



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-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 toward north side through survey no. 217pt, 203pt, 202pt, 204pt, 5pt, 6pt, 7pt, 8pt, 47pt, 48pt, Mouje Ghodbunder 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-150	---	Reservation No. 177-Sports Complex	Reservation No. 177- Sports Complex	Reservation No. 177-Sports Complex is proposed to be redesignated as Play Ground as shown on plan.
EP-151	---	NDZ and CRZ	NDZ and CRZ	Land bearing S.No. 37/2,4,6(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 vilage navghar 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-Bhayander Municipal Corporation (Accompaniment to the Government in Urban Department Notice No. TPS-1225/482/C.R.60/25/EP/UD-12, dt.16.04.2026)

KEY MAP

Grid No. 15

Scale: N.T.S

Legends

- Road**
 - National Highway
 - Expressway
 - Major City Road
 - Broad Gauge
 - Metro Station
 - Over Bridge
 - Subway
 - Road Bridge across Rail
 - Flyover
 - Proposed Flyover
 - Elevated Coastal Road
 - Elevated Proposed Road
- Rail**
 - Broad Gauge
 - Metro Station
- Bridges**
 - 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
- Central/State Govt Property**
 - Quarter
 - Office
- Railway Property**
 - Railway Property
 - Auditorium/Drama Theatre
 - Community Hall
 - Social Welfare Centre
 - Old Age Home
 - Police Station/Chowky
 - Fort
- Public & Semi-Public**
 - Auditorium/Drama Theatre
 - Community Hall
 - Social Welfare Centre
 - Old Age Home
 - Police Station/Chowky
 - Fort
- Heritage**
 - Fort
- Religious**
 - Temple
 - Mosque
 - Idgah
 - Church
 - Gurudwara
 - Synagogue
 - Ashram
 - Play Ground
 - Sports Centre
- Recreational**
 - Play Ground
 - Sports Centre
- Public Utilities**
 - Sewage Pumping Station
 - Sewage Treatment Plant
 - Elevated & Ground Storage Reservoir
 - Crematorium/Burial Ground/ Cemetery
 - Electric Sub-Station
 - Bio Gas Plant
 - Bus Stand/Terminus
 - Railway Station
 - Railway Track Area
 - Parking Space/Area
 - Restricted - Residential I
- Transportation**
 - Bus Stand/Terminus
 - Railway Station
 - Railway Track Area
 - Parking Space/Area
 - Restricted - Residential I
- No Development Zone**
 - No Development Zone
 - National Park/SGNP
 - Forest Zone/SGNP
 - Mangrove
 - Mangrove Buffer
 - Intertidal
 - CRZ II
- Eco-Sensitive Zone**
 - SGNP Boundary
 - Eco-Sensitive Zone Boundary
 - Transmission Tower
 - Power Transmission Line
- Boundaries**
 - DP Boundary
 - Municipal Corporation Boundary
 - Village Boundary
 - Gaothan Boundary
 - CTS Area Boundary
 - Congested Boundary
 - Cadastral/CTS
 - Building Footprint
- Reservations**
 - Housing for Dis housed
 - Housing for Economically Weaker Section (EWS)/LIG
 - URS Purpose
 - Project Affected Person
 - Women Hostel/ Child Care Center
 - Tribal Hostel
 - Garden
 - Playground
 - Park
 - Mangrove Park
 - Exhibition Center
 - Picnic Spot
 - Institute for Fisheries
 - Educational Amenity
 - School for Specially Aabled
 - Medical Amenity
 - Municipal Hospital
 - Municipal Office
 - Municipal Purpose
 - Municipal Godown
 - Library
 - Town Hall & Drama Theatre
 - Auditorium
 - Planetarium & Aquarium
 - Community Hall
 - Administrative Building For Govt. office
 - Government Purpose
 - Night Shelter
 - Old Age Home
 - Public Amenity
 - Skill Development Center
 - Police Commissioner Office
- Shopping Center**
 - Shopping Center
 - Municipal Market
 - Fish Market
 - Hawkers Market
 - Public Utilities
 - Slaughter House
 - Sewage Treatment Plant
 - Water Works
 - Burial/Cremation Ground/ Cemetery
 - Bus Stand/Depot
 - Bus Terminal & Parking
 - Truck Terminal
 - Multipurpose Parking
 - ISBT Terminus
 - Water Terminal
 - Transport Hub
 - Development of Fort
 - Extension
 - Open Theatre
 - Open Market
 - Parking and Swimming Pool
- Reservation Status**
 - Developed
 - Not Developed
- Modification**
 - Proposed Modification
 - CZMP Lines
 - CRZ II
 - High Tide Line
 - Intertidal
 - Mangrove Buffer
 - Mangroves
 - Excluded Part Proposed U/S 31(1)

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.
- 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.
- Restricted-Residential Residential Zone subject to handing over area to corporation as per permission/Government orders.
- R-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

North

Assistant Director of Town Planning, Branch Office Thane

(VJAYKUMAR WAGHMORE)
Joint Director of Town Planning
Konkarn Division, Navi Mumbai

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