



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-75	M-161	Reservation No. 243- Educational Amenity	East side part of Reservation No. 243-Educational Amenity is deleted and included in Residential Zone and remaining part of Reservation is Redesignated as Playground as shown on plan.	Proposal is reinstated as per the plan published under section 26 of the MR&TP Act, 1966.
SM-76	M-163	Existing 18.0 m wide road	The Word "9m wide road" is Deleted.	Sanctioned to show existing road i.e. width of existing road not to be shown.

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-1225/452/C.R.60/25/SM/UD-12, dt.16.04.2026)

KEY MAP

Grid No. 39

Scale: N.T.S

Legends

Road National Highway Expressway Major City Road Broad Gauge Metro Station Metro Line Over Bridge Subway Road Bridge across Rail Flyover Proposed Flyover Elevated Coastal Road Elevated Proposed Road 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 Quarter Office Railway Property Railway Property Auditorium/Drama Theatre Community Hall Social Welfare Centre Old Age Home Fire Station Police Station/Chowky Heritage Fort	Religious Temple Mosque Idgah Church Gurudwara Synagogue Ashram Public Utilities Sewage Pumping Station Sewage Treatment Plant Elevated & Ground Storage Reservoir Crematorium/Burial Ground/Cemetery Electric Sub-Station Bio Gas Plant Transportation Bus Stand/Terminus Railway Station Railway Track Area Parking Space/Area Jetty No Development Zone No Development Zone National Park (SMP) Forest Zone (SMP) Mangrove Mangrove Buffer Intertidal CRZ-II Eco-Sensitive Zone Eco-Sensitive Zone Boundary Power Transmission Tower Power Transmission Line Boundaries DP Boundary Municipal Corporation Boundary Village Boundary Geothan Boundary CTS Area Boundary Congested Boundary Cadastral Cadastre/CTS Building Footprint	Reservations Housing for Disbanded Housing for Economically Weaker Section (EWS/LIG) URS Purpose Project Affected Person Women Hostel/ Child Care Center Tribal Hostel Garden Park Mangrove Park Exhibition Center Picnic Spot Institute for Fisheries Educational Amenity School for Speciality Above 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	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 Terminus Water Terminal Transport Hub Development of Fort Extension Open Theatre Open Market Parking and Swimming Pool Reservation Status Developed Not Developed Modification Proposed Modification CZMP Lines CRZ-II High Tide Line Intertidal Mangrove Buffer Mangroves Excluded Part Proposed US 31(1) Sanctioned Modification US 31(1)
---	---	---	---

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 notified by Planning Authority.
- SMPN CRZ, Mangrove with their buffers shown on the plan shall be as per the relevant states. 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- Residential1) All provision of Residential Zone in UDPR-2022 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 submission from Eco-Sensitive Zone Committee.
- The location of Metro Corridor and Metro Line is shifted by MARRA 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 (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

Deputy Director of Town Planning, Konkan Division, Navi Mumbai

Deputy Secretary, Municipal Corporation, Mira-Bhayandar