



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-61	M-112	SGNP Eco Sensitive zone	Area under SGNP Eco Sensitive Buffer zone Excluding the Residential and Industrial Zone of Sanction DP in village Mahajamwadi, village Kashi and village Ghodbunder is shown in R-R1 (Restricted Residential 1) zone as shown on plan.	It is proposed to be area under SGNP Eco Sensitive Buffer zone Excluding the Residential and Industrial Zone of Sanction DP in village Mahajamwadi, village Kashi and village Ghodbunder is shown in Restricted Residential zone (R-R1) as shown on plan.
EP-93	M-167	Reservation No. 262-Water works	Reservation No. 262-Water works is deleted and included in Residential Zone as shown on plan.	Reservation No. 262-Water works is proposed to be deleted and included in Residential Zone as shown on plan.
EP-94	M-168	Reservation No. 265-Educational Amenity	East Side area of Reservation No. 265-Educational Amenity is Proposed as Reservation No. 265 A Public Utility and the remaining area is retained as Reservation No. 265-Educational Amenity as shown on Plan.	It is proposed to be East Side area of Reservation No. 265-Educational Amenity is Proposed as Reservation No. 265 A Public Utility and the remaining area is retained as Reservation No. 265-Educational Amenity as shown on Plan.
EP-95	M-170	Reservation no.257-Burial Ground	Reservation no-257 is relocated at village Kashi, survey no. 75pt and 103pt, and area so released due to this change is included in Residential Zone as shown on plan.	Sanctioned as per section 26 and it is proposed to be relocated Reservation No.-257 at survey no. 75pt as reserved for Reservation no.257A-Burial Ground
EP-96	M-171	Reservation No.- 258 Crematorium Ground	Reservation No. 258-Crematorium Ground is relocated Survey No. 185pt at village Ghodbunder, and area so released due to this change is included in Residential Zone and new 9.00 m wide new DP road is proposed to this Reservation through survey no. 183pt., 185pt. as shown on plan.	Sanctioned as per section 26 and it is proposed to be relocated Reservation No.-258 at survey no. 185pt as reserved for Reservation no.258A- Crematorium Ground and new 9.00 m wide new DP road is proposed to this Reservation through survey no. 183pt., 185pt. as shown on plan.
EP-154	---	Reservation No. 268-Park	Reservation No. 268-Park	It is proposed to 50% area of the east side of the Reservation No. 268-Park is Reserved as Play Ground and party 50% area along the 18.0 m wide DP road of land bearing S.No.41 and 42 in western side is 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 (Accompaniment to the Government in Urban Development Department Notice No. TPS-1225/452/C.R.60/25EP/UD-12, dt.16.04.2026)

KEY MAP

Grid No. 41

Scale: N.T.S

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 Water Bodies River Lake Ponds Nalla Covered Nalla Residential Residential Area Restricted - Residential Restricted - Residential 1 Commercial Shopping Centre/Mall Market (Daily & Weekly) Industrial Industrial Area Education Primary & Secondary School College Health Services Hospital Urban Health Centre Quarter 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 Gurudwara Synagogue Ashram Recreational 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 Jetty No Development Zone No Development Zone National Park (SGNP) Forest Zone (SGNP) Mangrove Buffer Interstitial 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 Gaonhan Boundary CTS Area Boundary Congested Boundary Cadastral Cadastre/CTS Building Footprint Building Footprint	Reservations Housing for Dis housed Housing for Economically Weaker Section (EWS)/UG 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 Specialty Aided 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
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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 railway / 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-R1 (Restricted-Residential) Residential Zone subject to handing over area to corporation as per permission/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

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Officially Appointed U/s 21(4A)