



Excluded Part	Modification No.	Proposal as published under section 26 of the MR&TP Act, 1966	Proposal submitted to Government under section 30 of the MR&TP Act, 1966	Modification of Substantial Nature by the Government under section 31(1) of the MR&TP Act, 1966
EP-11	M-28	Residential Zone and Gaolhan Boundry	Gaolhan boundary shown in revenue village map is marked as Congested area boundary on Draft development plan.	As per the Revenue records (Village Map) specifically those areas mentioned as "Gaolhan" on village map only this area is considered as congested area as shown on the plan.
EP-13	M-31	Reservation No.28- Municipal Market	Reservation No. 28 - Municipal Market is deleted and included in Residential Zone as shown on plan.	Reservation No. 28- Municipal Market is proposed to be deleted and included in Residential Zone as shown on plan.
EP-14	M-32	Reservation No.31- Slaughter House	Reservation No. 31- Slaughter House is deleted and Redesignated as Garden.	Reservation No. 31-Slaughter House is proposed to be deleted and Redesignated as Garden.
EP-15	M-33	Reservation No. 30- Educational Amenity	Reservation No. 30- Educational Amenity is deleted and included in Residential Zone as shown on plan.	Reservation No. 30-Educational Amenity is proposed to be deleted and included in Residential Zone as shown on plan.
EP-16	M-35	Residential Zone	Land bearing CTS No 1279 & others, village Bhayander is shown in Industrial zone as per sanctioned DP as shown on plan.	Land bearing CTS No 1279 & others, village Bhayander is proposed to be included in Industrial zone as shown on plan.
EP-17	M-36	Reservation No. 36-Garden	Area under existing structures is deleted from Reservation No. 36-Garden and included in Residential Zone. Remaining area of Reservation is Retained and 9.00 m wide DP Road is Proposed as Shown on Plan.	It is proposed to the area under existing structures is deleted from Reservation No. 36-Garden and included in Residential Zone. And 9.00 m wide DP Road is extended upto the North-south boundary of the deleted portion and Remaining area of Reservation is Retained as per modified boundary as Shown on Plan.
EP-18	M-37	Developed Reservation of Municipal Office	An area adm about 507.72 sqm land bearing CTS No.1041 village Blyander and land so released is included in Residential Zone as shown on plan.	It is proposed to be an area adm about 507.72 sqm land bearing CTS No.1041 village Bhayandar is deleted from Developed Reservation of Municipal Office and land so released is included in Residential Zone as shown on plan.
EP-19	M-39	Residential Zone	Boundary of Existing Hanuman Mandir in CTS No. 2076, 2077, 2078 and Ram Mandir in CTS no. 479 village Bhayander with letter "T"are shown on plan.	Boundary of Existing Hanuman Mandir in CTS No. 2076, 2077, 2078 and Ram Mandir in CTS no. 479 village Bhayander with letter "T"are shown on plan and the said land excluded from Residential Zone and land so released is included in Public/Semi-Public Zone (PSP).
EP-20	M-41	Reservation no. 38- Hawkers market	Reservation no. 38- Hawkers Market is Redesignated as Burial Ground as shown on plan.	Reservation no. 38-Hawkers Market is proposed to be Redesignated as Burial Ground as shown on plan.
EP-136	---	Existing Road	Existing Road	It is proposed to be Existing Road at bakery lane area is widened 9.0 m DP Road as shown on plan.
EP-147	---	Residential Zone	Residential Zone	It is proposed to 9.0 m wide DP road from land bearing CTS No.1106 to 1347 of village bhayander as shown on plan.

DRAFT REVISED DEVELOPMENT PLAN

Mira Bhayandar Municipal Corporation

(Modifications of Substantial Nature Published (Excluded Part) U/S 31(1) of MR&TP Act, 1966)

Schedule-B
Development Plan of Mira-Bhayandar Municipal Corporation (Accompaniment to the Government in Urban Development Department Notice No. TPS-1225/452/C.R.6025/EP/UD-12, dt:16.04.2028)

KEY MAP

Grid No. 12

Scale: N.T.S

Legends

Road National Highway Expressway Major City Road Broad Gauge Metro Station Metro Line Over Bridge Subway Road Bridge across Rail Flyover Proposed Flyover Elevated Coastal Road Elevated Proposed Road Covered Nalla River Lake Ponds Nalla Covered Nalla	Religious Temple Mosque Idgah Church Gurudwara Synagogue Ashram Recreational Garden Play Ground Sports Centre Public Utilities Sewage Pumping Station Sewage Treatment Plant Storage Reservoir Crematorium/Burial Ground/ Cemetery Electric Sub-Station Bio Gas Plant Bus Stand/Terminus Railway Station Railway Track Area Parking Space/Area Jetty Commercial Shopping Centre/Mall Market (Daily & Weekly) Industrial Industrial Area Education Primary & Secondary School College Health Services Hospital Urban Health Centre Quarter Railway Property Railway Property Public & Semi-Public Auditorium/Drama Theatre Community Hall Social Welfare Centre Old Age Home Fire Station Police Station/Chowky Heritage Fort	Reservations Housing for Dethoused Housing for Economically Weaker Section (EWS)/JG URS Purpose Project Affected Person Women Hostel/ Child Care Center Tribal Hostel Garden Park Mangrove Park Exhibition Center Picnic Spot Institute for Fisheries School for Specially Aabled Municipal Hospital Municipal Office Municipal Purpose Municipal Godown Library Town Hall & Drama Theatre Auditorium Planetarium & Aquarium Community Hall Fire Brigade Station Administrative Building For Govt. office Government Purpose Night Shelter Old Age Home Public Amenity Skill Development Center Police Commissioner Office Modification CZMP Lines CRZ II High Tide Line Intertidal Mangrove Buffer Mangroves Excluded Part Proposed U/S 31(1)
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Notes

- The Base Map, ELU and Draft PUU prepared by superimposition of data collected from various Government / Semi Government / Departments / Stakeholders and physical features depicted from Drone / Satellite Imagery; hence, the discrepancies may occur.
- Proposed land-use shall prevail irrespective of property number / boundary shown on map which shall be subject to confirmation from Land Record or competent Authority.
- The structure on the map does not confirm authorization unless verified and rectified by Planning Authority.
- GNP, CRZ, Mangroves with their buffers shown on the plan shall be as per the relevant status. In case of any modifications to such status in future, such boundary and buffer shall automatically stand modified as per the latest notification.
- The alignment of Metro, Coastal/Elevated Road marked on plan are indicative & automatically stand modified by the notification issued by Government from time to time.
- The alignment of nalla / river / creek is indicative and as per the feature extracted from Drone imagery and data collected.
- The boundaries of all the designated sites, Government property are shown as per the image captured by superimposition on cadastral map. This can be subject to change as per the actual acquisition in future.
- This plan is to be read with UDPR-2022 and Draft DP Report.
- Existing road shall have status of the road according to width of road even though not shown in development plan.
- 10.8-R(Restricted-Residential) Residential Zone subject to handing over area to corporation as per permission/Government orders.
- 11.8-R1 (Restricted- Residential) All provision of Residential Zone in UDPR-2020 will be applicable for this zone subject to 10% of area under Development should be kept for Amenity Space as per direction of Municipal Commissioner with prior permission from Eco-Sensitive Zone Committee.
- If the location of Metro Carshed and Metro Line is shifted by MMRDA or Elevated Road is shifted in future, the land released by such shifting shall stands included in adjoining Zone shown on Development Plan.

Scale: 1:2,000

North

Officer Appointed U/s 21(4A)
Assistant Director of Town Planning, Branch Office Thane

(UJAYKUMAR MACHIMODE)
Joint Director, Town Planning
Konkan Division, Navi Mumbai

(NIRMALKUMAR CHAUDHARI)
Deputy Director of Town Planning
& Deputy Secretary Mantralay, Mumbai