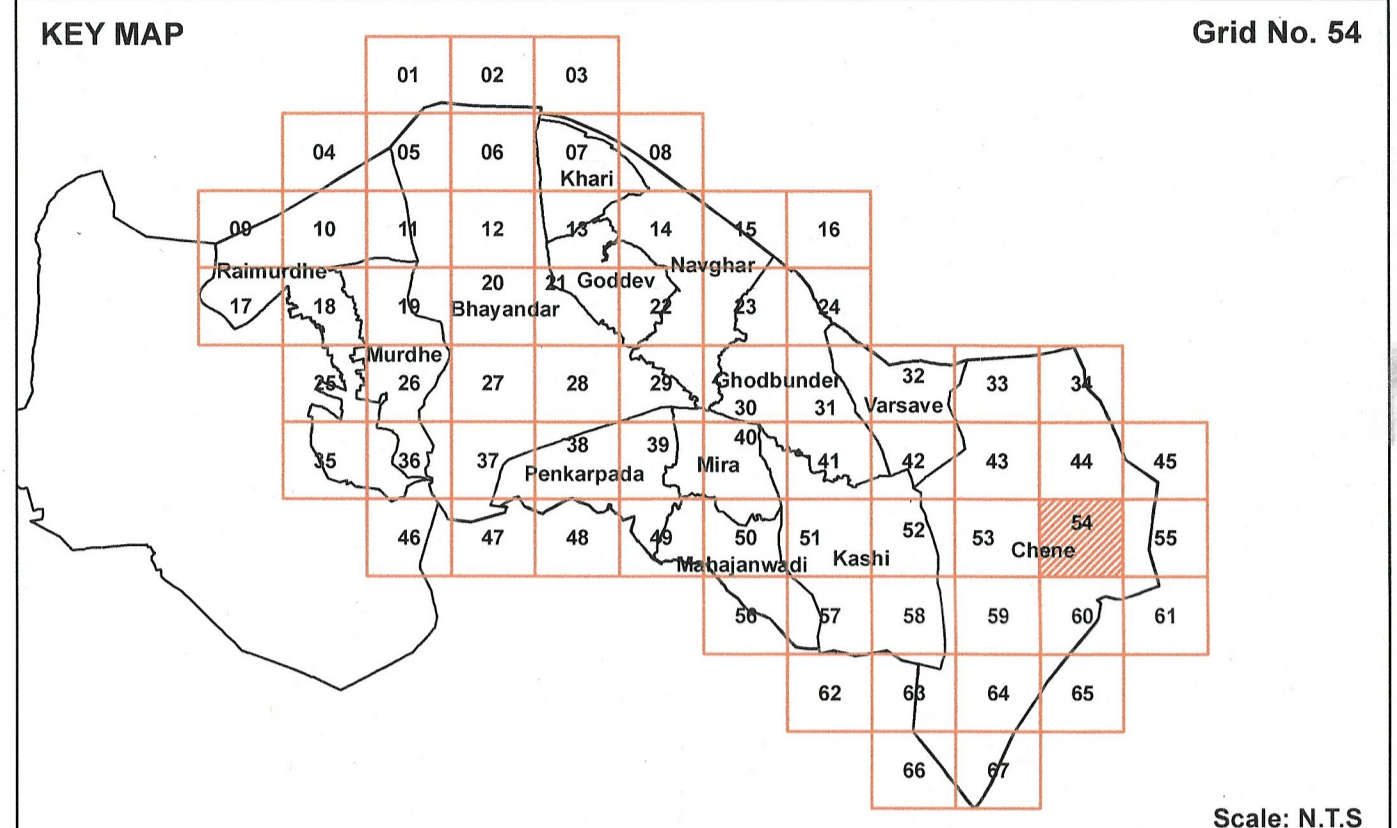


Excluded Part	Modification No.	Proposal as published under section 26 of the MR&TP Act, 1966	Proposal submitted to Government under section 30 of the MR&TP Act, 1966	Modification of Substantial Nature by the Government under section 31(1) of the MR&TP Act, 1966
EP-85	M-154	SGNP Eco Sensitive zone	Area from village Chene Survey No. 81/1pt, 70/3pt, 81/2pt, 82, 83, 84/1, 84/2, 85, 86, 79pt, 78pt, 80/1pt, 78pt, 80/1pt, 80/2pt, 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, 122/1pt, 126/1, 126/2, 127/1, 127/2, 111, 110, 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, 62/2, 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.

**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.18.04.2026)



Legend	Religious	Reservations
<b>Road</b> National Highway Expressway Major City Road	<b>Religious</b> Temple Mosque Idgah Church Gurudwara Synagogue Ashram	<b>Reservations</b> Housing for Dishoused Housing for Economically Weaker Section (EWS)/LIG URS Purpose Project/Affected Person Women Hostel/ Child Care Center Tribal Hostel 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 Prinking and Swimming Pool
<b>Rail</b> Broad Gauge Metro Station Metroline	<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>Reservations</b> Shopping Center Municipal Market Fish Market Hawkers Market Public Utilities Slaughter House 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 Prinking and Swimming Pool
<b>Bridges</b> Over Bridge Road Bridge across Rail Flyover Proposed Flyover Elevated Coastal Road Elevated Proposed Road	<b>Transportation</b> Bus Stand/Terminus Railway Station Railway Track Area Parking Space/Area Jeety <b>No Development Zone</b> National Park (SGNP) Forest Zone (SGNP) Mangrove Mangrove-Buffer Intertidal CRZ-II	<b>Reservations</b> Shopping Center Municipal Market Fish Market Hawkers Market Public Utilities Slaughter House 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 Prinking and Swimming Pool
<b>Water Bodies</b> River Lake Ponds Nalla Covered Nalla	<b>Eco-Sensitive Zone</b> Eco-Sensitive Zone Boundary 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> Cadastral/CTS <b>Building Footprint</b> Building Footprint	<b>Reservations</b> Shopping Center Municipal Market Fish Market Hawkers Market Public Utilities Slaughter House 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 Prinking and Swimming Pool
<b>Residential</b> Residential Area Restricted - Residential Restricted - Residential 1 <b>Commercial</b> No Development Zone Shopping Centre/Mall Market (Daily & Weekly)	<b>Education</b> Primary & Secondary School College <b>Health Services</b> Hospital Urban Health Centre Quater Office <b>Railway Property</b> Railway Property Auditorium/Drama Theatre Community Hall Social Welfare Centre Old Age Home Fire Station Police Station/Chowky <b>Heritage</b> Fort	<b>Reservations</b> Shopping Center Municipal Market Fish Market Hawkers Market Public Utilities Slaughter House 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 Prinking and Swimming Pool

**Notes**  
 1.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.  
 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 UDPR-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-1 (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.  
 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: 1:2,000

North

Officer Approved U/s 21(4A) & Assistant Director of Town Planning, Branch Office Thane

(VIJAYKUMAR WAGHMUDE) Director of Town Planning, Joint Director, Town Planning & Deputy Secretary, Mumbai

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