



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-10	M-25	proposed 30.0 m wide DP road	The alignment of 30 m wide DP road from survey no.192pt to 204pt village Khari is deleted and land so released is included in Residential Zone and Reservation No. 98- Playground as shown on plan.	The alignment of 30 m wide DP road from survey no.192pt to 204pt village Khari is modified as proposed 18.0 m wide DP road and remaining area is included in adjacent zone/ Reservation as shown on plan.
EP-11	M-28	Residential Zone and Gaothan Boundry	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 the plan.
EP-34	M-67	Residential Zone and CRZ	New Reservation No. 309 Public Utility is Proposed at survey No. 212(20)2, village Navghar as shown on plan.	New Reservation No. 309 Public Utility on land bearing survey No. 212(20)2, village Navghar is proposed to be Redesignated as Reservation No. 309- Garden as shown on plan.
EP-35	M-68	Reservation No. 118- Housing For Dishoused	Reservation No. 118 Housing For Dishoused is deleted and included in Residential Zone as shown on plan.	Reservation No. 118 Housing For Dishoused is deleted and included in Residential Zone and developed area under reservation shown as a black boundary as shown on plan.
EP-36	M-69	Reservation No. 119- Public Amenity	Reservation No. 119- Public Amenity is Redesignated as Educational Amenity.	Reservation No. 119- Public Amenity is proposed to be Redesignated as Educational Amenity.
EP-37	M-70	Reservation No.120- Parking	Reservation No.120- Parking is Redesignated as Library.	Reservation No.120- Parking is proposed to be Redesignated as Library.
EP-38	M-73	Residential Zone and CRZ	New Reservation No. 310- Cremation ground & Burial ground is Proposed at survey no. 247(39)pt of village Navghar as shown on plan.	New Reservation No. 310- Cremation ground & Burial Ground is Proposed to be Redesignated as Shiv Shrushti as shown on plan.
EP-39	M-74	Reservation No. 155- Medical Amenity	Reservation No. 155- Medical Amenity is Redesignated as Educational Amenity.	Reservation No. 155- Medical Amenity is Proposed to be Redesignated as Educational Amenity.
EP-58	M-109	SGNP and 40.0 m wide DP Road	The alignment of 40 m wide Elevated road is shifted through survey no. 217pt, 203pt, 202pt, 204pt, 5pt, 6pt, 7pt, 8pt, 47pt, 48pt, Mouje Ghodbander and considering existing road new 15m wide DP road is Proposed through Survey No.12pt to 15pt & 36pt as shown on plan	Government Urban Development Department already published Notice No.1224/963/CR-64/24/UD-12, dated 16/8/2024.
EP-149	---	Reservation No. 117- Housing For Dishoused	Reservation No. 117 Housing For Dishoused	Reservation No. 117 Housing For Dishoused is deleted and included in Residential Zone and developed area under reservation shown as a black boundary as shown on plan.
EP-151	---	NDZ and CRZ	NDZ and CRZ	Land bearing S.No. 372,4,6(246) of village Navghar are proposed to be included in Residential Zone as shown on plan.
EP-157	---	Existing Road	Existing Road	It is proposed to be Existing Road is widened 12.0 m DP Road at padkhop agar village navghar as shown on plan.
EP-158	---	Reservation No.41,72,140,141,153,179 and 200- Educational Amenity	Reservation No.41,72,140,141,153,179 and 200- Educational Amenity	Reservation No.41,72,141, 153,179, 200- Educational Amenity is proposed to be redesignated as Play Ground and 50% area of the Reservation No.141A- Play Ground and remaining area of the reservation boundary is modified 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.60/25/EP/UD-12, dt.16.04.2026)

KEY MAP

Grid No. 14

Scale: N.T.S

Legends

- Road**
 - National Highway
 - Expressway
 - Major City Road
 - Broad Gauge
 - Metro Station
 - Metroline
 - Over Bridge
 - Subway
 - Road Bridge across Rail
 - Flyover
 - Proposed Flyover
 - Elevated Coastal Road
 - Elevated Proposed Road
- Rail**
 - Broad Gauge
 - Metro Station
 - Metroline
- Bridges**
 - Over Bridge
 - Subway
 - Road Bridge across Rail
 - Flyover
 - Proposed Flyover
 - Elevated Coastal Road
 - Elevated Proposed Road
- Water Bodies**
 - River
 - Lake
 - Ponds
 - Nalla
 - Covered Nalla
- Residential**
 - Residential Area
 - Restricted - Residential
 - Restricted - Residential I
- Commercial**
 - Shopping Centre/Mall
 - Market (Daily & Weekly)
- Industrial**
 - Industrial Area
- Education**
 - Primary & Secondary School
 - College
- Health Services**
 - Hospital
 - Urban Health Centre
 - Quater
 - Office
- Central/State Govt Property**
 - Quater
 - Office
- Railway Property**
 - Railway Property
 - Municipal Corporation Boundary
 - Village Boundary
 - Gaothan Boundary
 - CTS Area Boundary
 - Congested Boundary
- Public & Semi-Public**
 - Auditorium/Drama Theatre
 - Community Hall
 - Social Welfare Centre
 - Old Age Home
 - Police Station/Chowky
- Heritage**
 - Fort
- Religious**
 - Temple
 - Mosque
 - Idgah
 - Church
 - Gurdwara
 - Synagogue
 - Ashram
 - Religious
 - Garden
 - Play Ground
 - Sports Centre
 - Sewage Treatment Plant
 - Elevated & Ground Storage Reservoir
 - Crematorium/Burial Ground/ Cemetery
 - Electric Sub-Station
 - Bio Gas Plant
 - Transportation
 - Bus Stand/Terminus
 - Railway Station
 - Railway Track Area
 - Parking Space/Area
 - Jelly
 - No Development Zone
 - No Development Zone
 - National Park/SANP/ Forest Zone(SGNP)
 - Mangrove
 - Mangrove Buffer
 - Intertidal
 - Eco-Sensitive Zone
 - SGNP Boundary
 - Eco-Sensitive Zone Boundary
 - Power
 - Transmission Tower
 - Quater
 - Office
 - Power Transmission Line
 - Boundaries
 - DP Boundary
 - Municipal Corporation Boundary
 - Village Boundary
 - Gaothan Boundary
 - CTS Area Boundary
 - Congested Boundary
 - Cadastral
 - Building Footprint
 - Fort
- Reservations**
 - Housing For Dishoused
 - Housing For Economically Weaker Section (EWS)/JLG
 - URS Purpose
 - Project Affected Person
 - Women Hostel/ Child Care Center
 - Tribal Hostel
 - Garden
 - Playground
 - Mangrove Park
 - Exhibition Center
 - Picnic Spot
 - Institute for Fisheries
 - School for Specialty Aided
 - 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
- Reservation Status**
 - Not Developed
 - Developed
 - Proposed Modification
 - CZMP Lines
 - CRZ-II
 - High Tide Line
 - Intertidal
 - Mangrove Buffer
 - Mangroves
 - Mangroves
 - Excluded Part Proposed U/S 31(1)

Notes

- The Base Map, ELU and Draft PU 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.
- 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 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 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.
- R1-R1 (Restricted- Residential) All provision of Residential Zone in UDPR-2022 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

North

Assistant Director of Town Planning, Branch Office Thane

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Deputy Director of Town Planning
Konkan Division, Navi Mumbai

(NIRMALKUMAR CHAUDHARI)
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