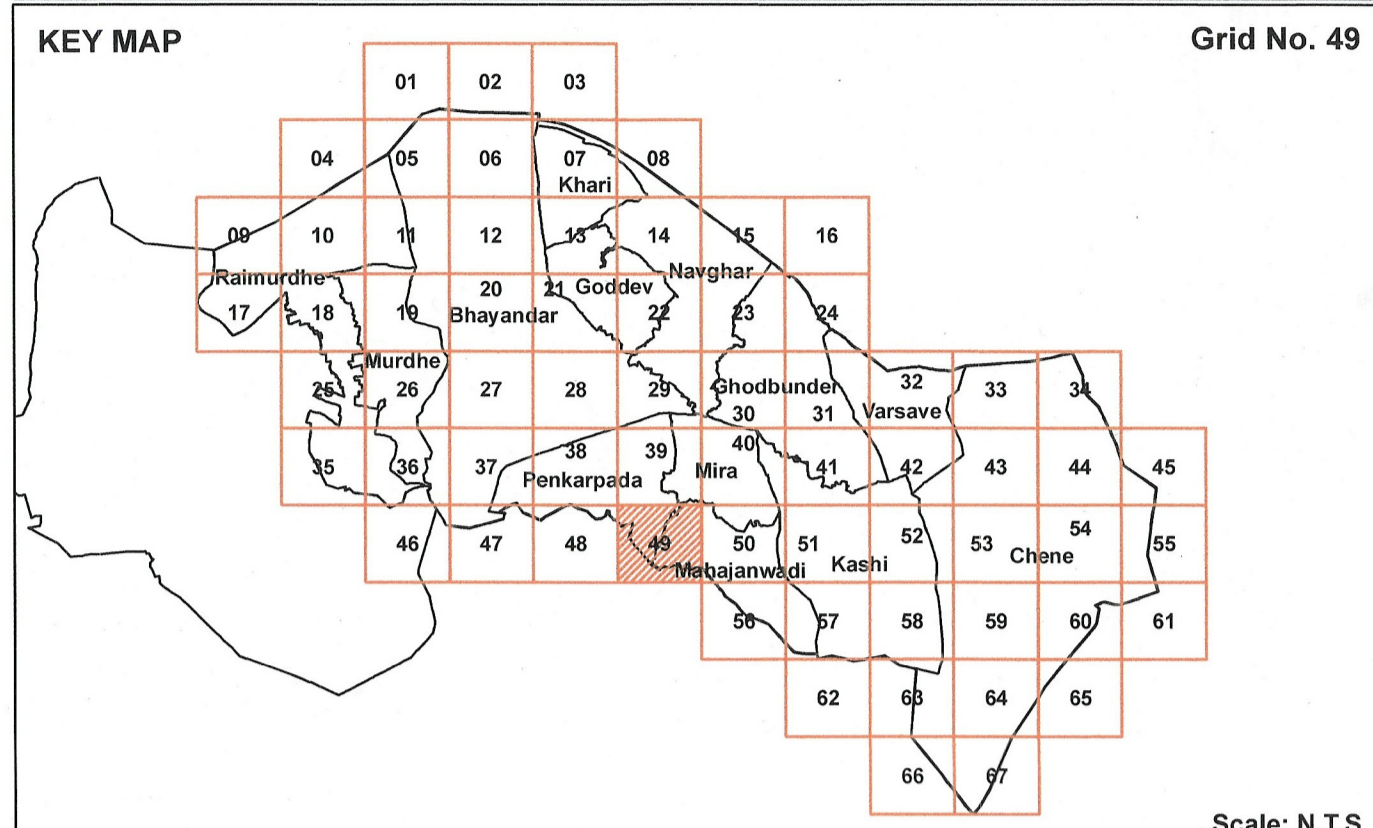


**DRAFT REVISED DEVELOPMENT PLAN**  
**Mira Bhayandar Municipal Corporation**  
 (Modifications of Substantial Nature Published (Excluded Part) U/S 31(1) of MR&TP Act, 1966)

Schedule-B  
 Development Plan of Mira-Bhayandar Municipal Corporation (Accompaniment to the Government in Urban Development Notice No. TPS-1225/452/C.R.6025/EP/UD-12, dt:16.04.2028)



**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>Metrolite</li> <li>Over Bridge</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>Bridges</b></p> <ul style="list-style-type: none"> <li>Over Bridge</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> </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>Office</li> <li>Quater</li> </ul> <p><b>Railway Property</b></p> <ul style="list-style-type: none"> <li>Public &amp; Semi-Public</li> <li>Auditorium/Drama Theatre</li> <li>Community Hall</li> <li>Social Welfare Centre</li> <li>Old Age Home</li> <li>Police Station/Chowky</li> <li>Fort</li> </ul>	<p><b>Religious</b></p> <ul style="list-style-type: none"> <li>Temple</li> <li>Mosque</li> <li>Iqbal</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 Treatment Plant</li> <li>Elevated &amp; Ground Storage Reservoir</li> <li>Crematorium/Burial Ground/Cemetery</li> <li>Electric Sub-Station</li> <li>Bi Gas Plant</li> </ul> <p><b>Transportation</b></p> <ul style="list-style-type: none"> <li>Bus Stand/Terminus</li> <li>Bus Track Area</li> <li>Parking Space/Area</li> <li>Intermodal</li> <li>CRZ-II</li> </ul> <p><b>No Development Zone</b></p> <ul style="list-style-type: none"> <li>No Development Zone</li> <li>National Park/SGNP/Forest Zone/SGNP</li> <li>Mangrove</li> <li>Mangrove Buffer</li> <li>Intertidal</li> <li>CRZ-II</li> </ul> <p><b>Eco-Sensitive Zone</b></p> <ul style="list-style-type: none"> <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>Gaathan Boundary</li> <li>CTS Area Boundary</li> <li>Congested Boundary</li> </ul> <p><b>Cadastral</b></p> <ul style="list-style-type: none"> <li>Cadastral/CTS</li> <li>Building Footprint</li> <li>Building Footprint</li> </ul>	<p><b>Reservations</b></p> <ul style="list-style-type: none"> <li>Housing for Disbanded</li> <li>Housing for Economically Weaker Section (EWS)/LIG</li> <li>URIS Purpose</li> <li>Project Affected Person</li> <li>Women Hostel/ Child Care Center</li> <li>Tribal Hostel</li> <li>Play Ground</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 Specialy Aabled</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>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>Other</b></p> <ul style="list-style-type: none"> <li>Shopping Center</li> <li>Municipal Market</li> <li>Fish Market</li> <li>Hawkers Market</li> <li>Public Utilities</li> <li>Street Light</li> <li>Sewage Treatment Plant</li> <li>Water Works</li> <li>Burial/Cremation Ground/Cemetery</li> <li>Bus Stand/Depot</li> <li>Bus Terminal &amp; Parking</li> <li>Truck Terminal</li> <li>Multipurpose Parking/ Parking</li> <li>ISBT Terminus</li> <li>Water Terminal</li> <li>Transport Hub</li> <li>Development of Fort</li> <li>Extension</li> <li>Open Theatre</li> <li>Open Market</li> <li>Parking and Swimming Pool</li> <li>Reservation Status</li> <li>Not Developed</li> <li>Modification</li> <li>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>Excluded Part Proposed U/S 31(1)</li> </ul>
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**Notes**

- The Base Map, EIU 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 authorization 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 nalla / 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-1(Restricted-Residential) Residential Zone subject to handling over area to corporation as per permission/Government orders.
- R-1(R-1 Restricted-Residential) 1st 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

0.00 0.18 km

Officer Appointed U/s 21(4A)

(VJAYKUMAR WAGHMODE)  
 Joint Director, Town Planning  
 Konkarn Division, New Mumbai

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

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-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-102	M-181	Proposed 18 m wide DP road	The alignment of 18 m wide DP road is shifted towards North side and area so released due to this change is included in Residential Zone as shown on plan.	It is proposed to be the alignment of 18 m wide DP road is shifted towards North side and area so released due to this change is included in Residential Zone as shown on plan.
EP-103	M-182	Residential Zone	Existing Nirbadevi Temple is shown on CTS No.3550 at village Penkarpada as shown on plan.	Existing Nirbadevi Temple is proposed to be shown on CTS No.3550 at village Penkarpada as shown on plan.
EP-104	M-183	Existing road	New 18 m. wide DP road is Proposed through CTS no. 2314 and 4412pt at Penkarpada as shown on plan.	New 18 m. wide DP road is Proposed through CTS no. 2314 and 4412pt at Penkarpada as shown on plan.
EP-105	M-184	Reservation no. 253- Burial Ground	Area under existing Structures in Reservation no. 253- Burial Ground is deleted and included in Residential Zone and Remaining area of Reservation is retained, modified and Redesignated as Playground as shown on plan.	It is proposed to be area under existing Structures in Reservation no. 253- Burial Ground is deleted and included in Residential Zone and the boundary of Reservation extended upto west side Nala and it is reserved for Reservation no. 253- Burial Ground as shown on plan.
EP-106	M-185	Proposed 15 m. and 12 m. wide DP road	The alignment of 15 m. and 12 m. wide DP road is deleted and land so released due to this change is included in Residential Zone as shown on plan.	The alignment of east-west 12 m. wide DP road is deleted and deleted area included in adjacent zone and existing road is retained and the alignment of north-south 15 m. wide DP road is retained as per Sanctioned DP as shown on plan.
EP-107	M-186	DP road	The word "18 m wide road" is corrected as 15 m wide road and the alignment of this road is shifted through CTS No.3911 to 4149 at village Penkarpada and area so released due to this change is included in Industrial and Residential zone as shown on plan.	The word "18 m wide road" is corrected as 15 m wide road and the alignment of this road is shifted through CTS No.3911 to 4149 at village Penkarpada and area so released due to this change is included in Industrial zone as shown on plan.
EP-108	M-187	Residential Zone	Area under CTS No. 4274 to 4420 village Mahajanwadi in Residential Zone is deleted and included in Industrial Zone as per Sanctioned DP as shown on plan.	Area under CTS No. 4274 to 4420 village Mahajanwadi in Residential Zone is proposed to be deleted and included in Industrial Zone as per Sanctioned DP as shown on plan.
EP-109	M-188	SGNP Area and Residential Zone	Area Under CTS no. 4728 & others village Mahajanwadi are shown in Industrial and Residential Zone as per sanctioned DP as Shown on Plan.	It is proposed to be area Under CTS no. 4728 & others village Mahajanwadi are shown in Industrial and R-1 (Restricted - Residential 1) Zone as Shown on Plan.
EP-110	M-189	Existing developed Garden	Area under existing structures is deleted from developed Garden and included in Residential Zone. Remaining area of developed Garden is Retained as shown on plan.	Area under existing structures is proposed to be deleted from developed Garden and included in Residential Zone. Remaining area of developed Garden is Retained as shown on plan.
EP-111	M-190	Proposed 18.0 m wide DP road	The alignment of 18 m wide DP road in survey No. 126(50)pt and 125(51)pt at village Mahajanwadi is deleted and land so released is included in Residential Zone as shown on plan.	The alignment of 18 m wide DP road in survey No. 126(50)pt and 125(51)pt at village Mahajanwadi is proposed to be deleted and land so released is included in Residential Zone as shown on plan.
EP-112	M-191	Take	CTS No. "1841 Take" is corrected as CTS no. 1884 and the area under this CTS number is included in Residential Zone as shown on plan.	CTS No. "1841 Take" is proposed to be corrected as CTS no. 1884 and the area under this CTS number is included in Residential Zone as shown on plan.

