



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-77	M-139	Residential Zone	Area under survey no. 481(113)pt, 478(114)pt at village Bhayander shown as R-R (Restricted-Residential) as shown on plan. Note- [R-R (Restricted-Residential)- Residential Zone subject to handing over area to corporation as per permission/Government orders.]	It is proposed to be the area under survey no. 481(113)pt, 478(114)pt at village Bhayander shown as R-R (Restricted-Residential) as shown on plan. Note- [R-R (Restricted-Residential)- Residential Zone subject to handing over area to corporation as per permission/Government orders.]
EP-144	---	Residential Zone	Residential Zone	It is proposed to show new Reservation No.185A- Fish Market area admeasuring about 500 sq.m. on Government land bearing S.No.111 pt as shown on plan.
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.

DRAFT REVISED DEVELOPMENT PLAN Mira Bhayander Municipal Corporation

(Modifications of Substantial Nature Published (Excluded Part) U/S 31(1) of MR&TP Act, 1966)

Schedule-B
Development Plan of Mira-Bhayander 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

Grid No. 29

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 Water Bodies River Lake Ponds Nalla Covered Nalla Residential Residential Area Restricted - Residential Restricted - Residential I 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 Quarter 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 Gurdwara Synagogue Ashram Recreational Garden Play Ground Sports Centre Public Utilities Sewage Treatment Plant Sewage Pumping Station 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/SNMP Forest Zone(SGNP) Mangrove Mangrove Buffer Eco-Sensitive Zone Eco-Sensitive Zone Eco-Sensitive Zone Boundary Power Transmission Tower Office Power Transmission Line Boundaries DP Boundary Municipal Corporation Boundary Village Boundary Gaathan Boundary CTS Area Boundary Congested Boundary Cadastral Cadastral Building Footprint Building Footprint	Reservations Housing for Disbused 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 Specialty School for Specialty Aged Medical Amenity Municipal Hospital Municipal Office Municipal Purpose 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 Developed Not Developed Modification Proposed Modification CZMP Lines CRZ-II High Tide Line Inter tidal Mangrove Buffer Mangroves Mangroves 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 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 properties 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- 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: 1:2,000

North

Assistant Director of Town Planning, Branch Office Thane

Joint Director/Town Planning, Konkan Division, Navi Mumbai

Deputy Director of Town Planning & Deputy Secretary Mantralay, Mumbai