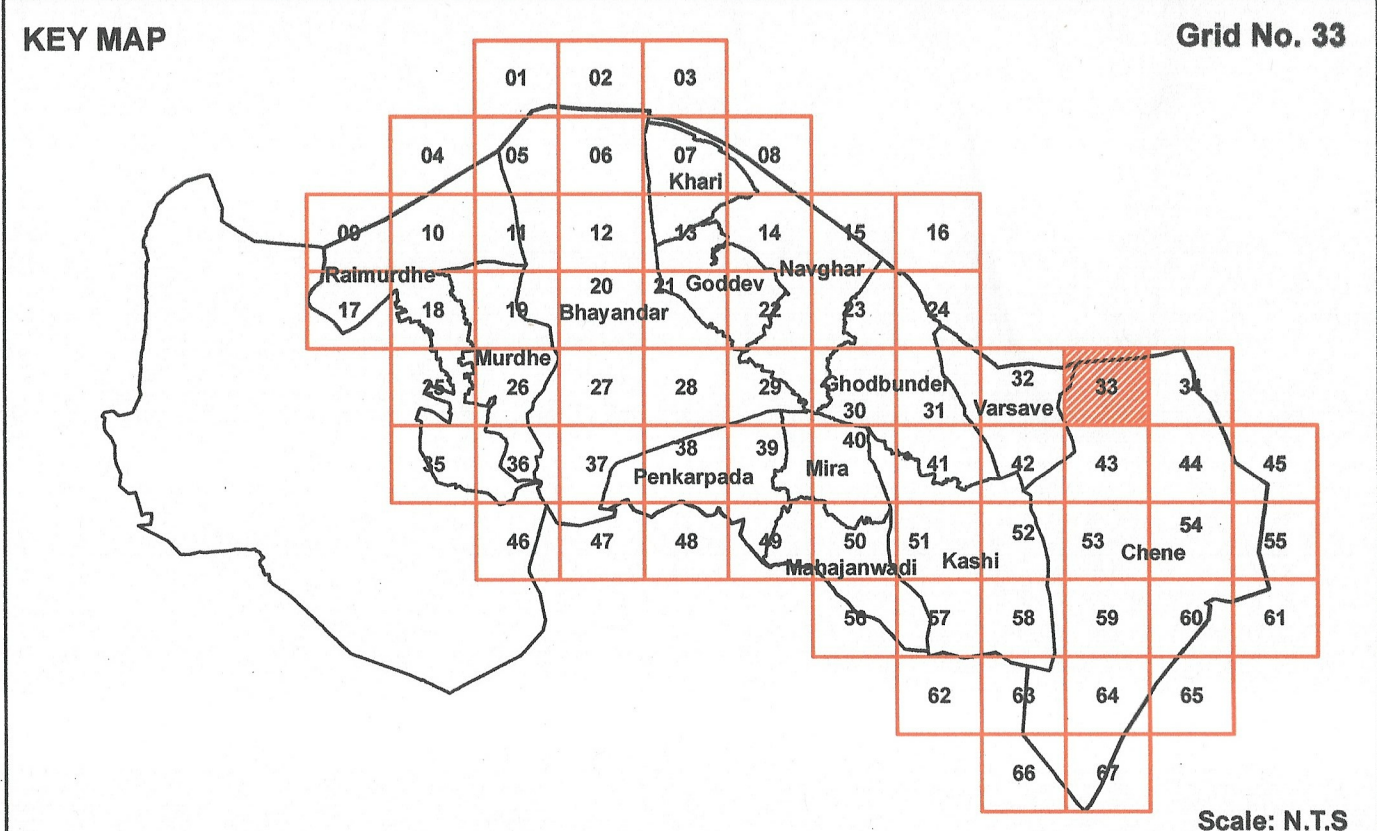


SANCTIONED REVISED DEVELOPMENT PLAN
Mira Bhayandar Municipal Corporation
 Modification Sanctioned by the Government under section 31(1) of the MR&TP Act, 1966

Development Plan of Mira-Bhayandar Municipal Corporation (Accompaniment to the Government in Urban Development Department Notification No. T.P.S-1225/452/C.R.50/25/S/M/UD-12, dt.16.04.2028)



Legends

Road	Religious	Reservations	Shopping Center
National Highway	Temple	Housing for Disbused	Municipal Market
Expressway	Mosque	Economically Weaker Section (EWS)/LIG	Fish Market
Major City Road	Idgah	URIS Purpose	Hawkers Market
Rail	Church	Project Affected Person	Public Utilities
Broad Gauge	Garudwara	Women Hostel/ Child Care Center	Slaughter House
Metro Station	Synagogue	Tribal Hostel	Sewage Treatment Plant
Bridges	Ashram	Playground	Water Works
Over Bridge	Recreational	Garden	Bus Stand/Depot
1-1-1 Subway	Garden	Playground	Bus Terminal & Parking
Road Bridge across Rail	Play Ground	Park	Truck Terminal
Flyover	Sports Centre	Mangrove Park	Multipurpose Parking/ Parking
Proposed Flyover	Public Utilities	Exhibition Center	Water Terminal
Elevated Coastal Road	Sewage Pumping Station	Picnic Spot	Transport Hub
Elevated Proposed Road	Sewage Treatment Plant	Institute for Fisheries	Development of Fort
Water Bodies	Elevated & Ground Storage Reservoir	Educational Amenity	Extension
River	Cemeterium/Burial Ground/ Cemetery	School for Specially Aabled	Open Theatre
Lake	Electric Sub-Station	Medical Amenity	Parking and Swimming Pool
Nalla	Bio Gas Plant	Municipal Hospital	Reservation Status
Covered Nalla	Transportation	Municipal Office	Developed
Residential Area	Bus Stand/Terminus	Municipal Purpose	Not Developed
Residential Area	Railway Station	Municipal Godown	Modification
Restricted - Residential	Railway Track Area	Planetarium & Aquarium	Proposed Modification
Restricted - Residential 1	Parking Space/Area	Fire Brigade Station	CZMP Lines
Commercial	Jetty	Administrative Building For Govt Office	CRZ II
Shopping Centre/Mall	No Development Zone	Government Purpose	High Tide Line
Market (Daily & Weekly)	No Development Zone	Night Shelter	Intertidal
Industrial	National Park (SGNP)	Old Age Home	Mangrove Buffer
Industrial Area	Forest Zone (SGNP)	Public Amenity	Mangroves
Education	Mangroves	Skill Development Center	Excluded Part Proposed U/S 31(1)
Primary & Secondary School	Mangroves Buffer	Police Commissioner Office	Sanctioned Modification U/S 31(1)
Health Services	Intertidal		
Hospital	CRZ-II		
Urban Health Centre	Eco-Sensitive Zone		
Central /State Govt Property	SGNP Boundary		
Quarter	Eco-Sensitive Zone Boundary		
Office	Power Transmission Line		
Railway Property	Boundaries		
Railway Property	DP Boundary		
Public & Semi-Public	Municipal Corporation Boundary		
Auditorium/Drama Theatre	Village Boundary		
Community Hall	Geotian Boundary		
Social Welfare Centre	CTS Area Boundary		
Old Age Home	Congested Boundary		
Fire Station	Cadastral		
Police Station/Chowky	Cadastral/CTS		
Heritage	Building Footprint		
Fort			

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.
- 4.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.
- 10.R-1 (Restricted-Residential) Residential Zone subject to handing over area to corporation as per permission/Government orders.
- 11.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.
- 12.If the location of Metro Carshed and Metro Line is shifted by MMRA or Elevated Road is shifted in future, the land released by such shifting shall stand included in adjoining Zone shown on Development Plan.
- 13.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

Assistant Director of Town Planning, Branch Office Thane
 Joint Director/Town Planning, Konkan Division, Navi Mumbai
 Deputy Director of Town Planning & Deputy Secretary Mantralaya, Mumbai