

क्र. प्र.अभि./वि.नि./ 02356 /साधारण, दि. 02/05/2019

परिपत्रक क्र. प्र.अभि./वि.नि./ 75 /साधारण (2018-19)

उप प्रमुख अभियंता (वि.नि.) -1 / 2

उप प्रमुख अभियंता (इ.प्र.) शहर / पूर्व उपनगरे / पश्चिम उपनगर-1 / पश्चिम उपनगर-2 / विशेष कक्ष

उप प्रमुख रचनाकार (क्षेत्रिय योजना)

कार्यकारी अभियंता (आयुक्त कार्यालय) / प्रमुख अभियंता (वि.नि.) यांचे कार्यकारी अभियंता (स्वीय)

कार्यकारी अभियंता (वि.नि.) शहर / पूर्व उपनगरे / पश्चिम उपनगर - पी आणि आर /

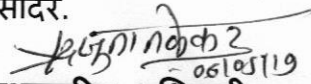
कार्यकारी अभियंता (वि.नि.) - एच आणि के / नगर रचना / पॉलिसी / डिसीआर.

कार्यकारी अभियंता (इ.प्र.) प.उप.-एच / प.उप.-के / प.उप.-पी / प.उप.-आर / शहर-1 / शहर-2

/ शहर-3 / शहर-3 / पूर्व उपनगर-1 / पूर्व उपनगर-2 / विशेष कक्ष

सहाय्यक अभियंता (वि.नि.) _____ / दुय्यम अभियंता (वि.नि.) _____

प्रत आपल्या माहितीकरीता व पुढील कार्यवाहीकरीता सादर.


प्रशासकीय अधिकारी
(विकास नियोजन)-2

MUNICIPAL CORPORATION OF GREATER MUMBAI

No.CHE/DP/32899/Rev. dt.

26 APR 2019

Sub: Development Plan 2034

- To depict various correction on DP 2034 sheets
as per the sanction of Hon. M.C.

- Ref: 1. Letter from Director, Town Planning, Pune
dt.21.02.2019. (C/1)
2. Ease of doing Business manual
CHE/DP/49/Gen/2015-16 dt. 29.12.2015
(C/19-41)

The DP dept. has initiated procedure for corrections in DP2034 as per policy notes contained in the Govt. notification dt.8.5.2019 as per the representation received from Arch/Public etc. These corrections are then depicted on the DP2034 and the copies of the plans and the approval of Hon.M.C. are being sent to Director (Town Planning) / State Govt. for their record. In reply, the Director, Town Planning, Pune has forwarded a letter vide above reference mentioning following observations on the above subject matter.

"सदर फेरबदल हे मंजूर विकास योजना नकाशावर दर्शविल्याचे तसेच त्याद्वारे कोणता बदल केला आहे हे दर्शविल्याचे दिसून येत नाही. तसेच असे नकाशे अधिप्रमाणित/स्वाक्षांकितही केलेले दिसून येत नाही. त्यानुसार सदर फेरबदल मंजूर विकास योजना नकाशावर दर्शविता येत नाहीत. अधिसूचनेतील टीपांमधील तरतूदीनुसार, आपल्या स्तरावर घेण्यात येणारे निर्णय, त्याचा मूळ आदेशासह व अधिप्रमाणित/स्वाक्षांकित भाग नकाशाच्या प्रतीसह (विकास योजना भाग नकाशा) शासनास व संचालनालयास पाठविणे अपेक्षित आहे."

The State government, in exercise of the powers conferred by sub-section (1) of section 31 of the MR&TP Act 1966 and of all other powers enabling it on that behalf, has accorded Sanction to the Draft Development Plan 2034 of Greater Mumbai on 8th May 2018, excluding the part portion of sanctioned Development Plan vide Notification dated 9th November 2017 and 7th February 2018 with policy notes and conditions which are applicable to entire Development Plan 2034. As per notification dt.22nd June 2018, the Sanctioned DP 2034 is in effect from 1st September 2018. Further as per notification dt.21st September 2018, the EP of DCPR2034 which is

C/1

C/3-7

C/43-45

C/47-49

c/51-53 sanctioned, is in effect from 24th October 2018, this date was modified to
c/55 13th November 2018 vide notification dt. 21st September 2018.

Policy notes in notification dt. 8th May 2018

c/5-8 Some of these policy notes outline the principles and conditions enabling MCGM to correct the errors in DP viz. Sr.No. 7 for correcting the alignment of nalla, Sr.No. 9 for correcting 30m buffer line for Railway track, Sr.No. 22 is for correcting draftsman's errors & High-Tension Line, Sr.No. 26 for correcting CS/CTS numbers, CS/CTS boundaries, etc. These corrections may not amount to the modifications in the proposed land uses shown in the Development Plan 2034.

c/5-8 Some of the policy notes proposes modifications in the DP2034 viz. Sr.No.2 for correcting draftsman's error in designation, Sr.no. 3 for deleting reservations from layout RG, Sr.No. 4 for Public Parking Lot, Sr.No.8 for reduction in areas of designation of petrol pump, Sr.No.14 for freeing area of land from Accommodation Reservation if the share of MCGM is handed over, Sr.No.15 for changing the zoning of land from Natural Area to SDZ, Sr.no. 19 for accepting the proposal of final TPS, Sr.no. 20 for SRA scheme proposals, Sr.No. 21 for layouts approved and IOD granted prior to 27th May 2016 & Sr.no.24 for private or rental premises shown as designation and if such user is shifted or closed down etc.

c/8 These policy notes states that the commissioner has to pass a special well-reasoned, speaking order, modifying Development Plan to that effect. Further the policy notes no.28 stipulate that every order passed by the commissioner, involving changes in D.P. proposals shall be sent along with part plan to the Director of Town Planning, Maharashtra State, Pune and Government of Maharashtra in Urban Development Department for record purpose.

DCPR 2034

c/9-11 The regulation no. 6 (a) (i) of DCPR 2034 gives powers to modify the
c/15 village boundary, CS/CTS no. as per records of revenue and further regulation 6 (a) (iv) empowers to interpret the street layout actually on ground with respect to that shown on the development plan. The regulation 13(6) allows shifting and/or interchanging the purpose of existing amenity/reservation.

The last para to regulation 6 of DCPR 2034 stipulate that the Municipal Commissioner shall issue a well-reasoned order for such correction, along with the authenticated part plan showing the location under his seal and signature, with a copy to the Govt., Director of Town planning, Maharashtra State, Deputy Director of Town Planning, Greater Mumbai for information and record purpose. The proposal of Development Plan shall stand modified to that effect. c/15

As per the aforesaid policy notes / provisions of DCPR2034 the changes in DP2034 as mentioned above will have to be documented and the DP2034 will have to be modified accordingly so that updated DP remarks for DP2034, by taking cognizance of the above corrections, will be available.

Relocation of reservations/designations

The proposals for the relocation of reservations/designations as per the regulation 11(2) and 11 (4) of DCR1991 are being processed by Building Proposal section as per the clause (6)(i)(b) of circular for Ease of doing Business manual vide no. CHE/DP/49/Gen/2015-16 dt. 29.12.2015. This procedure was adopted in order to speed up the system of approval of building Proposals. c/19-41
c/27-28

The above procedure will be followed for the relocation of reservations/designations as per the regulation no. 13(6) of DCPR2034. However, now every relocation in DP2034 will have to be documented and the DP2034 will have to be modified accordingly and part plan along with the approval of Hon.M.C. along with a well-reasoned order of such relocation will have to be sent to the Director of Town Planning, Maharashtra State, Pune and Government of Maharashtra in Urban Development Department for record purpose.

Proposed procedure

A { The proposals for relocation of reservations/designations as per the regulation 13(6) of DCPR2034 may be processed by AE(Survey) of BP Department in case the stand-alone Relocation proposals are submitted by owner / developer and by AE(Survey)/AE(BP) in case the Relocation proposals along with Building Proposal are submitted. For every relocation proposal in DP2034, the reasoned order needs to be issued under the signature of Hon'ble M.C. as per the last para of Reg. 6 of DCPR2034.

A AE(Survey) will ensure that proposed relocation is marked accurately as per published DP2034 and on receipt of approval the A.E.(Survey) will ensure that the relocation proposals are updated in GIS database in consultation with Dy.Ch.PI.(DP) before issuing final DP2034 remarks. This will help to update DP2034 database. The Dy.Ch.E.(B.P.) will ensure the compliance of the last para of Regulation 6 of DCPR2034 & will forward one copy of the same to concerned E.E.(D.P.) / A.O.(D.P.)-III for noting and record purpose and after verifying the corrected Online DP2034 remarks as per approval for modification/ correction, the proposals of Development on said plot shall be processed further.

B The proposals / representations for corrections in DP2034 as per the policy notes no. 2&22 and as per the regulation 6 (a) (i) & 6(a) (iv) of DCPR2034 are processed by DP section and on receipt of the approval from Hon.M.C. the procedure as mentioned in the notification is being followed by DP section.

C As regards to other planning authorities viz. MHADA / SRA, the CEO(SRA) / CEO (MHADA) will be asked to follow the procedure at par with sidelined portion "A" above and as per last para of Reg. 6 of DCPR2034 and will issue a well-reasoned order of such correction, along with the authenticated part plan showing the location under his seal and signature with a copy to the Govt., Director of Town planning, Maharashtra State, Deputy Director of Town Planning, Greater Mumbai for information and record purpose.

D The MHADA/ SRA will be informed that the copy of any correction/s or modifications in the DP2034 carried out by MHADA/ SRA by way of policy notes or by way of provisions of DCPR2034 shall be sent to Dy.Ch.PL (DP) / DP department of MCGM for updating the GIS database and on receipt of corrected Online DP2034 remarks as per approval for modification/ correction, the proposals of Development on said plot shall be processed further by MHADA/SRA.

In view of above and in order to have uniformity across all the corrections in the DP2034, it is proposed to adopt following guidelines for depicting various corrections on DP2034 as per Hon'ble M.C.'s approval. These guidelines will also be made applicable for the proposals of relocation of reservations / existing amenities and for depicting various

corrections on DP2034 as per the provisions of DCPR2034, which are dealt by MHADA/ SRA.

- 457-65
- 1) The proposed correction in D.P.2034 shall be depicted in detail showing existing & proposed modification / change / correction / relocation / realignment etc. on extract of sanctioned D.P.2034 sheet which are available on MCGM portal while submitting proposal for approval of Hon.M.C./Competent Authorities i.e. C.E.O. in case of MHADA / SRA. (Sample copy attached for reference)
 - 2) The proposed Plan is to be signed by Ch.Eng.(D.P.) and Hon.M.C. / Competent Authorities i.e. C.E.O. in case of MHADA / SRA.
 - 3) In the report to be submitted for approval of Hon.M.C. / competent authorities in case of MHADA / SRA for the proposed corrections in the D.P.2034 sheet, the relevant clauses of notification dt. 8.5.2018 / provisions of DCPR2034, shall be mentioned and approval for each correction shall be obtained.
 - 4) The copy of authenticated Plan / speaking order and a copy of the approval is to be sent to State Govt. and Director (Town Planning) as per policy note no.28 of notification dt.8/5/2018 and as per last para of regulation no. 6 of DCPR 2034.and to Dy.Ch. PI (DP)/ A.O.(D.P.)-III, DP Dept of MCGM.
 - 5) The details of the corrections must be filled in the accompanying format, after filling all the entries till date, the unique serial number for the correction will be allocated by A.O. (D.P)-III serially i.e. from the last modification/correction number and a register to that effect will be maintained.
 - 6) The monthly report for the corrections/modifications carried out in a previous month shall be submitted to DP department by all the offices / authorities which will be uploaded quarterly on MCGM web site by A.O.(D.P.) of DP dept.
 - 7) The corrections in GIS data set will be made by Dy.Ch.PI(DP) after allocation of unique number for each correction by A.O.(DP) - III . The corrected DP remarks will be kept as a record by A.O.(DP) -III.
 - 8) The zonal A.E.(Survey) will demarcate the boundaries of Reservations / Amenity Spaces / designations/ alignment of DP roads etc. including MHADA/SRA proposals. and will also demarcate
- C/67

the boundaries of Relocated reservations /designations/ realigned roads etc. including MHADA/SRA proposals.

- 9) As stipulated in the policy notes no.28, the corrections involving changes in D.P. proposals as per the policy notes mentioned in Notification dt. 8.5.2018, shall contain an order passed by the Hon. M.C. and a copy of the order by Hon. M.C. along with part plan signed by Ch.Eng.(D.P.) and Hon.M.C. / Competent Authorities i.e. C.E.O. in case of MHADA / SRA shall be sent to the Director of Town Planning, Maharashtra State, Pune and Government of Maharashtra in Urban Development Department for record purpose.

The above guidelines will be followed by all the concerned staff from D.P./ B.P. sections and by MHADA /SRA.

Ch.Engg (D.P.) / Hon. M.C.'s approval is requested to above guidelines from sr.no. 1 to 9 and to the para sidelined "A", "B", "C" & "D" at prepage. On receipt of the approval, the same will be circulated to the DP/BP staff, SRA and MHADA under the signature of Ch.E.(D.P.).

Submitted please.

18/4/2019
Dy.Ch.PI(DP)

22/04/2019
Dy.Ch.E.(D.P.) -II

22/4/19
Dy. Ch.Engg (D.P.)-I

Ch.Engg (D.P.) I/c.

Submitted Pl.
25/4/2019
Chief Engineer
(Development Plan)

Hon.M/C.
/Sir

As proposed
Hj Melh
30/4/19

Municipal Commissioner

Ch.E.(D.P.)

बृहन्मुंबई महानगरपालिका	
आयुक्ततांत्रिक कार्यालय	
26 APR 2019	
समब	१३, १२, १३, १४
	१५, १६, १७, १८,
क्रमांक	mep/5635
	02.05.19

बृहन्मुंबई महानगर पालिका
प्रमुख अभियंता (विकास नियोजन)
यांचे कार्यालय

११	३
१२	४
१	५
२	६

02 MAY 2019

क्र.प्र.अ./वि.नि. 02356

साधारण	शहर	पूर्व. उप	प. उप
मा. अधि.	दि.डी.आर	लेखा	अस्था

Dy. ChE (DP) I

Recd / 02/05/19
Chief Engineer (DP)

DP Ch-CPLJ / AO (DP) - III

- To circulate & upload on ChE- (DP) website.

02/05/19
Dy. Ch.E. (DP) - I

मुख्यालयीयिका (साधारण)

उप. प्र. अभि. (वि. नि.) १

यांच्या निर्देशानुसार वाट
प्रकल्प प्राप्त झाल्याबालग
प्र.अ. (वि. नि.) विभागाच्या संकेत
स्थळावर प्रदर्शित करून DP/SP
निष्ठाग्राह्य किंवा किंवा कार्यवाही
करवित करावी व कामे प्रगती पाहून करावी

प्रमुख अभि. (वि. नि.)
02/05/19

प्रशासकिक अ. अधिकारी (वि. नि.) III

वि. प्र. - SPA / mhada
माहितीक 2011 स उप. प्र. अभि. (वि. नि.) १
उप. प्र. अभि. (वि. नि.)
यांच्या अग्रिम - हो वार इ. संकेत
अनुसार सादर आहे.

**SAMPLE FORMAT FOR
Correction/Modification**

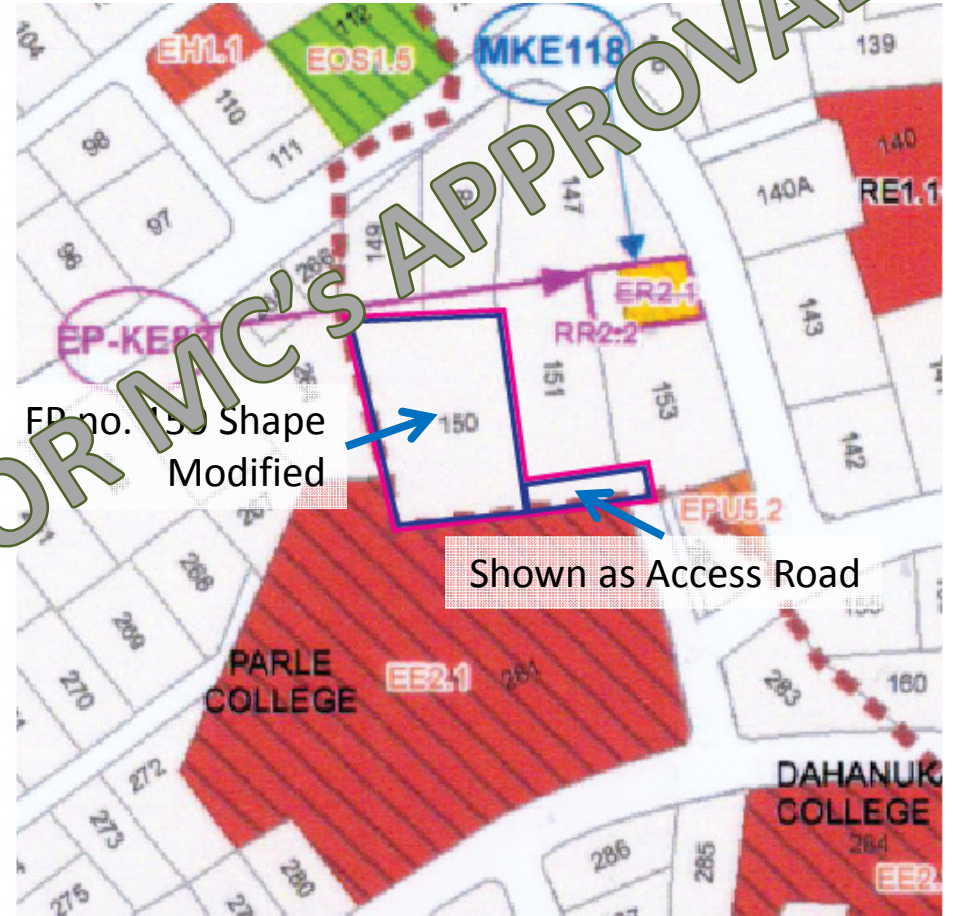
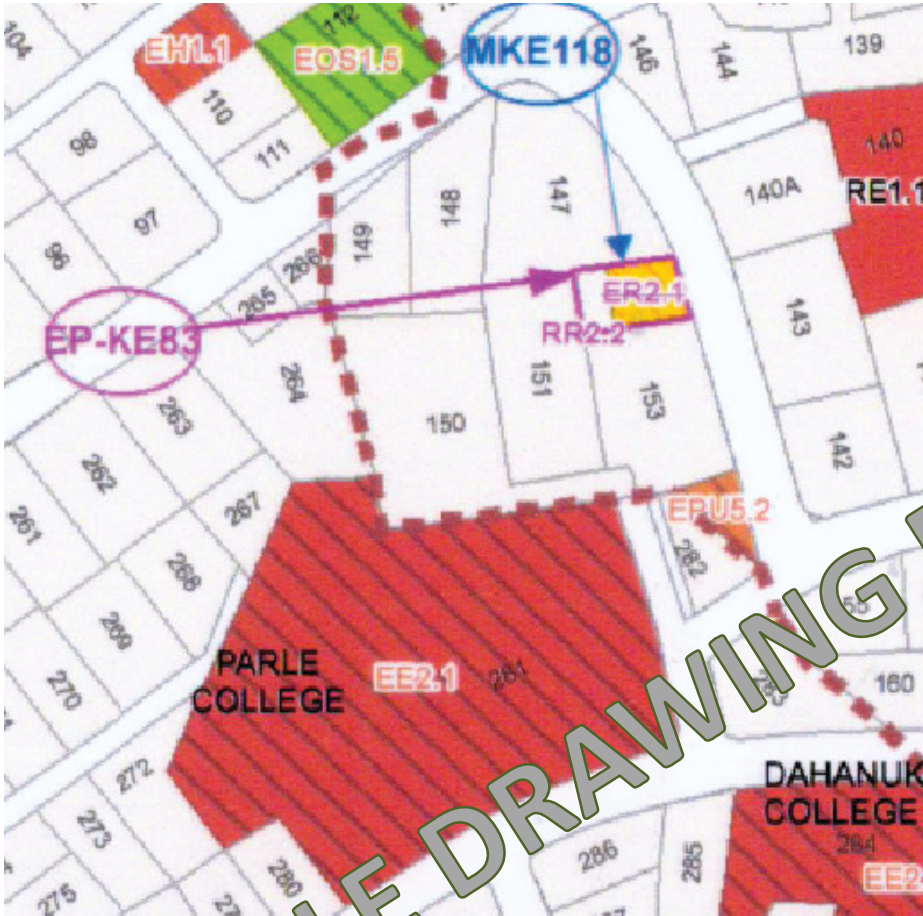
Sr.No.	Correction/ Modification No. Alloted by A.O.(D.P.)- III	Ward	Sheet No.	C.S.No./ CTS No./F.P. No.	Division/ Village	Type of Correction /Modification *	Correction Code	Applicants Name (In case of Suo-moto, write MCGM)	Provision of DCPR /Regulation/Rule applied for correction/Modific ation	Hon.M.C.'s/ VP, MHADA/ CEO (SRA) Sanction Vide No.	Previous/ Published provision	Actual Correction done in D.P.2034
1	CRN1	RN	WS58		DAHISAR	CTS NUMBER CORRECTED	CTS/CS/FP CORRECTION	M/S.....	POLICY NOTE NO.22 OF NOTIFICATION DT. 8/5/2019	MCP/XXXXX DT. DD/MM/YYYY	CTS NO. 4092	CTS NO. 4091A
2	CKW3	KW	WS15		AMBOLI	9.15 MT DP ROAD REALIGNED	REALIGNMENT	M/S.....	DCPR 6(a)(iv)	MCP/XXXXX DT. DD/MM/YYYY	9.15 MT DP ROAD SHWON AS "P-Q-R-S"	9.15 MT DP ROAD REALIGNED AS SHWON "P'-Q'-R'-S'
3	EXAMPLES						RELOACTION	M/S.....	DCPR 13(6)		RESERVATION OF RE1.1 SHOWN AS BOUNDED "A- B-C-D"	RESERVATION OF RE1.1 RELOCATED AS SHOWN BOUNDED " P-Q-R- S"
4							DESIGNATION CORRECTION					
5							VILLAGE /DIVISION / TPS CORRECTION					
6							EXISTING ROAD CORRECTION					
7							PROPOSED ROAD CORRECTION					
8							ZONE SHAPE / CODE CORRECTION					

SAMPLE FORMAT OF THE PLAN FOR CORRECTION IS AVAILABLE ON MCGM WEB SITE

PORTAL.MCGM.GOV.IN > WARDS & DEPARTMENTS > Chief Engineer - Development Plan > Docs > CIRCULARS > DP2034

Sanctioned DP 2034 – WS 15 (Extract)

Correction Approved – WS 15 (Extract)



SAMPLE DRAWING FOR MC'S APPROVAL

Ch. Engineer (DP)

Mun. Commissioner



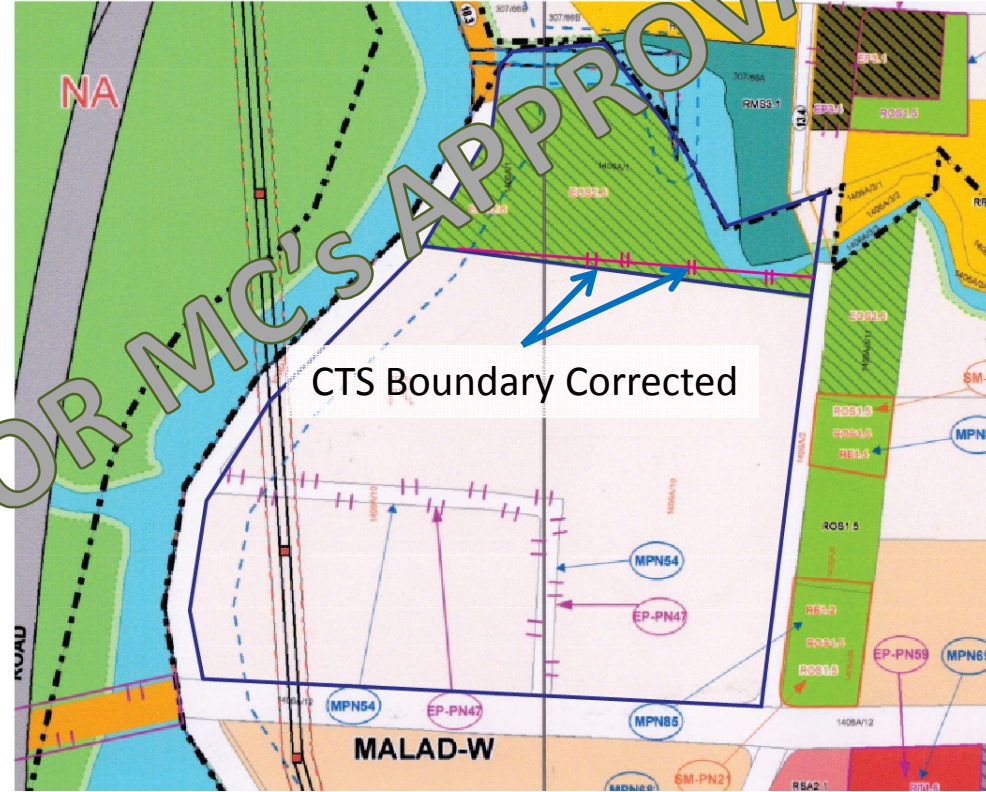
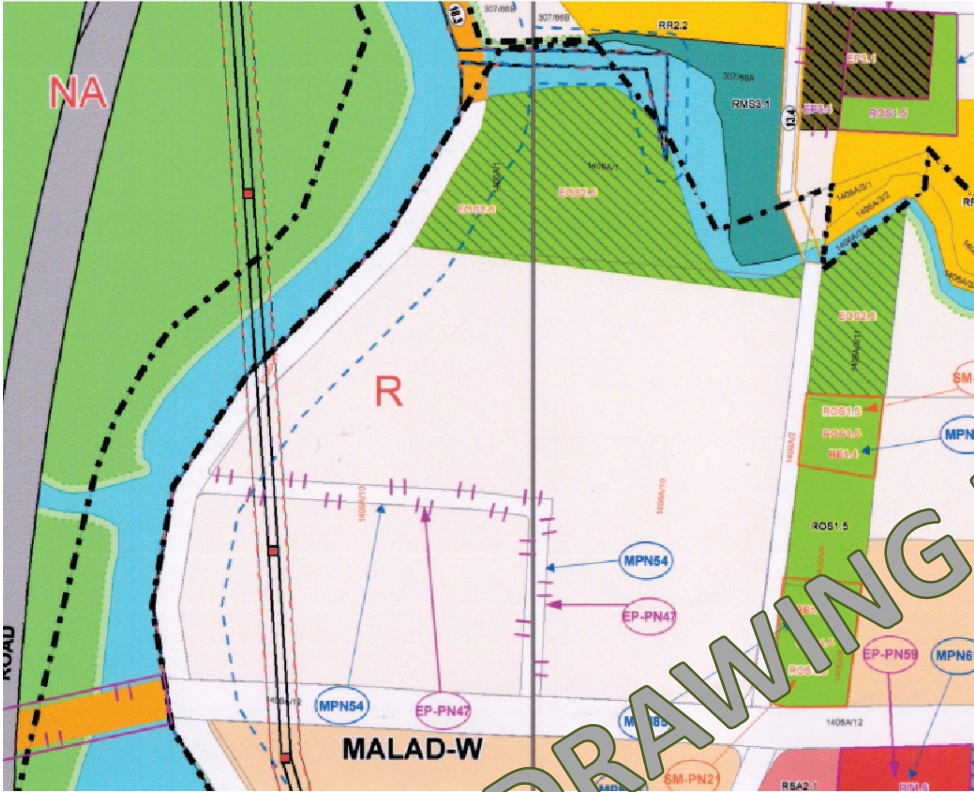
Correction vide letter no. MCP/1948 dtd. 14.01.2019

Under Provision of clause 22 of the notification sanctioning Draft D.P. 2034 dtd. 08.05.2018

— Existing Provision shown thus — Corrected Provision shown thus

Sanctioned DP 2034 – WS42 & WS43 (Extract)

Correction Approved – WS42 & WS43 (Extract)



WS42

WS43

Correction vide letter no. MCP/2734 dtd. 02.02.2019

Under Provision of DCPR – 2034 clause 6 of the notification sanctioning Draft D.C.P.R. 2034 dtd. 08.05.2018 came into force from 13.09.2018

SAMPLE DRAWING FOR MC'S APPROVAL

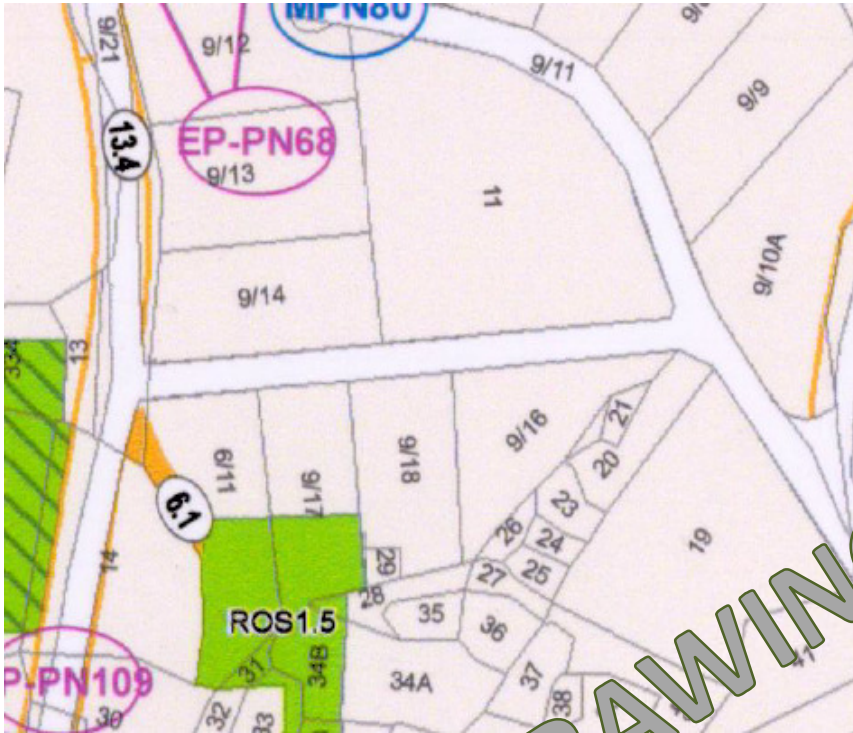
Ch. Engineer (DP)

Mun. Commissioner



Existing Provision shown thus Corrected Provision shown thus

Sanctioned DP 2034 – WS47 (Extract)



Correction Approved – WS47 (Extract)



Correction vide letter no. MCP/1948 dtd. 14.01.2019
 Under Provision of clause 22 of the notification sanctioning
 Draft D.P. 2034 dtd. 08.05.2018

SAMPLE DRAWING FOR MC'S APPROVAL

Ch. Engineer (DP)

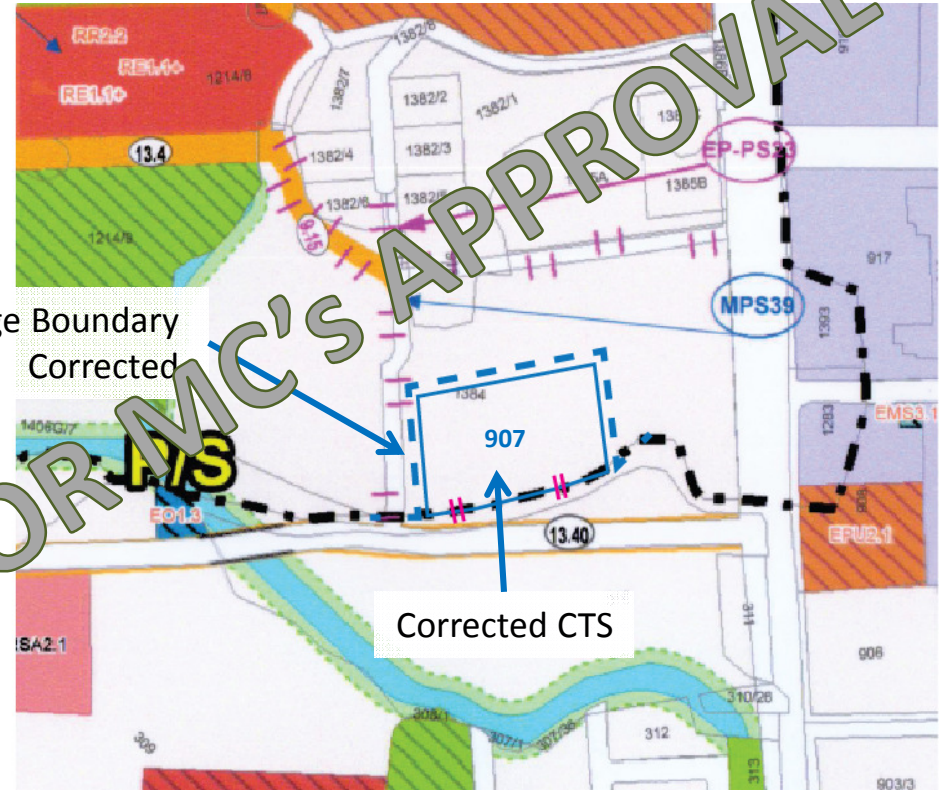
Mun. Commissioner



Existing Provision shown thus Corrected Provision shown thus

Sanctioned DP 2034 – WS38 (Extract)

Correction Proposed – WS38 (Extract)



SAMPLE DRAWING FOR MC'S APPROVAL

Correction Proposed:

Under Provision of DCPR – 2034 clause 6 of the notification sanctioning Draft D.C.P.R. 2034 dtd. 08.05.2018 came into force from 13.09.2018

Ch. Engineer (DP)

Mun. Commissioner



— Proposed Corrections shown thus