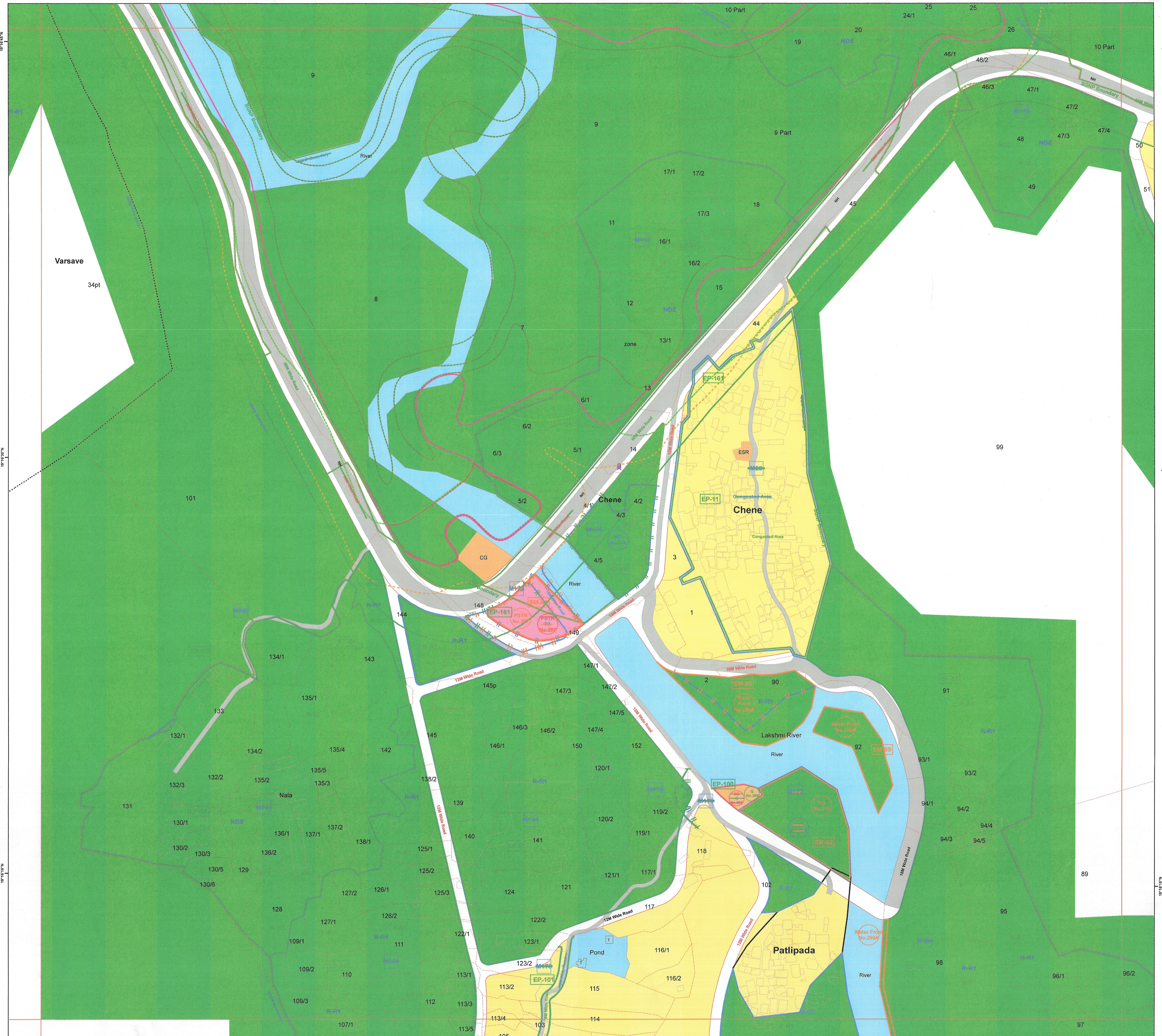


Excluded Part	Modification No.	Proposal as published under section 26 of the MR&TP Act, 1966	Proposal submitted to Government under section 30 of the MR&TP Act, 1966	Modification of Substantial Nature by the Government under section 31(1) of the MR&TP Act, 1966
EP-11	M-28	Residential Zone and Gaothan Boundry	Gaothan boundary shown in revenue village map is marked as Congested area boundary on Draft development plan.	As per the Revenue records (Village Map) specifically those areas mentioned as "Gaothan" on village map only this area is considered as congested area as shown on the plan.
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, 47/2,47/4, 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, 135/4, 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 Developmet Zone as shown on plan.	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, 47/2,47/4, 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, 135/4, 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, 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, 122/1pt, 126/1, 126/2, 127/1, 127/2, 111, 110, 112, 105pt, 106, 106pt, 104,107/1, 107/2, 108, 109/1, 109/2, 109/3, 102,2, 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.	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, 122/1pt, 126/1, 126/2, 127/1, 127/2, 111, 110, 112, 105pt, 106, 106pt, 104,107/1, 107/2, 108, 109/1, 109/2, 109/3, 102,2, 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-98	M-174	SNGP ESZ	New Reservation No. 315 - Municipal Purpose is Proposed in survey no. 4/1pt,4/5pt,4/3,4/2pt at village Chene as shown on plan.	It is proposed to be area under New Reservation No. 315 -Municipal Purpose is Proposed to be deleted and land so deleted is included in R-R1 (Restricted Residential zone 1) as shown on plan.
EP-99	M-175	Survey No. 119/2 and 102	At village Chene, boundary of Survey No. 119/2, and 102 is corrected as per Sanction DP plan 1997.	At village Chene, boundary of Survey No. 119/2, and 102 is proposed to be corrected as per Sanction DP plan 1997.
EP-100	M-176	Reservation No. 298 - Crematorium (CG)	Reservation No. 298- Crematorium (CG) is Redesignated at Garden as shown on plan	Reservation No. 298- Crematorium (CG) is proposed to be Redesignated at Garden as shown on plan
EP-101	M-178	Existing Road and Residential Zone.	9 m. wide DP road is proposed from survey No. 123/1 to survey No.105/1 at Mouje Chene as shown on plan.	It is proposed to be existing road widened to 9 m. wide DP road 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-140	---	SGNP and NDZ	SGNP NDZ	It is proposed to be New Reservation No.-300A Cremation Ground area admeasuring 2000.0 sq.m at village Chene on land bearing S.N.10 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

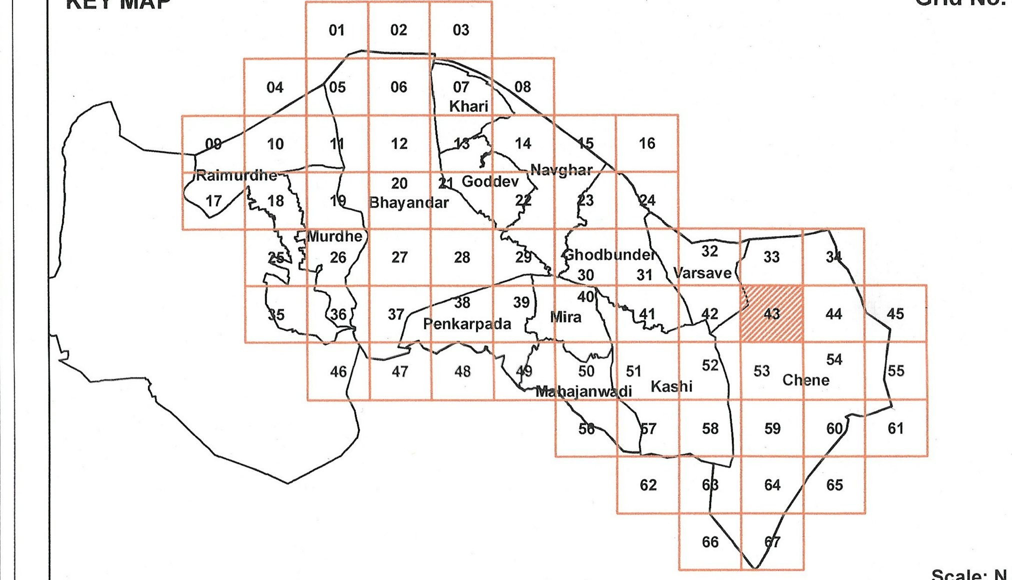
Mira Bhayandar Municipal Corporation

(Modifications of Substantial Nature Published (Excluded Part) U/S 31(1) of MR&TP Act,1966)

Schedule-B

Development Plan of Mira-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. 43



Scale: N.T.S

Legends

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

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
- Ponds
- Nalla
- Covered Nalla

Residential
- Residential Area
- R-R Restricted - Residential
- R-R1 Restricted - Residential 1

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

Industrial
- Industrial Area

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

Health Services
- H Hospital
- UHC Urban Health Centre

Central /State Govt Property
- C/SG(Q) Quarter
- C/SG(O) Office

Railway Property
- RP Railway Property

Public & Semi-Public
- Audi/D Auditorium/Drama Theatre
- COM.H Community Hall
- SWC Social Welfare Centre
- OAH Old Age Home
- FS Fire Station
- P.Stn/P.Ch Police Station/Chowky

Heritage
- Fort

Religious
- T Temple
- M Mosque
- I Idgah
- C Church
- GD Gurudwara
- SY Synagogue
- ASH Ashram

Recreational
- G Garden
- PG Play Ground
- SPC Sports Centre

Public Utilities
- SPS Sewage Pumping Station
- STP SewageTreatment Plant
- ESR/GSR Elevated & Ground Storage Reservoir
- CG/BG/CM Crematorium/Burial Ground/ Cemetery
- ESS Electric Sub-Station
- BP Bio Gas Plant

Transportation
- BUS Bus Stand/Terminus
- RST Railway Station
- RTA Railway Track Area
- PAS/PAA Parking Space/Area
- JT Jetty

No Development Zone
- No Development Zone
- National Park(SGNP) Forest Zone(SGNP)
- Mangrove
- Mangrove Buffer
- Intertidal
- 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

Building Footprint
- Building Footprint

Reservations
- Housing for Dishoused
- Housing for Economically Weaker Section (EWS)/LIG
- 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 Specially Abled
- 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
- Shopping Center
- Municipal Market
- Fish Market
- Hawkers Market
- Public Utilities
- Slaughter House
- Sewage Treatment Plant
- Water Works
- Burial/Cremation Ground/ Cemetery
- Bus Stand/Depot
- Bus Terminal & Parking
- Truck Terminal
- Multipurpose Parking/ Parking
- ISBT Terminus
- Water Terminal
- Transport Hub
- Development of Fort
- Extension
- Open Theatre
- Open Market
- Parking and Swimming Pool

Reservation Status
- Developed
- Not Developed

Modification
- M Proposed Modification

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

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 Commitee.

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: 0 0.045 0.09 0.18 km — 1:2,000

North: N, E, S, W

Officer Appointed U/s 21(4A) & Assistant Director of Town Planning, Branch Office Thane	(VIJAYKUMAR WAGHMODE) Joint Director,Town Planning Konkan Division, Navi Mumbai	(NIRMALKUMAR CHAUDHARI) Deputy Director of Town Planning & Deputy Secretary Mantralay, Mumbai