

MUNICIPAL CORPORATION OF GREATER MUMBAI

Guidelines for reserving lands in Revised Draft Development Plan 2034

(Approved by Hon. M.C. u/No.MCP/2173 dated 25.04.2016)

1. For Suburban Wards

- a. The reservations of SRDP1991 which were deleted being on encumbered land while preparing the Proposed Land Use of Draft DP 2034 will be retained.
  - i. The Land use of some of the reserved lands will be changed as per the requirement of the amenity in that ward.
  - ii. The lands reserved for Housing categories in SRDP 1991 viz. PH/HDH and HD and presently encumbered partly/fully with slums will be reserved for categories of Rehabilitation & Resettlement. The plots affected by Housing categories in SRDP 1991 viz. PH/HDH and HD and presently vacant will be reserved for Affordable Housing.
  - iii. The reservations situated in Town Planning Schemes will be retained for their purpose in RDDP2034.
- b. The reservations of SRDP1991 which were deleted while preparing the Proposed Land Use of Draft DP 2034 but were acquired/ or were under acquisition will be retained with their use as per SRDP1991.
- c. The inaccessible reservations which will be retained in PLU of Revised DDP2034 will be provided with access in the form of new DP road.
- d. The reservations of SRDP1991 which were deleted as per the provisions of section 127 of MR&TP Act 1966 but were again reserved while preparing the Proposed Land Use of Draft DP 2034 will be deleted in view of State Govt. letter and the opinion of Law Officer.

2. For Island City Wards

- a. The reservations of SRDP1991 which were deleted while preparing the Proposed Land Use of EDDP 2034 but were not on cessed buildings will

- be retained with their use as per SRDP1991. However, the reservations placed on cessed buildings in EDDP 2034 will be deleted.
- b. The reservations of SRDP1991 which were deleted while preparing the Proposed Land Use of EDDP 2034 but were acquired/under acquisition will be retained with their use as per SRDP1991.
  - c. The inaccessible reservations which will be retained in PLU of Revised DDP2034 will be provided with access in the form of new DP road.
  - d. The reservations of SRDP1991 which were deleted as per the provisions of section 127 of MR&TP Act 1966 but were again reserved while preparing the Proposed Land Use of Draft DP 2034 will be deleted in view of State Govt. letter and the opinion of Law Officer.
  - e. The Proposed Land Use of Mill Lands which are being developed as per the provisions of Reg. 58 of DCR 1991 will be shown as per the approved layout and in case these lands are shown to be reserved for RR2.1 such reservations will be deleted. Reservations on all other Mill lands will be retained as per SRDP 1991 and new reservations of EDDP 2034 will be deleted.
3. Guidelines for dealing with Suggestions/objections cases are as under:
- a. The reservations of EDDP2034 which were proposed and for which the approval of Hon'ble MC is obtained for deletion will be deleted.
  - b. The objections which are submitted with genuine documents will be discussed with OSD (DP) case wise & necessary decision will be taken on merits. The case wise report will be submitted for approval of Hon'ble M.C.
  - c. In cases where the reservations were in existence as per SRDP1991 and the said land is reserved for the same or any other purpose in EDDP2034 then the reservations will be continued in RDDP2034.
  - d. In case where the site was shown as vacant land in ELU2013 due to demolition of existing buildings for redevelopment / due to removal of existing slum and the lands are reserved in EDDP2034 then the reservations on such lands will be deleted after verifying the facts.

- e. In case of approved layouts, if reservations are shown in EDDP2034 on lands and if IOD is not granted for that land then the reservations on such lands, shown in EDDP2034 will be continued.
  - f. In case of approved layouts all the reservations of SRDP1991 shall be continued in RDDP2034.
  - g. The reservations of EDDP2034 in MHADA & SRA Layouts, which were not there in SRDP1991 will be deleted.
  - h. Objections/Suggestions received from the Central Govt. dept., State Govt. Dept., SPAs & other public authorities shall be considered after discussing with OSD (DP REV).
4. For IOD/CC / Relocation cases
- a. The reservations of EDDP2034 which were conflicting with the valid IOD/CC cases will be deleted.
  - b. The reservations of SRDP1991/EDDP2034 which were relocated as per the provisions of DCR1991 will be shown at locations as per the approval. This shall be also applicable where phase wise development has already been allowed by approving relocations prior to 25.02.2015.
  - c. The reservations of EDDP2034 which are conflicting with the provisions of approved Layout where Building proposals are approved with valid IOD/CC will be deleted.
5. New Concept in RDDP2034 (Conceptual change)
- a. The permissible FSI being proposed to be enhanced, the reservations/designations of SRDP1991 will be combined with other users so as to have full utilization of the plot potential.
  - b. Combined reservations are also being proposed newly for compatible users.
  - c. As some of the reservations in SRDP1991 are not useful their purpose will be changed viz. Library will be changed to Reading Room, Welfare Centre to Care Centre / Aadhar Kendra.
  - d. Some of the designations /Reservations in EDDP2034 which are required for combination of use viz. Municipal Market + Homeless Shelter, will be reclassified with the concurrence of OSD (DP Rev). These will be depicted with plus sign (+) preceding with the code of

principal user. The list of such combination of users will be appended with the Ward wise report being prepared for each ward.

- e. Some of the reservations / designations in EDDP2034 which are required for some other purpose will be changed viz. Library will be changed to Reading Room, Welfare Centre to Care Centre / Aadhar Kendra. This task will be carried out with concurrence of OSD (DP Rev).

#### 6. Zoning Provisions in RDDP2034

- a. The Reservations and D.P.Roads reflected in EDDP2034/SRDP1991 in the erstwhile No Development Zone of SRDP 1991 will be deleted. However, the use of Metro Car Shed & Zoo will be included in NDZ.
- b. The Residential - Commercial Zone (R-C) and Commercial – Residential Zone (C-R) reflected in EDDP2034 in the erstwhile No Development Zone of SRDP 1991 will be retained as No Development Zone in RDDP2034.
- c. The Residential - Commercial (R-C) Zone in EDDP2034 will be changed to Residential Zone in RDDP2034.
- d. The Commercial - Residential (C-R) Zone in EDDP2034 will be changed appropriately to Residential / Commercial Zone in RDDP2034.
- e. The Industrial Zone in EDDP2034 will be retained as Industrial Zone in RDDP2034
- f. The Natural Area in EDDP2034 will be retained as Natural Area in RDDP2034. However, the requirements of MCGM departments viz. SWD, MSDP, etc. if falling in Natural Area of RDDP 2034 will be proposed as per locations requested by the departments with accessibility.

#### 7. Court cases/Suggestions & Objections received.

- a. The uses of lands in the EDDP2034 which were allotted by Collector for some specific uses and if these users are conflicting with the proposals of EDDP2034 will be reserved in RDDP2034 for that particular use.
- b. The Suggestions/objections which are received will be scrutinized and will be submitted for approval of M.C. through the OSD (D.P.Rev.)

- c. The cases for which Courts have ordered to maintain the status quo will be decided as per the orders issued by Court by taking remarks of Legal Dept. in such cases.
- d. As ordered by State Govt. reservations will be modified / deleted in RDDP2034. The deletions of reservations as ordered by Hon. Court will be deleted, if orders under MRTP Act are issued by the State Govt.

8. D.P. Roads

In continuation to the Guidelines approved by Hon. M.C. u/No.MGC/F/8148 dt.02.11.2015 in respect of D.P. Roads to be shown on RDDP2034, the following categories of roads will also be shown in RDDP 2034.

- a. The existing roads with D.P. widening were shown in SRDP 1991. The cases where these roads are not developed up till now, will be continued to be shown as existing roads with widening to D.P. Road width in RDDP 2034 in Orange Lines. A legend for the same will be created. The SRDP 1991 DP Roads, which are partly developed will be shown as existing roads with widening as per D.P. Road width in Orange Lines.
- b. A network of D.P. Road Grid will be shown in "No Development Zone" for better integrated development.
- c. A network of D.P. Road Grid will be shown in Salt Pan Lands for better integrated development.

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