



### 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.16.04.2025)

KEY MAP

Grid No. 16

Scale: N.T.S

Legends		
<b>Road</b>	<b>Religious</b>	<b>Reservations</b>
National Highway	Temple	Housing for Disboused
Expressway	Mosque	Housing for Economically Weaker Section (EWS)/LIG
Major City Road	Igdah	URS Purpose
<b>Rail</b>	Church	Project Affected Person
Broad Gauge	Gurdwara	Women Hostel/ Child Care Center
Metro Station	Synagogue	Tribal Hostel
Metroline	Ashram	Slaughter House
<b>Bridges</b>	<b>Recreational</b>	Sewage Treatment Plant
Over Bridge	Garden	Water Works
-1+1-1 Subway	Play Ground	Burial/Cremation Ground/ Cemetery
Road Bridge across Rail	Sports Centre	Bus Stand/Depot
Flyover	<b>Public Utilities</b>	Bus Terminal & Parking
Proposed Flyover	Sewage Pumping Station	Truck Terminal
Elevated Coastal Road	Sewage Treatment Plant	Multipurpose Parking/ Farming
Elevated Proposed Road	Elevated & Ground Storage Reservoir	ISBT Terminal
<b>Water Bodies</b>	Crematorium/Burial Ground/ Cemetery	Water Terminal
River	Electric Sub-Station	Development of Fort Extension
Lake	Bio Gas Plant	Open Theatre
Ponds	<b>Transportation</b>	Open Market
Nallah	Bus Stand/Terminus	Parking and Swimming Pool
Covered Nallah	Railway Station	<b>Reservation Status</b>
<b>Residential</b>	Railway Track Area	Developed
Residential Area	Parking Space/Area	Not Developed
Restricted - Residential	Jetty	<b>Modification</b>
Restricted - Residential I	<b>No Development Zone</b>	Proposed Modification
<b>Commercial</b>	No Development Zone	<b>CZMP Lines</b>
Shopping Centre/Mall	No Development Zone	CRZ_II
Market (Daily & Weekly)	Forest Zone(SGNP)	High Tide Line
<b>Industrial</b>	Mangrove	Intertidal
Industrial Area	Mangrove-Buffer	Mangrove Buffer
<b>Education</b>	Intertidal	Mangroves
Primary & Secondary School	CRZ-I	Mangroves
College	<b>Eco-Sensitive Zone</b>	<b>Excluded Part Proposed U/S 31(1)</b>
<b>Health Services</b>	Eco-Sensitive Zone	EP
Hospital	Eco-Sensitive Zone Boundary	
Urban Health Centre	<b>Power</b>	
<b>Central/State Govt Property</b>	Transmission Tower	
Quarter	Power Transmission Line	
Office	<b>Boundaries</b>	
<b>Railway Property</b>	DP Boundary	
Railway Property	Municipal Corporation Boundary	
Auditorium/Drama Theatre	Village Boundary	
Community Hall	Gaothan Boundary	
Social Welfare Centre	CTS Area Boundary	
Old Age Home	Congested Boundary	
Fire Station	<b>Cadastral</b>	
Police Station/Chowky	Cadastral/CTS	
<b>Heritage</b>	Building Footprint	
Fort	Fort	

**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.
- 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-1(Restricted-Residential) Residential Zone subject to handing over area to corporation as per permission/Government orders.
- R-1(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

Joint Director of Town Planning, Branch Office Thane

Joint Director of Town Planning, Konkan Division, Navi Mumbai

Deputy Director of Town Planning & Deputy Secretary Mantralay, Mumbai