



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 the plan.
EP-42	M-78	Reservation No. 06-Garden	Area under existing structures is deleted from Reservation No. 06-Garden and included in Residential Zone. Remaining area of Reservation is Retained as shown on plan.	Area under existing structures is proposed to be deleted from Reservation No. 06-Garden and included in Residential Zone and Remaining area of Reservation (including Pond area) is Retained as modified boundary of Garden as shown on plan.
EP-163	---	NDZ	NDZ	An area admeasuring about 40000.0 sq.m. of land bearing S.No.757pt of village Bhayandar is proposed to be reserved for New Reservation No.19A-Burial Ground as shown on plan.

DRAFT REVISED DEVELOPMENT PLAN
Mira Bhayandar Municipal Corporation
 (Modifications of Substantial Nature Published (Excluded Part) US/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/JUD-12, dt:16.04.2026)

KEY MAP Grid No. 19

Scale: N.T.S

Legends

<p>Road</p> <ul style="list-style-type: none"> National Highway Expressway Major City Road Broad Gauge Metro Station Metrolite Over Bridge Road Bridge across Rail Flyover Proposed Flyover Elevated Coastal Road Elevated Proposed Road <p>Bridges</p> <ul style="list-style-type: none"> Over Bridge Subway Road Bridge across Rail Flyover Proposed Flyover Elevated Coastal Road Elevated Proposed Road <p>Water Bodies</p> <ul style="list-style-type: none"> River Lake Ponds Nalla Covered Nalla <p>Residential</p> <ul style="list-style-type: none"> Residential Area Restricted - Residential Restricted - Residential 1 <p>Commercial</p> <ul style="list-style-type: none"> Shopping Centre/Mall Market (Daily & Weekly) <p>Industrial</p> <ul style="list-style-type: none"> Industrial Area <p>Education</p> <ul style="list-style-type: none"> Primary & Secondary School College <p>Health Services</p> <ul style="list-style-type: none"> Hospital Urban Health Centre <p>Central/State Govt Property</p> <ul style="list-style-type: none"> Office <p>Railway Property</p> <ul style="list-style-type: none"> Railway Property National Park(GNPF) Forest Zone(SGNP) Mangrove Mangrove Buffer Intertidal <p>Public & Semi-Public</p> <ul style="list-style-type: none"> Auditorium/Drama Theatre Community Hall Social Welfare Centre Old Age Home Fire Station Police Station/Chowky Fort <p>Heritage</p> <ul style="list-style-type: none"> Fort 	<p>Religious</p> <ul style="list-style-type: none"> Temple Mosque Igah Church Gurdwara Synagogue Ashram <p>Recreational</p> <ul style="list-style-type: none"> Garden Play Ground Sports Centre <p>Public Utilities</p> <ul style="list-style-type: none"> Sewage Pumping Station Sewage Treatment Plant Elevated & Ground Storage Reservoir Crematorium/Burial Ground/ Cemetery Electric Sub-Station Bio Gas Plant <p>Transportation</p> <ul style="list-style-type: none"> Bus Stand/Terminus Railway Station Railway Track Area Parking Space/Area Intertidal Jetty <p>No Development Zone</p> <ul style="list-style-type: none"> No Development Zone National Park(GNPF) Forest Zone(SGNP) Mangrove Mangrove Buffer Intertidal <p>Eco-Sensitive Zone</p> <ul style="list-style-type: none"> SCMP Boundary Eco-Sensitive Zone Boundary <p>Power</p> <ul style="list-style-type: none"> Transmission Tower Power Transmission Line <p>Boundaries</p> <ul style="list-style-type: none"> DP Boundary Municipal Corporation Boundary Village Boundary Gaothan Boundary CTS Area Boundary Congested Boundary <p>Cadastral</p> <ul style="list-style-type: none"> Cadastral/CTS Building Footprint 	<p>Reservations</p> <ul style="list-style-type: none"> Housing for Disoused 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 Administrative Building For Govt office Night Shelter Old Age Home Public Amenity Skill Development Center Police Commissioner Office <p>Other Amenities</p> <ul style="list-style-type: none"> Shopping Center Municipal Market Fish Market Hawkers Market Public Utilities Slaughter House Water Works Burial/Cremation Ground/ Cemetery Bus Stand/Depot Bus Terminal & Parking Truck Terminal Multipurpose Parking/ Parking ISBT Terminus Water Terminal Transport Hub Development of Fort Extension Open Theatre Open Market Parking and Swimming Pool <p>Reservation Status</p> <ul style="list-style-type: none"> Developed Not Developed <p>Modification</p> <ul style="list-style-type: none"> Proposed Modification CZMP Lines CRZ_II Intertidal High Tide Line Mangrove Buffer Mangroves Excluded Part Proposed US 31(1)
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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 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.R1 (Restricted- Residential) Residential Zone subject to handing over area to corporation as per permission/Government orders.
- R.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: 0.045 0.09 0.18 km

North

1:2,000

Officially Approved Us 21(4A) & Joint Director/Town Planning, Branch Office Thane

Joint Director/Town Planning, Konkan Division-Nav Mumbai

(NIRMALKUMAR GAUDHAR) Deputy Director of Town Planning & Deputy Secretary/Mantray, Mumbai