



| 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-2 | M-4 | Existing Temple | The word "T" is replaced by Fire Brigade station (FBS) as shown on plan. | It is proposed to be the word "T" replaced by Fire Brigade station (FBS) as shown on plan. |
| EP-3 | M-6 | Residential Zone | Existing Garden is shown on survey No. 165(30), village Khari as shown on plan. | It is proposed to be Existing Garden is shown on survey No. 165(30), village Khari as shown on plan. |
| EP-4 | M-8 | Reservation No.83- Garden | Area under existing structures is deleted from Reservation No. 83- Garden and included in Residential Zone. Remaining area of Reservation is shown as Developed Garden as shown on plan. | Area under existing structures is proposed to be deleted from Reservation No. 83- Garden and included in Residential Zone. Remaining area of Reservation is shown as Developed Garden as shown on plan. |
| EP-5 | M-9 | Existing Cremation Cemetery (CG) | An area adm about 579.00 sq.m. of land bearing survey No. 153(28)5 of village Khari is deleted from Existing CG and included in Residential Zone as shown on plan. | An area adm about 579.00 sq.m. of land bearing survey No. 153(28)5 of village Khari is proposed to be deleted from Existing CG and included in Residential Zone as shown on plan. |
| EP-6 | M-16 | Reservation No.90- "Play Ground", Reservation No.91- "Mangroves Park", Residential zone And NDZ | The alignment of north-south 12 m wide DP road is deleted and land so released is included in No Development Zone and existing STP. New "L" Shape 12 m wide DP road is proposed through survey no. 182(72), 190(81) Mouje Navghar as shown on plan. | It is proposed to the alignment of north-south 12 m wide DP road is deleted and land so released is included in No Development Zone and existing STP. New "L" Shape 12 m wide DP road is proposed through survey no. 182(72), 190(81) Mouje Navghar as shown on plan. |
| EP-7 | M-17 | Reservation No. 94 "Garden" | Reservation No. 94- Garden is deleted and east side area of Reservation is included in Public/Semi-Public Zone and remaining area of Reservation is shown as Developed Garden as shown on plan. | It is proposed to the Reservation No. 94-Garden is deleted and east side area of Reservation is included in Public/Semi-Public Zone and remaining area of the deleted Reservation is shown as Developed Garden as shown on plan. |
| EP-8 | M-18 | Reservation No. 95 "Multipurpose Parking" and Reservation No. 96 "Garden" | Area under existing structures is deleted from Reservation No. 95- Multipurpose Parking & 96- Garden and included in Residential Zone and boundary of Reservations are modified, and Reservation No.95 is Redesignated as Parking & Swimming pool as shown on plan. | It is proposed to the area under existing structures of south side is deleted from Reservation No. 95- Multipurpose Parking & 96- Garden and included in Residential Zone and boundary of Reservations are modified, and Reservation No.95 is Redesignated as Swimming pool as shown on plan. |
| EP-9 | M-21 | proposed 15.0 m wide DP road | The alignment of 15.0 m wide DP road passing through Survey No. 171pt to 175pt and 143pt, village Khari is deleted and land so released is included in Residential Zone as shown on plan. | The alignment of 15.0 m wide DP road passing through Survey No. 171pt to 175pt and 143pt, village Khari is modified as proposed 12.0 m wide DP road and remaining area is included in adjacent zone/Reservation as shown on plan. |
| EP-10 | M-25 | proposed 30.0 m wide DP road | The alignment of 30 m wide DP road from survey no.192pt to 204pt village Khari is deleted and land so released is included in Residential Zone and Reservation No. 98- Playground as shown on plan. | The alignment of 30 m wide DP road from survey no.192pt to 204pt village Khari is modified as proposed 18.0 m wide DP road and remaining area is included in adjacent zone/ Reservation as shown on plan. |
| EP-58 | M-109 | SGNP and 40.0 m wide DP Road | The alignment of 40 m wide Elevated road is shifted toward north side through survey no. 217pt, 203pt, 202pt, 204pt, 5pt, 6pt, 7pt, 8pt, 47pt, 48pt, Mouje Ghodbander and considering existing road new 15m wide DP road is Proposed through Survey No.12pt to 15pt & 36pt as shown on plan | Government Urban Development Department already published Notice No.1224/963/CR-64/24/UD-12, dated 16/8/2024. |
| EP-135 | --- | ESR | ESR | It is proposed to be at Jaisal Park Layout ESR is redesignated as Public Amenity 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. TPS-1225/452/C.R.60/25/EP/UD-12, dt.16.04.2026)

KEY MAP

Grid No. 07

Scale: N.T.S

Legends

| | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Road 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 | Water Bodies River Lake Ponds Nalla Covered Nalla | Religious Temple Mosque Idgah Church Gurudwara Synagogue Ashram Atrium Sports Centre | Reservations Housing for Disoused Housing for Economically Weaker Section (EWS)/JUG URS Purpose Project Affected Person Women Hostel/ Child Care Center Tribal Hostel Garden Playground Park Mangrove Park Exhibition Center Picnic Spot Institute for Fisheries Educational Institute School for Specialty Aided Medical Amenity Municipal Hospital Municipal Office Municipal Purpose Municipal Godown Library Town Hall & Drama Theatre Auditorium Planetarium & Aquarium Community Hall Fire Brigade Station Administrative Building For Gov office Government Purpose Night Shelter Old Age Home Public Amenity Skill Development Center Police Commissioner Office |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Notes

- The Base Map, EIU 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 nalla / 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.
- 8.8(Restricted-Residential) Residential Zone subject to handing over area to corporation as per permission/Government orders.
- 11.8-R1 (Restricted- Residential) All provision of Residential Zone in UDPR-2022 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

0 0.0425 0.085 0.17

1:2000

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North