



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-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-52	M-108	Reservation No. 207- Medical Amenity and Reservation No. 209- Community Hall	Reservation No. 207- Medical Amenity and Reservation No. 209- Community Hall is shifted towards North - West side and land so released due to this change is included in Residential Zone as shown on plan.	Modification under section 30 is proposed to be sanctioned with following changes:- Reservation No.207 and Reservation No. 209 both are Reserved for Medical Amenity/Cancer Hospital as shown on plan.
SM-61	M-135	Existing Parking	Area under approved Building on South-East side is deleted from developed Parking and included in Residential Zone.	Proposal is reinstated as per the plan published under section 26 of the MR&TP Act, 1966.
SM-62	M-136	Reservation No. 171- Town hall & Drama theater	Reservation No. 171- Town hall & Drama theater is deleted and included in Residential Zone as shown on plan.	As per High Court and Supreme Court Order, the Government in UDD issued Notification dated 5/6/2023 and Corrigendum in above Notification regarding under section 127 due to this the modification U/S 30 is proposed to be sanctioned.
SM-64	M-138	Existing 18.0 m wide DP Road	Existing Road with written 18m from survey no. 478pt,481pt at village Bhayander is corrected as 24m as shown on plan.	Sanctioned as follows:- Only existing road be shown without mentioning width of the road.
SM-65	M-140	village Bhayander Old Survey No. 113 And 114	Survey no. 483(113) village Bhayander is corrected as Survey No. 481(113). And (114) is corrected as Survey No.478(114) 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. TPS-1225452/C.R.6025/SMUD-12,dt.16.04.2028)

**KEY MAP**

Grid No. 29  
Scale: N.T.S

**Legends**

- Road**
  - National Highway
  - Expressway
  - Major City Road
- Rail**
  - Broad Gauge
  - Metro Station
  - Metrolite
- Bridges**
  - Over Bridge
  - Subway
  - Road Bridge across Rail
  - Flyover
  - Proposed Flyover
- Water Bodies**
  - River
  - Lake
  - Ponds
  - Nalla
  - Covered Nalla
- Residential**
  - Residential Area
  - Restricted - Residential
  - Restricted - Residential 1
- 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**
  - Quartermaster
  - 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
  - Idgah
  - Church
  - Gurdwara
  - Synagogue
  - Ashram
- Recreational**
  - Garden
  - Play Ground
  - Sports Centre
- Public Utilities**
  - Sewage Pumping Station
  - Sewage Treatment Plant
  - Elevated & Ground Storage Reservoir
  - Cemetary/Crematorium/ Burial Ground/ Cemetery
  - Electric Sub-Station
  - Bio Gas Plant
- Transportation**
  - Bus Stand/Terminus
  - Railway Station
  - Railway Track Area
  - Parking Space/Area
  - Jeetty
  - 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
- No Development Zone**
  - No Development Zone
  - National Park(SGNP)
  - Forest Zone(SGNP)
  - Mangrove
  - Mangrove Buffer
  - Inter-tidal
  - CRZ-II
  - CRZ-III
  - SGNP Boundary
  - Eco-Sensitive Zone Boundary
  - Eco-Sensitive Zone
  - SGNP Boundary
  - Eco-Sensitive Zone Boundary
- Boundaries**
  - DP Boundary
  - Municipal Corporation Boundary
  - Village Boundary
  - Gothan Boundary
  - CTS Area Boundary
  - Congested Boundary
  - Cadastral
  - Cadastral/CTS
  - Building Footprint
  - Building Footprint
- Housing**
  - Housing for Disbused
  - Housing for Economically Weaker Section (EWS)/LIG
  - URIS Purpose
  - Project Affected Person
  - Women Hostel/ Child Care Center
  - Tribal Hostel
  - Garden
  - Playground
  - Park
  - Mangrove Park
  - Exhibition Center
  - Picnic Spot
  - Institute for Fisheries
  - Educational Amenity
  - School for Specially Aabled
  - 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
- Other**
  - 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
  - Open Market
  - Parking and Swimming Pool
- Reservation Status**
  - Developed
  - Not Developed
- Modification**
  - Proposed Modification
  - CRZ-II
  - CRZ-III
  - High Tide Line
  - Intertidal
  - Mangrove Buffer
  - Mangroves
  - Excluded Part Proposed U/S 31(1)
  - Sanctioned Modification U/S 31(1)

**Notes**

- The Base Map, EIU and Draft Plan 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 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 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-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.
- 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. Areas 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**

0 0.045 0.09 0.18 0.36 0.72 1.44 2.88 5.76 11.52 23.04 46.08 92.16 184.32 368.64 737.28 1474.56 2949.12 5898.24 11796.48 23592.96 47185.92 94371.84 188743.68 377487.36 754974.72 1509949.44 3019898.88 6039797.76 12079595.52 24159191.04 48318382.08 96636764.16 193273528.32 386547056.64 773094113.28 1546188226.56 3092376453.12 6184752906.24 12369505812.48 24739011624.96 49478023249.92 98956046499.84 197912092999.68 395824185999.36 791648371998.72 1583296743997.44 3166593487994.88 6333186975989.76 12666373951979.52 25332747903959.04 50665495807918.08 101330991615836.16 202661983231672.32 405323966463344.64 810647932926689.28 1621295865853378.56 3242591731706757.12 6485183463413514.24 12970366926827028.48 25940733853654056.96 51881467707308113.92 103762935414616227.84 207525870829232455.68 415051741658464911.36 830103483316929822.72 1660206966633859645.44 3320413933267719290.88 6640827866535438581.76 13281655733070877163.52 26563311466141754327.04 53126622932283508654.08 106253245864567017308.16 212506491729134034616.32 425012983458268069232.64 850025966916536138465.28 1700051933833072276930.56 3400103867666144553861.12 6800207735332289107722.24 13600415470664578215444.48 27200830941329156430888.96 54401661882658312861777.92 108803323765316625723555.84 217606647530633251447111.68 435213295061266502894223.36 870426590122533005788446.72 1740853180245066011576893.44 3481706360490132023153786.88 6963412720980264046307573.76 13926825441960528092615147.52 27853650883921056185230295.04 55707301767842112370460590.08 111414603535684224740921180.16 222829207071368449480842360.32 445658414142736898961684720.64 891316828285473797923369441.28 1782633656570947595846738882.56 3565267313141895191693477765.12 713053462628379038338695551.24 1426106925256758076677391102.48 2852213850513516153354782204.96 5704427701027032306709564409.92 11408855402054064613419128819.84 22817710804108129226838257639.68 45635421608216258453676515279.36 91270843216432516907353030558.72 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