



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. TPS-1225/452/C.R.60/25/EP/UD-12,
dt.16.04.2026)

KEY MAP

Grid No. 56

Scale: N.T.S

Legends

Road	Religious	Reservations
National Highway	Temple	Housing for Dishoused
Expressway	Mosque	Housing for Economically Weaker Section (EWS)/LIG
Major City Road	Igdam	URS Purpose
Rail	Church	Project Affected Person
Broad Gauge	Gurdwara	Women Hostels/ Child Care Center
Metro Station	Synagogue	Tribal Hostel
Metro Line	Ashram	Garden
Bridges	Recreational	Playground
Over Bridge	Garden	Park
Subway	Play Ground	Mangrove Park
Road Bridge across Rail	Sports Centre	Exhibition Center
Flyover	Public Utilities	Picnic Spot
Proposed Flyover	Sewage Pumping Station	Institute for Fisheries
Elevated Coastal Road	Sewage Treatment Plant	Educational Amenity
Elevated Proposed Road	Elevated & Ground Storage Reservoir	Medical Amenity
Water Bodies	Crematorium/Burial Ground/ Cemetery	Municipal Hospital
River	Electric Sub-Station	Municipal Office
Lake	Bio Gas Plant	Municipal Purpose
Ponds	Transportation	Municipal Godown
Nalla	Bus Stand/Terminus	Library
Covered Nalla	Railway Station	Town Hall & Drama Theatre
Residential	Railway Track Area	Auditorium
Residential Area	Parking Space/Area	Planetarium & Aquarium
Restricted - Residential	Jetty	Community Hall
Restricted - Residential 1	No Development Zone	Fire Brigade Station
Commercial	No Development Zone	Administrative Building For Govt. Office
Shopping Centre/Mall	National Park (GNP)	Government Purpose
Market (Daily & Weekly)	Forest Zone (GNP)	Night Shelter
Industrial	Mangrove	Old Age Home
Industrial Area	Mangrove Buffer	Public Amenity
Education	Interdred	Skill Development Center
Primary & Secondary School	Eco-Sensitive Zone	Police Commissioner Office
College	SGNP Boundary	
Health Services	Eco-Sensitive Zone Boundary	
Hospital	Power Transmission Tower	
Urban Health Centre	Power Transmission Line	
Central /State Govt Property	Boundaries	
Office	DP Boundary	
Railway Property	Municipal Corporation Boundary	
Public & Semi-Public	Village Boundary	
Auditorium/Drama Theatre	Gothan Boundary	
Community Hall	CTS Area Boundary	
Social Welfare Centre	Congested Boundary	
Old Age Home	Cadastral	
Fire Station	Cadastral/CTS	
Police Station/Chowky	Building Footprint	
Heritage		
Fort		

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.
- 10.R-R(Restricted-Residential) Residential Zone subject to handing over area to corporation as per permission/Government orders.
- 11.R-R1 (Restricted- Residential1) 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.

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