



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 Mahajanwadi, village Kashi and village Ghodbandar 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 Mahajanwadi, village Kashi and village Ghodbandar is shown in Restricted Residential zone (R-R1) 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-R1 (Restricted Residential 1) Zone as Shown on Plan.
EP-113	M-194	Residential Zone and Public/Semi-Public Zone	Boundary of Public/Semi-Public Zone is corrected as per sanctioned DP as shown on plan.	Boundary of Public/Semi-Public Zone is proposed to be corrected as per sanctioned DP as shown on plan.
EP-114	M-195	Proposed 15.0 m wide DP road	The alignment of 15 m wide DP road Passing through CTS No 2551 to 3551 at village Mahajanwadi is deleted and land so released is included in Residential Zone as shown on plan.	The alignment of 15 m wide DP road Passing through CTS No 2551 to 3551 at village Mahajanwadi is proposed to be deleted and land so released is included in adjacent Zone/Reservations as shown on plan.
EP-115	M-196	Residential Zone	New Reservation No.317 - Medical Amenity is Proposed in CTS no. 2652 at village Mahajanwadi as shown on plan.	New Reservation No.317 - Medical Amenity is Proposed in CTS no. 2652 at village Mahajanwadi as shown on plan.
EP-116	M-197	Reservation No. 275- Garden & Reservation No. 276-Educational Amenity	Area under Existing Structure in Reservation No. 275-Garden & Reservation No. 276-Educational Amenity is deleted and included in Residential Zone and remaining area of Reservation No. 275-Garden as Shown on plan.	It is proposed to be area under Existing Structure in Reservation No. 275-Garden & Reservation No. 276-Educational Amenity is deleted and included in Residential Zone and remaining area of Reservation No. 275-Garden as Shown on plan.
EP-117	M-198	Existing Road and Residential Zone	New 12 m wide DP road is proposed through CTS no. 3599, 3600 and survey No. 83(8) village Mahajanwadi upto 30 m wide DP road as shown on plan.	New 12 m wide DP road is proposed through CTS no. 3599, 3600 and survey No. 83(8) village Mahajanwadi upto 30 m wide DP road as shown on plan.
EP-118	M-199	Reservation No. 277- Garden	Existing Bio-Methanization plant in Reservation No. 277-Garden is Marked as Public Utility as shown on plan.	It is proposed to be existing Bio-Methanization plant in Reservation No. 277-Garden is Marked as Public Utility and remaining reserved for garden as shown on plan.
EP-119	M-200	Proposed 15.0 m wide DP road, SGNP, Residential Zone and Industrial Zone.	The alignment of 15m wide DP road is corrected in survey no. 260pt and CTS 3059 upto 30 m wide DP road village Mira and adjoining area is shown as Residential Zone/Industrial Zone as per Sanctioned DP as shown on plan.	It is proposed to be the alignment of 15m wide DP road is corrected in survey no. 260pt and CTS 3059 upto 30 m wide DP road village Mira and adjoining area is shown as R-R1 (Restricted - Residential 1) Zone and Industrial Zone as shown on plan.
EP-120	M-201	SGNP	Area under Survey no. 79(8)pt. CTS no.3939 to 4270 in SGNP Eco Sensitive Buffer Zone is shown in Residential Zone as per sanction DP as shown on plan.	Area under Survey no. 79(8)pt. CTS no.3939 to 4270 in SGNP Eco Sensitive Buffer Zone is shown in Residential Zone as shown on plan.
EP-121	M-202	Proposed 18 m wide DP Road and Residential Zone	18 m wide DP Road from survey no. 85(6),84(7) village Mahajanwadi is deleted and included in industrial zone. New 18.00 m wide DP road is Proposed from 30 wide DP road to Reservation No. 280 URS as shown on plan.	It is proposed to be 18 m wide DP Road from survey no. 85(6),84(7) village Mahajanwadi is deleted and included in industrial zone. New 18.00 m wide DP road is Proposed from 30 wide DP road to Reservation No. 280 URS as shown on plan.
EP-127	---	Proposed 18 m wide DP road (S.N. 102(51))	Proposed 18 m wide DP road	It is proposed to be the 18.0 m wide proposed DP Road is connected to National Highway as modified as shown in plan.
EP-129	---	Existing Road	Existing Road	Approximately 6.0 m wide Existing Road is proposed to be widened 12.0 m DP Road and extended upto southern side 30.0 m DP Road.
EP-143	---	30.0 m and 60.0 m wide DP Road	30.0 m and 60.0 m wide DP Road	It is proposed to show lining at the junction of 30.0 m and 60.0 m wide DP Road as shown on plan.
EP-145	---	Residential Zone	Residential Zone	It is proposed to New Reservation No.275A- Public Utility area admeasuring about 1500.00 sq.m. on existing amenity area in CTS No.1723 and additional area in CTS No.1956 at village Mira 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. TP-8-1225/452/C.R.60/25/EP/UD-12, dt.16.04.2026)

KEY MAP

Grid No. 50

Scale: N.T.S

Legends

Road NH National Highway EW Expressway MC Major City Road BR Broad Road MS Metro Station M Metro Line OB Over Bridge SB Subway RB Road Bridge across Rail F Flyover PF Proposed Flyover ECR Elevated Coastal Road EPR Elevated Proposed Road	Religious T Temple M Mosque I Idgah C Church G Gurdwara S Synagogue A Ashram S Synagogue Recreational G Garden PG Play Ground SC Sports Centre Public Utilities SP Sewage Pumping Station EGS Elevated & Ground Storage Reservoir C Crematorium/Burial Ground/Cemetery ES Electric Sub-Station BGS Bio Gas Plant Transportation BT Bus Stand/Terminus RL Railway Station RTA Railway Track Area P Parking Space/Area J Jetty	Reservations HD Housing for Disoused EW Economically Weaker Section (EWS)/JGJ UR URS Purpose PA Project Affected Person WH Women Hostel/ Child Care Center TB Tribal Hostel G Garden P Playground PK Park MP Mangrove Park PC Picnic Spot IF Institute for Fisheries EA Educational Amenity SS School for Speciality Aided MA Medical Amenity MH Municipal Hospital MO Municipal Office MP Municipal Purpose MG Municipal Godown L Library CRZ II TH Town Hall & Drama Theatre AU Auditorium PA Planetarium & Aquarium CH Community Hall FB Fire Brigade Station AB Administrative Building For Govt. office GP Government Purpose NS Night Shelter OA Old Age Home PA Public Amenity SK Skill Development Center PC Police Commissioner Office
--	--	---

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 Road, 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-R1(Restricted-Residential) Residential Zone subject to handing over area to corporation as per permission/Government orders.
- R-R1 (Restricted- Residential) All provision of Residential Zone in UDPR-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

(WJAYKUMAR WAGHMORE)
Joint Director, Town Planning
Konkan Division; Navi Mumbai

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