



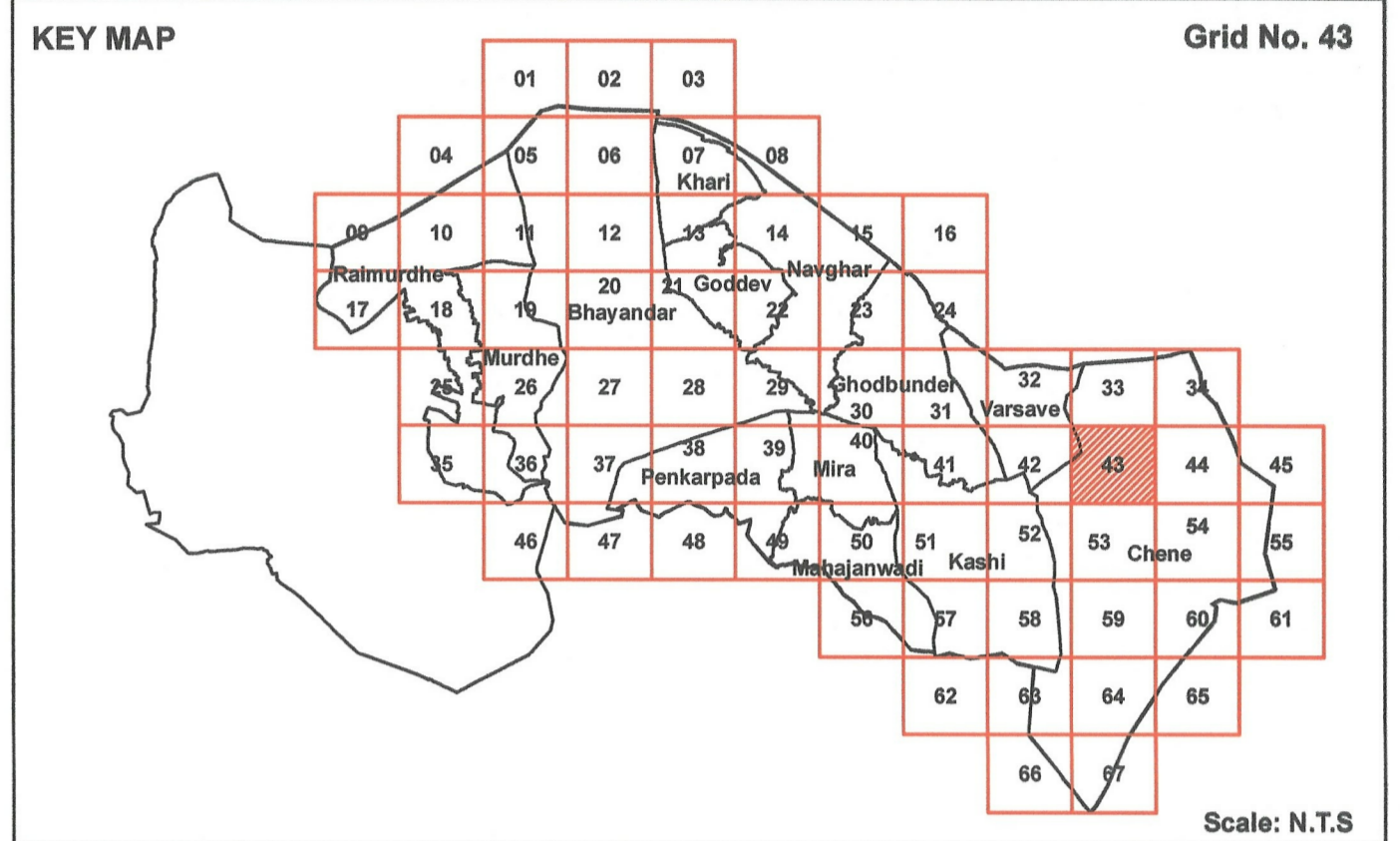
Sanctioned Modification No.	Modification No.	Proposal as published under section 26 of the MR&TP Act, 1966	Proposal submitted to Government under section 30 of the MR&TP Act, 1966	Modification Sanctioned by the Government under section 31(1) of the MR&TP Act, 1966
SM-81	M-173	Reservation No.-297 Police station	The alignment of the 18m Wide DP road has been shifted to the north side of Reservation No.-297 Police station. due to this change the Boundary of Reservation is modified. Reservation No.-297 Police station is Redesignated as Public Amenity as shown on plan.	Proposal is reinstated as per the plan published under section 26 of the MR&TP Act, 1966.
SM-82	M-177	SGNP affected area and NDZ	Proposed New Reservation No. 316 Public Utility (PU) in village Chene at survey no.102pt as shown on plan.	Modification under section 30 is proposed to be sanctioned with following changes:- Reservation No. 316-Public Utility (PU) is Redesignated as Play Ground as shown on plan.
SM-89	---	NDZ and Water Body	R-R1, NDZ and Water Body	As per Government in UDD Notification dated 14/10/2024 an area measuring about 13,700 sq.m of village Chene bearing S.No.2(pt),90(pt),92(pt) and 98(part) is reserved for Reservation No.298A- "Water Front" as shown on the plan.

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-1229/452/G.R.60/25/SM/UD-12, dt.16.04.2028)



Legends

<p>Road</p> <ul style="list-style-type: none"> — National Highway — Expressway — Major City Road — Broad Gauge — Metro Station — Metroline <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 <p>Commercial</p> <ul style="list-style-type: none"> — Shopping Centre/Mall — Market (Daily & Weekly) <p>Industrial</p> <ul style="list-style-type: none"> — Industrial Area <p>Education</p> <ul style="list-style-type: none"> — Primary & Secondary School — College <p>Health Services</p> <ul style="list-style-type: none"> — Hospital — Urban Health Centre <p>Central/State Govt Property</p> <ul style="list-style-type: none"> — Quarter — Office <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 — Fire Station — Police Station/Chowky <p>Heritage</p> <ul style="list-style-type: none"> — Fort 	<p>Religious</p> <ul style="list-style-type: none"> — Temple — Mosque — Idgah — Church — Gurudwara — Synagogue — Auliam <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 — Crematorium/Burial Ground/ Cemetery — 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 — Interflood — CRZ II <p>Eco-Sensitive Zone</p> <ul style="list-style-type: none"> — SGNP Boundary — Eco-Sensitive Zone Boundary <p>Power</p> <ul style="list-style-type: none"> — Transmission Tower — Power Transmission Line <p>Boundaries</p> <ul style="list-style-type: none"> — DP Boundary — Municipal Corporation Boundary — Village Boundary — Gaonhan Boundary — CTS Area Boundary — Congested Boundary <p>Cadastral</p> <ul style="list-style-type: none"> — Cadastral/CTS <p>Building Footprint</p> <ul style="list-style-type: none"> — Building Footprint 	<p>Reservations</p> <ul style="list-style-type: none"> — Housing for Disoused — Housing for Economically Weaker Section (EWS/LIG) — URS Purpose — Project Affected Person — Women Hostel/ Child Care Center — Tribal Hostel — Garden — Playground — Exhibition Center — Plonic Spot — Institute for Fisheries — Educational Amenity — School for Speciality 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/Office — Government Purpose — Night Shelter — Old Age Home — Public Amenity — Skill Development Center — Police Commissioner Office <p>Other Amenities</p> <ul style="list-style-type: none"> — Shopping Center — Municipal Market — Fish Market — Hawkers Market — Public Utilities — Slaughter House — Sewage Treatment Plant — Water Works — Barial/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 <p>Reservation Status</p> <ul style="list-style-type: none"> — Developed — Not Developed <p>Modification</p> <ul style="list-style-type: none"> — Proposed Modification <p>CZMP Lines</p> <ul style="list-style-type: none"> — CRZ II — High Tide Line — Intertidal — Mangrove Buffer — Mangroves — Mangroves — EP - Excluded Part Proposed U/S 31(1) — SM - Sanctioned Modification U/S 31(1)
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Notes

- The Base Map, EU 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 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, Coastal 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.
- Restricted-Residential Residential Zone subject to handing over area to corporation as per permission/Government orders.
- R-1 (Restricted- Residential) 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 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 Mangrove 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 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 Mantralay, Mumbai