



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-29	M-60	Proposed 18.0 m. wide DP road	The alignment of 18 m wide DP road through survey no. 79pt, 80pt, 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-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.
SM-32	M-64	Reservation No. 104- Municipal Market	Reservation No. 104- Municipal Market is deleted and land so released is included in Residential Zone.	Proposal is reinstated as per the plan published under section 26 of the MR&TP Act, 1966.
SM-33	M-65	Proposed 12.0 m. wide DP road	The alignment of 12 mt. wide D.P. Road passing through village Navghar, in Survey No. 212pt, 200pt,230pt, 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.
SM-34	M-66	Reservation No. 101- Cemetry	Reservation No. 101-Cemetry is deleted and 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-35	M-71	Reservation No. 125- Extension to Playground	Reservation No. 125 Extension to Playground is Redesignated as Educational Amenity.	Proposal is reinstated as per the plan published under section 26 of the MR&TP Act, 1966.
SM-36	M-72	Reservation No. 126- Government Purpose	Reservation No. 126- Government Purpose is Redesignated as Educational Amenity as shown on plan.	Reservation No. 126- Government Purpose is Redesignated as Municipal Purpose as shown on plan.

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-Bhayandar Municipal Corporation(Accompaniment to the Government in Urban Development Department Notification No. TPS-1225/452/C.R.6D/25/SM/UD-12,dt.16.04.2026)

KEY MAP

Grid No. 14

Scale: N.T.S

Legends

<p>Road</p> <ul style="list-style-type: none"> National Highway Expressway Major City Road <p>Rail</p> <ul style="list-style-type: none"> Broad Gauge Metro Station Metro Line <p>Bridges</p> <ul style="list-style-type: none"> Over Bridge Subway Road Bridge across Rail Flyover Proposed Flyover Elevated Coastal Road Elevated Proposed Road <p>Water Bodies</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 Quarar Office <p>Central/State Govt 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>Heritage</p> <ul style="list-style-type: none"> Fort 	<p>Religious</p> <ul style="list-style-type: none"> Temple Mosque Idgah Church Gurudwara Synagogue Ashram <p>Reservations</p> <ul style="list-style-type: none"> Housing for Dishoused Housing for Economically Weaker Section (EWS)/JIG URS Purpose Project Affected Person Women Hostel/ Child Care Center Tribal Hostel Garden Playground Sports Centre Sewage Pumping Station Sewage Treatment Plant Elevated & Ground Storage Reservoir Crematorium/Burial Ground/ Cemetry Electric Sub-Station Bio Gas Plant <p>Public Utilities</p> <ul style="list-style-type: none"> Play Ground Sports Centre Sewage Pumping Station Sewage Treatment Plant Elevated & Ground Storage Reservoir Crematorium/Burial Ground/ Cemetry 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) Forest Zone(SGNP) Mangrove Mangrove Buffer Intertidal CRZ-II CRZ-III Eco-Sensitive Zone SGNP Boundary Eco-Sensitive Zone Boundary <p>Power</p> <ul style="list-style-type: none"> 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 Compsted Boundary <p>Cadastral</p> <ul style="list-style-type: none"> Cadastral/CTS Building Footprint 	<p>Reservations</p> <ul style="list-style-type: none"> Shopping Center Municipal Market Fish Market Hawkers Market Public Utilities Women Hostel/ Child Care Center Slaughter House Sewage Treatment Plant Water Works Burial/Cremation Ground/ Cemetry Bus Stand/Depot Bus Terminal & Parking Truck Terminal Multipurpose Parking/ Parking ISBT Terminus Water Terminal Transport Hub Development of Fort Extension Open Theatre Open Market Parking and Swimming Pool Reservation Status Developed Not Developed <p>Modification</p> <ul style="list-style-type: none"> Proposed Modification CZMP Lines CRZ-II CRZ-III High Tide Line Intertidal Mangrove Buffer Mangroves Excluded Part Excluded US 31(1) Sanctioned Modification US 31(1)
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Notes

- The Base Map, EIU 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 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.
- 10.R-8(Restricted-Residential) Residential Zone subject to handing over area to corporation as per permission/Government orders.
- 11.R-41 (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.
- 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 (Intertidal Zone,Mangroves and Mangroves buffer zone) and CRZ II is demarcated with lines of different 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 0.045 0.09 0.18
1:2,000

North

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 &
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