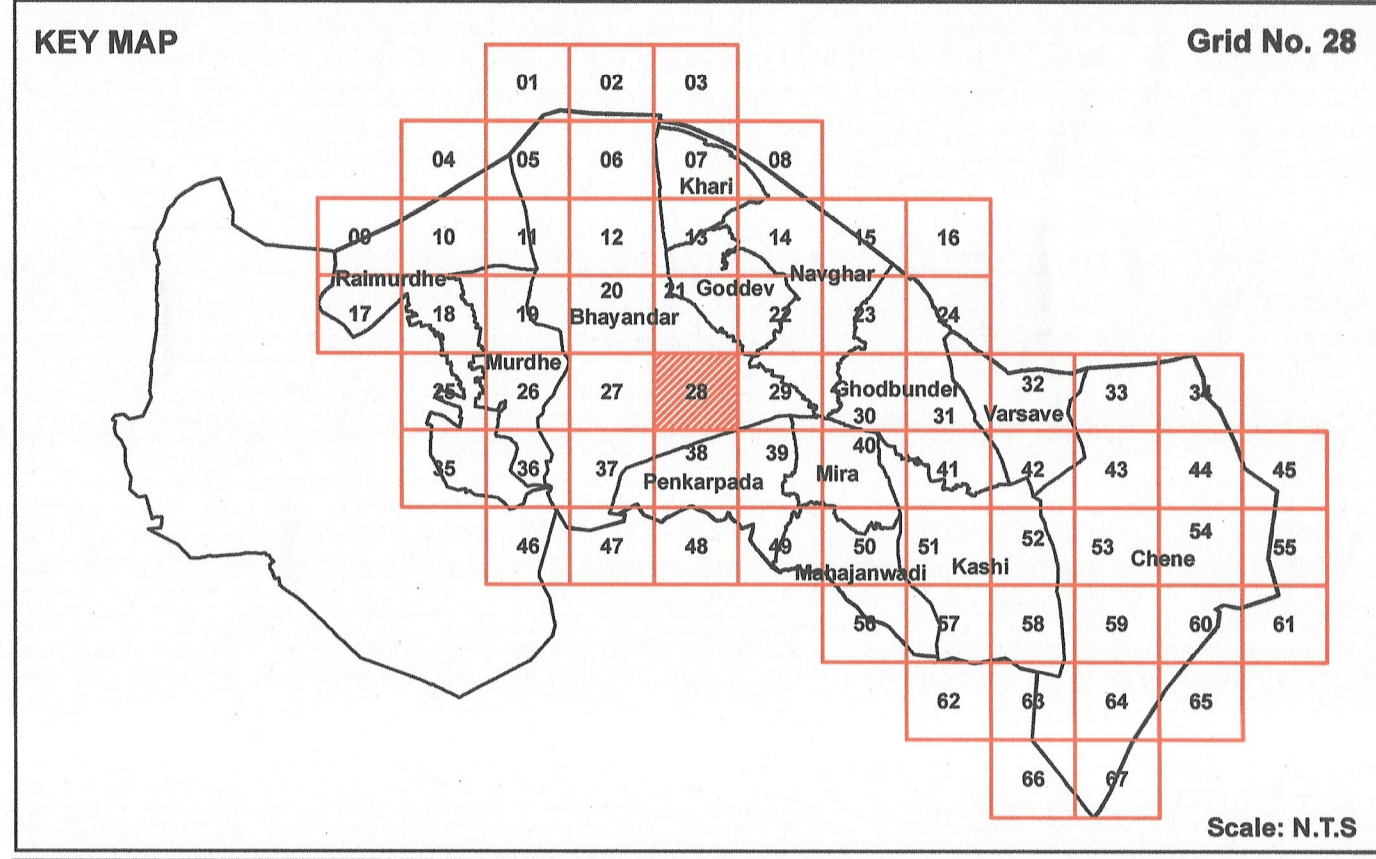


Sanctioned Modification No.	Modification No.	Proposal as published under section 26 of the MR&TP Act, 1966	Proposal submitted to Government under section 30 of the MR&TP Act, 1966	Modification Sanctioned by the Government under section 31(1) of the MR&TP Act, 1966
SM-3	M-5	Public Semi Public Zone (PSP)	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-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.
SM-53	M-117	Proposed 45 m wide DP road and 30 m wide new DP road.	The alignment of East-west 45 m wide DP road from Mira Road Railway station to 60 m wide elevated DP road is shifted and modified along existing road and land so released due to this change is included in adjacent Zone and Reservations as shown on plan and "L" shaped 30 m wide new DP road is Proposed through Survey No. 61 pt,61.2pt,61.3pt and 782pt as shown on plan.	It is proposed to be the Alignment of East-west 45 m wide DP road from Mira Road Railway station to 60 m wide elevated DP road is reinstated as per section 26 as shown on plan.
SM-54	M-121	Reservation No. 80 Mangroves Park	Area under Reservation No. 80 MPK is deleted and included in No Development zone and part area is included in Reservation no. 313-Open Theater as shown on plan.	Proposal is reinstated as per the plan published under section 26 of the MR&TP Act, 1966.
SM-55	M-122	Reservation No. 77 - Parking and Reservation No. 76-Municipal godown	Reservation No. 75 Bus Stand is relocated to Survey No. 610(141/A) and 610 (141/B) Mouje Bhayander. (This relocation includes the area originally reserved for Reservation No. 77 -Parking and a Reservation No. 76- Municipal godown) and the Reservation No. 75 Bus Stand is Redesignated as Bus Stand and Parking as shown on plan.	Proposal is reinstated as per the plan published under section 26 of the MR&TP Act, 1966.
SM-56	M-127	Reservation No.140- Extension to High School	Area under existing road is deleted from Reservation No.140-Extension to High School and boundary of Reservation is modified as shown on plan.	Modification under section 30 is proposed to be sanctioned.
SM-57	M-129	Reservation No. 175-Bus Stand	Reservation No. 175-Bus Stand is Redesignated as Bus Stand and Market.	Modification under section 30 is proposed to be sanctioned.
SM-58	M-131	Proposed 18 mt. wide DP Road, reservation No. 152-Medical Amenity & 153-Educational Amenity	The alignment of 18 mt. wide DP Road in Survey No. 498pt(83pt), 504pt (82pt) at village Bhayander is shifted toward South-East side and area so released by this change is included in Residential Zone. Boundaries of Reservation No. 152-Medical Amenity & 153-Educational Amenity are Modified as shown on plan.	Modification under section 30 is proposed to be sanctioned.
SM-59	M-132	Survey no. 487(91)	Survey no. 487(91) village Bhayander is corrected as Survey No. 497(91) as shown on plan.	Modification under section 30 is proposed to be sanctioned.
SM-60	M-134	Existing Dispensary and maternity Home	The word "Dispensary and maternity Home" is Replaced by "Hospital" as shown on plan.	Modification under section 30 is proposed to be sanctioned.

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.16.04.2026)



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 Metrolite <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 I Restricted - Residential II Shopping Centre/Mall Market (Daily & Weekly) Industrial Area Primary & Secondary School College Hospital Urban Health Centre Central /State Govt Property Quarterm Office Power Transmission Line <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 Police Station/Chowky Fort <p>Religious</p> <ul style="list-style-type: none"> Temple Mosque Idgh Church Gurdwara 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 Pumping Station Sewage Treatment Plant Elevated & Ground Storage Reservoir Cemetary/Burial Ground/ Cemetary Electric Sub-Station Bio Gas Plant <p>Transportation</p> <ul style="list-style-type: none"> Bus Stand/Terminus 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(SGNP)/ Forest Zone(SGNP) Mangrove Mangrove Buffer Heritage CRZ-I CRZ-II <p>Eco-Sensitive Zone</p> <ul style="list-style-type: none"> SONP Boundary Eco-Sensitive Zone Boundary <p>Power</p> <ul style="list-style-type: none"> Transmission Tower Fire Brigade Station <p>Boundaries</p> <ul style="list-style-type: none"> DP Boundary Municipal Corporation Boundary Village Boundary Goathan Boundary CTS Area Boundary Congested Boundary <p>Cadastral</p> <ul style="list-style-type: none"> Cadastral/CTS Building Footprint 	<p>Reservations</p> <ul style="list-style-type: none"> Housing for Disboused Housing for Economically Weaker Section (EWS)/LIG URSI Purpose Project Affected Person Women Hostel/ Child Care Center Tribal Hostel Garden Playground Mangrove Park Exhibition Center Picnic Spot Institute for Fisheries School for Specially 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.Offices Government Purpose Night Shelter Old Age Home Public Amenity Skill Development Center Police Commissioner Office <p>Other</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/ Cemetary Bus Stand/Depot Bus Terminal & Parking Truck Terminal Multipurpose Parking/ Parking ISBT Terminus Water Terminal Transport Hub Development of Fort Extension Open Theatre Open Market Parking and Swimming Pool Reservation Status Not Developed Proposed Modification CZMP Lines CRZ-I CRZ-II High Tide Line Intertidal Mangrove Buffer Mangroves Old Age Home Public Amenity Skill Development Center Police Commissioner Office
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Notes

- The Base Map, EUI 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 certified 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 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 properties are shown as per the actual acquisition in future. 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.
- Restricted-Residential) Residential Zone subject to handling over area to corporation as per permission/Government orders.
- R-1 (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 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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(NIRMALKUMAR CHAUDHARI)
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