



DRAFT REVISED DEVELOPMENT PLAN Mira Bhayandar Municipal Corporation

(Modifications of Substantial Nature Published (Excluded Part) U/S 31(1) of MR&TP Act, 1986)

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. 61

Scale: N.T.S

Legends

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

Officer Appointed U/s 21(4A)

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