



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-84	M-180	Reservation no. 250 EWS/LIG	Reservation no. 250 EWS/LIG is deleted and 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-92	---	Reservation No.254- Garden	Reservation No.254- Garden	As per Government in UDD Notification dated 8/10/2024 an area admeasuring about 5000 sq.m from the land bearing S.Nos. 1(p) of village Penkarpada is deleted from Reservation No.254- Garden and reserved for Reservation No.254A - "Public Utility" and proposed North-South 12.0 m wide DP Road and 9.0 m Wide DP road access to Reservation No.254A 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. TPB-1225/452/C.R.50/25/SM/UD-12,d.16.04.2026)

**KEY MAP** Grid No. 49

Scale: N.T.S

**Legends**

<p><b>Road</b></p> <ul style="list-style-type: none"> <li>National Highway</li> <li>Expressway</li> <li>Major City Road</li> </ul> <p><b>Rail</b></p> <ul style="list-style-type: none"> <li>Broad Gauge</li> <li>Metro Station</li> <li>Metrolite</li> </ul> <p><b>Bridges</b></p> <ul style="list-style-type: none"> <li>Over Bridge</li> <li>Subway</li> <li>Road Bridge across Rail</li> <li>Flyover</li> <li>Proposed Flyover</li> </ul> <p><b>Water Bodies</b></p> <ul style="list-style-type: none"> <li>River</li> <li>Lake</li> <li>Ponds</li> <li>Nalla</li> <li>Covered Nalla</li> </ul> <p><b>Residential</b></p> <ul style="list-style-type: none"> <li>Residential Area</li> <li>Restricted - Residential</li> <li>Restricted - Residential 1</li> <li>Restricted - Residential 2</li> </ul> <p><b>Commercial</b></p> <ul style="list-style-type: none"> <li>Shopping Centre/Mall</li> <li>Market (Daily &amp; Weekly)</li> <li>Industrial Area</li> </ul> <p><b>Education</b></p> <ul style="list-style-type: none"> <li>Primary &amp; Secondary School</li> <li>College</li> </ul> <p><b>Health Services</b></p> <ul style="list-style-type: none"> <li>Hospital</li> <li>Urban Health Centre</li> </ul> <p><b>Central / State Govt Property</b></p> <ul style="list-style-type: none"> <li>Quarter</li> <li>Office</li> </ul> <p><b>Railway Property</b></p> <ul style="list-style-type: none"> <li>Railway Property</li> <li>Auditorium/Drama Theatre</li> <li>Community Hall</li> <li>Social Welfare Centre</li> <li>Old Age Home</li> <li>Fire Station</li> <li>Police Station/Chowky</li> <li>Fort</li> </ul>	<p><b>Religious</b></p> <ul style="list-style-type: none"> <li>Temple</li> <li>Mosque</li> <li>Idgah</li> <li>Church</li> <li>Gurdwara</li> <li>Synagogue</li> <li>Ashram</li> </ul> <p><b>Reservations</b></p> <ul style="list-style-type: none"> <li>Housing for Dishoused</li> <li>Housing for Economically Weaker Section (EWS/LIG)</li> <li>URS Purpose</li> <li>Project Affected Person</li> <li>Public Utilities</li> <li>Women Hostel/ Child Care Center</li> <li>Tribal Hostel</li> <li>Playground</li> <li>Park</li> <li>Mangrove Park</li> <li>Exhibition Center</li> <li>Picnic Spot</li> <li>Institute for Fisheries</li> <li>Educational Amenity</li> <li>School for Specially Aabled</li> <li>Medical Amenity</li> <li>Municipal Hospital</li> <li>Municipal Office</li> <li>Municipal Purpose</li> <li>Municipal Godown</li> <li>Library</li> <li>Town Hall &amp; Drama Theatre</li> <li>Auditorium</li> <li>Planetarium &amp; Aquarium</li> <li>Community Hall</li> <li>Fire Brigade Station</li> <li>Administrative Building For Govt Office</li> <li>Government Purpose</li> <li>Night Shelter</li> <li>Old Age Home</li> <li>Public Amenity</li> <li>Skill Development Center</li> <li>Police Commissioner Office</li> </ul> <p><b>No Development Zone</b></p> <ul style="list-style-type: none"> <li>No Development Zone</li> <li>National Park (SGNP) Forest Zone (SUNP)</li> <li>Mangrove Buffer</li> <li>Interfield</li> <li>ORZ-II</li> </ul> <p><b>Eco-Sensitive Zone</b></p> <ul style="list-style-type: none"> <li>SGNP Boundary</li> <li>Eco-Sensitive Zone Boundary</li> </ul> <p><b>Power</b></p> <ul style="list-style-type: none"> <li>Transmission Tower</li> <li>Power Transmission Line</li> </ul> <p><b>Boundaries</b></p> <ul style="list-style-type: none"> <li>DP Boundary</li> <li>Municipal Corporation Boundary</li> <li>Village Boundary</li> <li>Geotian Boundary</li> <li>CIS Area Boundary</li> <li>Compulsory Boundary</li> </ul> <p><b>Cadastral</b></p> <ul style="list-style-type: none"> <li>Cadastral/CTS</li> <li>Building Footprint</li> </ul>	<p><b>Shopping Center</b></p> <p><b>Municipal Market</b></p> <p><b>Fish Market</b></p> <p><b>Hawkers Market</b></p> <p><b>Public Utilities</b></p> <p><b>Slaughter House</b></p> <p><b>Sewage Treatment Plant</b></p> <p><b>Water Works</b></p> <p><b>Burial/Cremation Ground/ Cemetery</b></p> <p><b>Bus Stand/Depot</b></p> <p><b>Bus Terminal &amp; Parking</b></p> <p><b>Truck Terminal</b></p> <p><b>Multipurpose Parking/ Parking</b></p> <p><b>ISBT Terminal</b></p> <p><b>Water Terminal</b></p> <p><b>Transport Hub</b></p> <p><b>Development of Fort</b></p> <p><b>Extension</b></p> <p><b>Open Theatre</b></p> <p><b>Open Market</b></p> <p><b>Parking and Swimming Pool</b></p> <p><b>Reservation Status</b></p> <ul style="list-style-type: none"> <li>Developed</li> <li>Not Developed</li> </ul> <p><b>Modification</b></p> <ul style="list-style-type: none"> <li>Proposed Modification</li> <li>CRZ - I</li> <li>High Tide Line</li> <li>Interfield</li> <li>Mangrove Buffer</li> <li>Mangroves</li> <li>EP - Excluded Part Proposed (US 31(1))</li> <li>Sanctioned Modification (US 31(1))</li> </ul>
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**Notes**

- The Base Map, EIU 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.
- 10.1.R (Restricted-Residential) Residential Zone subject to handing over area to corporation as per permission/Government orders.
- 11.R-R1 (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. 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 stand included in adjoining Zone shown on Development Plan.
13. As per approved CMP 2019 Plan, CRZ II (Interfield 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: 0 0.045 0.09 0.18 km

1:2,000

North

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