



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 Gaothan Boundary	Gaothan 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 "Gaothan" on village map only this area is considered as congested area as shown on plan.
EP-21	M-43	---	Boundary of CTS No. 1756 at village Bhayandar is modified as per Sanctioned DP as shown on plan.	Boundary of CTS No. 1756 at village Bhayandar is proposed to be modified as per Sanctioned DP as shown on plan.
EP-22	M-44	Proposed 9.0 m wide DP road	The alignment of 9.0 m Wide DP road is shifted towards North side through CTS no. 1871pt, 1872pt, 1873pt, 1874pt, 1875pt, 1876pt village Bhayandar and area so released is included in Residential Zone as shown on plan.	It is proposed to be the alignment of 9.0 m Wide DP road is shifted towards North side through CTS no. 1871pt, 1872pt, 1873pt, 1874pt, 1875pt, 1876pt village Bhayandar and area so released is included in Residential Zone as shown on plan.
EP-23	M-45	Existing Temple	The boundary of Existing Satya Narayan mandir located in Survey No. 127pt village Khari has marked and letter "T" word is shown on plan.	The boundary of Existing Satya Narayan mandir located in Survey No. 127pt village Khari has marked and letter "T" word is shown on plan and the said land excluded from Residential Zone and land so released is included in Public/Semi-Public Zone (PSP).
EP-24	M-46	Proposed 12.0 m wide DP road	The alignment of 12 m wide DP road is modified as per existing road and proposed as 9 m wide DP road passing through survey no. 125pt to 127pt, village Khari and land so released is included in adjacent zone as shown on plan.	It is proposed to be the alignment of 12 m wide DP road is modified as per existing road and proposed as 9 m wide DP road passing through survey no. 125pt to 127pt, village Khari and land so released is included in adjacent zone as shown on plan.
EP-25	M-47	Proposed 12.0 m wide DP road	The alignment of 12 m wide DP road from Survey no. 134pt to 113pt village Khari is deleted and land so released is included in Residential Zone as shown on plan.	The alignment of 12 m wide DP road from Survey no. 134pt to 113pt village Khari is modified as 9 m wide DP road and land so released is included in Residential Zone as shown on plan.
EP-26	M-49 (ii)	Proposed 12.0 m wide DP road	The alignment of 12 m wide DP road passing through survey no. 119pt, 120pt, 121pt, 65pt, 66pt village Khari is deleted and land so released is included in Residential Zone as shown on plan.	The alignment of East-West 12 m wide DP passing through survey no. 119 to 65 is proposed to be deleted and land so released is included in adjacent zone as shown on plan.
EP-27	M-51	Industrial zone	Area under old Survey no. 51 pt (New Survey no. 98 pt) village Khari is deleted from Industrial zone and included in Residential Zone as shown on plan.	Area under old Survey no. 51 pt (New Survey no. 98 pt) village Khari is proposed to be deleted from Industrial zone and included in Residential Zone as shown on plan.
EP-28	M-54	Proposed 18.0 m wide DP road	Boundary of Garden is modified at south-East side and the alignment of circular 12 m wide DP road is deleted and shown as Existing road around tank. The alignment of 18 m wide DP road is modified as 12 m wide DP road and area so released is included in Residential Zone as shown on plan.	It is proposed to be the boundary of Garden is modified at south-East side and the alignment of circular 12 m wide DP road is deleted and shown as Existing road around tank. The alignment of 18 m wide DP road is modified as 12 m wide DP road and area so released is included in Residential Zone as shown on plan.
EP-29	M-56	Proposed 18.0 m wide DP road	The alignment of 18 m wide DP road is modified at survey no. 74pt, 71pt, 50pt, 57pt, 52pt, 348pt village Goddev and land so released is included in Residential Zone and industrial zone and boundary of Reservation No. 115 - Community Hall and Reservation No. 116B - Parking are modified as shown on plan.	It is proposed to be the alignment of 18 m wide DP road is modified at survey no. 74pt, 71pt, 50pt, 57pt, 52pt, 348pt village Goddev and land so released is included in Residential Zone and industrial zone and boundary of Reservation No. 115 - Community Hall and Reservation No. 116B - Parking are modified as shown on plan.
EP-30	M-57	Reservation no. 103-Police station	Area under existing structure from Reservation No. 103 - Police station is deleted and included in Residential Zone and remaining area of Reservation is retained as shown on plan.	Area under existing structure from Reservation No. 103 - Police station is proposed to be deleted and included in Residential Zone and remaining area of Reservation is retained as shown on plan.
EP-31	M-58	Existing Weekly Market	Use of "WEEKLY MARKET (WM)" in village Goddev Survey no. 88(1) is deleted and land is shown for Residential Zone as shown on plan.	Use of Existing "WEEKLY MARKET (WM)" in village Goddev Survey no. 88(1) is proposed to be deleted and land so deleted is included in Commercial Zone as shown on plan.
EP-32	M-59	Residential Zone	Boundary of survey no. 79, 88, 89, and 90 village Goddev is corrected as shown on plan.	Boundary of survey no. 79, 88, 89, and 90 village Goddev is proposed to be corrected as shown on plan.
EP-33	M-62	Reservation No. 127-Educational Amenity	Reservation No. 127-Educational Amenity is Redesignated as Municipal Purpose.	Reservation No. 127-Educational Amenity is proposed to be Redesignated as Municipal Purpose.

## 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.60/25/EP/UD-12, dt.16.04.2026)

#### KEY MAP

Grid No. 13

Scale: N.T.S

#### Legends

<b>Road</b> National Highway Expressway Major City Road Broad Gauge Metro Station Merolene <b>Bridges</b> Over Bridge Subway Road Bridge across Rail Flyover Proposed Flyover Elevated Coastal Road <b>Water Bodies</b> River Lake Ponds Nalla Covered Nalla <b>Residential</b> Residential Area Restricted - Residential Restricted - Residential 1 <b>Commercial</b> Shopping Centre/Mall Market (Daily & Weekly) <b>Industrial</b> Industrial Area <b>Education</b> Primary & Secondary School College <b>Health Services</b> Hospital Urban Health Centre <b>Central /State Govt Property</b> Quarter Office <b>Railway Property</b> Railway Property <b>Public &amp; Semi-Public</b> Auditorium/Drama Theatre Community Hall Social Welfare Centre Old Age Home Fire Station Police Station/Chowky Fort <b>Heritage</b>	<b>Religious</b> Temple Mosque Idgah Church Gurdwara Synagogue <b>Astronomical</b> Astrom <b>Recreational</b> Garden Play Ground Sports Centre <b>Public Utilities</b> Sewage Pumping Station Sewage Treatment Plant Elevated & Ground Storage Reservoir Cemetery/Burial Ground/ Crematory Bio Gas Plant Electric Sub-Station Bus Stand/Terminus Railway Station Railway Track Area Parking Space/Area Jetty <b>No Development Zone</b> No Development Zone National Park (GNP) Mangrove Mangrove Buffer Interstitial <b>Eco-Sensitive Zone</b> Eco-Sensitive Zone Boundary Power Transmission Tower Power Transmission Line <b>Boundaries</b> DP Boundary Village Boundary Gaothan Boundary CTS Area Boundary Congested Boundary <b>Cadastral</b> Cadastre/CTS <b>Building Footprint</b> Building Footprint	<b>Reservations</b> Housing for Disoused Economically Weaker Section (EWS)/UG URS Purpose Project Affected Person Women Hostel/ Child Care Center Tribal Hostel Park Mangrove Park Exhibition Center Picnic Spot Institute for Fisheries Educational Amenity School for Speciality Aabled Medical Amenity 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 <b>Shopping Center</b> <b>Municipal Market</b> <b>Fish Market</b> <b>Hawkers Market</b> <b>Public Utilities</b> <b>Slaughter House</b> <b>Water Works</b> <b>Burial/Cremation Ground/ Cemetery</b> <b>Bus Stand/Depot</b> <b>Bus Terminal &amp; Parking</b> <b>Truck Terminal</b> <b>Multipurpose Parking/ Parking</b> <b>ISBT Terminus</b> <b>Water Terminal</b> <b>Transport Hub</b> <b>Development of Fort</b> <b>Extension</b> <b>Open Theatre</b> <b>Open Market</b> <b>Parking and Swimming Pool</b> <b>Reservation Status</b> Developed Not Developed <b>Modification</b> Proposed Modification CZMP Lines CRZ-II High Tide Line Mangrove Buffer Mangroves Excluded Part Proposed U/S 31(1)
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**Notes**

- The Base Map, ELU and Draft PLU 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.
- 4.SGNP, 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 nallah / 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 may 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.
- R-R(Restricted-Residential) Residential Zone subject to handing over area to corporation as per permission/government orders.
- R-R (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

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