



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-78	M-144	Reservation No. 223 - Womens Hostel and Reservation No. 224- Garden	Area of Reservation No. 224- Garden is modified by including West Side area of Reservation No. 223 -Womens Hostel and Redesignated as Shopping centre as shown on plan.	It is proposed to be area of Reservation No. 224- Garden is deleted and area deleted is included in Residential Zone and Reservation No. 223- Womens Hostel Redesignated as Garden 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.
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 and Parking as shown on plan.
EP-156	---	Reservation No. 220- Educational Amenity	Reservation No. 220- Educational Amenity	It is proposed to be 50% area of the South- West side of the Reservation No. 220- Educational Amenity is deleted and included in Residential Zone and boundary of the reservation is modified as shown on plan.
EP-158	---	Reservation No.41,72,141, 153,179, 200- Educational Amenity	Reservation No.41,72,141, 153,179, 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-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.

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)

Grid No. 30

Scale: N.T.S

Legends

<p>Road</p> <ul style="list-style-type: none"> National Highway Expressway Major City Road <p>Rail</p> <ul style="list-style-type: none"> Broad Gauge Metro Station Metrolite <p>Bridges</p> <ul style="list-style-type: none"> Over Bridge Subway Road Bridge across Rail Flyover Proposed Flyover Elevated Coastal Road Elevated Proposed Road <p>Water Bodies</p> <ul style="list-style-type: none"> River Lake Ponds Nalla Covered Nalla <p>Residential</p> <ul style="list-style-type: none"> Residential Area Restricted - Residential Restricted - Residential 1 Restricted - Residential 2 <p>Commercial</p> <ul style="list-style-type: none"> Shopping Centre/Mall Market (Daily & Weekly) <p>Industrial</p> <ul style="list-style-type: none"> Industrial Area <p>Education</p> <ul style="list-style-type: none"> Primary & Secondary School College <p>Health Services</p> <ul style="list-style-type: none"> Hospital Urban Health Centre <p>Central/State Govt Property</p> <ul style="list-style-type: none"> Office Quartermaster <p>Railway Property</p> <ul style="list-style-type: none"> Railway Property <p>Public & Semi-Public</p> <ul style="list-style-type: none"> Auditorium/Drama Theatre Community Hall Social Welfare Centre Old Age Home Fire Station Police Station/Chowky <p>Heritage</p> <ul style="list-style-type: none"> Fort 	<p>Religious</p> <ul style="list-style-type: none"> Temple Mosque Church Gurdwara Synagogue Ashram <p>Recreational</p> <ul style="list-style-type: none"> Garden Play Ground Sports Centre <p>Public Utilities</p> <ul style="list-style-type: none"> Sewage Pumping Station Sewage Treatment Plant Elevated & Ground Storage Reservoir Crematorium/Burial Ground/ Cemetery Electric Sub-Station Bio Gas Plant Bus Stand/Terminus Bus Stand/Terminus Railway Station Railway Track Area Parking Space/Area Jetty <p>No Development Zone</p> <ul style="list-style-type: none"> No Development Zone SGNP (Forest Zone) Mangrove Mangrove Buffer Intertidal CRZ-II <p>Eco-Sensitive Zone</p> <ul style="list-style-type: none"> SGNP Boundary Eco-Sensitive Zone Boundary <p>Power</p> <ul style="list-style-type: none"> Transmission Tower Power Transmission Line <p>Boundaries</p> <ul style="list-style-type: none"> DP Boundary Municipal Corporation Boundary Village Boundary Gaothan Boundary CTS Area Boundary Congested Boundary <p>Cadastral</p> <ul style="list-style-type: none"> Cadastral/CTS <p>Building Footprint</p> <ul style="list-style-type: none"> Building Footprint 	<p>Reservations</p> <ul style="list-style-type: none"> Housing for Disoused Housing for Economically Weaker Section (EWS)/JIG URS Purpose Project Affected Person Womens Hostel/ Child Care Center Tribal Hostel Garden Playground Park Mangrove Park Exhibition Center Picnic Spot Institute for Fisheries Educational Amenity School for Specialy 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 <p>Shopping Center</p> <ul style="list-style-type: none"> 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 Proposed Modification CZMP Lines CRZ-II High Tide Line Intertidal Mangrove Buffer Mangroves Excluded Part Proposed U/S 31(1)
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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/R (Restricted- Residential) Residential Zone subject to handing over area to corporation as per permission/Government orders.
- R-1 (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

North

0.045 0.09 0.18 1.2,000

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