

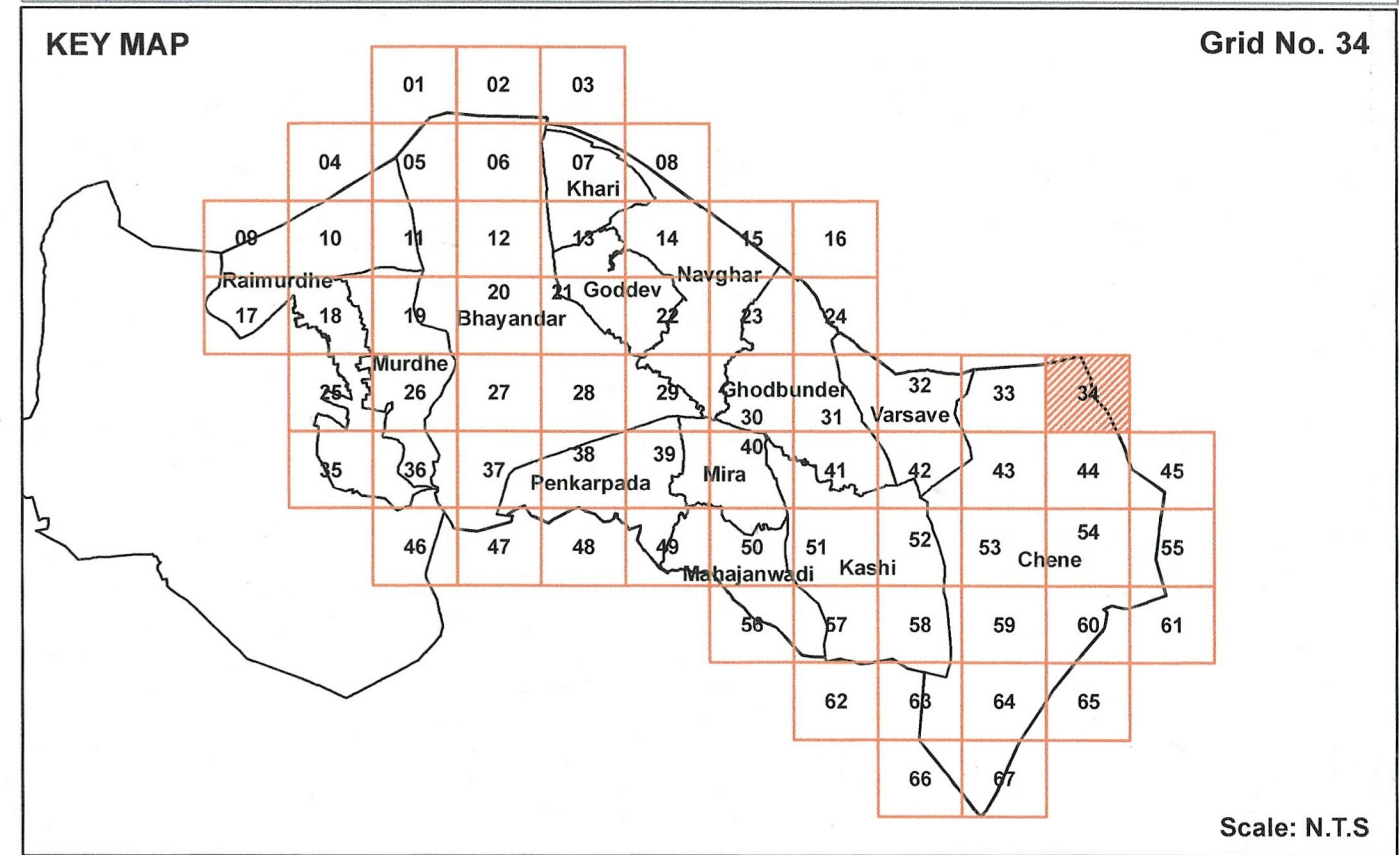
Excluded Part	Modification No.	Proposal as published under section 26 of the MR&TP Act, 1966	Proposal submitted to Government under section 30 of the MR&TP Act, 1966	Modification of Substantial Nature by the Government under section 31(1) of the MR&TP Act, 1966
EP-84	M-153	SGNP Eco Sensitive zone	Area under village Chene Survey No. 21,22,23/1,23/2, 24/2, 24/1, 20, 19, 25, 26pt, 46/1pt, 46/2pt, 46/3pt, 47/1, 47/2, 47/3, 47/3, 48, 49, 29/1, 29/2, 30/1, 30/2, 31/1, 31/2, 31/3, 32, 33/1, 33/2, 34, 36/1, 35, 36/2, 11, 12, 13pt, 13/1, 14pt, 15, 16/1, 16/2, 17/1, 17/2, 17/3, 18pt, 6/1, 6/2, 6/3, 5/1pt, 5/2, 143, 142, 138/1, 137/2, 137/1, 128, 136/2, 136/1, 129, 130/6, 130/5, 130/3, 130/2, 130/1, 135/5, 135/3, 135/3, 135/4, 135/1, 135/2, 134/1, 134/2, 133, 132/2, 132/3, 132/1, 131, 92, 76pt, 87, 88, 77/1, 77/2, 77/3, 74pt, 59, 60 in SGNP Eco Sensitive Buffer is shown in No Development Zone	It is proposed to be area under village Chene Survey No. 21,22,23/1,23/2, 24/2, 24/1, 20, 19, 25, 26pt, 46/1pt, 46/2pt, 46/3pt, 47/1, 47/2, 47/3, 48, 49, 29/1, 29/2, 30/1, 30/2, 31/1, 31/2, 31/3, 32, 33/1, 33/2, 34, 36/1, 35, 36/2, 11, 12, 13pt, 13/1, 14pt, 15, 16/1, 16/2, 17/1, 17/2, 17/3, 18pt, 6/1, 6/2, 6/3, 5/1pt, 5/2, 143, 142, 138/1, 137/2, 137/1, 128, 136/2, 136/1, 129, 130/6, 130/5, 130/3, 130/2, 130/1, 135/5, 135/3, 135/3, 135/4, 135/1, 135/2, 134/1, 134/2, 133, 132/2, 132/3, 132/1, 131, 92, 76pt, 87, 88, 77/1, 77/2, 77/3, 74pt, 59, 60 in SGNP Eco Sensitive Buffer is shown in No Development Zone as shown on plan.
EP-85	M-154	SGNP Eco Sensitive zone	Area from village Chene Survey No. 81/1pt, 70/3pt, 81/2pt, 82, 83, 84/1, 84/2, 85, 86, 79pt, 78pt, 80/1pt, 80/2pt, 62/1pt, 62/2, 58/2, 59, 58/1pt, 56/2, 56/1pt, 144, 145, 145p, 147/1, 147/2, 147/3, 147/5, 147/4, 146/1, 146/3, 146/2, 147/4, 146/1, 146/3, 146/2, 152, 120/1, 150, 140, 138/2, 139, 125/1, 125/2, 125/3, 141, 120/2, 119/1, 119/2, 118pt, 117/1, 117pt, 121/1, 121, 124, 122/2, 123/1pt, 123/2pt, 127/1, 127/2, 111, 110, 112, 105pt, 106, 106pt, 104, 107/1, 107/2, 108, 109/1, 109/2, 109/3, 102, 90, 91, 93/1, 93/2, 94/1, 94/2, 94/3, 94/4, 94/5, 95, 96/1, 96/2, 97, 98, 18pt, in SGNP Eco Sensitive Buffer Zone is shown in R-R-1 (Restricted-Residential-1) zone and Reservation No. 305 & 306 are retained as shown on plan.	It is proposed to be area from village Chene Survey No. 81/1pt, 70/3pt, 81/2pt, 82, 83, 84/1, 84/2, 85, 86, 79pt, 78pt, 80/1pt, 80/2pt, 62/1pt, 62/2, 58/2, 59, 58/1pt, 56/2, 56/1pt, 144, 145, 145p, 147/1, 147/2, 147/3, 147/5, 147/4, 146/1, 146/3, 146/2, 152, 120/1, 150, 140, 138/2, 139, 125/1, 125/2, 125/3, 141, 120/2, 119/1, 119/2, 118pt, 117/1, 117pt, 121/1, 121, 124, 122/2, 123/1pt, 123/2pt, 127/1, 127/2, 111, 110, 112, 105pt, 106, 106pt, 104, 107/1, 107/2, 108, 109/1, 109/2, 109/3, 102, 90, 91, 93/1, 93/2, 94/1, 94/2, 94/3, 94/4, 94/5, 95, 96/1, 96/2, 97, 98, 18pt, in SGNP Eco Sensitive Buffer Zone is shown in R-R-1 (Restricted-Residential-1) zone and Reservation No. 305 & 306 are retained 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-139	---	SGNP and NDZ	SGNP and NDZ	9.0 m DP Road proposed at village Chene waghoba ekta chawl 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 Gaimukh 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-1225/452/C.R.60/25/EP/UD-12, dt.16.04.2026)



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 Nalla Covered Nalla Residential Residential Area Restricted - Residential Restricted - Residential 1 Shopping Centre/Mall Market (Daily & Weekly) Industrial Industrial Area Education Primary & Secondary School College Health Services Hospital Urban Health Centre Central/State Govt Property Quartermaster Office Railway Property Railway Property Public & Semi-Public Auditorium/Drama Theatre Community Hall Social Welfare Centre Old Age Home Fire Station Police Station/Chowky Heritage Fort	Religious Temple Mosque Idgah Church Gurdwara Synagogue Ashram 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 No Development Zone No Development Zone National Park/SGNP Forest Zone/SGNP Mangrove Mangrove Buffer Inter-tidal 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	Reservations Housing for Disbanded Housing for Economically Weaker Section (EWS)/LIG U/S Purpose Project Affected Person Women Hostels/ Child Care Center Tribal Hostel Park Mangrove Park Exhibition Center Picnic Spot Institute for Fisheries Educational Amenty School for Specially Abled 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
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Notes

- The Base Map, ELU and Draft PU 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 permit/Government orders.
- R-R1 (Restricted-Residential1) All provision of Residential Zone in UDPR-2022 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

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

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