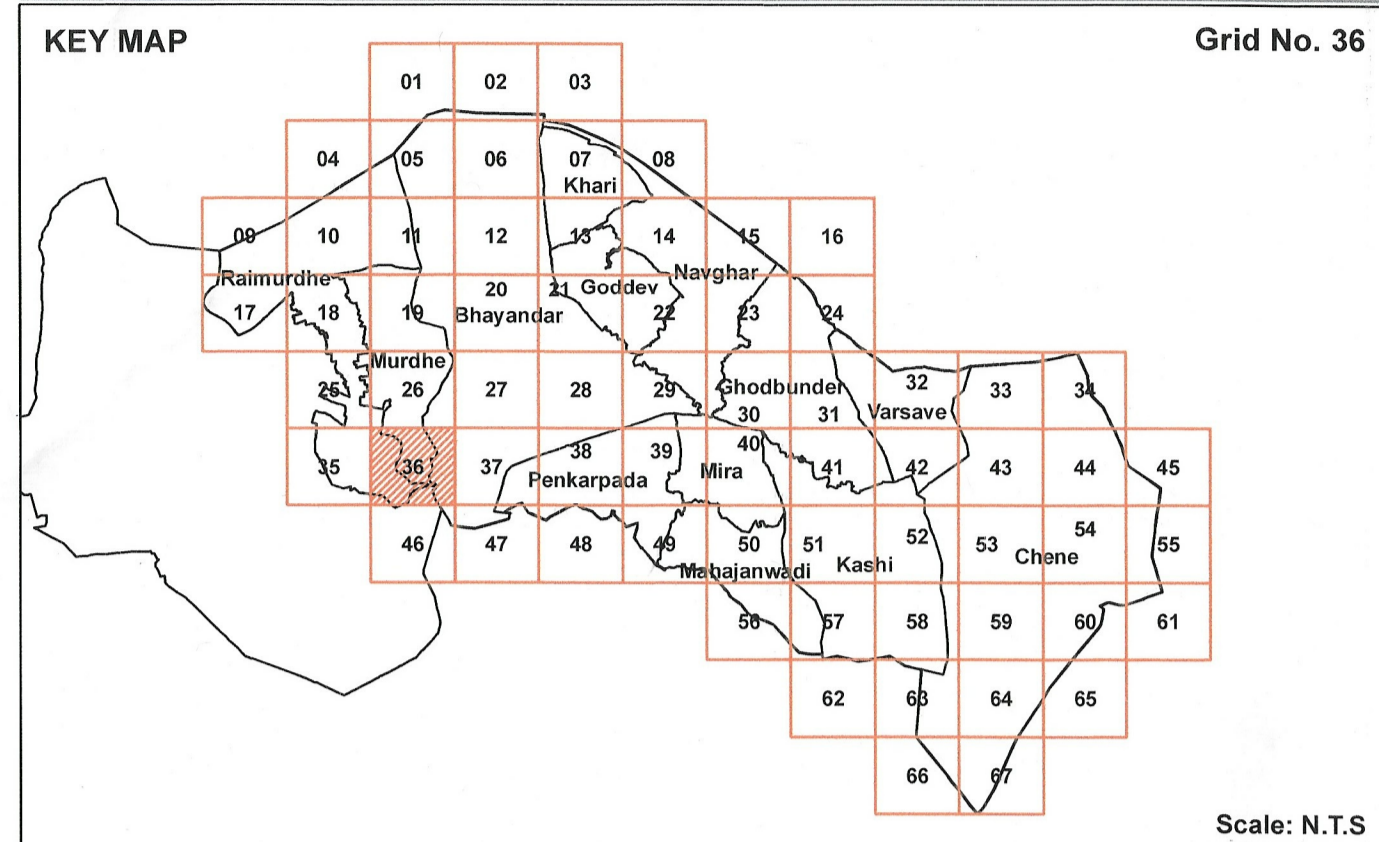


DRAFT REVISED DEVELOPMENT PLAN
Mira Bhayandar Municipal Corporation
 (Modifications of Substantial Nature Published (Excluded Part) U/S 31(1)
 of MR&TP Act,1966)

Schedule-B
 Development Plan of Mira-Bhayandar Municipal Corporation (Accompaniment to the Government in
 Urban Development Department Notice No. TPS-1226/482/C.R.60/25/EP/UD-12,
 dt.16.04.2026)



Legends

Road NH National Highway EX Expressway MCR Major City Road BR Broad Gauge MS Metro Station M Metro Line OB Over Bridge S Subway R Road Bridge across Rail F Flyover PF Proposed Flyover ECR Elevated Coastal Road ER Elevated Road EPR Elevated Proposed Road	Rail BG Broad Gauge M Metro Station M Metro Line	Bridges OB Over Bridge S Subway R Road Bridge across Rail F Flyover PF Proposed Flyover ECR Elevated Coastal Road ER Elevated Road EPR Elevated Proposed Road	Water Bodies R River L Lake P Ponds N Nallah CN Covered Nallah	Residential RA Residential Area R-R Restricted - Residential R-R-1 Restricted - Residential 1 R-R-2 Restricted - Residential 2	Commercial SC Shopping Centre/Mall M Market (Daily & Weekly) NP National Park/GNPR I Industrial Area E Education PS Primary & Secondary School C College H Hospital UHC Urban Health Centre CGS Central / State Govt Property Q Quarter O Office RP Railway Property AT Auditorium/Drama Theatre CH Community Hall CTS Community Welfare Centre OAH Old Age Home F Fire Station PS Police Station/Chowky H Heritage F Fort	Religious T Temple M Mosque I Idgah C Church G Gurudwara S Synagogue A Ashram R Recreational G Garden PG Play Ground SC Sports Centre PU Public Utilities SPP Sewage Pumping Station STP Sewage Treatment Plant EG Elevated & Ground Storage Reservoir CCR Cemetery CCR-1 Crematorium/Burial Ground/ Cemetery E Sub-Station BGP Bio Gas Plant B Bus Stand/Terminus R Railway Station RTA Railway Track Area P Parking Space/Area J Jetty No Development Zone NDZ No Development Zone NPNP National Park/GNPR F Forest Zone/SGNP M Mangrove MB Mangrove Buffer I Interstitial CRZ II Eco-Sensitive Zone ESZ Eco-Sensitive Zone Boundary P Power T Transmission Tower PTL Power Transmission Line B Boundaries DP DP Boundary V Village Boundary G Gaithan Boundary CTS CTS Area Boundary CB Congested Boundary C Cadastral CTS Cadastral/CTS BF Building Footprint	Reservations HD Housing for Disoused EW Housing for Economically Weaker Section (EWS)/LIG URIS URIS Purpose P Project Affected Person WH Women Hostel/ Child Care Center TH Tribal Hostel G Garden P Park MP Mangrove Park EC Exhibition Center IF Institute for Fisheries EA Educational Amenity SA School for Specialy Aabled MA Medical Amenity MH Municipal Hospital MO Municipal Office MP Municipal Purpose MG Municipal Godown L Library TH Town Hall & Drama Theatre A Auditorium PA Planetarium & Aquarium FBS Fire Brigade Station AB Administrative Building For Govt Office GP Government Purpose NS Night Shelter OAH Old Age Home PA Public Amenity SK Skill Development Center PCO Police Commissioner Office SC Shopping Center MM Municipal Market FM Fish Market HM Hawkers Market PU Public Utilities SH Slaughter House WT Water Works BC Burial/Cremation Ground/ Cemetery BS Bus Stand/Depot BT Bus Terminal & Parking TT Truck Terminal MP Multipurpose Parking ISBT ISBT Terminal WT Water Terminal TH Transport Hub D Development of Fort E Extension OT Open Theatre PM Parking and Swimming Pool T Town Hall & Drama Theatre A Auditorium PA Planetarium & Aquarium FBS Fire Brigade Station AB Administrative Building For Govt Office GP Government Purpose NS Night Shelter OAH Old Age Home PA Public Amenity SK Skill Development Center PCO 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 permission/Government orders.
- R-R-1 (Restricted- Residential1) 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

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

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

(NIRMAKUMAR CHAUDHARI)
 Deputy Director of Town Planning
 & Deputy Secretary, Mantralaya, Mumbai

