



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-29	M-56	Proposed 18.0 m wide DP road	The alignment of 18 m wide DP road is modified at survey no. 74pt, 71pt, 56pt, 57pt, 52pt, 348pt village Goddev and land so released is included in Residential Zone and industrial zone and boundary of Reservation No. 115 - Community Hall and Reservation No. 116B -Parking are modified as shown on plan.	It is proposed to be the alignment of 18 m wide DP road is modified at survey no. 74pt, 71pt, 56pt, 57pt, 52pt, 348pt village Goddev and land so released is included in Residential Zone and industrial zone and boundary of Reservation No. 115 - Community Hall and Reservation No. 116B -Parking are modified as shown on plan.
EP-33	M-62	Reservation No. 127- Educational Amenity	Reservation No. 127- Educational Amenity is Redesignated as Municipal Purpose .	Reservation No. 127- Educational Amenity is proposed to be Redesignated as Municipal Purpose .
EP-48	M-86	Reservation no. 116-Play Ground	In Reservation no. 116- Play Ground, New Reservation No. 116 A - Art Gallery is proposed at North side and Reservation No. 116B - Parking is proposed at West side of Reservation no. 116- Play Ground and remaining area is retained in Reservation no. 116 Play Ground as shown on plan	It is proposed to be in Reservation no. 116- Play Ground New Reservation No. 116 A - Art Gallery is proposed at North side and New Reservation No. 116B -Parking is proposed at West side of Reservation no. 116 Play Ground and remaining area is retained in Reservation no. 116 Play Ground and area admeasuring about 4,460.0 sq.m area deleted from Reservation No. 116B -Parking and deleted area is reserved for Reservation No. 116C -Public Utility as shown on plan
EP-49	M-87	Reservation no. 129-Garden	North side of Reservation no. 129- Garden is partly retained, and area under existing structure is deleted and included in Residential Zone, and Developed Reservation is shown as Developed Garden as shown on plan.	It is proposed to be north side of Reservation no. 129- Garden is partly retained, and area under existing structure is deleted and included in Residential Zone, and Developed Reservation is shown as Developed Garden and proposed 9.0 m DP road to the existing structure through north side of the reservation no. 129- Garden as shown on plan.
EP-50	M-89	Residential Zone	Boundary of Survey No. 548(39) at village Bhayandar is corrected as shown on plan.	Boundary of Survey No. 548(39) at village Bhayandar is proposed to be corrected as shown on plan.
EP-51	M-90	Reservation no. 134- Educational Amenity	Area under existing structures is deleted from Reservation no. 134- Educational Amenity and included in Residential Zone and Boundary of Reservation is modified as shown on plan.	It is proposed to be an area under existing structures is deleted from Reservation no. 134- Educational Amenity and included in Residential Zone and Boundary of Reservation is modified as shown on plan.
EP-52	M-93	Residential Zone	Boundary of Survey No. 519(58), 520(57),521(5) and 524(55) at village Bhayandar are corrected as shown on plan.	Boundary of Survey No. 519(58), 520(57),521(5) and 524(55) at village Bhayandar are proposed to be corrected as shown on plan.
EP-132	---	Public semi Public Zone C/SG(O)	Public semi Public Zone C/SG(O)	It is proposed to be land bearing S.No. 358(83)/5 of village Goddev is deleted from Public semi Public Zone and included in Residential Zone.

### 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. 21

Scale: N.T.S

#### Legends

<b>Road</b> National Highway Expressway Major City Road <b>Rail</b> Broad Gauge Metro Station Metro Line <b>Bridges</b> Over Bridge Subway Flyover Proposed Flyover Elevated Coastal Road Elevated Proposed Road <b>Water Bodies</b> River Lake Ponds Nalla Covered Nalla <b>Residential</b> Residential Area Restricted - Residential Restricted - Residential 1 <b>Commercial</b> Shopping Centre/Mall Market (Daily & Weekly) <b>Industrial</b> Industrial Area <b>Education</b> Primary & Secondary School College <b>Health Services</b> Hospital Urban Health Centre <b>Central/State Govt Property</b> Quarter Office <b>Railway Property</b> Railway Property <b>Public &amp; Semi-Public</b> Auditorium/Drama Theatre Community Hall Social Welfare Centre Old Age Home Fire Station Police Station/Chowky <b>Heritage</b> Fort	<b>Religious</b> Temple Mosque Idgh Church Gurdwara Synagogue Ashram <b>Recreational</b> Garden Play Ground Sports Centre <b>Public Utilities</b> Sewage Pumping Station Sewage Treatment Plant Elevated & Ground Storage Reservoir Cemetery Electric Sub-Station Bio Gas Plant <b>Transportation</b> Bus Stand/Terminus Railway Station Railway Track Area Parking Space/Area <b>No Development Zone</b> No Development Zone National Park(SGNP) Forest Zone(SGNP) Mangrove Mangrove Buffer Inter-tidal CRZ-II <b>Eco-Sensitive Zone</b> Hospital Eco-Sensitive Zone Boundary <b>Power</b> Transmission Tower Power Transmission Line <b>Boundaries</b> DP Boundary Municipal Corporation Boundary Village Boundary Gaathan Boundary CTS Area Boundary Congested Boundary <b>Cadastral</b> Cadastre/CTS <b>Building Footprint</b> Building Footprint	<b>Reservations</b> Housing for Disoused Housing for Economically Weaker Section (EWS)/JUG URS Purpose Project Affected Person Women Hostel/ Child Care Center Tribal Hostel Exhibition Center Picnic Spot Institute for Fisheries Educational Amenity School for Speciality Aided Municipal Hospital Municipal Office Municipal Godown Library Town Hall & Drama Theatre Auditorium Planetarium & Aquarium Community Hall Fire Brigade Station Administrative Building For Govt. Office Shopping Purpose Night Shelter Old Age Home Public Amenity Skill Development Center Police Commissioner Office <b>Reservation Status</b> Developed Not Developed <b>Modification</b> Proposed Modification <b>CZMP Lines</b> CRZ-II High Tide Line Inter-tidal Mangrove Buffer Mangroves Mangroves Excluded Part Proposed U/S 31(1)
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#### 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 Road, 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(Restricted-Residential) Residential Zone subject to handing over area to corporation as per permission/Government orders.
- R-R1 (Restricted- Residential1) 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: 1:2,000

North

Joint Director of Town Planning, Branch Office Thane  
 Deputy Director of Town Planning, Konkan Division, Navi Mumbai  
 Deputy Secretary Mantralay, Mumbai