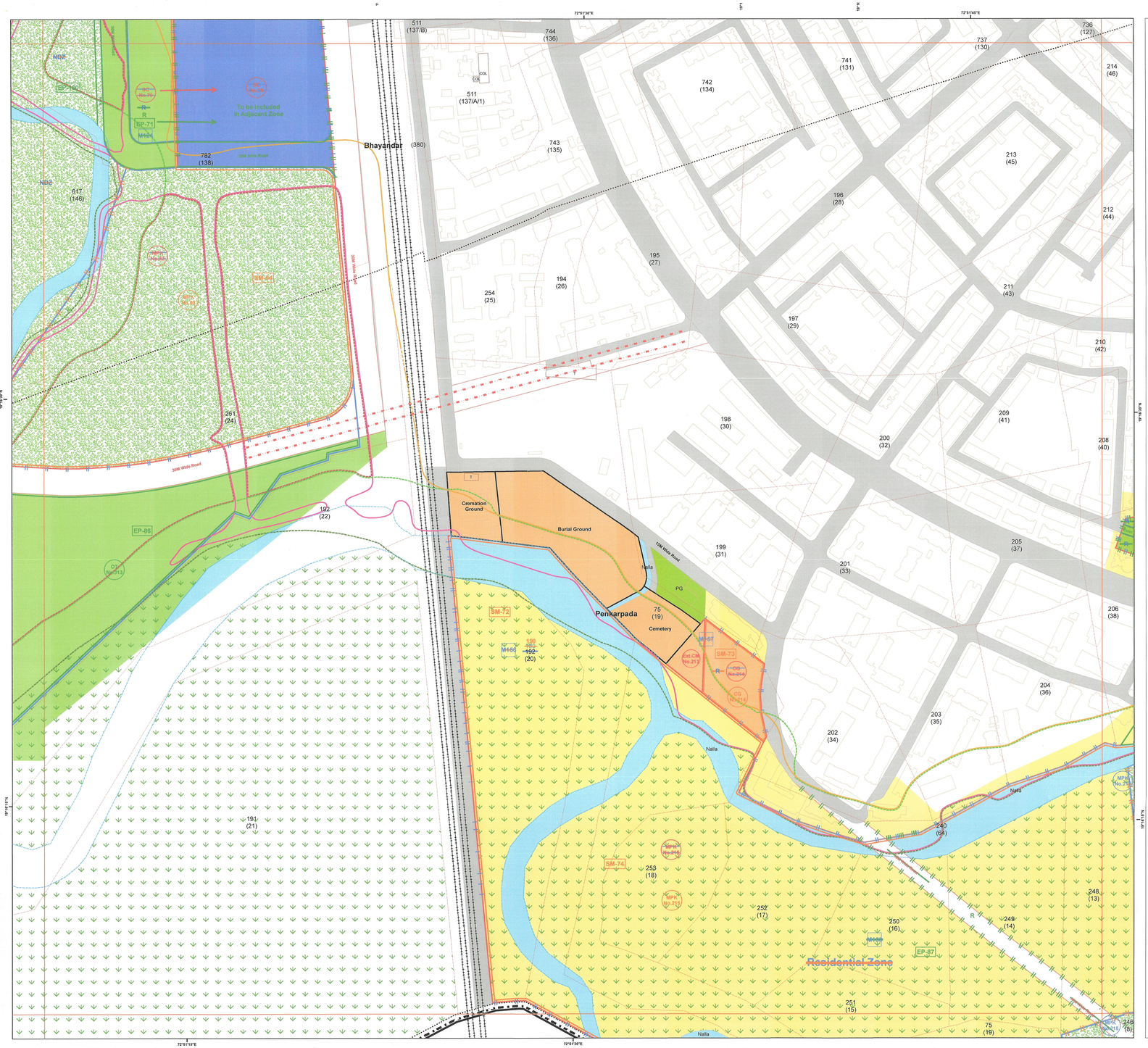


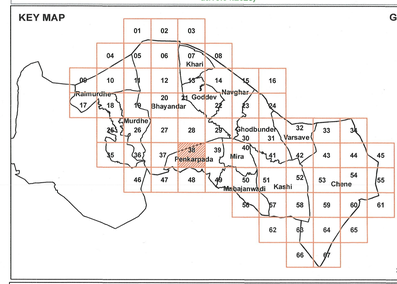
Excluded Part	Modification No.	Proposal as published under section 26 of the MR&TP Act, 1966	Proposal submitted to Government under section 30 of the MR&TP Act, 1966	Modification of Substantial Nature by the Government under section 31(1) of the MR&TP Act, 1966
EP-71	M-124	Reservation no 78-Parking and Reservation no -79 Shopping Centre	Reservation no 78-Parking and Reservation no 79-Shopping Centre is relocated, Resized and Redesignated as Reservation No. 78 Shopping centre & Parking in survey no. 609(142/B)pt, 610(141/A)pt, 610(141/B)pt at Mouje Bhayander and area so released from Reservations and Survey No. 782(138)pt, 613(139)pt is included in Residential Zone as shown on plan.	Area of Survey No.782(138)pt., 613(139)pt, released from Reservation No.78- Parking and Reservation No.79-Shopping Centre is proposed to be included in adjacent Zone as shown on the Plan.
EP-86	M-155	CRZ and Reservation No. 80-Mangroves park	New Reservation No. 313-Open Theater is Proposed at Mouje Bhayander Survey no.261(24)pt, 262(23), 782(138)pt as shown on plan.	Modification u/s 30 is sanctioned with following changes:- i)land under mangroves is shown as existing mangroves. ii) New Reservation No. 313-Open Theater is proposed on balance land i.e. excluding land under mangroves and mangroves buffer zone.
EP-87	M-158 (ii)	Reservation no. 215-Mangrove Park	The Area of Reservation no. 215- Mangrove Park is modified and area so released is included in Residential Zone as per Sanctioned DP zone and mangroves are shown in symbolic form on it. 18 m wide DP Road at survey no. 244 (77) pt. 239(76) pt. is deleted and included in Reservation no. 215 MPK and Residential Zone as shown on plan.	i)18.0 m wide DP road starting from S.No. 239(76) pt is proposed to be deleted as shown on plan. ii)DP road of 30.0 m wide and 18.0 m wide passing through mangroves park reservation are proposed to be deleted. land under (i) and (ii) released from DP road are proposed to be included in adjoining reservation/zone as shown on plan.
EP-160	---	18.0 m, 30.0 m and 45.0 m wide DP Road, Reservation,No.73-Auditorium, Reservation.No.74-Garden,Reservation.No.75 - BusStand, Reservation.No.80-Mangroves Park, R-Zone, NDZ, CRZ, Mangroves and Mangroves Buffer.	18.0 m, 30.0 m and 45.0 m wide DP Road, Reservation.No.73-Auditorium, Reservation.No.74-Garden,Reservation.No.75 - BusStand, Reservation.No.80-Mangroves Park, R-Zone, NDZ, CRZ, Mangroves and Mangroves Buffer.	It is proposed to new 7.0 m wide North-South Nala parallel to west side of 30.0 m wide DP road from at the junction of Reservation.No. 66 upto existing nala at S.No.617 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-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. 38



Scale: N.T.S

Legends

Road
- National Highway (NH)
- Expressway (EW)
- Major City Road (MCR)

Rail
- Broad Gauge
- Metro Station
- Metroline

Bridges
- Over Bridge
- Subway
- Road Bridge across Rail
- Flyover
- Proposed Flyover
- Elevated Coastal Road
- Elevated Proposed Road

Water Bodies
- River
- Lake (Lake)
- Ponds (Ponds)
- Nalla (Nalla)
- Covered Nalla

Residential
- Residential Area
- Restricted - Residential (R-R)
- Restricted - Residential 1 (R-R1)

Commercial
- Shopping Centre/Mall (SC)
- Market (Daily & Weekly) (MW)

Industrial
- Industrial Area

Education
- Primary & Secondary School (PS/SS)
- College (COL)

Health Services
- Hospital (H)
- Urban Health Centre (UHC)

Central /State Govt Property
- Quarter (CSQ/SQ)
- Office (CSO/SO)

Railway Property
- Railway Property (RP)

Public & Semi-Public
- Auditorium/Drama Theatre (AUDI)
- Community Hall (COM.H)
- Social Welfare Centre (SWC)
- Old Age Home (OAH)
- Fire Station (FS)
- Police Station/Chowky (POL/PC)

Heritage
- Fort (Fort)

Religious
- Temple (T)
- Mosque (M)
- Idgah (I)
- Church (C)
- Gurudwara (GU)
- Synagogue (SY)
- Ashram (ASH)

Recreational
- Garden
- Play Ground (PG)
- Sports Centre (SPC)

Public Utilities
- Sewage Pumping Station (SPS)
- Sewage Treatment Plant (STP)
- Elevated & Ground Storage Reservoir (SR/ESR)
- Crematorium/Burial Ground/ Cemetery (CR/BR/CM)
- Electric Sub-Station (ESS)
- Bio Gas Plant (BP)

Transportation
- Bus Stand/Terminus (BUS)
- Railway Station (RST)
- Railway Track Area (RTA)
- Parking Space/Area (PA/APA)
- Jetty (JT)

No Development Zone
- No Development Zone
- National Park(SGNP) Forest Zone(SGNP)
- Mangrove (MGV)
- Mangrove Buffer (MGV BUFFER)
- Intertidal (INTERTIDAL)
- CRZ II (CRZ II)

Eco-Sensitive Zone
- SGNP Boundary
- Eco-Sensitive Zone Boundary

Power
- Transmission Tower
- Power Transmission Line

Boundaries
- DP Boundary
- Municipal Corporation Boundary
- Village Boundary
- Gaothan Boundary
- CTS Area Boundary
- Congested Boundary

Cadastral
- Cadastre/CTS (CTS No.)

Building Footprint
- Building Footprint

Reservations
- Housing for Dishoused (HFD)
- Housing for Economically Weaker Section (EWS)/LIG (EWS/LIG)
- URS Purpose (URS Pur)
- Project Affected Person (PAP)
- Women Hostel/ Child Care Center (WH/CCC)
- Tribal Hostel (TH)
- Garden (Gar)
- Playground (PG)
- Park (Park)
- Mangrove Park (MGV PARK)
- Exhibition Center (EXH)
- Picnic Spot (PS)
- Institute for Fisheries (IF)
- Educational Amenity (EA)
- School for Specially Abled (SA)
- Medical Amenity (MA)
- Municipal Hospital (MH)
- Municipal Office (MO)
- Municipal Purpose (MP)
- Municipal Godown (MG)
- Library (LIB)
- Town Hall & Drama Theatre (TH)
- Auditorium (AUDI)
- Planetarium & Aquarium (P&A)
- Community Hall (CH)
- Fire Brigade Station (FBS)
- Administrative Building For Govt./office (AB)
- Government Purpose (GP)
- Night Shelter (NS)
- Old Age Home (OAH)
- Public Amenity (PA)
- Skill Development Center (SDC)
- Police Commissioner Office (PCO)
- Shopping Center (SC)
- Municipal Market (MM)
- Fish Market (FM)
- Hawkers Market (HM)
- Public Utilities (PU)
- Slaughter House (SH)
- Sewage Treatment Plant (STP)
- Water Works (WW)
- Burial/Cremation Ground/ Cemetery (BR/CR)
- Bus Stand/Depot (BS/D)
- Bus Terminal & Parking (BT&P)
- Truck Terminal (TT)
- Multipurpose Parking/ Parking (MP/P)
- ISBT Terminus (ISBT)
- Water Terminal (WT)
- Transport Hub (TH)
- Development of Fort (DF)
- Extension (Ext.)
- Open Theatre (OT)
- Open Market (OM)
- Parking and Swimming Pool (P&SP)

Reservation Status
- Developed
- Not Developed

Modification
- Proposed Modification (M)

CZMP Lines
- CRZ_II
- High Tide Line
- Intertidal
- Mangrove Buffer
- Mangroves
- Mangroves
- Excluded Part Proposed U/S 31(1) (EP-)

Notes

1.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.
2.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.
3.The structure on the map does not confirm authorization unless verified and rectified by Planning Authority.
4.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.
5.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.
6.The alignment of nallah / river / creek is indicative and as per the feature extracted from Drone Imagery and data collected.
7.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.
8.This plan is to be read with UDCPR-2022 and Draft DP Report.
9.Existing road shall have status of the road according to width of road even though not shown in development plan.
10.R-R(Restricted-Residential) Residential Zone subject to handing over area to corporation as per permission/Government orders.
11.R-R1 (Restricted- Residential1) 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.
12.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 — 0 0.09 0.18 km — North

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

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

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