

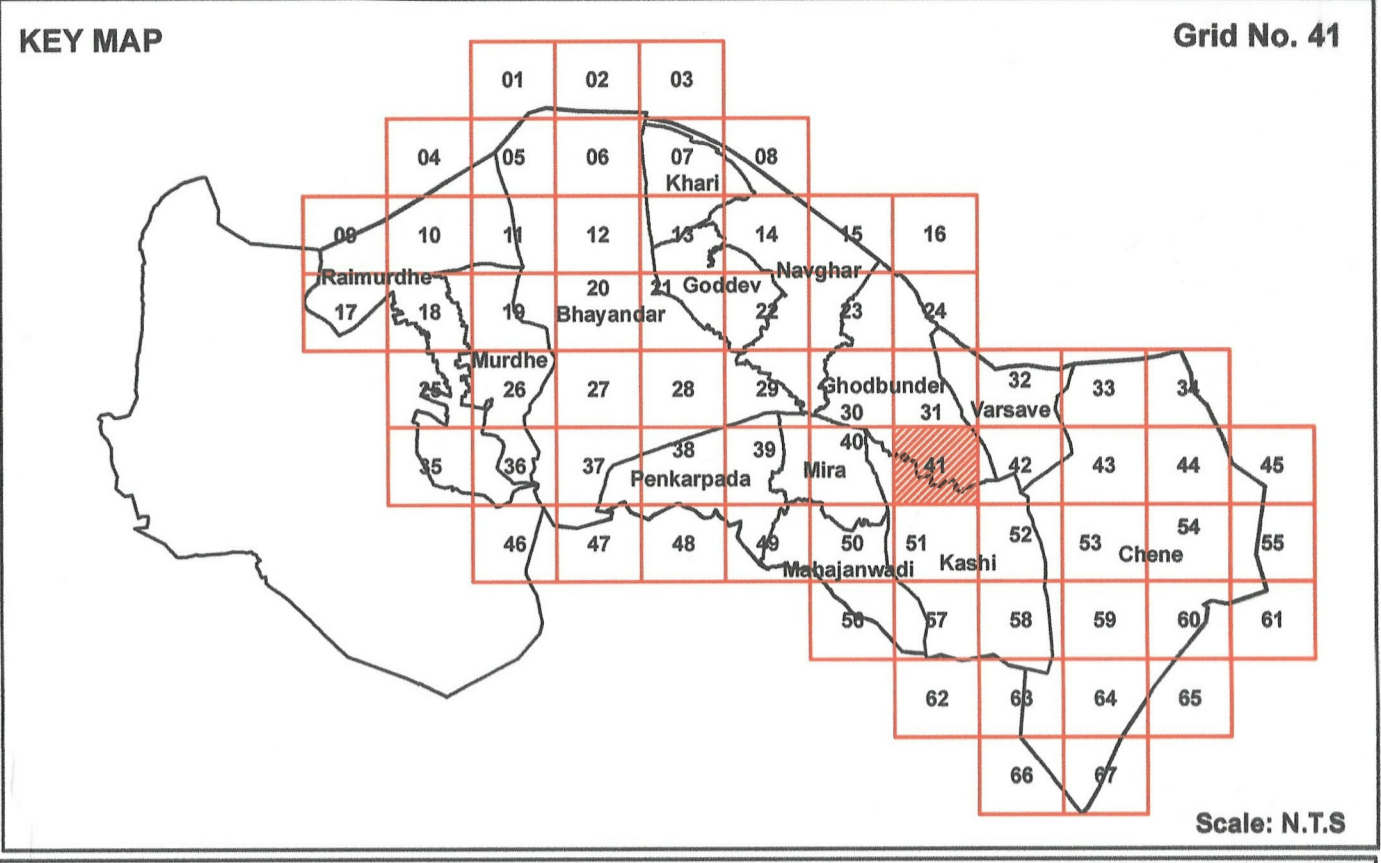
Sanctioned Modification No.	Modification No.	Proposal as published under section 26 of the MR&TP Act, 1966	Proposal submitted to Government under section 30 of the MR&TP Act, 1966	Modification Sanctioned by the Government under section 31(1) of the MR&TP Act, 1966
SM-69	M-5	Public Semi Public Zone (PSP)	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-77	M-166	Reservation no.-259 Garden, Reservation No-260 Educational Amenity and proposed DP road	Reservation no.-259 -Garden is relocated in village Ghodbunder S. No. 155pt and the area so released due to this change is included in Residential Zone. The alignment of 15.00 m. wide DP road is deleted upto 30.00 m wide DP road by retaining the access to Reservation No.260-Educational Amenity and the area so released by this change is included in relocated Reservation No.259-Garden and Residential Zone as shown on plan.	Proposal is reinstated as per the plan published under section 26 of the MR&TP Act, 1966.
SM-78	M-169	Industrial Zone	Area under Survey No. 189pt at village Ghodbunder in Industrial Zone is included in Residential zone as per sanction DP as shown on plan.	Proposal is reinstated as per the plan published under section 26 of the MR&TP Act, 1966.
SM-79	M-170	Reservation no.257-Burial Ground	Reservation no-257 is relocated at village Kashi, survey no. 75pt and 103pt. and area so released due to this change is 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-80	M-171	Reservation No. 258 Crematorium Ground	Reservation No. 258 Crematorium Ground is relocated Survey No. 185pt at village Ghodbunder, and area so released due to this change is included in Residential Zone and new 9.00 m wide DP road is proposed to this Reservation through survey no. 183pt., 185pt. 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-1225/452/C.R.50/25/SM/UD-12,dt.16.04.2026)



#### Legends

<b>Road</b> National Highway Expressway Major City Road Broad Gauge Metro Station Metro Line <b>Bridges</b> Over Bridge Subway Road Bridge across Rail Flyover Proposed Flyover Elevated Coastal Road Elevated Proposed Road <b>Water Bodies</b> River Lake Ponds Nalla Covered Nalla <b>Residential</b> Residential Area Restricted - Residential Restricted - Residential 1 <b>Commercial</b> Shopping Centre/Mall Market (Daily & Weekly) <b>Industrial</b> Industrial Area <b>Education</b> Primary & Secondary School College <b>Health Services</b> Hospital Urban Health Centre <b>Central /State Govt Property</b> Quarter Office <b>Railway Property</b> Railway Property <b>Public &amp; Semi-Public</b> Auditorium/Drama Theatre Community Hall Social Welfare Centre Old Age Home Fire Station <b>Heritage</b> Fort	<b>Religious</b> Temple Mosque Idgah Church Gurdwara Synagogue Ashram <b>Recreational</b> Garden Play Ground Sports Centre <b>Public Utilities</b> Sewage Pumping Station Sewage Treatment Plant Elevated & Ground Storage Reservoir Concretum/Burial Ground/ Cemetery Electric Sub-Station Bio Gas Plant <b>Transportation</b> Bus Stand/Terminus Railway Station Railway Track Area Parking Space/Area Jetty <b>No Development Zone</b> No Development Zone National Park (SNGP) Green Zone (SNGP) Mangrove Mangrove Buffer Interstitial <b>Eco-Sensitive Zone</b> SGNP Boundary Eco-Sensitive Zone Boundary <b>Power</b> Transmission Tower Power Transmission Line <b>Boundaries</b> DP Boundary Municipal Corporation Boundary Village Boundary Gasline Boundary CTS Area Boundary Congested Boundary <b>Cadastral</b> Cadastral/CTS <b>Building Footprint</b> Building Footprint	<b>Reservations</b> Housing for Dehoused Housing for Economically Weaker Section (EWS)/LIG URS Purpose Project Affected Person Women Hostel/ Child Care Center Tribal Hostel Slaughter House Sewage Treatment Plant Water Works Burial/Crematorium/ Cemetery Mangrove Park Exhibition Center Picnic Spot Educational Amenity 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 Gasline Home Public Amenity Skill Development Center Police Commissioner Office <b>Shopping Center</b> Municipal Market Fish Market Hawkers Market Public Utilities Slaughter House Sewage Treatment Plant Water Works Burial/Crematorium/ 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 <b>Reservation Status</b> Developed Not Developed
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#### Notes

- The Base Map, ELU 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 authorisation 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 UDPCR-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/Restricted-Residential Residential Zone subject to handing over to corporation as per permission/Government orders.
- R-R (Restricted-Residential) All provision of Residential Zone in UDPCR-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 permission from Eco-Sensitive Zone Committee.
- The location of Metro Cashed 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 (Interstitial Zone, Mangroves and Mangrove 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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