
***Mumbai Trans Harbour Link Property
Value Capture Feasibility Report***

Consultant

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1 Preamble

The MMR is the largest metropolitan region in India. The MMR includes within its folds the Municipal Corporations of Greater Mumbai, Thane, Kalyan-dombivali, Mira- Bhayandar, Ulhasnagar, Bhiwandi- Nizampur and Navi Mumbai, 13 municipal councils, 7 non- municipal urban centers and 995 villages. Its administrative region includes entire district of Greater Mumbai, and parts of Thane and Raigad districts. Greater Mumbai's peculiar geographical spread imposes constraints on expansion resulting in overcrowding and congestion. The only solution to prevent the existing conditions from worsening is to expand on to the mainland, which to a limited extent, has already occurred in the northern half of Navi Mumbai due to presence of Vashi Bridge. The development in Thane and the Northern part of Navi Mumbai was a result of Airoli Bridge. This is however, insufficient, and a major push to the development of the rest of Navi Mumbai can be given only by providing quick access to the southern half of Navi Mumbai.

Mumbai Trans Harbour Link is proposed to be developed as an Expressway link with a six-lane dual carriageway road bridge and rail bridge connecting Sewri on Mumbai side to Nhava on Navi Mumbai side. The proposed link (MTHL) is expected to be catalyst of development of the city by promoting horizontal growth as against the vertical growth experienced over the past few years. The link will help reduce the problems of congestion and pollution in Mumbai. This link along with the proposed economic activities in southern Navi Mumbai such as international airport, New container terminals at JNPT, NMSEZ and MMSEZ would boost up development of property in the southern side of Navi Mumbai.

The MTHL Property Value Capture Feasibility Study aims at determining the methodology for recovery of expenditure done for undertaking of the project by the way of taxation on the affected property in MMR. This study involves the collection, compilation and analysis of data pertaining to various developmental aspects in the catchments area and would help in developing a model for the Property Value Capture Feasibility Study.

Comprehensive Transport study (CTS) done by LEA associates is considered as the basis of the study. For this study the whole MMR is divided into clusters (11) followed by super TAZs (171) and TAZs (1030) as shown in **Figure 1-1** Scenarios were developed considering various situations in terms of sharing of population and employment between Municipal Corporation Greater Mumbai (MCGM) and the rest of MMR for the year 2031. These scenarios have emerged considering various policy interventions and opportunities available in the clusters and TAZs. The summary of the population and employment growth scenarios as per the CTS study is given in the table below **Table 1-1**

Table 1-1 : Population Employments Scenarios 2031

Scenario	Population distribution	Employment distribution
Scenario I	P 1 – MCGM : RoR 60% : 40%	E 1 - MCGM : RoR 72% : 28%
Scenario II	P 2 – MCGM : RoR 53% : 47%	E 2 - MCGM : RoR 63% : 37%
Scenario III	P 3 – MCGM : RoR 47% : 53%	E 3 - MCGM : RoR 48% : 52%
Scenario IV	P 4 – MCGM : RoR 41% : 59%	E 3 - MCGM : RoR 33% : 67%

For each of the four population scenarios any of the four employment scenarios are possible. A range of combinations, from very high intensification of MCGM both in terms of population and employment and low allocation of other region, to very low allocation to MCGM and very high allocation to RoR. In between there can be various combinations that would reflect transitions from one extremity to the other.

Two such scenarios are considered for the study that would reflect the situation of population and employment growth in MCGM and RoR, with and without MTHL. The scenario developed without MTHL would have greater concentration of population in MCGM than the RoR (P2). The MCGM will generate and offer half of the total employment opportunities of MMR and the rest will be in the other regions of MMR (E3). For scenario considered with MTHL it is envisaged that there will be better accessibility to the mainland, proximity to airport and rest of Maharashtra, thus population of mainland would be greater than the MMR (P3). The employment opportunities that are being offered in the mainland by various proposed SEZs would be benefited largely by the presence of MTHL and thus the employment distribution is envisaged such that there would be greater opportunities in RoR as compared to MCGM.

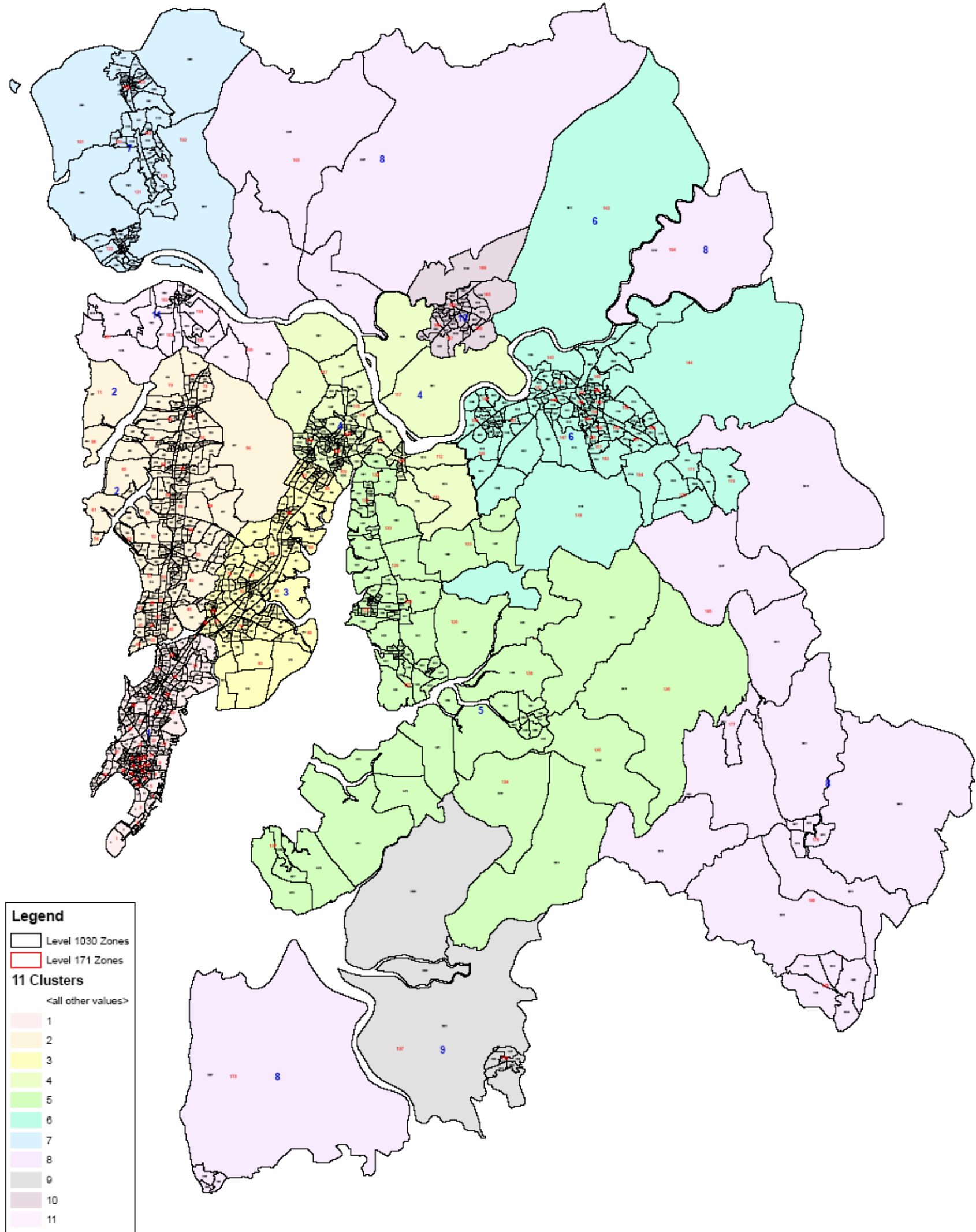


Figure 1-1 : Cluster wise Traffic Analysis Zone (TAZ) in MM

2 Alternative Development Scenarios for year 2031 for the MMR

The Mumbai Metropolitan Region (MMR) has been divided into 1030 Traffic Analysis Zones (TAZ's) at the lowest level which have been aggregated into 171 larger clusters for the Comprehensive Traffic Study (CTS) for MMR by LEA International. These TAZ's, as defined by LEA, form the base for this study. Out of 1030 approximately 500 TAZ are considered for the further study as these form the part of the catchment area of MTHL on either side i.e. island city and mainland (**Figure 2-1**) The effect of MTHL on the catchment area is discussed by considering the scenarios with and without MTHL for the year 2031.

2.1 Scenario I - Without MTHL

The jobs opportunities available due to Expansion of Jawaharlal Nehru port, SEZ at Navi Mumbai and Khopda (Maha Mumbai) area cannot benefit the future population that would come in the Island City of Mumbai in absence of the MTHL. The people will be reluctant to take advantage of the jobs available in Navi Mumbai due to travel time as per present connectivity (road) will be more than double by using existing travel modes (bus)

Presently the traffic going towards south west of Navi Mumbai (JNPT, Ulwe, Dronagiri, Uran) is passing through traffic congestion of suburbs of north east Mumbai. The projected population traveling to Navi Mumbai from Island city will be almost double the existing population. The travel time required for the same distance will subsequently increase due to traffic congestion if the existing link is the only connection that would cater to the projected traffic in future.

Thus even though a lot of employment opportunities would be available in Navi Mumbai, people would be reluctant in staying in Navi Mumbai because of its poor connectivity to MCGM and a scenario P2-E3 would be created.

2.2 Scenario II: With MTHL

Population projections, in the area where MTHL will land in Navi Mumbai, have been worked out by M/S Lea Associates for the TAZs (Traffic analysis Zones). This population projection has been verified with the land use provisions planned by CIDCO for the same area. Nhava, being environmentally sensitive area, no development is anticipated in this area in Navi Mumbai Development Plan. The population of Nhava comprises of the residents of the old settlements present there

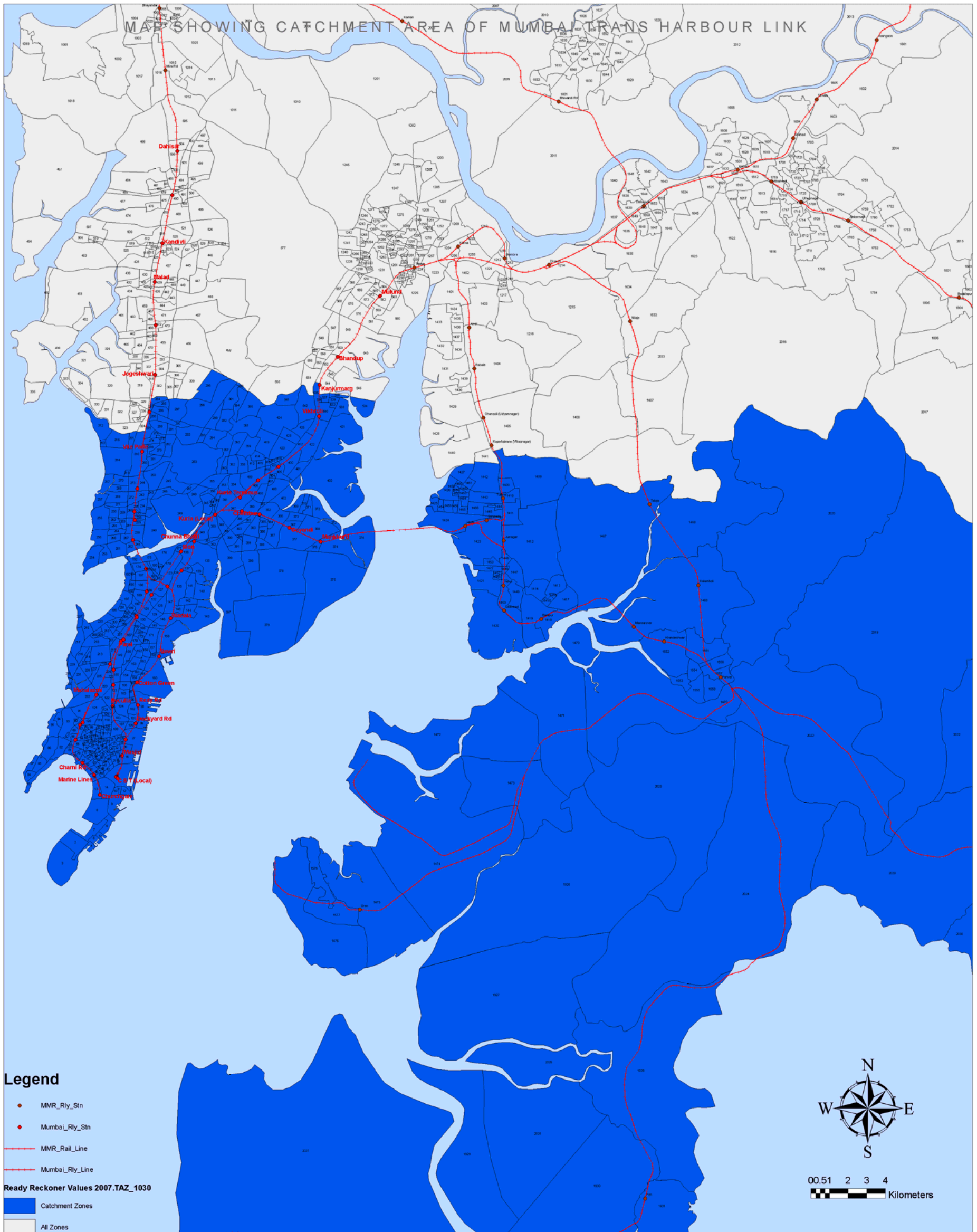


Figure 2-1: Catchment Area of Mumbai trans harbour link

TAZ	Location	Pop 2005	P-3 -2031	E 2005	E-4 2031
1471	Ulwe Dronagiri	17335	112724	1298	37575
1470	NM Int. Airport	25777	118781	1792	28550
1472	Dronagiri part	14576	112104	2061	62021
1475	Dronagiri part	5119	95474	4543	72621
1476	Dronagiri part	14475	37650	2390	45526
1473	Uran	11249	92756	2127	37882

Table 2-1 Population and Employment Projection of various TAZ as per the CTS by LEA

Table 2-1 refers to the population projection done by Lea Associates. It clearly shows that the total population anticipated in the Ulwe by the year 2031 is (TAZ 1470 + TAZ 1471) approx. 231,000 and that in Dronagiri is approximately 245,000 (TAZ 1472 + TAZ 1475 + TAZ 1476). As per population projections and detail land use distribution by CIDCO, the ultimate population that can be accommodated in Ulwe and Dronagiri Node turn out to be approximately 300,000 each.

The employment projections as per Lea Associates for the TAZ indicate that the total employment in Ulwe by the year 2031 will be 64125 (TAZ 1470 + TAZ 1471) whereas the expected employment generation in Ulwe by the year 2031 is about 265000. In Dronagiri node the expected employment generation due to SEZ and JNPT is more than 600000 (SEZ 400,000 + JNPT 200,000) which is almost 4 times more than the employment projection by Lea Associates for the year 2031 i.e. 156029

Coming up of Trans Harbour Link would make it convenient for the commuters to travel from Island city to Navi Mumbai. It is envisaged that higher population will be attracted to Navi Mumbai and more number of employment opportunities will be generated in Navi Mumbai as compared to MCGM (assuming the scenario P3-E4). At present it takes almost two hours by road from Island city to reach the Mainland. MTHL will reduce this travel time to almost half i.e. about an hour.

In case of Island City of Mumbai the population can be compared on the basis of area as mentioned in TAZ **Table 2-2**

TAZ-171	Gross Area (Acres)	POP 2031 as per TAZ proj	Gross area Density per m as per MCGM 360/Ha = 143/acre Population	Net Density per m as per MCGM 600/Ha = 238/acre Population
22	572	133882	81682	136136
23	362	80648	51694	71622
24	129	24365	18421	30702

TAZ-171	Gross Area (Acres)	POP 2031 as per TAZ proj	Gross area Density per m as per MCGM 360/Ha = 143/acre Population	Net Density per m as per MCGM 600/Ha = 238/acre Population
27	610	211093	87108	145180
28	572	135961	81682	136136
29	1455	248995	207774	346290
30	365	95440	52122	86870
31	453	69784	64688	107814
32	2638	540947	376706	627844
33	1165	508448	166362	277270
35	570	161490	81396	135660
36	964	212472	137659	229432
37	487	148717	69544	115906

Table 2-2 Comparison of Projected Population by LEA & as Proposed by MCGM for TAZs

Last column in Table 2-2 indicates the maximum holding capacity of all TAZ as per population density proposed by Municipal Corporation Greater Mumbai (MCGM). The population projections done by Lea Associates for the corresponding TAZs were found to be almost the same. In case of TAZ 29 the area of Sewari and Parel, the holding capacity is more than the projected population. Redevelopment of the mill land at Parel would result into generation of more residential and commercial space, which would subsequently result into large amount of trip generation from rest of Mumbai and Navi Mumbai.

Thus it is clear that there will be trip generation from both sides i.e. Navi Mumbai towards island city and vice versa. Major employment opportunities are anticipated in Navi Mumbai and more number of trips will be generated to Dronagiri and Ulwe as compared to other parts in Mainland as these areas offer more employment opportunities in the form of the proposed SEZ and JNPT. The trips generated from Sewari, Dadar, Parel, Sion, Dharavi area to Navi Mumbai would be better accessible via MTHL as the time required would be very less as compared to the time required by present link.

A link would be extended further from the proposed MTHL to Khopata i.e. Maha Mumbai SEZ through Navi Mumbai. Thus this region would also get closer to Mumbai and more jobs will attract more trips from Mumbai to Khopta (MMSEZ) via Navi Mumbai. This link would further be extended to NH-17 (Mumbai- Goa) at Kharpada (Dharamtar Creek).

The difference in the population and employment with and without MTHL in the catchments area is given in the table below:-**Table 2-3**

		Without MTHL		With MTHL	
TAZ_No.		P2	E3	P3	E4
MUMBAI	22	21584	5,970	21,584	4,481
	23	14037	4,952	14,037	3,687
	24	10277	5,762	10,277	4,588
	25	13412	3,865	13,412	3,089
	26	20609	10,798	20,609	6,654
	27	32985	14,298	32,985	8,252
	28	15044	11,848	15,044	6,860
	29	6174	4,348	6,174	3,068
	30	13615	3,562	13,615	2,487
	31	9855	5,555	9,855	4,638
	32	4571	4,243	4,571	3,468
	33	12755	4,808	12,755	3,822
	34	12034	3,961	12,034	2,993
	35	10425	4,113	10,425	3,068
	36	10960	2,312	10,960	1,522
	37	7480	6,378	7,480	4,689
	NAVI MUMBAI	1470	103,579	21,450	118,781
1471		97,132	27,699	112,724	37,575
1472		96,162	44,247	112,104	62,021
1473		79,433	27,635	92,756	37,882
1475		80,705	57,240	95,474	72,621
1476		33,862	36,619	37,650	45,526
TOTAL		706692	311666	785308	351541

Table 2-3: Population & Employment with & without MTHL

3 Land Gradient Curve (Land Value Representation as a function in travel distance and travel time)

The catchment area of MTHL, as decided for the study, consists of 500 smaller TAZ's and 77 aggregated TAZs. The Ready Reckoner, 2007 has been prepared by the Office of the Inspector General of Stamp Duty and Registration, Government Maharashtra. The Ready Reckoner provides with the market valuation for Open Land, Residential Properties, Commercial properties and Shops according to Villages, zones and sub zones as delineated.

3.1 Assigning Land/Property Values to respective TAZ

The boundaries and sizes of zones/sub zones of Ready Reckoner do not match with the TAZ boundaries. For assigning the Ready Reckoner Values over the TAZ, both the maps were overlaid and the best fit values assigned to the respective TAZ's. In some cases due to smaller size of the Ready Reckoner zone, more than one land/property values were assigned to a single TAZ. In such cases, multiple land/property values falling within a single TAZ were averaged to arrive at a single value for a single TAZ, wherever the variation between multiple land/property values falling within a single TAZ was not much. However, where the difference between the multiple land/property values was greater, any one of the appropriate value which would truly represent the market value was selected for the said TAZ. The following table illustrates the assignment of Land Property Values.

TAZ 1030	TAZ Name	Reference RR Zone	Open Land (Rs/Sqm)	Shop (Rs/Sqm)	Residential (Rs/Sqm)	Office (Rs/Sqm)
1	Middle Colaba	1/3	72000	184000	132900	144900
2	Cuffe Parade	1/5	82500	266300	182800	221400
		1/5A	89500	289000	198500	240500
		1/2	91100	203600	168300	190900
3	Navy Nagar	1/4	29200	77700	64600	71400
		1/1	37000	99800	68300	88200
4	Apollo Bunder	1/3	72000	184000	132900	144900
		2/20	47100	134900	104400	113400

Table 3-1 Assignment of Land/ Property Values of Ready Reckoner to the TAZs

The above **Table 3-1** shows multiple Land/Property values against each TAZ 2, 3 and 4. In case of TAZ 2, there are 3 different Land/Property values assigned to it. To arrive at a single value all the three were averaged. However in case of TAZ 4, the two Land/Property Values assigned have a large variation. The lower value is representative

of the use of part of land falling under the TAZ as port and its ownership by Mumbai port trust. Thus it was concluded that the lower value was not a true representation of the free market value. Hence in this case the higher value is adopted for the TAZ, instead of averaging both the Land/Property values as shown in **Table 3-2**.

TAZ 1030	TAZ Name	Open Land (Rs/Sqm)	Shop (Rs/Sqm)	Residential (Rs/Sqm)	Office (Rs/Sqm)
1	Middle Colaba	72000	184000	132900	144900
2	Cuffe Parade	87700	252967	183200	217600
3	Navy Nagar	33100	88750	66450	79800
4	Apollo Bunder	72000	184000	132900	144900

Table 3-2 Average Land / Property values considered for the study

3.2 Construction of the Land Value Gradient

Land value gradient is constructed by plotting land/property values against distance (in Km) or time (in Minutes) from the origin. The land/property value of each TAZ has been arrived at, as mentioned above. The averaged distance and time data for each of the TAZ from the origin TAZ (Churchgate or CST) was not available. However, distance & travel time between each railway station was a known quantity, being published by the respective Railway Authorities, namely the Central and the Western Railway. Also, it is an established fact that majority of travel trips (especially work trips) occur by the suburban train mode in Greater Mumbai. Thus, alternatively the land value gradient was plotted taking into account only the TAZ's surrounding each of the railway stations against travel time and distance between each of the railway stations by the suburban train. The average of Land/property Values of all the TAZ's intersecting the 300m circle around each of the railway station were assumed to represent the land/property value for respective stations.

3.2.1 Travel Time and Distance by Rail

Along the Western Railway the maximum extent of the catchment area was considered till the Andheri Station, though the greater impact of MTHL would be observed till Bandra. Similarly the extent of catchment area along the Central Railway route was considered till Vikhroli and that along Harbour Railway as Panvel considering the availability of the land/ property values through Ready Reckoner. The present (without MTHL) land/ property rate of the TAZs around the railway stations, distance traveled from the origin (CST/ Churchgate) to various destinations (stations) and travel time required by train is shown in the tables below:-

STN NO	STN_NAME	STN DIST	STN TIME	RATE_OPEN LAND	RATE_SHOP	RATE_RESI	RATE_OFFICE
1	Churchgate	0	0	81175	241000	146250	203200
2	Marine Lines	2	3	57525	189025	110075	159694
3	Charni Road	3	5	56817	184667	113200	149742
4	Grant Road	4	8	42056	170663	87500	149625
5	Mumbai Central	5	10	27900	94800	61800	83300
6	Mahalaxmi	6	13	46528	132590	84400	112417
7	Lower Parel	8	16	37217	100500	70767	85525
8	Elphinstone Road	9	19	64238	174413	111038	143250
9	Dadar	11	21	73363	196750	126875	163088
10	Matunga	12	23	26033	84467	55467	70833
11	Mahim	13	26	17625	63713	43725	50075
12	Bandra	15	30	34725	100750	58188	77650
13	Khar Road	17	33	24820	91660	46530	62930
14	Santacruz	18	35	34617	103117	58454	85879
15	Vile Parle	20	38	33610	113570	60080	69700
16	Andheri	22	43	26375	88925	47625	56238

Table 3-3 Western rail route -Rail Travel Distance & Travel Time of various stations with corresponding Land/ Property rates

STN NO	STN_NAME	STN DIST	STN TIME	RATE_OPEN LAND	RATE_SHOP	RATE_RESI	RATE_OFFICE
1	CST	0	0	42186	133586	81357	109743
2	Masjid	2	3	42006	144101	81847	108992
3	Sandhurst Road	3	5	23175	109672	55350	91063
4	Byculla	5	8	18700	78200	49700	56200
5	Chinchpokli	6	10	34033	100833	65283	78600
6	Curry Road	7	12	47167	123533	79333	99133
7	Parel	8	15	64238	174413	111038	143250
9	Dadar	9	17	73363	196750	126875	163088
10	Matunga Road	11	20	24500	93833	56833	72800
11	Sion	13	24	14167	57800	38333	46200
12	Kurla	16	28	10375	44856	24289	28691
13	Vidya Vihar	18	31	15250	61489	34267	42211
14	Ghatkopar	20	34	16799	65894	36413	42088

STN NO	STN_NAME	STN DIST	STN TIME	RATE_OPEN LAND	RATE_SHOP	RATE_RESI	RATE_OFFICE
15	Vikhroli	23	39	10676	37743	25247	29240

Table 3-4 Central rail route – Rail Travel Distance & Travel Time of various stations with corresponding Land/ Property rates

STN NO	STN_NAME	STN DIST	STN TIME	RATE_OPEN LAND	RATE_SHOP	RATE_RESI	RATE_OFFICE
1	CST	0	0	42186	133586	81357	109743
2	Masjid	2	3	42006	144101	81847	108992
3	Sandhurst Road	3	6	23175	109672	55350	91063
4	Dockyard Road	4	8	10900	52700	32300	47433
5	Reay Road	5	10	16667	72833	44100	66500
6	Cotton Green	6	12	15717	77100	42467	60092
7	Sewri	8	15	13400	66767	37200	51117
8	Chunabhatti	14	26	13863	54200	35750	40213
9	Kurla	16	29	10375	44856	24289	28691
10	Tilak Nagar	17	32	10453	36733	25233	28933
11	Chembur	18	34	19585	65800	37725	43050
12	Govandi	19	37	10395	38925	24475	26788
13	Mankhurd	22	40	6748	31792	16761	20878
14	Vashi	29	49	23917	67667	31233	47000
15	Sanpada	30	51	21000	55000	30000	37500
16	Nerul	35	58	11612	50798	26123	39454
17	Seawoods	37	61	11658	53138	26675	39925
18	Belapur	39	64	10654	43200	21372.5	33115
19	Kharghar	41	68	10000	36000	24000	30000
20	Khandeshwar	46	73	5500	27500	15000	22500
21	Panvel	49	79	3800	23000	12600	19000

Table 3-5 Harbour rail route – Rail Travel Distance & Travel Time of various stations with corresponding Land/ Property rates

STN NO	STN_NAME	STN DIST	STN. TIME	RATE_OPEN LAND	RATE_SHOP	RATE_RESI	RATE_OFFICE
17	Seawoods	37	61	11658	53138	26675	39925
18	Sagar Sangam	38	64	11612	50798	26123	39454
19	Targhar	41	68	15500	N.A	N.A	N.A
20	Bamandori	43	71	5200	N.A	N.A	N.A
21	Kharkopar	45	74	5200	N.A	N.A	N.A

STN NO	STN_NAME	STN DIST	STN. TIME	RATE_ OPEN LAND	RATE_ SHOP	RATE_ RESI	RATE_ OFFICE
22	Gavhan	48	78	5200	N.A	N.A	N.A
23	Ranjanpada	52	84	5200	N.A	N.A	N.A
24	Nhava Sheva	55	88	533	N.A	N.A	N.A
25	Dronagiri	58	92	5200	14500	8500	11000
26	Uran	60	95	1600	14500	8500	11000

Table 3-6 Proposed Harbour rail route from Seawoods to Uran - Assumed Travel Distance & Travel Time of various stations with corresponding Land/ Property rates

3.2.2 Travel Time and Distance by Road

Similarly the travel time and distance by road travel has been considered. As the data on distance and time by road travel was not readily available assumptions were made and validated by actual road travel time. Road travel distance was assumed to be the same as the distance between the stations as acquired by the railway time table. It was found that the travel time by road in island city was almost 2.5 times the time taken by the train. This assumption was considered upto Mankhurd beyond which the travel time was assumed considering the speed of 40 km per hour. The present (without MTHL) land/ property rate of the TAZs around the railway stations, distance traveled from the origin (CST/ Churchgate) to various destinations (stations) and travel time required by road is shown in the table below:-**Table 3-7**

STN NO	STN_NAME	STN. DIST	STN. TIME	RATE_ OPEN LAND	RATE_ SHOP	RATE_ RESI	RATE_ OFFICE
1	Churchgate	0	0	81175	241000	146250	203200
2	Marine Lines	2	8	57525	189025	110075	159694
3	Charni Road	3	13	56817	184667	113200	149742
4	Grant Road	4	20	42056	170663	87500	149625
5	Mumbai Central	5	25	27900	94800	61800	83300
6	Mahalaxmi	6	33	46528	132590	84400	112417
7	Lower Parel	8	40	37217	100500	70767	85525
8	Elphinstone Road	9	48	64238	174413	111038	143250
9	Dadar	11	53	73363	196750	126875	163088
10	Matunga	12	58	26033	84467	55467	70833
11	Mahim	13	65	17625	63713	43725	50075
12	Bandra	15	75	34725	100750	58188	77650
13	Khar Road	17	83	24820	91660	46530	62930
14	Santacruz	18	88	34617	103117	58454	85879
15	Vile Parle	20	95	33610	113570	60080	69700

STN NO	STN_NAME	STN. DIST	STN. TIME	RATE_ OPEN LAND	RATE_ SHOP	RATE_ RESI	RATE_ OFFICE
16	Andheri	22	108	26375	88925	47625	56238

Table 3-7 Western rail route - Road Travel Distance & Travel Time of various stations with corresponding Land/ Property rates

STN NO	STN_NAME	STN. DIST	STN. TIME	RATE_ OPEN LAND	RATE_ SHOP	RATE_ RESI	RATE_ OFFICE
1	CST	0	0	42186	133586	81357	109743
2	Masjid	2	8	42006	144101	81847	108992
3	Sandhurst Road	3	13	23175	109672	55350	91063
4	Byculla	5	20	18700	78200	49700	56200
5	Chinchpokli	6	25	34033	100833	65283	78600
6	Curry Road	7	30	47167	123533	79333	99133
7	Parel	8	38	64238	174413	111038	143250
9	Dadar	9	43	73363	196750	126875	163088
10	Matunga Road	11	50	24500	93833	56833	72800
11	Sion	13	60	14167	57800	38333	46200
12	Kurla	16	70	10375	44856	24289	28691
13	Vidya Vihar	18	78	15250	61489	34267	42211
14	Ghatkopar	20	85	16799	65894	36413	42088
15	Vikhroli	23	98	10676	37743	25247	29240

Table 3-8 Central rail route - Road Travel Distance & Travel Time of various stations with corresponding Land/ Property rates

STN NO	STN_NAME	STN DIST	STN TIME	RATE_ OPEN LAND	RATE_ SHOP	RATE_ RESI	RATE_ OFFICE
1	CST	0	0	42186	133586	81357	109743
2	Masjid	2	8	42006	144101	81847	108992
3	Sandhurst Road	3	15	23175	109672	55350	91063
4	Dockyard Road	4	20	10900	52700	32300	47433
5	Reay Road	5	25	16667	72833	44100	66500
6	Cotton Green	6	30	15717	77100	42467	60092
7	Sewri	8	38	13400	66767	37200	51117
8	Chunabhatti	14	65	13863	54200	35750	40213
9	Kurla	16	73	10375	44856	24289	28691
10	Tilak Nagar	17	80	10453	36733	25233	28933
11	Chembur	18	85	19585	65800	37725	43050
12	Govandi	19	93	10395	38925	24475	26788

STN NO	STN NAME	STN DIST	STN TIME	RATE_OPEN LAND	RATE_SHOP	RATE_RESI	RATE_OFFICE
13	Mankhurd	22	98	6748	31792	16761	20878
14	Vashi	29	112	23917	67667	31233	47000
15	Sanpada	30	115	21000	55000	30000	37500
16	Nerul	35	126	11612	50798	26123	39454
17	Seawoods	37	131	11658	53138	26675	39925
18	Belapur	39	136	10654	43200	21372.5	33115
19	Kharghar	41		10000	36000	24000	30000
20	Khandeshwar	46		5500	27500	15000	22500
21	Panvel	49		3800	23000	12600	19000

Table 3-9 Harbour rail route - Road Travel Distance & Travel Time of various stations with corresponding Land/ Property rates

The land value gradients were plotted for land/property values (all along the Western, Central and Harbour Railway) against travel time and travel distance (ascending manner) for both train and road travel from Churchgate/CST to Panvel. The land value gradient and best fit curve for open land, residential, office and shop (both road and rail travel) were plotted which would help in deriving Land/ Property rates at any given location.

Coming up of MTHL would definitely reduce the travel time between the Island city and the mainland. In order to get an idea of the reduced time required to travel from Island city to Uran the travel distances were considered as per the techno- Economic feasibility study by CES Private Ltd and the average travel speed by road is assumed as 60 km/hr on the proposed Sewri – Nhava Trans Harbour Link and by rail as 45 km/hr (existing speed between Vashi & Belapur).

Stn_No	Station Name	Cumulative Distance	Cumulative Time
1	CST (origin)	0	0
2	Masjid	2	3
3	Sandhurst Road	3	6
4	Dockyard Road	4	8
5	Reay Road	5	10
6	Cotton Green	6	12
7	Sewri	8	15
8	Gavhan	27	39
9	Ranjanpada	31	44
10	Nhava Sheva	34	48
11	Dronagiri	37	52

Stn_No	Station Name	Cumulative Distance	Cumulative Time
12	Uran	39	55

Table 3-10 Effect of MTHL on Travel Time and Travel Distance by rail

Stn_No	Station Name	Cumulative Distance	Cumulative Time
1	CST	0	0
2	Masjid	2	8
3	Sandhurst Road	3	15
4	Dockyard Road	4	20
5	Reay Road	5	25
6	Cotton Green	6	30
7	Sewri	8	38
8	Gavhan	27	57
9	Ranjanpada	31	62
10	Nhava Sheva	34	67
11	Dronagiri	37	72
12	Uran	39	75

Table 3-11 Effect of MTHL on Travel Time and Travel Distance

3.2.3 Land value gradient

The land value gradient is plotted between the land property rates for different land uses and travel distance or travel time by railway and by road. Property rates and the travel time and travel distance are taken from the above tables. The property rates of the areas adjacent to the major stations on the western, central and harbour are considered.

Rail travel

Figure 3-1 : Land Property value /s Distance by rail travel

&

Figure 3-2 shows the land value v/s distance and time by rail travel

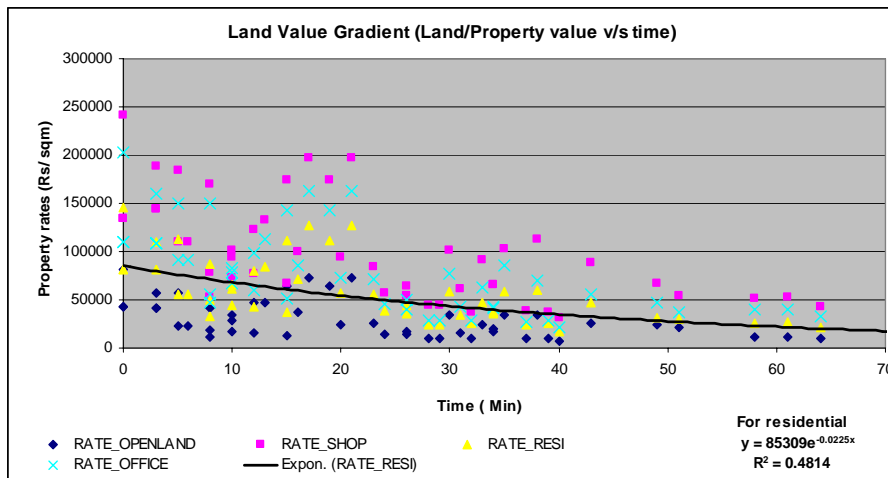
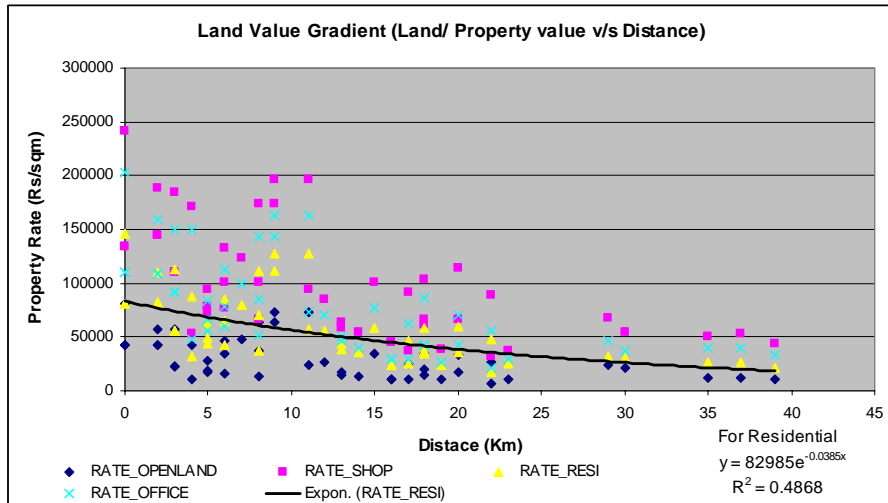


Figure 3-1 :
Land Property value /s Distance by rail travel

Figure 3-2: Land/ Property value v/s Time by Rail Travel

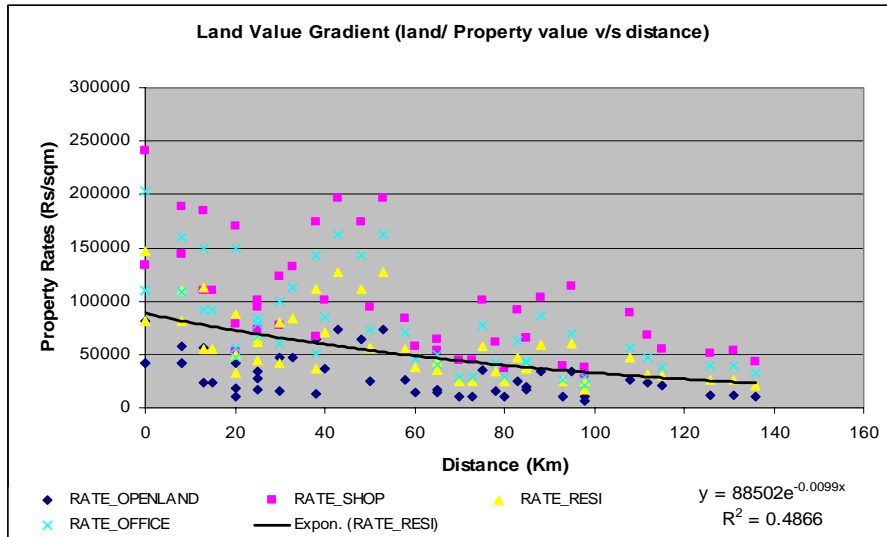


Figure 3-3 Land /Property value v/s distance by Road Travel

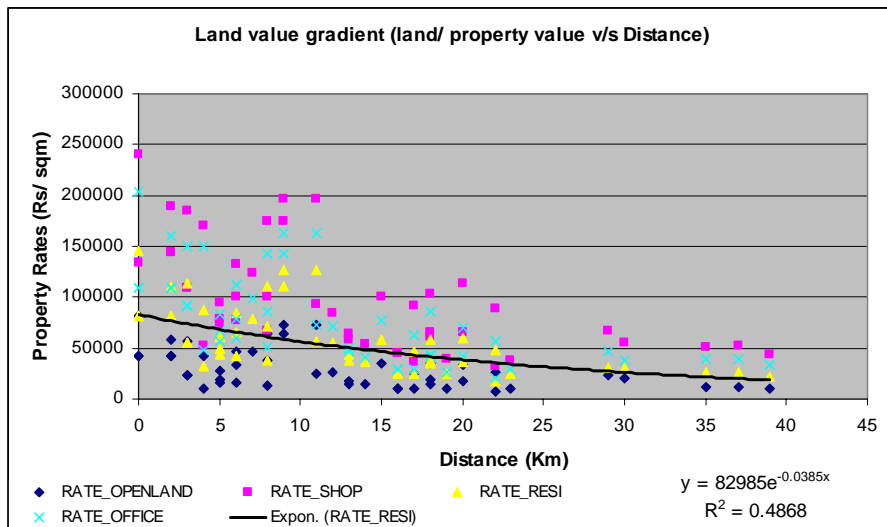


Figure 3-4 Land /Property value v/s distance by Road Travel

Road travel

Figure 3-3 & Figure 3-4 shows the land value v/s distance and time by road travel

Figure 3-5 Shows residential property rates in the catchment area

The value of R^2 for each of the uses comes out to be low. The reason for this is that the property rates (Ready Reckoner) are considered only for the area near the railway station.

If a larger sample size is considered it might result into a scenario closer to reality and value of R² closer to 1.

There are peak formations at various intervals. One such peak can be seen near Dadar. Dadar is being central place in old city development. In the past it was terminus of tram, an old time mass transport system. This is the reason it became hub of commercial, social and residential activities that evolved in phases. After the development of Railway commuter system at Dadar both the CR & WR main corridors are available for interchange for multimode tremendous importance is gained by Dadar. This has kept on the continuous demand to land and properties in Dadar. Locational importance and public convenience has affected the high values of properties in Dadar. This is the reason they cannot fit on the curve.

The detail of each land use is represented in separate figures in Annexure I

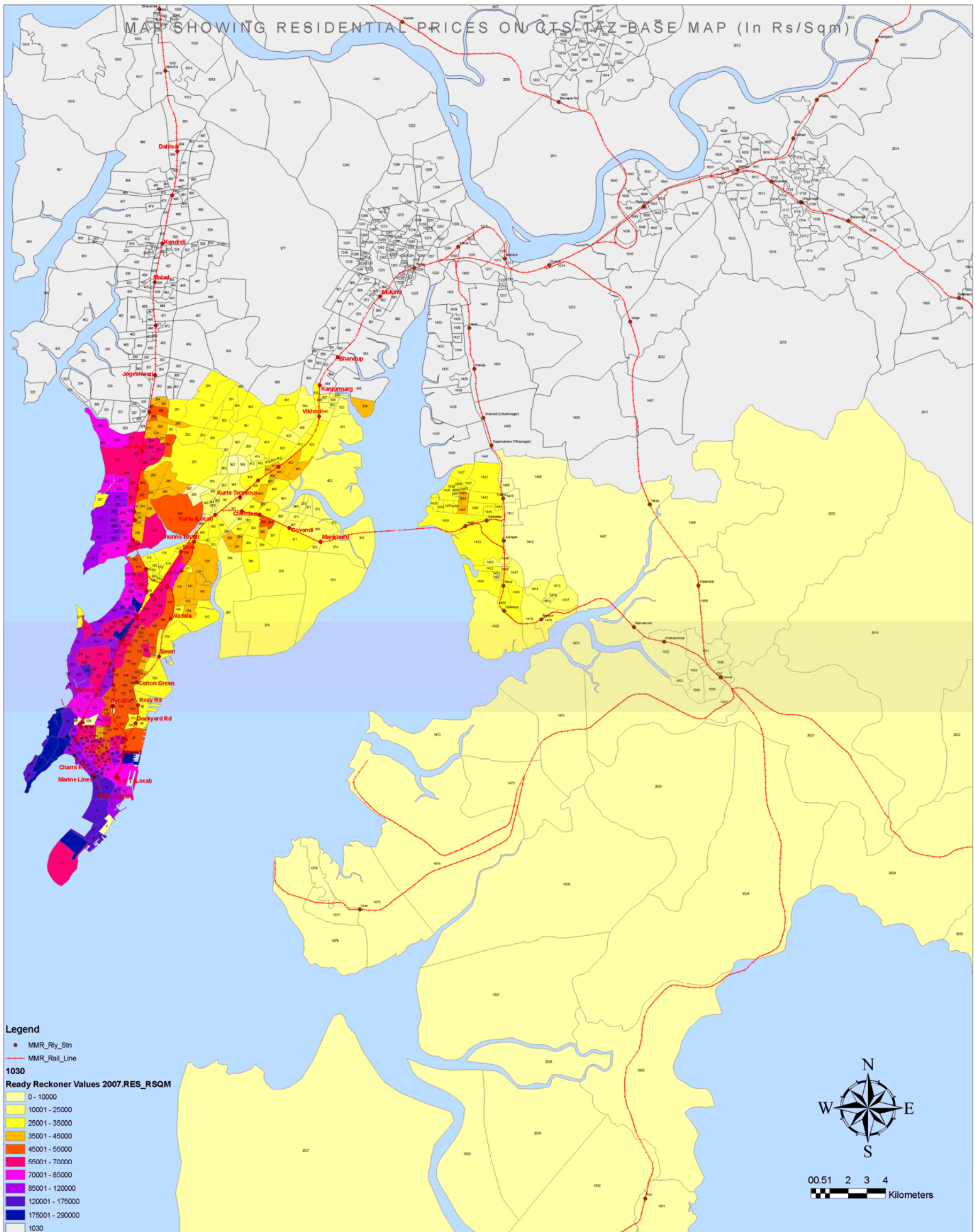


Figure 3-5: Residential prices on CTS TAZ base map

4 Validation of Land/ Property values

The Land/ Property rates were considered as per the Ready Reckoner valuation for open land, Residential Properties, Commercial properties and Shops. These values were assigned to the respective TAZ as defined by LEA to arrive at the Land Value Gradients. The validation of the Land/ Property (Ready Reckoner) values was done by collecting actual sales transactions from a few real estate brokers. The table below shows comparison of the values from the Real estate broker and Ready Reckoner.

The findings show that the figures given by real estate brokers are almost 8-10 percent more than the Rates given by ready reckoner.

Area	TAZ No.	Real Estate Brokers			Ready Reckoner				
		Land_Rate		Resi._Rate	Office/ Commercial Rate	Land_rate	Resi_Rate	Office_Rate	Comer_Rate
		Agri. / Undeveloped (Rs. per sqm)	Non Agri./ Undeveloped (Rs/sqm.)	(Rs/ sqm.)	(Rs/ sqm.)	(Rs/ sqm.)	(Rs/ sqm.)	(Rs/ sqm.)	
Uran			11,000	16,000	5,000	1600	14500	8500	11000
Panvel	1557, 1558			29,000	13,500	3800	23000	12600	19000
Ulwe			13,500						
Dapoli/ Airport			19,000						
Khopta			5,000						
Belapur	1418, 1419		75,000	49,000	58,500	10654	43200	21372.5	33115
Sewari	159, 162, 160			122,083		13400	66767	37200	51117
Dadar	130, 131, 190, 191			71,375	95,500	73363	196750	126875	163088
Sion	136, 177, 178			110,000		14167	57800	38333	46200
Parel(w)	212, 207, 149, 167			325,000		64238	174413	111038	143250
Matunga	186, 132, 127			175,000		24500	93833	56833	72800
Dharavi				120,000					

Table 4-1 : Validation of Ready Reckoner property values by real estate brokers

5 Projected Real Estate Development: Detail Urban Plans and Development Regulations

5.1 West Side of MTHL

The land parcels falling on west side of MTHL are in the jurisdiction of MCGM (Municipal Corporation of Greater Mumbai). The majority of land is owned by private land owners and development within is regulated by the Development plan of MCGM 1991-2011. The figure below shows the western Catchment of MTHL i.e. Wards F(South), F(North), G(South), G(North) in Greater Mumbai

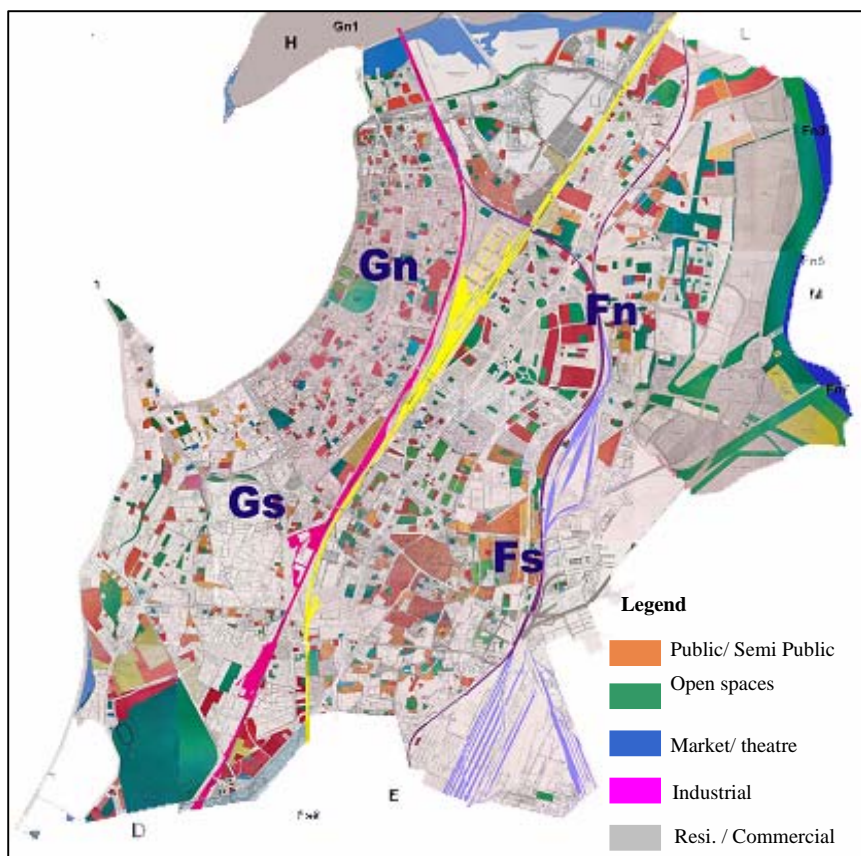


Figure 5-1 Development Plan Showing F & G wards of MCGM

The landuse details in Greater Mumbai have been extracted from the zoning proposed in the development Plan 2011. The development plan consists of the map showing all the reservations (Landuse) needed for public purpose, public utilities, community markets, transportation, no development zones. Rest of the land which does not fall under such reservation can be used for residential and commercial use or mixed use. But no delineation is done among residential or commercial use in the development plan. Thus information about the residential zoning/commercial zoning was not available directly

from the development plan. Area under this is not available TDR receiving is not permitted in the main city. FSI permissible in the main city is 1.33, irrespective of use and zone.

Therefore the total area under residential, commercial, industrial zone is calculated for the catchments area of MTHL and is given below:- **Table 5-1**

Landuse	Area (sq.km)
Residential & Commercial	100.08
Industrial	10.878
Institution	7.81
Green	39.44
Transportation	40.87
Other	8.10
Total Area	204.26

Table 5-1 : Area Under Various Lands in the Catchment, MCGM

In each of the TAZ zone residential and commercial population was known. It is assumed that the residential built up space is a function of the Residential Population in the said TAZ and the Commercial Built up Space a function of the Employment in that Zone.

The total built up residential and commercial area can be calculated considering the population and employment of each TAZ and the FSI for residential and commercial use. Thus the approximate built up residential space in catchment area comes out to be 136.08 sq.km and commercial built up space comes out to be 47.96 sq. km. The detail for each TAZ is given in **Annexure II**

5.2 East Side of MTHL

The land on this side is falling under various authorities; those are CIDCO, NMMC, JNPT, NMSEZ, MMSEZ, Collector-Raigad / DDTP Raigad. FSI permissible as per various DCR of the same authority is tabulated as below: **Table 5-2**

AUTHORITY	RESID	COMM	INDUSTRIAL	WAREHOUSING
NMMC	1.0	1.50	1.0	4M
CIDCO	1.0	1.50	1.0 (Port base)	4M
Raigad collector as MMR plan	1.0(200 M around village settlement)	As per zone and area of land varies from 0.15 to 0.35 In case of STS 0.50 on gross land and for SEZ 1.0 on gross plot (as per SEZ Act).		
JNPT	Follows CIDCO's DCR for commercial, industrial and warehousing landuse only			

AUTHORITY	RESD	COMM	INDUSTRIAL	WAREHOUSING
NM & MMSEZ	Yet DP plan & DCR to be formulated but as per SEZ Act FSI will be one on gross Land			

Table 5-2 Permissible F.S.I. of the land on the East of MTHL falling under various Authorities

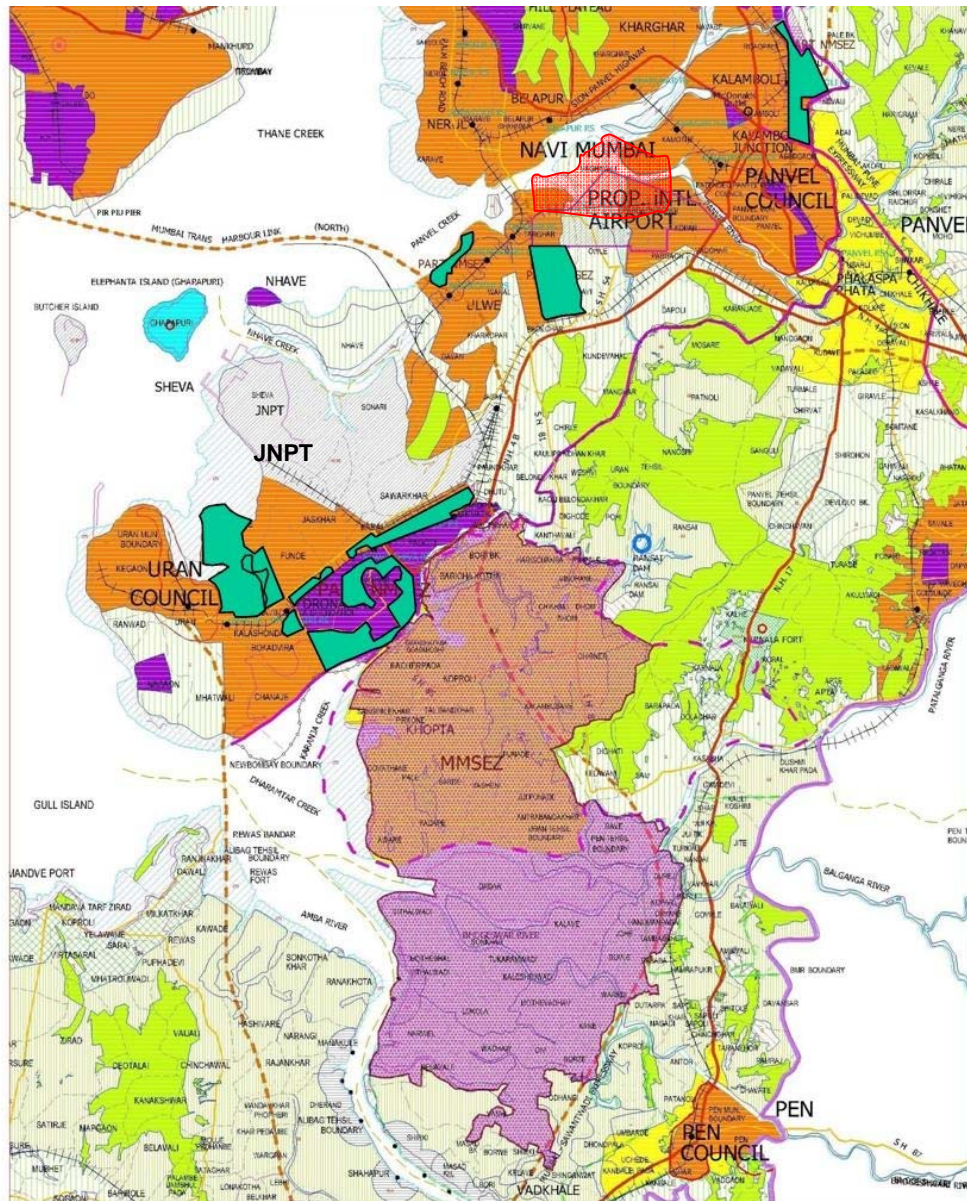


Figure 5-2 Map showing areas under various Authorities on the Eastern side of MTHL

In case of various authorities following floor area will be generated this is almost yet to be developed.

Authority	Residential	Commercial	Industrial/SEZ	WH
CIDCO land in Ha	3400	285		90.32
FSI gen in SMT in Mil.	4.10	2.06		2.17
JNPT land in Ha.	161.00	45.00	0	671.00
FSI gen in SMT in Mil.	1.88	0.53		16.10
NMSEZ land in Ha	50.00	300.00	1100.00	
FSI gen in SMT in Mil.	0.90	3.53	11.00	
MMSEZ land in Ha	674.00	674.00	1348.00	
FSI gen in SMT in Mil.	6.74	6.74	13.48	
Khopta township	1348.00	404.00		404.00
FSI gen in SMT in Mil.	24.26	4.85		16.16

Table 5-3 : Area under various authorities

6 Land Ownership in the Catchments Area

6.1 Ownership of Land in Island City – Mumbai (west of MTHL)

Majority of land parcels falling in the Island City i.e. on the west of MTHL (close to the landing) are under MbPT (Mumbai port trust) & then onwards are the land under private ownership. As MbPT forms one sixth of the total Island City it automatically becomes the largest land owner. The total land under MbPT is about 742 ha out of which 696 ha is under various uses related to port activity and about 5.17 Ha land is under the reservations of Development Plan of Greater Mumbai.

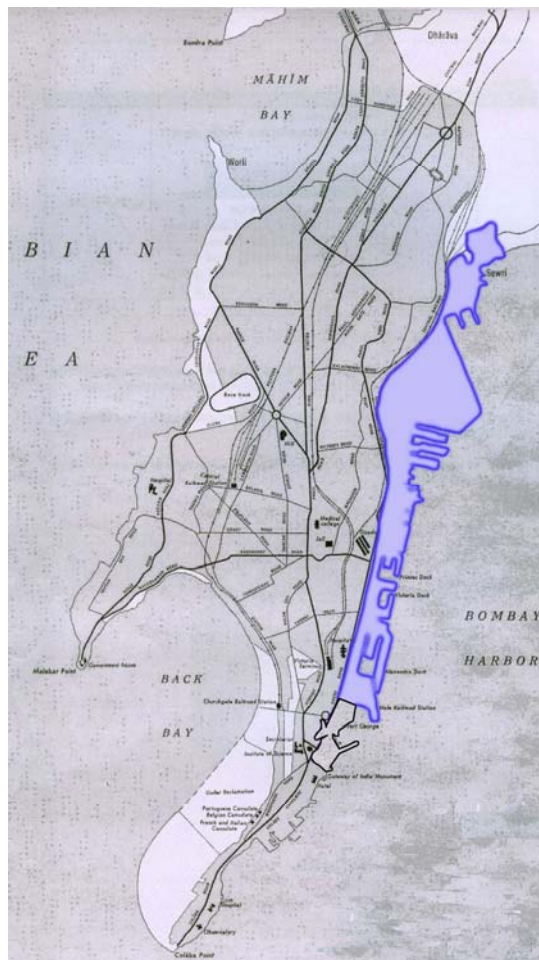


Figure 6-1 : Area under MbPT

6.2 Ownership of Land on Main Land (East of MTHL):

Majority of land on this side is under the possession of CIDCO. Though the land adjacent to the area where MTHL lands belong to JNPT. On this side a very few land parcels belong to private owners. The land parcels under private possession are mostly in non developable zones like CRZ_I or RPZ (regional park zone). As per Navi Mumbai Development plan there is no development permitted in these zones and hence it does not

bear any FSI / FAR. The land parcel under JNPT (Jawaharlal Nehru Port Trust) is about 1978.00 Ha and a master plan is prepared for port and port base uses for this area. The same is being executed phase wise.

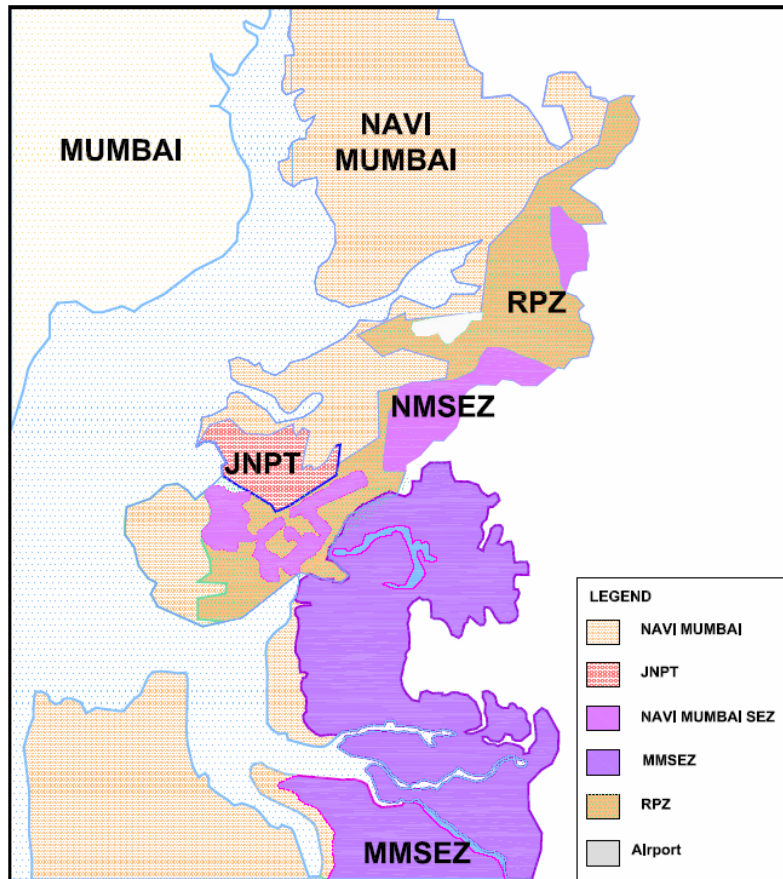


Figure 6-2 : Distribution of Area as per existing & proposed development

Total Developable land in south of Navi Mumbai in CIDCO's jurisdiction, admeasure 12275 Ha. Out of this of 2320.00 Ha land is converted into SEZ.

LAND USE	CIDCO	NMSEZ	CIDCO RPZ	New Airport	JNPT	MMSEZ by RIL	Khopta Township
GROSS AREA	8105	2200	1970	1500.00	1978.00	4693	4700

Figure 6-3 Land use and area distribution under various authorities in the Mainland

1. Total Area of NMSEZ as Per original TOR = 4170 Ha
2. Area under RPZ = 1970 Ha.
3. Hence Net Developable Area of SEZ = 2200 Ha

As per CIDCO in case of NMSEZ the land lies in different Nodes as mentioned below

- Dronagiri 1250 Ha
- Ulwe Financial center 80 Ha
- Ulwe+adjc.To Airport 520 Ha
- Kalamboli 350 Ha

The RPZ present in the southern portion of the NMDP (Navi Mumbai Development Plan) prepared by CIDCO in is about 4226 Ha. Almost 65% of this land is not acquired. Assuming that 30% of the unacquired land is successfully released by the efforts of the owners from CIDCO, 825 Ha of land will be available for development.

In case of JNPT as the entire land is in possession of JNPT, no land will be available for sale but the land value under various lessees will be appreciated.

The land under Airport will be under the possession of development authority. Out this 15% may come under commercial utilization. Assuming that this part of the airport can be included in the study, the approximate area that can be considered is 250 Ha, though the exact area would depend on the proposed airport plan.

As per the Mumbai Metropolitan Regional Plan a township of 9393 ha was proposed in Khopta. Extended link of MTHL beyond NM is proposed through Khopta Township on mainland connecting to NH 17 (Mumbai – Goa). Reliance Industries Ltd is in the process of purchasing a part of the Khopta Township land for MMSEZ. Area of this SEZ will be almost 50%(4148.00Ha) of the township. The NMSEZ + MMSEZ is being developed by same pvt. company it will be together termed as MISEZ (Mumbai Integrated SEZ).

In case Uran and Panvel Municipal area land is owned by private land owners. Almost entire land in both council areas is fully developed.

7 Construction Cost (soft & hard)

The actual construction cost (hard) in Mumbai was found to be approximately Rs 1500 per square feet where as in Navi Mumbai it comes to be Rs 1000 per sq ft. This difference is mainly due to the unavailability of the raw material in the close vicinity in case of Mumbai. The cost of labour is another factor that results into the variation of the actual construction cost. In Navi Mumbai and surrounding area the labour charges are comparatively lower than in Mumbai. The quality and technology used in construction in Mumbai are also of higher standards. All these factor result into higher construction cost in Island city and suburbs as compared to Navi Mumbai and other parts of Mainland. The liasioning fee, architects fee, structural charges, etc form the soft construction cost. A comparison of the construction cost in Mumbai and Navi Mumbai is done in the table below: **Table 7-1**

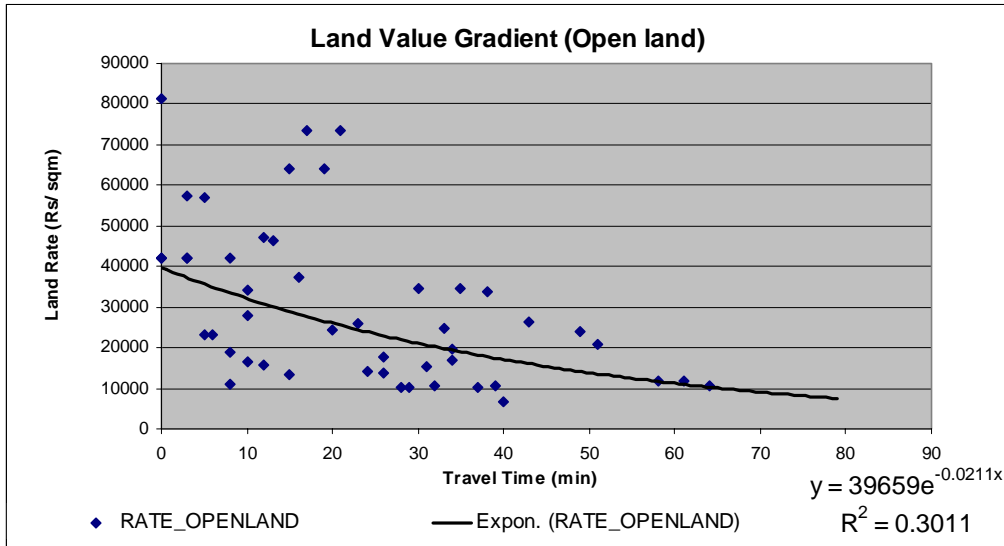
S.No.	Type of Construction Cost	Mumbai (Rs/ sqft)	Navi Mumbai (Rs/ sqft)
Hard Cost			
1	Actual construction cost	1500	1000
Soft Cost			
1	Liasioning & Development charges	175	100
2	Architect's fee	35	15
3	Structural fee	10	5

Table 7-1 : Construction Cost

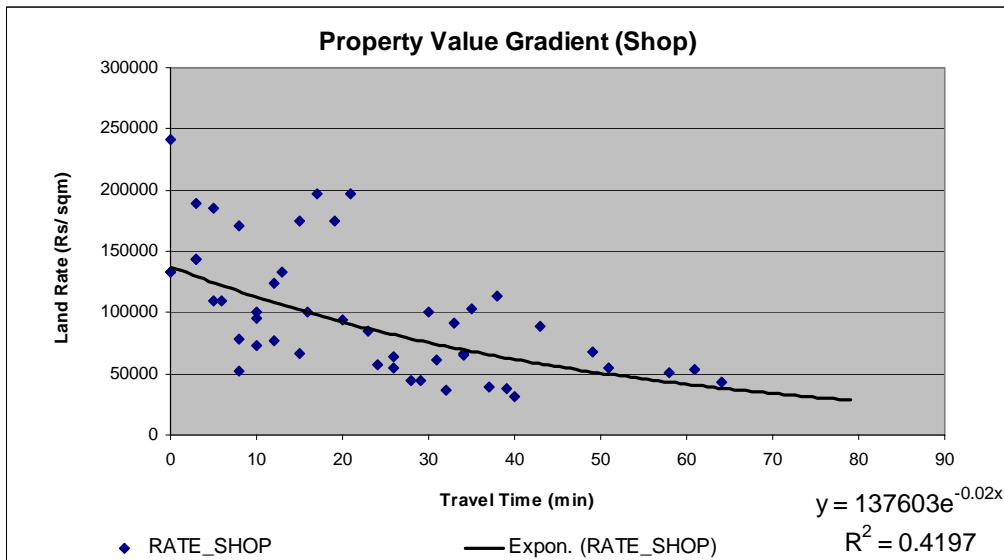
Annexure I – Property Value Gradient

Property value gradient for various land-uses are shown separately below

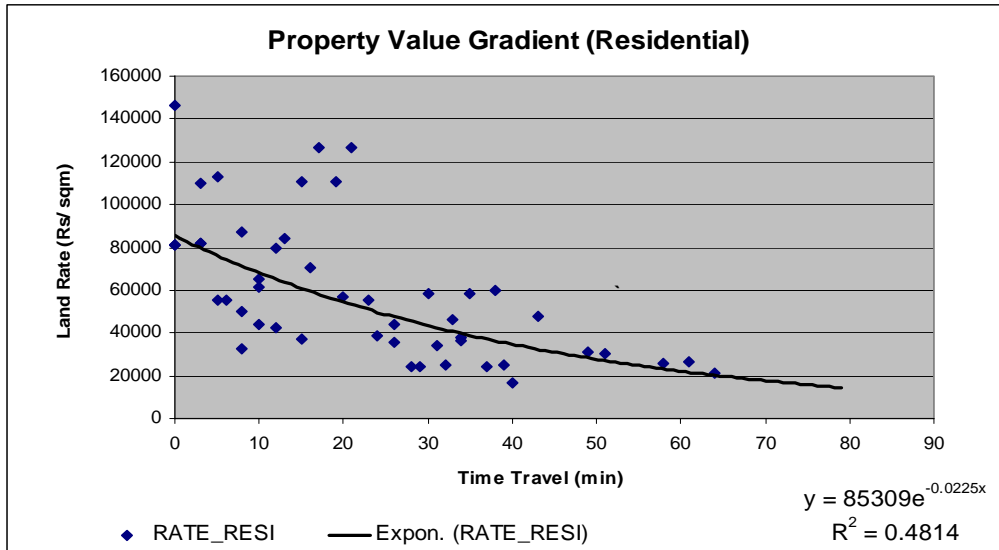
1. Land / Property Values v/s Time (Rail Travel)



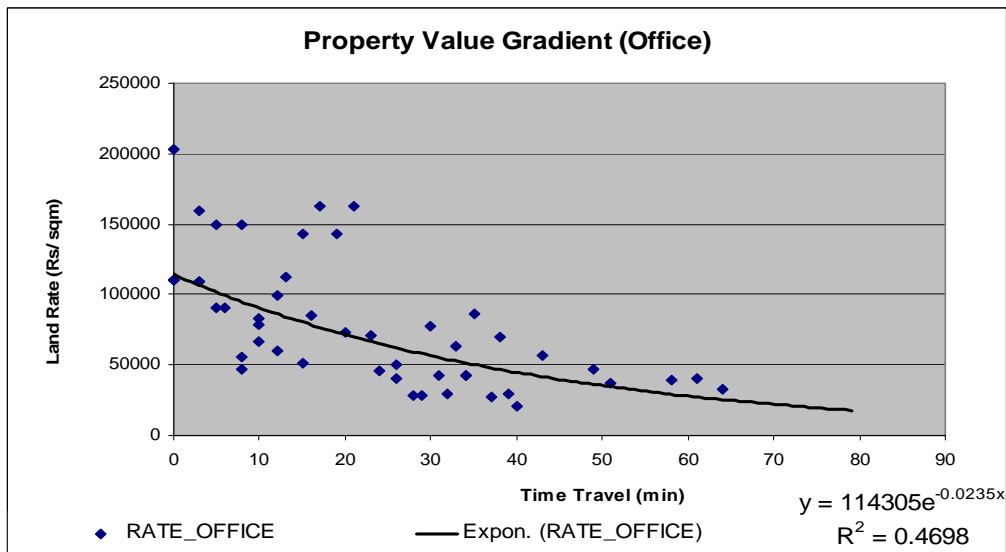
a. Land Value v/s Time (Open land) by rail



b. Property value v/s time (Shop) by rail

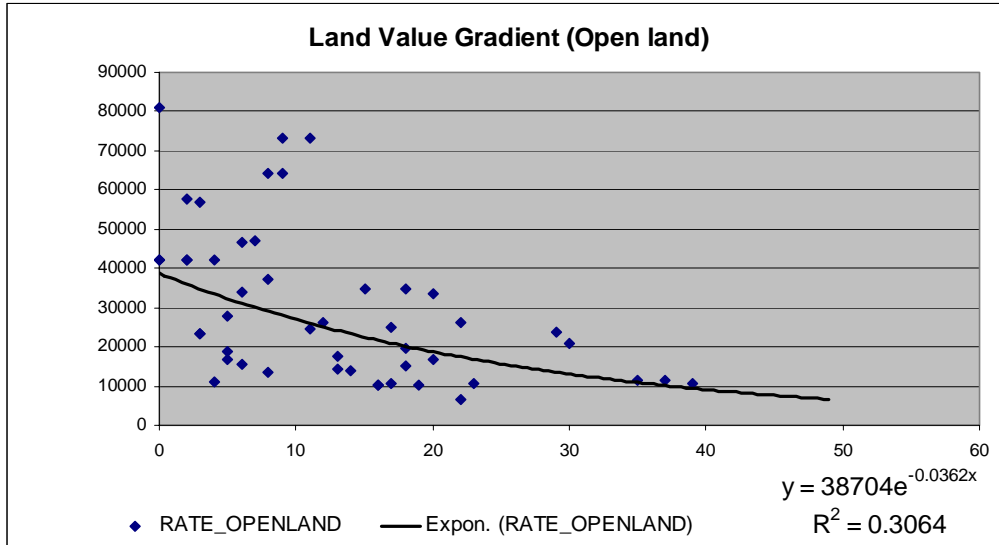


c. Property Value v/s Time (Residential) by rail

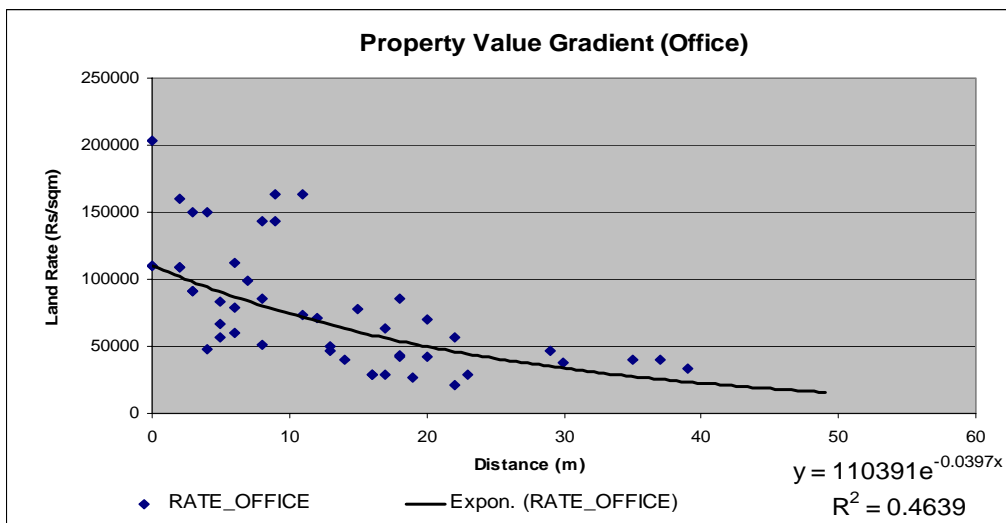


d. Property Value v/s Time (Office) by rail

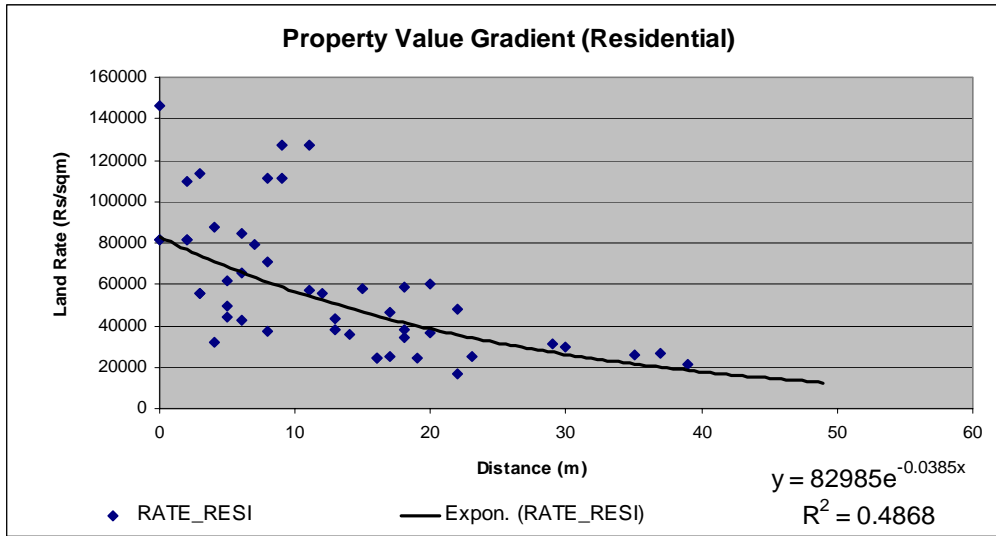
2. Land / Property Values v/s Distance (Rail travel)



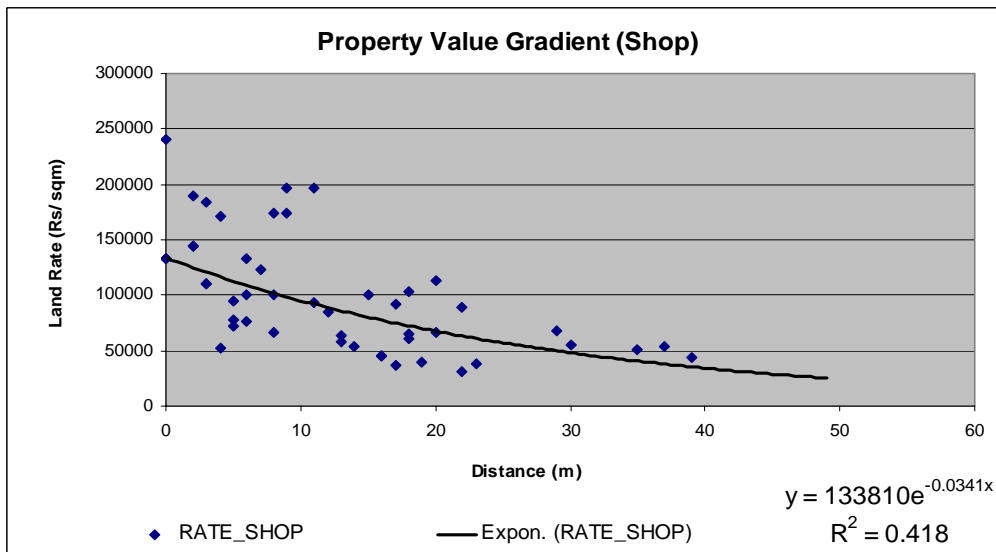
a. Land Value v/s Distance (Open land) by rail



b. Land Value v/s Distance (Office) by rail

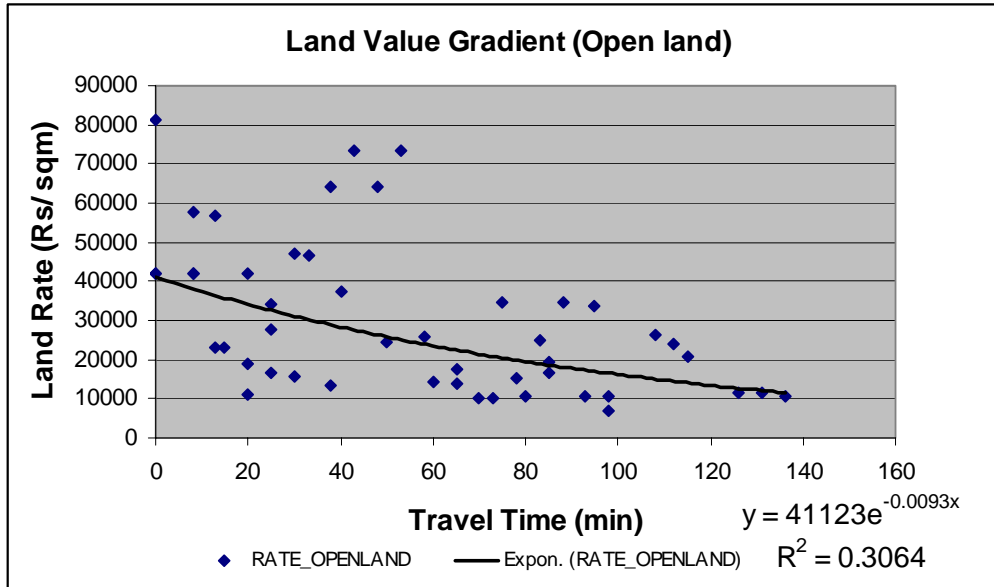


c. Land Value v/s Distance (Residential) by rail

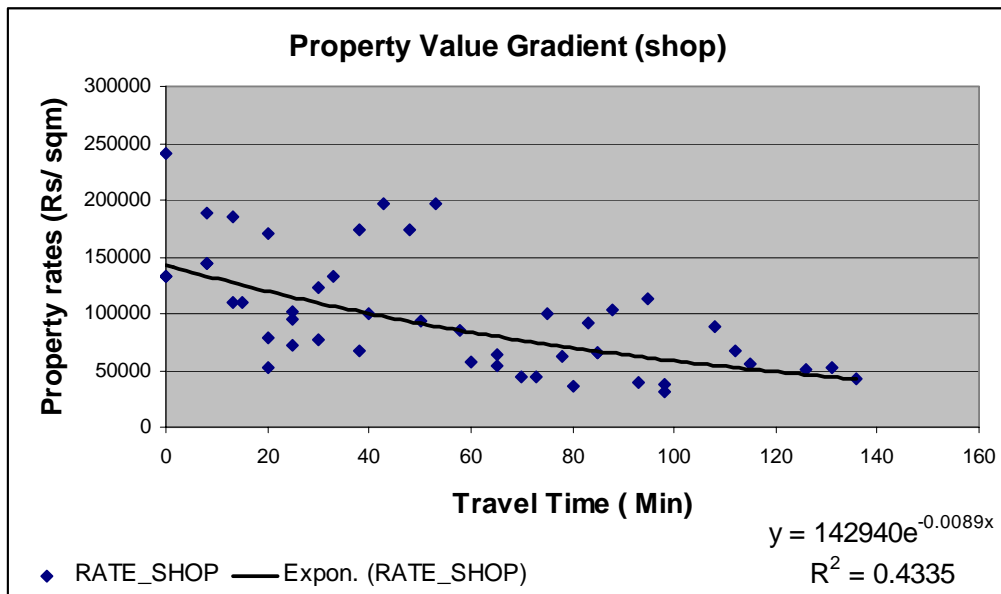


d. Land Value v/s Distance (shop) by rail

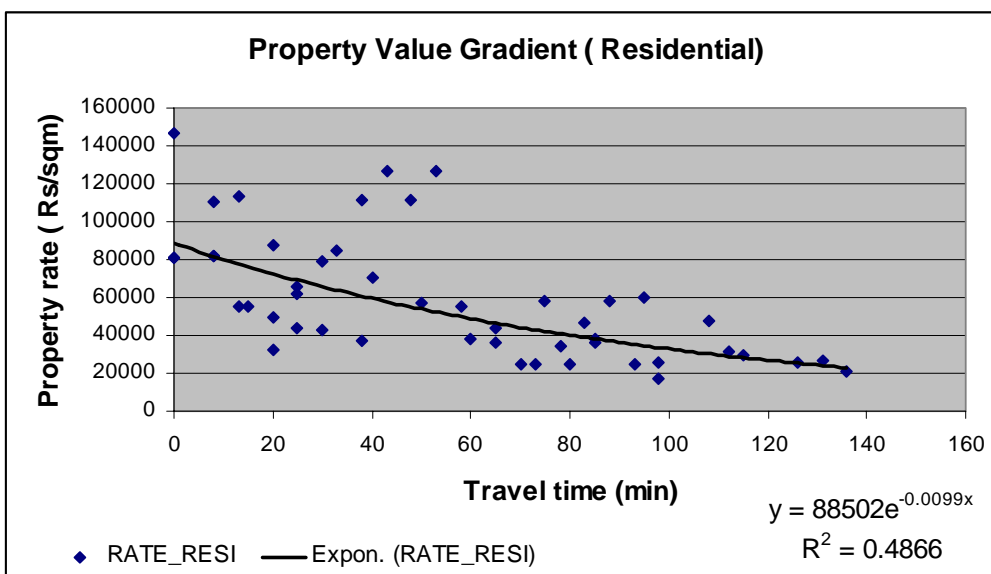
3. Land / Property Values v/s time (Road travel)



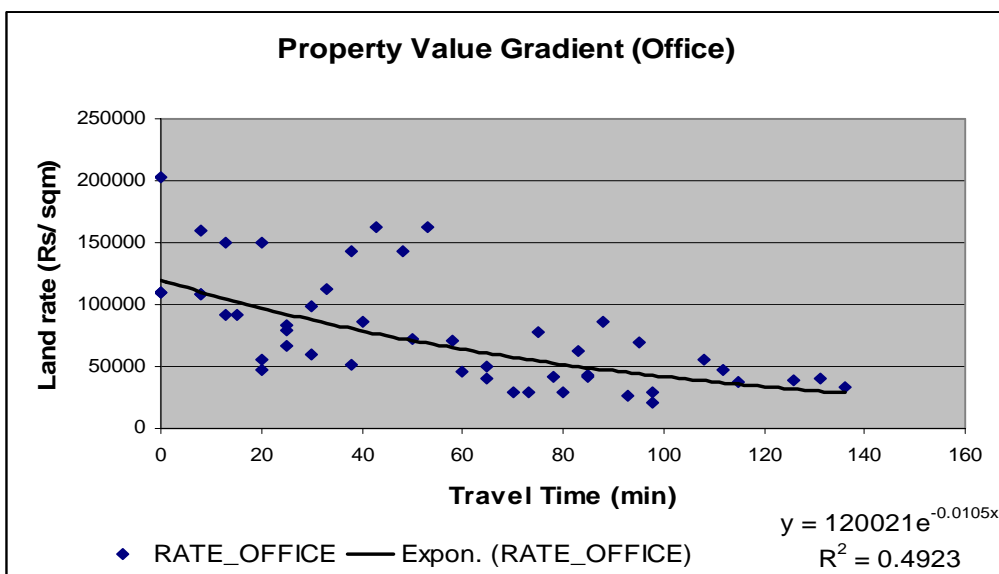
a. Land value v/s time (open land) by road



b. Property value v/s time (shop) by road

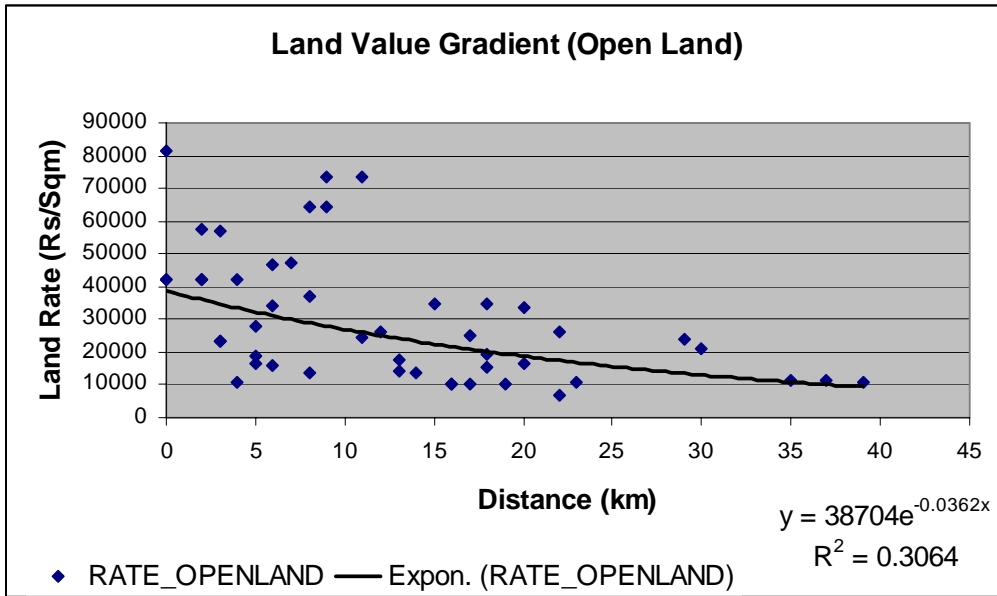


c. Property value v/s time (Residential) by road

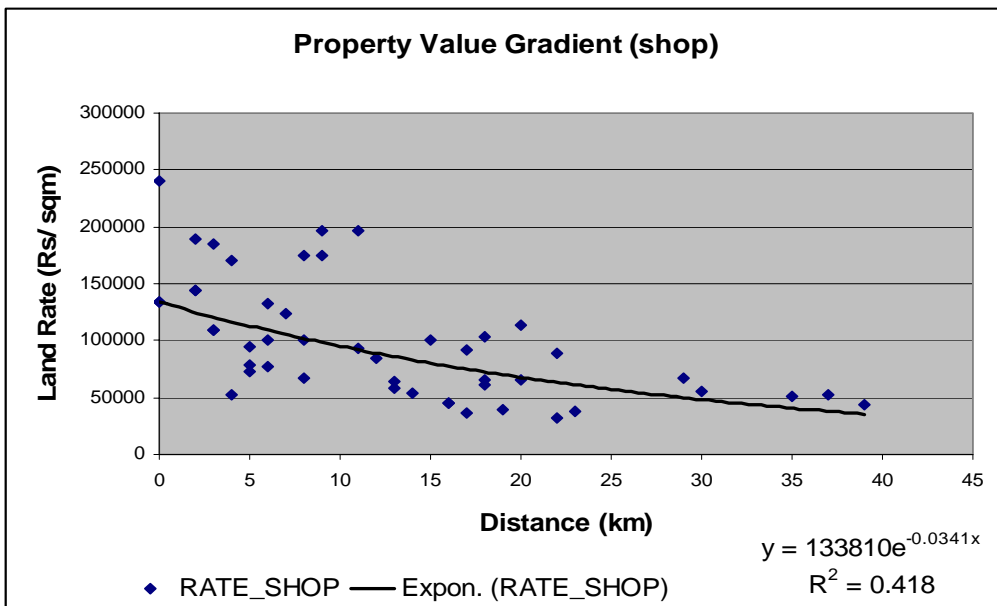


d. Property Value v/s Time (office) by road

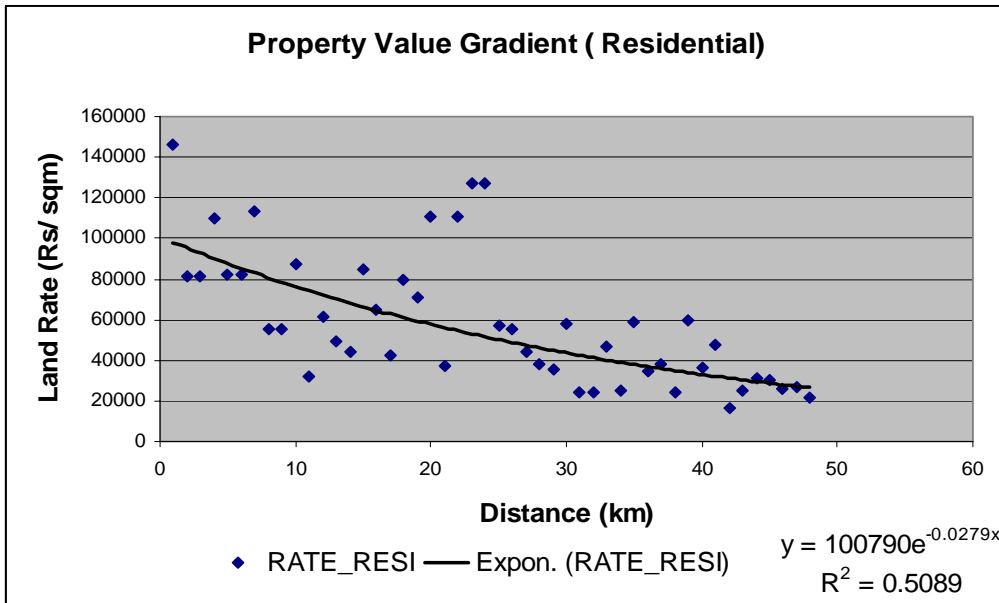
4. Land / Property Values v/s Distance (Road travel)



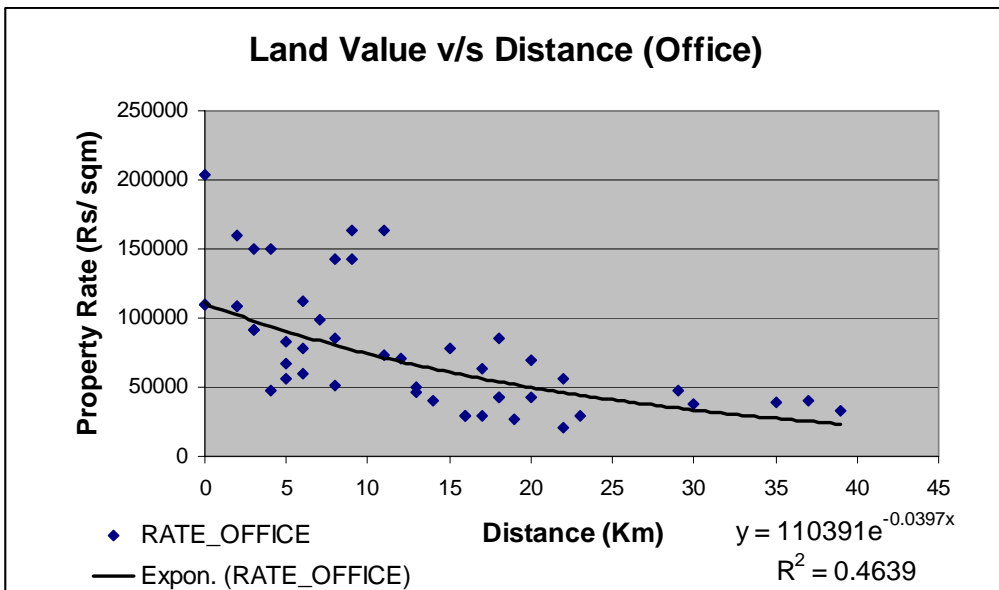
a. Land Value v/s Distance (Open land) by road



b. Property Value v/s distance (shop) by road



c. Property Value v/s distance (Residential) by road



d. Property Value v/s distance (office) by road

Annexure II - Area Under Various Land-uses in MCGM

TAZ_71	TAZ_171	TAZ_1030	TAZ_LOC	TAZ_NAME	AREA_ACRES	AR_SQKM	POP_2005	EMP_2005	RESI_CO MM	INDUST	INSTITUTIO NAL	GREEN_OP EN	TRANSPOR T	OTHER	RESI_POP_S PACE	COMM	RESI_SPACE_ PROP	COMM_SPACE_ PROP	RESI_BUILT UP	COMM_BU ILT_UP
1	1	1	M.C.G.M	Middle Colaba	32.259	0.13	6,356	11,016	0.051	0.002	0.002	0.050	0.026	0.000	59584.47932	74995.907	0.44	0.56	0.034	0.043
1	1	2	M.C.G.M	Cuffe Parade	249.231	1.01	24,909	14,072	0.683	0.014	0.002	0.108	0.202	0.000	233520.4487	60296.763	0.79	0.21	0.814	0.210
1	1	3	M.C.G.M	Navy Nagar	620.741	2.51	74,614	6,842	1.459	0.149	0.007	0.395	0.502	0.000	699510.9208	35920.014	0.95	0.05	2.081	0.107
1	2	4	M.C.G.M	Apollo Bunder	83.833	0.34	6,836	18,170	0.189	0.019	0.015	0.049	0.068	0.000	64083.6139	24293.884	0.73	0.27	0.206	0.078
1	2	5	M.C.G.M	Colaba Market	32.461	0.13	11,801	10,817	0.062	0.011	0.025	0.007	0.026	0.000	110631.5329	51581.3	0.68	0.32	0.063	0.029
1	2	6	M.C.G.M	Azad Nagar	45.959	0.19	8,345	10,756	0.099	0.046	0.000	0.003	0.037	0.000	78237.76984	39982.208	0.66	0.34	0.099	0.050
1	2	7	M.C.G.M	Phule nagar	142.965	0.58	7,176	7,450	0.350	0.020	0.001	0.092	0.116	0.000	67278.82316	45030.654	0.60	0.40	0.314	0.210
1	3	8	M.C.G.M	Nariman Point	317.056	1.28	22,914	161,943	0.629	0.151	0.002	0.244	0.257	0.000	214820.5771	38982.478	0.85	0.15	0.798	0.145
1	3	9	M.C.G.M	Kalaghoda	170.836	0.69	6,997	111,099	0.438	0.074	0.011	0.030	0.138	0.000	65601.24131	39585.106	0.62	0.38	0.410	0.247
1	4	10	M.C.G.M	Fort/ Bora Bazaar	28.762	0.12	4,200	24,695	0.077	0.000	0.016	0.000	0.023	0.000	39379.13533	19729.139	0.67	0.33	0.077	0.038
1	4	11	M.C.G.M	Fort/ Bora Bazaar	17.605	0.07	5,592	18,136	0.043	0.008	0.002	0.004	0.014	0.000	52421.38772	63022.937	0.45	0.55	0.029	0.035
1	4	12	M.C.G.M	Ballard Estate	41.739	0.17	5,763	32,459	0.122	0.010	0.001	0.002	0.034	0.000	54025.21027	66706.741	0.45	0.55	0.082	0.101
1	5	13	M.C.G.M	Churchgate	97.613	0.40	9,786	13,879	0.212	0.010	0.000	0.093	0.079	0.000	91740.89876	52964.029	0.63	0.37	0.202	0.117
1	5	14	M.C.G.M	New Marine Lines	171.667	0.69	7,925	75,423	0.196	0.044	0.018	0.264	0.139	0.000	74298.07027	47765.678	0.61	0.39	0.179	0.115
1	5	15	M.C.G.M	CST/Dhobi Talao	376.383	1.52	18,362	142,825	0.191	0.280	0.010	0.008	0.305	0.564	172139.3607	89509.109	0.66	0.34	0.188	0.098
3	6	16	M.C.G.M	Chinch Bandar	123.710	0.50	7,471	13,485	0.073	0.003	0.012	0.030	0.100	0.253	70042.96938	444017.98	0.14	0.86	0.015	0.095
3	6	17	M.C.G.M	Narsi Natha Street	29.022	0.12	5,658	17,129	0.085	0.005	0.002	0.002	0.023	0.000	53043.02657	101174.68	0.34	0.66	0.044	0.083
3	6	18	M.C.G.M	Pydhone	20.472	0.08	10,772	13,035	0.056	0.001	0.005	0.004	0.017	0.000	100984.7349	41924.232	0.71	0.29	0.060	0.025
3	6	19	M.C.G.M	Koliwada	4.082	0.02	9,068	6,889	0.013	0.000	0.000	0.000	0.003	0.000	85013.06827	57498.366	0.60	0.40	0.012	0.008
3	7	20	M.C.G.M	Nakhoda Street	13.052	0.05	5,010	16,823	0.038	0.000	0.003	0.001	0.011	0.000	46968.88217	51533.988	0.48	0.52	0.027	0.030
3	7	21	M.C.G.M	Rd	34.926	0.14	9,482	10,469	0.110	0.002	0.000	0.001	0.028	0.000	88890.72698	111724.95	0.44	0.56	0.073	0.092
3	8	22	M.C.G.M	Chinch Bandar	23.278	0.09	20,165	5,530	0.066	0.000	0.008	0.001	0.019	0.000	189048.9472	40574.154	0.82	0.18	0.081	0.017
3	8	23	M.C.G.M	Umerkhadi	22.890	0.09	12,954	3,703	0.050	0.000	0.019	0.005	0.019	0.000	121448.3913	41334.536	0.75	0.25	0.056	0.019
3	8	24	M.C.G.M	Samrat Sadan	21.010	0.09	9,527	4,654	0.035	0.024	0.009	0.000	0.017	0.000	89314.74646	47875.627	0.65	0.35	0.034	0.018
3	8	25	M.C.G.M	J. J Hospital	22.582	0.09	12,003	3,637	0.065	0.008	0.000	0.000	0.018	0.000	112527.7078	46424.859	0.71	0.29	0.069	0.029
3	8	26	M.C.G.M	Mandvi	18.700	0.08	10,893	4,796	0.054	0.000	0.003	0.003	0.015	0.000	102120.2437	81716.35	0.56	0.44	0.045	0.036
3	9	27	M.C.G.M	Wadi Bandar	268.413	1.09	14,577	7,500	0.107	0.000	0.026	0.065	0.217	0.574	136655.0377	35580.532	0.79	0.21	0.128	0.033
3	9	28	M.C.G.M	Narsi Natha Street	16.962	0.07	5,482	6,030	0.047	0.000	0.006	0.001	0.014	0.000	51390.57251	14825.628	0.78	0.22	0.055	0.016
3	9	29	M.C.G.M	Dongri	11.205	0.05	5,780	3,592	0.018	0.000	0.013	0.004	0.009	0.000	54183.26738	44936.127	0.55	0.45	0.015	0.012
3	9	30	M.C.G.M	Memonwada	49.858	0.20	11,094	2,429	0.117	0.000	0.019	0.014	0.040	0.000	104002.949	109885.6	0.49	0.51	0.085	0.090
2	10	31	M.C.G.M	Chk	14.517	0.06	8,843	5,158	0.047	0.000	0.000	0.000	0.012	0.000	82904.05364	40926.43	0.67	0.33	0.047	0.023
2	10	32	M.C.G.M	Ladiwala Chowk	11.217	0.05	3,815	3,998	0.035	0.000	0.000	0.001	0.009	0.000	35763.89309	24793.687	0.59	0.41	0.031	0.022
2	10	33	M.C.G.M	Kumbharwada	18.661	0.08	11,521	4,503	0.057	0.000	0.002	0.001	0.015	0.000	108005.1734	32110.396	0.77	0.23	0.066	0.020
2	11	34	M.C.G.M	Ram Mandir Road	13.838	0.06	11,070	3,898	0.045	0.000	0.000	0.000	0.011	0.000	103778.1911	28294.753	0.79	0.21	0.053	0.014
2	11	35	M.C.G.M	Bzr	7.727	0.03	9,926	3,959	0.023	0.000	0.002	0.000	0.006	0.000	93055.20395	51100.233	0.65	0.35	0.022	0.012
2	11	36	M.C.G.M	Yagnik Chowk	21.923	0.09	9,667	1,973	0.060	0.000	0.007	0.004	0.018	0.000	90628.51486	32497.714	0.74	0.26	0.066	0.024
2	12	37	M.C.G.M	Gulal Wadi	11.851	0.05	6,724	6,302	0.035	0.001	0.001	0.001	0.010	0.000	63037.56819	101376.97	0.38	0.62	0.020	0.032
2	12	38	M.C.G.M	Bhendi Bazaar	15.237	0.06	14,210	6,671	0.048	0.000	0.002	0.000	0.012	0.000	133218.2344	25550.625	0.84	0.16	0.060	0.012
2	12	39	M.C.G.M	Ghogani Mohalla	16.450	0.07	10,726	5,296	0.042	0.001	0.002	0.008	0.013	0.000	100557.8593	52073.102	0.66	0.34	0.042	0.022
2	12	40	M.C.G.M	Panjarpole	16.868	0.07	9,309	4,777	0.050	0.001	0.000	0.003	0.014	0.000	87271.91443	34508.96	0.72	0.28	0.054	0.021
2	12	41	M.C.G.M	Panchayatwadi	12.420	0.05	7,386	8,951	0.035	0.000	0.001	0.005	0.010	0.000	69245.64881	28113.969	0.71	0.29	0.037	0.015
2	13	42	M.C.G.M	Shroff Hospital	33.065	0.13	5,811	44,402	0.101	0.000	0.002	0.004	0.027	0.000	54482.34933	35221.361	0.61	0.39	0.092	0.059
2	13	43	M.C.G.M	Zaveri Bazaar	30.124	0.12	10,305	10,117	0.087	0.000	0.005	0.006	0.024	0.000	96610.05766	25306.169	0.79	0.21	0.103	0.027
2	13	44	M.C.G.M	Mumba Devi	8.699	0.04	7,188	4,192	0.026	0.000	0.002	0.000	0.007	0.000	67384.42657	15451.711	0.81	0.19	0.032	0.007
2	13	45	M.C.G.M	Vithalwadi	24.246	0.10	3,867	5,750	0.068	0.000	0.006	0.005	0.020	0.000	36255.21031	17044.673	0.68	0.32	0.069	0.032
2	14	46	M.C.G.M	Chandan Wadi	13.321	0.05	9,578	5,153	0.024	0.000	0.003	0.010	0.011	0.000	89791.14279	40069.792	0.69	0.31	0.025	0.011
2	14	47	M.C.G.M	Kalbadevi	9.938	0.04	7,638	11,172	0.027	0.000	0.003	0.002	0.008	0.000	71605.91416	30680.587	0.70	0.30	0.029	0.012
2	14	48	M.C.G.M	Chira Bazaar	6.983	0.03	4,674	4,057	0.020	0.000	0.000	0.003	0.006	0.000	43819.42287	34475.635	0.56	0.44	0.017	0.013
2	14	49	M.C.G.M	Wagh Wadi	20.026	0.08	6,046	4,133	0.061	0.000	0.004	0.000	0.016	0.000	56682.76074	16187.08	0.78	0.22	0.071	0.020
2	14	50	M.C.G.M	Navjeevan Wadi	42.830	0.17	8,854	4,788	0.085	0.000	0.004	0.042	0.035	0.000	83006.36262	17083.835	0.83	0.17	0.106	0.022
2	15	51	M.C.G.M	Thakurdwar	44.509	0.18	8,040	4,642	0.052	0.000	0.006	0.076	0.036	0.000	75374.65198	31347.629	0.71	0.29	0.055	0.023
2	15	52	M.C.G.M	Aquarium	46.674	0.19	6,337	8,172	0.106	0.000	0.009	0.029	0.038	0.000	59413.64168	56371.212	0.51	0.49	0.082	0.077

Annexure II - Area Under Various Land-uses in MCGM

TAZ_71	TAZ_171	TAZ_1030	TAZ_LOC	TAZ_NAME	AREA_ACRES	AR_SQKM	POP_2005	EMP_2005	RESI_CO MM	INDUST	INSTITUTIONAL	GREEN_OPEN	TRANSPORT	OTHER	RESI_POP_S PACE	COMM	RESI_SPACE_PROP	COMM_SPACE_PROP	RESI_BUILT UP	COMM_BUILT UP
2	15	53	M.C.G.M	Dadiseth Agiary	22.807	0.09	10,049	3,558	0.060	0.000	0.006	0.008	0.018	0.000	94212.11573	62198.727	0.60	0.40	0.054	0.036
2	15	54	M.C.G.M	Fanaswadi	26.873	0.11	9,383	1,483	0.081	0.000	0.005	0.001	0.022	0.000	87963.26861	113141.53	0.44	0.56	0.053	0.068
4	18	55	M.C.G.M	(Girgaon)	4.909	0.02	1,719	4,494	0.016	0.000	0.000	0.000	0.004	0.000	16113.42494	80381.478	0.17	0.83	0.004	0.020
4	16	56	M.C.G.M	Anandashram	55.880	0.23	13,484	10,989	0.126	0.003	0.032	0.013	0.045	0.000	126407.9414	26010.963	0.83	0.17	0.157	0.032
4	16	57	M.C.G.M	Sikka Nagar	33.774	0.14	10,940	4,093	0.088	0.000	0.019	0.002	0.027	0.000	102562.0778	30311.728	0.77	0.23	0.102	0.030
4	16	58	M.C.G.M	Kambatta Lane	12.168	0.05	5,573	2,479	0.035	0.000	0.004	0.001	0.010	0.000	52247.54634	33559.417	0.61	0.39	0.032	0.021
4	16	59	M.C.G.M	Gurunanak Market	12.949	0.05	3,383	3,211	0.034	0.000	0.007	0.001	0.010	0.000	31714.27667	42589.484	0.43	0.57	0.022	0.029
4	16	60	M.C.G.M	Hospital	9.131	0.04	3,083	2,829	0.015	0.000	0.012	0.003	0.007	0.000	28906.99371	20550.448	0.58	0.42	0.013	0.009
4	16	61	M.C.G.M	Mahavir Darshan	20.493	0.08	7,942	5,110	0.060	0.000	0.005	0.002	0.017	0.000	74457.16498	39513.927	0.65	0.35	0.059	0.031
4	16	62	M.C.G.M	Timber Market	16.391	0.07	6,871	3,250	0.050	0.000	0.000	0.003	0.013	0.000	64415.11278	30465.029	0.68	0.32	0.051	0.024
4	17	63	M.C.G.M	Jubilee Baug	36.883	0.15	5,994	10,138	0.095	0.000	0.005	0.003	0.030	0.000	56198.33425	87335.368	0.39	0.61	0.056	0.086
4	17	64	M.C.G.M	Trivedi Chowk	22.957	0.09	6,498	2,555	0.054	0.000	0.013	0.004	0.019	0.000	60914.91513	56305.308	0.52	0.48	0.042	0.039
4	17	65	M.C.G.M	Bharat Nagar	15.535	0.06	6,489	5,207	0.050	0.000	0.000	0.000	0.013	0.000	60832.96681	89192.094	0.41	0.59	0.031	0.045
4	17	66	M.C.G.M	Orient Cinema	7.628	0.03	4,303	3,451	0.018	0.002	0.000	0.005	0.006	0.000	40336.78236	81450.117	0.33	0.67	0.009	0.018
4	17	67	M.C.G.M	Nishat Cinema	9.351	0.04	2,874	2,811	0.029	0.000	0.000	0.001	0.008	0.000	26942.78533	88070.917	0.23	0.77	0.010	0.034
4	17	68	M.C.G.M	Jairaj Bai Street	26.011	0.11	4,441	3,522	0.074	0.001	0.002	0.008	0.021	0.000	41629.74469	41915.928	0.50	0.50	0.055	0.056
4	17	69	M.C.G.M	BIT Chawl	26.644	0.11	10,527	2,531	0.074	0.000	0.000	0.012	0.022	0.000	98693.08895	73431.275	0.57	0.43	0.064	0.047
4	17	70	M.C.G.M	Jariwala Chawl	12.053	0.05	5,910	1,545	0.036	0.000	0.003	0.000	0.010	0.000	55406.1672	32800.114	0.63	0.37	0.034	0.020
4	17	71	M.C.G.M	Mehta Chowk	23.858	0.10	8,001	1,704	0.065	0.001	0.006	0.005	0.019	0.000	75010.02553	58197.023	0.56	0.44	0.055	0.043
4	18	72	M.C.G.M	Gaiwadi	54.492	0.22	9,362	4,007	0.123	0.000	0.009	0.035	0.044	0.000	87767.415	73653.864	0.54	0.46	0.100	0.084
4	18	73	M.C.G.M	Shantaram Chawl	9.940	0.04	5,773	3,068	0.026	0.000	0.004	0.000	0.008	0.000	54121.12463	151141.9	0.26	0.74	0.010	0.028
4	18	74	M.C.G.M	Mandir	7.483	0.03	4,596	3,448	0.024	0.000	0.000	0.000	0.006	0.000	43090.72399	79642.162	0.35	0.65	0.013	0.024
4	18	75	M.C.G.M	Mughbat Lane	18.544	0.08	5,062	1,619	0.055	0.000	0.001	0.003	0.015	0.000	47460.06314	40141.92	0.54	0.46	0.045	0.038
4	18	76	M.C.G.M	Girgaon Police Stn	4.396	0.02	5,208	1,708	0.013	0.000	0.001	0.001	0.004	0.000	48823.99477	41012.482	0.54	0.46	0.010	0.009
4	18	77	M.C.G.M	Ambewadi	23.660	0.10	8,904	3,135	0.065	0.000	0.008	0.003	0.019	0.000	83477.37421	165177.16	0.34	0.66	0.033	0.064
4	19	78	M.C.G.M	Opera House	22.429	0.09	6,267	5,637	0.043	0.000	0.000	0.029	0.018	0.000	58755.93786	127247.39	0.32	0.68	0.020	0.044
4	19	79	M.C.G.M	Bhatwadi	30.904	0.13	4,824	6,220	0.083	0.000	0.005	0.005	0.025	0.000	45223.07867	140566.86	0.24	0.76	0.030	0.094
4	19	80	M.C.G.M	Kennedy Bridge	12.677	0.05	4,686	11,314	0.036	0.005	0.000	0.000	0.010	0.000	43932.76028	27651.944	0.61	0.39	0.033	0.021
4	19	81	M.C.G.M	Badamwadi	58.676	0.24	2,632	8,038	0.134	0.027	0.002	0.023	0.047	0.000	24670.88747	113885.56	0.18	0.82	0.036	0.165
4	20	82	M.C.G.M	Babulnath	133.526	0.54	12,748	2,601	0.202	0.033	0.003	0.194	0.108	0.000	119511.7003	49898.095	0.71	0.29	0.214	0.089
4	20	83	M.C.G.M	Walkeshwar	116.008	0.47	11,844	3,031	0.271	0.004	0.000	0.101	0.094	0.000	111034.9339	29138.123	0.79	0.21	0.322	0.084
4	20	84	M.C.G.M	Teen Batti	53.379	0.22	15,060	3,356	0.152	0.008	0.001	0.012	0.043	0.000	141185.3613	33976.293	0.81	0.19	0.184	0.044
4	20	85	M.C.G.M	Malabar Hill	87.061	0.35	12,112	4,259	0.266	0.010	0.000	0.005	0.070	0.000	113545.8475	46155.417	0.71	0.29	0.284	0.115
4	20	86	M.C.G.M	Kemps Corner	170.447	0.69	17,633	2,055	0.299	0.008	0.000	0.245	0.138	0.000	165311.5424	26873.447	0.86	0.14	0.386	0.063
4	20	87	M.C.G.M	Navashanti Nagar	91.998	0.37	14,065	3,951	0.292	0.000	0.000	0.006	0.074	0.000	131861.8915	20279.112	0.87	0.13	0.379	0.058
4	21	88	M.C.G.M	Colony	30.596	0.12	6,802	3,047	0.077	0.007	0.015	0.000	0.025	0.000	63771.79258	28840.101	0.69	0.31	0.080	0.036
4	21	89	M.C.G.M	Chikalwadi	36.107	0.15	12,033	8,734	0.094	0.016	0.007	0.000	0.029	0.000	112811.7628	25681.995	0.81	0.19	0.115	0.026
4	21	90	M.C.G.M	Ratan Tata Colony	25.262	0.10	10,014	5,631	0.058	0.007	0.016	0.001	0.020	0.000	93877.59366	11320.73	0.89	0.11	0.078	0.009
4	21	91	M.C.G.M	Tulsiwadi	138.912	0.56	28,323	8,919	0.078	0.034	0.077	0.185	0.112	0.000	265531.6546	21565.423	0.92	0.08	0.109	0.009
4	21	92	M.C.G.M	Gowalia Tank	22.479	0.09	5,970	8,145	0.048	0.018	0.003	0.004	0.018	0.000	55971.4815	125278.48	0.31	0.69	0.022	0.049
4	21	93	M.C.G.M	Janata Nagar	222.793	0.90	49,264	8,807	0.552	0.067	0.058	0.044	0.180	0.000	461852.0746	54006.631	0.90	0.10	0.741	0.087
4	21	94	M.C.G.M	Mahalaxmi	60.177	0.24	8,095	4,192	0.183	0.012	0.000	0.000	0.049	0.000	75887.77212	91542.127	0.45	0.55	0.124	0.150
4	21	95	M.C.G.M	Face	147.496	0.60	17,300	7,343	0.370	0.060	0.000	0.048	0.119	0.000	162191.6981	76789.214	0.68	0.32	0.377	0.178
5	22	96	M.C.G.M	Maratha Hospital	19.893	0.08	12,555	3,280	0.043	0.000	0.002	0.013	0.016	0.000	117704.0748	52702.525	0.69	0.31	0.045	0.020
5	22	97	M.C.G.M	Ghodapdeo	29.848	0.12	10,760	5,820	0.072	0.000	0.006	0.010	0.024	0.000	100872.4974	98427.261	0.51	0.49	0.055	0.053
5	22	98	M.C.G.M	Darukahana	263.231	1.07	21,503	7,365	0.030	0.008	0.001	0.011	0.213	0.802	201592.9374	151951.45	0.57	0.43	0.026	0.019
5	22	99	M.C.G.M	Mazagaon	61.782	0.25	9,181	15,114	0.047	0.000	0.000	0.006	0.050	0.147	86076.14891	60856.144	0.59	0.41	0.042	0.029
5	22	100	M.C.G.M	Stn	46.125	0.19	15,103	7,964	0.079	0.000	0.031	0.034	0.037	0.000	141588.7733	99639.086	0.59	0.41	0.070	0.049
5	22	101	M.C.G.M	Jamali Masjid	53.982	0.22	18,682	4,014	0.147	0.000	0.010	0.012	0.044	0.000	175146.6577	80429.341	0.69	0.31	0.151	0.069
5	22	102	M.C.G.M	Old Anjirwadi	72.307	0.29	14,031	4,101	0.095	0.004	0.002	0.118	0.059	0.000	131541.2924	43574.73	0.75	0.25	0.107	0.036
5	23	103	M.C.G.M	Mechanics	75.387	0.31	15,895	16,518	0.163	0.022	0.026	0.018	0.061	0.000	149012.9684	27557.476	0.84	0.16	0.207	0.038
5	23	104	M.C.G.M	Rani Baug	161.083	0.65	19,457	12,725	0.162	0.020	0.022	0.317	0.130	0.000	182410.6269	67125.837	0.73	0.27	0.178	0.065

Annexure II - Area Under Various Land-uses in MCGM

TAZ_71	TAZ_171	TAZ_1030	TAZ_LOC	TAZ_NAME	AREA_ACRES	AR_SQKM	POP_2005	EMP_2005	RESI_CO MM	INDUST	INSTITUTIONAL	GREEN_OPEN	TRANSPORT	OTHER	RESI_POP_S PACE	COMM	RESI_SPACE_PROP	COMM_SPACE_PROP	RESI_BUILT UP	COMM_BUILT UP
5	23	105	M.C.G.M	Arihant Towers	67.126	0.27	16,602	14,057	0.197	0.010	0.007	0.003	0.054	0.000	155646.9449	134188.59	0.54	0.46	0.159	0.137
5	23	106	M.C.G.M	India United Mills	58.815	0.24	10,780	2,765	0.181	0.004	0.000	0.006	0.048	0.000	101066.1169	111869.96	0.47	0.53	0.129	0.143
5	24	107	M.C.G.M	Tadwadi	44.454	0.18	11,468	11,389	0.044	0.008	0.020	0.009	0.036	0.000	107510.847	80345.159	0.57	0.43	0.038	0.028
5	24	108	M.C.G.M	J J Hospital	84.503	0.34	11,061	4,990	0.128	0.104	0.033	0.009	0.068	0.000	103699.0909	53087.627	0.66	0.34	0.127	0.065
5	25	109	M.C.G.M	Clny	15.467	0.06	12,101	2,914	0.032	0.013	0.000	0.006	0.013	0.000	113449.0686	55780.88	0.67	0.33	0.032	0.016
5	25	110	M.C.G.M	Kaanch Bazaar	15.424	0.06	11,672	3,398	0.041	0.002	0.001	0.005	0.012	0.000	109421.2319	63871.771	0.63	0.37	0.039	0.023
5	25	111	M.C.G.M	Kazipura	33.771	0.14	14,777	4,616	0.094	0.010	0.000	0.005	0.027	0.000	138535.5951	80770.35	0.63	0.37	0.089	0.052
5	26	112	M.C.G.M	14/15	13.644	0.06	6,929	2,687	0.036	0.003	0.001	0.004	0.011	0.000	64964.03752	55765.205	0.54	0.46	0.029	0.025
5	26	113	M.C.G.M	Munnawar Temple	15.524	0.06	13,027	2,028	0.038	0.002	0.000	0.010	0.013	0.000	122132.3905	44039.003	0.73	0.27	0.042	0.015
5	26	114	M.C.G.M	6	15.232	0.06	6,643	2,884	0.042	0.000	0.000	0.008	0.012	0.000	62277.88406	44463.845	0.58	0.42	0.036	0.026
5	26	115	M.C.G.M	Siddhart Nagar	7.978	0.03	5,859	2,568	0.020	0.000	0.000	0.006	0.006	0.000	54929.8918	73685.223	0.43	0.57	0.013	0.017
5	26	116	M.C.G.M	9	6.250	0.03	6,028	1,132	0.016	0.003	0.001	0.000	0.005	0.000	56516.27953	39792.065	0.59	0.41	0.014	0.010
5	26	117	M.C.G.M	10-13	5.609	0.02	8,143	2,157	0.016	0.000	0.001	0.001	0.005	0.000	76341.25997	90742.949	0.46	0.54	0.011	0.013
5	27	118	M.C.G.M	Ashadham Colony	52.637	0.21	13,888	12,528	0.098	0.034	0.000	0.038	0.043	0.000	130202.8612	37441.812	0.78	0.22	0.115	0.033
5	27	119	M.C.G.M	Nagpada	52.609	0.21	19,319	5,401	0.106	0.034	0.000	0.030	0.043	0.000	181110.9709	64995.682	0.74	0.26	0.117	0.042
5	27	120	M.C.G.M	Terminus	79.672	0.32	12,149	9,154	0.216	0.014	0.004	0.011	0.064	0.000	113896.2792	44321.439	0.72	0.28	0.233	0.091
5	27	121	M.C.G.M	Agripada	175.096	0.71	31,014	7,679	0.384	0.036	0.053	0.011	0.142	0.000	290760.7443	52565.116	0.85	0.15	0.487	0.088
5	27	122	M.C.G.M	Jacob Circle	82.700	0.33	36,322	5,270	0.172	0.000	0.072	0.024	0.067	0.000	340519.7996	49409.683	0.87	0.13	0.225	0.033
5	27	123	M.C.G.M	Chinchpokli	78.099	0.32	20,573	9,843	0.143	0.000	0.046	0.020	0.063	0.000	192871.2938	79847.114	0.71	0.29	0.152	0.063
5	27	124	M.C.G.M	Khatau Mill	38.151	0.15	17,738	15,195	0.108	0.001	0.000	0.014	0.031	0.000	166293.1639	88774.014	0.65	0.35	0.106	0.056
5	27	125	M.C.G.M	Centre	19.684	0.08	13,219	6,086	0.048	0.012	0.000	0.003	0.016	0.000	123928.0245	134718.94	0.48	0.52	0.035	0.038
5	27	126	M.C.G.M	Tilak Bridge	31.897	0.13	8,566	9,964	0.067	0.002	0.001	0.007	0.026	0.000	80303.92104	28522.93	0.74	0.26	0.074	0.026
9	31	127	M.C.G.M	King's Circle	86.279	0.35	12,724	8,043	0.196	0.023	0.000	0.060	0.070	0.000	119288.4096	114780.27	0.51	0.49	0.150	0.144
9	31	128	M.C.G.M	Five Gardens	89.514	0.36	8,560	4,357	0.133	0.116	0.000	0.041	0.072	0.000	80250.83121	22698.711	0.78	0.22	0.155	0.044
9	31	129	M.C.G.M	Colony(Dadar)	76.795	0.31	6,215	2,756	0.168	0.030	0.000	0.050	0.062	0.000	58269.8761	278166.78	0.17	0.83	0.044	0.209
9	31	130	M.C.G.M	L. Tilak Colony	93.799	0.38	7,365	6,713	0.250	0.001	0.000	0.018	0.076	0.000	69048.59908	33371.516	0.67	0.33	0.252	0.122
9	31	131	M.C.G.M	Colony(Dadar)	74.957	0.30	6,662	13,419	0.171	0.027	0.000	0.035	0.061	0.000	62455.14296	49839.185	0.56	0.44	0.143	0.114
9	31	132	M.C.G.M	Gymkhana	70.297	0.28	10,177	11,187	0.202	0.007	0.000	0.018	0.057	0.000	95405.81538	63335.104	0.60	0.40	0.182	0.121
9	32	133	M.C.G.M	Colony	144.467	0.58	28,158	8,035	0.315	0.101	0.000	0.052	0.117	0.000	263985.4643	53713.877	0.83	0.17	0.393	0.080
9	32	134	M.C.G.M	Agarwada Colony	93.450	0.38	21,432	5,309	0.154	0.006	0.031	0.016	0.076	0.000	200925.792	51186.183	0.80	0.20	0.184	0.047
9	32	135	M.C.G.M	Bahadur Nagar	241.288	0.98	31,284	5,578	0.521	0.061	0.086	0.113	0.195	0.000	293284.0347	58499.919	0.83	0.17	0.651	0.130
9	32	136	M.C.G.M	Sion Fort	129.857	0.53	18,467	6,387	0.080	0.099	0.004	0.152	0.105	0.000	173131.3061	38289.266	0.82	0.18	0.099	0.022
9	32	137	M.C.G.M	Sardar Nagar	36.587	0.15	20,843	8,077	0.640	0.001	0.002	0.024	0.030	0.732	195406.6723	44805.107	0.81	0.19	0.781	0.179
9	32	138	M.C.G.M	Anik Nagar	497.511	2.01	16,911	5,577	0.565	0.449	0.082	0.327	0.403	0.189	158537.9579	34362.203	0.82	0.18	0.696	0.151
9	32	139	M.C.G.M	Nagar	136.446	0.55	29,703	4,404	0.368	0.018	0.003	0.053	0.110	0.000	278466.9384	30148.671	0.90	0.10	0.498	0.054
9	32	140	M.C.G.M	Nagar	171.125	0.69	39,504	4,446	0.112	0.000	0.000	0.181	0.139	0.261	370352.824	53001.13	0.87	0.13	0.147	0.021
9	32	141	M.C.G.M	Kalpak Estate	132.289	0.54	21,620	7,369	0.279	0.042	0.000	0.108	0.107	0.000	202690.9159	125013.79	0.62	0.38	0.259	0.159
9	32	142	M.C.G.M	Nagar	80.074	0.32	27,815	3,979	0.095	0.039	0.000	0.029	0.065	0.097	260765.9778	24152.619	0.92	0.08	0.130	0.012
9	32	143	M.C.G.M	Wadala	532.423	2.15	65,315	9,074	0.238	0.153	0.000	0.354	0.431	1.448	612323.9616	32078.251	0.95	0.05	0.340	0.018
9	32	144	M.C.G.M	Kalaram Nagar	101.051	0.41	57,700	3,744	0.183	0.000	0.000	0.095	0.082	0.049	540935.8879	22954.18	0.96	0.04	0.264	0.011
9	32	145	M.C.G.M	Sahakar Nagar	45.072	0.18	12,539	6,500	0.053	0.031	0.014	0.010	0.036	0.000	117554.7646	123958.73	0.49	0.51	0.039	0.041
9	32	146	M.C.G.M	Wadala	99.905	0.40	33,092	4,432	0.124	0.058	0.006	0.021	0.081	0.000	310239.1684	129946.03	0.70	0.30	0.131	0.055
9	32	147	M.C.G.M	Matunga	126.723	0.51	28,165	5,257	0.176	0.087	0.000	0.038	0.103	0.000	264047.6166	147527.8	0.64	0.36	0.170	0.095
9	32	148	M.C.G.M	Barkat Ali Nagar	52.987	0.21	41,110	4,941	0.139	0.002	0.000	0.031	0.043	0.000	385406.0988	108825.6	0.78	0.22	0.162	0.046
7	28	149	M.C.G.M	Bharatmata	142.421	0.58	20,029	7,985	0.413	0.000	0.008	0.040	0.115	0.000	187770.6629	69146.13	0.73	0.27	0.453	0.167
7	28	150	M.C.G.M	K E M Hospital	76.657	0.31	16,003	8,877	0.106	0.000	0.125	0.017	0.062	0.000	150027.3407	157962.73	0.49	0.51	0.077	0.082
7	28	151	M.C.G.M	Bhoiwada	55.033	0.22	6,437	13,472	0.101	0.000	0.070	0.007	0.045	0.000	60351.47753	49944.181	0.55	0.45	0.083	0.068
7	28	152	M.C.G.M	Parel Village	61.408	0.25	11,883	2,852	0.089	0.000	0.105	0.005	0.050	0.000	111406.8668	115532.64	0.49	0.51	0.066	0.068
7	28	153	M.C.G.M	Saibaba Path	89.393	0.36	14,095	11,478	0.146	0.000	0.123	0.020	0.072	0.000	132140.3254	41781.71	0.76	0.24	0.167	0.053
7	28	154	M.C.G.M	Lalbagh(E)	76.968	0.31	21,347	2,270	0.238	0.000	0.001	0.010	0.062	0.000	200128.1826	90190.332	0.69	0.31	0.247	0.111
7	28	155	M.C.G.M	Lalbagh(W)	70.494	0.29	23,250	27,817	0.202	0.002	0.003	0.021	0.057	0.000	217972.2002	104128.81	0.68	0.32	0.205	0.098
7	29	156	M.C.G.M	Paranand Wadi	66.855	0.27	38,467	3,337	0.179	0.000	0.000	0.037	0.054	0.000	360624.2367	67530.324	0.84	0.16	0.226	0.042

Annexure II - Area Under Various Land-uses in MCGM

TAZ_71	TAZ_171	TAZ_1030	TAZ_LOC	TAZ_NAME	AREA_ACRES	AR_SQKM	POP_2005	EMP_2005	RESI_CO MM	INDUST	INSTITUTIONAL	GREEN_OPEN	TRANSPORT	OTHER	RESI_POP_S PACE	COMM	RESI_SPACE_PROP	COMM_SPACE_PROP	RESI_BUILT UP	COMM_BUILT UP
7	29	157	M.C.G.M	Quarters (Sewri)	45.976	0.19	12,626	4,984	0.145	0.000	0.000	0.004	0.037	0.000	118364.5966	72016.126	0.62	0.38	0.135	0.082
7	29	158	M.C.G.M	Sewri	400.273	1.62	20,484	6,334	0.177	0.001	0.007	0.219	0.324	0.749	192038.7139	63349.934	0.75	0.25	0.200	0.066
7	29	159	M.C.G.M	Nagar(Sewri)	14.944	0.06	14,040	5,371	0.046	0.001	0.000	0.001	0.012	0.000	131622.7722	55990.815	0.70	0.30	0.049	0.021
7	29	160	M.C.G.M	Ambica Ngr	705.879	2.86	25,300	5,119	0.078	0.007	0.000	0.042	0.571	2.237	237185.4086	124571.79	0.66	0.34	0.077	0.040
7	29	161	M.C.G.M	Chudi Naka	21.696	0.09	7,535	5,850	0.056	0.001	0.012	0.001	0.018	0.000	70638.8889	47930.747	0.60	0.40	0.050	0.034
7	29	162	M.C.G.M	Sindhu Nagar	59.796	0.24	9,602	3,829	0.189	0.002	0.001	0.002	0.048	0.000	90014.0738	95017.853	0.49	0.51	0.138	0.146
7	29	163	M.C.G.M	Abhuday Nagar	35.411	0.14	26,283	4,481	0.087	0.000	0.008	0.020	0.029	0.000	246402.8199	294556.67	0.46	0.54	0.059	0.071
7	29	164	M.C.G.M	Kala Chowky	34.095	0.14	21,968	3,436	0.089	0.000	0.006	0.014	0.028	0.000	205948.6256	214108.25	0.49	0.51	0.066	0.068
7	29	165	M.C.G.M	Chatai Chawl	8.925	0.04	7,943	3,015	0.029	0.000	0.000	0.000	0.007	0.000	74465.51119	204840.85	0.27	0.73	0.011	0.032
7	30	166	M.C.G.M	Dadar Fire Station	30.786	0.12	8,482	5,300	0.088	0.009	0.000	0.003	0.025	0.000	79523.36095	63986.435	0.55	0.45	0.073	0.059
7	30	167	M.C.G.M	Gautam Nagar	87.158	0.35	11,183	12,501	0.224	0.013	0.017	0.027	0.071	0.000	104841.4006	63400.247	0.62	0.38	0.209	0.127
7	30	168	M.C.G.M	Compound	38.070	0.15	10,342	2,415	0.102	0.000	0.009	0.012	0.031	0.000	96954.92069	92455.304	0.51	0.49	0.079	0.075
7	30	169	M.C.G.M	Naigaon)	24.759	0.10	12,035	3,208	0.055	0.009	0.002	0.014	0.020	0.000	112825.4452	51113.276	0.69	0.31	0.057	0.026
7	30	170	M.C.G.M	Tata Hospital	48.237	0.20	9,679	2,295	0.092	0.000	0.028	0.036	0.039	0.000	90743.30145	44118.91	0.67	0.33	0.093	0.045
7	30	171	M.C.G.M	Kidwai Nagar	112.617	0.46	14,650	12,396	0.291	0.003	0.054	0.017	0.091	0.000	137346.7065	79829.364	0.63	0.37	0.276	0.160
7	30	172	M.C.G.M	New Police Lines	14.831	0.06	9,865	12,995	0.046	0.000	0.000	0.002	0.012	0.000	92483.20527	51763.408	0.64	0.36	0.044	0.025
7	30	173	M.C.G.M	Colony(Dadar)	35.842	0.15	17,751	14,753	0.082	0.004	0.001	0.029	0.029	0.000	166412.8567	44747.322	0.79	0.21	0.097	0.026
8	33	174	M.C.G.M	Colony	69.916	0.28	11,763	10,883	0.181	0.008	0.000	0.020	0.057	0.000	110276.9173	46204.466	0.70	0.30	0.191	0.080
8	33	175	M.C.G.M	Dharavi)	66.059	0.27	14,067	6,915	0.163	0.003	0.009	0.038	0.053	0.000	131880.3914	97204.19	0.58	0.42	0.141	0.104
8	33	176	M.C.G.M	(Dharavi)	190.254	0.77	57,665	15,796	0.485	0.027	0.023	0.062	0.154	0.000	540604.8939	91166.421	0.86	0.14	0.622	0.105
8	33	177	M.C.G.M	PMGP Colony	28.719	0.12	25,899	4,994	0.068	0.000	0.000	0.000	0.023	0.000	242807.6174	55213.198	0.81	0.19	0.083	0.019
8	33	178	M.C.G.M	Nagar	107.263	0.43	53,493	11,553	0.205	0.017	0.000	0.031	0.087	0.000	501498.197	112904.2	0.82	0.18	0.250	0.056
8	33	179	M.C.G.M	Station	17.394	0.07	27,978	4,178	0.046	0.000	0.000	0.010	0.014	0.000	262294.8327	36431.363	0.88	0.12	0.061	0.008
8	33	180	M.C.G.M	Bhatiya Nagar	60.110	0.24	11,973	9,019	0.181	0.009	0.000	0.005	0.049	0.000	112249.8877	80357.89	0.58	0.42	0.158	0.113
8	33	181	M.C.G.M	R. P. Nagar	25.991	0.11	58,994	10,413	0.067	0.003	0.000	0.014	0.021	0.000	553070.9802	28654.137	0.95	0.05	0.096	0.005
8	33	182	M.C.G.M	Estate	23.766	0.10	21,293	6,753	0.056	0.000	0.000	0.000	0.019	0.000	199622.7136	107990.59	0.65	0.35	0.054	0.029
8	33	183	M.C.G.M	Labour Camp	11.898	0.05	18,209	7,202	0.030	0.007	0.001	0.000	0.010	0.000	170711.5338	167050.01	0.51	0.49	0.023	0.023
8	33	184	M.C.G.M	Labour Camp	7.022	0.03	15,080	6,335	0.013	0.000	0.009	0.000	0.006	0.000	141370.4889	180762.4	0.44	0.56	0.009	0.011
8	33	185	M.C.G.M	Shammi Nagar	43.889	0.18	11,177	5,599	0.096	0.008	0.016	0.022	0.036	0.000	104787.8714	107580.42	0.49	0.51	0.071	0.073
8	33	186	M.C.G.M	Hanuman Nagar	136.890	0.55	12,027	12,457	0.115	0.002	0.039	0.006	0.111	0.000	112756.908	159394.93	0.41	0.59	0.071	0.101
8	33	187	M.C.G.M	Desai Park	74.742	0.30	18,789	4,793	0.139	0.003	0.054	0.018	0.060	0.000	176145.4688	205875.73	0.46	0.54	0.096	0.113
8	33	188	M.C.G.M	Telephone Colony	78.881	0.32	18,748	9,502	0.218	0.000	0.007	0.009	0.064	0.000	175759.6925	53924.337	0.77	0.23	0.251	0.077
8	33	189	M.C.G.M	Matunga (W)	86.206	0.35	21,476	29,456	0.171	0.015	0.045	0.018	0.070	0.000	201342.1738	89496.6	0.69	0.31	0.177	0.079
8	33	190	M.C.G.M	Kasar Wadi	59.308	0.24	17,667	21,411	0.146	0.026	0.001	0.001	0.048	0.000	165630.3085	122589.19	0.57	0.43	0.126	0.093
8	33	191	M.C.G.M	Stn(W)	23.730	0.10	4,936	20,484	0.053	0.000	0.000	0.000	0.019	0.000	46271.11433	105309.99	0.31	0.69	0.024	0.055
8	33	192	M.C.G.M	Colony	61.765	0.25	39,586	6,399	0.111	0.040	0.009	0.021	0.050	0.000	371116.8222	197067.38	0.65	0.35	0.108	0.058
8	34	193	M.C.G.M	Mahim Sea Face	115.172	0.47	13,657	6,340	0.267	0.071	0.000	0.035	0.093	0.000	128032.9669	88666.548	0.59	0.41	0.237	0.164
8	34	194	M.C.G.M	Kapad Bazaar	29.359	0.12	10,092	9,246	0.088	0.007	0.000	0.000	0.024	0.000	94616.5962	83495.176	0.53	0.47	0.070	0.062
8	34	195	M.C.G.M	Hinduja Hospital	34.678	0.14	7,475	5,111	0.103	0.008	0.001	0.000	0.028	0.000	70080.10025	171352.1	0.29	0.71	0.045	0.110
8	34	196	M.C.G.M	Kataria Colony	14.937	0.06	7,391	4,412	0.043	0.001	0.002	0.003	0.012	0.000	69290.41992	141186.59	0.33	0.67	0.021	0.043
8	34	197	M.C.G.M	Shivaji Park	98.719	0.40	7,424	7,983	0.177	0.014	0.001	0.127	0.080	0.000	69596.6225	213796.67	0.25	0.75	0.065	0.200
8	34	198	M.C.G.M	Purandare Wadi	105.994	0.43	11,513	5,176	0.254	0.062	0.011	0.016	0.086	0.000	107936.4083	158530.68	0.41	0.59	0.154	0.227
8	34	199	M.C.G.M	Maharaj Chowk	33.727	0.14	9,064	4,475	0.104	0.003	0.000	0.003	0.027	0.000	84971.21504	131809.84	0.39	0.61	0.061	0.095
8	34	200	M.C.G.M	College	20.443	0.08	5,173	4,620	0.052	0.013	0.001	0.000	0.017	0.000	48492.8186	34693.144	0.58	0.42	0.045	0.033
8	34	201	M.C.G.M	SKS Chowk	31.127	0.13	7,159	9,720	0.085	0.010	0.000	0.005	0.025	0.000	67114.77004	81584.101	0.45	0.55	0.058	0.070
8	35	202	M.C.G.M	Kohinoor Mill	38.176	0.15	12,776	9,117	0.081	0.017	0.000	0.026	0.031	0.000	119770.6421	58781.677	0.67	0.33	0.081	0.040
8	35	203	M.C.G.M	Market	47.324	0.19	14,674	5,521	0.120	0.028	0.000	0.005	0.038	0.000	137569.8778	101273.24	0.58	0.42	0.104	0.077
8	35	204	M.C.G.M	Wadala Bus Stop	24.033	0.10	8,158	11,290	0.061	0.012	0.000	0.004	0.019	0.000	76480.80903	88311.87	0.46	0.54	0.043	0.049
8	35	205	M.C.G.M	Tawde Chowk	22.702	0.09	9,355	3,643	0.068	0.005	0.000	0.000	0.018	0.000	87706.77074	100386.06	0.47	0.53	0.048	0.055
8	35	206	M.C.G.M	St. Pauls Church	48.792	0.20	19,410	8,036	0.147	0.005	0.000	0.005	0.039	0.000	181968.7818	150615.39	0.55	0.45	0.120	0.100
8	35	207	M.C.G.M	Chavan Chowk	110.216	0.45	14,084	2,865	0.149	0.006	0.025	0.023	0.089	0.000	132033.54	38335.777	0.77	0.23	0.173	0.050
8	35	208	M.C.G.M	Dadar	40.149	0.16	12,695	10,799	0.111	0.006	0.008	0.005	0.032	0.000	119013.2278	37481.095	0.76	0.24	0.126	0.040

Annexure II - Area Under Various Land-uses in MCGM

TAZ_71	TAZ_171	TAZ_1030	TAZ_LOC	TAZ_NAME	AREA_ACRES	AR_SQKM	POP_2005	EMP_2005	RESI_CO MM	INDUST	INSTITUTIONAL	GREEN_OPEN	TRANSPORT	OTHER	RESI_POP_S PACE	COMM	RESI_SPACE_PROP	COMM_SPACE_PROP	RESI_BUILT UP	COMM_BUILT UP
8	35	209	M.C.G.M	Naygaon(E)	28.591	0.12	9,366	16,705	0.084	0.000	0.000	0.008	0.023	0.000	87805.95594	69818.057	0.56	0.44	0.070	0.056
8	35	210	M.C.G.M	Naygaon(W)	72.901	0.30	7,652	18,076	0.229	0.003	0.002	0.002	0.059	0.000	71737.95291	12191.84	0.85	0.15	0.294	0.050
8	35	211	M.C.G.M	Bridge	21.039	0.09	6,042	10,758	0.062	0.005	0.000	0.002	0.017	0.000	56643.76825	15477.472	0.79	0.21	0.073	0.020
8	35	212	M.C.G.M	Lower parel	116.304	0.47	14,601	15,939	0.167	0.007	0.003	0.005	0.094	0.000	136884.5982	57214.59	0.71	0.29	0.177	0.074
6	36	213	M.C.G.M	Lower Parel Mills	218.692	0.89	18,769	20,588	0.671	0.002	0.020	0.011	0.177	0.000	175963.0174	106053.61	0.62	0.38	0.628	0.378
6	36	214	M.C.G.M	Nehru Nagar	25.948	0.11	16,468	5,392	0.079	0.000	0.002	0.004	0.021	0.000	154388.1131	334530.83	0.32	0.68	0.037	0.081
6	36	215	M.C.G.M	Chowk	51.695	0.21	16,009	8,950	0.143	0.000	0.016	0.009	0.042	0.000	150081.7795	54014.898	0.74	0.26	0.157	0.057
6	36	216	M.C.G.M	BDD Chawl	75.567	0.31	17,172	12,259	0.179	0.002	0.038	0.026	0.061	0.000	160985.9696	63273.197	0.72	0.28	0.193	0.076
6	36	217	M.C.G.M	Worli Seaface	152.652	0.62	19,060	10,531	0.409	0.010	0.027	0.048	0.124	0.000	178686.9031	76547.365	0.70	0.30	0.430	0.184
6	36	218	M.C.G.M	Nagar(Upper	150.782	0.61	22,884	19,707	0.428	0.018	0.034	0.008	0.122	0.000	214538.4275	162612.02	0.57	0.43	0.365	0.277
6	36	219	M.C.G.M	Adarsh Nagar	97.839	0.40	14,736	8,867	0.257	0.000	0.020	0.039	0.079	0.000	138148.5658	154149.65	0.47	0.53	0.182	0.203
6	36	220	M.C.G.M	Prabhadevi	123.682	0.50	15,349	8,350	0.372	0.014	0.005	0.009	0.100	0.000	143898.9912	157894.4	0.48	0.52	0.266	0.292
6	36	221	M.C.G.M	Koliwadi	67.595	0.27	31,792	17,135	0.184	0.000	0.013	0.022	0.055	0.000	298053.6284	139921.47	0.68	0.32	0.187	0.088
6	37	222	M.C.G.M	Curry Road	23.882	0.10	19,242	14,119	0.041	0.000	0.002	0.008	0.019	0.000	180395.9153	46122.898	0.80	0.20	0.048	0.012
6	37	223	M.C.G.M	Dhobi Ghat(Parel)	111.871	0.45	40,598	21,380	0.166	0.161	0.000	0.036	0.091	0.000	380609.5977	405564.17	0.48	0.52	0.120	0.128
6	37	224	M.C.G.M	Mafatlal Mills	38.976	0.16	13,743	15,853	0.104	0.012	0.001	0.009	0.032	0.000	128837.7136	96904.167	0.57	0.43	0.089	0.067
6	37	225	M.C.G.M	Lower Parel	150.913	0.61	11,268	13,181	0.267	0.037	0.002	0.042	0.122	0.000	105641.4128	97089.055	0.52	0.48	0.209	0.192
6	37	226	M.C.G.M	Chowk	16.429	0.07	8,024	3,469	0.043	0.000	0.002	0.003	0.013	0.000	75225.71904	112822.35	0.40	0.60	0.026	0.039
6	37	227	M.C.G.M	Compound	74.948	0.30	8,507	8,158	0.222	0.000	0.001	0.020	0.061	0.000	79751.17596	103816.99	0.43	0.57	0.145	0.188
6	37	228	M.C.G.M	Manjrekar Colony	69.978	0.28	18,889	5,878	0.124	0.004	0.045	0.053	0.057	0.000	177088.5087	86300.46	0.67	0.33	0.125	0.061
6	38	229	M.C.G.M	(Worli)	107.185	0.43	28,349	10,127	0.175	0.000	0.095	0.077	0.087	0.000	265771.1666	127978.59	0.67	0.33	0.177	0.085
6	38	230	M.C.G.M	Markandeshwar	21.785	0.09	12,381	8,831	0.161	0.000	0.000	0.005	0.041	0.000	116073.2907	123642.52	0.48	0.52	0.117	0.125
6	38	231	M.C.G.M	Mariamman Nagar	223.044	0.90	37,058	10,039	0.114	0.013	0.030	0.566	0.181	0.000	347416.3225	79229.048	0.81	0.19	0.139	0.032
6	38	232	M.C.G.M	Mahalaxmi	246.918	1.00	11,074	15,062	0.077	0.042	0.000	0.632	0.200	0.000	103816.3314	44723.751	0.70	0.30	0.080	0.035
10	43	233	M.C.G.M	Punjabi Chawl	30.318	0.12	12,906	3,834	0.078	0.000	0.001	0.004	0.025	0.000	120990.0058	52314.084	0.70	0.30	0.109	0.047
10	43	234	M.C.G.M	Golibar	72.229	0.29	34,779	3,748	0.219	0.000	0.010	0.004	0.058	0.000	326052.2657	36200.564	0.90	0.10	0.395	0.044
10	43	235	M.C.G.M	RPF Colony	33.349	0.13	14,476	6,982	0.087	0.000	0.000	0.006	0.027	0.000	135716.2004	48573.631	0.74	0.26	0.129	0.046
10	43	236	M.C.G.M	Teachers Colony	75.010	0.30	9,810	1,219	0.208	0.000	0.027	0.008	0.061	0.000	91967.13062	21671.112	0.81	0.19	0.337	0.079
10	43	237	M.C.G.M	Dowri Colony	22.360	0.09	49,405	1,548	0.062	0.000	0.003	0.002	0.018	0.000	463169.4999	34973.687	0.93	0.07	0.116	0.009
11	45	238	M.C.G.M	Bairam Naupada	122.223	0.49	30,758	5,721	0.353	0.002	0.004	0.004	0.099	0.000	288355.685	42133.312	0.87	0.13	0.616	0.090
11	45	239	M.C.G.M	Kherwadi	43.710	0.18	19,742	10,605	0.107	0.002	0.000	0.001	0.035	0.000	185079.8308	36103.839	0.84	0.16	0.179	0.035
11	45	240	M.C.G.M	Kalanagar	397.651	1.61	80,948	33,453	1.055	0.004	0.176	0.053	0.322	0.000	758883.0457	82552.067	0.90	0.10	1.902	0.207
11	45	241	M.C.G.M	R. Kelkar Chowk	40.860	0.17	18,814	5,401	0.113	0.000	0.005	0.013	0.033	0.000	176379.6004	157875.22	0.53	0.47	0.120	0.107
11	48	242	M.C.G.M	Santacruz	75.892	0.31	39,165	6,327	0.225	0.000	0.017	0.004	0.061	0.000	367173.1666	68659.583	0.84	0.16	0.378	0.071
11	48	243	M.C.G.M	Ashok Nagar	34.277	0.14	25,978	7,655	0.111	0.000	0.000	0.000	0.028	0.000	243543.243	70838.718	0.77	0.23	0.172	0.050
11	48	244	M.C.G.M	Sen Nagar	98.481	0.40	24,917	16,261	0.310	0.000	0.009	0.000	0.080	0.000	233599.151	82120.104	0.74	0.26	0.459	0.161
11	48	245	M.C.G.M	P & T Colony	258.647	1.05	20,791	15,415	0.837	0.000	0.000	0.000	0.209	0.000	194916.6331	30059.395	0.87	0.13	1.451	0.224
11	48	246	M.C.G.M	Vakola	111.214	0.45	30,611	15,789	0.358	0.000	0.002	0.000	0.090	0.000	286974.0647	42374.224	0.87	0.13	0.624	0.092
11	48	247	M.C.G.M	A I Staff Colony-1	46.858	0.19	13,533	13,992	0.152	0.000	0.000	0.000	0.038	0.000	126874.1837	29130.74	0.81	0.19	0.247	0.057
11	48	248	M.C.G.M	A I Staff Colony-2	143.765	0.58	33,685	4,612	0.465	0.000	0.000	0.000	0.116	0.000	315799.5014	49268.714	0.87	0.13	0.805	0.126
11	48	249	M.C.G.M	Complex	990.040	4.01	17,382	40,556	2.533	0.036	0.192	0.443	0.801	0.000	162958.8075	61215.348	0.73	0.27	3.683	1.384
11	48	250	M.C.G.M	Domestic Airport	267.661	1.08	91,793	9,690	0.863	0.000	0.003	0.000	0.217	0.000	860561.7209	74026.568	0.92	0.08	1.590	0.137
10	39	251	M.C.G.M	Santosh Nagar	167.491	0.68	13,151	9,709	0.540	0.000	0.000	0.003	0.136	0.000	123291.368	51659.129	0.70	0.30	0.761	0.319
10	39	252	M.C.G.M	Bandra Bus Depot	57.460	0.23	32,041	11,282	0.156	0.000	0.000	0.007	0.047	0.000	300386.2343	84810.638	0.78	0.22	0.243	0.069
10	40	253	M.C.G.M	Vaidya Nagar	108.999	0.44	20,813	10,382	0.353	0.000	0.000	0.000	0.088	0.000	195123.0633	65550.968	0.75	0.25	0.528	0.177
10	40	254	M.C.G.M	Chowk(Bandra)	203.591	0.82	16,922	8,630	0.659	0.000	0.000	0.000	0.165	0.000	158639.9695	104445.55	0.60	0.40	0.795	0.523
10	41	255	M.C.G.M	Pali Hill (North)	261.489	1.06	36,788	12,798	0.843	0.000	0.004	0.000	0.212	0.000	344883.8644	36363.569	0.90	0.10	1.525	0.161
10	41	256	M.C.G.M	Pali Hill (South)	160.867	0.65	19,292	12,364	0.521	0.000	0.000	0.000	0.130	0.000	180862.3674	106372.52	0.63	0.37	0.656	0.386
10	42	257	M.C.G.M	Khar Danda	100.279	0.41	56,296	7,923	0.325	0.000	0.000	0.000	0.081	0.000	527777.837	184781.19	0.74	0.26	0.481	0.168
10	43	258	M.C.G.M	Ambedkar Colony	73.092	0.30	15,568	4,472	0.232	0.000	0.005	0.000	0.059	0.000	145952.951	67663.19	0.68	0.32	0.317	0.147
10	43	259	M.C.G.M	Madhu Park	65.433	0.26	7,774	5,231	0.181	0.000	0.023	0.008	0.053	0.000	72884.43678	59061.78	0.55	0.45	0.200	0.162
10	43	260	M.C.G.M	Nagar	67.568	0.27	8,467	3,620	0.098	0.000	0.003	0.005	0.055	0.000	79378.27954	151518.53	0.34	0.66	0.067	0.128

Annexure II - Area Under Various Land-uses in MCGM

TAZ_71	TAZ_171	TAZ_1030	TAZ_LOC	TAZ_NAME	AREA_ACRES	AR_SQKM	POP_2005	EMP_2005	RESI_CO MM	INDUST	INSTITUTIO NAL	GREEN_OP EN	TRANSPOR T	OTHER	RESI_POP_S PACE	COMM	RESI_SPACE_ PROP	COMM_SPACE_ PROP	RESI_BUILT UP	COMM_BU ILT_UP
10	43	261	M.C.G.M	Railway Colony,	67.272	0.27	10,003	4,857	0.123	0.000	0.009	0.006	0.054	0.000	93777.22538	75493.53	0.55	0.45	0.137	0.110
10	44	262	M.C.G.M	G L Jain Chowk	37.344	0.15	4,894	2,167	0.120	0.000	0.001	0.000	0.030	0.000	45883.00007	364928.27	0.11	0.89	0.027	0.213
10	44	263	M.C.G.M	Munshi Chowk	41.237	0.17	6,492	3,497	0.112	0.000	0.011	0.011	0.033	0.000	60865.20417	116126.66	0.34	0.66	0.077	0.147
10	44	264	M.C.G.M	Samant Chowk	67.383	0.27	6,497	4,213	0.218	0.000	0.000	0.000	0.055	0.000	60912.417	577235.49	0.10	0.90	0.042	0.395
10	44	265	M.C.G.M	Rao Chowk	50.807	0.21	4,709	3,610	0.164	0.000	0.000	0.000	0.041	0.000	44143.99423	73564.816	0.38	0.62	0.123	0.206
11	45	266	M.C.G.M	Almeida Park	62.957	0.25	9,159	8,255	0.204	0.000	0.000	0.000	0.051	0.000	85863.2762	226870.22	0.27	0.73	0.112	0.296
11	45	267	M.C.G.M	Naupada	69.953	0.28	42,411	15,788	0.212	0.000	0.000	0.000	0.057	0.000	397605.3743	79592.368	0.83	0.17	0.353	0.071
10	46	268	M.C.G.M	GOI Staff Colony	79.705	0.32	3,661	6,866	0.258	0.000	0.000	0.000	0.065	0.000	34324.01416	179176.19	0.16	0.84	0.083	0.433
10	46	269	M.C.G.M	Saraswati Colony	158.272	0.64	15,092	7,084	0.483	0.003	0.024	0.002	0.128	0.000	141486.8485	159393.5	0.47	0.53	0.455	0.512
10	46	270	M.C.G.M	Hasmukh Nagar	91.954	0.37	4,385	8,212	0.298	0.000	0.000	0.000	0.074	0.000	41110.23964	648564.53	0.06	0.94	0.035	0.560
10	46	271	M.C.G.M	Vithaldas Nagar	62.706	0.25	5,835	3,006	0.197	0.000	0.003	0.003	0.051	0.000	54706.50192	141126.74	0.28	0.72	0.110	0.284
10	47	272	M.C.G.M	Convent Avenue	69.510	0.28	5,818	4,237	0.163	0.006	0.010	0.000	0.056	0.000	54539.56548	132359.05	0.29	0.71	0.095	0.230
10	47	273	M.C.G.M	Kothu Wadi	98.220	0.40	24,559	2,913	0.275	0.000	0.002	0.000	0.079	0.000	230245.2634	81341.012	0.74	0.26	0.406	0.144
15	49	274	M.C.G.M	Nagar	42.512	0.17	15,315	4,927	0.124	0.000	0.002	0.011	0.034	0.000	143573.5943	62985.797	0.70	0.30	0.173	0.076
15	49	275	M.C.G.M	Parle Colony	79.592	0.32	23,367	6,122	0.228	0.000	0.018	0.012	0.064	0.000	219061.4428	138328.53	0.61	0.39	0.279	0.176
15	49	276	M.C.G.M	Paranjape Nagar	65.805	0.27	6,534	7,403	0.197	0.000	0.004	0.012	0.053	0.000	61256.77169	259577.38	0.19	0.81	0.075	0.319
15	49	277	M.C.G.M	Shirodkar Hospital	28.093	0.11	6,354	5,166	0.090	0.000	0.001	0.000	0.023	0.000	59566.52775	153362.31	0.28	0.72	0.051	0.130
15	49	278	M.C.G.M	Bhogle Chowk	56.177	0.23	15,984	8,481	0.182	0.000	0.000	0.000	0.045	0.000	149848.8678	29298.91	0.84	0.16	0.304	0.059
15	49	279	M.C.G.M	Pakhade Chowk	84.724	0.34	8,179	6,555	0.258	0.000	0.004	0.012	0.069	0.000	76682.67614	63395.675	0.55	0.45	0.283	0.234
15	49	280	M.C.G.M	Stn(E)	96.957	0.39	22,976	10,445	0.294	0.000	0.009	0.012	0.078	0.000	215399.2476	52387.755	0.80	0.20	0.472	0.115
15	49	281	M.C.G.M	Marble Market	76.466	0.31	13,324	3,636	0.245	0.000	0.003	0.000	0.062	0.000	124912.9127	29893.8	0.81	0.19	0.395	0.095
15	49	282	M.C.G.M	Colony	128.826	0.52	37,999	10,637	0.351	0.000	0.008	0.058	0.104	0.000	356243.1951	32817.399	0.92	0.08	0.643	0.059
15	49	283	M.C.G.M	Sahar Intl Airport	1218.117	4.93	24,127	18,478	3.542	0.000	0.101	0.300	0.986	0.000	226191.5523	18521.921	0.92	0.08	6.548	0.536
15	55	284	M.C.G.M	Hind Nagar	55.935	0.23	34,498	6,766	0.181	0.000	0.000	0.000	0.045	0.000	323415.8217	102922.68	0.76	0.24	0.275	0.087
15	55	285	M.C.G.M	Jeejamata Colony	54.416	0.22	11,662	5,906	0.176	0.000	0.000	0.000	0.044	0.000	109331.4029	56796.371	0.66	0.34	0.232	0.120
15	55	286	M.C.G.M	Azad Nagar	89.705	0.36	35,193	15,152	0.290	0.000	0.000	0.000	0.073	0.000	329930.7588	19977.981	0.94	0.06	0.548	0.033
15	55	287	M.C.G.M	Patelwadi	12.824	0.05	6,539	7,549	0.042	0.000	0.000	0.000	0.010	0.000	61300.17866	43471.7	0.59	0.41	0.049	0.034
15	55	288	M.C.G.M	(E)	38.199	0.15	23,963	36,493	0.122	0.000	0.000	0.002	0.031	0.000	224651.7663	69997.758	0.76	0.24	0.185	0.058
15	55	289	M.C.G.M	Koladongri	116.895	0.47	18,278	11,613	0.344	0.000	0.020	0.014	0.095	0.000	171360.7764	430097.25	0.28	0.72	0.196	0.492
15	55	290	M.C.G.M	Marol	112.347	0.45	7,415	57,724	0.201	0.100	0.041	0.022	0.091	0.000	69512.5856	121863.46	0.36	0.64	0.146	0.257
15	55	291	M.C.G.M	Parsi Wada	59.340	0.24	17,198	7,356	0.109	0.044	0.014	0.025	0.048	0.000	161235.7273	139600.9	0.54	0.46	0.117	0.101
15	55	292	M.C.G.M	Kanti Nagar	270.396	1.09	44,004	22,687	0.665	0.076	0.048	0.087	0.219	0.000	412532.9886	92360.417	0.82	0.18	1.086	0.243
15	55	293	M.C.G.M	Ashok Nagar	58.639	0.24	19,964	7,959	0.101	0.000	0.069	0.019	0.047	0.000	187163.9815	127343.34	0.60	0.40	0.121	0.082
15	55	294	M.C.G.M	Chimatpada	189.913	0.77	17,850	17,918	0.555	0.000	0.006	0.054	0.154	0.000	167344.228	33582.487	0.83	0.17	0.925	0.186
15	55	295	M.C.G.M	Ekta Nagar	335.548	1.36	25,501	15,939	0.843	0.065	0.000	0.178	0.272	0.000	239068.306	22623.66	0.91	0.09	1.541	0.146
15	55	296	M.C.G.M	MIDC Ind. Estate	717.825	2.90	19,295	64,856	1.726	0.391	0.106	0.100	0.581	0.000	180888.1247	147749.09	0.55	0.45	1.900	1.552
15	55	297	M.C.G.M	Aghadi Nagar	245.464	0.99	36,215	14,113	0.782	0.002	0.000	0.010	0.199	0.000	339517.8772	82722.959	0.80	0.20	1.258	0.306
15	55	298	M.C.G.M	Manohar Nagar	17.965	0.07	11,719	13,236	0.049	0.000	0.000	0.022	0.001	0.000	109869.3335	110758.94	0.50	0.50	0.049	0.050
15	55	299	M.C.G.M	Colony	130.454	0.53	38,467	8,134	0.338	0.000	0.045	0.039	0.106	0.000	360628.6642	43164.372	0.89	0.11	0.604	0.072
15	55	300	M.C.G.M	Bamandaya Pada	190.004	0.77	12,704	6,299	0.561	0.000	0.010	0.045	0.154	0.000	119097.8315	65652.945	0.64	0.36	0.723	0.399
15	55	301	M.C.G.M	Bhavan Nagar	156.196	0.63	18,883	13,833	0.415	0.000	0.039	0.051	0.126	0.000	177026.9785	69111.863	0.72	0.28	0.597	0.233
14	50	310	M.C.G.M	Kamala Nagar	291.438	1.18	23,190	25,958	0.727	0.002	0.043	0.056	0.236	0.000	217404.3495	49840.108	0.81	0.19	1.183	0.271
14	50	311	M.C.G.M	Prem Nagar	63.360	0.26	37,268	15,336	0.200	0.004	0.002	0.000	0.051	0.000	349390.2039	80395.146	0.81	0.19	0.325	0.075
14	51	312	M.C.G.M	Vithal Nagar	239.879	0.97	11,519	2,930	0.744	0.000	0.008	0.025	0.194	0.000	107992.9415	57112.131	0.65	0.35	0.973	0.514
14	51	313	M.C.G.M	Juhu Tara	27.805	0.11	6,909	6,340	0.090	0.000	0.000	0.000	0.023	0.000	64775.62873	93546.714	0.41	0.59	0.074	0.106
14	51	314	M.C.G.M	Juhu Airport	495.697	2.01	39,848	5,239	1.596	0.000	0.007	0.002	0.401	0.000	373576.7949	97117.123	0.79	0.21	2.533	0.658
14	51	315	M.C.G.M	Khira Nagar	22.329	0.09	38,794	2,989	0.072	0.000	0.000	0.000	0.018	0.000	363697.4732	59257.428	0.86	0.14	0.124	0.020
14	51	316	M.C.G.M	Ashok Nagar	227.759	0.92	14,153	3,282	0.737	0.000	0.000	0.000	0.184	0.000	132684.9531	46502.288	0.74	0.26	1.092	0.383
14	51	317	M.C.G.M	Juhu Koliwada	107.411	0.43	6,265	1,852	0.348	0.000	0.000	0.000	0.087	0.000	58734.76963	114198.89	0.34	0.66	0.236	0.459
16	75	341	M.C.G.M	Premier Colony	153.301	0.62	47,414	10,292	0.047	0.195	0.038	0.120	0.124	0.000	444509.2553	132746.32	0.77	0.23	0.072	0.022
16	75	342	M.C.G.M	Netaji Nagar	31.099	0.13	28,287	5,680	0.048	0.026	0.001	0.026	0.025	0.000	265188.4055	143092.88	0.65	0.35	0.062	0.034
16	75	343	M.C.G.M	Yadav Market	27.737	0.11	16,195	1,998	0.044	0.027	0.005	0.014	0.022	0.000	151827.2356	120625.56	0.56	0.44	0.049	0.039

Annexure II - Area Under Various Land-uses in MCGM

TAZ_71	TAZ_171	TAZ_1030	TAZ_LOC	TAZ_NAME	AREA_ACRES	AR_SQKM	POP_2005	EMP_2005	RESI_CO MM	INDUST	INSTITUTIONAL	GREEN_OPEN	TRANSPORT	OTHER	RESI_POP_S PACE	COMM	RESI_SPACE_PROP	COMM_SPACE_PROP	RESI_BUILT UP	COMM_BUILT UP
16	75	344	M.C.G.M	Nagar(Kurla)	10.903	0.04	30,782	4,347	0.035	0.000	0.000	0.000	0.009	0.000	288582.9718	98494.891	0.75	0.25	0.052	0.018
16	75	345	M.C.G.M	Kapadia Nagar	128.305	0.52	31,922	7,000	0.192	0.002	0.013	0.208	0.104	0.000	299267.99	143177.8	0.68	0.32	0.260	0.124
16	76	346	M.C.G.M	Kurla	74.901	0.30	22,030	43,010	0.093	0.000	0.003	0.201	0.061	0.000	206530.5475	157180.07	0.57	0.43	0.105	0.080
16	77	347	M.C.G.M	Kurla Terminus	355.095	1.44	50,989	12,186	0.304	0.561	0.106	0.087	0.287	0.000	478022.5913	67394.362	0.88	0.12	0.532	0.075
16	77	348	M.C.G.M	Nehru Nagar	74.988	0.30	29,769	13,960	0.096	0.085	0.008	0.053	0.061	0.000	279084.1558	239946.42	0.54	0.46	0.104	0.089
16	77	349	M.C.G.M	Chuna Bhatti	145.203	0.59	30,704	9,236	0.288	0.009	0.030	0.119	0.118	0.000	287848.5456	196334.13	0.59	0.41	0.343	0.234
16	77	350	M.C.G.M	Takshila Nagar	144.712	0.59	36,034	12,734	0.361	0.037	0.019	0.051	0.117	0.000	337814.3758	88224.008	0.79	0.21	0.572	0.149
16	77	351	M.C.G.M	Samarth Nagar	58.281	0.24	17,889	3,358	0.174	0.000	0.009	0.002	0.047	0.000	167712.5443	163651.25	0.51	0.49	0.176	0.172
16	77	352	M.C.G.M	Rahul Nagar	45.443	0.18	5,674	2,262	0.127	0.000	0.011	0.009	0.037	0.000	53191.91843	157659.29	0.25	0.75	0.064	0.190
16	78	353	M.C.G.M	Christian Colony	95.958	0.39	35,336	14,775	0.221	0.000	0.007	0.083	0.078	0.000	331277.942	98523.329	0.77	0.23	0.340	0.101
16	78	354	M.C.G.M	Naupada	175.510	0.71	12,901	8,272	0.325	0.017	0.017	0.157	0.142	0.000	120942.7407	44136.686	0.73	0.27	0.476	0.174
16	78	355	M.C.G.M	Wadia Colony	164.740	0.67	24,320	11,076	0.480	0.007	0.000	0.047	0.133	0.000	227997.2535	45059.233	0.83	0.17	0.801	0.158
16	78	356	M.C.G.M	Chuna Bhatti	59.847	0.24	10,407	4,316	0.134	0.000	0.007	0.053	0.048	0.000	97564.45484	55136.008	0.64	0.36	0.171	0.097
16	78	357	M.C.G.M	Sandesh Nagar	217.662	0.88	57,108	6,565	0.654	0.028	0.005	0.017	0.176	0.000	535383.5585	51691.151	0.91	0.09	1.192	0.115
16	78	358	M.C.G.M	Vidya Vihar	110.287	0.45	64,593	6,911	0.157	0.000	0.001	0.199	0.089	0.000	605560.0392	78007.988	0.89	0.11	0.278	0.036
16	78	359	M.C.G.M	Nagar	199.874	0.81	91,876	4,984	0.182	0.035	0.123	0.308	0.162	0.000	861333.7487	128628.6	0.87	0.13	0.316	0.047
16	78	360	M.C.G.M	Chandivili	59.412	0.24	33,306	8,040	0.176	0.017	0.000	0.000	0.048	0.000	312242.3288	185859.11	0.63	0.37	0.220	0.131
16	78	361	M.C.G.M	Jharimari	330.319	1.34	18,845	5,711	0.522	0.112	0.007	0.429	0.267	0.000	176676.0193	91467.011	0.66	0.34	0.688	0.356
16	78	362	M.C.G.M	Kamani Nagar	125.988	0.51	17,525	9,355	0.092	0.000	0.002	0.314	0.102	0.000	164300.0959	81104.069	0.67	0.33	0.124	0.061
16	78	363	M.C.G.M	Mohili	161.580	0.65	89,678	9,712	0.220	0.000	0.007	0.296	0.131	0.000	840730.3335	68962.031	0.92	0.08	0.407	0.033
16	78	364	M.C.G.M	Karuna Nagar	141.277	0.57	18,097	5,926	0.388	0.000	0.052	0.018	0.114	0.000	169655.5964	55610.101	0.75	0.25	0.584	0.191
16	78	365	M.C.G.M	Tunga	277.420	1.12	18,156	4,650	0.697	0.026	0.026	0.149	0.225	0.000	170210.5705	69578.855	0.71	0.29	0.990	0.405
19	79	366	M.C.G.M	Buddha Nagar	108.820	0.44	42,770	11,420	0.137	0.000	0.085	0.131	0.088	0.000	400972.2734	142334.91	0.74	0.26	0.202	0.072
19	80	367	M.C.G.M	Tata Nagar	84.258	0.34	35,922	13,275	0.105	0.000	0.082	0.086	0.068	0.000	336768.2493	50561.46	0.87	0.13	0.182	0.027
19	80	368	M.C.G.M	Colony(Mankhurd	430.685	1.74	56,743	14,309	0.320	0.000	0.199	0.875	0.349	0.000	531969.6943	43191.821	0.92	0.08	0.591	0.048
19	80	369	M.C.G.M	Lotus Colony	105.734	0.43	106,326	12,063	0.187	0.000	0.065	0.465	0.086	0.000	996808.5534	59734.192	0.94	0.06	0.353	0.021
19	80	370	M.C.G.M	Nirankar Nagar	65.038	0.26	44,575	9,849	0.064	0.000	0.106	0.041	0.053	0.000	417888.6541	41967.121	0.91	0.09	0.116	0.012
19	80	371	M.C.G.M	l(Govandi)	84.364	0.34	26,366	14,318	0.086	0.000	0.174	0.014	0.068	0.000	247180.8922	151099.75	0.62	0.38	0.106	0.065
19	80	372	M.C.G.M	Shashtri Nagar	163.456	0.66	52,391	15,718	0.251	0.000	0.060	0.367	0.169	0.000	491162.8044	100395.47	0.83	0.17	0.416	0.085
19	80	373	M.C.G.M	Bhim Nagar	91.302	0.37	61,991	6,739	0.038	0.000	0.334	0.000	0.074	0.000	581163.9599	105005.23	0.85	0.15	0.064	0.012
13	80	374	M.C.G.M	Mankhurd	446.564	1.81	52,498	23,995	0.407	0.000	0.168	2.956	0.899	0.000	492165.4698	47210.445	0.91	0.09	0.742	0.071
13	80	375	M.C.G.M	Trombay	2009.501	8.13	66,603	19,633	3.626	0.091	0.134	2.655	1.626	0.000	624405.8943	141807.55	0.81	0.19	5.910	1.342
13	80	376	M.C.G.M	MankhurdGaon	68.651	0.28	41,998	8,822	0.045	0.010	0.062	0.096	0.056	0.000	393729.1928	109463.52	0.78	0.22	0.070	0.020
13	80	377	M.C.G.M	Deonar	406.877	1.65	45,797	16,365	0.437	0.024	0.224	0.502	0.329	0.000	429347.6872	49406.517	0.90	0.10	0.784	0.090
13	80	378	M.C.G.M	Wadavali	1578.543	6.39	77,455	15,766	3.289	1.005	0.455	0.362	1.278	0.000	726136.6434	79061.466	0.90	0.10	5.931	0.646
13	80	379	M.C.G.M	Gowanpada	2249.310	9.10	67,432	9,852	5.062	0.753	0.001	1.466	1.821	0.000	632172.5723	130588.72	0.83	0.17	8.391	1.733
19	79	380	M.C.G.M	Tilak Nagar	116.783	0.47	39,878	4,414	0.264	0.025	0.052	0.025	0.095	0.000	373859.2296	49867.139	0.88	0.12	0.467	0.062
19	79	381	M.C.G.M	Colony	12.669	0.05	16,079	4,506	0.013	0.000	0.003	0.025	0.010	0.000	150744.6287	41421.4	0.78	0.22	0.021	0.006
12	79	382	M.C.G.M	Postal colony	47.239	0.19	15,510	5,514	0.117	0.000	0.017	0.008	0.038	0.000	145410.7378	78497.118	0.65	0.35	0.152	0.082
12	79	383	M.C.G.M	Gaohan	143.506	0.58	14,521	5,169	0.323	0.010	0.052	0.080	0.116	0.000	136138.6394	97991.911	0.58	0.42	0.376	0.270
12	79	384	M.C.G.M	Subhash Nagar	55.642	0.23	11,934	7,801	0.101	0.002	0.003	0.008	0.045	0.000	111881.878	162459.76	0.41	0.59	0.082	0.120
12	79	385	M.C.G.M	Subhash Nagar	44.580	0.18	6,572	12,863	0.127	0.000	0.003	0.015	0.036	0.000	61615.6363	67502.671	0.48	0.52	0.121	0.132
12	79	386	M.C.G.M	Chembur	66.527	0.27	4,773	18,586	0.146	0.000	0.025	0.044	0.054	0.000	44748.42348	109327.44	0.29	0.71	0.085	0.208
12	79	387	M.C.G.M	Ghatla	184.824	0.75	47,968	9,147	0.379	0.000	0.102	0.090	0.150	0.000	449702.1814	54111.613	0.89	0.11	0.676	0.081
12	79	388	M.C.G.M	Borla	93.144	0.38	5,088	8,110	0.235	0.000	0.028	0.038	0.075	0.000	47702.0791	32512.172	0.59	0.41	0.279	0.190
12	79	389	M.C.G.M	Basant Park	142.151	0.58	22,023	6,896	0.405	0.000	0.033	0.022	0.115	0.000	206463.773	57396.278	0.78	0.22	0.634	0.176
12	79	390	M.C.G.M	Nagar	103.342	0.42	19,883	5,561	0.290	0.000	0.024	0.022	0.084	0.000	186404.8811	58841.37	0.76	0.24	0.440	0.139
12	79	391	M.C.G.M	Chembur Colony	83.947	0.34	22,974	6,958	0.244	0.000	0.011	0.016	0.068	0.000	215378.8361	93855.31	0.70	0.30	0.340	0.148
19	79	392	M.C.G.M	Chheda Nagar	155.042	0.63	58,344	14,233	0.142	0.000	0.023	0.336	0.125	0.000	546978.07	78126.701	0.88	0.12	0.248	0.035
12	79	393	M.C.G.M	Acharya Nagar	98.075	0.40	17,967	5,056	0.240	0.000	0.031	0.046	0.079	0.000	168444.9239	71535.528	0.70	0.30	0.337	0.143
12	79	394	M.C.G.M	Nagar	17.717	0.07	3,070	4,319	0.051	0.000	0.000	0.007	0.014	0.000	28779.20853	98317.382	0.23	0.77	0.023	0.079
12	79	395	M.C.G.M	Nagar	104.368	0.42	42,196	5,973	0.186	0.103	0.014	0.005	0.084	0.000	395584.2862	38547.124	0.91	0.09	0.339	0.033

Annexure II - Area Under Various Land-uses in MCGM

TAZ_71	TAZ_171	TAZ_1030	TAZ_LOC	TAZ_NAME	AREA_ACRES	AR_SQKM	POP_2005	EMP_2005	RESI_CO MM	INDUST	INSTITUTIONAL	GREEN_OPEN	TRANSPORT	OTHER	RESI_POP_S PACE	COMM	RESI_SPACE_PROP	COMM_SPACE_PROP	RESI_BUILT UP	COMM_BUILT UP
12	79	396	M.C.G.M	Nagar	15.102	0.06	11,561	4,197	0.049	0.000	0.000	0.000	0.012	0.000	108387.2598	207039.27	0.34	0.66	0.034	0.064
12	80	397	M.C.G.M	Anushakti Nagar	1402.793	5.68	33,841	15,110	1.102	1.437	0.108	1.894	1.135	0.000	317256.0624	104564.37	0.75	0.25	1.658	0.546
12	80	398	M.C.G.M	Azad Nagar	235.953	0.95	16,662	10,040	0.571	0.000	0.029	0.163	0.191	0.000	156208.902	39173.894	0.80	0.20	0.914	0.229
12	80	399	M.C.G.M	Township	377.387	1.53	17,423	10,501	0.266	0.043	0.307	0.606	0.305	0.000	163338.967	24443.296	0.87	0.13	0.464	0.069
18	81	400	M.C.G.M	Laxmi Nagar	149.369	0.60	43,935	4,721	0.477	0.002	0.004	0.000	0.121	0.000	411894.8561	30398.031	0.93	0.07	0.889	0.066
18	81	401	M.C.G.M	Pant Nagar	136.842	0.55	49,798	14,181	0.073	0.000	0.014	0.357	0.111	0.000	466858.9371	83968.895	0.85	0.15	0.123	0.022
18	81	402	M.C.G.M	Ambedkar Nagar	1856.739	7.51	43,062	10,946	0.517	0.000	0.076	7.136	1.674	0.000	403704.7347	158670.05	0.72	0.28	0.743	0.292
18	81	403	M.C.G.M	Neelkanth Colony	107.912	0.44	10,307	4,941	0.288	0.000	0.057	0.004	0.087	0.000	96630.22281	141859.79	0.41	0.59	0.234	0.343
18	81	404	M.C.G.M	Bhatia Wadi	18.492	0.07	12,751	7,906	0.006	0.034	0.020	0.000	0.015	0.000	119538.3447	44612.316	0.73	0.27	0.009	0.003
18	81	405	M.C.G.M	Samata Colony	101.490	0.41	6,576	13,059	0.132	0.101	0.033	0.063	0.082	0.000	61646.07516	48026.405	0.56	0.44	0.149	0.116
18	81	406	M.C.G.M	Jawahar Nagar	129.837	0.53	17,113	4,987	0.303	0.002	0.080	0.036	0.105	0.000	160433.9106	47145.372	0.77	0.23	0.468	0.138
18	81	407	M.C.G.M	Sindhu Wadi	24.884	0.10	12,809	4,142	0.048	0.000	0.029	0.003	0.020	0.000	120088.7561	88189.98	0.58	0.42	0.055	0.041
18	81	408	M.C.G.M	Garodia Nagar	217.082	0.88	26,854	7,850	0.496	0.023	0.035	0.149	0.176	0.000	251758.1677	33929.133	0.88	0.12	0.875	0.118
17	82	409	M.C.G.M	Kirol	225.963	0.91	17,425	9,799	0.367	0.000	0.116	0.163	0.183	0.000	163356.7027	119806.1	0.58	0.42	0.424	0.311
17	82	410	M.C.G.M	Ghatkopar(W)	31.049	0.13	5,688	16,246	0.072	0.000	0.001	0.002	0.025	0.000	53324.96308	60560.83	0.47	0.53	0.067	0.076
17	82	411	M.C.G.M	CGS Colony	37.289	0.15	3,682	6,750	0.059	0.000	0.010	0.012	0.030	0.000	34517.16831	31232.865	0.52	0.48	0.062	0.057
17	82	412	M.C.G.M	Nityanand Nagar	156.243	0.63	22,932	10,933	0.069	0.225	0.000	0.059	0.126	0.000	214990.759	27702.03	0.89	0.11	0.122	0.016
17	83	413	M.C.G.M	Estate	70.210	0.28	11,533	5,411	0.179	0.036	0.006	0.005	0.057	0.000	108121.1815	128713.94	0.46	0.54	0.164	0.195
17	83	414	M.C.G.M	Ramji Nagar	68.633	0.28	31,925	3,251	0.199	0.023	0.000	0.000	0.056	0.000	299297.5949	44257.722	0.87	0.13	0.347	0.051
17	83	415	M.C.G.M	Barve Nagar	44.792	0.18	21,410	5,740	0.145	0.000	0.000	0.000	0.036	0.000	200721.7899	4163.3215	0.98	0.02	0.284	0.006
17	83	416	M.C.G.M	Gangawadi	23.258	0.09	17,535	5,884	0.075	0.000	0.000	0.000	0.019	0.000	164392.5949	35698.505	0.82	0.18	0.124	0.027
17	83	417	M.C.G.M	Sainath Nagar	21.224	0.09	37,977	9,386	0.056	0.000	0.009	0.003	0.017	0.000	356032.0861	57345.679	0.86	0.14	0.096	0.015
17	83	418	M.C.G.M	Shreyas Cinema	14.912	0.06	49,143	7,813	0.004	0.000	0.000	0.050	0.006	0.000	460717.5295	52127.349	0.90	0.10	0.007	0.001
17	83	419	M.C.G.M	Siddharth Nagar	274.086	1.11	63,595	7,154	0.792	0.024	0.016	0.055	0.222	0.000	596205.1112	49083.573	0.92	0.08	1.464	0.121
17	83	420	M.C.G.M	Ghatkopar west	245.080	0.99	49,092	9,832	0.337	0.375	0.003	0.078	0.198	0.000	460239.5138	33869.372	0.93	0.07	0.628	0.046
24	84	421	M.C.G.M	Pirojsha Nagar	826.068	3.34	7,481	3,855	0.280	0.000	0.009	2.887	0.167	0.000	70131.72008	130870.31	0.35	0.65	0.195	0.364
24	84	422	M.C.G.M	Road Colony	325.036	1.32	12,777	20,704	0.783	0.004	0.046	0.219	0.263	0.000	119784.137	184179.92	0.39	0.61	0.617	0.949
17	84	423	M.C.G.M	Varsha Nagar	126.608	0.51	16,040	10,456	0.166	0.227	0.000	0.017	0.102	0.000	150379.4245	52718.13	0.74	0.26	0.246	0.086
17	84	424	M.C.G.M	Nagar	644.029	2.61	59,344	3,917	1.767	0.138	0.017	0.163	0.521	0.000	556354.4036	38482.486	0.94	0.06	3.305	0.229
23	84	425	M.C.G.M	Estate	135.354	0.55	24,099	2,444	0.186	0.217	0.000	0.036	0.110	0.000	225927.7719	20463.884	0.92	0.08	0.341	0.031
24	84	532	M.C.G.M	Colony	21.833	0.09	19,179	3,040	0.071	0.000	0.000	0.000	0.018	0.000	179799.8727	182926.47	0.50	0.50	0.070	0.071
24	84	533	M.C.G.M	Kannamwar Nagar	136.549	0.55	31,089	8,397	0.265	0.000	0.000	0.177	0.111	0.000	291459.0688	173555.45	0.63	0.37	0.332	0.198
24	84	534	M.C.G.M	Marshland	210.206	0.85	36,731	15,867	0.000	0.000	0.000	0.851	0.000	0.000	344351.5686	57527.058	0.86	0.14	0.000	0.000
23	84	535	M.C.G.M	Gandhi Nagar	181.461	0.73	7,142	14,186	0.309	0.000	0.021	0.080	0.147	0.000	66953.47073	37401.085	0.64	0.36	0.397	0.222
24	84	536	M.C.G.M	Bharat Nagar	8.481	0.03	21,157	4,461	0.017	0.000	0.004	0.006	0.007	0.000	198349.9662	82724.966	0.71	0.29	0.023	0.010
24	84	537	M.C.G.M	Nagar	45.999	0.19	21,197	4,803	0.023	0.000	0.029	0.116	0.019	0.000	198720.9681	109384.14	0.64	0.36	0.030	0.017
24	84	538	M.C.G.M	Indira Nagar	34.888	0.14	8,634	4,715	0.001	0.000	0.000	0.142	0.000	0.000	80940.24122	58516.192	0.58	0.42	0.001	0.001
24	84	539	M.C.G.M	Tagore Nagar	36.324	0.15	11,216	8,819	0.020	0.000	0.000	0.097	0.029	0.000	105154.2966	31515.905	0.77	0.23	0.031	0.009
24	84	540	M.C.G.M	Ashok Nagar	153.549	0.62	22,499	3,393	0.409	0.000	0.025	0.063	0.124	0.000	210926.9296	40072.273	0.84	0.16	0.687	0.131
23	84	541	M.C.G.M	Garden	169.743	0.69	28,601	11,981	0.376	0.083	0.080	0.010	0.137	0.000	268135.4179	41083.789	0.87	0.13	0.653	0.100
23	84	542	M.C.G.M	Surya Nagar	344.826	1.40	29,257	6,056	0.693	0.220	0.036	0.167	0.279	0.000	274281.6822	57938.595	0.83	0.17	1.144	0.242
Total in MCGM						204.26			100.081	10.878	7.841	39.448	40.878	8.101			263.88	141.12	136.08	47.96
40	128	1408	Mumbai M. Corp	Varalipada	1773.038	7.18	19,383	3,123	0.000	2.525	0.170	3.669	0.812	0.000						
40	128	1409	Mumbai M. Corp	Trans Thana MIDC	129.169	0.52	9,184	2,770	0.029	0.383	0.011	0.008	0.092	0.000						
40	128	1410	Mumbai M. Corp	Turbhe Naka	133.726	0.54	13,674	12,871	0.023	0.430	0.000	0.018	0.070	0.000						
40	128	1411	Mumbai M. Corp	Ambedkar Nagar	269.303	1.09	11,871	4,426	0.473	0.326	0.040	0.020	0.230	0.002						
42	126	1412	Mumbai M. Corp	Mahatma Gandhi Nagar	2319.858	9.39	8,678	416	0.089	3.233	0.161	4.998	0.907	0.000						

Annexure II - Area Under Various Land-uses in MCGM

TAZ_71	TAZ_171	TAZ_1030	TAZ_LOC	TAZ_NAME	AREA_ACRES	AR_SQKM	POP_2005	EMP_2005	RESI_CO MM	INDUST	INSTITUTIONAL	GREEN_OPEN	TRANSPORT	OTHER	RESI_POP_S PACE	COMM	RESI_SPACE_PROP	COMM_SPACE_PROP	RESI_BUILT UP	COMM_BUILT_UP
42	125	1413	Mumbai M. Corp	Belapur Sector 2, 8, 8A	210.313	0.85	10,831	3,570	0.172	0.000	0.019	0.536	0.109	0.015						
42	125	1414	Mumbai M. Corp	Belapur Sector 1, 9 & 19	226.289	0.92	5,667	5,735	0.102	0.007	0.010	0.722	0.075	0.000						
42	125	1415	Mumbai M. Corp	Belapur Sector 1A & 3	44.599	0.18	5,956	5,213	0.055	0.000	0.026	0.053	0.046	0.000						
42	125	1416	Mumbai M. Corp	Belapur Sector 6, 4 & 3A	15.226	0.06	5,880	4,908	0.015	0.000	0.015	0.010	0.021	0.000						
42	125	1417	Mumbai M. Corp	Belapur Sector 5 & 8B	309.064	1.25	6,286	3,387	0.344	0.083	0.024	0.477	0.322	0.000						
42	125	1418	Mumbai M. Corp	Belapur Sector 11 to 14	313.226	1.27	9,447	13,087	0.398	0.000	0.046	0.327	0.448	0.049						
42	125	1419	Mumbai M. Corp	CBD Belapur	703.099	2.85	16,653	18,418	0.959	0.000	0.203	0.798	0.861	0.025						
42	125	1420	Mumbai M. Corp	Nerul Sec 26,28,30,...	1779.092	7.20	35,073	5,272	0.892	0.000	0.152	4.159	1.427	0.569						
42	126	1421	Mumbai M. Corp	Nerul Sec 14,16,18,20, 22	412.467	1.67	22,829	3,848	0.475	0.003	0.089	0.812	0.283	0.007						
42	126	1422	Mumbai M. Corp	Nerul Sector 6	102.001	0.41	17,801	2,046	0.149	0.000	0.021	0.136	0.097	0.011						
42	128	1423	Mumbai M. Corp	Sanpada	1166.321	4.72	64,239	18,293	0.671	0.000	0.449	1.704	0.865	1.031						
42	127	1424	Mumbai M. Corp	Vashi Sector 30, 31,	644.422	2.61	8,218	17,356	0.214	0.000	0.294	1.323	0.775	0.002						
40	127	1425	Mumbai M. Corp	Vashi Sector 7 & 8	68.900	0.28	4,941	5,753	0.023	0.000	0.004	0.225	0.022	0.005						
40	127	1426	Mumbai M. Corp	Vashi Sector 9A&10A	209.436	0.85	5,946	3,740	0.052	0.000	0.037	0.601	0.056	0.101						
40	127	1427	Mumbai M. Corp	Vashi Sector 11 & 12	190.021	0.77	11,733	8,272	0.298	0.000	0.000	0.329	0.094	0.048						
40	128	1442	Mumbai M. Corp	Vashi Sector 19, 25-29	529.860	2.14	17,717	10,938	0.718	0.000	0.136	0.084	0.806	0.401						
40	128	1443	Mumbai M. Corp	Vashi Sector 20	240.107	0.97	8,946	5,852	0.371	0.000	0.267	0.004	0.314	0.015						
40	128	1444	Mumbai M. Corp	Vashi Sector 21 & 23	39.217	0.16	5,659	3,152	0.046	0.000	0.038	0.008	0.067	0.000						
40	128	1445	Mumbai M. Corp	Vashi Sector 22 & 24	108.345	0.44	8,275	4,007	0.268	0.000	0.055	0.010	0.101	0.004						
42	126	1446	Mumbai M. Corp	Nerul Sector 1	80.523	0.33	14,610	4,108	0.173	0.013	0.018	0.007	0.108	0.007						
42	126	1447	Mumbai M. Corp	Nerul Sector 5,7,9,13	204.451	0.83	12,703	5,794	0.234	0.044	0.282	0.082	0.184	0.000						
42	126	1448	Mumbai M. Corp	Nerul Sector 3, 29	29.515	0.12	6,099	1,821	0.040	0.000	0.027	0.004	0.048	0.000						
42	125	1449	Mumbai M. Corp	Nerul Sector 11,17,19	242.225	0.98	21,388	5,002	0.416	0.000	0.178	0.111	0.275	0.000						
42	125	1450	Mumbai M. Corp	Nerul Sector 15, 21,25,27	320.671	1.30	21,218	4,352	0.523	0.000	0.064	0.118	0.593	0.000						
42	126	1451	Mumbai M. Corp	Nerul Sector 10	21.234	0.09	8,605	3,617	0.044	0.000	0.013	0.009	0.020	0.000						
42	126	1452	Mumbai M. Corp	Nerul Sector 10A	23.057	0.09	5,931	2,073	0.065	0.000	0.005	0.005	0.019	0.000						

Annexure II - Area Under Various Land-uses in MCGM

TAZ_71	TAZ_171	TAZ_1030	TAZ_LOC	TAZ_NAME	AREA_ACRES	AR_SQKM	POP_2005	EMP_2005	RESI_CO MM	INDUST	INSTITUTIO NAL	GREEN_OP EN	TRANSPOR T	OTHER	RESI_POP_S PACE	COMM	RESI_SPACE_PRO P	COMM_SPACE_PRO P	RESI_BUILT UP	COMM_BU ILT_UP
42	126	1453	Mumbai M. Corp	Nerul Sector 2&4	76.387	0.31	8,950	5,449	0.049	0.000	0.052	0.024	0.082	0.103						
40	127	1454	Mumbai M. Corp	Vashi Sector 5 & 6	43.877	0.18	5,183	13,987	0.084	0.000	0.014	0.019	0.059	0.001						
40	127	1455	Mumbai M. Corp	Vashi Sector 1A, 3 & 4	78.472	0.32	6,845	4,408	0.086	0.000	0.089	0.060	0.083	0.000						
40	127	1456	Mumbai M. Corp	Vashi Sector 1 & 2	41.074	0.17	7,441	7,246	0.044	0.000	0.047	0.030	0.045	0.000						
40	127	1457	Mumbai M. Corp	Vashi Sector 9 Part	17.160	0.07	4,886	3,400	0.012	0.000	0.025	0.024	0.009	0.000						
40	127	1458	Mumbai M. Corp	Vashi Sector 9 Part	14.391	0.06	5,595	6,651	0.016	0.000	0.013	0.017	0.011	0.002						
40	127	1459	Mumbai M. Corp	Vashi Sector 9	11.321	0.05	5,619	3,972	0.000	0.000	0.005	0.012	0.008	0.020						
40	127	1460	Mumbai M. Corp	Vashi Sector 10	23.284	0.09	7,219	5,479	0.022	0.000	0.017	0.023	0.020	0.013						
40	127	1461	Mumbai M. Corp	Vashi Sector 14	55.288	0.22	9,437	3,814	0.178	0.000	0.003	0.005	0.039	0.000						
40	127	1462	Mumbai M. Corp	Vashi Sector 15	25.725	0.10	8,525	1,779	0.064	0.000	0.000	0.008	0.029	0.004						
40	127	1463	Mumbai M. Corp	Vashi Sector 16	38.372	0.16	7,257	9,945	0.068	0.000	0.004	0.015	0.037	0.032						
40	127	1464	Mumbai M. Corp	Vashi Sector 16A	53.507	0.22	7,935	3,875	0.112	0.000	0.028	0.005	0.068	0.004						
40	127	1465	Mumbai M. Corp	Vashi Sector 17	60.048	0.24	6,400	16,857	0.134	0.000	0.017	0.011	0.081	0.001						
40	128	1466	Mumbai M. Corp	Vashi Sector 18	150.865	0.61	5,864	8,434	0.379	0.000	0.033	0.008	0.191	0.000						
43	126	1467	Mumbai Region	Kharghar part kalamboli	7035.115	28.47	80,526	13,883	1.945	0.000	N. A	25.644	N. A	0.881						
43	126	1468	Mumbai Region	Kalamboli	4909.398	19.87	26,446	948	4.513	5.986	N. A	9.093	N. A	0.275						
43	126	1469	Mumbai Region	Khandeshwar Kamothe	5901.985	23.88	35,516	24,318	2.797	1.990	N. A	14.206	N. A	4.892						
44	137	1470	Mumbai Region	Navi Mumbai intl airport	677.564	2.74	25,777	1,792	1.703	0.000	N. A	20.999	N. A	4.373						
44	137	1471	Mumbai Region	Ulwe, Dronagiri	4940.498	19.99	17,335	1,298	0.245	0.000	N. A	16.333	N. A	3.416						
45	137	1472	Mumbai Region	Dronagiri Part	4654.128	18.83	14,576	2,061	0.480	0.000	N. A	8.561	N. A	9.793						
45	137	1473	Mumbai Region	Uran	3709.710	15.01	11,249	2,127	0.436	0.000	N. A	13.864	N. A	0.713						
45	137	1474	Mumbai Region	Nhava sheva	11272.234	45.62	22,101	2,589	3.784	7.673	N. A	26.878	N. A	7.282						
46	137	1475	Mumbai Region	Dronagiri Part	4340.159	17.56	5,119	4,543	0.550	1.215	N. A	7.307	N. A	8.492						
46	137	1476	Mumbai Region	Dronagiri Part	3477.954	14.07	14,475	2,390	1.694	0.627	N. A	11.295	N. A	0.459						
47	135	1551	Cl.	Sector 1-15	611.214	2.47	35,889	6,457	0.441	0.000	0.456	0.365	0.417	0.446						
47	135	1552	Cl.	Khandagaon	1089.678	4.41	11,911	10,925	0.842	0.000	0.456	2.481	0.536	0.149						
47	135	1553	Cl.	Koliwada	150.510	0.61	37,753	14,001	0.446	0.000	0.000	0.420	0.049	0.144						
47	135	1554	Cl.	Station	144.877	0.59	41,260	13,599	0.317	0.232	0.001	0.025	0.078	0.022						

Annexure II - Area Under Various Land-uses in MCGM

TAZ_71	TAZ_171	TAZ_1030	TAZ_LOC	TAZ_NAME	AREA_ACRES	AR_SQKM	POP_2005	EMP_2005	RESI_CO MM	INDUST	INSTITUTIONAL	GREEN_OPEN	TRANSPORT	OTHER	RESI_POP_S PACE	COMM	RESI_SPACE_PROP	COMM_SPACE_PROP	RESI_BUILT_UP	COMM_BUILT_UP
47	135	1555	Cl.	Vishrali Chowk	237.667	0.96	23,367	8,962	0.651	0.033	0.032	0.420	0.130	0.029						
47	135	1556	Panvel M. Cl.	Sector 11,13,16,19	190.442	0.77	22,158	10,786	0.041	0.001	0.104	0.081	0.143	0.370						
47	135	1557	Panvel M. Cl.	New Panvel (E) Sec 14,15,17,18	250.217	1.01	24,025	11,536	0.197	0.000	0.175	0.189	0.160	0.342						
47	135	1558	Cl.	Takkagaon	253.599	1.03	25,437	7,399	0.913	0.000	0.062	0.056	0.087	0.011						
46	137	1576	Uran M. Cl	Borigaon	540.572	2.19	10,571	6,703	0.174	0.099	0.053	1.663	0.140	0.010						
46	137	1577	Uran M. Cl	Hindu Colony	792.348	3.21	16,101	8,863	0.341	0.115	0.037	1.678	0.230	0.441						
54	173	1901	Cl.	Chendre	290.928	1.18	6,495	2,303	0.334	0.022	0.004	0.033	0.193	0.591						
54	173	1902	Cl.	S. T. Depot	451.243	1.83	6,478	3,513	1.007	0.000	0.202	0.131	0.265	0.221						
54	173	1903	Cl.	Observatory	155.675	0.63	8,230	3,137	0.322	0.005	0.164	0.067	0.072	0.000						
55	197	1926	Pen M. Cl.	Raigad Bazaar	355.602	1.44	8,339	1,820	0.243	0.012	0.053	1.010	0.121	0.000						
55	197	1927	Pen M. Cl.	Prabhu Ali	255.607	1.03	6,471	1,820	0.418	0.000	0.009	0.389	0.219	0.000						
55	197	1928	Pen M. Cl.	Kasar Tank	197.699	0.80	16,971	910	0.089	0.011	0.003	0.607	0.089	0.000						
55	197	1929	Pen M. Cl.	Bazar Peth	57.318	0.23	7,991	1,010	0.187	0.000	0.000	0.002	0.042	0.000						
55	197	1930	Pen M. Cl.	Motiram Tank	144.371	0.58	19,918	700	0.090	0.000	0.008	0.447	0.039	0.000						
55	174	1931	Pen M. Cl.	Hospital	285.545	1.16	33,201	5,097	0.126	0.005	0.025	0.925	0.074	0.000						
56	175	1951	Cl	Subhash Nagar	839.038	3.40	9,746	2,499	0.516	0.618	0.034	2.099	0.134	0.000						
56	175	1952	Cl	Siddharth Nagar	1836.278	7.43	11,349	3,676	0.534	0.513	0.046	6.200	0.138	0.000						
56	175	1953	Cl	Municipal Office	1251.416	5.06	10,006	2,434	2.211	0.849	0.465	1.101	0.434	0.000						
56	175	1954	Cl	Tata Colony	1054.961	4.27	7,337	4,423	0.523	0.058	0.076	3.095	0.518	0.000						
56	175	1955	Cl	Katrang	2194.897	8.88	26,826	3,030	2.289	0.209	0.488	5.061	0.834	0.000						
57	176	1976	Cl.	Karjat Gaon	559.358	2.26	4,039	2,142	1.083	0.000	0.059	0.777	0.186	0.000						
57	176	1977	Cl.	Bhisegaon	277.936	1.12	3,257	918	0.441	0.000	0.123	0.408	0.014	0.000						
57	176	1978	Cl.	Mudre	358.980	1.45	11,942	1,441	0.915	0.000	0.160	0.099	0.031	0.000						
57	176	1979	Cl.	Nigade	708.934	2.87	8,776	2,201	1.353	0.000	0.255	0.820	0.000	0.000						
66	136	2019	MMR	Nere	30055.253	121.63	17,132	1,216	0.1859	0.0000	N. A	120.1905	N. A	1.2536						
66	136	2020	MMR	Vavanje	18651.159	75.48	17,132	1,777	0.6506	0.3980	N. A	73.8803	N. A	0.5511						
66	195	2022	MMR	Wavarle	12982.586	52.54	4,225	1,221	0.0000	0.0000	N. A	51.8688	N. A	0.6712						
69	135	2023	MMR	Poyanje	11439.359	46.29	26,993	1,531	0.6811	0.0000	N. A	45.5273	N. A	0.0816						
70	134	2024	MMR	Dapiwali	20651.538	83.57	27,872	5,684	1.8557	1.0257	N. A	79.6724	N. A	1.0162						
70	134	2025	MMR	Shirdhon	10788.840	43.66	11,761	2,686	2.2844	0.0000	N. A	40.8916	N. A	0.4840						
70	197	2026	MMR	Tehsil Uran - Jui	2387.048	9.66	15,273	3,900	0.7547	0.0000	N. A	87.5042	N. A	21.3411						
54	173	2027	MMR	Tehsil Alibag	56927.116	230.38	82,234	12,576	6.1788	2.8858	N. A	181.7342	N. A	39.5812						
55	197	2028	MMR	Tehsil Pen	1434.890	5.81	13,331	5,847	0.3822	0.0000	N. A	139.0530	N. A	4.1348						
71	135	2029	MMR	Rees	12862.531	52.05	34,131	4,786	1.0492	0.0000	N. A	48.7714	N. A	2.2294						
71	196	2030	MMR	Khalapur	20325.345	82.25	19,638	1,551	0.1135	0.0000	N. A	80.5611	N. A	1.5754						
68	196	2031	MMR	Tehsil Karjat - Bid	9902.344	40.07	6,120	1,023	0.0000	0.0000	N. A	38.9900	N. A	1.0800						