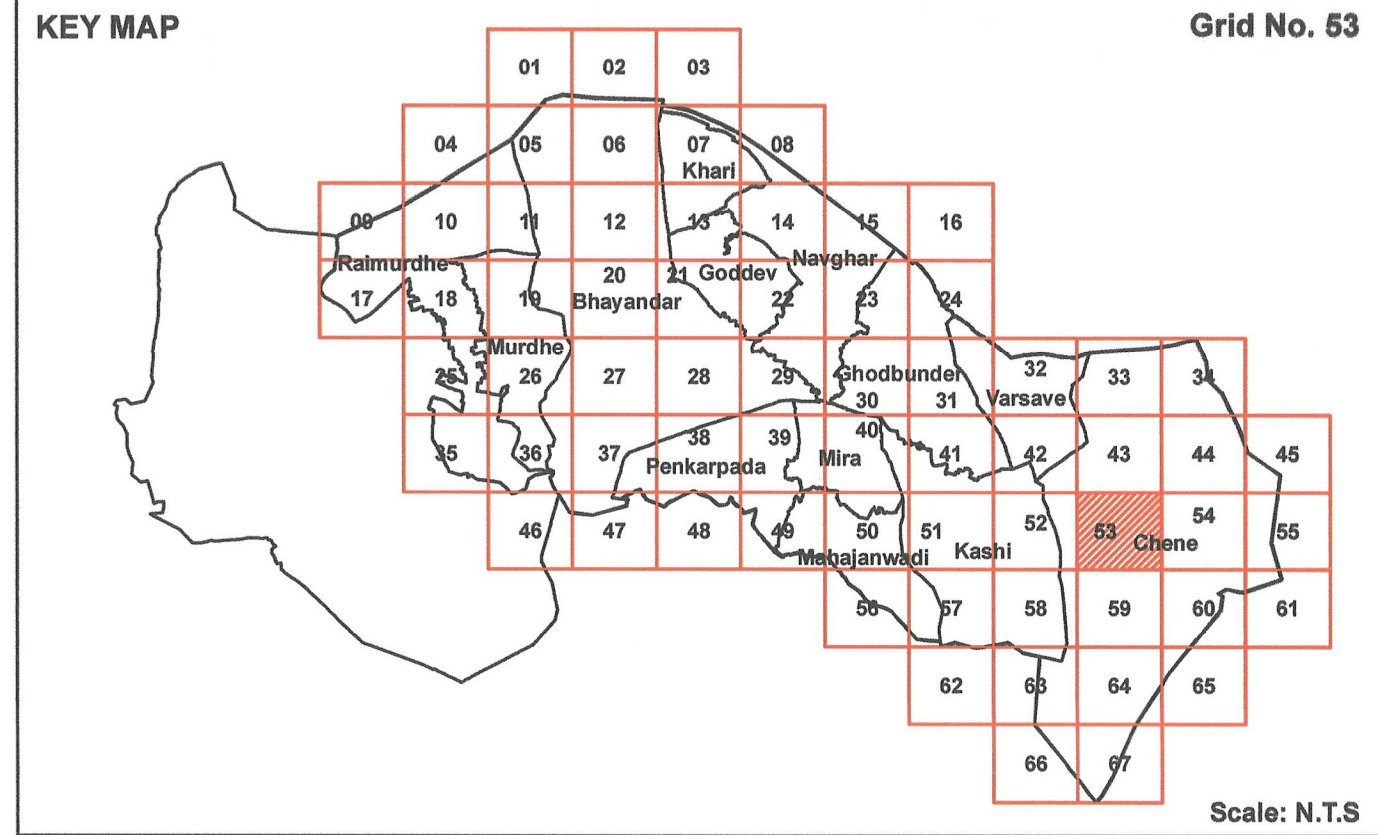




Sanctioned Modification No.	Modification No.	Proposal as published under section 26 of the MR&TP Act, 1966	Proposal submitted to Government under section 30 of the MR&TP Act, 1966	Modification Sanctioned by the Government under section 31(1) of the MR&TP Act, 1966
SM-89	---	NDZ and Water Body	R-R1, NDZ and Water Body	As per Government in UDD Notification dated 14/10/2024 an area admeasuring 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. TPS-1225/452/C.R.60/25/SM/UD-12,dt.16.04.2026)



Legends

<p>Road</p> <ul style="list-style-type: none"> National Highway Expressway Major City Road <p>Rail</p> <ul style="list-style-type: none"> Broad Gauge Metro Station Metro Line Over Bridge Subway Road Bridge across Rail Flyover Proposed Flyover Elevated Coastal Road Elevated Proposed Road <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 1 Shopping Centre/Mall Market (Daily & Weekly) Industrial Area Education Primary & Secondary School College Hospital Urban Health Centre Central /State Govt Property Quarterm Office Railway Property Public & Semi-Public Auditorium/Drama Theatre Community Hall Social Welfare Centre Old Age Home Fire Station Police Station/Citowly Heritage Fort 	<p>Religious</p> <ul style="list-style-type: none"> Temple Mosque Idgah Church Gurdwara Synagogue Ashram <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 Jeely <p>No Development Zone</p> <ul style="list-style-type: none"> No Development Zone National Park(SGNP) Forest Zone(SGNP) Mangrove Mangrove Buffer Inter tidal 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 Gasline Boundary CTS Area Boundary Compacted Boundary <p>Cadastral</p> <ul style="list-style-type: none"> Cadastral/CTS Building Footprint 	<p>Reservations</p> <ul style="list-style-type: none"> Housing for Disbused Housing for Economically Weaker Section (EWS)/LIG URIS Purpose Project Affected Person Women Hostel/ Child Care Center Tribal Hostel Playground Park Mangrove Park Exhibition Center Picnic Spot Institute for Fisheries Educational Amenity School for Specially 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>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 Excluded Part Proposed U/S 31(1) Sanctioned Modification U/S 31(1)
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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, Sewer, 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-R1 (Restricted- Residential) Residential Zone subject to handing over area to corporation as per permission/Government orders.
 - R-R1 (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 II (Intertidal 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 0 0.045 0.09 0.18 km

1:2,000

North

(VJAYKUMAR WAGHMODE)
 Assistant Director of Town Planning, Branch Office Thane

(NIRMALKUMAR CHAUDHARI)
 Deputy Director of Town Planning & Deputy Municipal Engineer, Mumbai