



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-65	M-116	Proposed 30 m wide DP road	The alignment of 30 m wide DP road on North of Proposed 45.00 m wide DP road is shifted along the existing Nala through survey no. 625pt, 623pt, 622pt, 631pt, 634pt, 635pt, 584pt, 587pt, 588pt, 586pt, 589pt, 599pt, 600pt, 597pt, 596pt, 598pt, 605pt. at village Bhayandar and land so released due to this change is included in Residential Zone as shown on plan.	It is proposed to be the alignment of 30 m wide DP road on North side of Proposed 45.00 m wide DP road is shifted along the existing Nala with some changes at the junction of 45.0 m proposed DP Road and North side along nala and land so released by shifting of alignment is included in adjacent zone/reservation as shown on the plan.
EP-66	M-117	Proposed 45 m wide DP road and 30 m wide new DP road.	The alignment of East-west 45 m wide DP road from Mira Road Railway station to 60 m wide elevated DP road is shifted and modified along existing road and land so released due to this change is included in adjacent Zone and Reservations as shown on plan and "L" shaped 30 m wide new DP road is Proposed through Survey No. 611pt, 612pt, 613pt and 782pt as shown on plan.	"L" shaped 30 m wide new DP road is Proposed through Survey No. 611pt, 612pt, 613pt and 782pt as shown on plan.
EP-67	M-118	Reservation no. 60- Municipal Market, Reservation no. 61 Shopping Centre, Reservation no. 62- Garden, Reservation no. 67 - Educational Amenity, Reservation no. 68- Parking, Reservation no. 69-PAP, Reservation no. 70- Educational Amenity, Reservation no. 71-Parking	Reservation no. 60- Municipal Market, Reservation no. 61 Shopping Centre, Reservation no. 62- Garden, Reservation no. 67 - Educational Amenity, Reservation no. 68- Parking, Reservation no. 69-PAP, Reservation no. 70- Educational Amenity, Reservation no. 71- Parking, these Reservations are deleted and included in Residential Zone as shown on plan.	i) Reservation No. 60- Municipal Market, Reservation No. 61 Shopping Centre, Reservation No. 67 - Educational Amenity, Reservation No. 68- Parking, Reservation No. 69-PAP, Reservation No. 70-Educational Amenity, Reservation No. 71- Parking are to be deleted and included in Residential Zone as shown on plan. ii) The Reservation No. 62- Garden is proposed to be shifted towards north side and area of Reservation No.62 is to be included in alignment of 30m. wide DP road and part area is proposed to be included in adjacent zone/ reservation as shown on plan.
EP-68	M-119	Reservation no. 67 and 70- Educational Amenity and Reservation No. 72- Educational Amenity	Area of Survey No. 619(154)pt Mouje Bhayandar is included in Reservation No. 72- Educational Amenity shown on plan.	The boundary of Reservation No.72-EA is proposed to be modified as shown on plan.
EP-69	M-120	proposed 45.00 m wide DP road, Reservation No. 74- Garden and Reservation No. 75-Bus Stand.	The area of Survey No. 619(154)pt and 618(376)pt at village Bhayandar released from relocation of Reservation No. 75-Bus Stand and deleted 45.00 m wide DP road is included in Reservation No. 74- Garden, as shown on the plan.	The boundary of Reservation No.74- Garden and Reservation No.75- Bus Stand is proposed to be modified as shown on plan.
EP-158	---	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.	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.

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-1226/452/C.R.60/25/EP/UD-12, dt.16.04.2026)

KEY MAP

Grid No. 27

Scale: N.T.S

Legends

Road National Highway Expressway Major City Road Rail Broad Gauge Metro Station Metro Line Bridges Over Bridge Subway Road Bridge across Rail Flyover Proposed Flyover Elevated Coastal Road Elevated Proposed Road Water Bodies River Lake Ponds Nala Covered Nala 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 Hospital Urban Health Centre 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 Heritage Fort	Religious Temple Mosque Idgah Church Gurudwara Synagogue Ashtam 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(SGNP) Forest Zone(SGNP) Mangrove Buffer Interstitial 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 Gaonhan Boundary CTS Area Boundary Congested Boundary Cadastral Cadastral/CTS Building Footprint Building Footprint	Reservations Housing for Dis housed Housing for Economically Weaker Section (EWS)/LIC URS Purpose Project Affected Person Women Hostel/ Child Care Center Tribal Hostel Garden Park Mangrove Park Exhibition Center Picnic Spot Institute for Fisheries School for Speciality Aided 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 Reservation Status Not Developed Developed Modification Proposed Modification CZMP Lines CRZ_I CRZ_II Inter tidal High Tide Line Mangrove Buffer Mangroves Excluded Part Proposed U/S 31(1) Excluded Part Proposed U/S 31(1)
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Notes

- The Base Map, ELU and Draft PUJ 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 nala / 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 UDPCR-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(Restricted-Residential) Residential Zone subject to handing over area to corporation as per permission/Government orders.
- 11-8-1(Restricted- Residential) All provision of Residential Zone in UDPCR-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

Assistant Director of Town Planning, Branch Office Thane

North

Joint Director/Town Planning
Konkan Division, Navi Mumbai

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