



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-87	M-207	60.0 m Coastal Road.	The alignment of elevated road is corrected and interchange through survey no. 655(239)pt, 657(250)pt, 758(229)pt at village Bhayandar is proposed as shown on plan.	Modification under section 30 is proposed to be sanctioned with some changes in traffic intersection (Rotary) as shown on the 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.60/25/SM/UD-12,dt.16.04.2026)

KEY MAP

Grid No. 19

Scale: N.T.S

Legends

Road National Highway Expressway Major City Road Broad Gauge Metro Station Metro Line Over Bridge Road Bridge across Rail Flyover Proposed Flyover Elevated Coastal Road Elevated Proposed Road Water Bodies River Lake Ponds Nalla Covered Nalla Residential Residential Area Restricted - Residential Restricted - Residential I Commercial Shopping Centre/Mall Market (Daily & Weekly) Industrial Industrial Area Education Primary & Secondary School College Health Services Hospital Urban Health Centre Central/State Govt Property Quarter Office Railway Property Railway Property Public & Semi-Public Auditorium/Drama Theatre Community Hall Social Welfare Centre Old Age Home Fire Station Police Station/Chowky Heritage Fort Building Footprint Building Footprint	Religious Temple Mosque Idgh Church Gurudwara Synagogue Ashram Recreational Garden Play Ground Sports Centre Public Utilities Sewage Pumping Station Storage Reservoir Elevated & Ground Crematorium/Burial Ground/ Cemetery Electric Sub-Station Bio Gas Plant Transportation Bus Stand/Terminus Railway Station Railway Track Area Parking Space/Area Jetty No Development Zone No Development Zone National Park (SGNP) Forest Zone (SGNP) Mangrove Mangrove Buffer Eco-Sensitive Zone Eco-Sensitive Zone SGNP Boundary Eco-Sensitive Zone Boundary Power Transmission Tower Power Transmission Line Boundaries DP Boundary Municipal Corporation Boundary Village Boundary Gaithan Boundary CTS Area Boundary Congested Boundary Cadastral Cadastral/CTS Building Footprint Building Footprint	Reservations Housing for Dis housed Housing for Economically Weaker Section (EWS/VLIG) URS Purpose Project Affected Person Women Hostel/ Child Care Center Tribal Hostel Garden Park Mangrove Park Exhibition Center Pionic Spot Institute for Fisheries Educational Amenity School for Specially Abled 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 Shopping Center Municipal Market Fish Market Hawkers Market Public Utilities Slaughter House Sewage Treatment Plant Water Works Burial/Cremation Ground/ Cemetery Bus Stand/Depot Bus Terminal & Parking Truck Terminal Multipurpose Parking/ Parking SBT Terminus Water Terminal Transport Hub Development of Fort Extension Open Theatre Open Market Parking and Swimming Pool Reservation Status Developed Not Developed Modification Proposed Modification CZMP Lines CRZ II CRZ III High Tide Line Intertidal Mangrove Buffer Mangroves Excluded Part Proposed URS 31(1) Sanctioned Modification URS 31(1)
--	--	--

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 and 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, Sewer/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 UDCPR-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/R (Restricted-Residential) All provision of Residential Zone in UDCPR-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.
- 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 stand included in adjoining Zone shown on Development Plan.
- As per approved CZMP 2019 Plan, CRZ (Intertidal Zone, Mangroves and Mangroves buffer zone) and CRZ II is demarcated with lines of different colour 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

1:2,000

Assistant Director of Town Planning, Branch Office Thane

(VLJAYKUMAR WAGHMUDE)
Joint Director, Town Planning
Konkan Division, Navi Mumbai

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

North