

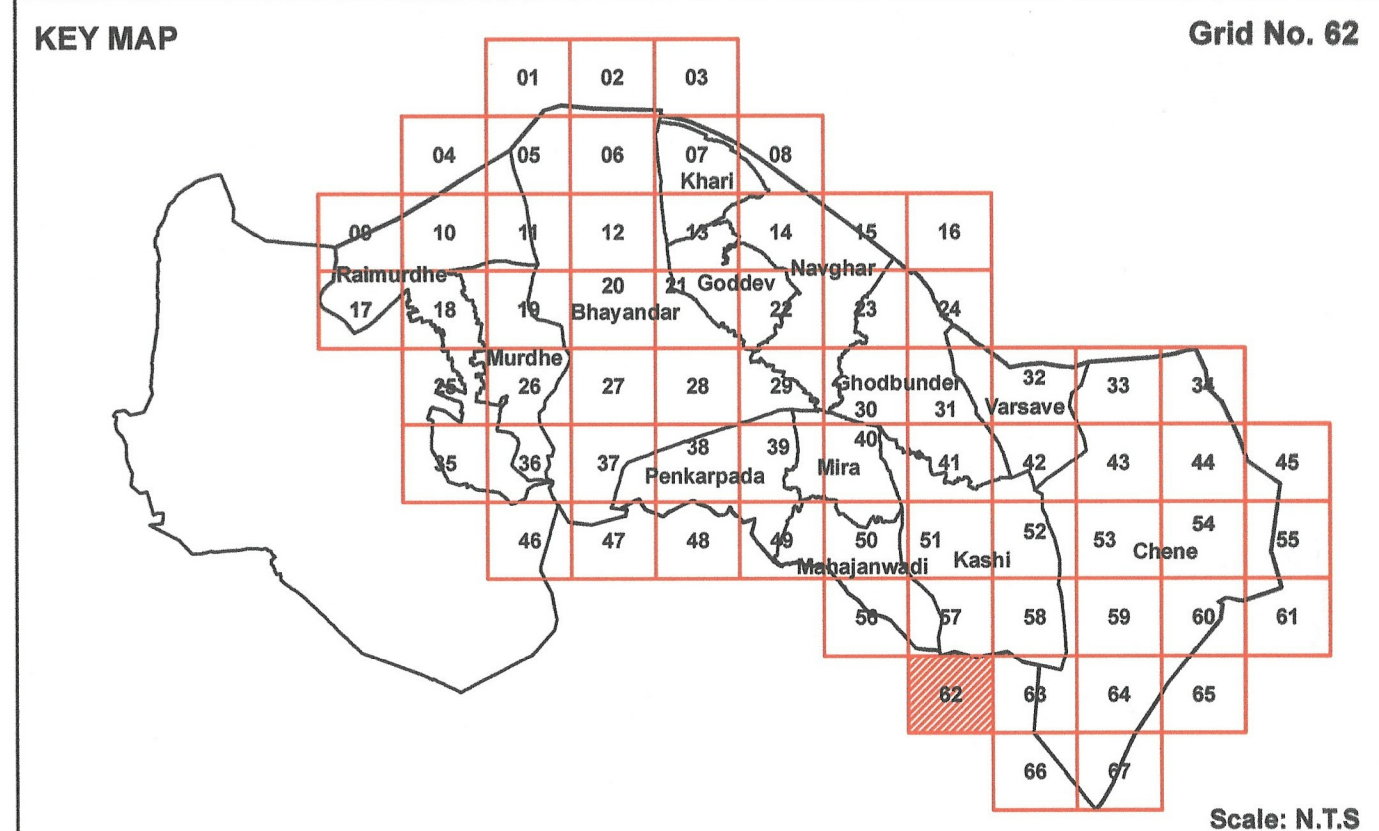


SANCTIONED REVISED DEVELOPMENT PLAN

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 Urban Development Department Notification No. TPB-1225/452/G.R.60/25/S/M/UD-12, dt.16.04.2026)



Road		Religious		Reservations	
—H—	National Highway	T	Temple	URP	Housing for Disbanded
—EX—	Expressway	M	Mosque	URW	Housing for Economically Weaker Section (EWS/LIG)
—MS—	Major City Road	I	Igah	URP	URS Purpose
—B—	Broad Gauge	C	Church	URP	Project Affected Person
—M—	Metro Station	G	Gurdwara	URP	Women Hostel/ Child Care Center
—M—	Metro Line	S	Synagogue	URP	Tribal Hostel
—O—	Over Bridge	A	Ashram	URP	Playground
—S—	Subway	R	Recreational	URP	Garden
—R—	Road Bridge across Rail	G	Garden	URP	Playground
—F—	Flyover	P	Play Ground	URP	Park
—P—	Proposed Flyover	SC	Sports Centre	URP	Mangrove Park
—E—	Elevated Coastal Road	PP	Public Utilities	URP	Exhibition Center
—E—	Elevated Proposed Road	PP	Sewage Pumping Station	URP	Picnic Spot
—E—	Elevated Proposed Road	PP	Sewage Treatment Plant	URP	Institute for Fisheries
—E—	Elevated Proposed Road	PP	Elevated & Ground Storage Reservoir	URP	Educational Amenity
—R—	River	PP	Crematorium/Burial Ground	URP	School for Specially Abled
—L—	Lake	PP	Cemetery	URP	Medical Amenity
—P—	Ponds	PP	Electric Sub-Station	URP	Municipal Hospital
—N—	Nalla	PP	Bio Gas Plant	URP	Municipal Office
—C—	Covered Nalla	PP	Transportation	URP	Municipal Purpose
—R—	Residential Area	PP	Bus Stand/Terminus	URP	Municipal Godown
—R-1	Restricted - Residential	PP	Railway Station	URP	Library
—R-1.1	Restricted - Residential 1	PP	Railway Track Area	URP	Town Hall & Drama Theatre
—C—	Commercial	PP	Parking Spaces/Area	URP	Auditorium
—C-1	Shopping Centre/Mall	PP	Sety	URP	Planetarium & Aquarium
—C-2	Market (Daily & Weekly)	PP	No Development Zone	URP	Community Hall
—I—	Industrial Area	PP	No Development Zone	URP	Fire Brigade Station
—E—	Education	PP	National Park(SGNP)	URP	Administrative Building For Govt. Office
—H—	Health Services	PP	Forest Zone(SGNP)	URP	Government Purpose
—C—	Central/State Govt Property	PP	Mangrove-Buffer	URP	Night Shelter
—R—	Railway Property	PP	Inter-tidal	URP	Old Age Home
—P—	Public & Semi-Public	PP	CRZ-I	URP	Public Amenity
—H—	Heritage	PP	CRZ-II	URP	Skill Development Center
—B—	Building Footprint	PP	Eco-Sensitive Zone	URP	Police Commissioner Office
		PP	SGNP Boundary	URP	
		PP	Eco-Sensitive Zone Boundary	URP	
		PP	Power	URP	
		PP	Transmission Tower	URP	
		PP	Power Transmission Line	URP	
		PP	Boundaries	URP	
		PP	DP Boundary	URP	
		PP	Municipal Corporation Boundary	URP	
		PP	Village Boundary	URP	
		PP	Gaothan Boundary	URP	
		PP	CTS Area Boundary	URP	
		PP	Congested Boundary	URP	
		PP	Cadastral	URP	
		PP	Cadastral/CTG	URP	
		PP	Building Footprint	URP	
		PP	Building Footprint	URP	

Notes

- The Base Map, EUI and Draft PUU 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 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.
- (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.
- 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.
- As per approved CZMP 2019 Plan, CRZ (Inter-tidal 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 0.045 0.09 0.18 km

North

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