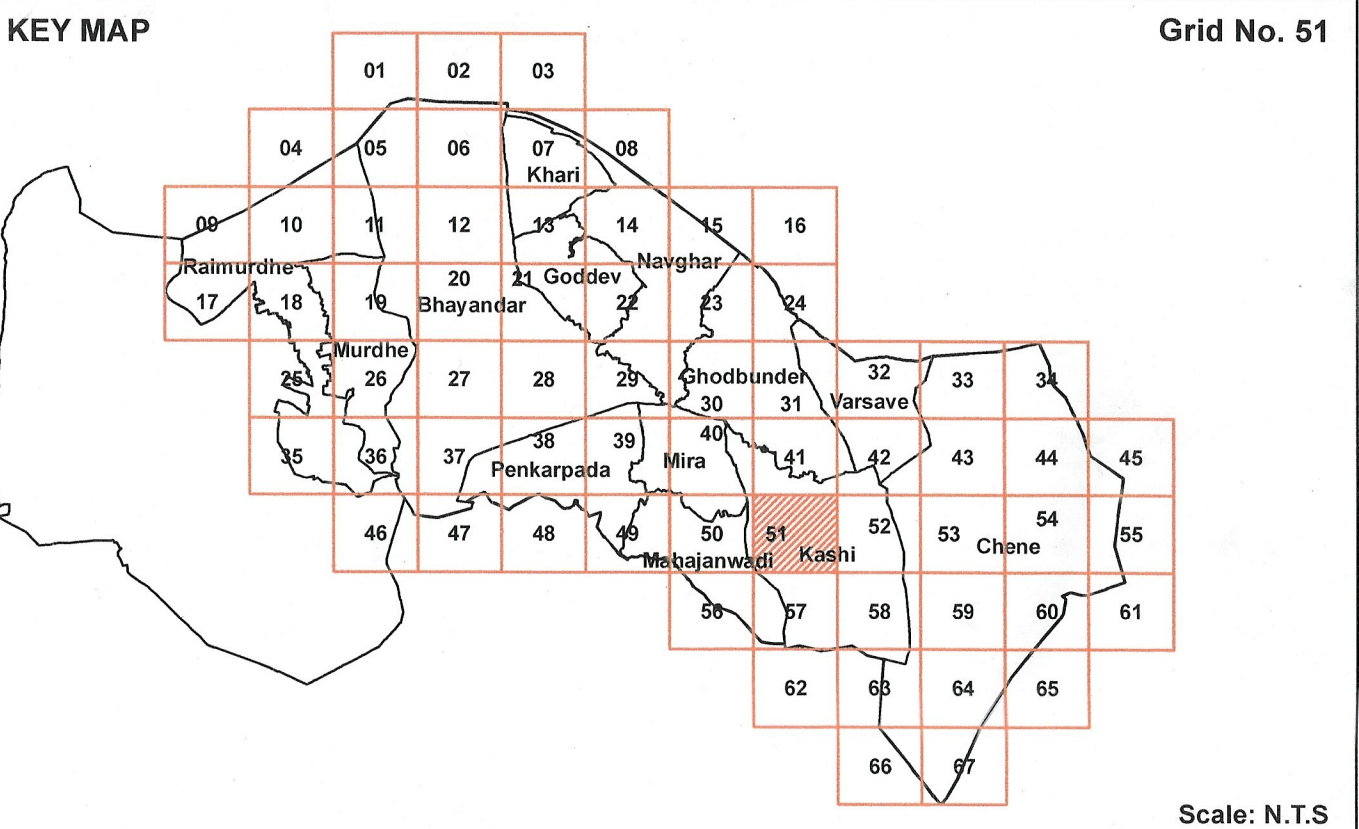


Excluded Part	Modification No.	Proposal as published under section 26 of the MR&TP Act, 1966	Proposal submitted to Government under section 30 of the MR&TP Act, 1966	Modification of Substantial Nature by the Government under section 31(1) of the MR&TP Act, 1966
EP-61	M-112	SGNP Eco Sensitive zone	Area 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-95	M-170	Reservation no.257-Burial Ground	Reservation no.257 is relocated at village Kashi, survey no. 75pt,land 103pt. and area so released due to this change is included in Residential Zone as shown on plan.	Sanctioned as per section 26 and it is proposed to be relocated Reservation No.-257 at survey no. 75pt as reserved for Reservation no.257A-Burial Ground
EP-122	M-203	Residential Zone and SGNP	New 15 m wide DP road through survey no.70pt,79pt, 82pt.,80pt. village kashi is proposed as shown in plan.	New 15 m wide DP road through survey no.70pt,79pt, 82pt.,80pt. village kashi is proposed as shown in plan.
EP-123	M-204	Proposed 18 m wide DP Road and Residential Zone, Reservation No. 270 - Medical Amenity, Reserservation No. 271 Municipal Market, Reservation No. 272-URS	The alignment of 18 mt. wide DP Road in Survey No. 31 Village Kashi is shifted towards South-west side and lands so released due to this change is included in Residential Zone. Boundaries of Reservation No. 270 -Medical Amenity, Reserservation No. 271 Municipal Market, Reservation No. 272-URS are modified as shown on plan.	It is proposed to be the alignment of 18 mt. wide DP Road in Survey No. 31 Village Kashi is shifted towards South-west side and lands so released due to this change is included in Residential Zone. Boundaries of Reservation No. 270 -Medical Amenity, Reserservation No. 271 Municipal Market, Reservation No. 272-URS are modified as shown on plan.
EP-141	---	Existing Road, Residential Zone.	Existing Road, Residential Zone.	It is proposed to be land bearing S.No. 28 to 47 of village kashi existing road widened 12.0 m wide DP road and land bearing S.No. 30 to 25 of village kashi L shape 12.0 m wide DP Road proposed as shown on plan.
EP-154	---	Reservation No. 268-Park	Reservation No. 268-Park	It is proposed to 50% area of the east side of the Reservation No. 268-Park is Reserved as Play Ground and partly 50% area along the 18.0 m wide DP road of land bearing S.No.41 and 42 in western side is included in Residential Zone 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. TFS-1225/452/C.R.60/25/EP/UD-12, dt.16.04.2026)



**Legends**

<b>Road</b> National Highway Expressway Major City Road Broad Gauge Metro Station Metro Line Over Bridge Subway Road Bridge across Rail Flyover Proposed Flyover Elevated Coastal Road Elevated Proposed Road	<b>Water Bodies</b> River Lake Pond Nalla Covered Nalla Residential Area Restricted - Residential Restricted - Residential 1 Commercial Shopping Centre/Mall Market (Daily & Weekly) Industrial Area Education Primary & Secondary School College Hospital Urban Health Centre Central /State Govt Property Office Railway Property Railway Station Public & Semi-Public Auditorium/Drama Theatre Community Hall Social Welfare Centre Old Age Home Fire Station Police Station/Chowky Heritage Fort	<b>Religious</b> Temple Mosque Idgah Church Gurdwara Synagogue Ashram <b>Recreational</b> Garden Play Ground Sports Centre <b>Public Utilities</b> Sewage Pumping Station Sewage Treatment Plant Elevated & Ground Storage Reservoir Cameroun/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> No Development Zone National Park(SGNP) Forest Zone(SGNP) Mangrove Mangrove Buffer Interfalia CR2-II <b>Eco-Sensitive Zone</b> Eco-Sensitive Zone Eco-Sensitive Zone Boundary	<b>Reservations</b> Housing for Dshoused Housing for Economically Weaker Section (EWS)/UG URS Purpose Project Affected Person Women Hostel/ Child Care Center Tribal Hostel Garden Mangrove Park Exhibition Center Picnic Spot Institute for Fisheries Educational Amenity School for Specialty Aabled Medical Amenity Municipal Hospital Municipal Office 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>Other</b> 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 <b>Reservation Status</b> Not Developed Proposed Modification CR2_I CR2_II High Tide Line Interfalia Mangrove Buffer Mangroves Mangroves Excluded Part Proposed U/S 31(1)
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- Notes**
- 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.
  - 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, CR2, 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 modification 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-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 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

(NIRMA)KUMAR WAGHMUDE  
 Joint Director, Town Planning  
 Konkan Division, Navi Mumbai

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