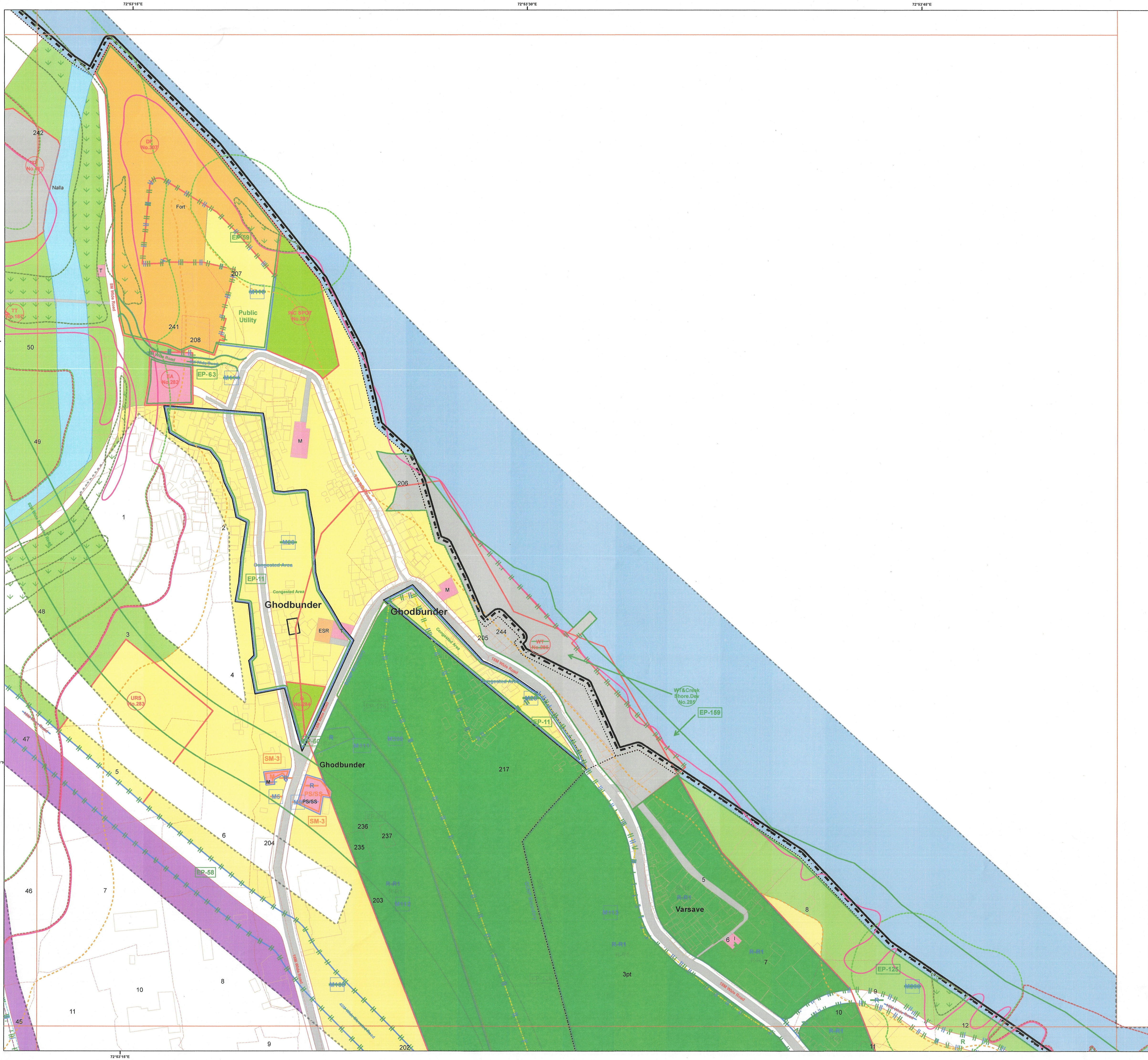




Excluded Part	Modification No.	Proposal as published under section 26 of the MR&TP Act, 1966	Proposal submitted to Government under section 30 of the MR&TP Act, 1966	Modification of Substantial Nature by the Government under section 31(1) of the MR&TP Act, 1966
EP-11	M-28	Residential Zone and Gaothan Boundry	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-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-59	M-110	Reservation No. 307- Development of Fort	Boundary of Reservation No. 307-Development of Fort is modified as per Boundary of Public Utility Zone in sanctioned DP as Shown on Plan.	Boundary of Reservation No. 307- Development of Fort is proposed to be modified as per Boundary of Public Utility Zone in sanctioned DP as Shown on Plan.
EP-60	M-111	Green Zone	Area Under Survey No. 203/3, village Ghodbunder in SGNP Eco Sensitive Buffer Zone is shown in Residential Zone as per sanctioned DP as shown on plan.	Area Under Survey No. 203/3, village Ghodbunder in SGNP Eco Sensitive Buffer Zone is proposed to be shown in Restricted Residential Zone (R-R1) as per sanctioned DP as shown on plan.
EP-61	M-112	SGNP Eco Sensitive zone	Area under SGNP Eco Sensitive Buffer zone Excluding the Residential and Industrial Zone of Sanction DP in village Mahajanwadi, village Kashi and village Ghodbunder is shown in R-R1 (Restricted- Residential 1) zone as shown on plan.	It is proposed to be area under SGNP Eco Sensitive Buffer zone Excluding the Residential and Industrial Zone of Sanction DP in village Mahajanwadi, village Kashi and village Ghodbunder is shown in Restricted Residential zone (R-R1) as shown on plan.
EP-63	M-114	Residential Zone, NDZ and Reservation no. 282- Educational Amenity	New 9 m wide DP road is Proposed through survey no. 207pt, 208pt, 241pt village Ghodbunder and due to this change the boundary of Reservation no. 282- Educational Amenity is modified as shown on plan.	It is proposed to be new 9 m wide DP road is Proposed through survey no. 207pt, 208pt, 241pt village Ghodbunder and due to this change the boundary of Reservation no. 282- Educational Amenity is modified as shown on plan.
EP-125	M-206	CRZ, Residential Zone and SGNP	The alignment of 15 m wide DP road through survey no. 9pt, 10pt, 12pt, 15pt, 16pt at village Ghodbunder is deleted and included in adjoining zone as shown on plan.	The alignment of 15 m wide DP road through survey no. 9pt, 10pt, 12pt, 15pt, 16pt at village Ghodbunder is proposed to be deleted and included in adjoining zone as shown on plan.
EP-126	M-208	SGNP	The boundary of SGNP is corrected as shown on plan.	The boundary of SGNP is proposed to be corrected as shown on plan.
EP-159	---	Reservation No.285-Water Terminal and NDZ and SGNP	Reservation No.285-Water Terminal and NDZ and SGNP	It is proposed to be land bearing S.No.204pt, 205pt and Reservation No.285-Water Terminal of village Ghodbunder land bearing S.No.5pt, 8pt, 9pt, 12pt and 20pt of village Varsave is Reserved for Reservation No.285-Water Terminal and Creek Shore Development as shown on plan.
EP-62	M-113	SGNP Eco Sensitive zone	Area under SGNP Eco Sensitive Buffer Zone in village Varsave (except Sr.no. 1pt, 2pt and 34pt) is shown in R-R1 (Restricted- Residential 1) zone as shown on plan.	Area under SGNP Eco Sensitive Buffer Zone in village Varsave (except Sr.no. 1pt, 2pt and 34pt) is proposed to be shown in Restricted Residential zone (R-R1) 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-1225/452/C.R.60/25/EP/UD-12, dt.16.04.2026)

KEY MAP

Legends

Road

- National Highway
- Expressway
- Major City Road

Rail

- Broad Gauge
- Metro Station
- Metrolino

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
- Restricted - Residential
- Restricted - Residential 1

Commercial

- Shopping Centre/Mall
- Market (Daily & Weekly)

Industrial

- Industrial Area

Education

- Primary & Secondary School
- College

Health Services

- Urban Health Centre
- Hospital

Central/State Govt Property

- Office

Railway Property

- Railway Property

Public & Semi-Public

- Auditorium/Drama Theatre
- Community Hall
- Social Welfare Centre
- Old Age Home
- Fire Station
- Police Station/Chowky

Heritage

- Fort

Religious

- Temple
- Mosque
- Idgah
- Church
- Gurdwara
- Synagogue
- Ashram

Recreational

- Garden
- Play Ground
- Sports Centre

Public Utilities

- Sewage Pumping Station
- Sewage Treatment Plant
- Elevated & Ground Storage Reservoir
- Crematorium/Burial Ground/ Cemetery
- Electric Sub-Station
- Bio Gas Plant

Transportation

- Bus Stand/Terminus
- Railway Station
- Railway Track Area
- Parking Space/Area
- Jetty

No Development Zone

- No Development Zone
- National Park (GNP)
- Forest Zone (GNP)
- Mangrove
- Mangrove-Buffer
- Intertidal

Eco-Sensitive Zone

- 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

- Cadastral/CTS

Building Footprint

- Building Footprint

Reservations

- Housing for Deseased
- Housing for Economically Weaker Section (EWS)/LIG
- URS Purpose
- Project Affected Person
- Women Hostel
- Child Care Center
- Tibial Hostel
- Garden
- Park
- Exhibition Center
- Picnic Spot
- Institute for Fisheries
- Educational Amenity
- School for Specialty Aided
- Medical Amenity
- Municipal Hospital
- Municipal Office
- Municipal Purpose
- Municipal Godown
- Library
- Town Hall & Drama Theatre
- Auditorium
- Planetarium & Aquarium
- Community Hall
- Administrative Building For Govt office
- Government Purpose
- Night Shelter
- Old Age Home
- Public Amenity
- Skill Development Center
- Police Commissioner Office

Shopping Center

- 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
- Reservation Status
- Developed
- Not Developed
- Modification
- Proposed Modification
- CZMP Lines
- CRZ II
- High Tide Line
- Intertidal
- Mangrove Buffer
- Mangroves
- Excluded Part
- Proposed U/S 31(1)

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 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-R1 (Restricted- Residential) Residential Zone subject to handing over area to corporating authority as per permission/Government orders.
- 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

1:2,000

North

Signatures

(Vijay Kumar Waghmode) Joint Director of Town Planning, Konkan Division, Navi Mumbai

(Nirmal Kumar Chaudhary) Deputy Director of Town Planning & Deputy Secretary, Marolay, Mumbai