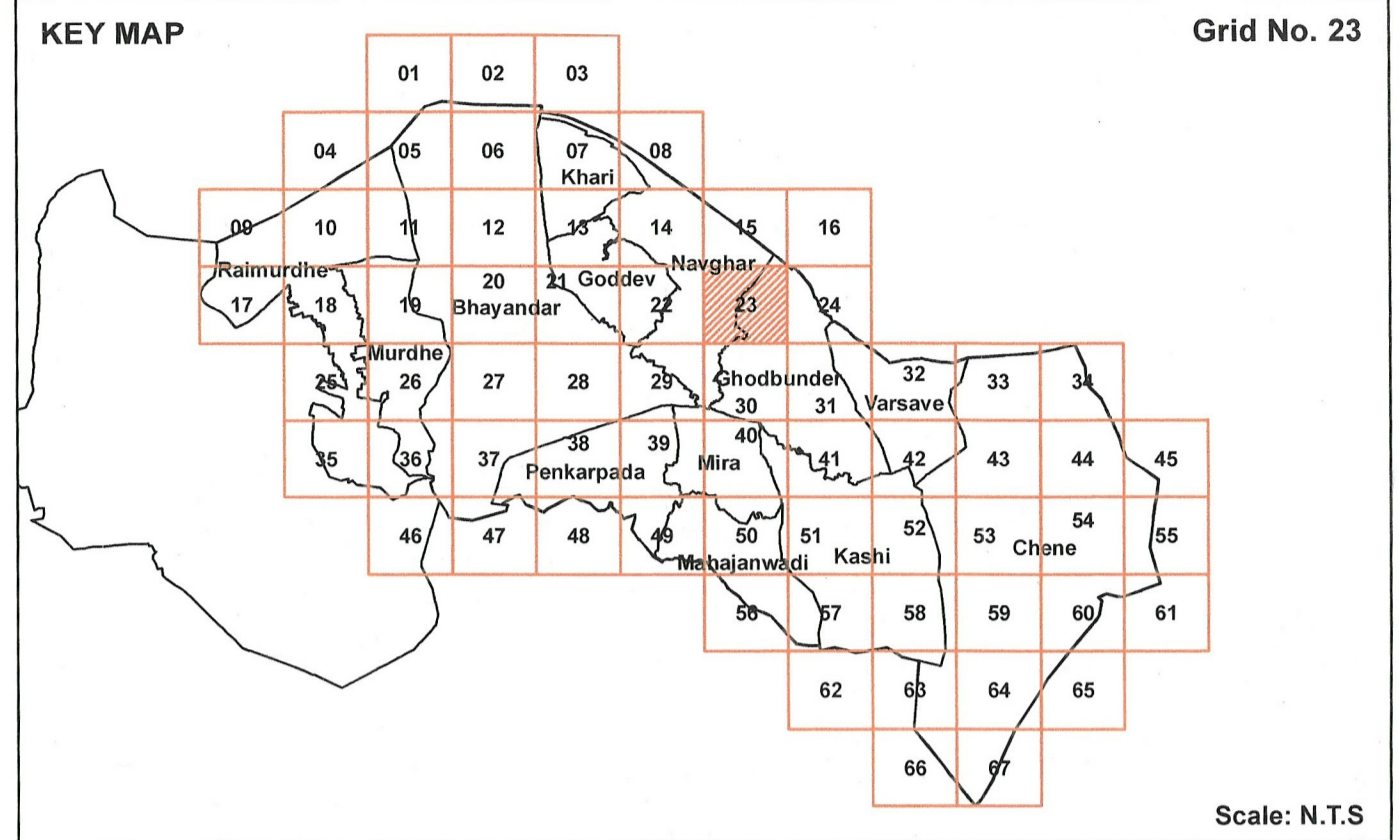


**DRAFT REVISED DEVELOPMENT PLAN**  
**Mira Bhayandar Municipal Corporation**  
 (Modifications of Substantial Nature Published (Excluded Part) U/S 31(1) of MR&TP Act, 1966)

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)



**Legends**

<b>Road</b>	<b>Religious</b>	<b>Reservations</b>
National Highway	Temple	Housing for Disbused
Expressway	Mosque	Housing for Economically Weaker Section (EWS/ULIG)
Major City Road	Idgha	URS Purpose
<b>Rail</b>	Church	Project Affected Person
Broad Gauge	Gurdwara	Women Hostel/ Child Care Center
Metro Station	Synagogue	Tribal Hostel
Metro Line	Ashram	Garden
<b>Bridges</b>	<b>Recreational</b>	Playground
Over Bridge	Garden	Park
Subway	Play Ground	Mangrove Park
Road Bridge across Rail	Sports Centre	Exhibition Center
Flyover	<b>Public Utilities</b>	Picnic Spot
Elevated Coastal Road	Sewage Pumping Station	Institute for Fisheries
Elevated Proposed Road	Sewage Treatment Plant	School for Specially Abled
<b>Water Bodies</b>	Elevated & Ground Storage Reservoir	Medical Amenity
River	Crematorium/Burial Ground/ Cemetery	Municipal Hospital
Lake	Electric Sub-Station	Municipal Office
Ponds	Bio Gas Plant	Municipal Purpose
Nalla	<b>Transportation</b>	Library
Covered Nalla	Bus Stand/Terminus	Town Hall & Drama Theatre
<b>Residential</b>	Railway Station	Auditorium
Residential Area	Railway Track Area	Planetarium & Aquarium
Restricted - Residential	Parking Space/Area	Community Hall
<b>Commercial</b>	Jetty	Fire Brigade Station
Shopping Centre/Mall	<b>No Development Zone</b>	Administrative Building For Gov office
Market (Daily & Weekly)	No Development Zone	Government Purpose
<b>Industrial</b>	No Development Zone	Night Shelter
Industrial Area	No Development Zone	Old Age Home
<b>Education</b>	No Development Zone	Public Amenity
Primary & Secondary School	No Development Zone	Skill Development Center
College	No Development Zone	Police Commissioner Office
<b>Health Services</b>	<b>Eco-Sensitive Zone</b>	
Hospital	Eco-Sensitive Zone Boundary	
Urban Health Centre	Transmission Tower	
<b>Central /State Govt Property</b>	Power Transmission Line	
Quarter	<b>Boundaries</b>	
Office	DP Boundary	
<b>Railway Property</b>	Municipal Corporation Boundary	
Railway Property	Village Boundary	
<b>Public &amp; Semi-Public</b>	Goshan Boundary	
Auditorium/Drama Theatre	CTS Area Boundary	
Community Hall	Congested Boundary	
Social Welfare Centre	<b>Cadastral</b>	
Old Age Home	Cadastral/CTS	
Fire Station	Building Footprint	
Police Station/Chowky		
<b>Heritage</b>		
Fort		

**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.
- 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

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

Vijaykumar Wagmode  
 Joint Director, Town Planning  
 Konkan Division, Navi Mumbai

Nirmalkumar Chaudhari  
 Deputy Director of Town Planning & Deputy Secretary Mantralay, Mumbai

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-55	M-104	Reservation No. 157- Garden	South west side area of Reservation No. 157- Garden is proposed as new Reservation No. 157A-Bus Terminal as Shown on plan.	Part area (South-west side) is proposed to be deleted from Reservation No. 157- Garden and reserved for Reservation No. 157A-Bus Terminal and remaining area retain as Garden as Shown on plan.
EP-56	M-105	Reservation No. 178- Municipal Purpose and Developed Garden	Existing Bio-Methenization plant in Reservation No. 178- Municipal Purpose and Developed Garden is Marked as Public Utility as shown on plan.	Existing Bio-Methenization plant in Reservation No. 178- Municipal Purpose and Developed Garden is proposed to be Marked as 'Developed Public Utility and boundary's of Reservation and Garden are modified as shown on plan.
EP-57	M-107	Reservation No. 190- Medical Amenity	Area under existing structure is deleted from Reservation No. 190- Medical Amenity and included in Residential Zone, remaining area is retained in Reservation No. 190- Medical Amenity as shown on plan.	Area under existing structure is proposed to be deleted from Reservation No. 190- Medical Amenity and included in Residential Zone, remaining area is retained in Reservation No. 190- Medical Amenity as shown on plan.
EP-58	M-109	SGNP and 40.0 m wide DP Road	The alignment of 40 m wide Elevated road is shifted toward north side through survey no. 217pt, 203pt, 202pt, 204pt, 5pt, 6pt, 7pt, 8pt, 47pt, 48pt, Mouje Ghodbunder and considering existing road new 15m wide DP road is Proposed through Survey No.12pt to 15pt & 36pt as shown on plan	Government Urban Development Department already published Notice No.1224/963/CR-64/24/UD-12, dated 16/8/2024.
EP-148	---	Existing Road	Existing Road	It is proposed to be Existing Road is widened 18.0 m DP Road from land bearing S.No. 75 to 411 of village Mira as shown on plan.
EP-153	---	Reservation No. 194- Parking	Reservation No. 194- Parking	It is proposed to be Reservation No. 194- Parking is deleted and included in Residential Zone and Reservation No. 193- Municipal Market is redesignated as Reservation No. 193- Municipal Market and Parking as shown on plan.
EP-155	---	Reservation No. 203- Municipal Purpose	Reservation No. 203- Municipal Purpose	Reservation No. 203- Municipal Purpose is proposed to be deleted and included in Residential Zone as shown on plan.
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.41,72,141, 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.
EP-162	---	Residential Zone	Residential Zone	It is proposed to land bearing S.No.435pt and 280pt of village Navghar and S.No.231/1 pt of village Ghodbunder area admeasuring about 6050 sq.m. is reserved for New Reservation No.188A- Public Utility/SPT as shown on plan.

