



| 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-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-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. |

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.60/23/EP/UD-12, dt.16.04.2026)

KEY MAP

Grid No. 08

Scale: N.T.S

Legends

| | | |
|--|--|---|
| <p>Road</p> <ul style="list-style-type: none"> 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 <p>Bridges</p> <ul style="list-style-type: none"> River Lake Ponds Nalla Covered Nalla <p>Residential</p> <ul style="list-style-type: none"> Residential Area Restricted - Residential Restricted - Residential 1 <p>Commercial</p> <ul style="list-style-type: none"> Shopping Centre/Mall Market (Daily & Weekly) <p>Industrial</p> <ul style="list-style-type: none"> Industrial Area <p>Education</p> <ul style="list-style-type: none"> Primary & Secondary School College <p>Health Services</p> <ul style="list-style-type: none"> Hospital Urban Health Centre <p>Central /State Govt Property</p> <ul style="list-style-type: none"> Office Quater <p>Railway Property</p> <ul style="list-style-type: none"> Railway Property <p>Public & Semi-Public</p> <ul style="list-style-type: none"> Auditorium/Drama Theatre Community Hall Social Welfare Centre Old Age Home Fire Station Police Station/Chowky Fort | <p>Religious</p> <ul style="list-style-type: none"> Temple Mosque Church Gurdwara Synagogue Ashram <p>Recreational</p> <ul style="list-style-type: none"> Garden Play Ground Sports Centre <p>Public Utilities</p> <ul style="list-style-type: none"> Sewage Pumping Station Sewage Treatment Plant Elevator & Ground Storage Reservoir Cemeterium/Burial Ground/ Cemetery Electric Sub-Station Bio Gas Plant <p>Transportation</p> <ul style="list-style-type: none"> Bus Stand/Terminus Railway Station Railway Track Area Parking Space/Area Jeety <p>No Development Zone</p> <ul style="list-style-type: none"> No Development Zone National Park/SGNP Mangrove Mangrove-Buffer Interdial CRZ-II <p>Eco-Sensitive Zone</p> <ul style="list-style-type: none"> SGNP Boundary Eco-Sensitive Zone Boundary Transmission Tower Power Transmission Line <p>Boundaries</p> <ul style="list-style-type: none"> DP Boundary Municipal Corporation Boundary Village Boundary Gaothan Boundary CTS Area Boundary Congested Boundary <p>Cadastral</p> <ul style="list-style-type: none"> Cadastral/CTS <p>Building Footprint</p> <ul style="list-style-type: none"> Building Footprint | <p>Reservations</p> <ul style="list-style-type: none"> Housing for Dishoused Housing for Economically Weaker Section (EWS)/LIG 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 Amenity 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 Govt Office Government Purpose Night Shelter Old Age Home Public Amenity Skill Development Center Police Commissioner Office <p>Reservation Status</p> <ul style="list-style-type: none"> Developed Not Developed <p>Modification</p> <ul style="list-style-type: none"> Proposed Modification CZMP Lines CRZ II High Tide Line Interdial Mangroves Mangroves Buffer Excluded Part Proposed U/S 31(1) |
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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 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.
- R-R(Restricted-Residential) Residential Zone subject to handing over area to corporation as per permission/Government orders.
- 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.
- 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

North

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

(JYANKUMAR WIKHODDE) Joint Director, Town Planning, Konkan Division, Navi Mumbai

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