



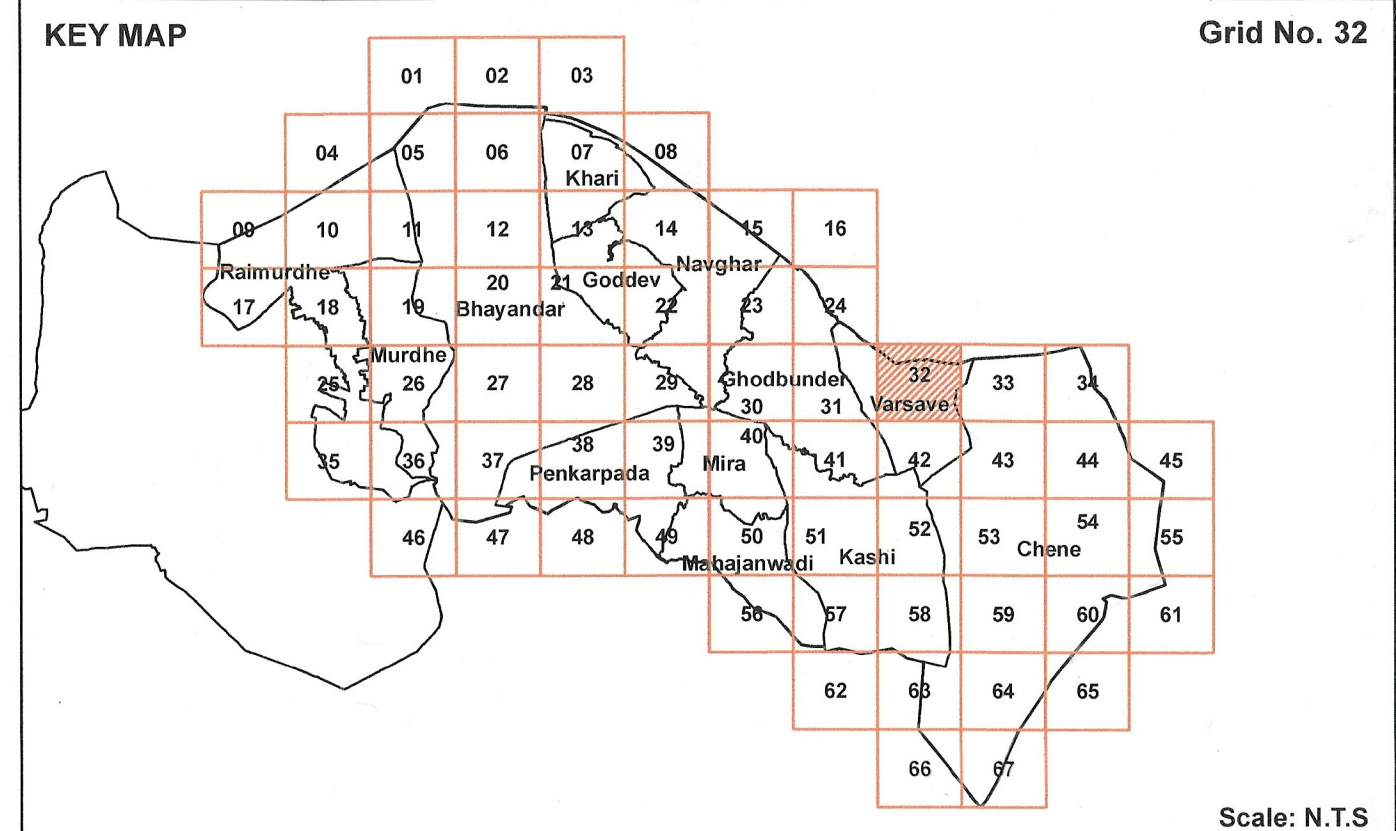
Excluded Part	Modification No.	Proposal as published under section 26 of the MR&TP Act, 1966	Proposal submitted to Government under section 30 of the MR&TP Act, 1966	Modification of Substantial Nature by the Government under section 31(1) of the MR&TP Act, 1966
EP-11	M-28	Residential Zone and Gaothan Boundary	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-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) 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.
EP-83	M-151	SGNP Eco Sensitive zone and Residential Zone	Existing School is Marked at survey no.3pt and Gaothan at village Varsave as shown on Plan.	Existing School is proposed to be Marked at survey no.3pt and Gaothan at village Varsave 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 Ghodbander 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-161	---	30.m Wide DP road, Residential Zone, NDZ, R-R1, Reservation No.-301, 302 and 297 and Waterbody.	30.m Wide DP road, Residential Zone, NDZ, R-R1, Reservation No.-301, 302 and 297 and Waterbody.	It is proposed to be 30.m wide DP road widened to 60.0 m on right side from Fountain Hotel to Gaimkh as shown on plan.
EP-164	---	Residential Zone and 12.0 m wide DP road .	Residential Zone and 12.0 m wide DP road .	Proposed 12.0 m wide DP road in land bearing S.No. 46/2, 97/2, 87/2 of village varsave are extended towards west side upto 15.0 m wide DP road and 12.0 m DP road in S.No.92,93,94, 96,98,45 and etc are deleted and deleted area included in Residential Zone 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 (According to the Government in Urban Development Department Notice No. TPS-1225/452/C.R.60/25/EP/UD-12, dt.16.04.2025)



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	Religious Temple Mosque Idgah Church Gurdwara Synagogue Ashram Recreational Play Ground Sports Centre Public Utilities Sewage Pumping Station Sewage Treatment Plant Elevated & Ground Storage Reservoir Cemeterium/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 Mangrove-Buffer Interflood CRZ II Eco-Sensitive Zone SGNP Boundary Eco-Sensitive Zone Boundary	Reservations Housing for Dishoused Housing for Economically Weaker Section (EWS) U/S 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 Aabled 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	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 Quarterm Office Railway Property Railway Property Public & Semi-Public Auditorium/Drama Theatre Community Hall Social Welfare Centre Old Age Home Fire Station Heritage Fort	Other 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 & Parking 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 Interflood Mangrove Buffer Mangroves EP (Excluded Part 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 Road marked on plan are indicative & automatically stand modified by the modification 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 UDCPR-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 corporation as per permission/Government orders.
- R-R1 (Restricted-Residential) 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 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

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