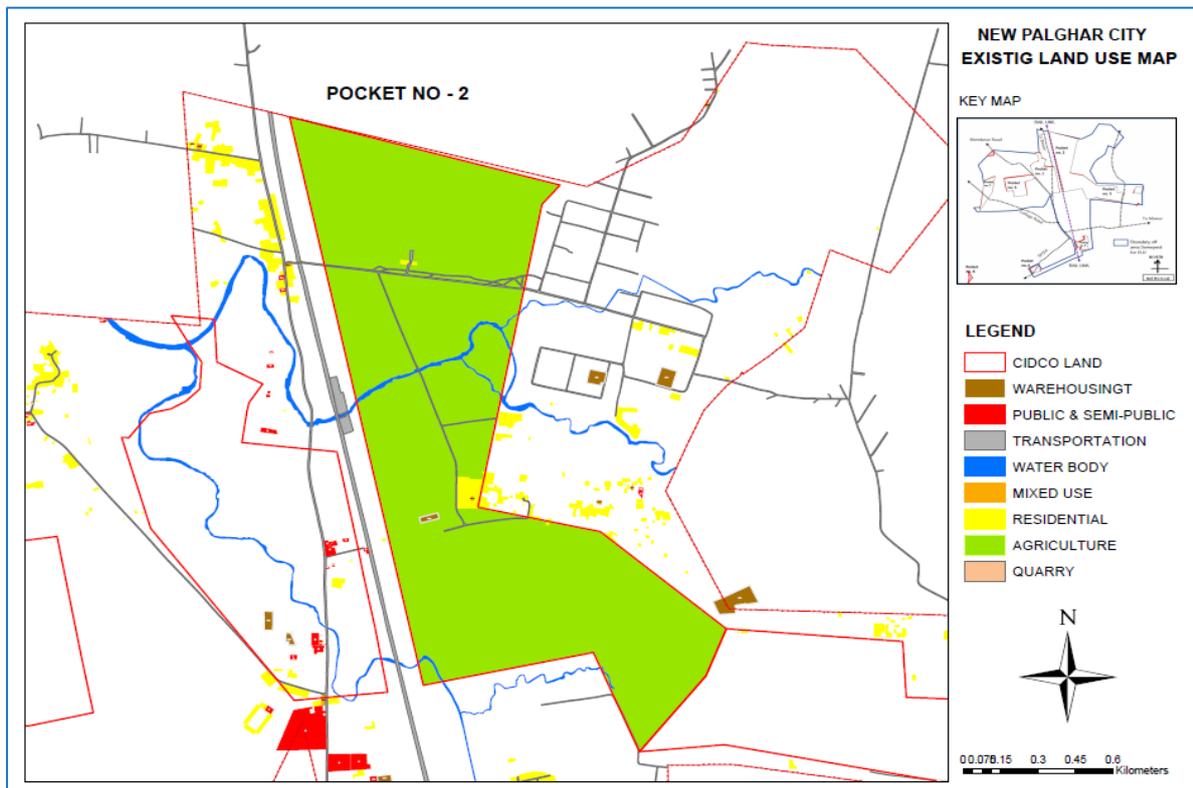


Figure 10:Existing Land Use Map-Pocket 2

Table 3: Existing land use area distribution of Pocket-2

Sr. No.	LAND USE	Area (sq. mt.)	% Distribution
1	Agriculture	1965064.24	97.64%
2	Residential	15349.34	0.76%
3	Mixed	186.85	0.01%
4	Water Body	15176.55	0.75%
5	Transportation	14515.86	0.72%
6	Public Semi-Public	0.00	0.00%
7	Warehouse	2207.17	0.11%
<b>Total area</b>		<b>2012500.00</b>	<b>100.00%</b>

#### 4.4.3 POCKET-3

Pocket-3 is located in village Nandore having an area of about 60 Ha. It consists of 3 different land parcels located in survey no 360, 363 & 366 respectively. Survey number 366 has area of about 53.97 Ha and is adjacent to Pocket-2 forming a big continuous land parcel altogether. Survey no. 363 is the smallest land parcel in Pocket-3 having an area of about 0.28 Ha. There is no connectivity between these three land parcels.

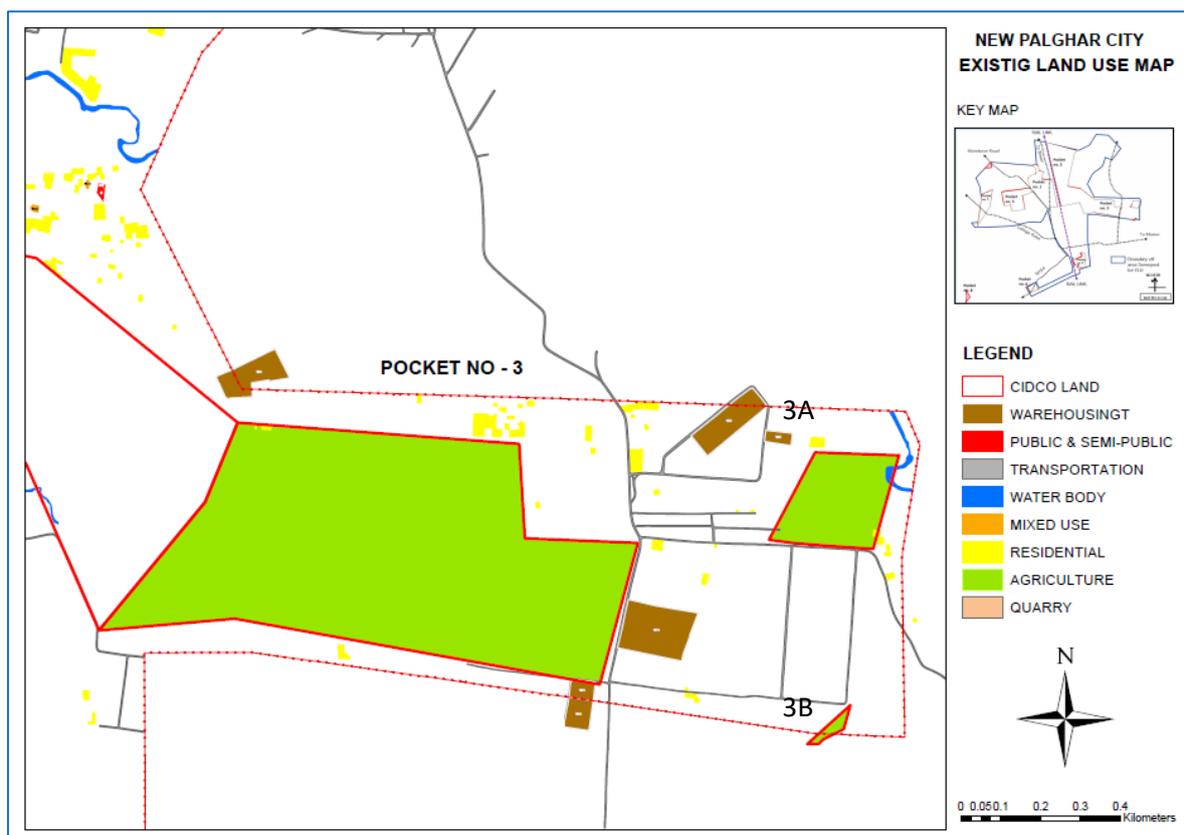


Figure 11: Existing Land Use Map – Pocket-3

**Table 3: Existing land use area distribution of Pocket-3**

Sr. No.	LAND USE	Area (sq. mt.)	% Distribution
1	Agriculture	603186.10	99.83%
2	Residential	0.00	0.00%
3	Mixed	0.00	0.00%
4	Water Body	779.10	0.13%
5	Transportation	234.80	0.04%
6	Public Semi-Public	0.00	0.00%
7	Warehouse	0.00	0.00%
<b>Total area</b>		<b>604200.00</b>	<b>100.00%</b>

The existing land use of this pocket is predominantly Agriculture constituting 99% of the total land use followed by small portion of water channel with an area of less than 0.1 Ha. An area of about 234 sqm. of existing land use is falling under transportation land use which is part of an adjacent road abutting Pocket-3. The shape of the land is an irregular rectangle. Few industries are situated towards east side of pocket. This pocket also shares the boundary with Palghar Municipal area.

#### 4.4.4 POCKET-4

Pocket-4 is within Palghar Municipal Council limit which is vacant. On the northern side of this land parcel there is the existing Palghar-Manor Road. On the eastern side of this land parcel there is old Palghar-Manor Road. This land parcel is located in the vicinity of the Palghar Railway station, which is about 700m away.

As per the Development Plan of Palghar Municipal Council the land parcel is accessible through proposed 30m and 18m wide DP Road. There is an existing Bus stand/ terminal adjoining to this pocket. This land pocket is adjacent to Palghar Boisar Railway line on the western side. Since this pocket falls in Palghar Municipal Council area and is adjacent to Railway station, it has potential for immediate development especially for Residential, commercial or mixed uses.

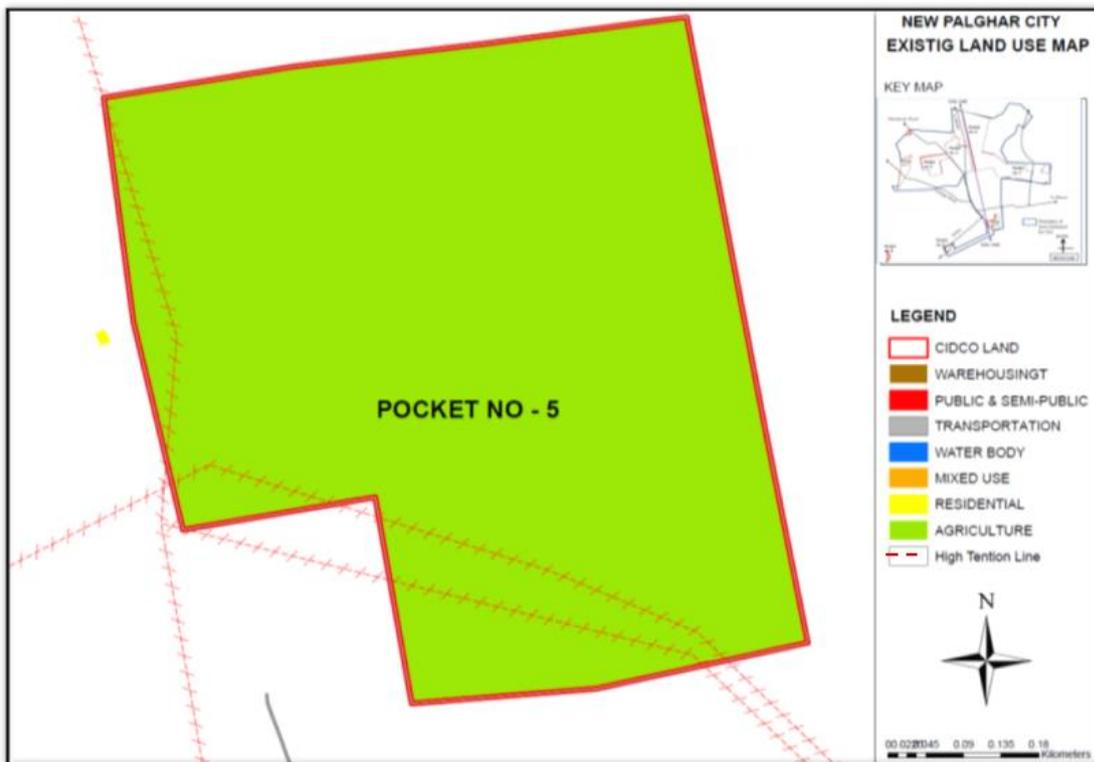


**Table 4: Existing land use area distribution of Pocket-4**

Sr. No.	LAND USE	Area (sq. mt.)	% Distribution
1	Agriculture	98690.00	99.25%
2	Residential	558.00	0.56%
3	Mixed	0.00	0.00%
4	Water Body	0.00	0.00%
5	Transportation	0.00	0.00%
6	Public Semi-Public	188	0.19%
7	Warehouse	0.00	0.00%
<b>Total area</b>		<b>99436.00</b>	<b>100.00%</b>

#### 4.4.5 POCKET-5

This land parcel of Palghar New Town has an area of about 49.22 Ha spread over eight Survey Numbers from 123 to 130 of village Morekuran. This land parcel does not have any road access. It is free from all encroachments and encumbrances. Natural features such as trees and water bodies are absent in this land parcel. Entire land is Agriculture. Topography of land is flat with contours ranging from 20m to 24m. It is surrounded by forest land hence no other development will take place in the proximity of this land parcel. Therefore, it has development potential for exclusive and high end Residential development.



**Figure 14: Existing Land Use Map – Pocket-5**

**Table 5: Existing land use area distribution of Pocket-5**

Sr. No.	LAND USE	Area (sq. mt.)	% Distribution
1	Agriculture	492200.00	100.00%
2	Residential	0.00	0.00%
3	Mixed	0.00	0.00%
4	Water Body	0.00	0.00%
5	Transportation	0.00	0.00%
6	Public Semi-Public	0.00	0.00%
7	Warehouse	0.00	0.00%
<b>Total area</b>		<b>492200.00</b>	<b>100.00%</b>

There are however, some Extra High Voltage Transmission (EHVT) lines passing through this pocket towards west, south west and south sides and may require safety distances for undertaking developmental activities.

#### 4.4.6 POCKET-6

Pocket-6 is located in Tembhode village and is situated in Palghar Municipal area. Existing Mahim-Palghar road passes through this land parcel bisecting it into two non-contiguous land parcels but falling in same survey number i.e 85/1/1 having an area of about 4.16 Ha.

**Table 6: Existing land use area distribution of Pocket-6**

Sr. No.	LAND USE	Area (sq. mt.)	% Distribution
1	Agriculture	33736.08	81.09635
2	Residential	5699.765	13.70136
3	Mixed	1785.603	4.292315
4	Water Body	0	0
5	Transportation	378.5486	0.909973
6	Public Semi-Public	0	0
7	Warehouse	0	0
<b>Total area</b>		<b>41600</b>	<b>100.00%</b>

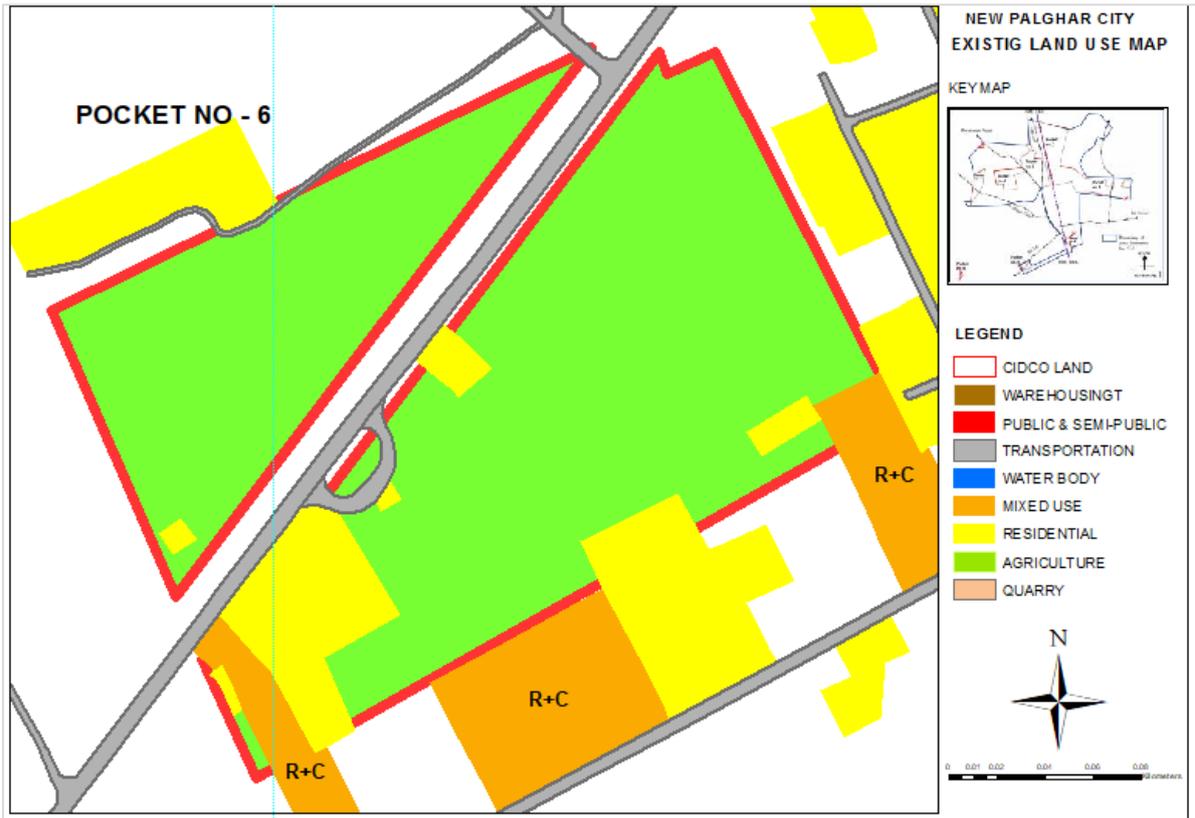


Figure 15: Existing Land use map of Pocket-6

The width of the road is about 15m, facilitating good access to land parcel. This land parcel is partially encroached.

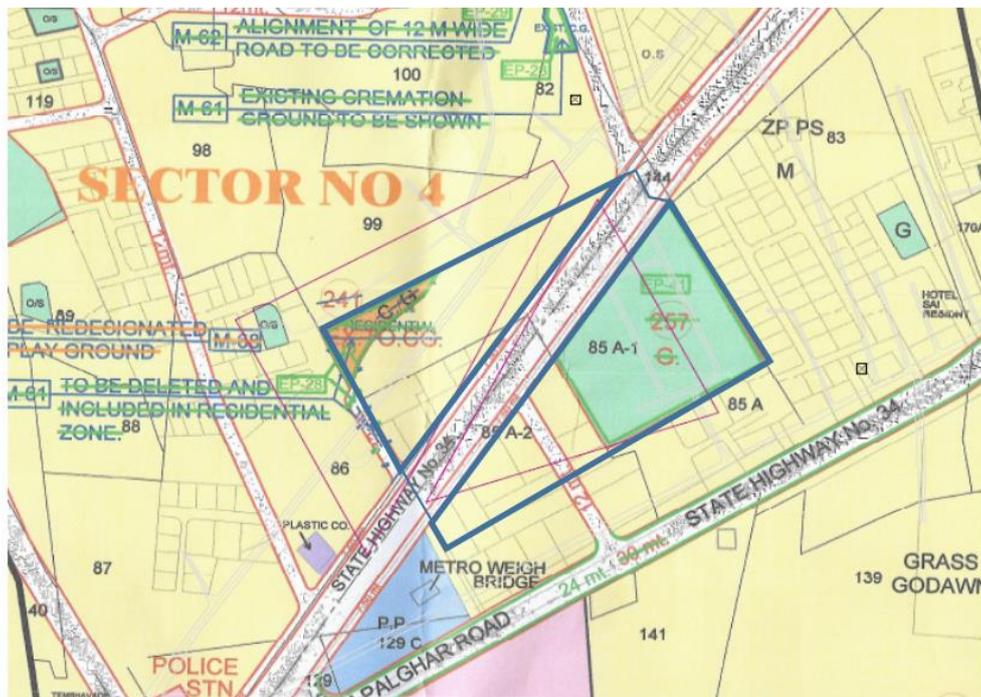


Figure 16: Superimposition of Pocket-6 Over DP of Palghar Municipal Council.

About 73% of the existing land use falls under Agriculture Land Use. Percentage of Residential and Transportation Land Use is 18.51% and 6.86% respectively. As per the Development Plan of Palghar Municipal Council most of the land area of this pocket is in Residential zone. State Highway No. 34 is passing between these land parcels.

#### 4.4.7 POCKET-7

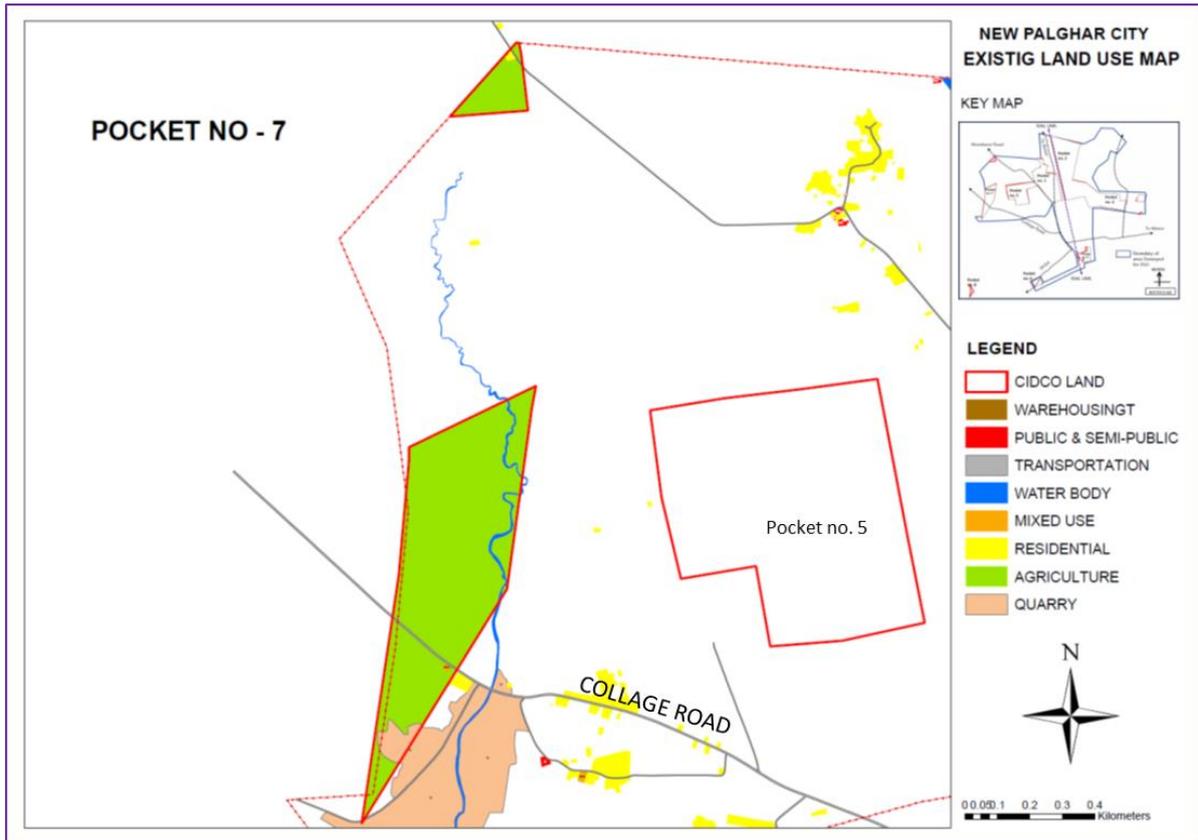
Pocket-7, falling in Village Dapoli, is divided into two land parcels. It is non-contiguous plot and located at a distance of 0.5 km from other pockets of Palghar New Town. There is forest land between Pocket no 5 and this land parcel. The total area of the land parcel is about 36.64 Ha spread over survey numbers 66, 68 and 69. Land under survey number 66 is triangular in shape and Coconut tree plantation is observed in it along with office structure of Coconut Board which is small land parcel in Pocket-7. This part of pocket is having direct access through Morekuran-Dapoli Road.

The survey numbers 68 and 69 are contiguous and form a large land parcel in Pocket-7 and has a direct road access from College Road that further connects to village Kharekuran.

**Table 7: Existing land use area distribution of Pocket-7**

Sr. No.	LAND USE	Area (sq. mt.)	% Distribution
1	Agriculture	357337.88	97.51%
2	Residential	770.15	0.21%
3	Mixed	439.74	0.12%
4	Water Body	5696.43	1.55%
5	Transportation	1758.69	0.48%
6	Public Semi-Public	447.11	0.12%
7	Warehouse	0.00	0.00%
<b>Total area</b>		<b>366450.00</b>	<b>100.00%</b>

This land parcel is irregular in shape with water channel passing through its eastern side. On the southern corner of this land parcel, an abandoned quarry is present with level difference of contours ranging from 13m to 19m. Remaining part of this pocket is flat with gentle gradient. Agricultural use is predominant with 97%, followed by water Channel 1.5%. Remaining 1.5% of this land parcel is under Residential, Mixed, Public Semi-Public and Transportation use. (this point onwards)



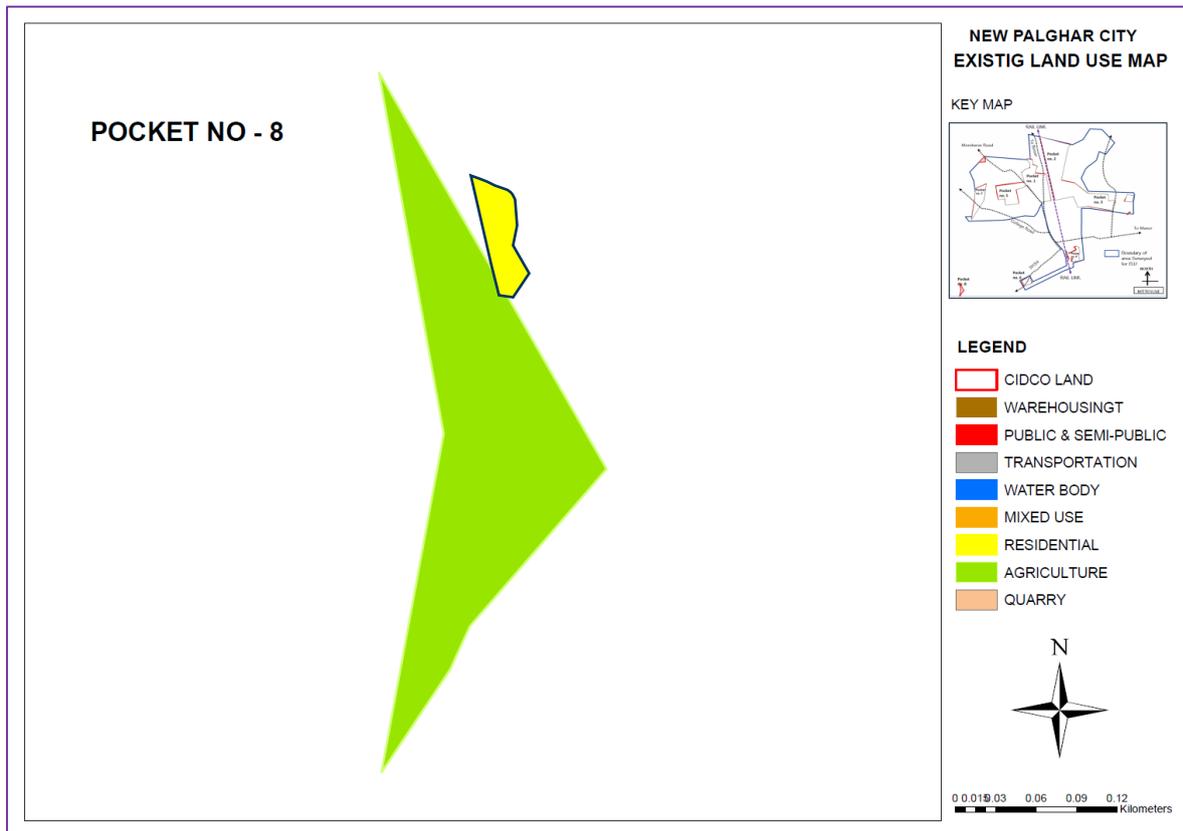
**Figure 17: Existing Land Use map of Pocket-7**

#### 4.4.8 POCKET-8

This land parcel is irregular and triangular in shape. This land parcel is located in Shirgaon village having an area of about 2.43 Ha. No direct connectivity is available to this land Pocket.

**Table 8: Existing land use area distribution of Pocket-8**

Sr. No.	LAND USE	Area (sq. mt.)	% Distribution
1	Agriculture	21301.55	87.66%
2	Residential	2998.45	12.34%
3	Mixed	0.00	0.00%
4	Water Body	0.00	0.00%
5	Transportation	0.00	0.00%
6	Public Semi-Public	0.00	0.00%
7	Warehouse	0.00	0.00%
<b>Total area</b>		<b>24300.00</b>	<b>100.00%</b>



**Figure 18: Existing Land use map of Pocket-8**

Pocket-8 shows two land use patterns viz. Agriculture and Residential as about 87% and 12% respectively. The residential use may be contributed to the encroachments. This land parcel is not contiguous and is isolated, located faraway from rest of the land pockets. Its area is very less compared to other land parcels. Considering its location, shape and accessibility, it cannot be utilized optimally.

#### 4.5 Site Analysis

- 1 Of the 440-57.90 Ha is divided into 8 Pockets and belong to seven different villages which are physically not connected. Some land pockets of Palghar New Town are abutting and some are within the municipal council area.
- 2 The Project site of Palghar New Town is completely flat and vacant green field /agriculture land with few structures (mostly encroachments) without any existing physical infrastructure or habitat.
- 3 Railway track of Western Railway is divides the Project Area in two parts.
- 4 Since there is no direct connectivity between these pockets Rail Over Bridge is necessary.

- 5 Palghar Boisar Road, Palghar Manor Road and College Road are the major connecting arteries for complete 440-57.90 Ha of land designated for Palghar New Town. However, they pass through North-South and East –West corridor, without connecting any two pockets of the project area.
- 6 A small portion of land is under vegetation of Mango and Chikoo trees, located in Village Kolgaon.
- 7 Some of the land parcels are separated by Forest and Gairan lands. Establishing connectivity is a major concern.

## Chapter No 5

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### EXISTING PHYSICAL INFRASTRUCTURE

#### 5.1 Water Supply

Since past two years, water is supplied from Surya river located at a distance of about 2km from Maswan village. Earlier MIDC used to supply water to Palghar. However, at present major portion of the town derives water from Maswan Tank. Currently water is distributed in the Palghar Municipal Council area from a WTP located at Devkhop.

#### 5.2 Sanitation Network

Drainage system is in a nascent state in Palghar and water logging is observed during rainy seasons. Land notified for Palghar New Town being undeveloped, drainage and sewage network needs to be developed with regards to the heavy rainfall and existing topographical condition.

#### 5.3 Electricity

Palghar gets electricity from Maharashtra State Electricity Distribution Co, Ltd.(MSEDCL). Total daily electricity supply for Palghar Town is 10 megawatts.

#### 5.4 Transportation Network

Geographically, the New Town project site is situated in between Palghar and Boisar municipal councils. The Western Railway line from Mumbai passes through Vasai, Palghar and Dahanu. Boisar-Palghar Road is Major District Road, passing through Project area which is the major existing road link in Palghar New Town, running North-South parallel to western Railway line. This road link further connects most of the land parcels to NH-48 (earlier nomenclature: NH-8) through Palghar-Manor Road. Other major existing road links which passes through the project site are namely, Morekuran-Dapoli Road, College Road and Mahim Palghar Road. Boisar-Palghar Road is a two lane road catering to the transportation needs of industrial establishments in and around Boisar Municipal Council and Palghar Municipal area. Morekuran Road and Palghar Boisar road both abuts Pocket no. 1 which further leads to Boisar. Another road named College Road from Palghar Municipal Council leads to land parcel no. 7. Palghar- Manor road (SH-34) from Palghar Municipal Council leads to land parcel no. 8 of the project site. The total area under transportation land use is 2.8Ha, which is approximately 0.65% of the total project area.

## Chapter No 6

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### POPULATION PROJECTION

#### 6.1 Factors for population projection

440-57.90 Ha land of designated for Palghar New Town is vacant, without human habitation barring some sporadic instances of encroachments. Population based on maximum allowable FSI is considered as a base for the preparation of planning proposals for the area. Other factors considered for population projection at Palghar New Town are total land area, household size, density, etc. of Palghar Taluka taken from Census of India to arrive at a rational figure. For preparation of the planning proposals for Palghar New Town for all practical purposes, the year 2016, is considered as the base year. The details of these aspects are considered for Demographic projection, which are as follows:

#### 6.2 Household size

As per Census 2011, the average household size of Palghar Taluka is 4.28. In case of Palghar New Town, for population projection the average household size is assumed as 4.0.

#### 6.3 Migration, Employment opportunities, etc.

In case of Palghar New Town, it is assumed that the future population working in Government and Semi Government offices of Palghar will migrate from outside and reside in Palghar New Town as they will be provided with staff quarters at Palghar New Town.

As mandated, CIDCO will develop 10% of the total residential requirement of Government staff quarters, as provided by the District Collector of Palghar. The remaining 90% of the total residential requirement in District headquarter will be developed in due course of time by the respective departments of District Administration. Land allocation for same however, will be made by CIDCO.

#### 6.4 Population Projection

The population projection is calculated by two methods. In Method 1, considering 337 Ha as a gross land for development, keeping 10% area for open spaces at city level, balance 90% may be utilized for development. This will be considered for calculation of total FSI for Palghar New Town. Total 5% of the area is reserved for Social Facilities (SF), which can be distributed across the city. As per this method, the population works out to be 2,35,508.

**Table 9: Method 1-Population projection for Palghar New Town**

Total Project area	440-57.90 Ha
Total area allotted for District headquarter	103-57.90 Ha
Total area with CIDCO	337Ha
90% Plot area to be utilized for development	303.3Ha
Area considered for S.F.(5%)	15.17Ha
Area for development	288.135Ha
Tenement density	200 persons per Ha
Persons per House	4 persons/house
Total Population (288.14x200x4) (Souls)	230508
projected population for staff quarters and bungalows proposed in DHQ (Souls)	5000
Total Population	2,35,508

In second method, as per the UDPFI guideline, in small town 45-50 % of developable area can be consider for Residential Land use. The net residential area is taken to be 127.42 Ha. Assuming Average Area per Household to be 50 sqm and taking total ancillary FSI of 2.24, the total population works out to be 2,39,754.

**Table 10: Method 2-Population projection for Palghar New Town**

Total Project area	440-57.90 Ha
Residential zone	251.79
Commercial Zone	13.68
Developable area (251.79+13.68)	265.47 Ha
Residential Landuse is 45-50 % of Developable area (considering average 48 % consider)	127.42 ha
Net Residential Area	127.42
Average Area per Household Assumed	50 sqm
Base FSI 1.1	140.162
Premium FSI (0.3)	38.226
Ancillary FSI (0.6)	107.0328
Total BUA	285.42
No. of Tenements	57084
Population(Average size of Household -4 person/house)	228337
Projected Population for staff quarters and bungalows proposed in DHQ (5%)	11417
Total Population	239754

Considering both the scenarios, the projected population of Palghar New Town after development of 440-57.90 is taken as 2,40,000 souls Ha.

## Chapter No 7

### PROPOSED INFRASTRUCTURE

#### 7.1 Water Supply

Any city/ town requires a secure supply of clean water for good health of its residents and smooth functioning of the city. For this, sustainable source of water is a must, so that the growing water demands of the city/town can be fulfilled. The basis for calculation of water demand is as shown below;

Water demand for area	= 440 Ha.
Projected Population	= 2,40,000 persons
As Per Water Demand Norms	= 135 LPCD
Total Water Demands	= 135X 2,40,000
	= 32.4MLD/ Say 35 MLD

There are two sources for water supply that are available for the project area; one is located in Maswan village named Surya Dam and another is in Nandore village named Devkhop Dam. The location of the dam is as shown below;<sup>9</sup>

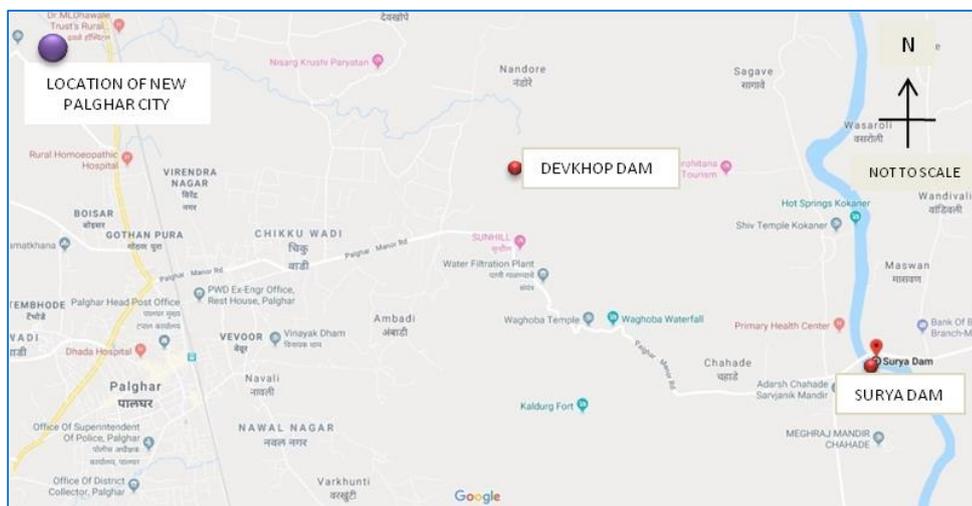


Figure 19:Location of Surya and Devkhop Dam

For the project area of 440 Ha of Palghar New Town total water demand for residential purpose is estimated 35MLD, but considering the future Growth of city and its water demand 50 MLD is considered. Present status of water source demand by CIDCO for Palghar

<sup>9</sup>Taken from Google Earth Image, 2018

New Town is temporarily sanctioned by MMRDA which is 10 MLD water from their reserved quota of Vasai-Virar & Mira- Bhayender Municipal corporation 5MLD each. Further, MMRDA directed to execute an agreement with KIDC.

At the initial stage for fulfilling of the District Headquarter and Staff Quarter, 2 MLD water is to be provided by Palghar Municipal Council, as decided in the Steering committee meeting dated 15th October, 2018.

## 7.2 Sanitation

Sewage Generated /Sewage Treatment Plant (STP) Capacity (Assumed same as Water Demand)

STP capacity = Water Demand

Therefore, STP Capacity = 35 MLD

STP will be developed for capacity of 50 MLD considering that recycled water can be used for non-potable uses like gardening, toilet flushing, road cleaning, etc.

## 7.3 Storm water drainage and flood control

In Palghar New Town, the natural slope of lands is from east to west. There are 5 water channels which are perennial in nature. In some land pockets, water gets accumulated during the rainy season.

These channels need to be realigned by maintaining the natural flow as per the engineering design requirements for efficient storm water management, drainage system and flood control.

## 7.4 Power Supply

Electric Power supply is made available to the region mostly through Tarapur Power Plant situated in Tarapur village, Boisar Taluka at a radial distance of about 14 km from the project site of Palghar New Town. Another source is available at Boisar which is 12 km from the project site to cater to the entire power demand.

The following standards have been adopted for the estimation of power requirement for the planning area. In the Steering Committee meeting held on 15<sup>th</sup> October, 2018 it was decided to take power supply from MSEDCL. MSEDCL has sanctioned the scheme for

providing power supply infrastructure development at Palghar New Town, including District Headquarter, under their DDF scheme by paying 1.3% supervision charges to MSEDCL.

The power supply infrastructure i.e. PSID scheme is designed based on the following parameters and assumption.

1. MSEDCL Norms for determinations of Load.

The load for residential /commercial and group of residential and commercial complex /industrial premises should be calculated as per following norms based on carpet area.

**Table 11: MSEDCL Norms for determinations of Load a per carpet area**

Sr. NO	Class of premises	Connected load/ sq.Mtr. carpet area
1	Residential	Minimum 75 W/Sq. Mtr
2	Commercial with central air- conditioning	Minimum 200 W/Sq.mtr
3	All other commercial establishments	Minimum 150 W/ Sq.mtr
4	For all other categories	Load actual mentioned in A1 form or contract demand in case of connection Above 20 Kw

2. Further, for final determination of total load for deciding the infrastructure, (including lines, DTC's, Substations, etc.) and area of land for the substation/ DTCs, the calculation should be carried out considering diversity factor as below:

**Table 12: MSEDCL Norms for determinations of Load a per Diversity factor**

Sr. NO	Class of premises	Diversity Factor
1	I) Carpet area up to and including 500 sq.ft	1.5
	II) Carpet area above 500 sq.ft	2.5
2	Commercial with central air – conditioning	1.5
3	All other Commercial establishments	1.5
4	Other categories	1.5

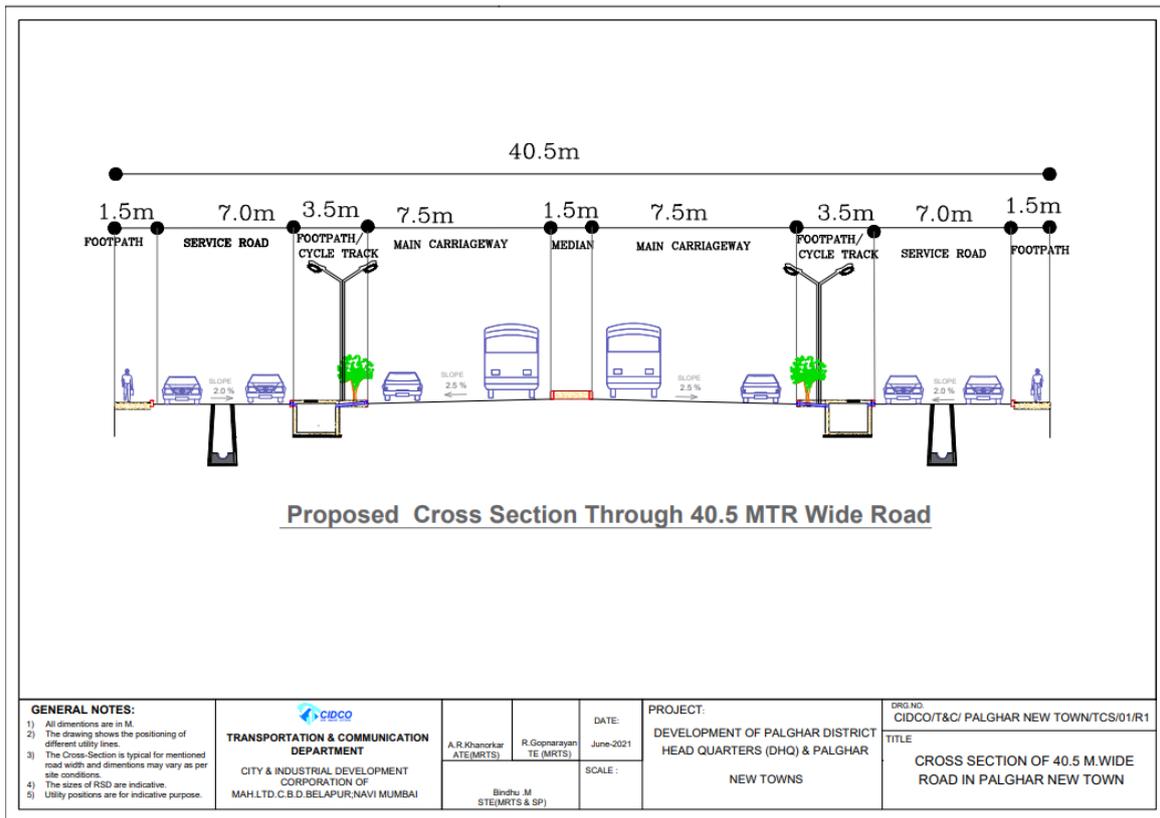
Based on the above norms and the land use statement, the total load calculated by MSEDCL is 102 MVA in their scheme and total capacity to be installed is taken as 110 MVA.

## 7.5 Transportation-Proposed road network

The proposed road network has been designed keeping in mind the safe & efficient movement of vehicular traffic. The roads are designed following the guidelines given in Indian road congress (IRC) standards A Central avenue road of 40.5 m width is proposed as a spine road connecting all land parcels situated on East and West of the railway line. Considering the Traffic moment along this road near DHQ it is Proposed 50 M wide. A Road Over Bridge (ROB) is proposed over the rail line connecting the two parts. Due cognizance has been taken to ensure that the proposed road network meets the existing and proposed roads as per the development plan of Palghar Municipal Council.

In the initial stage, ROB will be of only 2 lanes and subsequently may be upgraded to 4 lanes as per the requirement. The road continues on both sides of the railway line and connects all the important land parcels of the New Town. The District Head Quarter (DHQ) is connected with two major roads Palghar - Boisar running north-south and Palghar – Morekuran road on east-west of DHQ. Both these roads further connect to 40.5 m wide spine road major arterial road.

The main access road to the land pockets is through the east – west 40.5 m wide road. The hierarchy of internal road system consists of a 40.5 m crescent C- shaped spine arterial road connecting eastern and western part through Road over Bridge (ROB) over the existing railway line. Length of arterial spine is approximately of 5 km. Sub arterial roads of 30m width having approximately 5.0 Km carry through traffic between multiple specific areas and run within the limits of the Town connecting its important centers like Revenue Bhavan, District Court and Police quarters etc. Collector Streets are 24m wide & carry traffic from arterial and sub arterial roads and provides connectivity to the different pockets in the layout of Palghar New Town. Local streets consists of 15 to 21 m wide carriageway and provide approach to the upcoming residential units, shopping and small commercial centers etc. Length of the local streets are approximate 6.0Km and are linked with the arterial, sub arterial and collector streets.



**Figure 20: 40.5m wide spine road section**

For the movement of pedestrian traffic, footpath is proposed at the end of carriageways. The footpath width varies from 1.5m to 3.5 m based on the different classification of road to ensure safe and comfortable movement of pedestrians in the new town. For the proposed roads in new town, utility ducts are provided for utility services like telecom, electricity etc. The internal road width of roads in Palghar new town may vary at the time of detail layout drawing prepared. The flexibility of Road is depending on demand generation, size of Plot etc. Hence internal road width can be change as per requirement of Plot and its size.

## 7.6 Social Facilities and Amenities

Since Palghar is a newly formed district, Palghar New Town is to be developed not only as District Headquarter but also as district place for trade, commerce and cater to social facilities and amenities which are required by the district.

With a view to develop Palghar New Town as a city with sufficient social amenities to offer to its future citizens. Apart from the residential development, planning commercial space, social amenities and facilities along with basic infrastructure will make it one of the most favored destinations.

### 7.6.1 Planning Norms and Recommendations

The project area is located in Green Zone with thick vegetation. Preservation of existing plantation is also proposed to make it a part of city level recreational lungs for the township. In terms of requirements for Social Facilities/Public utilities have been earmarked based on requirements confirmed by Steering Committee as under;

**Table 13: Requirements confirmed by Steering Committee**

Sr. No.	Particulars	Plot area on site (Ha)
1	New Administrative Bhavan	18.32
2	District Collectorate office	
3	Office Superintendent of Police	
4	Zilla Parishad office	
5	Auditorium	2
6	District Session Court	2
7	District Hospital	4
8	Palghar/Boisar Municipal Corporation office	1
9	Fire Station	1
10	Revenue Bhavan	2
11	Tahasildar + EVM Room	
12	Police Head Quarters	25
13	Helipad + PWD Storage	
	<b>Total</b>	<b>55.32</b>

As may be seen on plan at Annexure – XI, these Social Facilities/utilities are spread across the project area. Further, while detailing out the zones, requirements for Open Spaces, Social Facilities/utilities will be calculated on the basis of Planning Standards as may be finalized by CIDCO from time to time. The Engineering requirements for utilities shall also be given due cognizance. The corporation may review these norms from time to time while implementing the project based on actual future demand.

## CHAPTER No 8

### PROJECT FEASIBILITY

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#### 8.1 Background

The project has been undertaken for Development of DHQ for Palghar after its creation as a separate district. The Planning, design and construction of the DHQ was entrusted to CIDCO. As per the GR प्रार्ेब-2015/प्र.क्र.77(अ)/म-10 dated 29th June, 2016, the funds required for development of 103.57 ha should be recovered from developing & disposing of 337 Ha land of Palghar New Town .i.e. by disposing of land in a phased manner for various uses such as Residential, Commercial, C+R, Social facility, etc.

At present building works are in advance stages of construction in DHQ complex of 103.57 Ha. The initial funding is provided from CIDCO's Navi Mumbai Project Account. So far an expenditure till 31st March 2020 is Rs.288.63 crores (Present value is Rs 320.15 Crores @ 8% compounding Rate- Annexure –VII)

The total project cost for developing the entire project area shall be met from sale of land within 337 Ha and thereby fulfil the objective of self-financing. Thus, land pricing and flow of funds from sales in future and other revenues assume a critical importance for assuring steady progress of the project and to make the project financially viable. With this objective in view and to work out project feasibility, it will be necessary to work out the break-even cost of saleable land, framing land disposal and land pricing policy for different uses and work out phased program of land sales as may be sustained. The same shall be ensured during the detailing out of the project area.

## Chapter No 9

### PLANNING PROPOSALS

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#### 9.1 Objectives for Palghar New Town

1. To develop Palghar District Head quarter and Palghar New Town as the center for Administration, Public Health and Social Welfare for Palghar and surrounding districts.
2. To build a safe, social and healthy environment by providing quality housing, public amenities and recreational facilities for the citizens of the New Town.

#### 9.2 Strategy adopted for formulation of Planning Proposals

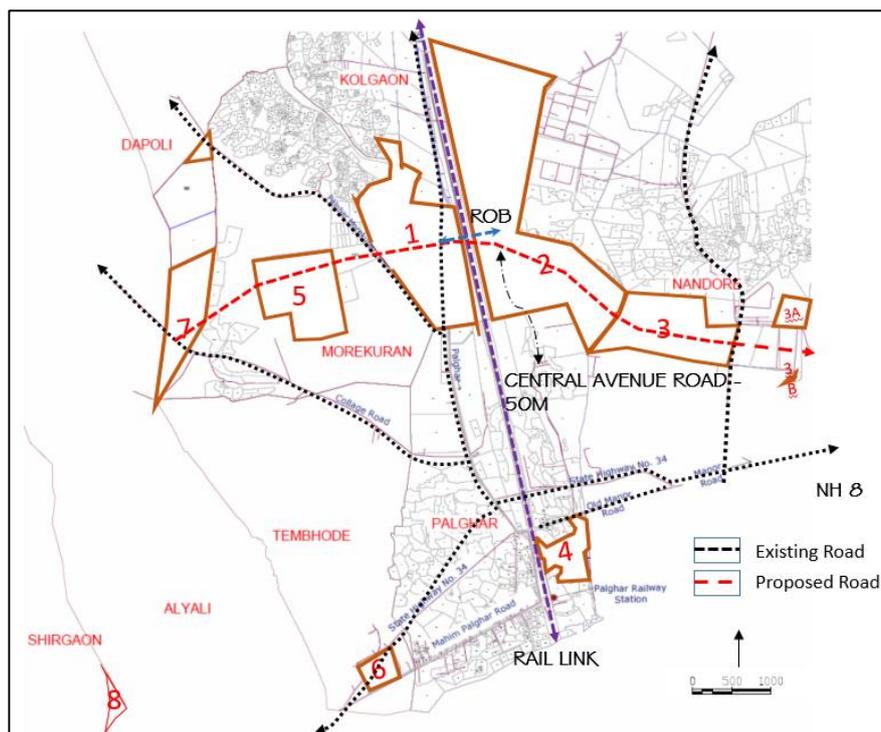
In Palghar New Town Project, the entire area is owned by CIDCO and is taken for development in phased manner. As it is difficult to predict and fore see pattern of development for a New town in the planning stage itself, preparing detailed layouts for the entire area with allocation of plots for various social amenities and facilities and freezing them in the beginning itself is not recommended. It is necessary to have certain degree of flexibility to address the unforeseen circumstances while developing the New Town.

The fact that the Planning proposals once approved shall be final and binding on the Planning Authority (Section 31 (6)), unless modified by the Government. Hence with a view to keep the desired flexibility in planning and design of the town as and when required, for better implementation, 'Structure Plan' approach is adopted for Palghar New Town.

CIDCO, therefore, proposes to designate Broad Land Use Zones for the project. Planning and design in these Land Use Zones shall be governed by the latest provisions set out in the Unified Development Control Promotions and Regulations (UDCPRs), except for those areas which have been taken up for development where land uses are set out much more specifically and in detail. The Planning proposals presented here will be consequently reviewed and revised periodically as per the requirements of the growing Town and society/ public at large.

### Evolution of Concept Plan:

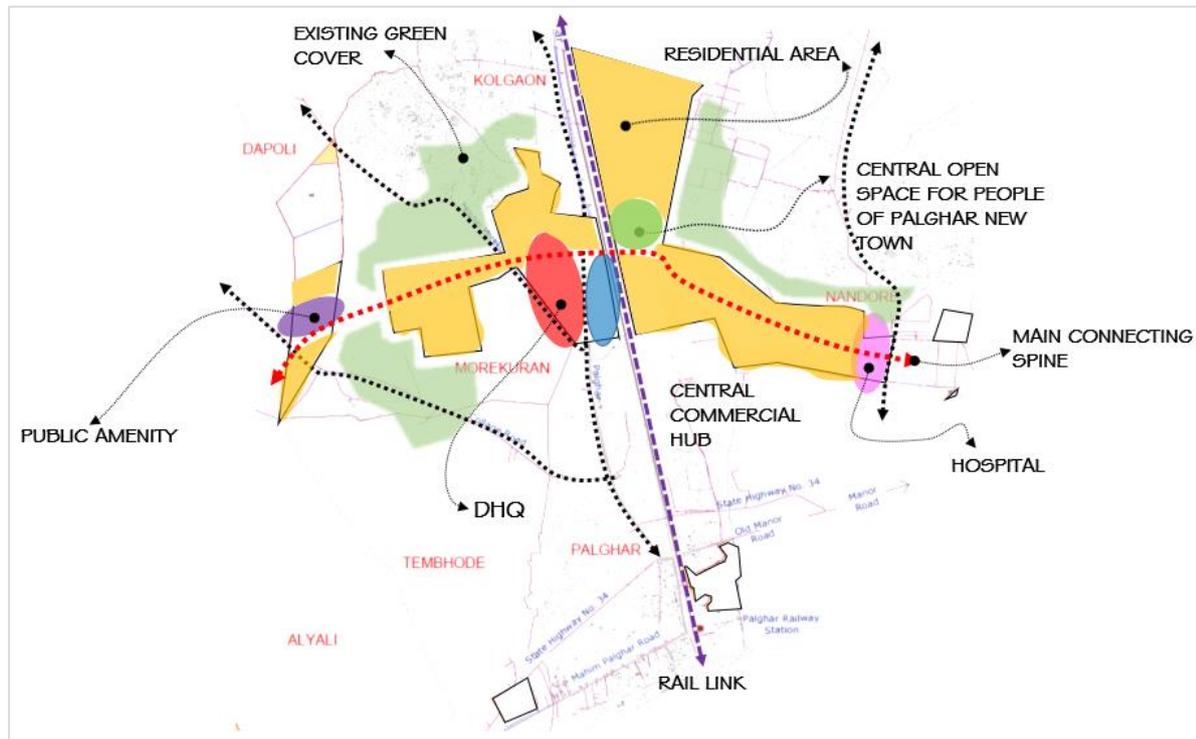
- 1) Since the project area is scattered in 8 different locations first priority was given to establishing connectivity between the land parcels.
- 2) After various rounds of deliberations, internally and with District Administration, the idea of central avenue road of 40.5 m width is proposed as a spine road connecting all land parcels situated on East and West of the railway line and also to the MDR/DP roads to achieve systematic and controlled development of Palghar New Town.



**Figure 21: Transportation Network for Project Area**

- 3) This Central Avenue road will facilitate major connectivity to Palghar Head quarter buildings along with other important government offices, District Hospital and Commercial activities.
- 4) While finalizing the road network for Palghar New Town, due cognizance has been taken for the existing and proposed DP roads.
- 5) Pocket 5 and 7 both pockets are located very far from Pocket 1. For pocket 5 there were no existing Road connectivity. For this Road connectivity, CIDCO demands survey No 121 of admeasuring area of approx. 8 ha to Government. "Sukanu Steering and Monitoring Committee" also agree upon this and direct collector to Provide the land. regarding same letter also send to collector.

- 6) After establishing the transport network, the predominant Land Use Zones for the project area was designed. As the project is at a nascent stage the predominant Zone is kept as Residential Zone, Commercial Zone, Public-Semi Public Zone which permit wide array of uses as per the latest UDCPR's.
- 7) Palghar being district headquarter, District Headquarter was strategically placed to make it easily accessible via district road and from Palghar Railway Station.
- 8) The commercial zone was provided abutting the DHQ to cater to the requirement of people frequenting the DHQ and provide central level commercial area.
- 9) To give distinct identity to each road junction, it was envisaged that the plots for government buildings be distributed uniformly across the project area to avoid concentration of activities in a single zone and to increase the development potential of each pocket.
- 10) To ensure that better healthcare is made available not only to Palghar New Town but also to the district at large, District Hospitals located closest to NH-48.
- 11) To cater to the recreational aspect of the habitants of the New Town, a centrally located green belt zone and an auditorium are provided.
- 12) The overall approach to Planning is in terms of providing broad Land use Zones governed by the provisions in UDCPRs. Provisions of Social Facilities like Schools, Colleges, Playgrounds, Markets shall be based on suitable planning standards and shall be provided when detailed layouts are prepared.



**Figure 22: Conceptual Planning of Palghar New Town**

The development of total Project area is therefore proposed in following two Parts:

1.	Part-I :	Development of District Headquarter	103-57.90 Ha
2.	Part-II :	Development of Palghar New Town	337-00.00 Ha

### 9.3 PART-I : Development of District Headquarter

As mentioned earlier, Development of District Headquarter in 103.57 ha includes the below mentioned buildings along with the provision of basic infrastructure such as roads, water supply, sanitation and power supply.

1. 103-57.90 Ha of land has to be utilized for development of DHQ. However, if all this requirement of DHQ is provided at one location, there will be no segregation of activity and may create congestion in the area during daytime. At the same time, in the evening there will not be any activity. From planning point of view, it is necessary to have mix of activities across the Town for better quality of life.
2. To ensure this it was essential to locate the activities of DHQ spatially across the project area. As requirements of DHQ are required to be provided at various locations across

the Town, proportionate area of city level infrastructure needs to be considered. 30% of 103.57 Ha has been considered for this purpose.

3. The District Collector Palghar has given demand of about 79 Ha land for various plots to be accommodated in DHQ.
4. While earmarking the plots for different Government Offices for District Head Quarter Development in 103.57 Ha of land, alignment of 40.5 m spine road was proposed for connecting these pockets and the 'Steering Committee' has accorded approval to the location of plots for different government offices for District Head Quarter along with proposed alignment of spine road.
5. The 'Steering Committee' has finalized the conceptual plan for Palghar New Town and locations for various requirements of DHQ and accorded approval to the same on 8.11.2016 (Annexure - VIII). CIDCO has already started development of DHQ at location finalized by 'Steering Committee'.

**Table 14 : Details of various components of DHQ based on onsite demarcation**

Sr. No.	PARTICULARS	Plot area on site (Ha)	Gross area distribution of 103.57 Ha	Village	Survey Numbers
1	DHQ COMPLEX (ZILHA PARISHAD,SUPERINTENDENT OF POLICE, DISTRICT COLLECTORATE,NEW ADMINISTRATIVE BHAVAN BUILDING)	18.32	18.68	KOLGAON	213(PART),214(PART),215(PART),216(PART),217(PART),223(PART)
2					
3					
4					
5	AUDITORIUM	2	2.15	DAPOLI	68(PART)
6	DISTRICT SESSION COURT	2	2.25	NANDORE	366(PART)
7	DISTRICT HOSPITAL	4	4.9	NANDORE	366(PART)
8	PALGHAR/BOISAR MUNICIPAL CORPORATION	1	1.25	KOLGAON	239(PART)
9	FIRE STATION	1	1.5	KOLGAON	239(PART)
10	REVENUE BHAVAN	2	2.9	KOLGAON	239(PART)
11	TAHASILDAR+EVM ROOM+ETC.			KOLGAON	
12	Police HEAD QUARTER	25	25.7	KOLGAON	239(PART)
13	HELIPAD + PWD STORAGE		1.25		
14	VIP BUNGALOWS(4 NO.)	5	15	MOREKURAN	123(PART).124(PART)
15	BUNGALOWS (20 NO.)	5			123(PART).128(PART),129(PART),130(PART)
16	Gov. Rest House	3			130(PART)
17	QTRS. FOR CLASS-I	2.00	10.5	KOLGAON	211(PART),226A(PART)
18	QTRS. FOR CLASS-II	2.00			
19	QTRS. FOR CLASS-III &IV	6.00			
	<b>TOTAL</b>	<b>78.32</b>	<b>86.08</b>	<b>---</b>	<b>---</b>
20	Palghar Morekuran 45M Road Reservation in CIDCO notified area	----	3.2	KOLGAON	213(PART),214(PART),215(PART),216(PART),217(PART)
21	Palghar Bhoisar 45M Road Reservation in CIDCO notified area		4.75	KOLGAON	217(PART),223(PART),224(PART) , 224A(PART)
22	Public utility and City level infrastructure, etc.		9.54	----	(****)
	<b>Total</b>	<b>78.32</b>	<b>103.57</b>	<b>----</b>	<b>----</b>

Note:

1) Area is subject to demarcation on site

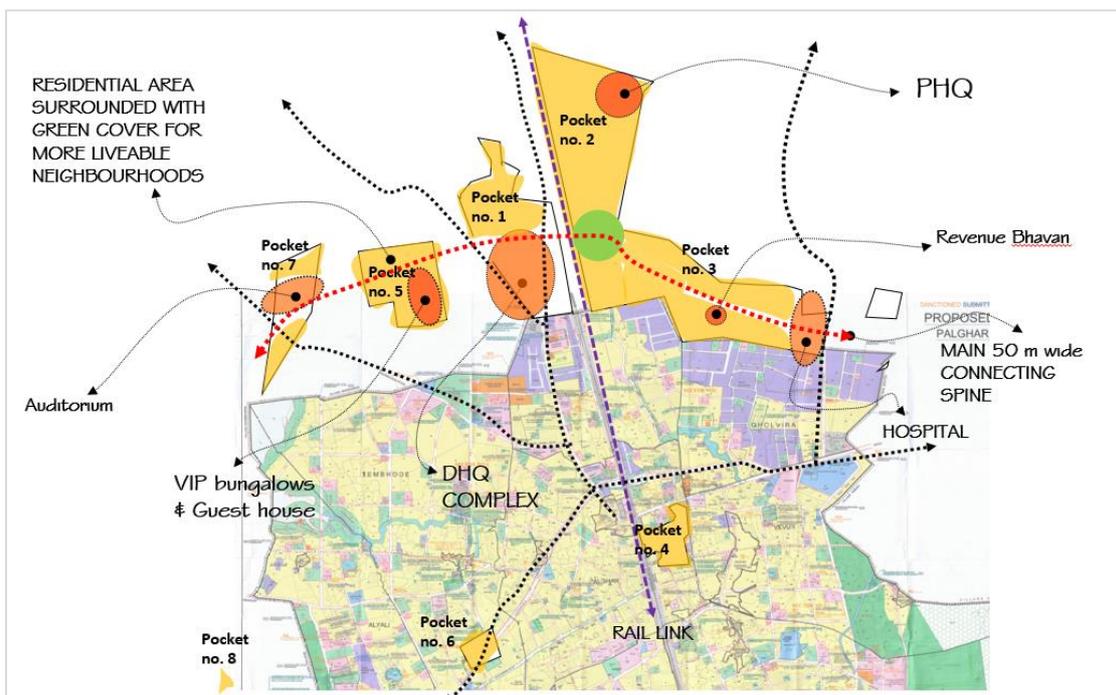
(<sup>2</sup>)Actual Area of Plot reserved as per demarcation on site

(<sup>3</sup>)Distribution of 103.57Ha area including City Level Infrastructure at the across to the land parcel.

(\*) As this area is Distributed across the township. Survey no Details cannot be provided.

1) **The DHQ Complex:** The DHQ Complex comprises of Office of District Collector, Office of Superintendent of Police, New Administration Bhavan, District Sessions Court and Zillah Parishad Buildings. These buildings are kept together with a view to provide a identity of Administrative Hub of Palghar District.

DHQ complex is located in Pocket No. 1 which abuts the boundary of Palghar Municipal council. The District Headquarter complex is strategically located near the junction of Palghar-Boisar Road and Palghar-Morekuran Road giving it huge locational advantage. While proposing the location of DHQ complex care has been taken to protect the area under dense full grown old trees, by reserving the same under garden.



**Figure 23: Location of various buildings under DHQ.**

## 2) STAFF QUARTERS

As per the conditions mentioned in the GR ,CIDCO has to construct and hand over 10% of total Government staff quarter requirement, which comes out to be 10 Ha of land out of 103-57.90 Ha. To promote and encourage walk to work concept, plot for staff quarters is located within proximity of DHQ.

## 3) HOSPITAL PLOT

It was decided to provide land for construction of District Hospital in Palghar New Town to provide health facilities to the public in Palghar District. For locating hospital,

accessibility to all the people from all over the district was the most important criteria. Further, since hospital is a crucial requirement from 'emergency' point of view, it was strategic to locate the hospital close to the National Highway wherein situations of emergency in case of accidents are more likely to happen than any other places. Hence the hospital plot is located at the pocket closest to the Palghar-Manor Road which connects Palghar to the National Highway-48. The plot is accessible by proposed 40.5 m wide spine road of the Palghar New Town and it is located at the entry point of the Palghar New Town to avoid entering into the traffic inside of the city, for the facility seeker. The plot is abutting existing Nandore Road connecting Palghar –Manor Road which connects National Highway 48. The plot is at a distance of approximately 4.5 km from the Palghar Railway Station.

#### **4) REVENUE BHAVAN PLOT**

Plot for Revenue Bhavan is also abutting proposed 40.5 m wide spine road at junction of roads. The same principle of accessibility, visibility, identity and image is applied for locating this important public building.

#### **5) FIRE STATION PLOT**

As a part of basic necessity of city level utility, 1 Ha plot is earmarked for development of fire station in Palghar New Town. Since this plot demands for direct and immediate connectivity with rest of the parts of the New Town, it is strategically located on the 40.5 m wide spine road a junction. Also, it is placed centrally to serve its purpose.

#### **6) POLICE HEAD QUARTER PLOT**

This has the biggest plot area in the District Headquarter buildings. It has an area of about of 25 Ha. Since the Police Head Quarter was already located in Pocket No. 2 of Palghar New Town, it is placed at its existing location to avoid any inconvenience.

#### **7) V.I.P. BUNGALOWS**

The location for the VIP Bungalow plots was proposed in Pocket No. 5 for the reason being its well-connection with 40.5 m wide main spine of Palghar New Town and it is close to DHQ. In addition to this, this land pocket is surrounded by forest land so that there will be no development around these Bungalows in future, which will provide and maintain the serenity required for these intended uses.

## **8) GOVERNMENT GUEST HOUSE**

Plot for Government Guest House is proposed in Pocket No. 5 to make it available the same benefits as for Bungalows plots. It has proximity to V.I.P. Bungalows as well as it will be convenient and time saving for Government officials to commute to the DHQ.

## **9) AUDITORIUM**

Except Pocket No. 4, 6, and 7, all Pockets have been planned with either Government Office or other important buildings which can bring significance to that particular pocket in future. Pocket No. 4, & 6 were located in Palghar Municipal Council. Therefore, they bear development potential. Apart from this, these plots are comparatively very small in size and any Government plot reservation was not possible on them. To increase the development potential of the remaining Pocket No. 7, which is surrounded by forest land from east side, it is proposed to develop auditorium in it. The Auditorium plot is 2.6 km away from DHQ. This pocket is proposed to connect with Pocket No. 1, 2, 3 & 5 with 40.5 m wide main spine road of Palghar New Town. Allocating auditorium in this Pocket will not only bring importance to it but will also bring liveliness to this pocket with ancillary activities around it. Steering Committee approved this proposal vide 8th November, 2016.

## **10) DISTRICT SESSION COURT**

Plot for District Session Court was proposed 40.5 m wide spine road at junction of roads in sector 3 of Palghar New Town. After suggestion and Objection done by Palghar Bar Association and directives by Hon'ble Chief Justice of High Court Bombay it is located in sector 15, Near DHQ Plot in Palghar new Town.

### **9.4 PART II—ZONE PLAN**

As per section 115 of MRTP Act, 'Draft Planning Proposals' for development of land within notified area have been prepared by Planning Department. To achieve flexibility in planning, better response to changing market conditions and to have a freedom to design parts of the town in a phased manner, 'Structure Plan' approach is chosen. Accordingly, broad Zonal Plan is proposed to be prepared for preparation of planning proposals. (Annexure-IX)

**Table 15: Proposed Zone Break up of Palghar New Town**

Sr. No	Zone	Palghar New Town Area (337 Ha)	DHQ Area (103.57 Ha)	Total area (Ha)	%
1	Residential zone	251.79	0	251.79	57
2	Commercial Zone	13.68	0	13.68	3
3	Public / semi-public zone	0	88.77	88.77	20
4	Green Belt zone	12.76	0	12.76	3
5	Traffic and transportation zone	49.96	14.8	64.76	15
6	water body	8.81	0	8.81	2
	Total	337	103.57	440.57	100

**The key features of the Planning proposal are as under: -**

- 1) A Central avenue road of 40.5 m width is proposed as a spine road connecting all land parcels situated on East and West of the railway line. Considering the Traffic moment along this road near DHQ it is Proposed 50 M wide. Commercial activities are proposed along this Road.
- 2) This Central Avenue road will facilitate major connectivity to main DHQ complex along with other important government offices and commercial activities and to the MDR/DP roads connecting to the Manor State Highway.
- 3) Major district level offices are located on western side. Hence, on eastern side of railway track, with a view to generate employment commercial activities are envisaged.
- 4) The project area is in midst of Green Zone with thick vegetation. Preservation of existing plantation within the project area is also proposed to make it a part of city level recreational lungs for the township.
- 5) Locations for other significant activities such as, Electrical substations, Sewage Treatment Plant (STP) and Master Balancing Reservoir (MBR) are earmarked to facilitate Palghar New town with better infrastructure to cater to upcoming demand of infrastructure such as Power supply and Water supply.
- 6) The requirement of Social Facilities like Schools, Colleges, Hospitals, Markets, etc. shall be based on Planning Standards finalized by CIDCO from time to time.
- 7) The UDD, GoM on 2/12/2020 sanctioned Unified Development Control and Promotion Regulations (UDCPR) for the entire, except specific areas. The UDCPR- 2020 is applicable to Palghar New Town. Details in terms of FSI are :

**Table 16: FSI as per UDCPR's 2020 applicable to Palghar New Town**

Sr. No	Road width in meters	Basic FSI	FSI on payment of premium	Max. Building potential on plot
1	Below 9m	1.1	0.3	1.4
2	9m and above but less than 12m	1.1	0.3	1.4
3	12m and above but less than 15m	1.1	0.3	1.4
4	15m and above but less than 24m	1.1	0.3	1.4
5	24m and above but less than 30m	1.1	0.3	1.4
6	30m and above	1.1	0.3	1.4

Note:-

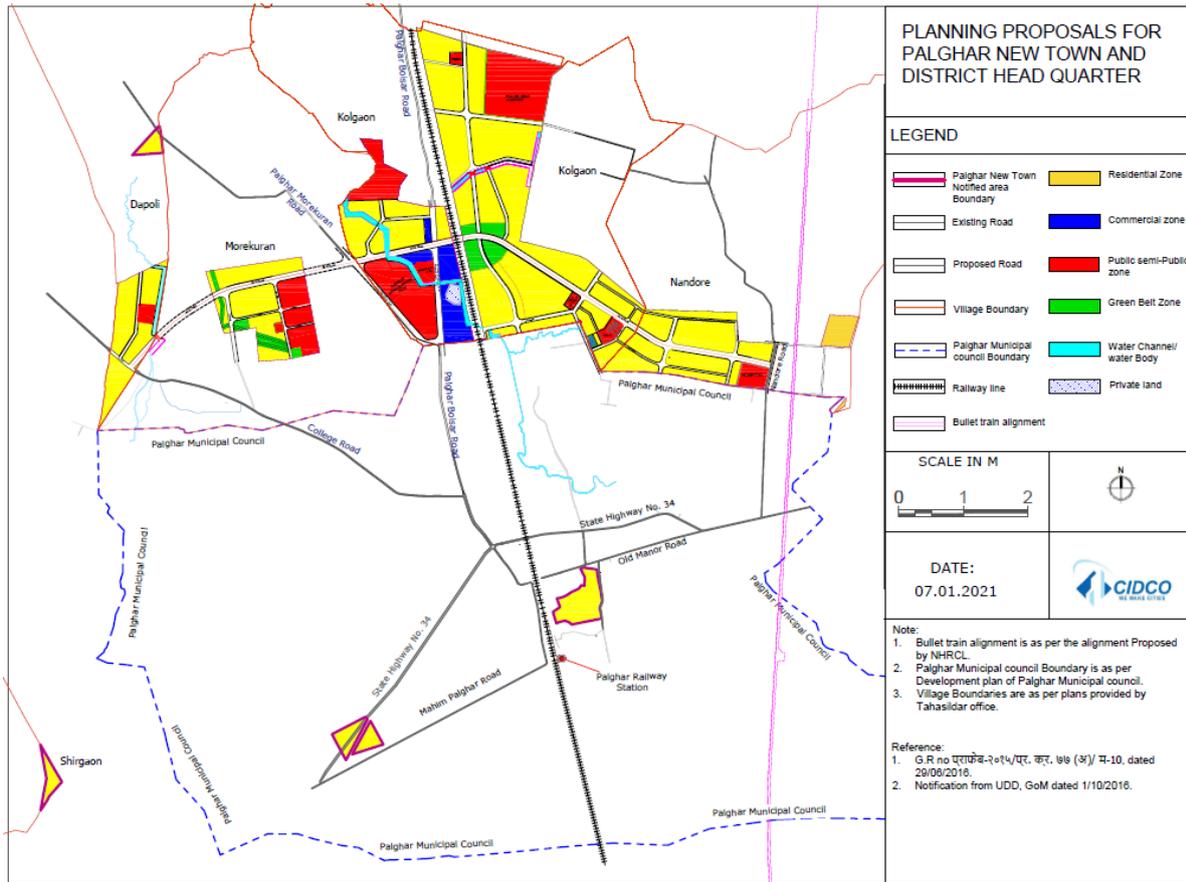
- In addition to above, ancillary area FSI upto the extent of 60% of the proposed FSI in the development permission (including Basic FSI, Premium FSI, etc.) shall be allowed with the payment of premium. This shall be applicable to all buildings in all zones. Provided that in case of non-residential use, the extent of ancillary area FSI shall be upto 80%.*
- FSI in lieu of TDR as applicable to other municipal bodies is not applicable to CIDCO at present. However, it is necessary to permit CIDCO to grant FSI in lieu of TDR as in case of NMMC. Suggestions already been submitted to GoM for the same.*

8) Some part of Palghar New Town comes under 5 to 16 Km range from Tarapur Atomic Centre. As per UDCPR, Clause 5.2.1, The Permissible FSI and Height for development in Tarapur Boisar area shall be as per directions issued by the Government from time to time. As per the Letter issued by Department of Atomic Energy on dated 21.12.2016 that, more than 2 + floors allowed with proper evacuation plan in 5 to 16 Km zone from Atomic Center. Considering this, wider roads area provided at planning level for evacuation of people at the time of emergency situation. Thereafter a Committee under the chairmanship of The District Collector of Palghar was constituted by the UDD, GoM to examine and prepare guidelines for development and offsite emergency management plan, evacuation route and evacuation Plan. **(Annexure-10)**



**Figure 24 : Palghar New Town area under 5 to 16 km zone from TAPS**

The Committee in its recommendations dated 10.5.2021 recommended 24 mt height for construction of buildings and the FSI shall be 1.4 (including premium FSI). However, considering the new town development, this matter needs to be taken up with the UDD, GoM to exempt CIDCO and MIDC areas from the height restrictions with adequate evacuation plans.



**Figure 25 : Proposed Zone plan for Palghar New Town Project.**

### 9.5 Implementation

Palghar New Town Project Land is Owned by CIDCO, hence acquisition of land is not required. Development of remaining 337 ha land will be carried out accordance with business plan finalise by CIDCO. Being NTDA for Palghar new Town, CIDCO will have their own Land Disposal Regulation for disposal of Land. Hence financial part of the Plan implementation will be deciding by CIDCO in due course of time.