



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-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 1) 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 1 zone (R-R1) as shown on plan.
EP-97	M-172	Reservation No. 296- Park	Area under Reservation No. 296- Park is modified, and area so released is included in R-R1 (Restricted-Residential 1) zone as shown on plan.	It is proposed to be area under Reservation No. 296- Park is modified, and area so released is included in R-R1 (Restricted-Residential 1) zone 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.

**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. TP5-1225/452/C.R.602/5/EP/UD-12, dt.16.04.2026)

**KEY MAP** Grid No. 42

Scale: N.T.S

**Legends**

<p><b>Road</b></p> <ul style="list-style-type: none"> <li>National Highway</li> <li>Expressway</li> <li>Major City Road</li> </ul> <p><b>Rail</b></p> <ul style="list-style-type: none"> <li>Broad Gauge</li> <li>Metro Station</li> <li>Metro Line</li> </ul> <p><b>Bridges</b></p> <ul style="list-style-type: none"> <li>Over Bridge</li> <li>Subway</li> <li>Road Bridge across Rail</li> <li>Flyover</li> <li>Proposed Flyover</li> <li>Elevated Coastal Road</li> <li>Elevated Proposed Road</li> </ul> <p><b>Water Bodies</b></p> <ul style="list-style-type: none"> <li>River</li> <li>Lake</li> <li>Ponds</li> <li>Nalla</li> <li>Covered Nalla</li> </ul> <p><b>Residential</b></p> <ul style="list-style-type: none"> <li>Residential Area</li> <li>Restricted - Residential</li> <li>Restricted - Residential 1</li> <li>Restricted - Residential I</li> </ul> <p><b>Commercial</b></p> <ul style="list-style-type: none"> <li>Shopping Centre/Mall</li> <li>Market (Daily &amp; Weekly)</li> </ul> <p><b>Industrial</b></p> <ul style="list-style-type: none"> <li>Industrial Area</li> </ul> <p><b>Education</b></p> <ul style="list-style-type: none"> <li>Primary &amp; Secondary School</li> <li>College</li> </ul> <p><b>Health Services</b></p> <ul style="list-style-type: none"> <li>Hospital</li> <li>Urban Health Centre</li> </ul> <p><b>Central /State Govt Property</b></p> <ul style="list-style-type: none"> <li>Quarter</li> <li>Office</li> </ul> <p><b>Railway Property</b></p> <ul style="list-style-type: none"> <li>Railway Property</li> </ul> <p><b>Public &amp; Semi-Public</b></p> <ul style="list-style-type: none"> <li>Auditorium/Drama Theatre</li> <li>Community Hall</li> <li>Social Welfare Centre</li> <li>Old Age Home</li> <li>Fire Station</li> <li>Police Station/Chowky</li> </ul> <p><b>Heritage</b></p> <ul style="list-style-type: none"> <li>Fort</li> </ul>	<p><b>Religious</b></p> <ul style="list-style-type: none"> <li>Temple</li> <li>Mosque</li> <li>Idgah</li> <li>Church</li> <li>Gurdwara</li> <li>Synagogue</li> <li>Ashram</li> </ul> <p><b>Recreational</b></p> <ul style="list-style-type: none"> <li>Garden</li> <li>Play Ground</li> <li>Sports Centre</li> </ul> <p><b>Public Utilities</b></p> <ul style="list-style-type: none"> <li>Sewage Pumping Station</li> <li>Sewage Treatment Plant</li> <li>Elevated &amp; Ground Storage Reservoir</li> <li>Cemeterium/Burial Ground/ Cemetery</li> <li>Electric Sub-Station</li> <li>Bio Gas Plant</li> </ul> <p><b>Transportation</b></p> <ul style="list-style-type: none"> <li>Bus Stand/Terminus</li> <li>Railway Station</li> <li>Railway Track Area</li> <li>Parking Space/Area</li> <li>Jetty</li> </ul> <p><b>No Development Zone</b></p> <ul style="list-style-type: none"> <li>No Development Zone</li> <li>National Park (SGNP)</li> <li>Forest Zone (SGNP)</li> <li>Mangrove</li> <li>Mangrove-Buffer</li> <li>Intertidal</li> <li>CRZ-II</li> <li>CRZ-IV</li> </ul> <p><b>Eco-Sensitive Zone</b></p> <ul style="list-style-type: none"> <li>Eco-Sensitive Zone</li> <li>Eco-Sensitive Zone Boundary</li> </ul> <p><b>Power</b></p> <ul style="list-style-type: none"> <li>Transmission Tower</li> <li>Power Transmission Line</li> </ul> <p><b>Boundaries</b></p> <ul style="list-style-type: none"> <li>DP Boundary</li> <li>Municipal Corporation Boundary</li> <li>Village Boundary</li> <li>Coastal Boundary</li> <li>CTS Area Boundary</li> <li>Consulated Boundary</li> </ul> <p><b>Cadastral</b></p> <ul style="list-style-type: none"> <li>Cadastral/CTS</li> </ul> <p><b>Building Footprint</b></p> <ul style="list-style-type: none"> <li>Building Footprint</li> </ul>	<p><b>Reservations</b></p> <ul style="list-style-type: none"> <li>Housing for Disoused</li> <li>Housing for Economically Weaker Section (EWS)/LIG</li> <li>URS Purpose</li> <li>Project Affected Person</li> <li>Women Hostel/ Child Care Center</li> <li>Tribal Hostel</li> <li>Garden</li> <li>Playground</li> <li>Park</li> <li>Mangrove Park</li> <li>Exhibition Center</li> <li>Picnic Spot</li> <li>Institute for Fisheries</li> <li>Educational Amenity</li> <li>School for Specialty Abled</li> <li>Medical Amenity</li> <li>Municipal Hospital</li> <li>Municipal Office</li> <li>Municipal Purpose</li> <li>Municipal Godown</li> <li>Library</li> <li>Town Hall &amp; Drama Theatre</li> <li>Auditorium</li> <li>Planetarium &amp; Aquarium</li> <li>Community Hall</li> <li>Fire Brigade Station</li> <li>Administrative Building For Govt office</li> <li>Government Purpose</li> <li>Night Shelter</li> <li>Old Age Home</li> <li>Public Amenity</li> <li>Skill Development Center</li> <li>Police Commissioner Office</li> </ul> <p><b>Reservation Status</b></p> <ul style="list-style-type: none"> <li>Developed</li> <li>Not Developed</li> </ul> <p><b>Modification</b></p> <ul style="list-style-type: none"> <li>M Proposed Modification</li> <li>CZMP Lines</li> <li>CRZ-II</li> <li>High Tide Line</li> <li>Intertidal</li> <li>Mangrove Buffer</li> <li>Mangroves</li> <li>Mangroves</li> <li>EP- Excluded Part (U/S 31(1))</li> </ul>
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- Notes**
- The Base Map, EU 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 (dotted) 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 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-R (Restricted-Residential) Residential Zone subject to handing over area to corporation as per permission/Government orders.
  - R-R1 (Restricted- Residential I) 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

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

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