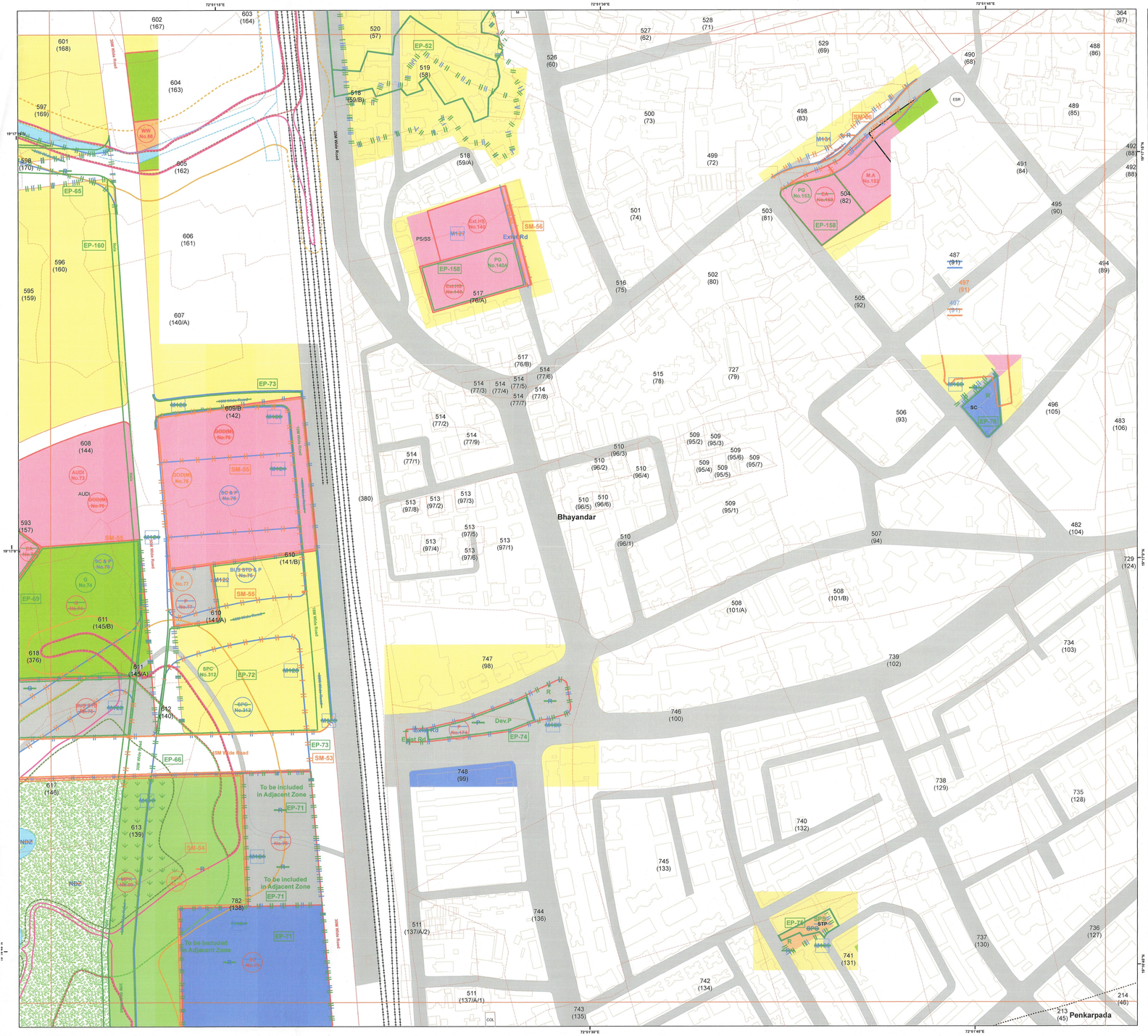


Excluded Part	Modification No.	Proposal as published under section 26 of the MR&TP Act, 1966	Proposal submitted to Government under section 30 of the MR&TP Act, 1966	Modification of Substantial Nature by the Government under section 31(1) of the MR&TP Act, 1966
EP-65	M-116	Proposed 30 m wide DP road	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 Bhayander 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 throug Survey No. 611pt,612pt,613pt and 782pt as shown on plan.	"L" shaped 30 m wide new DP road is Proposed throug Survey No. 611pt,612pt, 613pt and 782pt as shown on plan.
EP-70	M-123	Reservation No.- 76 GOD(M)	Area of Reservation No.- 76 GOD(M) is Modified and area so released due to this change is included in Reservation No. 78 - "Shopping Centre and Parking", Resevation No. 75 - "Bust Stand and Parking" and 18 m wide DP road as shown on plan.	Reservation No.76 -GOD(M) is rearranged and remaining area of the reservation is proposed to be rearranged and redesignated as Reservation No.78- Shopping centre and Parking and road network as shown on plan.
EP-71	M-124	Reservation no 78-Parking and Reservation no -79 Shopping Centre	Reservation no 78-Parking and Reservation no 79- Shopping Centre is relocated, Resized and Redesignated as Reservation No. 78 Shopping centre & Parking in survey no. 609(142/B)pt, 610(141/A)pt, 610(141/B)pt at Mouje Bhayander and area so released from Reservations and Survey No. 782(138)pt, 613(139)pt is included in Residential Zone as shown on plan.	Area of Survey No.782(138)pt., 613(139)pt. released from Reservation No.78- Parking and Reservation No.79-Shopping Centre is proposed to be included in adjacent Zone as shown on the Plan.
EP-72	M-125	Residential Zone and CRZ area	New Reservation No. 312 Sport Complex is proposed in survey no. 610(141/A)pt, 612pt(140),782(138) at Mouje Bhayander as shown on plan.	The boundary of new reservation No.312 SPC is proposed to be rearranged as shown on the plan.
EP-73	M-126	Residential Zone and Reservation No. 76 GOD(M)	The alignment of New 30m wide DP road through Survey No. 782(138)pt, 612(140)pt and 610(141/B)pt is proposed upto 45m wide DP road and 18m wide "L" shaped DP road is proposed through survey no. 610(141/B)pt,609/B(142)pt. at Mouje Bhayander as shown on plan.	Refuse to accord sanction to new alignment of 30 m. wide DP road and the alignment of 18m. wide proposed DP road is to be modified as shown on the plan.
EP-74	M-128	Reservation No.174-Parking	Area under existing structures from Reservation No.174-Parking is deleted and included in Residential Zone. West side area of Reservation is deleted and shown as existing road. Remaining area of Reservation is shown as Developed Parking as shown on plan.	It is proposed to be area under existing structures from Reservation No.174-Parking is deleted and included in Residential Zone. West side area of Reservation is deleted and shown as existing road. Remaining area of Reservation is shown as Developed Parking as shown on plan.
EP-75	M-130	Existing STP	The word "STP" is replaced by "Sewage Pumping Station" and boundary is modified and area so released is included in Residential Zone as shown on plan.	It is proposed to be the word "STP" is replaced by "Sewage Pumping Station" and boundary is modified and area so released is included in Residential Zone as shown on plan.
EP-76	M-133	Existing Road and Existing Shopping Centre	The Word "SC" is deleted and land under survey no. 487pt, 506pt at village Bhayandar is shown in Residential Zone as shown on plan.	It is proposed to be the Existing Shopping Centre and north side of the Existing Road area is deleted and land so deleted is 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-160	---	18.0 m, 30.0 m and 45.0 m wide DP Road, Reservation.No.73-Auditorium, Reservation.No.74-Garden,Reservation.No.75 - BusStand, Reservation.No.80-Mangroves Park, R-Zone, NDZ, CRZ, Mangroves and Mangroves Buffer.	18.0 m, 30.0 m and 45.0 m wide DP Road, Reservation.No.73-Auditorium, Reservation.No.74-Garden,Reservation.No.75 - BusStand, Reservation.No.80-Mangroves Park, R-Zone, NDZ, CRZ, Mangroves and Mangroves Buffer.	It is proposed to new 7.0 m wide North-South Nala parallel to west side of 30.0 m wide DP road from at the junction of Reservation.No. 66 upto existing nala at S.No.617 as shown on plan.

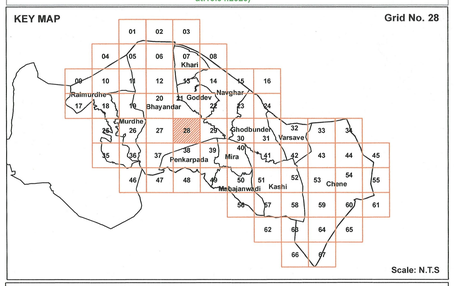
DRAFT REVISED DEVELOPMENT PLAN
Mira Bhayandar Municipal Corporation
(Modifications of Substantial Nature Published (Excluded Part) U/S 31(1) of MR&TP Act,1966)

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. 28



Scale: N.T.S

Legends

Road
- NH — National Highway
- EW — Expressway
- MCR — Major City Road

Rail
- Broad Gauge
- Metro Station
- Metroline

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
- R-R — Restricted - Residential
- R-R1 — Restricted - Residential 1

Commercial
- SC — Shopping Centre/Mall
- MK — Market (Daily & Weekly)

Industrial
- Industrial Area

Education
- PS/SS — Primary & Secondary School
- CCL — College

Health Services
- H — Hospital
- UHC — Urban Health Centre

Central /State Govt Property
- CH/SG — Quarter
- CO/SG — Office

Railway Property
- RP — Railway Property

Public & Semi-Public
- Au-H/P — Auditorium/Drama Theatre
- CC/M.H — Community Hall
- SWC — Social Welfare Centre
- OAH — Old Age Home
- FS — Fire Station
- PS/P/Ch — Police Station/Chowky

Heritage
- Fort — Fort

Religious
- T — Temple
- M — Mosque
- I — Idgah
- C — Church
- GD — Gurudwara
- SY — Synagogue
- ASH — Ashram

Recreational
- G — Garden
- PG — Play Ground
- SPC — Sports Centre

Public Utilities
- SPS — Sewage Pumping Station
- STP — Sewage/Treatment Plant
- ESR/GSR — Elevated & Ground Storage Reservoir
- CREMATORIUM — Crematorium/Burial Ground/ Cemetery
- ESS — Electric Sub-Station
- BP — Bio Gas Plant

Transportation
- BUS — Bus Stand/Terminus
- RST — Railway Station
- RTA — Railway Track Area
- PA/PAA — Parking Space/Area
- JP — Jetty

No Development Zone
- No Development Zone
- National Park/(SGNP) Forest Zone(SGNP)
- MANGROVE — Mangrove
- MANGROVE BUFFER — Mangrove Buffer
- INTERTIDAL — Intertidal
- CRZ-II — 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
- Gaothan Boundary
- CTS Area Boundary
- Congested Boundary

Cadastral
- Cadastre/CTS

Building Footprint
- Building Footprint

Reservations
- Housing for Dishoused
- Housing for Economically Weaker Section (EWS)/LIG
- URS Purpose
- Project Affected Person
- Women Hostel/ Child Care Center
- Tribal Hostel
- Garden
- Playground
- Park
- Mangrove Park
- Exhibition Center
- Picnic Spot
- Institute for Fisheries
- Educational Amenity
- School for Specially Abled
- Medical Amenity
- 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
- Shopping Center
- Municipal Market
- Fish Market
- Hawkers Market
- Public Utilities
- Slaughter House
- Sewage Treatment Plant
- 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
- M — Proposed Modification

CZMP Lines
- CRZ_II
- High Tide Line
- Intertidal
- Mangrove Buffer
- Mangroves
- Mangroves
- EP- — Excluded Part Proposed U/S 31(1)

Notes

1.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.
2.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.
3.The structure on the map does not confirm authorization unless verified and rectified by Planning Authority.
4.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.
5.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.
6.The alignment of nallah / river / creek is indicative and as per the feature extracted from Drone Imagery and data collected.
7.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.
8.This plan is to be read with UDCPR-2022 and Draft DP Report.
9.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- Residential1) All provision of Residential Zone in UDCPR-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 Commitee.
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 — North

0 0.045 0.09 0.18 km

1:2,000

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

(VIJAYKUMAR WAGHMODE) Joint Director, Town Planning Konkan Division, Navi Mumbai

(NIRMALKUMAR CHAUDHARI) Deputy Director of Town Planning & Deputy Secretary Mantralay, Mumbai