



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-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-53	M-100	Reservation No.167 - State Govt.(Office)	Reservation No.167 - State Govt.(Office) is Redesignated as Educational Amenity as shown on plan.	Reservation No.167 - State Govt.(Office) is proposed to be Redesignated as Shopping centre as shown on plan.
EP-54	M-103	Reservation No. 196 - Play Ground	North side area of the Reservation No. 196 - Play Ground is proposed as new Reservation No. 196A- Art Gallery as Shown on plan.	Part area (north side) is proposed to be deleted from Reservation No. 196- Play Ground and reserved for Reservation No. 196A- Art Gallery and remaining area retain as Play Ground as Shown on plan.
EP-128	---	Reservation No. 169- Municipal Purpose	Reservation No. 169-Municipal Purpose	An area admeasuring about 2000 sq.m adjacent to 15.0 m wide DP road of Reservation No. 169- Municipal Purpose is proposed to be deleted and deleted area is reserved for Reservation No. 169A-Dhyang Bhavan and boundary of Reservation No. 169 modified as shown in plan.
EP-148	---	Existing Road	Existing Road	It is proposed to be Existing Road is widened 18.0 m DP Road from kind bearing S.No. 75 to 411 of village Mira as shown on plan.
EP-152	---	Reservation No. 161-Old Age Home	Reservation No. 161-Old Age Home	Reservation No. 161-Old Age Home is proposed to be deleted and included in Residential Zone 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-Bhayandar Municipal Corporation(Accompaniment to the Government in Urban Development Department Notice No. TPS-1228/452/C.R.60/25/EP/UD-12, dt.16.04.2026)

**KEY MAP**

Grid No. 22

Scale: N.T.S

**Legends**

<p><b>Road</b></p> <ul style="list-style-type: none"> <li>National Highway</li> <li>Expressway</li> <li>Major City Road</li> </ul> <p><b>Rail</b></p> <ul style="list-style-type: none"> <li>Broad Gauge</li> <li>Metro Line</li> <li>Over Bridge</li> <li>Subway</li> <li>Road Bridge across Rail</li> <li>Flyover</li> <li>Proposed Flyover</li> <li>Elevated Coastal Road</li> <li>Elevated Proposed Road</li> </ul> <p><b>Bridges</b></p> <ul style="list-style-type: none"> <li>Over Bridge</li> <li>Subway</li> <li>Road Bridge across Rail</li> <li>Flyover</li> <li>Proposed Flyover</li> <li>Elevated Coastal Road</li> <li>Elevated Proposed Road</li> </ul> <p><b>Water Bodies</b></p> <ul style="list-style-type: none"> <li>River</li> <li>Lake</li> <li>Ponds</li> <li>Nalla</li> <li>Covered Nalla</li> </ul> <p><b>Residential</b></p> <ul style="list-style-type: none"> <li>Residential Area</li> <li>Restricted - Residential</li> <li>Restricted - Residential</li> </ul> <p><b>Commercial</b></p> <ul style="list-style-type: none"> <li>Shopping Centre/Mall</li> <li>Market (Daily &amp; Weekly)</li> </ul> <p><b>Industrial</b></p> <ul style="list-style-type: none"> <li>Industrial Area</li> </ul> <p><b>Education</b></p> <ul style="list-style-type: none"> <li>Primary &amp; Secondary School</li> <li>College</li> </ul> <p><b>Health Services</b></p> <ul style="list-style-type: none"> <li>Hospital</li> <li>Urban Health Centre</li> </ul> <p><b>Central/State Govt Property</b></p> <ul style="list-style-type: none"> <li>Quartermaster</li> <li>Office</li> </ul> <p><b>Railway Property</b></p> <ul style="list-style-type: none"> <li>Railway Property</li> </ul> <p><b>Public &amp; Semi-Public</b></p> <ul style="list-style-type: none"> <li>Auditorium/Drama Theatre</li> <li>Community Hall</li> <li>Social Welfare Centre</li> <li>Old Age Home</li> <li>Fire Station</li> <li>Police Station/Chowky</li> </ul> <p><b>Heritage</b></p> <ul style="list-style-type: none"> <li>Fort</li> </ul>	<p><b>Religious</b></p> <ul style="list-style-type: none"> <li>Temple</li> <li>Mosque</li> <li>Ikdah</li> <li>Church</li> <li>Gurdwara</li> <li>Synagogue</li> <li>Ashram</li> </ul> <p><b>Recreational</b></p> <ul style="list-style-type: none"> <li>Garden</li> <li>Play Ground</li> <li>Sports Centre</li> </ul> <p><b>Public Utilities</b></p> <ul style="list-style-type: none"> <li>Sewage Pumping Station</li> <li>Sewage Treatment Plant</li> <li>Elevated &amp; Ground Storage Reservoir</li> <li>Crematorium/Burial Ground/ Cemetery</li> <li>Electric Sub-Station</li> <li>Bio Gas Plant</li> <li>Bus Stand/Terminus</li> <li>Railway Station</li> <li>Railway Track Area</li> <li>Parking Space/Area</li> <li>Jeety</li> </ul> <p><b>Transportation</b></p> <ul style="list-style-type: none"> <li>Bus Stand/Terminus</li> <li>Railway Station</li> <li>Railway Track Area</li> <li>Parking Space/Area</li> <li>Jeety</li> </ul> <p><b>No Development Zone</b></p> <ul style="list-style-type: none"> <li>No Development Zone</li> <li>Natural Park/SGNP</li> <li>Forest Zone/SGNP</li> <li>Mangrove</li> <li>Mangrove-Duffer</li> <li>Inter-tidal</li> <li>CRZ-II</li> </ul> <p><b>Eco-Sensitive Zone</b></p> <ul style="list-style-type: none"> <li>SGNP Boundary</li> <li>Eco-Sensitive Zone Boundary</li> <li>Transmission Tower</li> <li>Power Transmission Line</li> </ul> <p><b>Boundaries</b></p> <ul style="list-style-type: none"> <li>DP Boundary</li> <li>Municipal Corporation Boundary</li> <li>Village Boundary</li> <li>Gaonhan Boundary</li> <li>CTS Area Boundary</li> <li>Congested Boundary</li> </ul> <p><b>Cadastral</b></p> <ul style="list-style-type: none"> <li>Cadastral</li> <li>Building Footprint</li> </ul>	<p><b>Reservations</b></p> <ul style="list-style-type: none"> <li>Housing for Dishoused</li> <li>Housing for Economically Weaker Section (EWS)/LIG</li> <li>URIS Purpose</li> <li>Project Affected Person</li> <li>Women Hostel/ Child Care Center</li> <li>Tribal Hostel</li> <li>Garden</li> <li>Playground</li> <li>Park</li> <li>Mangrove Park</li> <li>Exhibition Center</li> <li>Picnic Spot</li> <li>Institute for Fisheries</li> <li>Educational Amenity</li> <li>Municipal Hospital</li> <li>Municipal Office</li> <li>Municipal Purpose</li> <li>Library</li> <li>Town Hall &amp; Drama Theatre</li> <li>Auditorium</li> <li>Planetarium &amp; Aquarium</li> <li>Community Hall</li> <li>Fire Brigade Station</li> <li>Administrative Building For Govt.office</li> <li>Government Purpose</li> <li>Night Shelter</li> <li>Old Age Home</li> <li>Public Amenity</li> <li>Skill Development Center</li> <li>Police Commissioner Office</li> </ul> <p><b>Shopping Center</b></p> <ul style="list-style-type: none"> <li>Shopping Center</li> <li>Municipal Market</li> <li>Fish Market</li> <li>Hawkers Market</li> <li>Public Utilities</li> <li>Slaughter House</li> <li>Sewage Treatment Plant</li> <li>Water Works</li> <li>Burial/Cremation Ground/ Cemetery</li> <li>Bus Stand/Depot</li> <li>Truck Terminal</li> <li>Multipurpose Parking/ Parking</li> <li>ISBT Terminus</li> <li>Water Terminal</li> <li>Transport Hub</li> <li>Development of Fort</li> <li>Extension</li> <li>Open Market</li> <li>Parking and Swimming Pool</li> </ul> <p><b>Reservation Status</b></p> <ul style="list-style-type: none"> <li>Developed</li> <li>Not Developed</li> <li>Proposed Modification</li> <li>CZMP Lines</li> <li>CRZ-II</li> <li>High Tide Line</li> <li>Inter-tidal</li> <li>Mangrove Buffer</li> <li>Mangroves</li> <li>Excluded Part Proposed U/S 31(1)</li> </ul>
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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-Elevated Road marked on plan are indicative & automatically stand modified by the notification issued by Government from time to time.
- The alignment of nalla / 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.
- 10.R-R(Restricted-Residential) Residential Zone subject to handing over area to corporation as per permission/Government orders.
- 11.R-R1 (Restricted- Residential) All provision of Residential Zone in UDPR-2022 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.
- 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

North

**Officer Appointed U/s 21(AA)**  
 Joint Director, Town Planning  
 Konkan Division, Mumbai

**(NIRMAJ KUMAR CHAUDHARI)**  
 Deputy Director of Town Planning  
 & Deputy Secretary Mantralay, Mumbai