

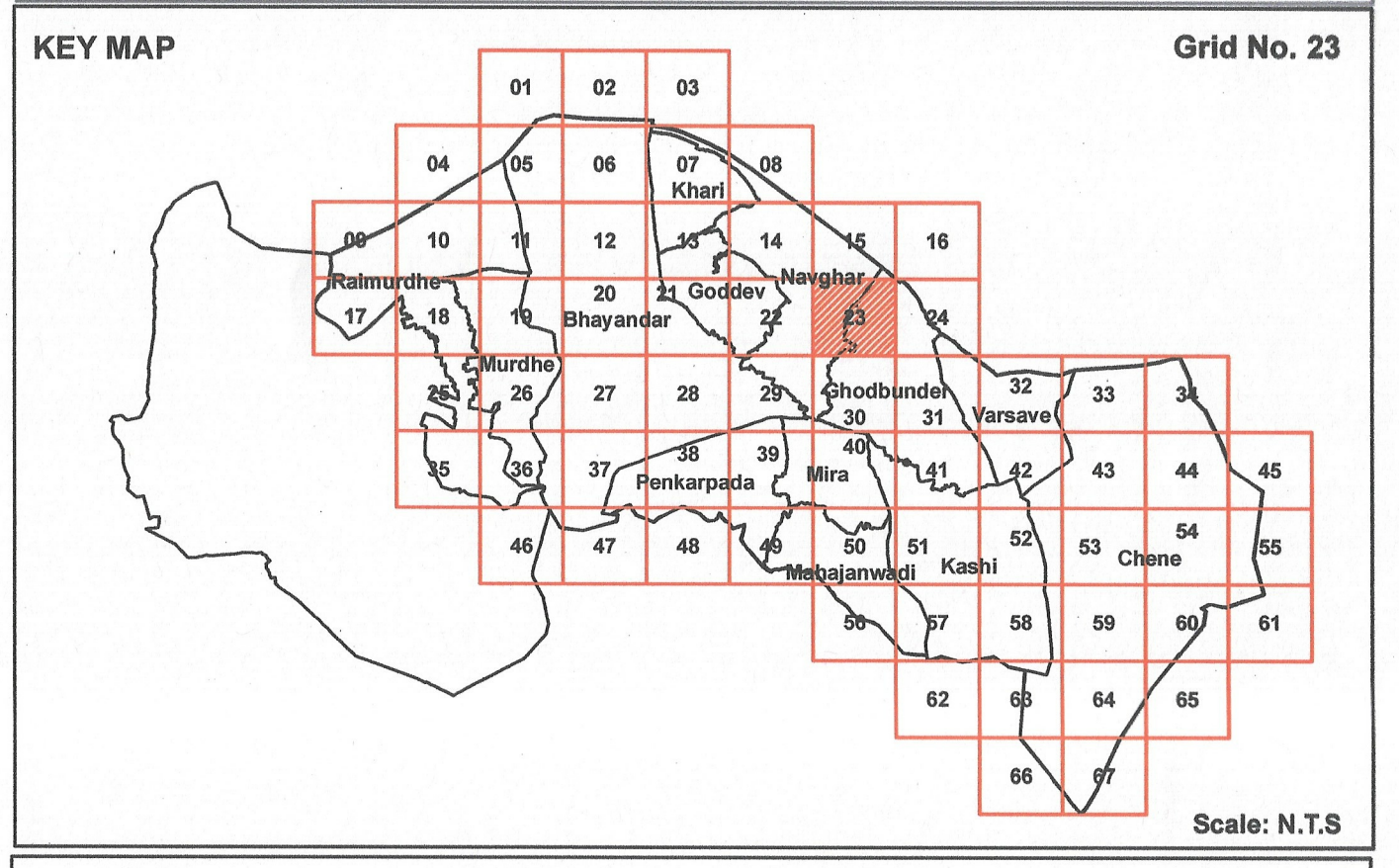
Sanction Modification No.	Modification No.	Proposal as published under section 26 of the MR&TP Act, 1966	Proposal submitted to Government under section 31(1) of the MR&TP Act, 1966	Modification Sanctioned by the Government under section 31(1) of the MR&TP Act, 1966
SM-3	M-5	Public Semi Public Zone (PSP)	Existing PSP is deleted and included in Residential/ adjoining zone as shown on plan.	Proposal is re-stated as per the plan published under section 26 of the MR&TP Act, 1966.
SM-51	M-106	Reservation no. 189-Community Hall	Area under existing structures is deleted from Reservation no. 189-Community Hall and included in Residential Zone and Boundary of Reservation is modified as shown on plan.	Area under existing structures is deleted from Reservation no. 189-Community Hall and included in Residential Zone and Boundary of Reservation is modified as shown on plan.
SM-91	---	Developed Garden	Developed Garden	As per Government in UDD Notification dated 8/10/2024 an area admeasuring about 7350 sq.m from the land bearing S.Nos. 62(pt), 63(p) and others of village Navghar is reserved for Reservation No.179A - "Public Utility" as per condition mentioned in above notification as shown on the plan.
SM-93	---	Reservation No.204-Government Purpose	Reservation No.204-Government Purpose	As per Government in UDD Notification dated 4/2/2025 an area admeasuring about 1650 sq.m (South-West Side) is deleted from Reservation No. 204-Government Purpose and reserved for Reservation No.204A - "Public Utility" and remaining area is redesignated as Reservation No.204-Municipal Purpose as shown on the plan.
SM-99	---	Reservation No.278-Educational Amenity	Reservation No.278-Educational Amenity	An area admeasuring about 1000.0 sq.m, Reservation No.278-Educational Amenity is reserved for Reservation No.278-Women's Hostel and remaining area of reservation is reserved for Reservation No.278A-Skill Training Center and as per Govt in UDD letter dated 22/5/2025 40% land in reservation No.278A is used for Play Ground 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-1226/452/C.R.60/25/SM/UD-12,d.16.04.2026)



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 Over Bridge Subway Road Bridge across Rail Flyover Proposed Flyover Elevated Coastal Road Elevated Proposed Road <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 <p>Central /State Govt Property</p> <ul style="list-style-type: none"> Quater Office <p>Railway 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 <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>Recreational</p> <ul style="list-style-type: none"> Garden Play Ground Sports Centre <p>Public Utilities</p> <ul style="list-style-type: none"> Sewage Treatment Plant Sewage Pumping Station Elevated & Ground Storage Reservoir Crematorium/Burial Ground/ Cemetery Electric Sub-Station Bio Gas Plant Bus Stand/Terminal Railway Station Railway Track Area Parking Space/Area Jetty <p>No Development Zone</p> <ul style="list-style-type: none"> No Development Zone National Park/SMP Forest Zone(SMP) Mangrove Mangrove Buffer Interthal <p>Eco-Sensitive Zone</p> <ul style="list-style-type: none"> Eco-Sensitive Zone 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 Gaonhan Boundary CTS Area Boundary Congested Boundary <p>Cadastral</p> <ul style="list-style-type: none"> Cadastral/CTS <p>Building Footprint</p> <ul style="list-style-type: none"> Building Footprint 	<p>Reservations</p> <ul style="list-style-type: none"> Housing for Dis housed Housing for Economically Weaker Section (EWS)/LIG URS Purpose Project Affected Person Women Hostel/ Child Care Centre Tribal Hostel Garden Park Mangrove Park Exhibition Center Picnic Spot Institute for Fisheries Educational Amenity School for Speciality Abled Medical Amenity 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 <p>Other Facilities</p> <ul style="list-style-type: none"> 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 ISBT Terminal Water Terminal Transport Hub Development of Fort Extension Open Theatre Parking and Swimming Pool <p>Reservation Status</p> <ul style="list-style-type: none"> Developed Not Developed <p>Modification</p> <ul style="list-style-type: none"> Proposed Modification <p>Other Symbols</p> <ul style="list-style-type: none"> CZMP Lines CRZ - II High Tide Line 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 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.SNRP, 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 railway / 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 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.A-R (Restricted-Residential) Residential Zone subject to handing over area to corporation as per permission/Government orders.
- 11.B-R1 (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 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.
- 13.As per approved CZMP 2019 Plan, CRZ I (Interthal 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

Assistant Director of Town Planning, Branch Office Thane
 (JAYKUMAR WAGHMODE)
 Joint Director/Town Planning
 Konkan Division, Navi Mumbai
 Deputy Director of Town Planning
 (NIRMALKUMAR CHAUDHARI)
 Deputy Secretary Mantralaya, Mumbai