

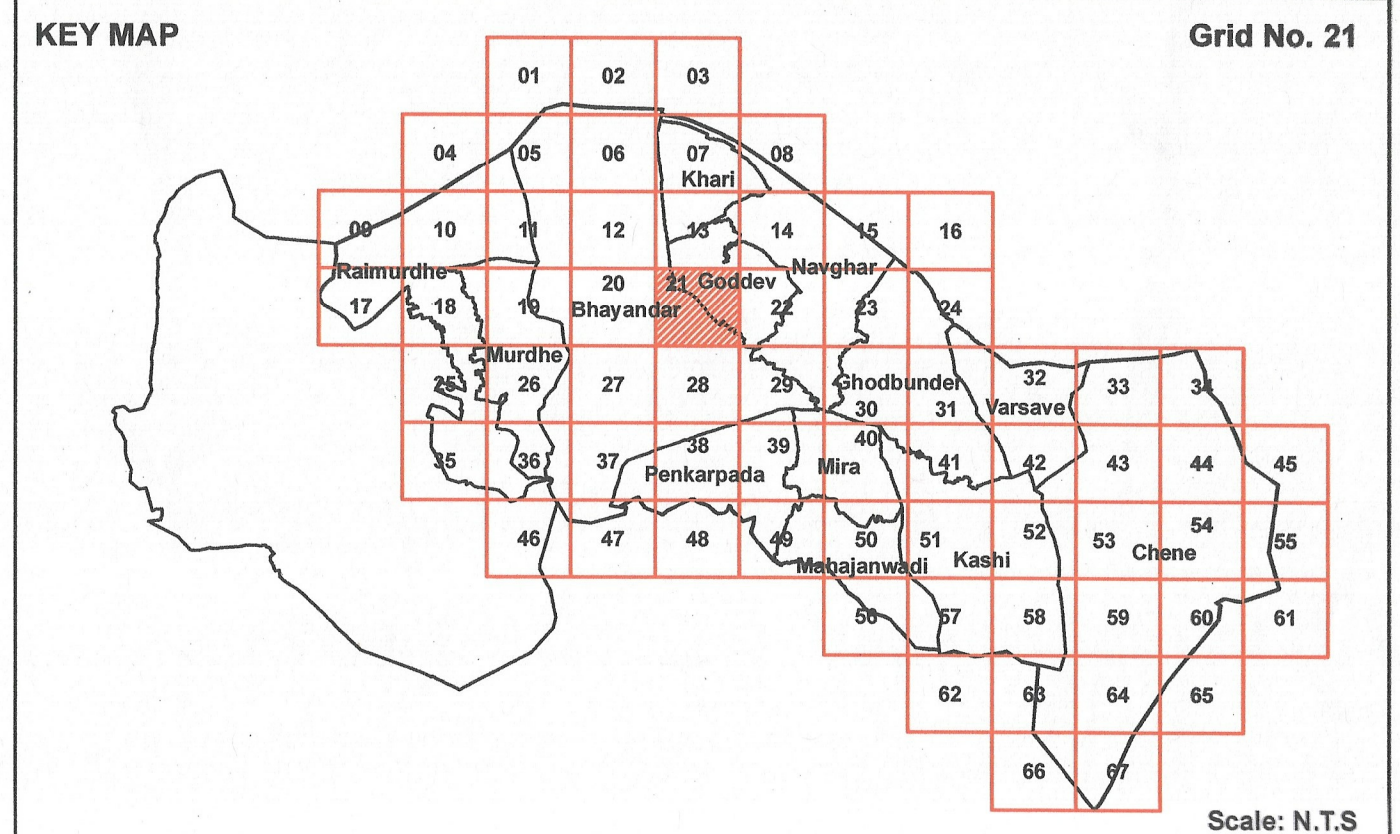
Sanctioned Modification No.	Modification No.	Proposal as published under section 26 of the MR&TP Act, 1966	Proposal submitted to Government under section 30 of the MR&TP Act, 1966	Modification Sanctioned by the Government under section 31(1) of the MR&TP Act, 1966
SM-3	M-5	Public Semi Public Zone (PSP)	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-40	M-88	Reservation no. 131- Municipal Hospital	Reservation no. 131- Municipal Hospital is Redesignated as Hospital as shown on plan.	Modification under section 30 is proposed to be sanctioned.
SM-41	M-91	Developed Play Ground	Boundary of Developed Play Ground is corrected as per existing Playground and land so released is included in Residential Zone as shown on plan.	Modification under section 30 is proposed to be sanctioned.
SM-42	M-92	Reservation no. 136- Community Hall and Reservation No. 137 - Shopping Centre	Reservation no. 136- Community Hall and Reservation No. 137 - Shopping Centre are 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-44	M-95	Proposed 15.0 m wide DP road	The alignment of 15 m wide DP road from survey no. 490 up to East side of Reservation No. 139-Educational Amenity 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-95	---	Reservation No.64-STP	Reservation No.64-STP and reserved for Reservation No.64A - "Public Utility" and proposed 9.0 m access road to new reservation along north side of the Reservation No. 64-STP and boundary of Garden reservation is extended upto proposed 9.0 m road and reservation boundary modified as shown on the plan.	As per Government in UDD Notification dated 13/3/2025 an area admeasuring about 1850 sq.m (adjacent to Reservation No.63-Garden) is deleted from Reservation No. 64-STP and reserved for Reservation No.64A - "Public Utility" and proposed 9.0 m access road to new reservation along north side of the Reservation No. 64-STP and boundary of Garden reservation is extended upto proposed 9.0 m road and reservation boundary modified as shown on the plan.
SM-97	---	Developed Play Ground	Developed Play Ground	The part area of existing Developed Play Ground area and Reservation No.135-Extension to STP are reserved for New Reservation No.135-Public Utility and boundary of existing Play Ground and reservation is modified as shown on the plan.
SM-43	M-94	Reservation No.138-Garden	Reservation No.138-Garden 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.

## 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. TFS-1225/452/C.R.60/25/SM/UD-12, dt.16.04.2028)



Legends		
<b>Road</b>	<b>Religious</b>	<b>Reservations</b>
<b>Rail</b>	<b>Public Utilities</b>	<b>Transportation</b>
<b>Bridges</b>	<b>Water Bodies</b>	<b>Commercial</b>
<b>Water Bodies</b>	<b>Health Services</b>	<b>Industrial</b>
<b>Residential</b>	<b>Central/State Govt Property</b>	<b>Education</b>
<b>Commercial</b>	<b>Railway Property</b>	<b>Health Services</b>
<b>Industrial</b>	<b>Public &amp; Semi-Public</b>	<b>Central/State Govt Property</b>
<b>Education</b>	<b>Heritage</b>	<b>Railway Property</b>
<b>Health Services</b>		<b>Public &amp; Semi-Public</b>
<b>Central/State Govt Property</b>		<b>Heritage</b>
<b>Railway Property</b>		
<b>Public &amp; Semi-Public</b>		
<b>Heritage</b>		

**Notes**

- The Base Map, ELI 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.
- 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.
- The alignment of Metro, Elevated Road marked on plan are indicative & automatically stand modified by the notification issued by Government from time to time.
- The alignment of mallas / 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-R (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.
- As per approved CZMP 2013 Plan, CRZ I (Inter tidal Zone, Mangroves and Mangrove 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: 1:2,000

North

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