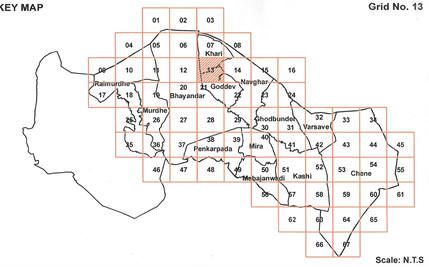
Sanctioned Modification No.	Modification No.	Proposal as published under section 26 of the MR&TP Act, 1966	Proposal submitted to Government under section 30 of the MR&TP Act, 1966	Modification Sanctioned by the Government under section 31(1) of the MR&TP Act, 1966
SM-3	M-5	Public Semi Public Zone (PSP)	Existing PSP is deleted and included in Residential/ adjoining zone as shown on plan.	Proposal is reinstated as per the plan published under section 26 of the MR&TP Act, 1966.
SM-14	M-23	Proposed 12.0 m. wide DP road	The alignment of 12 m wide DP road is modified as per existing road and proposed as 9 m wide DP road from survey no. 102pt,103pt,138pt, 135pt village Khari and land so released is included in adjacent Zone as shown on plan.	Proposal is reinstated as per the plan published under section 26 of the MR&TP Act, 1966.
SM-22	M-42	Proposed 12.0 m. wide DP road	The alignment of 12 m wide DP road from CTS no. 1525 to 1553 at village Bhayander is deleted and land so released is included in adjoining Residential Zone, Transportation Zone and Existing Garden as shown on plan.	Proposal is reinstated as per the plan published under section 26 of the MR&TP Act, 1966.
SM-23	M-48	Proposed 12.0 m. wide DP road	The alignment of 12 m wide DP road is modified as per existing road and proposed as 9 m wide DP road from survey no. 116pt to 125pt , village Khari and 117 pt village Goddev and land so released is included in adjacent Zone as shown on plan.	Proposal is reinstated as per the plan published under section 26 of the MR&TP Act, 1966.
SM-24	M-49	Proposed 12.0 m. wide DP road	The alignment of 12 m wide DP road from survey no. 119pt,120pt, 121pt, , 65pt, 66pt village Khari is deleted and land so released is included in Residential Zone as shown on plan.	Proposal is reinstated as per the plan published under section 26 of the MR&TP Act, 1966.
SM-25	M-50	Proposed 12.0 m. wide DP road	The alignment of 12 m wide DP road from Survey no. 118pt to 67pt village Goddev is deleted and land so released is included in Residential Zone as shown on plan.	Proposal is reinstated as per the plan published under section 26 of the MR&TP Act, 1966.
SM-26	M-52	Proposed 12.0 m. wide DP road	The alignment of 12 m wide DP road passing through survey no.96pt,97pt, 98pt,64pt,199pt,198pt, 99pt, 101pt, 102pt, 104pt village Khari is deleted and land so released is included in Residential Zone as shown on plan.	Proposal is reinstated as per the plan published under section 26 of the MR&TP Act, 1966.
SM-27	M-53	Proposed 12.0 m. wide DP road	The alignment of 12 m wide DP road passing through Survey no. 105pt,106pt and 110pt village Khari is deleted, 12 m wide DP road passing through survey 105pt ,106pt,107pt,110pt,111pt village Khari is modified as 9 m wide DP road as shown on plan and land so released is included in Industrial /Residential Zone as shown on plan.	Proposal is reinstated as per the plan published under section 26 of the MR&TP Act, 1966.
SM-28	M-55	Proposed Industrial Zone	Land bearing Survey no. 55pt, 56pt,57pt, 71pt, 72pt,73pt,74pt village Goddev is included in Residential Zone as per Sanctioned DP Zone as shown on Plan.	Proposal is reinstated as per the plan published under section 26 of the MR&TP Act, 1966.
SM-29	M-60	Proposed 18.0 m. wide DP road	The alignment of 18 m wide DP road through survey no. 79pt, 80p, 81pt, village Goddev is Corrected as per Sanctioned DP and The alignment of 12m Wide DP road is deleted from Survey no. 79pt, 78pt village Goddev and Survey no. 215pt and 216pt village Navghar , land so released is included in Residential Zone as shown on plan.	Proposal is reinstated as per the plan published under section 26 of the MR&TP Act, 1966.
SM-30	M-61	Reservation no. 113-Playground and Reservation No. 114-STP	Area under existing sports complex is deleted from Reservation no. 113-Playground and Reservation No. 114 STP is deleted and included in existing Sport Complex and Reservation No. 113 Playground as shown on plan.	Area under existing sports complex is deleted from Reservation no. 113- Playground and Reservation No.-114 STP is deleted and included in existing Sport Complex and Reservation No.-113 Playground as shown on plan.
SM-31	M-63	Proposed 12.0 m. wide DP road	The alignment of 12m Wide DP road passing through village Navghar survey no.88 , 89pt, 94pt,91pt, 214pt and Navghar Pada is deleted and area so released is included in Residential Zone as shown on plan.	Proposal is reinstated as per the plan published under section 26 of the MR&TP Act, 1966.

SANCTIONED REVISED DEVELOPMENT PLAN
Mira Bhayandar Municipal Corporation
Modification Sanctioned by the Government under section 31(1) of the MR&TP Act, 1966

Development Plan of Mira-Bhayander Municipal Corporation(Accompaniment to the Government in Urban Development Department Notification No. TPS--1225/452/C.R.60/25/SM/UD-12,dt.16.04.2026)

KEY MAP — Grid No. 13



Scale: N.T.S

Legends

Road
- National Highway
- Expressway
- Major City Road

Rail
- Broad Gauge
- Metro Station
- Metroline

Bridges
- Over Bridge
- Subway
- Road Bridge across Rail
- Flyover
- Proposed Flyover
- Elevated Coastal Road
- Elevated Proposed Road

Water Bodies
- River
- Lake
- Ponds
- Nalla
- Covered Nalla

Residential
- Residential Area
- R-R — Restricted - Residential
- R-R1 — Restricted - Residential 1

Commercial
- SC — Shopping Centre/Mall
- MW — Market (Daily & Weekly)

Industrial
- Industrial Area

Education
- PSSS — Primary & Secondary School
- COL — College

Health Services
- H — Hospital
- UHC — Urban Health Centre

Central /State Govt Property
- CSG(Q) — Quarter
- CSG(O) — Office

Railway Property
- RP — Railway Property

Public & Semi-Public
- AUDITO — Auditorium/Drama Theatre
- COM.H — Community Hall
- SWC — Social Welfare Centre
- OAH — Old Age Home
- FS — Fire Station
- POLICE — Police Station/Chowky

Heritage
- Fort

Religious
- T — Temple
- M — Mosque
- I — Idgah
- C — Church
- GD — Gurudwara
- SY — Synagogue
- ASH — Ashram

Recreational
- G — Garden
- PG — Play Ground
- SPC — Sports Centre

Public Utilities
- SPS — Sewage Pumping Station
- STP — Sewage Treatment Plant
- ESR/EGSR — Elevated & Ground Storage Reservoir
- CREMATORIUM — Crematorium/Burial Ground/ Cemetery
- ESS — Electric Sub-Station
- BP — Bio Gas Plant

Transportation
- BUS — Bus Stand/Terminus
- RST — Railway Station
- RTA — Railway Track Area
- PA/APA — Parking Space/Area
- JT — Jetty

No Development Zone
- No Development Zone
- National Park(SGNP) Forest Zone(SGNP)
- MANGROVE — Mangrove
- MANGROVE BUFFER — Mangrove-Buffer
- INTERTIDAL — Intertidal
- CRZ III

Eco-Sensitive Zone
- SGNP Boundary
- Eco-Sensitive Zone Boundary

Power
- Transmission Tower
- Power Transmission Line

Boundaries
- DP Boundary
- Municipal Corporation Boundary
- Village Boundary
- Gaothan Boundary
- CTS Area Boundary
- Congested Boundary

Cadastral
- Cadastre/CTS

Building Footprint
- Building Footprint

Reservations
- H — Housing for Dishoused
- EWS/LIG — Housing for Economically Weaker Section (EWS)/LIG
- URS — URS Purpose
- PAP — Project Affected Person
- WH — Women Hostel/ Child Care Center
- TH — Tribal Hostel
- G — Garden
- PG — Playground
- P — Park
- MANGROVE PARK — Mangrove Park
- EC — Exhibition Center
- PS — Picnic Spot
- IFF — Institute for Fisheries
- EA — Educational Amenity
- SSA — School for Specially Abled
- MA — Medical Amenity
- MH — Municipal Hospital
- MO — Municipal Office
- MP — Municipal Purpose
- MG — Municipal Godown
- L — Library
- TH&D — Town Hall & Drama Theatre
- A — Auditorium
- AQUA — Planetarium & Aquarium
- CH — Community Hall
- FB — Fire Brigade Station
- ABGO — Administrative Building For Govt.office
- GP — Government Purpose
- NS — Night Shelter
- OAH — Old Age Home
- PA — Public Amenity
- SDC — Skill Development Center
- PCO — Police Commissioner Office
- SC — Shopping Center
- MM — Municipal Market
- FM — Fish Market
- HM — Hawkers Market
- PU — Public Utilities
- SH — Slaughter House
- STP — Sewage Treatment Plant
- WW — Water Works
- BCG — Burial/Cremation Ground/ Cemetery
- BSD — Bus Stand/Depot
- BTP — Bus Terminal & Parking
- TT — Truck Terminal
- MPP — Multipurpose Parking/ Parking
- ISBT — ISBT Terminus
- WT — Water Terminal
- TH — Transport Hub
- DF — Development of Fort
- Ext. — Extension
- OT — Open Theatre
- OM — Open Market
- PSP — Parking and Swimming Pool

Reservation Status
- Developed
- Not Developed

Modification
- M — Proposed Modification

CZMP Lines
- CRZ_II
- High Tide Line
- Interidal
- Mangrove Buffer
- Mangroves
- Mangroves
- EP- — Excluded Part Proposed U/S 31(1)
- SM- — Sanctioned Modification U/S 31(1)

Notes

1.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.
2.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.
3.The structure on the map does not confirm authorization unless verified and rectified by Planning Authority.
4.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.
5.The alignment of Metro, Coastal /Elevation/Road marked on plan are indicative & automatically stand modified by the notification issued by Government from time to time.
6.The alignment of nallah / river / creek is indicative and as per the feature extracted from Drone Imagery and data collected.
7.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.
8.This plan is to be read with UDCPR-2022 and Draft DP Report.

9.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 UDCPR-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.
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.
13.As per approved CZMP 2019 Plan,CRZ-I (Interidal Zone,Mangroves and Mangroves buffer zone) and CRZ II is demarcated with lines of diffrent colours on the draft revised development plan.Area covered under these lines are shown as per zones shown on Sanctioned development plan and mangroves are shown in symbolic form on the plan.

Scale — 0 0.045 0.09 0.18 km — 1:2,000 — North

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

(VIJAYKUMAR WAGHMODE) Joint Director,Town Planning Konkan Division, Navi Mumbai

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