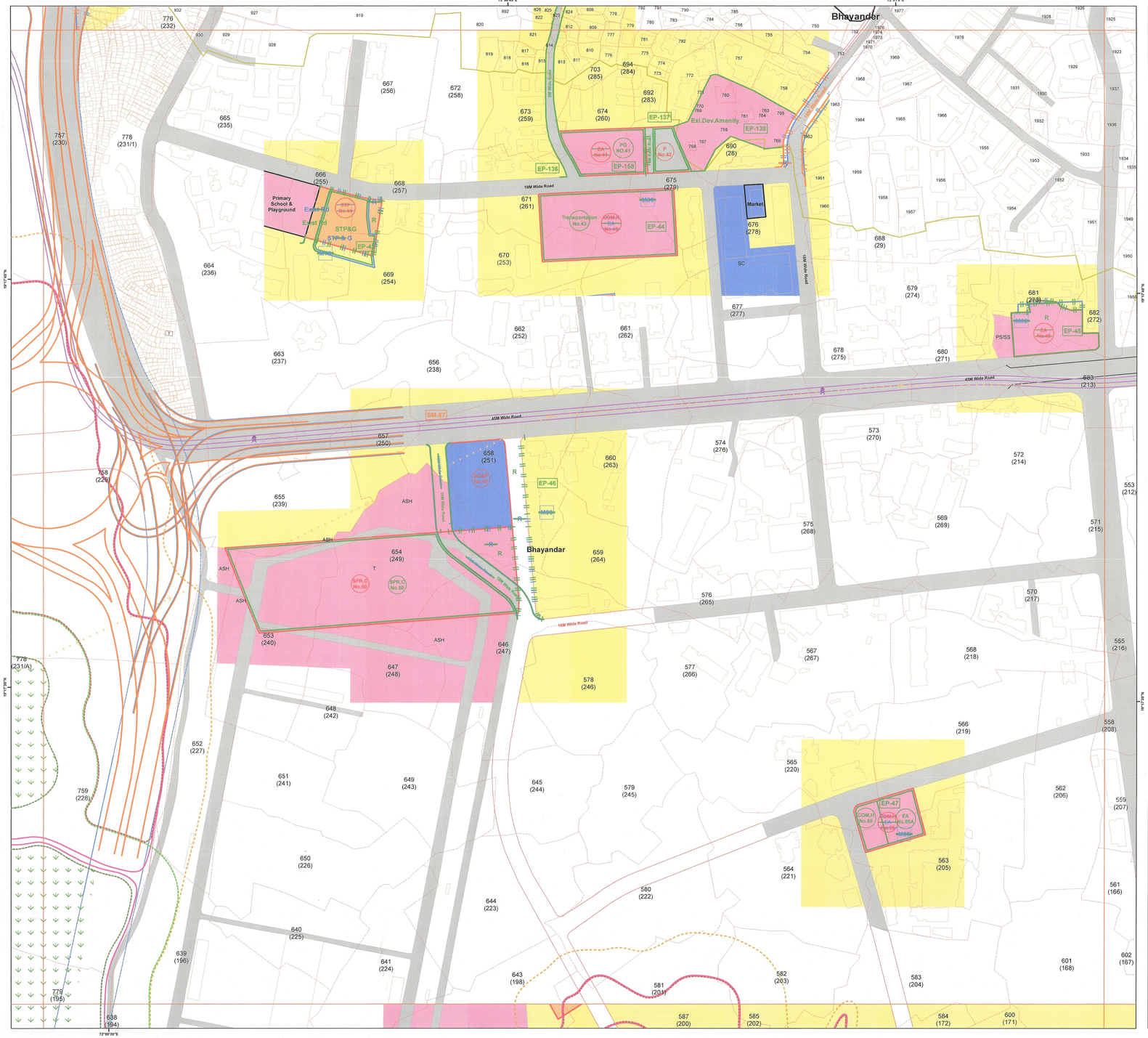
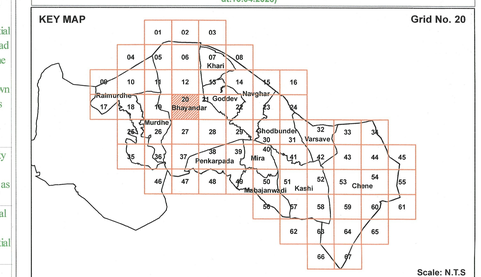


Excluded Part	Modification No.	Proposal as published under section 26 of the MR&TP Act, 1966	Proposal submitted to Government under section 30 of the MR&TP Act, 1966	Modification of Substantial Nature by the Government under section 31(1) of the MR&TP Act, 1966
EP-43	M-79	Reservation no. 44-STP	The area under existing structures from Reservation no. 44-STP is deleted and included in Residential Zone and area under existing road is deleted from Reservation. The boundary of Reservation is modified on south side and shown as existing STP and Garden as shown on plan.	It is proposed to be the area under existing structures from Reservation no. 44-STP is deleted and included in Residential Zone and area under existing road is deleted from Reservation. The boundary of Reservation is modified on south side and shown as existing STP and Garden as shown on plan.
EP-44	M-80	Reservation No. 43-Community hall	Reservation No. 43-Community hall is Redesignated as Educational Amenity.	Reservation No. 43-Community hall is proposed to be Redesignated as Transportation as shown on plan.
EP-45	M-82	Reservation No. 48-Educational Amenity	Boundary of Reservation No. 48-Educational Amenity is modified as shown on plan.	Reservation No. 48-Educational Amenity is proposed to be deleted and included in Residential Zone.
EP-46	M-83	Proposed 18.0 m wide DP road and Reservation No. 50- Spiritual centre	The alignment of 18 mt. wide DP road is shifted on west side of Reservation No.49-Shopping centre and area so released by this modification is included in Residential Zone. Due to this change east side area of Reservation No. 50-Spiritual centre is deleted and included in Residential Zone, remaining area of Reservation No. 50 is retained as shown on plan.	It is proposed to be the alignment of 18 mt. wide DP road is shifted on west side of Reservation No.49- Shopping centre and area so released by this modification is included in Residential Zone. Due to this change east side area of Reservation No. 50- Spiritual centre is deleted and included in Residential Zone, remaining area of Reservation No. 50 is retained as shown on plan.
EP-47	M-85	Reservation No. 55-Community Hall	Reservation No. 55-Community Hall is Redesignated as Educational Amenity as shown on plan.	It is proposed to be the 40% of area along the 18.0 m existing road towards west side is reserved as Reservation No. 55-Community Hall and remaining 60% of area of reservation is Redesignated as Reservation No. 55A-Educational Amenity as shown on plan.
EP-136	---	Existing Road	Existing Road	It is proposed to be Existing Road at bakerylane area is widened 9.0 m DP Road as shown on plan.
EP-137	---	Reservation No.42-Parking and Existing Road	Reservation No.42-Parking and Existing Road	9.0 m DP Road proposed through Reservation No.42-Parking as shown on plan.
EP-138	---	Hospital	Hospital	The existing developed Bhimsen Joshi Hospital proposed to be shown shown as Existing Developed Amenity
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.41,72,140,141,153,179, 200- Educational Amenity is proposed to be redesignated as Play Ground and 50% area of the Reservation No.141 is proposed to be reserved for 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-Bhayander 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. 20**



Scale: N.T.S

Legends

Road
- NH National Highway
- EW Expressway
- MCR Major City 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
- R-R Restricted - Residential
- R-R1 Restricted - Residential 1

Commercial
- SC Shopping Centre/Mall
- MkT Market (Daily & Weekly)

Industrial
- Industrial Area

Education
- PS/SS Primary & Secondary School
- COL College

Health Services
- H Hospital
- UHC Urban Health Centre

Central /State Govt Property
- CRQ/G Quarter
- OfG/G Office

Railway Property
- RP Railway Property

Public & Semi-Public
- AuD/D Auditorium/Drama Theatre
- COM.H Community Hall
- SWC Social Welfare Centre
- OAH Old Age Home
- FS Fire Station
- PS/P/S Police Station/Chowky

Heritage
- Fort Fort

Religious
- T Temple
- M Mosque
- I Idgah
- C Church
- GD Gurudwara
- SY Synagogue
- ASH Ashram

Recreational
- G Garden
- PG Play Ground
- SPG Sports Centre

Public Utilities
- SPS Sewage Pumping Station
- STP SewageTreatment Plant
- ESR/GSR Elevated & Ground Storage Reservoir
- CG/BG/EB Crematorium/Burial Ground/ Cemetery
- ESS Electric Sub-Station
- BP Bio Gas Plant

Transportation
- BUS Bus Stand/Terminus
- RST Railway Station
- RTA Railway Track Area
- PA/SP/AA Parking Space/Area
- J Jetty

No Development Zone
- No Development Zone
- National Park(SGNP)
- Forest Zone(SGNP)
- MGR-CRZ Mangrove
- MGR-BUF Mangrove-Buffer
- INTD Intertidal
- CRZ-II CRZ-II

Eco-Sensitive Zone
- SGNP Boundary
- Eco-Sensitive Zone Boundary

Power
- Transmission Tower
- Power Transmission Line

Boundaries
- DP Boundary
- Municipal Corporation Boundary
- Village Boundary
- Gaothan Boundary
- CTS Area Boundary
- Congested Boundary

Cadastral
- Cadastre/CTS

Building Footprint
- Building Footprint

Reservations
- Housing for Dishoused
- 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 Abled
- 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
- 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/ 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
- M Proposed Modification

CZMP Lines
- CRZ_II
- High Tide Line
- Intertidal
- Mangrove Buffer
- Mangroves
- Mangroves Buffer
- EP- Excluded Part Proposed U/S 31(1)

Notes

1.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.
2.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.
3.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.
5.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.
6.The alignment of nallah / river / creek is indicative and as per the feature extracted from Drone Imagery and data collected.
7.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.
8.This plan is to be read with UDCPR-2022 and Draft DP Report.
9.Existing road shall have status of the road according to width of road even though not shown in development plan.
10.R-R(Restricted-Residential) Residential Zone subject to handing over area to corporation as per permission/Government orders.
11.R-R1 (Restricted- Residential1) All provision of Residential Zone in UDCPR-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 Commitee.
12.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 0.045 0.09 0.18 km — 1:2,000 — **North**

Officer Appointed U/s 21(4A) & Assistant Director of Town Planning, Branch Office Thane

(VIJAYKUMAR WAGHMODE) Joint Director,Town Planning Konkan Division, Navi Mumbai

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