



सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग दोन

वर्ष १०, अंक ६५]

सोमवार, ऑक्टोबर ७, २०२४/अश्विन १५, शके १९४६

[पृष्ठे ५, किंमत : रुपये १२.००

असाधारण क्रमांक १०१

प्राधिकृत प्रकाशन

मुंबई महानगर प्रदेश विकास प्राधिकरण

क्रमांक युडीडी / बीबीआरएस / आरडीपी / १२.०१८ / (भाग-१) / ८१६ / २०२४

नोटीस

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ च्या कलम २६ (१) अंतर्गत

ज्याअर्थी, महाराष्ट्र शासनाने, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ च्या (यापुढे ज्यांचा उल्लेख "उक्त अधिनियम" असा करण्यात आलेला आहे.) कलम ४० च्या उप कलम (१) च्या खंड (क) अन्वये प्राप्त अधिकारांचा वापर करून अधिसूचना, क्र. बीबीआर- १०८२ / प्र.क्र.-१४० / १६८७ / नवि-१, दिनांक १५ जून, १९८३ अन्वये, बृहन्मुंबई क्षेत्रातील बँकबे रिक्लेमेशन स्कीमच्या ब्लॉक III, IV, V आणि VI या क्षेत्रासाठी (यापुढे ज्याचा उल्लेख "उक्त क्षेत्र" असा करण्यात आलेला आहे.) मुंबई महानगर प्रदेश विकास प्राधिकरण अधिनियम, १९७४ अंतर्गत स्थापन केलेल्या मुंबई महानगर प्रदेश विकास प्राधिकरणाची (यापुढे ज्यांचा उल्लेख "उक्त प्राधिकरण" असा करण्यात आलेला आहे.) 'विशेष नियोजन प्राधिकरण' म्हणून नियुक्ती केली आहे;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१(१) अन्वये शासनाने नगरविकास विभागाकडील अधिसूचना, क्र. बीबीआर- १०९२/६०/प्र.क्र.-६/९२/नवि-११, दिनांक ०३ जून, २००० अन्वये शासनाने उक्त क्षेत्रासाठी उक्त प्राधिकरणाने शासनास सादर केलेला सुधारित प्रारूप विकास योजना (यापुढे ज्याचा उल्लेख "उक्त विकास योजना" असा करण्यात आलेला आहे) उक्त अधिसूचनेसोबतच्या परिशिष्ट-I मधील सुधारणेसह व परिशिष्ट-II मधील मंजुरीतून वगळलेला भागासहित (ई.पी.) मंजूर केला आहे;

आणि ज्याअर्थी, शासनाने नगरविकास विभागाकडील अधिसूचना, क्र. बीबीआर- १०९२/६०/ प्र.क्र.-६/ ९२/ नवि-११, दिनांक १७ मार्च, २००१ अन्वये शासनाने उक्त क्षेत्रासाठीच्या उक्त विकास योजनेतील फेरबदलांस (ई.पी.) व उक्त प्राधिकरणाने बनविलेल्या सुधारित प्रारूप अहवालास मंजुरी दिली आहे;

आणि ज्याअर्थी, उक्त क्षेत्रातील बहुतांश: भागाचा विकास पूर्ण झाला आहे आणि सदर क्षेत्रासाठी उक्त प्राधिकरणाची "विशेष नियोजन प्राधिकरण" म्हणून नियुक्ती करण्याचे उद्दिष्ट पूर्ण झाले असल्याने शासनाने अधिसूचना, क्र. टिपीबी - ४३१९/प्र. क्र. १८८/ २०१९ / नवि-११, दिनांक १४ ऑक्टोबर, २०२२ द्वारे उक्त क्षेत्र उक्त अधिनियमाच्या कलम ४० (१) (क) नुसार 'अधिसूचित क्षेत्र' म्हणून रद्द केले असून उक्त प्राधिकरणाची कलम ४० (१) (क) नुसार विशेष नियोजन प्राधिकरण म्हणून केलेली नियुक्ती रद्द करण्यात आली आहे आणि उक्त क्षेत्र स्थानिक प्राधिकरण म्हणून बृहन्मुंबई महानगरपालिकेच्या हद्दीत येत असल्याने, उक्त अधिनियमाच्या कलम २(१९) नुसार यापुढे बृहन्मुंबई महानगर पालिका उक्त क्षेत्रासाठी नियोजन प्राधिकरण म्हणून काम पाहिले यास मान्यता दिली आहे;

(१)

आणि ज्याअर्थी, शासनाने निर्णय क्र. टिपीबी ४३१९/प्र.क्र. १८८ / २०१९ / नवि-११, दिनांक २० मार्च, २०२३ रोजी उक्त अधिनियमाच्या कलम १५४ अन्वये बृहन्मुंबई महानगरपालिका अधिकार क्षेत्रातील उक्त विकास योजनेची उक्त अधिनियमाच्या कलम ३८ अंतर्गत फेरतपासणी (Revision) करण्यासाठी उक्त अधिनियमाच्या कलम २३ ते ३० अंतर्गत वैधानिक कार्यवाही करण्यासाठी उक्त प्राधिकरणास वैधानिक कार्यवाही करण्यासाठी प्राधिकृत करण्याचे निर्देश दिले आहेत;

आणि ज्याअर्थी, उक्त प्राधिकरणाने आपल्या दिनांक १२ डिसेंबर, २०२३ रोजी झालेल्या १५५ व्या बैठकीमध्ये ठराव क्रमांक १६६० अन्वये उक्त क्षेत्राच्या उक्त विकास योजनेच्या फेरतपासणीसाठी (Revision) उक्त अधिनियमाच्या कलम २३ ते ३० अंतर्गत वैधानिक कार्यवाही पूर्ण करून, शासनास सुधारित प्रारूप विकास योजना मंजुरीसाठी सादर करण्यासाठी, तसेच फेरतपासणी करण्यासंबंधी इतर आवश्यक सर्व बाबींसाठी महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण यांना प्राधिकृत करण्यास मान्यता दिलेली आहे;

आणि ज्याअर्थी, उक्त अधिनियमाअन्वये प्राप्त अधिकारांचा वापर करून मुंबई महानगर प्रदेश विकास प्राधिकरणाने उक्त क्षेत्राच्या विकास योजनेच्या फेरतपासणी (Revision) करण्यासाठी उक्त अधिनियमाच्या कलम २३ (१) अंतर्गत (उक्त अधिनियमाच्या कलम ३८ सोबत वाचन होता) विकास योजना तयार करण्याचा हेतू दिनांक १२ फेब्रुवारी, २०२४ रोजीच्या शासकीय राजपत्रात तसेच स्थानिक वृत्तपत्रात प्रसिद्ध केला आहे;

आणि ज्याअर्थी, उक्त अधिनियमाअन्वये प्राप्त अधिकारांचा वापर करून कलम २४ अन्वये शासनाने दिनांक १४ जून, २०२४ रोजीच्या पत्राद्वारे श्रीमती विद्या कोटक, वरिष्ठ नियोजक, मु.म.प्र.वि.प्रा. यांना उक्त क्षेत्राच्या विकास योजनेच्या फेरतपासणीसाठी "नगररचना अधिकारी" म्हणून नियुक्त करण्याबाबत शासनाची पूर्व मंजुरी कळवून सादर नियुक्ती केल्या बाबतचे आदेश प्राधिकरणाने निर्गमित करावे अशी सूचना पारित केली. त्या अनुषंगाने प्राधिकरणाने दिनांक २६ जून, २०२४ रोजीच्या आदेशाद्वारे उक्त क्षेत्राच्या विकास योजनेच्या फेरतपासणीबाबत उक्त अधिनियमाअन्वये वैधानिक कार्यवाही करण्यासाठी श्रीमती विद्या कोटक, वरिष्ठ नियोजक, मु.म.प्र.वि.प्रा. यांची "नगर रचना अधिकारी" म्हणून नियुक्ती केली. तसेच, उक्त अधिनियमाच्या कलम २५ अंतर्गत योग्य प्रक्रियेद्वारे सादर क्षेत्राचा विद्यमान जमीन वापर नकाशा तयार केला;

आणि ज्याअर्थी, प्राधिकरणाने उक्त अधिनियमाच्या कलम २६ (१) च्या तरतुदीनुसार बँक बे रिकलेमेशन स्कीम, ब्लॉक- III ते ब्लॉक-VI साठी प्रारूप विकास आराखडा (२०४१) व प्रारूप अहवाल नागरिकांच्या आक्षेप व सूचना मागविण्याकरिता तयार केला आहे.

आणि ज्याअर्थी, प्राधिकरणाने आपल्या दिनांक २४ सप्टेंबर, २०२४ रोजी झालेल्या १५८ व्या बैठकीमध्ये प्राधिकरणाने तयार केलेल्या उक्त क्षेत्राच्या सादर प्रारूप विकास आराखडा व प्रारूप अहवालाबद्दल विचार केला आणि ठराव क्र. १७२० अन्वये सादर प्रारूप विकास आराखडा व प्रारूप अहवालास मान्यता दिली आहे आणि महानगर आयुक्तांना उक्त क्षेत्राच्या सादर आराखडा व अहवालास प्रसिद्ध करण्यास व नागरिकांकडून आक्षेप व सूचना मागविण्या साठी प्राधिकृत केले आहे.

आणि म्हणून आता, उक्त अधिनियमाच्या कलम २६ (१) च्या तरतुदीनुसार व शासनाच्या दिनांक २० मार्च, २०२३ रोजी उक्त अधिनियमाच्या कलम १५४ द्वारे दिलेल्या निदेशाअन्वये, या नोटिसद्वारे बँक बे रिकलेमेशन स्कीम, ब्लॉक-III ते ब्लॉक-VI साठी प्रारूप विकास आराखडा (२०४१) व प्रारूप अहवाल प्रसिद्ध करत आहे.

सादर प्रारूप विकास आराखडा (२०४१) व प्रारूप अहवाल कामकाजच्या दिवशी कार्यालयीन वेळेत नागरिकांच्या अवलोकनार्थ खालील नमूद केलेल्या कार्यालयात उपलब्ध आहेत:—

- १) प्रमुख, नगररचना विभाग, ३रा मजला, नवीन प्रशासकीय इमारत, मुं.म.प्र.वि.प्रा., वांद्रे (पू.), मुंबई ४०० ०५१.
- २) मुख्य अभियंता (विकास आराखडा), बृहन्मुंबई महानगरपालिका, महापालिका मुख्यालय, मुंबई ४०० ००२.
- ३) उप संचालक, नगररचना, इन्सा हटमेंट्स, आज्ञाद मैदान, मुंबई ४०० ००१.
- ४) जिल्हाधिकारी, मुंबई शहर, ओल्ड कस्टम हाऊस फोर्ट, मुंबई ४०० ००१.

सादर प्रारूप विकास आराखडा (२०४१) व प्रारूप अहवाल मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या संकेत स्थळावर <https://mmrda.maharashtra.gov.in> येथे देखील उपलब्ध करण्यात आला आहे.

उक्त प्रारूप विकास आराखडा (२०४१) व प्रारूप अहवाल या बद्दल नागरिकांच्या काही आक्षेप व सूचना असतील तर ही नोटीस महाराष्ट्र शासनाच्या राजपत्रात प्रसिद्ध झाल्याच्या दिनांकापासून ३० (तीस) दिवसांच्या आत मागविण्यात येत आहेत.

सदर आक्षेप व सूचना लिखित स्वरूपात उपरोक्त नमूद ३० (तीस) दिवसांच्या कालावधीत प्रमुख, नगररचना विभाग यांचे कार्यालय, ३रा मजला, नवीन प्रशासकीय इमारत, मुंबई महानगर प्रदेश विकास प्राधिकरण, प्लॉट क्रमांक आर-५, आर-६ आणि आर-१२, ई-ब्लॉक, वांद्रे-कुर्ला संकुल, बांद्रा (पू.), मुंबई ४०० ०५१ या पत्त्यावर पाठविण्यात याव्यात. “बॅकबे रिक्लेमेशन स्कीम, ब्लॉक- III ते ब्लॉक-VI साठी प्रारूप विकास आराखडा (२०४१) बदल आक्षेप व सूचना” असे ठळक अक्षरांमध्ये लिहिलेल्या बंद लिफाफ्यांमध्ये आक्षेप व सूचना कळवाव्यात.

राजपत्रात प्रसिद्ध केलेल्या तारखेच्या आधी व राजपत्रात प्रसिद्ध झालेल्या तारखेच्या ३० (तीस) दिवसानंतर प्राप्त आक्षेप व सूचना विचारात घेतल्या जाणार नाहीत.

मुंबई,
दिनांक : ४ ऑक्टोबर २०२४.

प्रदीप यादव,
प्रमुख, नगररचना विभाग.

MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

UNDER SECTION 26(1) OF

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. UDD/BBRS/RDP/12.018/(part-1)/816/2024

Notice

Whereas, the Government of Maharashtra (hereinafter referred to as the 'GoM') appointed by its Notification, No. BBR. 1082 / CR – 140 / 1687 / UD - 1, dated 15th June, 1983, promulgated in exercise of its powers conferred by clause (c) of sub-section (1) of section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as the 'said Act') Mumbai Metropolitan Region Development Authority (hereinafter referred to as 'MMRDA'), established under MMRDA Act, 1974, to be the Special Planning Authority (hereinafter referred to as 'SPA') for proposals for development of land within the Block – III to VI of Back Bay Reclamation Scheme (hereinafter referred to as 'the said area') within the jurisdiction of Brihanmumbai Municipal Corporation (hereinafter referred to as the 'BMC');

And whereas, in accordance with the sub-section (1) of Section 31 of the said Act, the Urban Development Department *vide* Notification No. BBR. 1092 / 60 / CR - 6/92/UD-11, dated 03rd June, 2000 has sanctioned the Revised Draft Development Plan submitted by MMRDA as shown in schedule – I and with excluded part shown in schedule -II appended to the above said notification;

And whereas the GoM *vide* Notification No. BBR. 1092 /60/CR– 6 /92 /UD-11 dated 17th March, 2001 sanctioned the Excluded Part (E.P.) of Development Plan (DP) (hereinafter referred to as the 'DP') and Development Plan Report for the said area prepared by MMRDA;

And whereas, since significant development of the said area has already been done and the purpose of appointment of MMRDA as SPA for the said area is complete, the GoM, *vide* Notification No. TPB – 4319/CR188/2019/UD-11, dated 14th October, 2022 has cancelled the said area from Notified area and further withdrawn the appointment of MMRDA as a Special Planning Authority under section 40(1)(c) and since the said area falls within the jurisdiction of BMC as a Local Authority, henceforth the BMC shall act as a Planning Authority under section 2(19) of the said Act;

And whereas, GoM *vide* Notification No. TPB – 4319 / CR188 / 2019 / UD - 11, dated 20th March, 2023 by exercising the Section 154 directed MMRDA to carry out statutory proceedings related to preparation of the development plan under section 23 to 30 of the said Act for Revision of Development Plan of the said area within the jurisdiction of BMC under section 38 of said Act, 1966;

And whereas, Mumbai Metropolitan Region Development Authority in its 155th meeting held on 12th December, 2023 has passed a resolution No. 1660 and accorded approval to empower the Metropolitan Commissioner, MMRDA to carry out statutory proceedings related to revision of the development plan under section 23 to 30 of the said Act, submit the revised Draft Development Plan to Government for approval and to take further necessary actions for carrying out the statutory provisions under section 23 to 30 of the said Act for Revision of Development Plan of the said area;

And whereas, in exercise of the powers conferred by the said Act, the MMRDA declared their intention to revise the Development Plan of Back Bay Reclamation Scheme, Block III to VI (BBRS) as laid down under Section 23 (read along with Section 38) of the said act and notice to that effect was published in the *official Government Gazette* on 12th February, 2024, as well in the local newspapers;

And whereas, in exercise of the powers conferred by the said Act, the GoM *vide* letter dated 14th June, 2024 accorded sanction under section 24 of the said act for appointment of Mrs. Vidya Kotak, Senior Planner, MMRDA as "Town Planning Officer" for the said area and directed MMRDA to issue the order of appointment of Town Planning Officer. MMRDA *vide* order dated 26th June, 2024 appointed Mrs. Vidya Kotak, Senior Planner, MMRDA as "Town Planning Officer" for carrying out the statutory procedures for revision of Development Plan of the said area as per the said Act. Thereafter the Existing Land Use Map of the said area was prepared as laid down under Section 25 of the said Act;

And whereas, as per the provisions under Section 26 (1) of the said act, the MMRDA has prepared the Draft Development Plan (DP) for Back Bay Reclamation Scheme, Block III to Block VI (2041) alongwith the Draft DP Report in respect thereof for inviting suggestions / objections from the public;

And whereas, MMRDA in its 158th meeting held on 24th September, 2024 considered the draft development plan & draft DP report of the said area and by its resolution No. 1720 approved the Draft Development Plan and the Draft DP Report of the said area prepared by MMRDA and empowered the Metropolitan Commissioner to take necessary action to publish the same for inviting the Suggestions and / or objections from the public.

Now, therefore, the Notice is hereby given, under Section 26(1) of the said Act, that the said Draft Development Plan for Back Bay Reclamation Scheme, Block III to Block VI (2041) alongwith the Draft DP Report in respect thereof is now published as laid down under the said Act and as per directives issued by the State Government *vide* Notification No. TPB – 4319/CR –188 / 2019 /UD - 11, dated 20th March, 2023 under section 154 of the said Act.

The copies of the said Draft Development Plan for Back Bay Reclamation Scheme, Block III Block VI (2041) alongwith the Draft DP Report in respect thereof are kept open for inspection during the office hours on any working days in the offices of the following:—

1. Chief, Urban Design Division,

3rd floor, New Administrative Building, MMRDA, Bandra (E.), Mumbai 400 051.

2. Chief Engineer (Development Plan),

Brihanmumbai Municipal Corporation, Municipal Head Office, Mumbai 400 001.

3. Deputy Director of Town Planning,

ENSA - Hutments, Azad Maidan, Mumbai 400 001.

4. Collector - Mumbai City District,

Old Custom House, Fort, Mumbai 400 001.

The said Draft Development Plan for Back Bay Reclamation Scheme, Block III to Block VI (2041) alongwith the Draft DP Report in respect thereof are also available on MMRDA's web site at <https://mmrda.maharashtra.gov.in>

The Suggestions and / or objections are now invited from the public in respect of the said Draft Development Plan for Back Bay Reclamation Scheme, Block III to Block VI (2041) alongwith the Draft DP Report in respect thereof as laid down under Section 26(1) of the said Act within 30 (thirty) days from the date of publication of this notice in the *Official Government Gazette*.

The suggestions and / or objections may be communicated in writing within the above said Statutory Notice period of 30 (Thirty) days at office of Chief, Urban Design Division, 3rd Floor, MMRDA's New Administrative Office Building, Plot No. R-5, R-6 & R-12, E block, Bandra – Kurla – Complex, Bandra (E.), Mumbai 400 051. The envelopes forwarding the suggestions / objections may be superscribed in bold letters "Suggestions / objections to the Draft Development Plan for Back Bay Reclamation Scheme, Block III to Block VI (2041)". The Suggestions and / or objections received before *Gazette Publication* date and 30 (Thirty) days after *Gazette publication* date will not be considered

Mumbai,
Date: 4th October 2024.

PRADEEP YADAV,
Chief, Urban Design Division.

NOTICE

UNDER SECTION 26(1) OF
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

Sub.: Revision of Development Plan of Back Bay Reclamation Scheme, Block-III to Block-VI (BBRS) under section 38 of The Maharashtra Regional and Town Planning Act, 1966 (MR & TP Act) - Notice under Section 26 (1) of MR & TP Act, 1966 for Publication of Draft Development Plan (DP) and DP Report of BBRS area.

Whereas, the Government of Maharashtra (hereinafter referred to as the 'GoM') appointed by its Notification No. BBR. 1082 / CR - 140 / 1687 / UD - 1, dated 15th June, 1983, promulgated in exercise of its powers conferred by clause (c) of sub-section (1) of section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as the 'said Act') Mumbai Metropolitan Region Development Authority (hereinafter referred to as 'MMRDA'), established under MMRDA Act, 1974, to be the Special Planning Authority (hereinafter referred to as 'SPA') for proposals for development of land within the Block - III to VI of Back Bay Reclamation Scheme (hereinafter referred to as 'the said area') within the jurisdiction of Brihanmumbai Municipal Corporation (hereinafter referred to as the 'BMC');

And whereas, in accordance with the sub section (1) of Section 31 of the said Act, the Urban Development Department vide Notification No. BBR. 1092 / 60 / CR - 6 / 92 / UD - 11 dated 03rd June, 2000 has sanctioned the Revised Draft Development Plan submitted by MMRDA as shown in schedule - I and with excluded part shown in schedule - II appended to the above said notification;

And whereas, the GoM vide Notification No. BBR. 1092 / 60 / CR - 6 / 92 / UD-11 dated 17th March, 2001 sanctioned the Excluded Part (E.P.) of Development Plan (DP) (hereinafter referred to as the 'DP') and Development Plan Report for the said area prepared by MMRDA;

And whereas, since significant development of the said area has already been done and the purpose of appointment of MMRDA as SPA for the said area is complete, the GoM, vide Notification No. TPB - 4319 / CR188 / 2019 / UD - 11 dated 14th October, 2022 has cancelled the said area from Notified area and further withdrawn the appointment of MMRDA as a Special Planning Authority under section 40(1)(c) and since the said area falls within the jurisdiction of BMC as a Local Authority, henceforth the BMC shall act as a Planning Authority under section 2(19) of the said Act;

And whereas, GoM vide Notification No. TPB - 4319 / CR188 / 2019 / UD - 11 dated 20th March, 2023 by exercising the Section 154 directed MMRDA to carry out statutory proceedings related to preparation of the development plan under section 23 to 30 of the said Act for Revision of Development Plan of the said area within the jurisdiction of BMC under section 38 of said Act;

And whereas, Mumbai Metropolitan Region Development Authority in its 155th meeting held on 12th December, 2023 has passed a resolution no. 1660 and accorded approval to empower the Metropolitan Commissioner, MMRDA to carry out statutory proceedings related to revision of the development plan under section 23 to 30 of the said Act, submit the revised Draft Development Plan to Government for approval and to take further necessary actions for carrying out the statutory provisions under section 23 to 30 of the said Act for Revision of Development Plan of the said area;

And whereas, in exercise of the powers conferred by the said Act, the MMRDA declared their intention to revise the Development Plan of Back Bay Reclamation Scheme, Block III to VI (BBRS) as laid down under Section 23 (read along with Section 38) of the said act and notice to that effect was published in the official Government Gazette on 12th February, 2024, as well in the local newspapers;

And whereas, in exercise of the powers conferred by the said Act, the GoM vide letter dated 14th June, 2024 accorded sanction under section 24 of the said act for appointment of Mrs. Vidya Kotak, Senior Planner, MMRDA as "Town Planning Officer" for the said area and directed MMRDA to issue the order of appointment of Town Planning Officer. MMRDA vide order dated 26th June, 2024 appointed Mrs. Vidya Kotak, Senior Planner, MMRDA as "Town Planning Officer" for carrying out the statutory procedures for revision of Development Plan of the said area as per the said Act. Thereafter the Existing Land Use Map of the said area was prepared as laid down under Section 25 of the said Act;

And whereas, as per the provisions under Section 26 (1) of the said act, the MMRDA has prepared the **Draft Development Plan (DP) for Back Bay Reclamation Scheme, Block III to Block VI (2041) alongwith the Draft DP Report in respect thereof** for inviting suggestions / objections from the public;

And whereas, MMRDA in its 158th meeting held on 24th September, 2024 considered the Draft Development Plan & Draft DP Report of the said area and by its resolution no. 1720 approved the Draft Development Plan and the Draft DP Report of the said area prepared by MMRDA and empowered the Metropolitan Commissioner to take necessary action to publish the same for inviting the Suggestions and / or objections from the public;

Now, therefore the Notice is hereby given, under Section 26(1) of the said Act, that the said **Draft Development Plan for Back Bay Reclamation Scheme, Block III to Block VI (2041) alongwith the Draft DP Report in respect thereof** is now published as laid down under the said Act and as per directives issued by the State Government vide Notification No. TPB - 4319 / CR - 188 / 2019 / UD - 11, dated 20th March, 2023 under section 154 of the said Act.

The copies of the said **Draft Development Plan for Back Bay Reclamation Scheme, Block III to Block VI (2041) alongwith the Draft DP Report in respect thereof** are kept open for inspection during the office hours on any working days in the offices of the following:

1. Chief, Urban Design Division, 3rd floor New Administrative Building, MMRDA, Bandra (E), Mumbai - 400 051.
2. Chief Engineer (Development Plan), Brihanmumbai Municipal Corporation, Municipal Head Office, Mumbai - 400 001.
3. Deputy Director of Town Planning, ENSA - Hutments, Azad Maidan, Mumbai - 400 001.
4. Collector - Mumbai City District, Old Custom House, Fort, Mumbai - 400 001.

The said **Draft Development Plan for Back Bay Reclamation Scheme, Block III to Block VI (2041) alongwith the Draft DP Report in respect thereof** are also available on MMRDA's web site at <https://mmrda.maharashtra.gov.in>

The Suggestions and / or objections are now invited from the public in respect of the said **Draft Development Plan for Back Bay Reclamation Scheme, Block III to Block VI (2041) alongwith the Draft DP Report in respect thereof** as laid down under Section 26(1) of the said Act within 30 (thirty) days from the date of publication of this notice in the Official Gazette of the Government of Maharashtra.

The suggestions and / or objections may be communicated in writing within the above said Statutory Notice period of 30 (Thirty) days at office of Chief, Urban Design Division, 3rd Floor, MMRDA's New Administrative Office Building, Plot No. R-5, R-6 & R-12, E block, Bandra - Kurla - Complex, Bandra (E), Mumbai - 400 051. The envelopes forwarding the suggestions/ objections may be superscribed in bold letters "**Suggestions / objections to the Draft Development Plan for Back Bay Reclamation Scheme, Block III to Block VI (2041)**". The Suggestions and / or objections received before Gazette Publication date and 30 (Thirty) days after Gazette publication date will not be considered.

Sd/-
Place: Mumbai
Date: 04/10/2024
Shri. Pradeep Yadav
Chief, Urban Design Division

नोटिस

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ च्या कलम २६ (१) अंतर्गत

विषय: महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ च्या कलम ३८ अंतर्गत बँक बे रिवलेशन् स्कीम ब्लॉक-III ते ब्लॉक-VI च्या विकास योजनेची फेरतपासणी-बँक बे रिवलेशन् स्कीम ब्लॉक-III ते ब्लॉक-VI करिता प्रारूप विकास आराखडा (२०४१) व प्रारूप अहवाल यांचे महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ च्या कलम २६ (१) अंतर्गत प्रकाशन.

ज्याअर्थी, महाराष्ट्र शासनाने, महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ च्या (यापुढे ज्याचा उल्लेख "उक्त अधिनियम" असा करण्यात आलेला आहे.) कलम ४० च्या उपकलम (१) च्या खंड (क) अन्वये प्राप्त अधिकारांचा वापर करून महाराष्ट्र शासनाने क्र. बीबीआर- १०८२/ प्र. क्र.-१४०/१६८७/नवि-१, दि. १५ जून, १९८३ अन्वये, बृहन्मुंबई क्षेत्रातील बँक बे रिवलेशन् स्कीमच्या ब्लॉक III, IV, V, आणि VI या क्षेत्रासाठी (यापुढे ज्याचा उल्लेख "उक्त क्षेत्र" असा करण्यात आलेला आहे.) मुंबई महानगर प्रदेश विकास प्राधिकरण अधिनियम, १९७४ अंतर्गत स्थापन केलेल्या मुंबई महानगर प्रदेश विकास प्राधिकरणाची (यापुढे ज्याचा उल्लेख "उक्त प्राधिकरण" असा करण्यात आलेला आहे.) विशेष नियोजन प्राधिकरण म्हणून नियुक्ती केली आहे;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१(१) अन्वये शासनाने नगर विकास विभागाकडील अधिसूचना क्र. बीबीआर-१०९२/६०/प्र. क्र.-६/९२/नवि-११, दिनांक ०३ जून, २००० अन्वये शासनाने उक्त क्षेत्रासाठी उक्त प्राधिकरणाने शासनास सादर केलेला सुधारित प्रारूप विकास योजना (यापुढे ज्याचा उल्लेख "उक्त विकास योजना" असा करण्यात आलेला आहे) उक्त अधिसूचनेसोबतच्या परिशिष्ट-I मधील सुधारणेशह व परिशिष्ट-II मधील मंजूरीतून बागलेला भागासहित (इ.पी.) मंजूर केला आहे;

आणि ज्याअर्थी, शासनाने नगर विकास विभागाकडील अधिसूचना क्र. बीबीआर-१०९२/६०/प्र.क्र.-६/९२/नवि ११, दि. १७ मार्च, २००१ अन्वये शासनाने उक्त क्षेत्रासाठीच्या उक्त विकास योजनेतील फेरबदलास (ई.पी.) व उक्त प्राधिकरणाने बनविलेल्या सुधारित प्रारूप अहवालास मंजूरी दिली आहे;

आणि ज्याअर्थी, उक्त क्षेत्रातील बहुतांश भागाचा विकास पूर्ण झाला आहे आणि सदर क्षेत्रासाठी उक्त प्राधिकरणाची विशेष नियोजन प्राधिकरण म्हणून नियुक्ती करण्याचे उद्दिष्ट पूर्ण झाले असल्याने शासनाने अधिसूचना क्र. टिपीबी ४३१९/प्र. क्र. १८८/२०१९/नवि-११, दिनांक १४ ऑक्टोबर, २०२२ द्वारे उक्त क्षेत्र उक्त अधिनियमाच्या कलम ४० (१) (क) नुसार अधिसूचित क्षेत्र म्हणून रद्द केले असून उक्त प्राधिकरणाची कलम ४० (१) (क) नुसार विशेष नियोजन प्राधिकरण म्हणून केली नियुक्ती रद्द करण्यात आली आहे आणि उक्त क्षेत्र स्थानिक प्राधिकरण म्हणून बृहन्मुंबई महानगर पालिकेच्या हद्दीत येत असल्याने, उक्त अधिनियमाच्या कलम २(१९) नुसार यापुढे बृहन्मुंबई महानगर पालिका उक्त क्षेत्रासाठी नियोजन प्राधिकरण म्हणून काम पाहिले जाईल यास मान्यता दिली आहे;

आणि ज्याअर्थी, शासनाने निर्णय क्र. टिपीबी ४३१९/प्र.क्र.१८८/२०१९/नवि-११, दिनांक २० मार्च, २०२३ रोजी उक्त अधिनियमाच्या कलम १५४ अन्वये बृहन्मुंबई महानगरपालिका अधिकार क्षेत्रातील उक्त विकास योजनेची उक्त अधिनियमाच्या कलम ३८ अंतर्गत फेरतपासणी (Revision) करण्यासाठी उक्त अधिनियमाच्या कलम २३ ते ३० अंतर्गत वैधानिक कार्यवाही करण्यासाठी उक्त प्राधिकरणास वैधानिक कार्यवाही करण्यासाठी प्राधिकृत करण्याचे निर्देश दिले आहेत;

आणि ज्याअर्थी, उक्त प्राधिकरणाने आपल्या दिनांक १२ डिसेंबर, २०२३ रोजी झालेल्या १५५ व्या बैठकीमध्ये ठराव क्रमांक १६६० अन्वये उक्त क्षेत्राच्या उक्त विकास योजनेच्या फेरतपासणीसाठी (Revision) उक्त अधिनियमाच्या कलम २३ ते ३० अंतर्गत वैधानिक कार्यवाही पूर्ण करून, शासनस सुधारित प्रारूप विकास योजना मंजूरीसाठी सादर करण्यासाठी, तसेच फेरतपासणी करण्यासंबंधी इतर आवश्यक सर्व बाबींसाठी महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण यांना प्राधिकृत करण्यास मान्यता दिलेली आहे;

आणि ज्याअर्थी, उक्त अधिनियमा अन्वये प्राप्त अधिकारांचा वापर करून मुंबई महानगर प्रदेश विकास प्राधिकरणाने उक्त क्षेत्राच्या विकास योजनेची फेरतपासणी (Revision) करण्यासाठी उक्त अधिनियमाच्या कलम २३ (१) अंतर्गत (उक्त अधिनियमाच्या कलम ३८ सोबत वाचन होता) विकास योजना तयार करण्याचा हेतू दिनांक १२ फेब्रुवारी, २०२४ रोजी च्या शासकीय राजपत्रात तसेच स्थानिक वृत्तपत्रात प्रसिद्ध केला आहे;

आणि ज्याअर्थी, उक्त अधिनियमा अन्वये प्राप्त अधिकारांचा वापर करून कलम २४ अन्वये शासनाने दिनांक १४ जून, २०२४ रोजीच्या पत्राद्वारे श्रीमती विद्या कोटक, वरिष्ठ नियोजक, मु.म.प्र.वि.प्रा. यांना उक्त क्षेत्राच्या विकास योजनेच्या फेरतपासणीसाठी "नगर रचना अधिकारी" म्हणून नियुक्त करण्याबाबत शासनानेची पूर्ण मंजूरी कळवून सदर नियुक्ती केल्या बाबतचे आदेश प्राधिकरणाने निर्गमित करावे अशी सूचना पारित केली. त्या अनुषंगाने प्राधिकरणाने दिनांक २६ जून, २०२४ रोजीच्या आदेशाद्वारे उक्त क्षेत्राच्या विकास योजनेच्या फेरतपासणी बाबत उक्त अधिनियमा अन्वये वैधानिक कार्यवाही करण्यासाठी श्रीमती. विद्या कोटक, वरिष्ठ नियोजक, मु.म.प्र.वि.प्रा. यांची "नगर रचना अधिकारी" म्हणून नियुक्ती केली. तसेच, उक्त अधिनियमाच्या कलम २५ अंतर्गत योग्य प्रक्रियेद्वारे सदर क्षेत्राचा विद्यमान जमीन वापर नकाशा तयार केला;

आणि ज्याअर्थी, प्राधिकरणाने उक्त अधिनियमाच्या कलम २६ (१) च्या तरतुदीनुसार बँक बे रिवलेशन् स्कीम, ब्लॉक-III ते ब्लॉक-VI साठी प्रारूप विकास आराखडा (२०४१) व प्रारूप अहवाल नागरिकांच्या आक्षेप व सूचना मागविण्याकरिता तयार केला आहे;

आणि ज्याअर्थी, प्राधिकरणाने आपल्या दि. २४ सप्टेंबर, २०२४ रोजी झालेल्या १५५ व्या बैठकीमध्ये प्राधिकरणाने तयार केलेल्या उक्त क्षेत्राच्या सदर प्रारूप विकास आराखडा व प्रारूप अहवालास बदल विचार केला आणि ठराव क्र. १७२० अन्वये सदर प्रारूप विकास आराखडा व प्रारूप अहवालास मान्यता दिली आहे आणि महानगर आयुक्ताना उक्त क्षेत्राच्या सदर आराखडा व अहवालास प्रसिद्ध करण्यास व नागरिकांकडून आक्षेप व सूचना मागविण्या साठी प्राधिकृत केले आहे;

आणि म्हणून आता, उक्त अधिनियमाच्या कलम २६ (१) च्या तरतुदीनुसार व शासनाच्या दिनांक २० मार्च, २०२३ रोजी उक्त अधिनियमाच्या कलम १५४ द्वारे दिलेल्या निर्देशान्वये, या नोटीसद्वारे बँक बे रिवलेशन् स्कीम, ब्लॉक-III ते ब्लॉक-VI साठी प्रारूप विकास आराखडा (२०४१) व प्रारूप अहवाल प्रसिद्ध करत आहे.

सदर प्रारूप विकास आराखडा (२०४१) व प्रारूप अहवाल कामकाजाच्या दिवशी कार्यालयीन वेळेत नागरिकांच्या अवलोकनाथे खालील नमूद केलेल्या कार्यालयात उपलब्ध आहेत;

- १) प्रमुख, नगर रचना विभाग, ३रा मजला नवीन प्रशासकीय इमारत, मु.म.प्र.वि.प्रा., वांद्रे (पू.), मुंबई - ४०० ०५१.
- २) मुख्य अभियंता (विकास आराखडा), बृहन्मुंबई महानगरपालिका, महापालिका मुख्यालय, मुंबई - ४०० ००२.
- ३) उप संचालक, नगर रचना, इन्सा हटमेंट्स, आझाद मैदान, मुंबई - ४०० ००१.
- ४) जिल्हाधिकारी, मुंबई शहर, ऑल्ड कन्स्ट्रक्शन हाऊस फोर्ट, मुंबई - ४०० ००१.

सदर प्रारूप विकास आराखडा (२०४१) व प्रारूप अहवाल मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या संकेत स्थळावर: <https://mmrda.maharashtra.gov.in> येथे देखील उपलब्ध करण्यात आला आहे.

उक्त प्रारूप विकास आराखडा (२०४१) व प्रारूप अहवाल या बदल नागरिकांच्या काही आक्षेप व सूचना असतील तर ही नोटीस महाराष्ट्र शासनाच्या राजपत्रात प्रसिद्ध झाल्याच्या दिनांकापासून ३० (तीस) दिवसांच्या आत मागविण्यात येत आहेत.

सदर आक्षेप व सूचना लिखित स्वरूपात उपरोक्त नमूद ३० (तीस) दिवसांच्या कालावधीत प्रमुख, नगर रचना विभाग यांचे कार्यालय, ३रा मजला, नवीन प्रशासकीय इमारत, मुंबई महानगर प्रदेश विकास प्राधिकरण, प्लॉट क्रमांक आर ५, आर ६; आर १२, ई-ब्लॉक, वांद्रे-कुर्ला संकुल, वांद्रे (पू.), मुंबई - ४०० ०५१ या पत्त्यावर पाठविण्यात याव्यात. "बँक बे रिवलेशन् स्कीम, ब्लॉक-III ते ब्लॉक-VI साठी प्रारूप विकास आराखडा (२०४१) बदल आक्षेप व सूचना" असे ठळक अक्षरांमध्या लिहिलेल्या बंद लिफाफ्यांमध्या आक्षेप व सूचना कळवाव्यात.

राजपत्रात प्रसिद्ध केलेल्या तारखेच्या आधी व राजपत्रात प्रसिद्ध झालेल्या तारखेच्या ३० (तीस) दिवसानंतर प्राप्त आक्षेप व सूचना विचारात घेतल्या जाणार नाहीत.

सही/-
श्री. प्रदीप यादव,
प्रमुख, नगर रचना विभाग

दिनांक: ०४/१०/२०२४

TIMES OF INDIA
05/10/2024

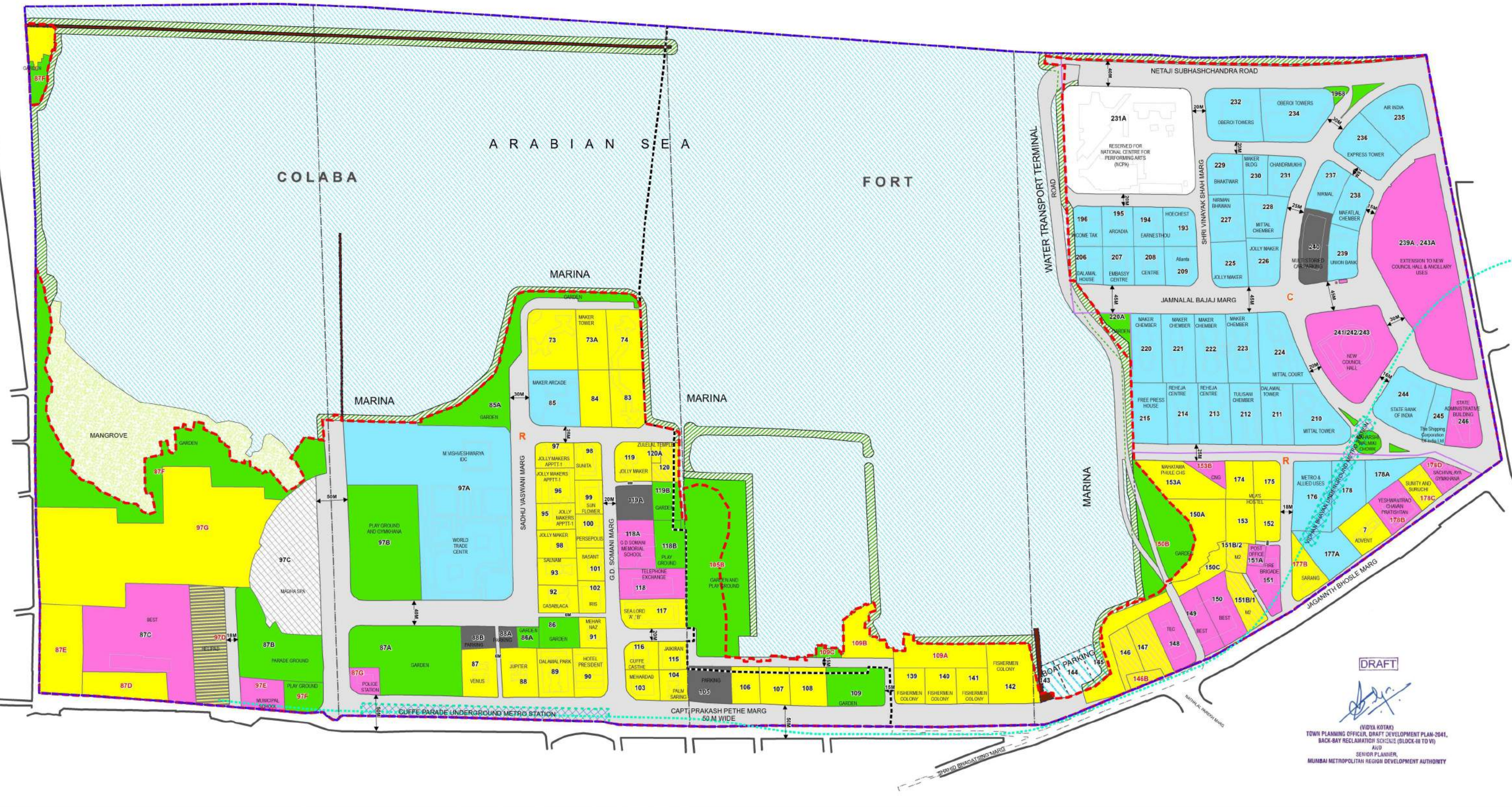
LOKSATTA
05/10/2024

BLOCK - VI

BLOCK - V

BLOCK - IV

BLOCK - III

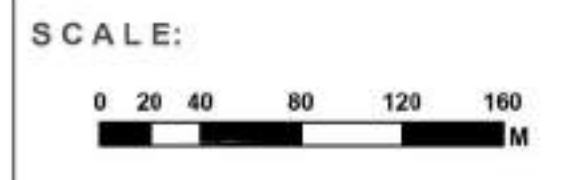


DRAFT

(VIDYA KOTAK)
 TOWN PLANNING OFFICER, DRAFT DEVELOPMENT PLAN-2041,
 BACK-BAY RECLAMATION SCHEME (BLOCK-III TO VI)
 AND
 SENIOR PLANNER,
 MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

LEGEND

| | | | | | |
|--------------|-------------------------|------------------------------|---|-----------------------|-----------------------------|
| RESIDENTIAL | AMENITIES AND UTILITIES | EXISTING ROAD | SEA WALL | MUMBAI METRO LINE - 3 | BBRS EXISTING LAND BOUNDARY |
| GOVT HOUSING | HELIPAD | RESERVED FOR NCPA | UNDERGROUND MUMBAI METRO STATION (ML-3) | BBRS SPA BOUNDARY | ZONE BOUNDARY |
| MHADA SPA | GARDEN | BOAT PARKING AND ALLIED USES | MANGROVE | VILLAGE BOUNDARY | |
| COMMERCIAL | PARKING | DIKES | ARABIAN SEA | BLOCK BOUNDARY | |



DRAFT PROPOSED LAND USE (PLU) PUBLISHED U/S 26(1) OF M.R. & T.P. ACT, 1966

DRAFT DEVELOPMENT PLAN FOR BACK BAY RECLAMATION SCHEME BLOCK III TO BLOCK VI - 2041

SOURCE:

- MMRDA Base Map
- Collectorate, Mumbai City
- BMC DP 2034
- SRA
- MMRCL

MAP NO.
15

REPORT ON

DRAFT DEVELOPMENT PLAN FOR BACKBAY RECLAMATION SCHEME, BLOCK III TO BLOCK VI - 2041



REPORT ON

DRAFT DEVELOPMENT PLAN

FOR

BACK BAY RECLAMATION SCHEME,
BLOCK III TO VI - 2041

PUBLISHED U/S 26(1) OF M.R. & T. P. ACT, 1966

DRAFT

(VIDYA KOTAK)

TOWN PLANNING OFFICER, DRAFT DEVELOPMENT PLAN-2041,
BACK-BAY RECLAMATION SCHEME (BLOCK-III TO VI)

AND

SENIOR PLANNER,

MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY



एम एम आर डी ए
MMRDA

| A. Contents | | |
|--------------------|--|----------------|
| SNo | Particulars | Page No |
| A | Contents | 1 |
| B | List of Abbreviations | 3 |
| C | List of tables | 4 |
| D | List of Figures | 5 |
| E | List of Maps | 6 |
| 1 | PLANNING AREA AND PROCESS | 7 |
| 1.1 | Contextual Background | 8 |
| 1.2 | Planning Area | 9 |
| 1.3 | Planning Process | 11 |
| 1.4 | Legal Mandates, Timeline and Gazette Notification | 12 |
| 2 | DEVELOPMENT PLAN PREPARATION | 14 |
| 2.1 | Overview of Procedures Followed | 15 |
| 2.2 | Approach & Methodology for development Plan Preparation | 16 |
| 2.2.1 | Grid Reference system Utilized | 16 |
| 2.2.2 | Preparation of Base maps | 17 |
| 2.2.3 | Land Use Categories | 18 |
| 2.2.4 | Existing land Use Survey & Preparation | 19 |
| 2.2.5 | Preparation of existing land Use | 19 |
| 2.2.6 | Preparation of Proposed Land Use Map | 19 |
| 2.2.7 | Inputs from Government Agencies | 20 |
| 3 | REPORT OF THE DEVELOPMENT PLAN (DP) FOR BACK BAY RECLAMATION SCHEME AREA, BLOCK III TO BLOCK VI (BBRS) – 2041 | 21 |
| 3.1 | Existing Situation | 23 |
| 3.1.1 | Background | 23 |
| 3.1.2 | Jurisdiction & Area Boundaries | 29 |
| 3.1.3 | Landmarks | 30 |
| 3.1.4 | Existing Amenities and Utilities | 31 |
| 3.1.5 | Connectivity | 32 |

| A. Contents | | |
|--------------------|---|----------------|
| SNo | Particulars | Page No |
| 3.1.6 | Green Areas | 32 |
| 3.2 | Existing land Use | 33 |
| 3.3 | Characteristics & Issues | 35 |
| 3.4 | Coastal Regulation Zone | 37 |
| 4 | Proposals | 40 |
| 4.1 | Analysis Undertaken for Preparation of Proposal | 41 |
| 4.1.1 | Qualitative Assessment of Amenities in adjoining 500m distance from BBRS boundary | 41 |
| 4.2 | Overview of Proposals in PLU | 45 |
| 4.3 | Proposed land Use | 48 |
| 4.3.1 | Proposed Land Use Map | 48 |
| 4.3.2 | Proposed Land Use Distribution: Zone | 48 |
| 4.3.3 | Proposed land Use Distribution: Designations and Reservations | 49 |
| 4.3.4 | Norms Achieved for Amenities | 50 |
| 4.3.5 | Summary of new Social Amenities Proposed | 51 |
| 4.3.6 | New Reservations Which Cannot Be Shown in the Map | 53 |
| 4.4 | Development Control Regulations | 54 |
| 5 | ANNEXURES | 55 |

B. List of Abbreviations

| | |
|--------|--|
| BBRS | Back Bay Reclamation Scheme – Block III to Block VI |
| BEST | Brihanmumbai Electric Supply and Transport Undertaking |
| BMC | Brihanmumbai Municipal Corporation |
| C Zone | Commercial Zone |
| CRZ | Coastal Regulation Zone |
| CZMP | Coastal Zone Management Plan |
| DCR | Development Control Regulations |
| DDP | Draft Development Plan |
| DP | Development Plan |
| ELU | Existing Land Use |
| ESA | Existing Situation Analysis |
| GIS | Geographic Information System |
| Gol | Government of India |
| GoM | Government of Maharashtra |
| Ha | Hectare |
| MCGM | Municipal Corporation of Greater Mumbai |
| MMRDA | Mumbai Metropolitan Region Development Authority |
| MR&TP | Maharashtra Regional & Town Planning Act 1966 |
| PC | Planning Committee |
| PLU | Proposed Land Use |
| Pt | Part |
| R Zone | Residential Zone |
| RP | Regional Plan |
| RG | Recreation Ground |
| SPA | Special Planning Authority |
| SRA | Slum Redevelopment Authority |
| UDD | Urban Development Department |
| ULB | Urban Local Body |

C. List of Tables

| Table No. | Description | Page No. |
|-----------|---|----------|
| Table 1 | Consolidated Land use classification | 18 |
| Table 2 | BBRS DP - Chronology | 26 |
| Table 3 | BBRS Area Statements | 30 |
| Table 4 | Existing Land Use (ELU) Statement | 33 |
| Table 5 | Area Under Slum | 36 |
| Table 6 | Area under CRZ | 39 |
| Table 7 | Qualitative Assessment of Amenities in adjoining 500M distance from boundary of BBRS | 42 |
| Table 8 | Proposed Land Use Distribution: Zone | 48 |
| Table 9 | Proposed Land Use Distribution: Designation & Reservations | 49 |
| Table 10 | Proposed Amenities and Norms Achieved for BBRS | 50 |
| Table 11 | Summary of new Social Amenities Proposed | 51 |

D. List of Figures

| Figure No. | Description | Page No. |
|-------------------|--|-----------------|
| Figure 1 | Flow Diagram for the Methodology for PLU | 12 |
| Figure 2 | Overview of procedures followed | 15 |
| Figure 3 | Process followed for ELU | 19 |
| Figure 4 | ELU distribution pie chart | 34 |
| Figure 5 | Draft PLU distribution pie chart | 50 |

E. List of Maps

| Map No | Title | Page No. |
|--------|--|----------|
| 1 | LOCATION OF BBRS AREA IN BRIHANMUMBAI | 10 |
| 2 | IMPORTANT FEATURES, VILLAGE JURISDICTION AND THE BBRS AREA | 11 |
| 3 | BBRS BOUNDARY MAP PUBLISHED ALONG WITH NOTICE u/s 23 OF MR & TP ACT, 1966 – DECLARATION OF INTENTION FOR REVISION OF BBRS DP | 13 |
| 4 | GRID BOUNDARY FOR ON – SITE SITUATION ANALYSIS OF BBRS | 17 |
| 5 | BBRS BOUNDARY SUPERIMPOSED ON SATTELITE IMAGE | 29 |
| 6 | AMENITIES AND UTILITIES IN BBRS | 31 |
| 7 | ROAD AND TRANSPORTATION NETWORK IN BBRS | 32 |
| 8 | GREEN AREAS IN BBRS | 32 |
| 9 | EXISTING LAND USE (ELU) | 33 |
| 10 | RECLAMATION SINCE SANCTIONED DP OF BBRS | 35 |
| 11 | EXISTING SLUMS | 36 |
| 12 | ONGOING PROPOSALS BY GOVERNMENT AGENCIES | 37 |
| 13 | EXTENT OF CZMP (BASED ON CRZ – 2019 NOTIFICATION) IN THE BBRS AREA | 39 |
| 14 | AMENITIES WITHIN 500MTR DISTANCE FROM BOUNDARY OF BBRS | 42 |
| 15 | DRAFT PROPOSED LAND USE (PLU) | 48 |

| | |
|----------|---|
| 1 | PLANNING AREA AND PROCESS |
| 1.1 | Contextual Background |
| 1.2 | Planning Area |
| 1.3 | Planning Process |
| 1.4 | Legal Mandates, Timeline and Gazette Notification |

1 PLANNING AREA AND PROCESS

1.1 Contextual Background

The preparation of a Development Plan (DP) is the Planning Authority's statutory obligation. As per the provisions of section (Sec.) 38 of Maharashtra Regional & Town Planning (MR&TP) Act 1966 the Planning Authority, may revise the Development plan, either wholly, or in parts separately after carrying out, if necessary, fresh survey and preparing the existing land use map of the area within its jurisdiction'. The Act also stipulates that any DP must be in accordance with the provisions of the Regional Plan (RP). This implies that the RP is the beacon, and its broad prescriptions and assumptions will guide the cities within that region.

The Govt. of Maharashtra (GoM) vide Notification No. BBR/1082/CR-140/1607/UD-1, dated 15/06/1983 appointed MMRDA as Special Planning Authority (SPA) under Section 40 of MR&TP Act, 1966 for Planning and Development of Back Bay Reclamation Scheme, Block III to Block VI (BBRS).

MMRDA as SPA has prepared the DP of BBRS and the GoM vide Notification dated 03/06/2000 and 17/03/2001 sanctioned the said DP. As the purpose of planning and developing BBRS is already achieved, and, since significant development of the said area has already been done; the purpose of appointment of MMRDA as SPA for the said area is complete the GoM vide notification dated 14/10/2022,

- a. cancelled the area to be the Notified Area u/s 40(1)(c)
- b. withdrawn the appointment of the MMRDA as a Special Planning Authority u/s 40(1)(c).
- c. clarified that, since the said area falling within the jurisdiction of BMC as Local Authority within the meaning of section of 2(15) (a), the Government has declared BMC as a Planning Authority u/s 2(19) of the said Act.

- d. clarified that, the said Development Plan sanctioned by the State Government vide Notification No. BBR-1092/60/C.R.-6/92/UD-11 dated 3rd June, 2000 and dated 17th March, 2001 shall continue to be in force for the said area subject to the floor space indices as per Development Control Regulations, 2034 for Greater Mumbai and also subject to the provisions of CRZ Notification dated 18th January, 2019, amended from time to time. The development permission already been granted by MMRDA in which development is not completed shall be dealt with in consultation with MMRDA by the Brihanmumbai Municipal Corporation.

As per the said notification the BMC is the planning authority for the said area comprised within Blocks III, IV, V and VI of the Back-Bay Reclamation Scheme.

As prior to denotification of MMRDA as SPA for the said area, MMRDA already prepared the DP for BBRS SPA Area in 2000 & 2001, and since, prior to the GoM GR dated 14/10/2022, MMRDA has already started working on the revision of BBRS DP, the GoM vide notification dated **20/03/2023** u/s 154 of MR&TP Act, 1966 issued directives **authorising MMRDA to carry out statutory proceedings related to preparation of the development plan u/s 23 to 30 of the MR&TP Act, 1966 for Revision of the sanctioned DP (RDP) of BBRS.**

1.2 Planning Area

As seen in **Map No. 1: Location of BBRS area in Brihanmumbai**, and **Map No. 2: Important features, village jurisdiction and the BBRS area**, the planning area of BBRS comprises of part of villages Fort and Cuffe Parade. The total area is admeasuring 237.02 ha. The BBRS area comprises of all those areas included in –

- a. Block III, IV, V & VI of the Back Bay Reclamation Scheme, District Mumbai (City), A-Ward within the jurisdiction of Brihanmumbai Municipal Corporation.
- b. Block III, IV, V & VI of the Back Bay Reclamation Scheme bounded by –
 - On the WEST : By the Arabian Sea
 - On the EAST : By the Captain Prakash Pethe Marg and by the General J Bhosale Marg
 - On the SOUTH : By the boundary line between Block VI and Block VII of the Reclamation Scheme
 - On the NORTH : By the Madame Cama Road

Map No. 1 : Location of BBRS area in Brihanmumbai



Map No. 2 : Important features, village jurisdiction and the bbrs area



1.3 Planning Process

The MMRDA followed the statutory steps stipulated in the MR&TP Act 1966 in preparing the DP of BBRS. Since the GoM has issued notification dated 20/03/2023 to implement **section 23 to 30 of MR & TP Act, 1966**, the authority in its 155th meeting held on 12/12/2023 has vide resolution no 1660 dated 30/12/2023 passed the resolution to implement the process of revision of the sanctioned DP of BBRS as mentioned in the MR&TP Act, 1966 and authorized MC, MMRDA to implement all the tasks required to be taken for preparation of revised DP for BBRS.

Accordingly, MMRDA has issued the **Notice dated 07/02/2024 u/s 23 of MR & TP Act, 1966 (to be read with section 38 of the said Act) for Declaration of Intention for Revision of the DP (RDP) of BBRS and preparation of draft DP for BBRS.**

This was followed by the appointment of Town Planning Officer (TPO) u/s 24 of MR & TP Act, 1966, preparation of a GIS base map of the BBRS Areas. This provided the foundation for the preparation of Existing Land Use (ELU) Plan and the Proposed Land Use (PLU) Plan as stipulated under Sec. 25 and 26 of the MR&TP Act 1966.

1.4 Legal Mandates and Gazette Notification

It is implied that the process for preparation of the DP of BBRS will follow the procedure stipulated in the MR&TP Act, 1966. Section 22 defines the contents of Development Plan. It states: - *Development Plan shall provide so far as may be necessary for use of land, designation of land for public purpose, flood control, preservation of natural and built heritage, transport and communication, reclamation or levelling up of low lying lands, provisions for controlling and regulating the use and development of land within jurisdiction including conditions and restrictions in regard to the open space to be maintained for a building, the percentage of building area to be maintained for a plot, number, size, number of stories, character of buildings, parking area for loading and unloading, hoardings, advertisement signs.* Sections 23 to 31 of the MR&TP Act 1966 pertain to the procedure to be followed in preparing & sanctioning Development Plans.

Accordingly, the various stages of Development Plan preparation as cited in the MR&TP Act 1966 are outlined below –

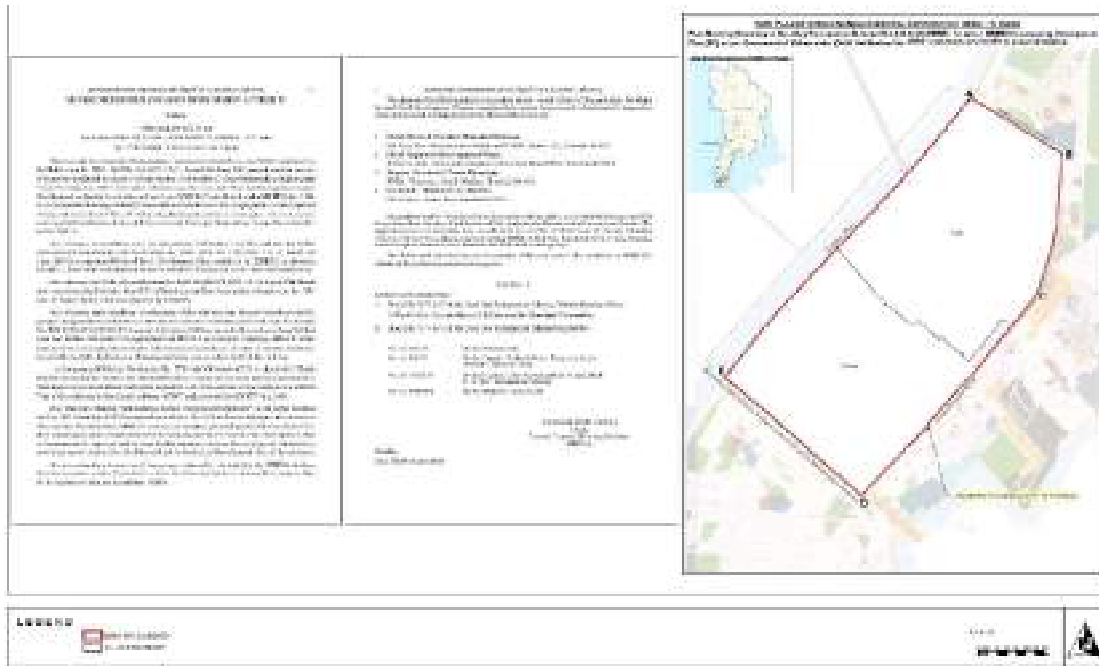
Figure 1 : Flow Diagram for the Methodology for PLU

| | | |
|---|--|--------|
| 1 | Declaration of Intention to Prepare Development Plan | u/s 23 |
| 2 | Appointment of Town Planning Officer | u/s 24 |
| 3 | Preparation of Existing Land Use Plan | u/s 25 |
| 4 | Preparation of Draft Development Plan | u/s 26 |
| 5 | Invitation of suggestions and objections (30 days) | u/s 26 |

For BBRS, MMRDA has published a notice No. TCP / BBRS / RDP / 12.008 / 105 / 2023 UNDER SECTION 23 OF MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 on 12/02/2024 in the Official Gazette of the Government of Maharashtra, declaring its intention to prepare the Development Plan of the BBRS as provided under Sec. 23 of the MR&TP Act 1966.

A plan showing the said area was prepared and suggestions / objections were invited from the public as provided under Sec. 23 of the MR&TP Act 1966.

Map No. 3 : BBRS boundary map published along with notice u/s 23 of MR&TP Act, 1966 – Declaration of Intention for revision of bbrs dp



2 DEVELOPMENT PLAN PREPARATION

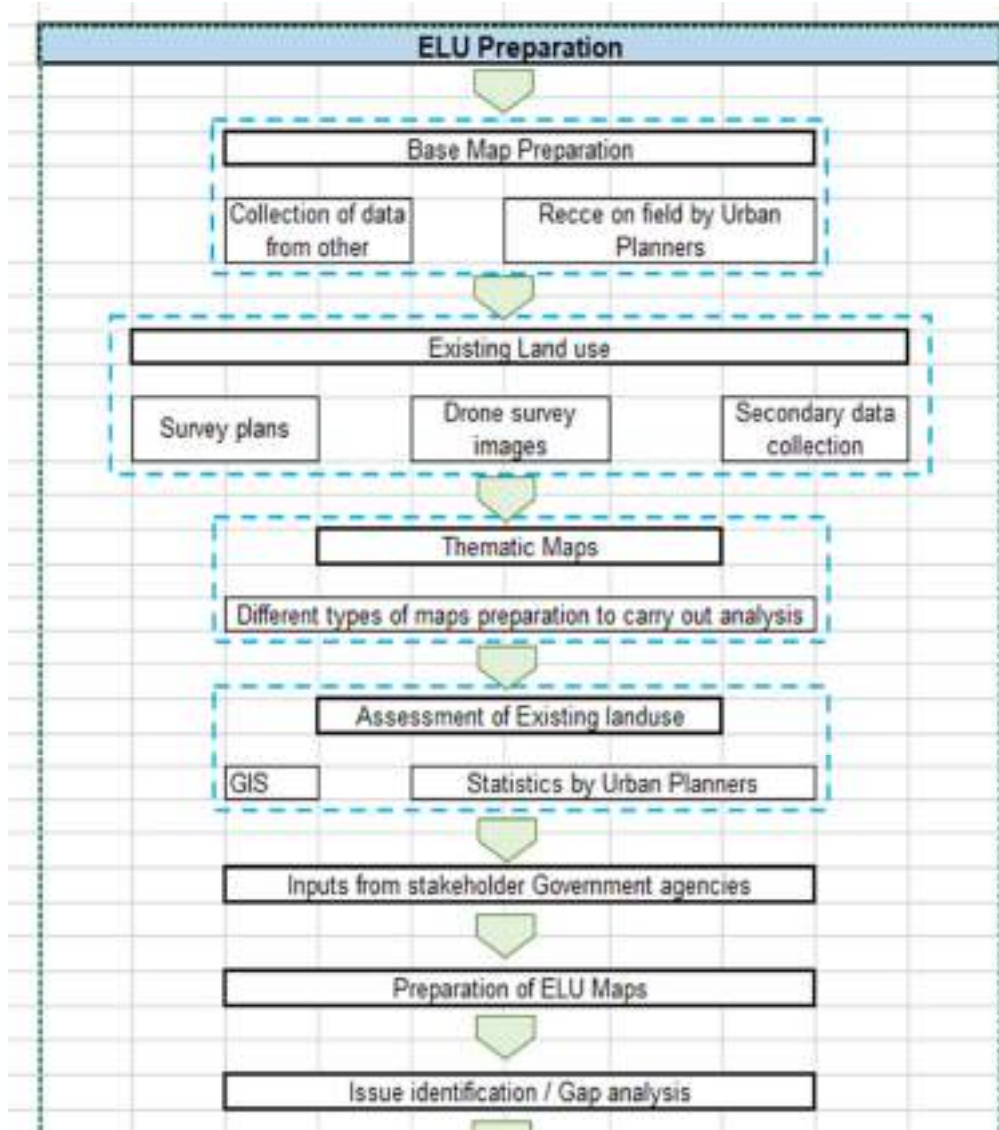
- 2.1 Overview of Procedures Followed
- 2.2 Approach & Methodology for development Plan Preparation
 - 2.2.1 Grid Reference system Utilized
 - 2.2.2 Preparation of Base maps
 - 2.2.3 Land Use Categories
 - 2.2.4 Existing land Use Survey & Preparation
 - 2.2.5 Preparation of existing land Use
 - 2.2.6 Preparation of Proposed Land Use Map
 - 2.2.7 Inputs from Government Agencies
 - 2.2.8 Prologue to the Proposals

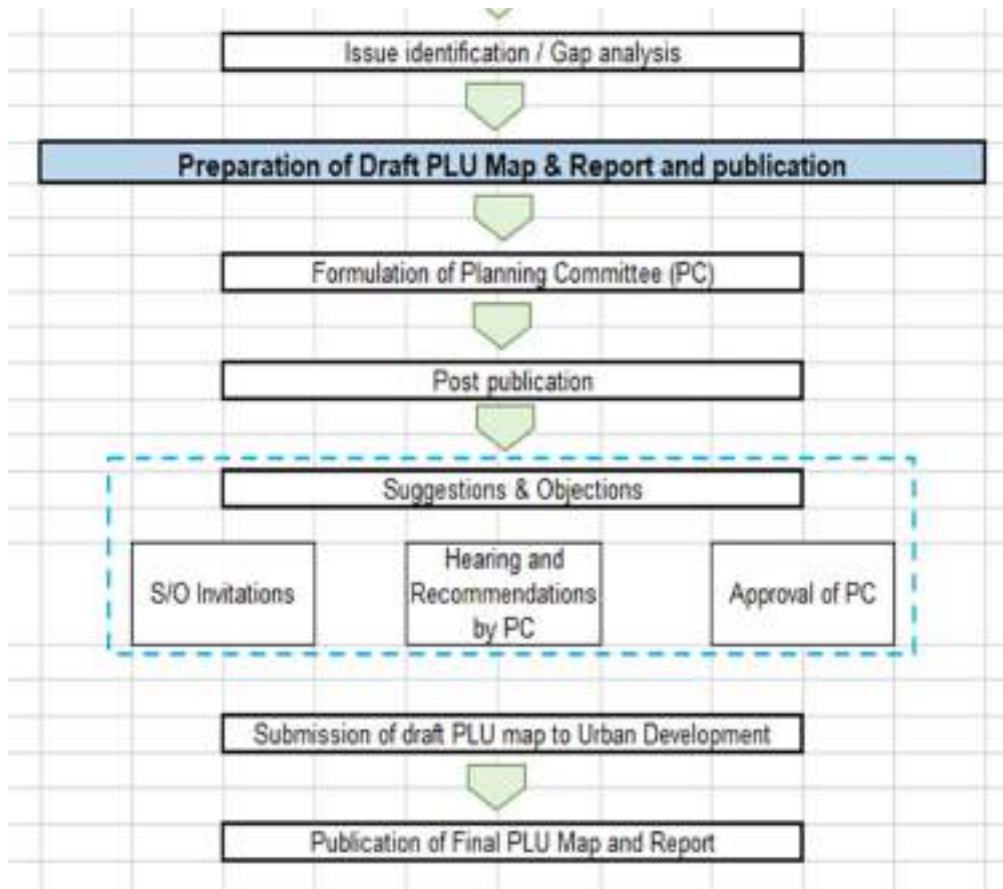
2 DEVELOPMENT PLAN PREPARATION

2.1 Overview of Procedures Followed

Following is an overview of all the stages involved in preparation of Development Plan from preparation and analysis of Existing Land use to preparation of Proposed land use maps :-

Figure 2 : Overview of procedures followed





Majority of the above - mentioned procedures, are initiated, based on which the Draft PLU is prepared. Those procedures which are yet to be undertaken are proposed to be in accordance with the stage wise procedures which are already completed.

2.2 Approach & Methodology for development Plan Preparation

An existing situation understanding of the BBRS area is done. This formed the basis for preparation of Development Plan of BBRS. A realistic understanding of the existing situation enabled the formulation of proposals for the plan.

2.2.1 Grid Reference system Utilized

Mapping of the BBRS area was done by preparing a grid reference system for conducting the block wise area inspection on-site. The BBRS area was

divided into a number of grids block wise as per their size and scale viz, the Block III was divided into 4 grids, Block IV was divided into 2 grids etc. This grid system aided while conducting the site surveys.

Map No. 4 : Grid Plan for On-site situation analysis of BBRS



2.2.2 Preparation of Base maps

Existing Land Use (ELU) exercise commenced with the preparation of base maps on the Areas. A GIS based Base Map was prepared using the survey plans, drone survey images, table survey maps and plans as prepared by Mumbai Metropolitan Region Development Authority (MMRDA), and, as obtained from various government agencies namely Collector, Mumbai City, Brihanmumbai Municipal Corporation (BMC), Slum Rehabilitation Authority (SRA), and Mumbai Metro Rail Corporation Limited (MMRCL).











This spatial data was verified on-site by Urban Planners, the existing conditions on-site were assessed and accordingly the base map & Existing Land use (ELU) map of BBRS is prepared.

2.2.3 Land Use Categories

For the preparation of ELU map, several categories and sub categories of land uses along with utilities and amenities is essential to be mapped through primary Land Use survey Hence, Land Use classification becomes an integral part of all planning exercises. Existing Land Use facilitates to describe how the land is being utilised by people. Detailed representations of land use in BBRS have been obtained through primary field surveys.

The Land Uses have been illustrated below along with the respective colour codes that are denoted in the Existing Land Use Map.

Table 1 : Consolidated Land use classification

| SNo | Land Use | Legend |
|-----|----------------------------------|---|
| 1 | Commercial |  |
| 2 | Residential |  |
| 3 | Amenities and Utilities |  |
| 4 | Parking (Including Boat parking) |  |
| 5 | Green area |  |
| 6 | Government Housing |  |
| 7 | Metro Rail Station |  |
| 8 | Reserved for NCPA |  |
| 9 | Area under Slums |  |
| 10 | Area Under Roads |  |

2.2.4 Existing land Use Survey & Preparation

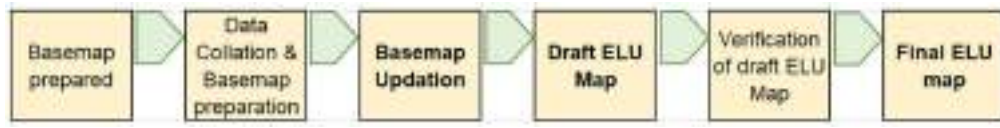
Updated Base Map was used for the existing land use survey. Along with this data, other essential documents required to comprehend the BBRS area such as approved / sanctioned layouts, boundaries, etc. were collected from government authorities like Collectorate, Mumbai city, BMC, SRA and MMRCL.

On preparation of updated Base Map, a team of Urban Planners conducted a comprehensive site survey to check errors in base map. The changes in the base map of BBRS Areas, if any, were recorded. Further, the ELU maps were updated in case of any discrepancy found between site and base map.

2.2.5 Preparation of existing land Use

Incorporation of the discrepancies found between site and base map was undertaken in GIS. Final ELU maps for the BBRS Area were updated with all relevant data and prepared.

Figure 3 : Process followed for ELU



2.2.6 Preparation of Proposed Land Use Map

All the spatial data pertaining to existing amenities of health, education, open spaces, etc. were generated through analysis of existing situation through maps and statistics.

Recommendations for the proposed land use are a result of the existing situation analysis assessment. These recommendations have been

incorporated within the PLU maps and descriptions of varied relevant process involved are detailed in the next chapter.

2.2.7 Inputs from Government agencies

Inputs and other information from concerned Government agencies such as SRA, BMC, MMRCL for BBRS area were assessed and incorporated during the planning process.

3 REPORT OF THE DEVELOPMENT PLAN (DP) FOR BACK BAY RECLAMATION SCHEME AREA, BLOCK III TO BLOCK VI (BBRS) – 2041

- 3.1 Existing Situation
 - 3.1.1 Background
 - 3.1.2 Jurisdiction & Area Boundaries
 - 3.1.3 Landmarks
 - 3.1.4 Existing Amenities and Utilities
 - 3.1.5 Connectivity
 - 3.1.6 Green Areas
- 3.2 Existing land Use
- 3.3 Characteristics & Issues
- 3.4 Coastal Regulation Zone

3 REPORT OF THE DEVELOPMENT PLAN (DP) FOR BACK BAY RECLAMATION SCHEME AREA, BLOCK III TO BLOCK VI (BBRS) – 2041

Though sanctioned BMC DP 2034 has not recommended the preparation of Local Area Plans, the scale of BBRS area demands for a neighbourhood level plan. Hence, a comprehensive exercise for local planning with the identical objective of addressing neighbourhood-level issues is undertaken. This process has been carried out by urban planners of MMRDA along with government officials of other concerned departments.

A team of urban planners of MMRDA visited sites, interacted with government officials of other concerned departments at ward level and district level i.e., Urban Local Body level. The consultations were then expanded to include interactions with local representatives of the BBRS area and respective ward, and inputs from other government agencies. Hence, this part of the report broadly summarizes the results of this substantial effort.

This process brought forth ground level and neighbourhood level issues. Subsequent interactions helped identify answers and solutions. These have been included as proposals in the Development Plan. The active engagement of a wide spectrum of inputs from respective offices as mentioned above, has rendered the proposals more realistic and highly implementable.

The following aspects were covered in the plan preparation - area profile in terms of jurisdiction, boundaries, connectivity, and existing municipal amenities along with a key location map, proposed Land Use plan which indicates the area wise provision of designations, and reservations proposed in the Development Plan, reservations which are shown indicative in the DP sheet and are crucial to BBRS area planning and an important addition to the Development Plan.

3.1 Existing Situation

3.1.1 Background

Back Bay Reclamation Scheme, Block – III to Block – VI is a part of larger A-Ward of Greater Mumbai. It admeasures about 237.02 ha in area. As per census of 2011, population of A-Ward including the BBRS area is 1,85,014.

Historically, the BBRS was originally planned by the GoM in 1920 and consisted of eight blocks. Blocks I & II stretch from Chowpatty to Sachivalaya and Blocks VII & VIII lie at the extreme southern tip of Colaba near the defence area, and were reclaimed upto 1930. In 1958, in view of mounting demand for additional space for development in south Bombay, the one-man committee comprising of late Shri S.G. Barve, recommended the revival of the scheme to reclaim the lands out of Blocks III to VI, and by 1970 area of about 80.94 ha.(200 acres) was reclaimed.

While re-examining the layout of BBRS Area, GoM constituted an Adhoc Committee under the Chairmanship of the then Secretary, PWD, Shri M.D.Kale in April 1975. The Adhoc Committee suggested a self-financing scheme involving further reclamation of 51.79 ha. (128 acres) to give a finished edge to the existing reclamation and to provide recreational, social and cultural amenities in the area. Thereafter, in response to public criticism, the GoM took a policy decision on 01/12/1978 to freeze the reclamation in BBRS area at the then existing level except for certain small areas which may be necessary for fishermen and BEST. It was also decided that all unallotted plots should be used only for public purposes. However, subsequently it was realised that abrupt freezing of reclamation had resulted in certain anomalies viz, (i) Formation of a few awkward pockets of unreclaimed areas susceptible to siltation by natural process, (ii) somewhat truncated profile of the shore line, and iii) unauthorised dumping and reclamation in the area.

In order to remove the above anomalies and in order to make the area aesthetically pleasant, the Executive Committee of BMRDA recommended a Scheme to Government which involved inevitable reclamation of 17.26 ha. (42.68 acres), in August 1981 mainly, for public and semi public purposes.

While the foregoing recommendations were under GoMs consideration, the Municipal Corporation of Greater Bombay which was then the Planning Authority for the area, published the draft Development Plan for the Island City of Bombay on 26/05/1983. The Municipal Corporation of Greater Bombay's proposals suggested reclamation of lands in BBRS area to the extent of about 45.16ha. (111.59 acres) mainly for public and semi public purposes.

The GoM under Government Notification No. BBR/1082/CR- 140/1687/UD-1 dated 15/06/1983, appointed BMRDA as Special Planning Authority (SPA) under the provisions of Sub-Section 1(c) of Section 40 of the MR&TP Act, 1966 for areas comprised in Blocks III to VI of BBRS in order to develop the lands in a comprehensive manner and to provide necessary amenities.

As SPA for the area, the BMRDA under Section 40(3)(d) of the said Act published and finally submitted in April 1985 "Backbay Beautification Scheme" so as to rectify the anomalies which had arisen due to abrupt freezing of the reclamation. The Beautification Scheme recommended to Government involved reclamation of about 9.10 ha., which was mainly for protective sea wall and promenade along the shoreline and other public and semi public purposes.

While the BBRS was under GoMs consideration, the GoM in April 1986 requested BMRDA to recast the BBRS in light of the proposed location of Indira Gandhi's statue in Nariman Point area and to forward draft revised Development Plan of BBRS area.

After the appointment of the BMRDA as Special Planning Authority for the said area, BMRDA prepared the DP for the BBRS area. The GoM vide notification dated 03/06/2000 and 17/03/2001 sanctioned the DP and DP Report for BBRS prepared by MMRDA.

Since significant development of the said area has already been done and the purpose of appointment of MMRDA as SPA for the said area is complete, the GoM, vide Notification dated 14/10/2022 cancelled the BBRS area from Notified area and further withdrawn the appointment of MMRDA as SPA under section 40(1)(c) and since the said area falls within the jurisdiction of BMC as a Local Authority, henceforth the BMC shall act as a Planning Authority under section 2(19) of the MR&TP Act, 1966.

Subsequently, GoM vide Notification dated 20/03/2023 by exercising the Section 154 of MR&TP Act, 1966 directed MMRDA to carry out statutory proceedings related to preparation of the development plan under section 23 to 30 of the said Act for Revision of Development Plan of the said area within the jurisdiction of BMC under section 38 of MRTP Act, 1966.

Thereafter, MMRDA in its 155th meeting held on 12/12/2023 has passed a resolution no. 1660 dated 30/12/2023 and accorded approval to empower Metropolitan Commissioner, MMRDA to carry out statutory proceedings related to revision of the development plan under section 23 to 30 of the said Act, submit the revised Draft Development Plan to Government for approval and to take further necessary actions for carrying out the statutory provisions under section 23 to 30 of the MR&TP Act, 1966 for Revision of DP of BBRS.

Brief chronology of events with respect to the BBRS DP is as follows :

Table 2 : BBRS DP – Chronology

| SNo | Date of Publication | Authority | Particulars |
|-----|---------------------|---------------------|---|
| 1 | 1964 | MCGM | Development Plan (DP) published for MCGM area with BBRS Block III to VI as “ Layout under preparation ” by Government of Maharashtra (GoM). |
| 2 | 22/05/1972 | TP & Val Dept., GoM | Proposed Town Planning Scheme prepared by TP & Val. Dept., GoM for BBRS Block III to VI. |
| 3 | 18/05/1983 | MCGM | Published Draft DP for A to GN Wards by MCGM. <i>Note: BBRS Block III to VI is part of 'A' ward MCGM.</i> |
| 4 | 15/06/1983 | GoM | MMRDA appointed as Special Planning Authority (SPA) for BBRS Block III to VI. |
| 5 | 11/03/1985 | MMRDA | Declaration of Intention for preparation of fresh Development Plan (DP) of BBRS Block III to VI by MMRDA |
| 6 | 01/07/1986 | MMRDA | Corrigendum issued for Declaration of Intention for preparation of DP of BBRS Block III to VI by MMRDA |
| 7 | 04/05/1990 | MMRDA | Draft Development Plan of BBRS Block III to VI for inviting suggestion & objection |
| 8 | 10/05/1990 | MMRDA | Draft DP notification published in Government Gazette. |
| 9 | 20/07/1990 | MCGM | Development Plan for 'A' Ward, MCGM prepared by MCGM got sanctioned (in parts). |
| 10 | 29/12/1990 | | |
| 11 | 26/09/1991 | | |
| 12 | 18/10/1991 | MMRDA | MMRDA after considering suggestion/ objection submitted the Draft DP to GoM for sanction. |
| 13 | 03/03/1993 | GoM | GoM returned Draft DP to MMRDA for modification. |
| 14 | 02/07/1994 | MMRDA | MMRDA published notice for revised Draft DP incorporating the suggestion received. |
| 15 | 23/09/1994 | MMRDA | Resubmitted the revised Draft DP to GoM for sanction. |

| SNo | Date of Publication | Authority | Particulars |
|-----|---------------------|-----------|--|
| 16 | 03/06/2000 | GoM | GoM sanctioned Development Plan of BBRS Block III to VI with – - Schedule-I (modification which are not of substantial nature) and, - Schedule-II (Excluded Portions) |
| 17 | 17/03/2001 | GoM | GoM sanctioned the Schedule-II (Excluded Portions with modifications) of Development Plan for BBRS Block III to VI. |
| 18 | 10/04/2002 | GoM | Modification to sanctioned DP of BBRS - reduced width of Prakash Pethe Marg from 60.97m to 18.4m; Area deleted from portion of Prakash Pethemarg included in Residential zone, BEST Depot, Helipad and Garden, Parade Ground. |
| 19 | 03/03/2006 | GoM | Modification to sanctioned DP of BBRS - area deleted from BEST Bus Depot and included in Residential zone. |
| 20 | 05/06/2017 | GoM | Modification to sanctioned DP - area of 300sqm reserved for CNG Outlet from plot no. 243A (parking and garden plot) |
| 21 | 21/03/2018 | GoM | Modification to sanctioned DP - land bearing CS No. 176, 177 pt, 177A pt, 178 pt, 178A pt and unnumbered plot on Eastern side of 177 pt and south side of 177A pt reserved for Metro rail station, allied users and commercial (C-1 zone). |
| 22 | 08/05/2018 | MCGM | MCGM's Development Plan - 2034 for entire area under MCGM jurisdiction including 'A' Ward got published. Wherein the BBRS Block III to VI is shown as 'MMRDA (Special Planning Authority)' i.e. area under SPA. To be taken enforce within 01 month. |

| SNo | Date of Publication | Authority | Particulars |
|-----|---------------------|-------------|---|
| 23 | 12/12/23 | MMRDA | 155th meeting - BBRS Revision of DP of BBRS approved by Authority |
| 24 | 30/12/2023 | MMRDA | Resolution no 1660 – to carry out statutory proceedings related to revision of the development plan under section 23 to 30 of the said Act, submit the revised Draft Development Plan to Government for approval and to take further necessary actions for carrying out the statutory provisions under section 23 to 30 of the MR&TP Act, 1966 for Revision of DP of BBRS |
| 25 | 12/2/24 | MMRDA | Notice u/s 23 of MR & TP Act, 1966 Intention for revision of DP notice published in Official Gazette of the Government of Maharashtra |
| 26 | 14/06/2024 | UDD, GOM | UDD, GoM letter to MMRDA according sanction to the appointment of Smt. Vidya Kotak, Senior Planner as the Town Planning Officer and directing MMRDA to issue office order in this regard. |
| 27 | 26/06/2024 | MMRDA | MMRDA Office Order appointing Smt. Vidya Kotak, Senior Planner as the Town Planning Officer. |
| 28 | 08/07/2024 | MMRDA | BBRS ELU is prepared |

As mentioned above, MMRDA has published a **Notice dated 07/02/2024 u/s 23 of MR & TP Act, 1966 (to be read with section 38 of the said Act) for Declaration of Intention for Revision of the sanctioned DP (RDP) of BBRS and preparation of draft DP for BBRS .**

This was followed by the appointment of Town Planning Officer (TPO) **u/s 24 of MR & TP Act, 1966,** preparation of a GIS base map of the BBRS Areas which provided the foundation for the preparation of Existing Land Use (ELU) Plan and the draft Proposed Land Use (PLU) Plan as stipulated under Sec. 25 and 26 of the MR&TP Act 1966.

3.1.2 Jurisdiction & Area Boundaries

The total area of BBRS is 237.02 ha. comprising of part of villages Fort and Cuffe Parade. The total area includes Block III, IV, V & VI of the Back Bay Reclamation Scheme, District Mumbai (City), A-Ward within the jurisdiction of Brihanmumbai Municipal Corporation, and is bounded by

- On the WEST : By the Arabian Sea
- On the EAST : By the Captain Prakash Pethe Marg and by the General J Bhosale Marg
- On the SOUTH : By the boundary line between Block VI and Block VII of the Reclamation Scheme
- On the NORTH : By the Madame Cama Road

Map No. 5 : BBRS Boundary superimposed on satellite image



The BBRS area comprises of Reclaimed land area, Area under mangroves, area under sea (Arabian sea), as mentioned below :

Table 3 : BBRS Area statements

| <i>All areas are in hectares</i> | | | | | |
|----------------------------------|-----------------------------|---------------|---------------|---------------|---------------|
| A. DESCRIPTION | | | | AREA | |
| A1 | Land Area (Reclaimed area) | a | | 109.88 | |
| A2 | Area under sea (water area) | b | | 123.11 | |
| A3 | Mangrove Area | c | | 4.03 | |
| A | Total Area | a+b+c | | 237.02 | |
| B. VILLAGE | | | | AREA | |
| B1 | Fort | a | | 123.11 | |
| B2 | Colaba | b | | 113.91 | |
| B | Total Area | a+b | | 237.02 | |
| C. BLOCK | AREA | | | | |
| | LAND | SEA (WATER) | MANGROVE | TOTAL | |
| C1 | Block III | 48.13 | 11.52 | 0.00 | 59.66 |
| C2 | Block IV | 10.21 | 51.69 | 0.00 | 61.90 |
| C3 | Block V | 30.65 | 32.17 | 0.00 | 62.82 |
| C4 | Block VI | 20.89 | 27.72 | 4.03 | 52.64 |
| C | Total Area | 109.88 | 123.11 | 4.03 | 237.02 |

3.1.3 Landmarks

The entire area of BBRS is developed with Commercial use being the most predominant development particularly centric in the Nariman Point area. The remaining area is a substantial mix of residential, Government housing,

amenities and utilities spaces such as educational plots, parking plots, various Green areas etc.

The prominent landmarks here are – The Maharashtra Assembly building, Manora MLA Hostel, World Trade Centre, the National Centre for Performing Arts, Hotels – Taj President & Oberoi, prominent recreation spaces such as part of Marine Drive promenade etc.

3.1.4 Existing Amenities and Utilities

Map No. 6 : Details of Amenities and Utilities



3.1.5 Connectivity

Map No. 7 : Details of Road and Transport Network



3.1.6 Green Areas

Map No. 8 : Details of Green Areas



3.2 Existing land Use

Map No. 9 : Existing Land Use

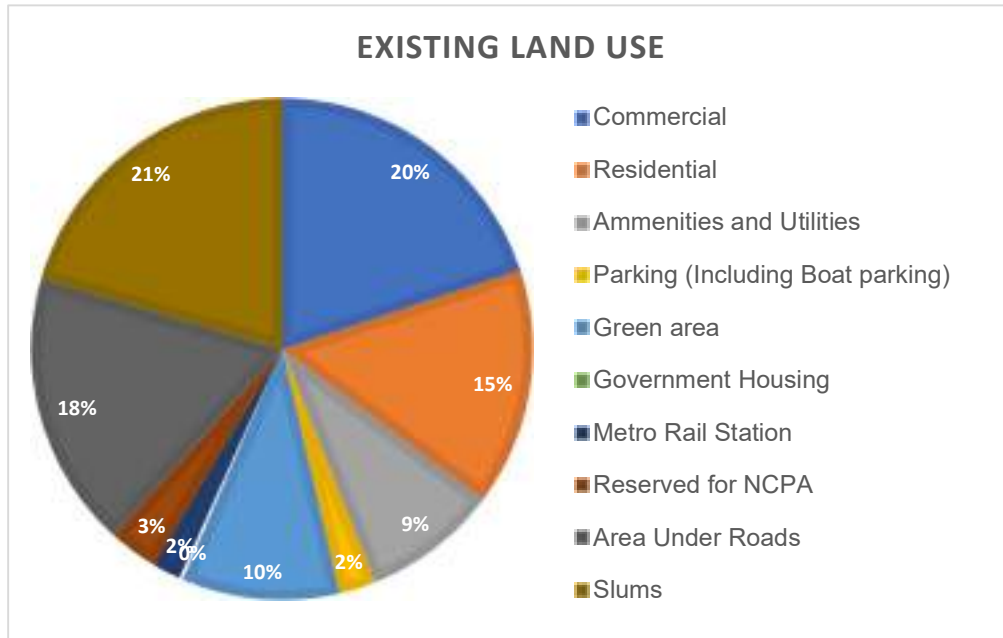


Table 4 : Existing Land Use (ELU) statement

| <i>All areas are in ha</i> | | |
|---|--|---------------|
| BBRS EXISTING LANDUSE AREA STATEMENT | | |
| SN | Particulars | AREA (ha) |
| 1 | Commercial | 21.84 |
| 2 | Residential | 16.86 |
| 3 | Amenities and Utilities | 9.62 |
| 4 | Parking (Including Boat parking) | 2.58 |
| 5 | Green area | 11.16 |
| 6 | Government Housing | 0.26 |
| 7 | Metro Rail Station Allied Users And Commercial | 2.01 |
| 8 | Reserved for NCPA | 3.47 |
| 9 | Area Under Roads | 19.6 |
| 10 | Slums | 22.48 |
| 11 | Total Land Area (Reclaimed) | 109.88 |
| 12 | Area under mangroves | 4.03 |
| 13 | Area under sea (water area) | 123.11 |
| 14 | Total BBRS Area | 237.02 |

| BBRS EXISTING LANDUSE AREA SHARE FROM TOTAL LAND AREA (Reclaimed) | | |
|---|----------------------------------|------------------------------------|
| In % | | |
| SN | Particulars | % from total land area (reclaimed) |
| 1 | Commercial | 19.88 |
| 2 | Residential | 15.34 |
| 3 | Amenities and Utilities | 8.76 |
| 4 | Parking (Including Boat parking) | 2.35 |
| 5 | Green area | 10.16 |
| 6 | Government Housing | 0.24 |
| 7 | Metro Rail Station | 1.83 |
| 8 | Reserved for NCPA | 3.16 |
| 9 | Area Under Roads | 17.84 |
| 10 | Slums | 20.46 |
| | TOTAL | 100 |

Figure 4 : ELU distribution pie chart



3.3 Characteristics & Issues

The entire area of BBRS is developed with Commercial use being the most predominant development particularly centric in the Nariman Point area. The remaining area is a substantial mix of residential, Government housing, amenities and utilities spaces such as educational plots, parking plots, various Green areas etc. The BBRS area is helmed by Nariman Point commercial area on one side, the Bay View Marina Garden on the other side and in between the same, along the coast is situated the Fisherman Colony (Cuffe Parade Koliwada).

Since the sanctioned DP of BBRS dated 03/06/2000 & 17/03/2001, there has been an additional reclamation in the Bay area in Block VI and also in some parts of the Bay area in Block III and IV. This additional reclaimed area is encroached by slums. Details of the same is shown in the below mentioned map and table.

Map No. 10 : Reclamation since sanctioned DP of BBRS dated 03/06/2000 & 17/03/2001

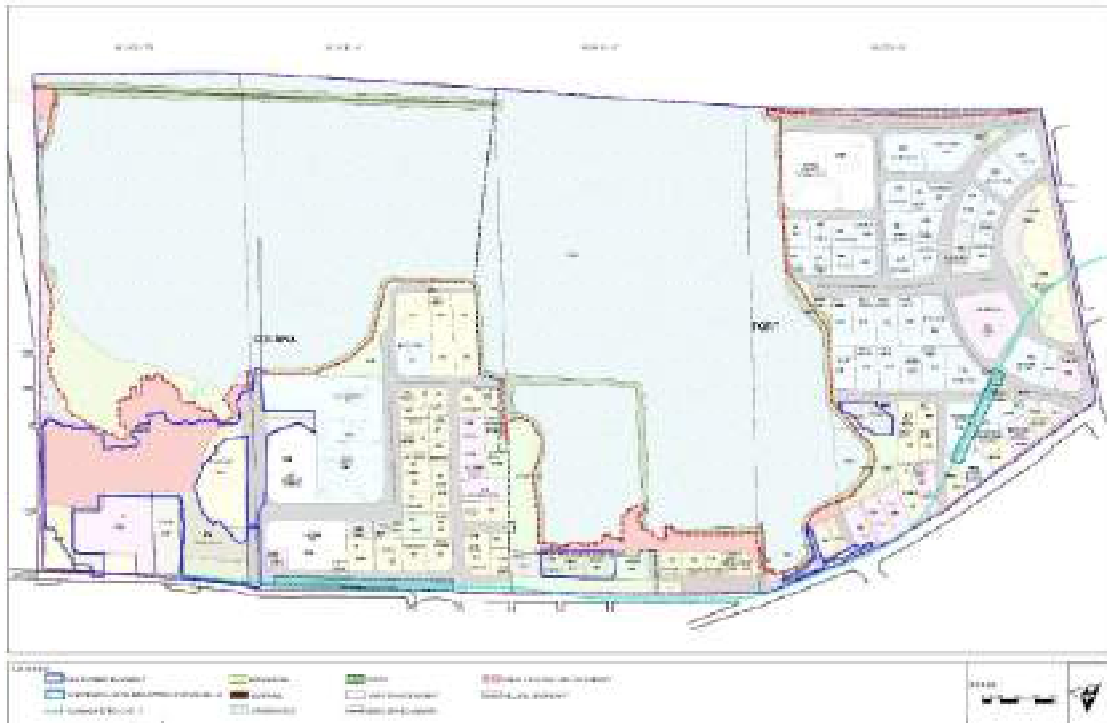


Map No. 11 : SlumsTable 5 : Area under slums

| <i>All areas are in hectares</i> | | |
|----------------------------------|--|--------------|
| SNO | PARTICULARS | AREA |
| A | Total Area under slum | 22.48 |
| A1 | Within sanctioned DP | 10.55 |
| A2 | Additional Reclamation | 11.93 |
| B | Details of SRA schemes in BBRS area | |
| B1 | No | 4 |
| B2 | Total area of 4 SRA schemes | 12.64 |
| B3 | Total slum area | 22.48 |
| B4 | Balance slum without SRA scheme | 9.84 |

The BBRS area is also earmarked by few Government projects. The ongoing Government projects in this area is the underground Mumbai Metro Line (MML) – 3 by MMRCL, and four SRA schemes. There are two underground metro stations namely Cuffe Parade Metro station and Vidhan Bhavan Metro station in BBRS area. Details of these are shown in the following map.

Map No. 12: Ongoing Government Projects



3.4 Coastal Regulation Zone (CRZ)

The BBRS area is partly affected by CRZ and therefore the plots / areas in BBRS affected by CRZ attracts the provisions of CRZ notifications issued by Ministry of Environment & Forest and Climate Change (MoEF & CC), Government of India (GoI) as amended from time to time. The details of CRZ notifications and Coastal Zone Management Plans (CZMP), as applicable to the plots / areas in BBRS falling in CRZ are as follows :

a. **CRZ Notification dated 18/01/2019 and CZMP based on CRZ – 2019 –**

- The MoEF & CC published CRZ – 2019 notification on 18/01/2019.
- The MoEF & CC published draft CZMP based on CRZ – 2019 notification on 16/01/2020.
- Subsequently, the **MoEF & CC vide letter dated 26/02/2019** informed that –

until the CZMPs under the provisions of CRZ – 2019 are prepared, the provisions of this new CRZ notification shall not apply and the provisions of CRZ – 2011 shall continue to be followed for appraisal and CRZ clearance of projects in the CRZ areas.

- Thereafter, MoEF & CC vide letter dated 29/09/2021 informed that –
based on recommendation of NCZMA, the MoEF & CC hereby conveys its approval of the CZMPs for the Mumbai City and Mumbai Suburban in the State of Maharashtra. Further, it is to inform that all proposals in Mumbai City and Mumbai suburban received henceforth for CRZ clearance shall be considered as per CRZ Notification – 2019 only. However, pending proposals under CRZ Notification – 2011, if any, may be considered at the discretion of project proponent.
- **The CZMP (based on CRZ-2019 notification) sanctioned vide MoEF & CC letter dated 29/09/2021 is published on MCZMA website i.e. made available in public domain on 24/02/2022.**

b. **Coastal Zone Management Plan (CZMP) -**

- The sanctioned CZMP based on CRZ – 2019 is applicable, as amended from time to time.

The details of extent to which the BBRS area is affected by CRZ is as follows:

Map No. 13 : CRZ & CZMP 2019

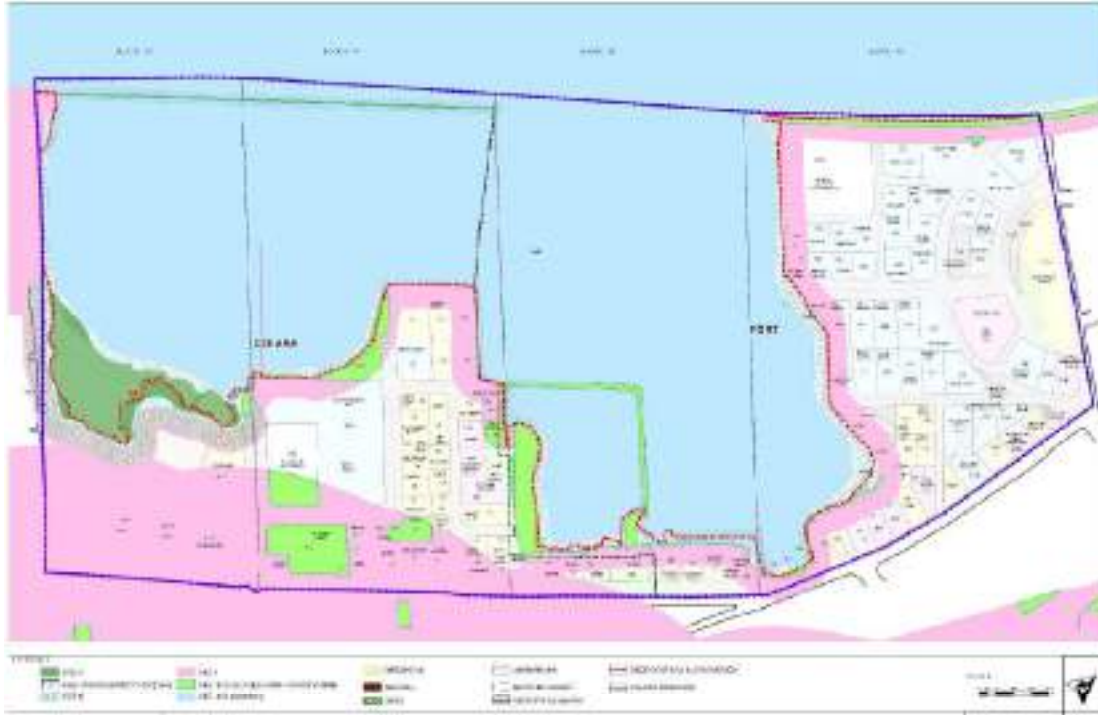


Table 6 : Area under CRZ

| <i>All areas are in hectares</i> | | |
|----------------------------------|--|---------------|
| SNO | DESCRIPTION | AREA |
| A | CRZ IA (Mangrove) | 4.03 |
| B | CRZ IA (50 mtr buffer from Mangrove) | 6.55 |
| C | CRZ - IB (intertidal zone i.e., area between LTL and HTL) | 6.44 |
| D | CRZ - II (CRZ Landward of HTL) | 36.28 |
| E | CRZ - III (CRZ II NDZ within Greater Mumbai) | 7.12 |
| F | CRZ - IVA (Water Body) | 117.07 |
| TOTAL | | 177.49 |

| | |
|----------|---|
| 4 | Proposals |
| 4.1 | Analysis Undertaken for Preparation of Proposal |
| 4.1.1 | Qualitative Assessment of Amenities in adjoining 500m distance from the BBRS Boundary |
| 4.2 | Overview of Proposals in PLU |
| 4.3 | Proposed Land Use |
| 4.3.1 | Proposed Land Use Map |
| 4.3.2 | Proposed Land Use Distribution: Zone |
| 4.3.3 | Proposed land Use Distribution: Designations and Reservations |
| 4.3.4 | Norms Achieved for Amenities |
| 4.3.5 | Summary of new Social Amenities Proposed |
| 4.3.6 | New Reservations Which Cannot Be Shown in the Map |
| 4.4 | Development Control Regulations |

4 Proposals**4.1 Analysis Undertaken for Preparation of Proposal**

The planning process for formulation of this development plan involves assessing the requirements for proposals through the following quantitative and qualitative methods –

1. Assessing certain anomalies that have arisen due to formation of few awkward pockets of unreclaimed areas susceptible to siltation by natural process, somewhat truncated profile of the shore line and unauthorised dumping & reclamation in the area
2. Quantitative and qualitative assessment of Amenities in adjoining 500m distance from the Boundary of BBRS.

4.1.1 Qualitative Assessment of Amenities in adjoining 500M distance from the BBRS boundary

Qualitative assessment of amenities in the BBRS area was carried out by assessing the amenities within the 500M distance from BBRS boundary. This was undertaken to provide for any shortfall of amenities.

Map No. 14 shows the surrounding adjoining areas of BBRS in the sanctioned DP of BMC. The amenities in this area around the BBRS and the amenities within the BBRS area were listed to determine any shortfall in the amenities thereof.

Map No. 14 : Amenities within 500m distance from Boundary of BBRS

Table 7 : Qualitative Assessment of Amenities in adjoining 500 M distance from BBRS boundary

| SN | Reservation no. | Description | Existing / Proposed (E/P) |
|----|-----------------|---|---------------------------|
| 1 | ER 1.3 | Govt. Staff Quarter | E |
| 2 | ESA 3.1 | Auditorium | E |
| 3 | EPU 5.2 | Electricity Transmission & Distr. Facilities. | E |
| 4 | RR 1.3 | Govt. Staff Quarter | P |
| 5 | EMS 4.3 | Sewerage Pumping Station | E |
| 6 | EPU 3.1 + | Police station alongwith Govt. Staff Quarter | |
| 7 | EOS 2.6+ | Recreation Ground | E |
| 8 | EOS 1.4 | Traffic Island | E |
| 9 | EPU 2.1 | Govt. Hospital | E |

| SN | Reservation no. | Description | Existing / Proposed (E/P) |
|----|-----------------|--|---------------------------|
| 10 | ER 1.3 | Govt. Staff Quarter | E |
| 11 | EPU 4.3 | Radio Transmission | E |
| 12 | ER 1.3 | Govt. Staff Quarter | E |
| 13 | EE 2.1 | College | E |
| 14 | EO 2.1 | Govt. Office | |
| 15 | EE 2.1 | College | E |
| 16 | EPU 2.1 | Fuel Station | E |
| 17 | EOS2.6 | Recreation Ground | E |
| 18 | DPU 4.2 | Telephone Exchange | E |
| 19 | DT 1.6 | Parking Lot | E |
| 20 | DOS 2.6 | Recreation Ground | E |
| 21 | DOS 2.6 | Recreation Ground | E |
| 22 | DR 1.3 | Govt. Staff Quarter | E |
| 23 | DH 3.2 | Private Hospital | E |
| 24 | DR 1.3 | Govt. Staff Quarter | E |
| 25 | DO 2.1 | Govt. Office | E |
| 26 | DOS 2.1+ | Club /Gymkhana | E |
| 27 | DOS 2.6 | Recreation Ground | E |
| 28 | DE 1.2 | Primary & Secondary School | E |
| 29 | DOS 2.6 | Recreation Ground | E |
| 30 | DR 1.3 | Govt. Staff Quarter | E |
| 31 | DO 2.1 | Govt. Office | |
| 32 | DE 1.2 | Primary & Secondary School | E |
| 33 | DE 1.2 | Primary & Secondary School | E |
| 34 | DPU 3.1+ | Police station alongwith Govt. Staff Quarter | E |
| 35 | DT 1.4 | BEST Bus Facility | E |
| 36 | DPU 2.1 | Fuel Station | E |
| 37 | EPU 2.1 | Fuel Station | E |
| 38 | DSA3.2 | Cinema Theater | E |
| 39 | DPU 4.2 | Telephone Exchange | E |
| 40 | DH 1.1 | Municipal Dispensary/ Health Post | E |
| 41 | DSA 1.1+ | Municipal Retail Market | E |
| 42 | RSA 2.1 | Multipurpose Community Centre | P |
| 43 | RE 1.1 | Municipal School | P |
| 44 | ROS 1.5 | Garden/Park | P |
| 45 | ROS 1.5 | Garden/Park | P |
| 46 | ROS 1.4 | Play Ground | P |
| 47 | RE 1.2 | Primary & Secondary School | P |
| 48 | DR 1.3 | Govt. Staff Quarter | E |
| 49 | DOS 1.4 | Play Ground | E |

| SN | Reservation no. | Description | Existing / Proposed (E/P) |
|----|------------------------|---|---------------------------|
| 50 | DOS 2.6 | Recreation Ground | E |
| 51 | DOS 2.6 | Recreation Ground | E |
| 52 | DPU 4.2 | Telephone Exchange | E |
| 53 | RE 1.1 | Municipal Staff Quarter | P |
| 54 | DPU 2.1 | Fuel Station | E |
| 55 | DE 1.2 | Primary & Secondary School | E |
| 56 | DMS1.2 | Municipal Chowky | E |
| 57 | DR 1.3 | Govt. Staff Quarter | E |
| 58 | DPU 1.1 | Fire Station / Command Center | E |
| 59 | DE 1.1 | Municipal School | E |
| 60 | DP 1.2 | Fish Cold Storage/Godown / Finishing Related industries | E |
| 61 | DP 1.2 | Fish Cold Storage/Godown / Finishing Related industries | E |
| 62 | DP 1.2 | Fish Cold Storage/Godown / Finishing Related industries | E |
| 63 | RT 1.6 | Parking Lot | P |
| 64 | DR 1.3 | Govt. Staff Quarter | E |
| 65 | DE 2.1 | College | E |
| 66 | DR 1.3 | Govt. Staff Quarter | E |
| 67 | DE 1.2 | Primary & Secondary School | E |
| 68 | DOS 2.6 | Recreation Ground | E |
| 69 | EE 1.2 | Primary & Secondary School | E |
| 70 | EPU 5.2 | Electricity Transmission & Distr. Facilities. | E |
| 71 | ET 1.4 | BEST Bus Facility | E |
| 72 | ER 1.3 | Govt. Staff Quarter | E |
| 73 | EOS 2.8 | Botanical Garden | E |
| 74 | RT 1.4 | BEST Bus Facility | P |
| 75 | EPU 2.1 | Fuel Station | E |
| 76 | EPU 3.2(Pt) EPU 4.1 | Police Chowky Post & Telegraph | E |
| 77 | EMS 4.3 | Sewerage Pumping Station | E |
| 78 | EOS 2.6 | Recreation Ground | E |
| 79 | EOS 2.6 | Recreation Ground | E |
| 80 | ROS 1.5 | Garden/Park | P |
| 81 | EMS 4.3 | Sewerage Pumping Station | E |
| 82 | EOS 2.6 | Recreation Ground | E |
| 83 | EOS 2.6 | Recreation Ground | E |
| 84 | EOS 2.6 | Recreation Ground | E |
| 85 | EE 1.2 | Primary & Secondary School | E |
| 86 | EO 2.1 | Govt. Office | E |

| SN | Reservation no. | Description | Existing / Proposed (E/P) |
|-----|-----------------|---------------------------------|---------------------------|
| 87 | EOS 1.4 | Play Ground | E |
| 88 | EOS 2.6 | Recreation Ground | E |
| 89 | RSA 1.2 | Retail Market with Vending Zone | P |
| 90 | ROS 1.5 | Garden/Park | E |
| 91 | ROS 1.5 | Garden/Park | E |
| 92 | ROS 1.5 | Garden/Park | P |
| 93 | EOS 2.6 | Recreation Ground | E |
| 94 | EOS 1.4 | Play Ground | E |
| 95 | EE 1.2 | Primary & Secondary School | E |
| 96 | ROS 1.4 | Play Ground | P |
| 97 | RO 2.1 | Govt. Office | P |
| 98 | ROS 1.4 | Play Ground | P |
| 99 | RSA 2.1 | Govt. Office | P |
| 100 | EOS 2.6 | Recreation Ground | E |
| 101 | RT 1.4 | BEST Bus Facilities | P |

As seen above, the basic amenities are proposed / existing in the vicinity, therefore provision of additional amenity in BBRS area is not required. Also, the slum redevelopment schemes include the provision of the amenities for the respective scheme area as per the applicable provisions.

4.2 Overview of Proposals in PLU

Through assessment of anomalies that have arisen in BBRS area, the Implementation of the proposals proposed in sanctioned DP of BBRS dated 03/06/2000 & 17/03/2001, and, quantitative and qualitative assessment of Amenities in adjoining 500 M area from the BBRS boundary, and after incorporating inputs from concerned government agencies, following are the key proposals included in PLU :

- a. Provision of elevated road from NCPA to Badhwar Park. This road acts as a connectivity from Nariman Point to Colaba. Any alignment modifications introduced by the Appropriate Authority shall stand automatically amended on the Development Plan.

- b. Provision of 15 mtr wide road from capt. Prakash pethe marg catering towards fishermen colony, and, provision of 15 mtr wide road parallel to capt. Prakash pethe marg along the fishermen colony towards Bay View Marina Garden to G. D. Somani Marg. This road network disburse the traffic – vehicular and pedestrian both, gaining access to adjoining areas.
- c. Provision of 18 mtr wide access road from Captain Prakash Pethe Marg to Ganesh Murthi Nagar.
- d. Landuse of plot No. 150 A changed from garden to residential as this is a part of the larger garden, situated adjacent to the MLA hostel, and is handed over to Vidhanmandal sachivalaya for amalgamation with Manora plot.
- e. Provision for Municipal school & playground on plot no. 97E & 97F respectively in Cuffe Parade adjoining the police parade ground along Prakash Pethe marg in Ganesh Murti Nagar & adjoining MHADA transit camp. This school being in the vicinity of the fishermen colony area would primarily cater to the residents of fishermen colony, Ganesh Murti Nagar and MHADA transit camp.
- f. In BBRS area, Slum Rehabilitation Authority (SRA) has notified slum clusters - A_001 and A_007. Within these notified slums, the SRA has issued various Letter of Acceptance (LOA) for redevelopment of slums i.e., Slum Redevelopment scheme. These are commitments to the slum dwellers by the competent authority i.e., SRA, and the said slum pockets fall in the residential zone, it is therefore proposed to designate the landuse of Residential to the said slum pockets.
- g. The Traffic Department, Mumbai have frequently raised concerns regarding the congestion on G. D. Somani Marg due to on-street parking & the obstruction thereof. Therefore, provision of parking plot at plot no. 119A adjoining G. D. Somani Marg would reduce the on-street parking by vehicles, thereby reducing the congestion & easing the movement of traffic on G. D. Somani Marg.

- h. Provision of garden at plot no. 87F in Cuffe Parade and 109C in Fort as a social amenity to the respective areas.
- i. Land use of plot no. 239A & 243A changed from Parking & Garden (Semicircular Garden) to Amenities and Utilities – reserved for Extension to New Council Hall and Ancillary Uses. There is an inflow of local representatives and common public to Vidhan Bhavan throughout the year, especially during Assembly sessions. Due to this influx of people including VIPs, and keeping in view the safety and security from any untoward incidents, there is a need for provision of ancillary facilities to the present council hall. Extension to the new council hall and ancillary uses would cater to these requirements. Since there is no vacant plot adjacent to the present council hall. Therefore, the land use of plot nos. 239A & 243A (being the nearest plot) is reserved for Extension to New Council Hall and Ancillary Uses. At present, the plot is partly being used as parking and being utilized for surface parking. Approximately 500 number of vehicles can be accommodated in the said parking. At the time of development of Plot No. 239A & 243A, 500 number of parking should be provided in addition to the parking proposed as per applicable norms.
- j. Allocation of plot numbers to unnumbered land pockets
- k. Provision for police chowky opp. Vidhan Bhavan. There is an inflow of local representatives and common public to Vidhan Bhavan throughout the year, especially during Assembly sessions. Therefore, for safety and security purpose, there is a need for police chowky specifically for Vidhan Bhavan.
- l. In order to provide quick mode of transport from Airport to South Mumbai for VIPs and other international tourists, Government has proposed in principle to earmark a Helipad in South Bombay. Request to set up proposal of Helipad was also received from MTDC and some other private agencies in the past.
- m. New Reservation conceptualised in the PLU – Marina, mentioned in detail at point no. 4.3.6.

4.3 Proposed Land Use

4.3.1 Proposed Land Use (PLU) Map

Map 15 : Proposed Land Use Map



4.3.2 Proposed Land Use Distribution: Zone

Table 8 : Proposed Land Use Distribution : Zone

| SNo | Proposed Land Use Distribution - Zone | Area (Ha) |
|-----|--|---------------|
| 1 | Residential | 40.06 |
| 2 | Commercial | 69.82 |
| 3 | Industrial | - |
| 4 | Natural Water Body (Arabian sea including mangrove area) | 127.14 |
| | Total | 237.02 |

4.3.3 Proposed Land Use Distribution: Designations and Reservations

Table 9 : Proposed Land Use Distribution: Designations and Reservations

| <i>All areas are in ha</i> | | |
|--|--|--|
| DRAFT BBRS PROPOSED LANDUSE AREA STATEMENT | | |
| SN | Particulars | Total |
| 1 | COMMERCIAL | 24.15 |
| 2 | RESIDENTIAL | 24.07 |
| 3 | AMENITIES AND UTILITIES | 11.82 |
| 4 | PARKING | 1.54 |
| 5 | GREEN AREAS | 15.82 |
| 6 | GOVERNMENT HOUSING | 1.24 |
| 7 | METRO RAIL STATION | 1.24 |
| 8 | RESERVED FOR NCPA | 3.48 |
| 9 | Area under roads | 23.84 |
| 10 | Helipad | 1.02 |
| 11 | MHADA SPA | 2.06 |
| 12 | Total Land Area (Reclaimed) | 110.52 |
| 13 | Area under mangroves | 4.03 |
| 14 | Area under sea (water area) | 122.47 |
| 15 | Total BBRS Area | 237.02 |
| DRAFT BBRS PROPOSED LANDUSE AREA SHARE FROM TOTAL LAND AREA (Reclaimed) | | |
| <i>In %</i> | | |
| SN | Particulars | BBRS Proposed Land Use Area Distribution in % of Total Land Area (Reclaimed) |
| 1 | COMMERCIAL | 21.86 |
| 2 | RESIDENTIAL | 21.78 |
| 3 | AMENITIES AND UTILITIES | 10.70 |
| 4 | PARKING | 1.39 |
| 5 | GREEN AREAS | 14.32 |
| 6 | GOVERNMENT HOUSING | 1.12 |
| 7 | METRO RAIL STATION ALLIED USERS AND COMMERCIAL | 1.13 |
| 8 | RESERVED FOR NCPA | 3.14 |
| 10 | Area Under Roads | 21.57 |

| | | |
|----|--------------|------------|
| 11 | Helipad | 0.93 |
| 12 | MHADA SPA | 1.86 |
| | TOTAL | 100 |

Figure 5 : Draft PLU distribution pie chart



4.3.4 Norms Achieved for Amenities

Table 10 : Proposed Amenities and Norms Achieved for BBRS

| SNo | UDPFI GUIDELINES | | BBRS Proposed Land Use Area Distribution |
|-----|----------------------|-----------------|--|
| | Particulars | % of total area | % of Total Land Area (Reclaimed) |
| 1 | RESIDENTIAL | 36 to 38 | 23.85 |
| 2 | COMMERCIAL | 5 to 6 | 21.86 |
| 3 | INDUSTRIAL | 7 to 8 | 0 |
| 4 | PUBLIC / SEMI PUBLIC | 10 to 12 | 14.96 |
| 5 | RECREATIONAL | 14 to 16 | 14.32 |
| 6 | TRANSPORT | 12 to 14 | 25.02 |

There is an increase in amenities and recreational areas proposed for BBRS as seen in the table above. The ratio of residential and commercial is almost same as the BBRS area comprises of parts of Nariman point which is the business district i.e., predominantly office area.

4.3.5 Summary of reservations and new Social Amenities Proposed

Table 11 : Summary of all reservations in BBRS and new Social Amenities Proposed

| Reservations in BBRS | | |
|----------------------|--------------------------------|--|
| SNo | Particulars of Reservation | Plot No. |
| A | PARKING | |
| 1 | 105 | Parking |
| 2 | 119A | Parking |
| 3 | 88B | Parking |
| 4 | 88A | Parking |
| 6 | 145 (pt.) | Boat Parking |
| 6 | 144 | Boat Parking |
| 7 | 143 (pt.) | Boat Parking |
| 8 | 240 | Parking |
| B | AMENITIES AND UTILITIES | |
| 9 | 241 | New Council Hall (VIDHAN BHAVAN) |
| 10 | 242 | |
| 11 | 243 | |
| 12 | 239A | Extension to New Council Hall (VIDHAN BHAVAN) and Ancillary Uses |
| 13 | 243A | |
| 14 | 246 | State Administrative Buildings |
| 15 | 178D | Sachivalaya Gymkhana |

| | | |
|----------|--------------------|--|
| 16 | 178B | Yashawantrao Chavan Pratishthan |
| 17 | 153B | Compressed Natural Gas (CNG) Filling Station |
| 18 | 151A | Post Office |
| 19 | 151 | Fire Brigade |
| 20 | 150 | Brihanmumbai Electric Supply and Transport (BEST) |
| 21 | 149 | Brihanmumbai Electric Supply and Transport (BEST) |
| 22 | 148 | Bulk Receiving Station (TEC) |
| 23 | 118 | Telephone Exchange |
| 24 | 118A | School |
| 25 | 87G | Police Station |
| 26 | 97E | Municipal School |
| 27 | 87C | Brihanmumbai Electric Supply and Transport (BEST) |
| C | GREEN AREAS | |
| 28 | 220A | Garden |
| 29 | 150B | Garden |
| 31 | 109 | Garden |
| 32 | 109C | Garden |
| 33 | 118B | Play Ground |
| 34 | 119B | Garden |
| 35 | 105B | Garden and Play Ground (Bay View Marina Garden) |
| 36 | 86A | Garden |
| 37 | 86 | Garden |
| 38 | 87A | Garden |
| 39 | 97B | Play Ground and Gymkhana |
| 41 | 85A | Garden |
| 42 | 87B | Parade Ground |

| | | |
|----------|---------------------------|---|
| 43 | 97F | Play Ground |
| 44 | 87F | Garden |
| D | GOVERNMENT HOUSING | |
| 45 | 120 | Government Housing |
| 46 | 151B/2 | Government Housing |
| 47 | 151B/1 | Government Housing |
| 48 | 146 | Government Housing |
| 49 | 147 | Government Housing |
| 50 | 146B | Government Housing |
| E | OTHER RESERVATIONS | |
| 51 | 231A | National Centre for Performing Arts (NCPA) |
| 52 | 152 | MLA HOSTEL |
| 53 | 153 | |
| 54 | 174 | |
| 55 | 175 | |
| 56 | 176 | Metrorail Station, Allied users and Commercial Users |
| 57 | 177A | |
| 58 | 178 | |
| 59 | 178A | |
| 60 | -- | Water Transport Terminals |
| 61 | -- | Marina |
| 62 | 97D | Helipad |
| 63 | 97C | MHADA SPA |

4.3.6 New Reservation conceptualised in the PLU

Mumbai City is enriched with vast sea front of which only a limited area is active and publicly accessible. BBRS area has the advantage of its seafront in the Bay area to propose a publicly accessible water edge i.e., Marina. In view of the same, Marina is proposed along the sea front in this area. In the proposed Land Use, wherever possible, the green spaces along seafront

edge are strategically located along water's edge. It will add to the attractiveness of the sea front i.e., Marina Bay & plaza and make it active. The Marina Bay & plaza would be the main public spaces offering spectacular views and rejuvenating environment for the tourists and the residents. It will incorporate various activities like fountains, laser shows and walkways along the water body to enjoy the space. Wherever possible / feasible along the edge of sea front and green areas, the Marina will be developed.

The Marina or seafront Bay & plaza will broadly cover marine tourism & allied activities, specially designed harbours for small boats and yachts and include activities such as number of public parks, plazas, promenades, walking trails, theme streets, alleys, etc. There will be continuous pedestrian access along the Marina by means of a seafront promenade which will be developed along the length of the marina based on the availability of land. It will be developed with park-lands and public spaces. Designated cycle routes and thorough connectivity to the marina or seafront greens from the near and distant neighbourhoods would be conceptualized.

4.4 Development Control Regulations

The provisions of the Development Control and Promotion Regulation 2034 for Municipal Corporation of Greater Mumbai sanctioned by GoM with effect from 13/11/2018 and as amended from time to time are applicable, unless otherwise specified in this report.

5 ANNEXURES

Annexures – Map No. 1 to Map No. 15

Map showing Location of BBRS in BMC



LEGEND

-  BBRS SPA BOUNDARY
-  VILLAGE BOUNDARY



LOCATION OF BBRS AREA IN BRIHAN MUMBAI

DRAFT DEVELOPMENT PLAN FOR BACK BAY RECLAMATION SCHEME BLOCK III TO BLOCK VI - 2041

SCALE:
0 20 40 80 120 160 200 240 280



SOURCE:
1. BMC DP 2034
2. Collectorate, Mumbai City

MAP NO.
1

महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, केस्युवारी १२, २०२४/मास २३, शके १९४५
MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

Notice

UNDER SECTION 23 OF
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
 No. TCP / BBR / RDP / 12.008 / 105 / 2024

Whereas, the Government of Maharashtra (hereinafter referred to as the 'GOM') appointed by its Notification No. BBR. 1082/CR-140/1607/UD-11, dated 15th June 1983, promulgated in exercise of its powers conferred by clause (c) of sub-section (1) of section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as the 'said Act') Mumbai Metropolitan Region Development Authority (hereinafter referred to as 'MMRDA'), established under MMRDA Act, 1974, to be the Special Planning Authority (hereinafter referred to as 'SPA') for proposals for development of land within the Block - III to VI of Back Bay Reclamation Scheme (hereinafter referred to as 'the said area') within the jurisdiction of Brihanmumbai Municipal Corporation (hereinafter referred to as the 'BMC');

And whereas, in accordance with the sub-section (1) of Section 31 of the said Act, the Urban Development Department vide notification No. BBR. 1092 / 60 / CR-8/92 / UD-11, dated 3rd June 2000 has sanctioned Revised Draft Development Plan submitted by MMRDA as shown in schedule - I and with excluded part shown in schedule -II appended to the above said notification;

And whereas, the GOM vide notification No. BBR. 1092/60/CR-8/92/UD-11, dated 17th March 2001 sanctioned the Excluded Part (E.P.) of Development Plan (hereinafter referred to as the 'DP') and DP Report for the said area prepared by MMRDA;

And whereas, since significant development of the said area has already been done and the purpose of appointment of MMRDA as SPA for the said area is complete, the GOM, vide Notification No. TPB-4319/CR188/2019/UD-11, dated 14th October 2022 has cancelled the said area from Notified area and further withdrawn the appointment of MMRDA as a Special Planning Authority under section 40(1)(c) and since the said area falls within the jurisdiction of BMC as a Local Authority, henceforth the BMC shall act as a Planning Authority under section 2(19) of the said Act;

And whereas, GOM vide Notification No. TPB-4319/CR188/2019/UD-11, dated 20th March 2023 by exercising the Section 154 directed MMRDA to carry out statutory proceedings related to preparation of the development plan under section 23 to 30 of the said Act for Revision of Development Plan of the said area within the jurisdiction of BMC under section 38 of MRTP Act, 1966;

And whereas, Mumbai Metropolitan Region Development Authority in its 155th meeting held on 12th December, 2023 has passed a resolution No. 1660 and accorded approval to empower Metropolitan Commissioner, MMRDA to carry out statutory proceedings related to revision of the development plan under section 23 to 30 of the said Act, submit the revised Draft Development Plan to Government for approval and to take further necessary actions for carrying out the statutory provisions under section 23 to 30 of the said Act for Revision of Development Plan of the said area;

And now, therefore, in exercise of the powers conferred by the said Act, the MMRDA declares its intention under section 23 read with section 38 of the said Act for Revision of Development Plan of the said area within the jurisdiction of BMC.

६ महाराष्ट्र शासन राजपत्र असाधारण भाग दोन, केस्युवारी १२, २०२४/मास २३, शके १९४५
 The plan showing the boundaries (boundary shown in red colour) of the said area, for which Revised Draft Development Plan as mentioned above is to be prepared, is kept open for inspection of the public on all working days at the offices of the following :

1. **Chief, Town & Country Planning Division,**
3rd floor, New Administrative Building MMRDA, Bandra (E), Mumbai 400 051.
2. **Chief Engineer (Development Plan),**
Brihanmumbai Municipal Corporation, Municipal Head Office, Mumbai 400 001.
3. **Deputy Director of Town Planning,**
ENSA - Hutments, Azad - Maidan, Mumbai 400 001.
4. **Collector - Mumbai City District,**
Old Custom House, Fort, Mumbai 400 001.

Suggestions and / or objections from the members of the public are invited within a period of 60 (Sixty) days from the date of publication of this notice in the *Maharashtra Government Gazette*. The suggestions and / or objections may be submitted to the office of Chief, Town & Country Planning Division, 3rd floor, New Administrative building MMRDA, Plot Nos. R-5, R-6 & R-12, E block, Bandra-Kurla Complex, Bandra (East), Mumbai 400 051 on all working days.

The Notice and plan showing the boundaries of the said area is also available on MMRDA's website at <https://mmrda.maharashtra.gov.in>.

Schedule - I

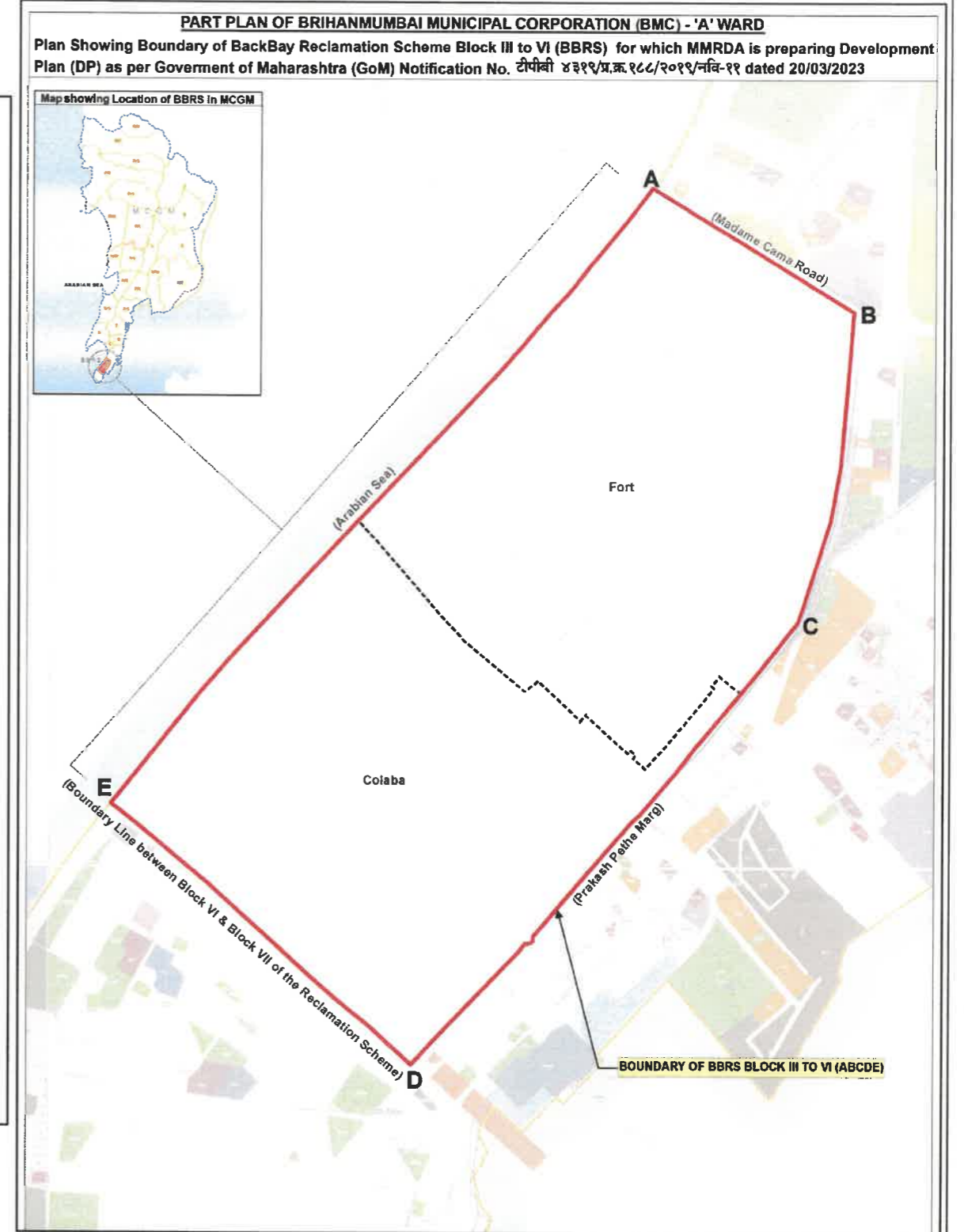
All those areas included in -

- (1) Block III, IV, V & VI of the Back Bay Reclamation Scheme, District Mumbai (City), A-Ward within the jurisdiction of Brihanmumbai Municipal Corporation.
- (2) Block III, IV, V & VI of the Back Bay Reclamation Scheme bounded by -

- On the WEST : By the Arabian Sea
- On the EAST : By the Captain Prakash Pethe Marg and by the General J Bhosale Marg
- On the SOUTH : By the boundary line between Block VI and Block VII of the Reclamation Scheme
- On the NORTH : By the Madame Cama Road.

SHANKAR DESHPANDE,
 Chief,
 Town & Country Planning Division,
 MMRDA.

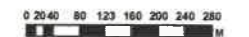
Mumbai,
 Date: 7th February 2024.



LEGEND

- BBS SPA BOUNDARY
- VILLAGE BOUNDARY

SCALE:



PLOT NO. C-14-C-15, BANDRA-KURLA COMPLEX,
 BANDRA (E), MUMBAI-400 051

BBRS BOUNDARY MAP PUBLISHED ALONG WITH NOTICE U/S 23 OF MR & TP ACT, 1966 - DECLARATION OF INTENTION FOR REVISION OF BBRS DP

DRAFT DEVELOPMENT PLAN FOR BACK BAY RECLAMATION SCHEME BLOCK III TO BLOCK VI - 2041

SOURCE:

1. BMC DP 2034
2. Collectorate, Mumbai City

MAP NO.

3

BLOCK - VI

BLOCK - V

BLOCK - IV

BLOCK - III



| | | |
|---|--|--|
| <p>LEGEND</p> <ul style="list-style-type: none"> GRID BOUNDARY MANGROVE SEA WALL ARABIAN SEA DIKES BLOCK BOUNDARY BBRS SPA BOUNDARY BBRS EXISTING LAND BOUNDARY VILLAGE BOUNDARY | <p>SCALE:</p> <p>SOURCE:</p> <ul style="list-style-type: none"> 1. MMRDA Base Map 2. SRA | <p>MAP NO.</p> <p style="font-size: 2em; font-weight: bold;">4</p> |
| <p>GRID BOUNDARY FOR ON - SITE SIUATION ANALYSIS OF BBRs</p> <p>DRAFT DEVELOPMENT PLAN FOR BACK BAY RECLAMATION SCHEME BLOCK III TO BLOCK VI - 2041</p> | | |



LEGEND

 BBRs SPA BOUNDARY

 VILLAGE BOUNDARY

SCALE:

0 20 40 80 120 160
M



PLOT NO. C-14, C-15, BANDRA-KURLA COMPLEX,
BANDRA (E), MUMBAI-400 051

BBRS BOUNDARY SUPERIMPOSED ON SATELLITE IMAGE

DRAFT DEVELOPMENT PLAN FOR BACK BAY RECLAMATION SCHEME BLOCK III TO BLOCK VI - 2041

SOURCE:

1. BMC DP 2034
2. Collectorate, Mumbai City

MAP NO.
5



| LEGEND | | | |
|--------|--------------------------|--|---|
| | GARDEN AND PLAY GROUND | | EXISTING SLUMS |
| | PARADE GROUND | | BOUNDARY AS PER SANCTIONED DP 17/03/2001 |
| | CHILDRENS PARK | | BOUNDARY OF ACTUAL RECLAMATION AS PER SANCTIONED DP OF BBRS |
| | PLAY GROUND AND GYMKHANA | | BOUNDARY |
| | MANGROVE | | BBRS SPA BOUNDARY |
| | SEA WALL | | BBRS EXISTING LAND BOUNDARY |
| | DIKES | | VILLAGE BOUNDARY |
| | ARABIAN SEA | | BLOCK BOUNDARY |



GREEN AREAS IN BBRS

DRAFT DEVELOPMENT PLAN FOR BACK BAY RECLAMATION SCHEME BLOCK III TO BLOCK VI - 2041

| | |
|---|---------|
| SOURCE: | MAP NO. |
| 1. MMRDA Base Map 2. Collectorate, Mumbai City 3. BMC 4. SRA 5. MMRCL 6. MMRDA Studies | 8 |

BLOCK - VI

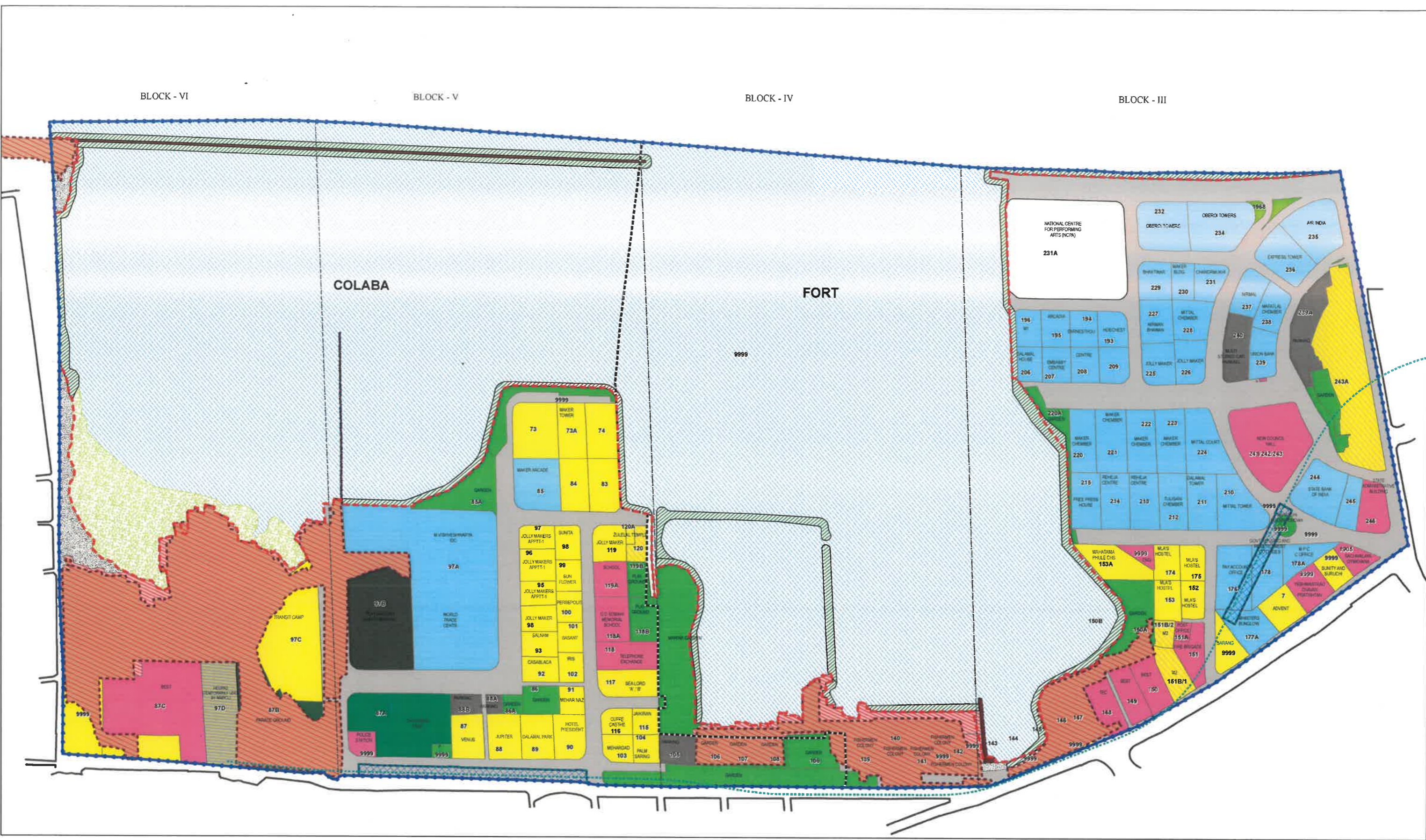
BLOCK - V

BLOCK - IV

BLOCK - III

COLABA

FORT



| LEGEND | | | | | |
|-------------------------|--------------------------|-------------------|---------------------|----------------------------------|-----------------------------|
| RESIDENTIAL | PARADE GROUND | HELIPAD | RECLAIMED OPEN AREA | ARABIAN SEA | METRO LINE - 3 |
| GOVT HOUSING | GARDEN AND PLAY GROUND | RESERVED FOR NCPA | EXISTING SLUMS | SILT/SAND DEPOSITORY | EXISTING SLUM BOUNDARY |
| COMMERCIAL | CHILDRENS PARK | PARKING | MANGROVE | SEA WALL | BBRS EXISTING LAND BOUNDARY |
| AMENITIES AND UTILITIES | PLAY GROUND AND GYMKHANA | EXISTING ROAD | DIKES | UNDERGROUND METRO STATION (ML-3) | BBRS SPA BOUNDARY |
| | | | | | VILLAGE BOUNDARY |



EXISTING LAND USE (ELU)

DRAFT DEVELOPMENT PLAN FOR BACK BAY RECLAMATION SCHEME BLOCK III TO BLOCK VI - 2041

SOURCE:
1. MMRDA Base Map
2. Collectorate, Mumbai City
3. BMC
4. SRA
5. MMRCL
6. MMRDA Studies

MAP NO.
9

BLOCK - VI

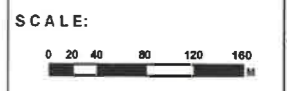
BLOCK - V

BLOCK - IV

BLOCK - III



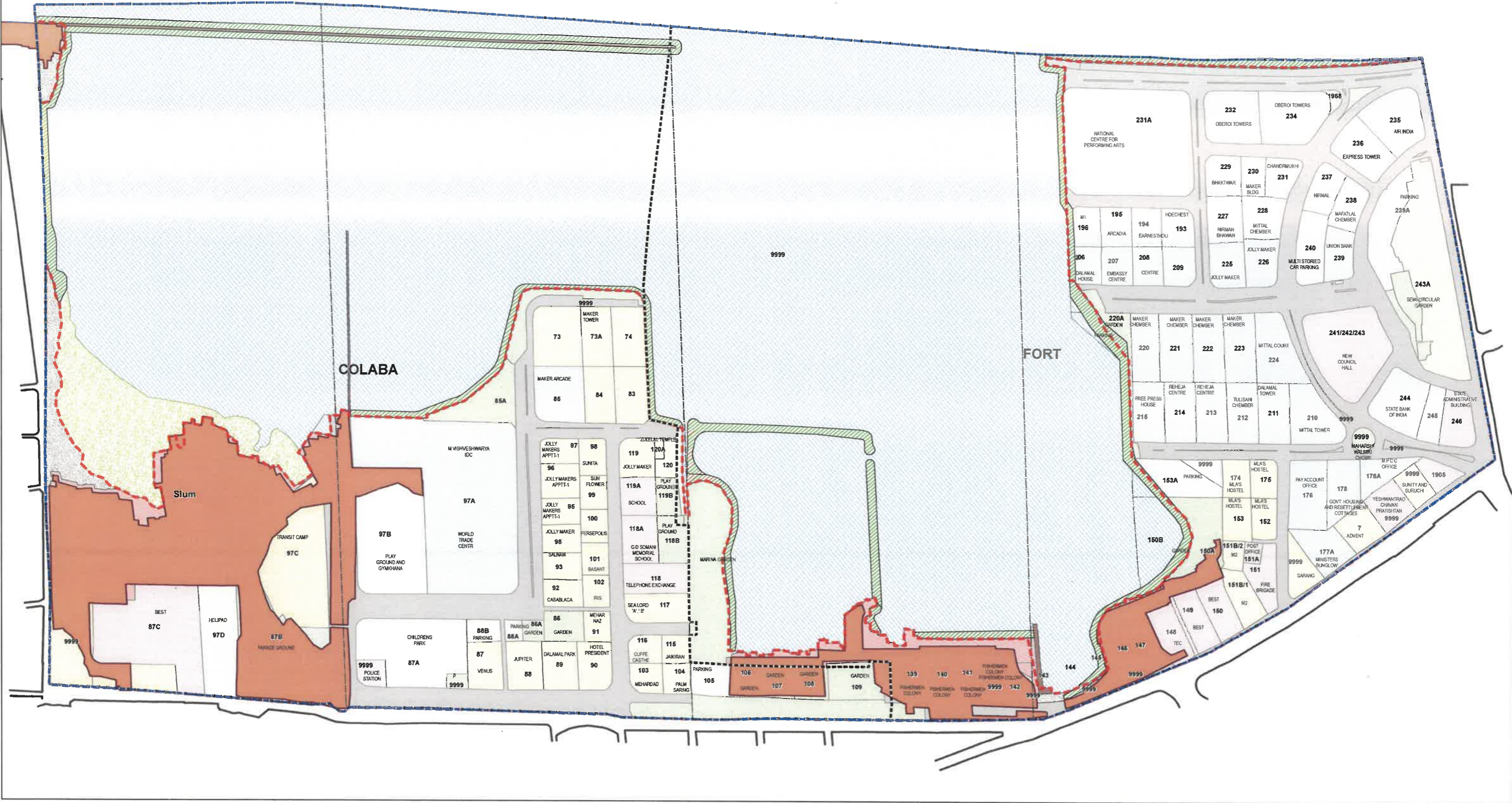
| LEGEND | | | |
|--------|--|--|----------------------------|
| | ADDITIONAL RECLAMATION | | MANGROVE |
| | ARABIAN SEA | | BBS EXISTING LAND BOUNDARY |
| | BOUNDARY OF ACTUAL RECLAMATION AS PER SANCTIONED DP OF BBS | | SEA WALL |
| | BOUNDARY AS PER SANCTIONED DP | | BLOCK BOUNDARY |
| | DIKES | | VILLAGE BOUNDARY |
| | BBS SPA BOUNDARY | | |



RECLAMATION SINCE SANCTIONED DP OF BBS

DRAFT DEVELOPMENT PLAN FOR BACK BAY RECLAMATION SCHEME BLOCK III TO BLOCK VI - 2041

| | |
|---|-----------|
| SOURCE: | MAP NO. |
| 1. CZMP 2. Collectorate, Mumbai City 3. BMC 4. SRA | 10 |



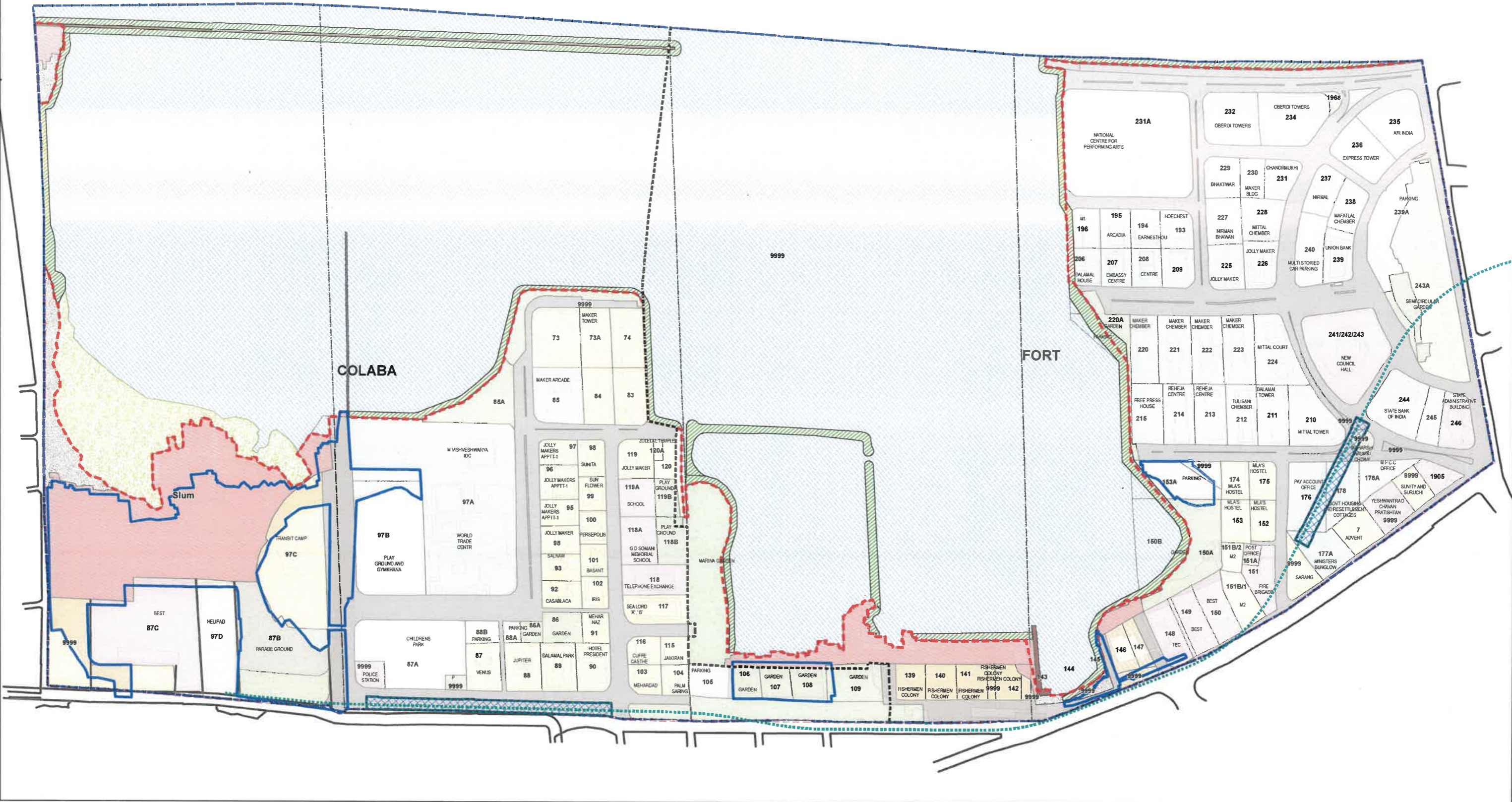
| | | | |
|--|--|--|--|
| <p>LEGEND</p> <ul style="list-style-type: none"> EXISTING SLUM AREA MANGROVE SEA WALL ARABIAN SEA DIKES BLOCK BOUNDARY BBRS SPA BOUNDARY BBRS EXISTING LAND BOUNDARY VILLAGE BOUNDARY | <h2 style="margin: 0;">EXISTING SLUMS</h2> <h3 style="margin: 0;">DRAFT DEVELOPMENT PLAN FOR BACK BAY RECLAMATION SCHEME BLOCK III TO BLOCK VI - 2041</h3> | <p>SCALE:</p> <p>SOURCE:</p> <p>1. MMRDA Base Map 2. SRA</p> | |
| <p>एम एम आर डी ए MMRDA</p> <p>MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY PLOT NO. C-14, C-15, BANDRA-KURLA COMPLEX, BANDRA (E), MUMBAI-400 051</p> | | <p>MAP NO.</p> <h1 style="margin: 0;">11</h1> | |

BLOCK - VI

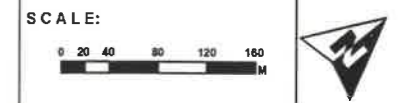
BLOCK - V

BLOCK - IV

BLOCK - III



| | | | | | | | |
|--|--|-------------------------------------|--|---|--|---|--|
| LEGEND SRA SCHEME BOUNDARY UNDERGROUND MUMBAI METRO STATION (ML-3) MUMBAI METRO LINE - 3 | | MANGROVE SEA WALL ARABIAN SEA | | DIKES BBRs SPA BOUNDARY BBRs SPA BOUNDARY | | BBRs EXISTING LAND BOUNDARY VILLAGE BOUNDARY | |
|--|--|-------------------------------------|--|---|--|---|--|



ONGOING PROPOSALS BY GOVERNMENT AGENCIES

DRAFT DEVELOPMENT PLAN FOR BACK BAY RECLAMATION SCHEME BLOCK III TO BLOCK VI - 2041

SOURCE:
 1. MMRDA Base Map
 2. BMC DP 2034
 3. SRA
 4. MMRCL

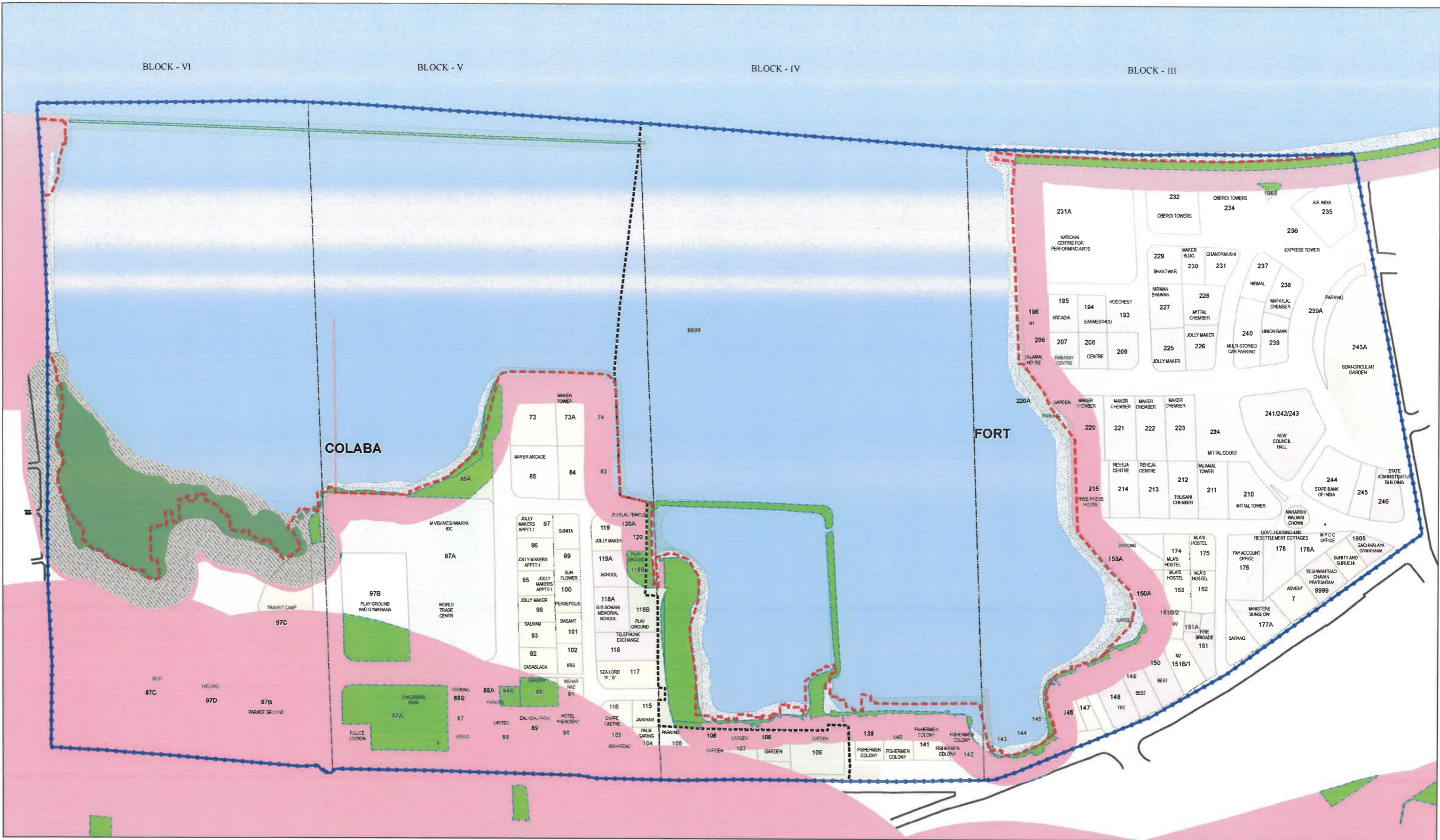
MAP NO.
12

BLOCK - VI

BLOCK - V

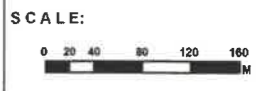
BLOCK - IV

BLOCK - III



LEGEND

| | | | | |
|-------------------------------------|--|----------|-------------------|-----------------------------|
| CRZ IA | CRZ II | MANGROVE | ARABIAN SEA | BBRs EXISTING LAND BOUNDARY |
| CRZ - IA (50m Buffer from Mangrove) | CRZ - III (CRZ II NDZ-Within - Greater Mumbai) | SEA WALL | BLOCK BOUNDARY | VILLAGE BOUNDARY |
| CRZ IB | CRZ - IVA (Waterbody) | DIKES | BBRs SPA BOUNDARY | |



एम एम आर डी ए
MMRDA
MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
PLOT NO. C-14,C-15, BANDRA-KURLA COMPLEX,
BANDRA (E), MUMBAI-400 051

EXTENT OF CZMP (BASED ON CRZ - 2019 NOTIFICATION) IN THE BBRs AREA

DRAFT DEVELOPMENT PLAN FOR BACK BAY RECLAMATION SCHEME BLOCK III TO BLOCK VI - 2041

SOURCE:
1. MMRDA Base Map
2. MCZMA

MAP NO.
13



LEGEND

- BBRS SPA BOUNDARY
- VILLAGE BOUNDARY
- 500_M

SCALE:



PLOT NO. C-14-C-15, BANDRA-KURLA COMPLEX,
BANDRA (E), MUMBAI-400 051

AMENITIES WITHIN 500MTR DISTANCE FROM BOUNDARY OF BBRS

DRAFT DEVELOPMENT PLAN FOR BACK BAY RECLAMATION SCHEME BLOCK III TO BLOCK VI - 2041

SOURCE:

1. BMC DP 2034
2. Collectorate, Mumbai City

MAP NO.
14

BLOCK - VI

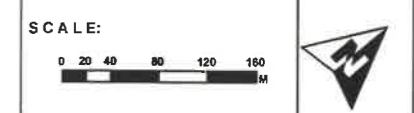
BLOCK - V

BLOCK - IV

BLOCK - III



| | | | | | | |
|---------------|--|---|---|--|--|--|
| LEGEND | <ul style="list-style-type: none"> RESIDENTIAL GOVT HOUSING MHADA SPA COMMERCIAL | <ul style="list-style-type: none"> AMENITIES AND UTILITIES HELIPAD GARDEN PARKING | <ul style="list-style-type: none"> EXISTING ROAD RESERVED FOR NCPA BOAT PARKING AND ALLIED USES DIKES | <ul style="list-style-type: none"> SEA WALL UNDERGROUND MUMBAI METRO STATION (ML-3) MANGROVE ARABIAN SEA | <ul style="list-style-type: none"> MUMBAI METRO LINE - 3 BBRS SPA BOUNDARY VILLAGE BOUNDARY BLOCK BOUNDARY | <ul style="list-style-type: none"> BBRS EXISTING LAND BOUNDARY ZONE BOUNDARY |
|---------------|--|---|---|--|--|--|



DRAFT PROPOSED LAND USE (PLU) PUBLISHED U/S 26(1) OF M.R. & T.P. ACT, 1966

DRAFT DEVELOPMENT PLAN FOR BACK BAY RECLAMATION SCHEME BLOCK III TO BLOCK VI - 2041

SOURCE:

1. MMRDA Base Map
2. Collectorate, Mumbai City
3. BMC DP 2034
4. SRA
5. MMRCL

MAP NO.

15