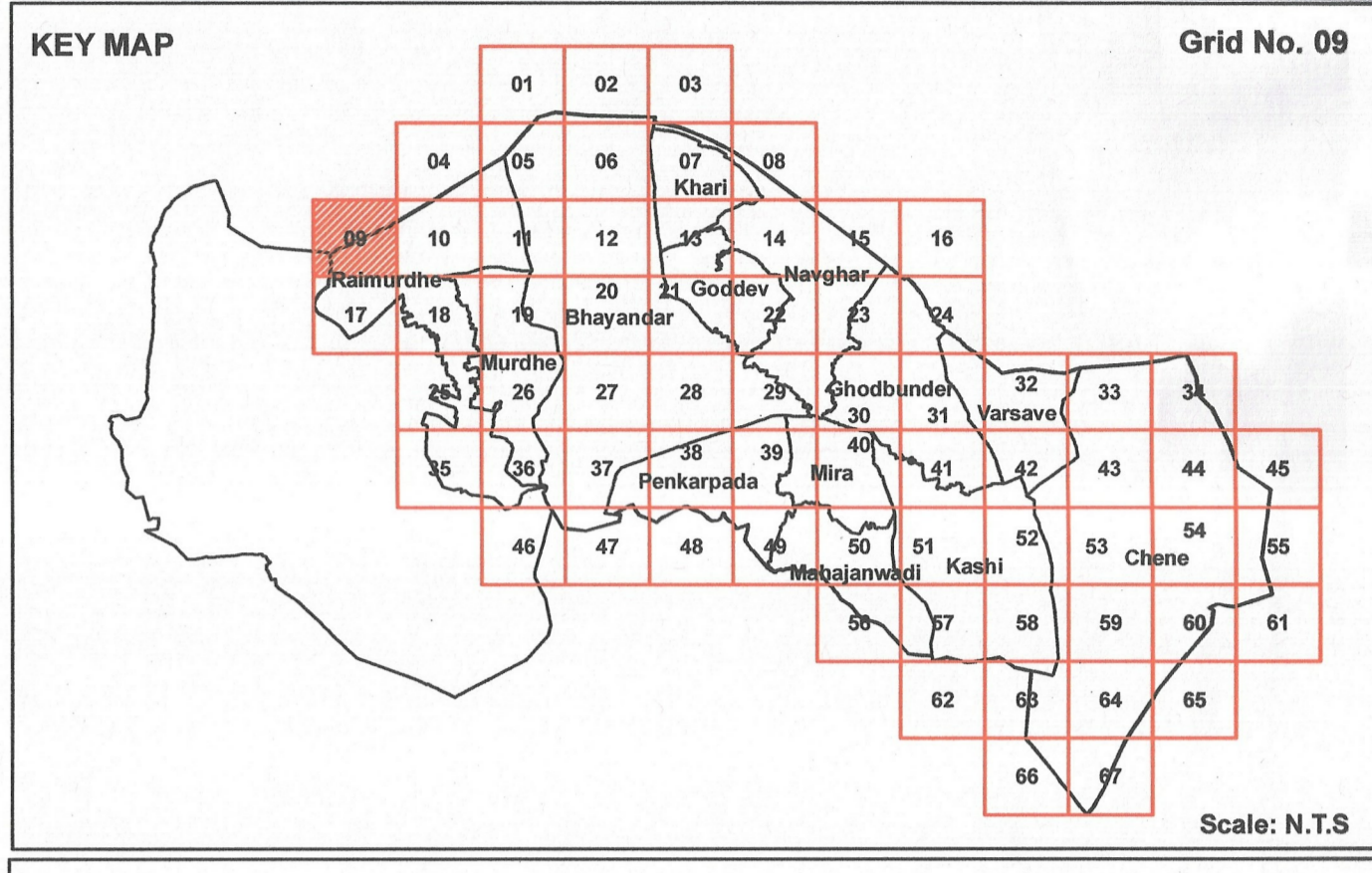


SANCTIONED REVISED DEVELOPMENT PLAN
Mira Bhayandar Municipal Corporation
 Modification Sanctioned by the Government under section 31(1)
 of the MR&TP Act, 1966

Development Plan of Mira-Bhayandar Municipal Corporation (Accompaniment to the Government in Urban Development Department Notification No. TPS-1225452/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 <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 I <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"> Quartermaster Office <p>Railway Property</p> <ul style="list-style-type: none"> Railway Property <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 <p>Heritage</p> <ul style="list-style-type: none"> Fort | <p>Religious</p> <ul style="list-style-type: none"> Temple Mosque Mghah 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 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"> National Park/SGNP/Forest Zone/SGNP Mangrove Buffer Intertidal CRZ-II Eco-Sensitive Zone 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 Coastline Boundary CTS Area Boundary Congested Boundary <p>Cadastral</p> <ul style="list-style-type: none"> Cadastral/CTS Building Footprint 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 Reservations</p> <ul style="list-style-type: none"> Shopping Center Municipal Market Fish Market Hawkers Market Public Utilities Slaughter House Water Works Sewage Treatment Plant/ Cemetery Bus Stand/Depot Bus Terminal & Parking Truck Terminal Multipurpose Parking/ Parking ISBT Terminal Water Terminal Transport Hub Development of Fort Extension Open Market Parking and Swimming Pool Reservation Status Developed Not Developed <p>Modification</p> <ul style="list-style-type: none"> Proposed Modification CZMP Lines CRZ-II High Tide Line Intertidal Mangrove Buffer Mangroves EP- Excluded Part Proposed U/S 31(1) Sanctioned Modification U/S 31(1) |
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Notes

- The Base Map, ELU 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 UDCPR-2022 and Draft DP Report.

9. Existing road shall have status of the road according to width of road even though not shown in development plan.
 10. 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 UDCPR-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. 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 stand included in adjoining zone shown on Development Plan.
 13. 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

(VIAJAYKUMAR WAGHMUDE)
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 Konkarni Division, Navi Mumbai
 Assistant Director of Town Planning, Branch Office Thane

(NIRMALKUMAR CHAUDHARI)
 Deputy Director of Town Planning
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