

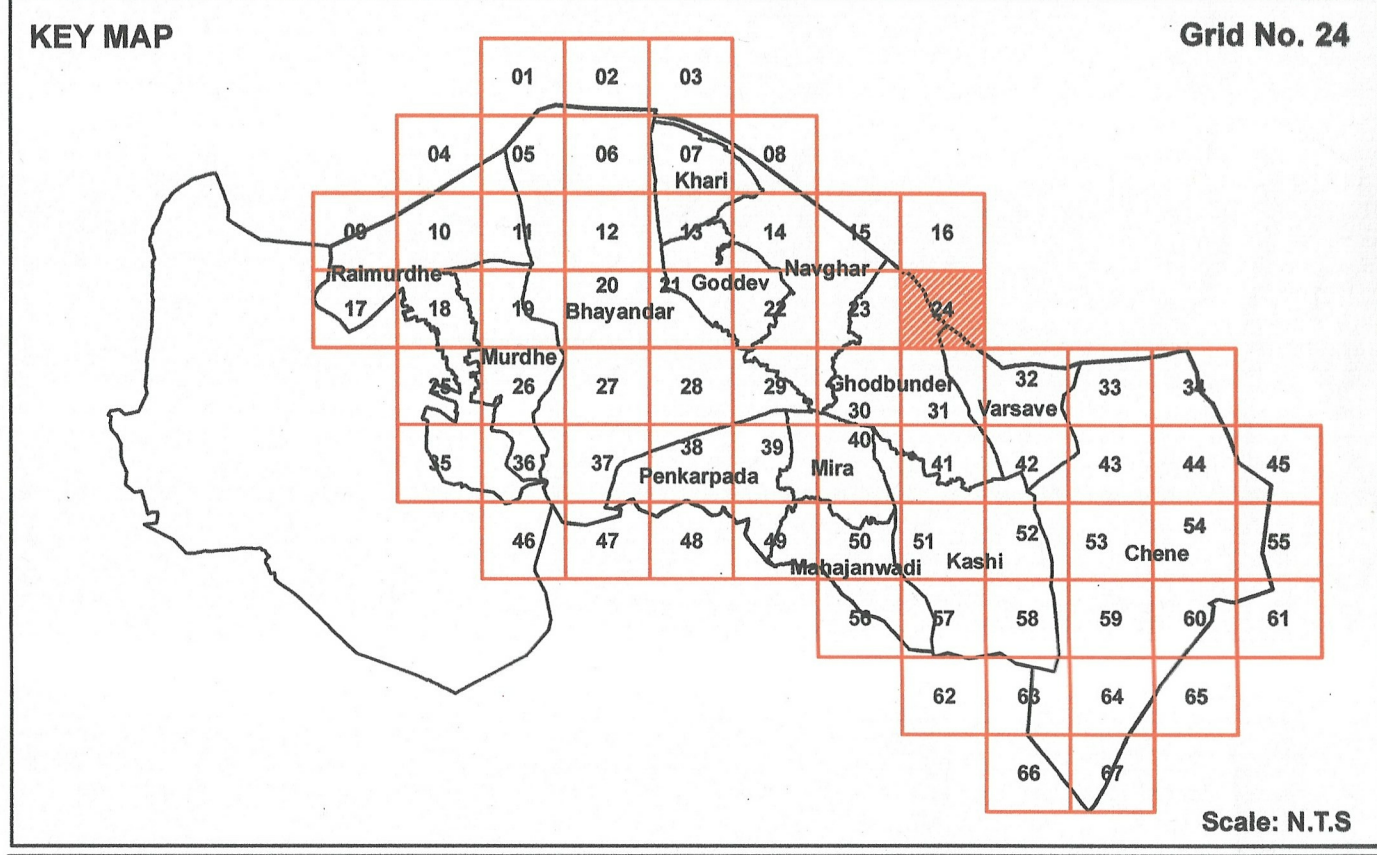
Sanctioned Modification No.	Modification No.	Proposal as published under section 26 of the MR&TP Act, 1966	Proposal submitted to Government under section 30 of the MR&TP Act, 1966	Modification Sanctioned by the Government under section 31(1) of the MR&TP Act, 1966
SM-3	M-5	Public Semi Public Zone (PSP)	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.

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-1228/452/C.R.60/25/S/MUD-12, dt.16.04.2028)



Legends

Road	Religious	Reservations	Shopping Center
National Highway	Temple	Housing for Disoused	Municipal Market
Expressway	Mosque	Housing for Economically Weaker Section (EWS/LIG)	Fish Market
Major City Road	Idgah	Project Affected Person	Hawkers Market
Rail	Church	Women Hostel/ Child Care Center	Public Utilities
Broad Gauge	Gurdwara	Tribal Hostel	Slaughter House
Metrolite	Synagogue	Garden	Water Works
Over Bridge	Ashram	Play Ground	Water Treatment Plant
Subway	Recreational	Sports Centre	Water Works
Road Bridge across Rail	Garden	Public Utilities	Water Works
Flyover	Play Ground	Sewage Pumping Station	Water Works
Proposed Flyover	Sports Centre	Sewage Treatment Plant	Water Works
Elevated Coastal Road	Park	Elevated & Ground	Water Works
Elevated Proposed Road	Mangrove Park	Storage Reservoir	Water Works
Water Bodies	Exhibition Center	Cemeterium/Burial Ground/ Cemetery	Water Works
River	Picnic Spot	Electric Sub-Station	Water Works
Lake	Institute for Fisheries	Bio Gas Plant	Water Works
Ponds	Educational Amenity	Transportation	Water Works
Nalla	School for Speciality Abled	Bus Stand/Terminus	Water Works
Covered Nalla	Medical Amenity	Railway Station	Water Works
Residential	Municipal Hospital	Railway Track Area	Water Works
Residential Area	Municipal Office	Parking Space/Area	Water Works
Restricted - Residential	Municipal Purpose	Restricted - Residential I	Water Works
Restricted - Residential II	Municipal Godown	Restricted - Residential I	Water Works
Commercial	Library	No Development Zone	Water Works
Shopping Centre/Mall	Town Hall & Drama Theatre	No Development Zone	Water Works
Market (Daily & Weekly)	Auditorium	National Park (GNP)	Water Works
Industrial Area	Planetarium & Aquarium	Forest Zone (SGNP)	Water Works
Education	Community Hall	Mangrove	Water Works
Primary & Secondary School	Fire Brigade Station	Mangrove Buffer	Water Works
College	Administrative Building For Govt. Office	Inter-tidal	Water Works
Health Services	Government Purpose	CRZ-II	Water Works
Hospital	Night Shelter	Eco-Sensitive Zone	Water Works
Urban Health Centre	Old Age Home	SGNP Boundary	Water Works
Central/State Govt Property	Public Amenity	Eco-Sensitive Zone Boundary	Water Works
Quarter	Skill Development Center	Power	Water Works
Office	Police Commissioner Office	Transmission Tower	Water Works
Railway Property	Building Footprint	Power Transmission Line	Water Works
Railway Property	Building Footprint	Boundaries	Water Works
Public & Semi-Public	Building Footprint	DP Boundary	Water Works
Auditorium/Drama Theatre	Building Footprint	Municipal Corporation Boundary	Water Works
Community Hall	Building Footprint	Village Boundary	Water Works
Social Welfare Centre	Building Footprint	Geothan Boundary	Water Works
Old Age Home	Building Footprint	CTS Area Boundary	Water Works
Fire Station	Building Footprint	Congested Boundary	Water Works
Police Station/Chowky	Building Footprint	Cadastral	Water Works
Fort	Building Footprint	Cadastral	Water Works
	Building Footprint	Building Footprint	Water Works

Notes

- The Base Map, EIU and Draft PU 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, 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-8 (Restricted-Residential) Residential Zone subject to handing over area to corporation as per permission/Government orders.
- R-81 (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 stand included in adjoining Zone shown on Development Plan.
- As per approved CZMP 2019 Plan, CRZ I (Inter-tidal 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

Signature: Assistant Director of Town Planning, Branch Office Thane

Signature: (VIJAYKUMAR WAGHMODE) Joint Director, Town Planning, Konkan Division, Navi Mumbai

Signature: (NIRALKUMAR CHAUDHARI) Deputy Director of Town Planning & Deputy Secretary Mantralaya, Mumbai