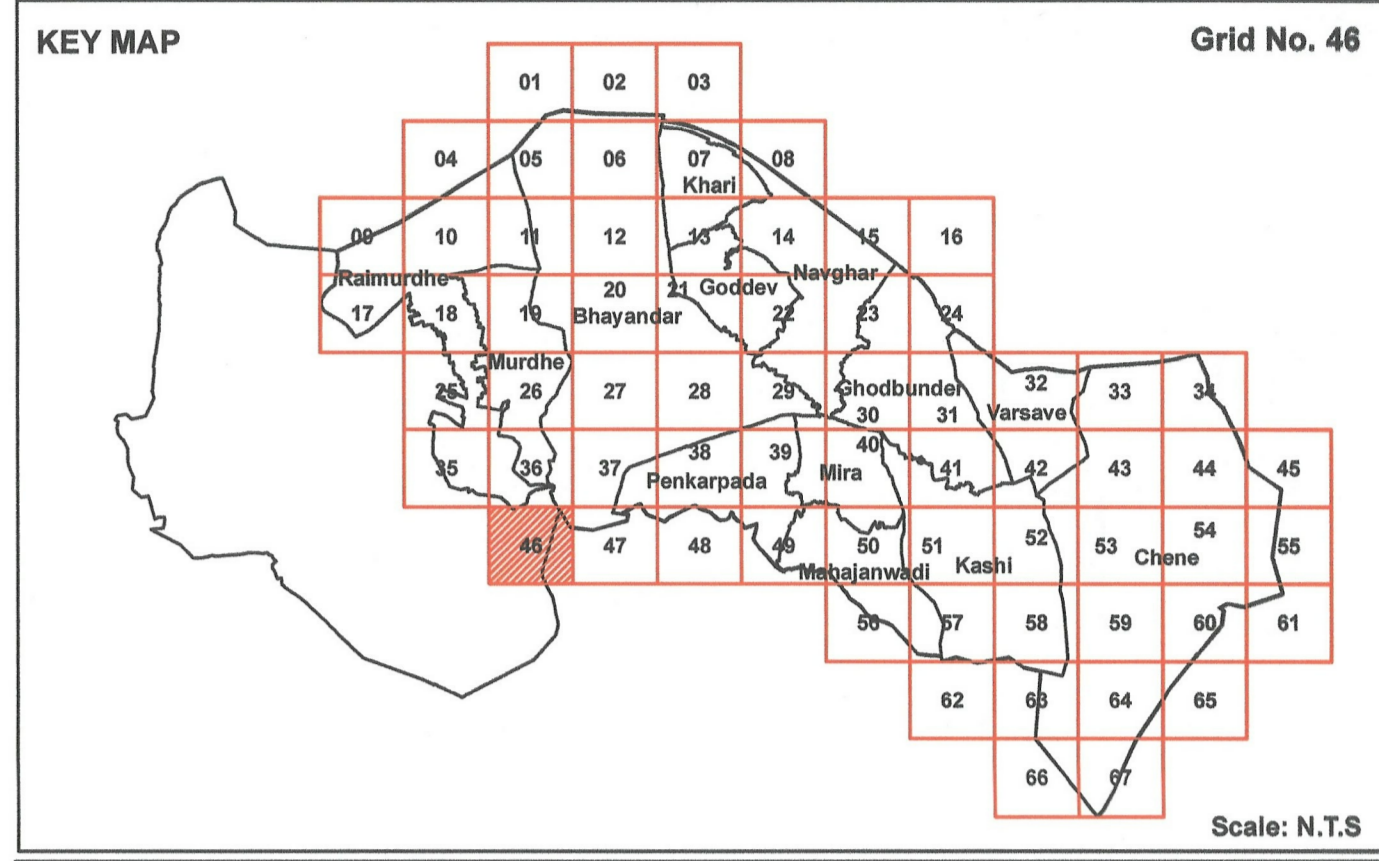


## SANCTIONED REVISED DEVELOPMENT PLAN

### Mira Bhayandar Municipal Corporation

Modification Sanctioned by the Government under section 31(1) of the MR&TP Act, 1956

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,d.16.04.2028)



Legends	
<b>Road</b>	<b>Religious</b>
— National Highway	— Temple
— Expressway	— Mosque
— Major City Road	— Idgah
— Broad Gauge	— Church
— Metro Station	— Gurudwara
— Metro Line	— Synagogue
— Over Bridge	— Ashram
— Road Bridge across Rail	— Garden
— Flyover	— Play Ground
— Proposed Flyover	— Sports Centre
— Elevated Coastal Road	— Sewage Pumping Station
— Elevated Proposed Road	— Sewage Treatment Plant
— River	— Elevated & Ground Storage Reservoir
— Lake	— Crematorium/Burial Ground/ Cemetery
— Ponds	— Electric Sub-Station
— Nalla	— Bio Gas Plant
— Covered Nalla	— Bus Stand/Terminus
— Residential Area	— Railway Station
— Restricted - Residential	— Railway Track Area
— Restricted - Residential 1	— Parking Space/Area
— Shopping Centre/Mall	— City
— Market (Daily & Weekly)	— No Development Zone
— Industrial Area	— National Park (SNGP)
— Primary & Secondary School	— Forest Zone (SNGP)
— College	— Mangrove
— Hospital	— Mangrove Buffer
— Union Health Centre	— Intertidal
— Quarter	— CRZ - II
— Office	— Eco-Sensitive Zone
— Railway Property	— SGNP Boundary
— Auditorium/Drama Theatre	— Eco-Sensitive Zone Boundary
— Community Hall	— Power Transmission Tower
— Social Welfare Centre	— Power Transmission Line
— Old Age Home	— DP Boundary
— Fire Station	— Municipal Corporation Boundary
— Police Station/Chowky	— Gaonhan Boundary
— Fort	— CTS Area Boundary
	— Congested Boundary
	— Cadastral
	— Building Footprint
	— Building Footprint
	— Shopping Center
	— Municipal Market
	— Fish Market
	— Hawkers Market
	— Public Utilities
	— Slaughter House
	— Sewage Treatment Plant
	— Water Works
	— Burial/Cremation Ground/ Cemetery
	— Park
	— 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
	— Mangroves
	— Excluded Part Proposed US 31(1)
	— Sanctioned Modification US 31(1)

**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 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 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.
- R-1(Restricted-Residential) Residential Zone subject to handing over area to corporation as per permission/Government orders.
- R-11 (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.
- If the location of Metro Corridor 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. 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

Joint Director of Town Planning, Branch Office Thane

Joint Director of Town Planning, Konkan Division, Navi Mumbai

Deputy Director of Town Planning & Deputy Secretary Mantralaya, Mumbai