



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-16	M-26	Reservation No.99- "Burial Ground"	Reservation No. 99- Burial Ground is Redesignated as Public Utility as shown on plan.	Modification under section 30 is proposed to be sanctioned.
SM-10	M-15	Reservation No.90- "Play Ground" And Reservation No.91- "Mangroves Park"	East Side area of Reservation No. 90- Playground is deleted and shown as Existing STP. Reservation No.91- Mangrove Park is deleted and south side area is included in Reservation No. 90- Playground and remaining area is included in No Development Zone as per sanctioned DP as shown on Plan.	East Side area of Reservation No. 90- Playground is deleted and shown as Existing STP. Reservation No.91- Mangrove Park is deleted and south side area is included in Reservation No. 90- Playground and an area admeasuring about 4,460.0 sq.m. of northern side of existing STP is reserved as a Reservation No.91- Public Utility and remaining party area is included in No Development Zone as shown on 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)

KEY MAP Grid No. 08

Scale: N.T.S

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 Nala Covered Nala <p>Residential</p> <ul style="list-style-type: none"> Residential Area Restricted - Residential Restricted - Residential 1 <p>Commercial</p> <ul style="list-style-type: none"> Shopping Centre/Mall Market (Daily & Weekly) <p>Industrial</p> <ul style="list-style-type: none"> Industrial Area <p>Education</p> <ul style="list-style-type: none"> Primary & Secondary School College <p>Health Services</p> <ul style="list-style-type: none"> Hospital Urban Health Centre <p>Central/State Govt Property</p> <ul style="list-style-type: none"> Quarter Office <p>Railway Property</p> <ul style="list-style-type: none"> DP Boundary Municipal Corporation Boundary <p>Public & Semi-Public</p> <ul style="list-style-type: none"> Auditorium/Drama Theatre Community Hall Social Welfare Centre Old Age Home Fire Station Police Station/Chowky Fort <p>Heritage</p> <ul style="list-style-type: none"> 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 Sewage Pumping Station Elevated & Ground Storage Reservoir Crematorium/Burial Ground/Cemetery Electric Sub-Station Bio Gas Plant <p>Public Utilities</p> <ul style="list-style-type: none"> 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 Jetty <p>No Development Zone</p> <ul style="list-style-type: none"> No Development Zone National Park/SGNP Forest Zone/SGNP Mangrove Mangrove Buffer Intertidal CRZ-II <p>Eco-Sensitive Zone</p> <ul style="list-style-type: none"> Eco-Sensitive Zone Boundary SGNP 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 Gaonhan Boundary CTS Area Boundary Congested Boundary <p>Cadastral</p> <ul style="list-style-type: none"> Cadastral/CTS <p>Building Footprint</p> <ul style="list-style-type: none"> Building Footprint 	<p>Reservations</p> <ul style="list-style-type: none"> Housing for Dishoused Housing for Economically Weaker Section (EWS)/LIG URS Purpose Project Affected Person Women Hostel/ Child Care Center Tribal Hostel Garden Playground Park Mangrove Park Exhibition Center Picnic Spot Institute for Fisheries Educational Amenity School for Speciality Aided 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>Other</p> <ul style="list-style-type: none"> Shopping Center Municipal Market Fish Market Hawkers Market Public Utilities Slaughter House Sewage Treatment Plant Water Works Bus/Cremation Ground/Cemetery 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 <p>Reservation Status</p> <ul style="list-style-type: none"> Developed Not Developed <p>Modification</p> <ul style="list-style-type: none"> Proposed Modification
---	---	--

Notes

- The Base Map, EIU and Draft PUI 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.
- R-R (Restricted- Residential) Residential Zone subject to handing over area to corporation as per permission/Government orders.
- R-R-1 (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

Officer Appointed U/s 21(4A)
 Assistant Director of Town Planning, Branch Office Thane
 (NIRMALKUMAR WACHHODE)
 Joint Director of Town Planning, Konkan Division, Navi Mumbai
 (NIRMALKUMAR CHAUDHARI)
 Deputy Director of Town Planning & Deputy Secretary Mantralaya, Mumbai