

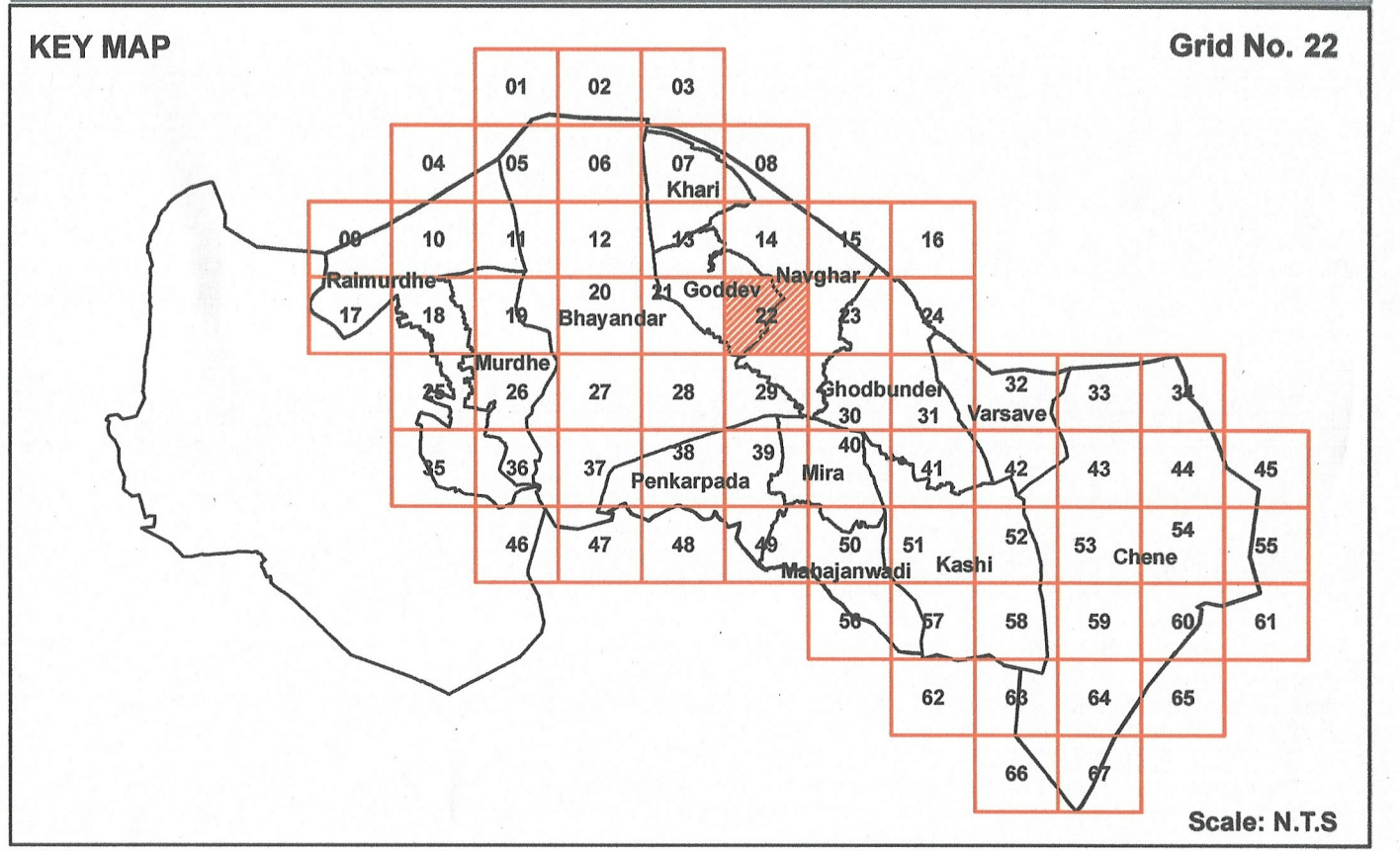
Sanctioned Modification No.	Modification No.	Proposal as published under section 26 of the MR&TP Act, 1966	Proposal submitted to Government under section 30 of the MR&TP Act, 1966	Modification Sanctioned by the Government under section 31(1) of the MR&TP Act, 1966
SM-3	M-5	Public Semi Public Zone (PSP)	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-45	M-96	Developed Dispensary and maternity Home	The word Dispensary and maternity Home is Deleted in survey no. 334/4, 331/5, 338/3 and area under Developed Reservation is shown 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-46	M-97	Reservation No. 145- Educational Amenity	Reservation No. 145- Educational Amenity is Redesignated as Primary School & Playground as per Sanctioned DP as shown on plan.	Proposal is reinstated as per the plan published under section 26 of the MR&TP Act, 1966.
SM-47	M-98	Developed Technical High school & Playground	The word "Technical High school & Playground" is replaced by Educational Amenity as shown on plan.	Modification under section 30 is sanctioned with correction and shown as existing Educational Amenity.
SM-48	M-99	Reservation No. 149- Shopping centre and Reservation no. 150- Parking	Area under existing structures is deleted from Reservation no. 150- Parking and included in Residential Zone, remaining area of Reservation is included in Reservation No. 149- Shopping centre and it is Redesignated as Shopping Centre and Parking as shown on plan.	Proposal is reinstated as per the plan published under section 26 of the MR&TP Act, 1966.
SM-49	M-101	Reservation no. 170- Municipal Office	Reservation no. 170- Municipal Office is Redesignated as Municipal Purpose as shown on plan.	Modification under section 30 is proposed to be sanctioned.
SM-50	M-102	Reservation No. 144 Auditorium	Reservation No. 144 Auditorium is bifurcated in two parts as Reservation No. 144A- Public Amenity and Reservation No. 144B- Educational Amenity as shown on plan.	Modification under section 30 is proposed to be sanctioned.
SM-63	M-137	Reservation No. 184- Municipal Hospital	Reservation No. 184- Municipal Hospital is Redesignated as Hospital.	Modification under section 30 is proposed to be sanctioned.
SM-96		Reservation No. 146- Play Ground	Reservation No. 146- Play Ground	The South-West portion area admeasuring about 7200 sq.m. (adjacent to Existing Educational Amenity) from the Reservation No. 146A- Musical School and boundary of reservation is modified 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. T.P.S.-1225/452/C.R.6025/SM/UD-12, dt.16.04.2028)



Legends

Road National Highway Expressway Major City Road Rail Broad Gauge Metro Station Metro Line 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 Area Residential 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 Office Railway Property Railway Property Public & Semi-Public Auditorium/Drama Theatre Community Hall Social Welfare Centre Old Age Home Fire Station Police Station/Chowky Fort Religious Temple Mosque Idgh Church Gurudwara Synagogue Ashram Recreational Garden Play Ground Sports Centre Public Utilities Sewage Pumping Station Sewage Treatment Plant Elevated & Ground Storage Reservoir Cemetery/Municipal Ground/Cemetery Electric Sub-Station Bio Gas Plant Transportation Bus Stand/Terminus Railway Station Railway Track Area Parking Space/Area Jetty No Development Zone National Park/SANP Forest Zone/SANP Mangrove Mangrove-Buffer Interstitial Eco-Sensitive Zone Eco-Sensitive Zone Boundary Power Transmission Tower Power Transmission Line Boundaries DP Boundary Municipal Corporation Boundary Village Boundary Gothan Boundary CTS Area Boundary Congested Boundary Cadastral Cadastral/CTS Building Footprint Reservations Housing for Disoused Housing for Economically Weaker Section (EWS)/JG URS Purpose Project Affected Person Women Hostel/ Child Care Center Tribal Hostel Garden Park Mangrove Park Exhibition Center Picnic Spot Institute for Fisheries School for Specialy 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 Reservation Status Not Developed Developed Modification Proposed Modification CZMP Lines CRZ-II High Tide Line Intertidal Mangrove Buffer Mangroves Mangroves Excluded Part Proposed U/S 31(1) Sanctioned Modification U/S 31(1)
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Notes

- The Base Map, EIU and Draft PUJ 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.
- SONP, 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 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-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.
- The location of Metro Corridor 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 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: 1:2,000

North

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