



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-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, 61/6/2, 6/3, 51/pt, 52, 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.	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, 61/6/2, 6/3, 51/pt, 52, 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, 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, 117/2, 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.	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, 117/2, 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-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)

Development Plan of Mira-Bhayandar Municipal Corporation (Accompaniment to the Government in Urban Development Department Notice No. TFS-1225/452/C.R.60/25/EP/UD-12, dt: 16.04.2026)

#### KEY MAP

Grid No. 44

Scale: N.T.S

#### Legends

<b>Road</b> National Highway Expressway Major City Road <b>Rail</b> Broad Gauge Metro Station Metro Line <b>Bridges</b> Over Bridge Subway Road Bridge across Rail Flyover Proposed Flyover Elevated Coastal Road Elevated Proposed Road <b>Water Bodies</b> River Lake Ponds Nalla Covered Nalla <b>Residential</b> Residential Area Restricted - Residential Restricted - Residential 1 <b>Commercial</b> Shopping Centre/Mall Market (Daily & Weekly) <b>Industrial</b> Industrial Area <b>Education</b> Primary & Secondary School College <b>Health Services</b> Hospital Urban Health Centre Quater Office <b>Central/State Govt Property</b> <b>Railway Property</b> Railway Property <b>Public &amp; Semi-Public</b> Auditorium/Drama Theatre Community Hall Social Welfare Centre Old Age Home Fire Station Police Station/Chowky <b>Heritage</b> Fort	<b>Religious</b> Temple Mosque Idgah Church Gurudwara Synagogue Ashram <b>Recreational</b> Garden Play Ground Sports Centre <b>Public Utilities</b> Sewage Pumping Station Sewage Treatment Plant Elevated & Ground Storage Reservoir Crematorium/Burial Ground/Cemetery Electric Sub-Station Bio Gas Plant <b>Transportation</b> Bus Stand/Terminus Railway Station Railway Track Area Parking Space/Area Jetty <b>No Development Zone</b> Mangrove Mangrove-Buffer Interstitial <b>Eco-Sensitive Zone</b> Eco-Sensitive Zone Eco-Sensitive Zone Boundary <b>Power</b> Transmission Tower Power Transmission Line <b>Boundaries</b> DP Boundary Municipal Corporation Boundary Village Boundary Gaathan Boundary CTS Area Boundary Congested Boundary <b>Cadastral</b> Cadastre/CTS Building Footprint	<b>Reservations</b> Housing for Disoused Housing for Economically Weaker Section (EWS)/LIG URS Purpose Project Affected Person Women Hostel/ Child Care Center Tribal Hostel Garden Park Mangrove Park Exhibition Center Picnic Spot Institute for Fisheries School for Specialy 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 <b>Shopping Center</b> <b>Municipal Market</b> <b>Fish Market</b> <b>Hawkers Market</b> <b>Public Utilities</b> <b>Slaughter House</b> <b>Sewage Treatment Plant</b> <b>Water Works</b> <b>Burial/Cremation Ground/ Cemetery</b> <b>Bus Stand/Depot</b> <b>Bus Terminal &amp; Parking</b> <b>Truck Terminal</b> <b>Multipurpose Parking/ Parking</b> <b>ISBT Terminus</b> <b>Water Terminal</b> <b>Transport Hub</b> <b>Development of Fort</b> <b>Extension</b> <b>Open Theatre</b> <b>Open Market</b> <b>Parking and Swimming Pool</b> <b>Town Hall &amp; Drama Theatre</b> <b>Reservation Status</b> Not Developed <b>Modification</b> Proposed Modification <b>CZMP Lines</b> CRZ_II High Tide Line Interstitial Mangrove Buffer Mangroves Excluded Part Proposed U/S 31(1)
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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-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

Officer Appointed U/s 21(4A)

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(NIPMALKUMAR CHAUDHARI)

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