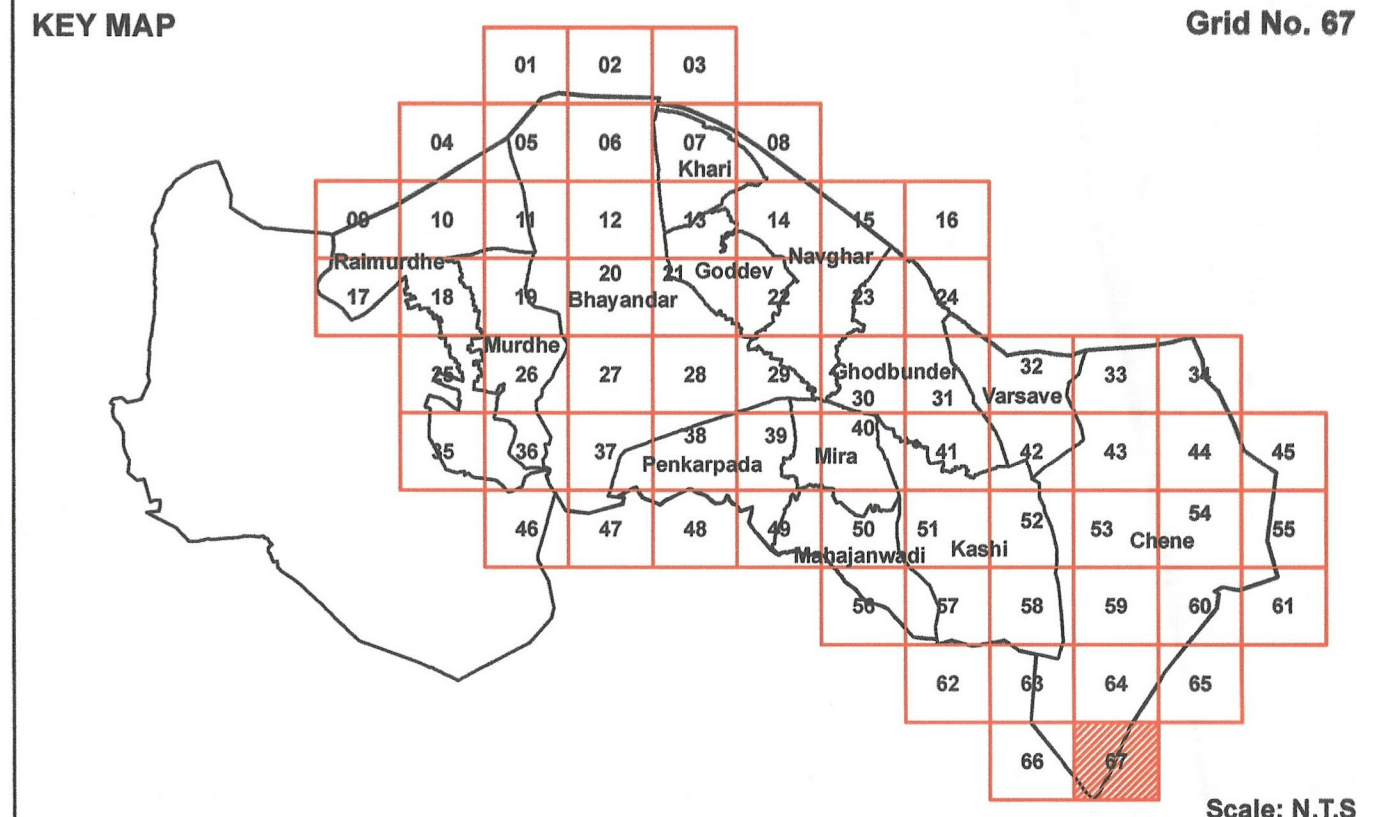


**SANCTIONED REVISED DEVELOPMENT PLAN**  
**Mira Bhayandar Municipal Corporation**  
 Modification Sanctioned by the Government under section 31(1)  
 of the MR&TP Act, 1966

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><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> Metro Line</li> </ul> <p><b>Bridges</b></p> <ul style="list-style-type: none"> <li> Over Bridge</li> <li> -1-1-1 Subway</li> <li> Road Bridge across Rail</li> <li> Flyover</li> <li> Proposed Flyover</li> <li> Elevated Coastal Road</li> <li> Elevated Proposed Road</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 I</li> </ul> <p><b>Commercial</b></p> <ul style="list-style-type: none"> <li> Shopping Centre/Mall</li> <li> Market (Daily &amp; Weekly)</li> </ul> <p><b>Industrial</b></p> <ul style="list-style-type: none"> <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> </ul> <p><b>Public &amp; Semi-Public</b></p> <ul style="list-style-type: none"> <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> </ul> <p><b>Heritage</b></p> <ul style="list-style-type: none"> <li> Fort</li> </ul>	<p><b>Religious</b></p> <ul style="list-style-type: none"> <li> Temple</li> <li> Mosque</li> <li> Mdgah</li> <li> Church</li> <li> Gurdwara</li> <li> Synagogue</li> <li> Ashram</li> </ul> <p><b>Recreational</b></p> <ul style="list-style-type: none"> <li> Garden</li> <li> Play Ground</li> <li> Sports Centre</li> </ul> <p><b>Public Utilities</b></p> <ul style="list-style-type: none"> <li> Sewage Pumping Station</li> <li> Sewage Treatment Plant</li> <li> Elevated &amp; Ground Storage Reservoir</li> <li> Crematorium/Burial Ground/ Cemetery</li> <li> Electric Sub-Station</li> <li> Bio Gas Plant</li> </ul> <p><b>Transportation</b></p> <ul style="list-style-type: none"> <li> Bus Stand/Terminus</li> <li> Railway Station</li> <li> Railway Track Area</li> <li> Parking Space/Area</li> <li> Jety</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</li> <li> Mangrove Buffer</li> <li> Mangroves</li> <li> CRZ-II</li> </ul> <p><b>Eco-Sensitive Zone</b></p> <ul style="list-style-type: none"> <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> Gaethan Boundary</li> <li> CTS Area Boundary</li> <li> Congested Boundary</li> </ul> <p><b>Cadastral</b></p> <ul style="list-style-type: none"> <li> Cadastra/CTS</li> </ul> <p><b>Building Footprint</b></p> <ul style="list-style-type: none"> <li> Building Footprint</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> LIRS Purpose</li> <li> Project Affected Person</li> <li> Women Hostel/ Child Care Center</li> <li> Tribal Hostel</li> <li> Garden</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> Bus Stand/Terminus</li> <li> Railway Station</li> <li> Railway Track Area</li> <li> Parking Space/Area</li> <li> Jety</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>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> </ul> <p><b>CZMP Lines</b></p> <ul style="list-style-type: none"> <li> CRZ-II</li> <li> High Tide Line</li> <li> Intertidal</li> <li> Mangrove Buffer</li> <li> Mangroves</li> <li> Excluded Part Proposed US 31(1)</li> <li> Sanctioned Modification US 31(1)</li> </ul>
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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.
- R-R(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-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 Carshed and Metro Line is shifted by MMUDA 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.

Officer Approving Use Z1(4A)  
 Assistant Director of Town Planning, Branch Office Thane

(MAYANKUMAR WAUGHMODE)  
 Joint Director of Town Planning  
 Konkan Division, Navi Mumbai

(NIRMALKUMAR CHAUDHARI)  
 Deputy Director of Town Planning  
 & Deputy Secretary Mantralay, Mumbai