



### 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-1226/452/C.R.60/25/EP/UD-12, dt.16.04.2025)

KEY MAP

Grid No. 60

Scale: N.T.S

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

**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, 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.
- R-R (Restricted-Residential) Residential Zone subject to handing over area to corporation as per permission/Government orders.
- 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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