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EXECUTIVE SUMMARY

This executive summary presents a brief snapshot of UDRI’s achievements and milestones in the reporting period of February 2015 to March 2016. Further details as well as images can be found in the main body of the report on the following pages.

UDRI published the Mumbai Reader 16 (Marathi Edition) which was launched on April 7, 2016 at the Kitab Khana, Fort. For the upcoming anthology, we have compiled 21 articles from various authors which include some of the most recent perspectives on culture, economy, geography and history of the city.

UDRI also co-organised two Public Forum events. From 6th January to 20th March 2016, the State of Architecture (SOA) Exhibition: Practices and Processes in India and the Sandhya Savant Memorial Lecture by Neelkanth Chhaya titled –‘Time and The Practice of Architecture’. Over 300 persons attended the memorial lecture.

In addition, the UDRI also helped raise public participation in the process of planning the Mumbai Development Plan 2014-2034 by advocating for and achieving public consultation on the plan through various topic-wise stakeholder group consultation workshops and ward-wise meetings in every ward. These covered all 24 administrative wards of the city. The consultations were held in May 2016 and received enthusiastic participation from citizens as well as Corporators and MLA’s.

In terms of the Eastern Waterfront project, the Ministry of Shipping appointed UDRI as part of a committee to prepare a roadmap for the redevelopment and rejuvenation of Mumbai’s waterfront and port lands. Pankaj Joshi, Executive Director, is UDRI’s representative on the committee. The MPLDC report has been submitted to the Government of India as of January 2015.

As part of its involvement with the Fort Management Plan, UDRI was invited to be a part of the Mumbai Transportation Think-thank while carrying out a preliminary context analysis of M.G. road, as a pilot site, examining barriers to pedestrian mobility and proposing urban design interventions.
Activities undertaken by UDRI and their Output

The UDRI undertook many activities to further its projects including the MumbaiDP27SEVEN project. The projects are as listed below in categories:

PUBLICATIONS

| Outreach | Capacity Buildings | Dissemination | Advocacy |

OUTCOME OF PUBLICATIONS

- The Mumbai Reader Marathi 16 was launched in April 2016 and 1000 copies have been printed. UDRI has also circulated complementary copies to over 200 Libraries and Institutions in India.
- UDRI also published a Portfolio of all the Art Deco buildings along the Oval Maidan. This was jointly published with the Sir JJ College of Architecture. Total 1000 Copies published.

MUMBAI READER 16 (MARATHI EDITION)

The publication, a multi-lingual compilation that presents citizens with a broad understanding on current urban issues. Mumbai Reader 2016 is an attempt to provide a glimpse of the complex dynamics of the city of Mumbai. The aim of Mumbai Reader has always been, to closely archive changes in order to be able to reflect both on the present and future. The contents of the Reader include some of the most recent perspectives on culture, economy, geography and history of the city. Following is the list of articles received for the Mumbai Reader 16. The book was launched in April 2016 in 1000 copies.

List of Articles for Mumbai Reader 16

The articles were translated to Marathi by Pratibha Gopujkar, Hemant Karnik, Rohit Choudhary, Meena Deval, Vijaya Chauhan, Shrikant Sutar and Samir Bhure. The evaluation of the articles was done by Pratibha Gopujkar and Apurwa Kumbhar and the proofreading was done by Pratibha Gopujkar. The compilation and editing was done by Dipti Shukla, Dhara Mehta and Apurwa Kumbhar. The graphic design of the book was created by Mr. Gufran Shaikh.
# MUMBAI READER (MARATHI) ’16

| ARTICLE 1: | अनावर ऊर्जा - नीतम पटेल |
| ARTICLE 2: | मुंबईचे जुन्या इमारतीसह बघण्याचा नवीन मुद्दकोण - ले शाहानुर सिरवाई |
| ARTICLE 3: | कार्तरात्मकचे जीवन आणि मरण - पंकज जोशी, सिद्धार्थ राज \_ |
| ARTICLE 4: | कार्तरात्मक निरस्त्रता: शाय की भवनाचे? - अजित चानडे |
| ARTICLE 5: | हितांगाला तरी सोका! - आनंद तेलुऱ्डे |
| ARTICLE 6: | बेटावीरील शहर - मुंबई - तेहसावी आणि आताती - श्री. नरेश फांडळित \_ |
| ARTICLE 7: | विकास पुनरुस्मित व अभ्यक्त समावेशाचा असर - पंकज जोशी, सिद्धार्थ पडळित |
| ARTICLE 8: | गतीच्या दृष्टीनिवड भारत - निष्क जानाल |
| ARTICLE 9: | आजुनीक नव उदारतावाड़ा - शाशवीरी लाकर |
| ARTICLE 10: | मुंबईकर आणि मुंबईचा विकास मोजनेतील सुधारणांचा 2004 पार्श्व चालू असलेला रिलिफला - पंकज जोशी, ओकार गुणा |
| ARTICLE 11: | केरीवाळे, रस्त्यावरील विक्रेते आणि शहरी अर्थव्यवस्था - रवीन पोपिक |
| ARTICLE 12: | नवम्यवादवाद्यशी एक चित्रण - निमित्त मोहेंद्र पांडे नामक प्रकरण - शिरदे फड्डे |
| ARTICLE 13: | निरोध पंडी बाजारात - सापेक्ष खान |
| ARTICLE 14: | बार - बार ढाला - माया पडळित |
| ARTICLE 15: | बालवाळ होणारचे ओझ - स्पीडी कोम्युनिकेशन |
| ARTICLE 16: | पाटल, लेखान गडकर आणि रस्त्यावरील पाणाचे जीवन - विद्याधर वाळे |
| ARTICLE 17: | नागरी विकास - स्वरूप (विपरीत शास्त्रीय) संबंधांचा हस्तांतर - प्रमोद काळे |
| ARTICLE 18: | स्थानीय न्यायालयाचे निर्देशक |

## UDRI SECTION

| ARTICLE 19: | विकास योजनाकाळीन रूपरेषसारी प्रस्तावना - मुंबईकराधार\_ |
| ARTICLE 20: | पाहिजे आणि पूर्वीचा(काहानिके) आधारभूत संरचना(इतिहासकृत) - मुंबईकराधार |
| ARTICLE 21: | भारतीय पुनरुस्मित घेताना - मुंबईकराधार |
DECO ON THE OVAL (A PORTFOLIO OF FACADES AND RELIEFS)

The Publication by Sir J.J. College of Architecture and Urban Design Research Institute is a portfolio containing 20 plates of the reconstructed elevations and details of Bombay’s Art Deco buildings along the Oval Maidan. An Exhibition – Celebrating Bombay’s Best Loved Art Deco Facades curated by Prof. Mustansir Dalvi was held at The Claude Batley Gallery at the Sir J.J. College of Architecture.
CHALLENGES FACED:

1. The Mumbai Reader is published annually however since it is a compilation of articles from various authors it takes considerable effort to create it into one cohesive document.
2. The timelines for the Reader have to be kept flexible to accommodate late but interesting articles from Authors. As these include compilations of news events from Mumbai, developing stories particularly pose a challenge as more detailed information and analyses emerge over time.
3. The Articles have to go through comprehensive proof reading to make the language at par with all articles in the reader.
4. Translating the articles into Marathi has been particularly difficult as there are very few translators and evaluators who are well-versed in the specific vocabulary of urban development terms. After the work of translation is completed, a comprehensive quality check, editing and proof reading of the translation is carried out internally to ensure consistency of language at par with all articles in the reader.
5. Printing and managing of inventory at UDRI is becoming difficult on account of a growing physical space crunch. As the years progress it is foreseen that storing future inventories of Mumbai Readers may be difficult with storage space fast depleting.
UDRI undertook six public forum events for propagation of thoughts on Urban Design and Architecture in order to prepare the City to better understand the Planning implications of the Development Plan for Mumbai. The Public forum is a tool to reach out to the City and share the information that UDRI has generated over the course of its projects. It is a platform to debate the various ideas on development in Mumbai. It also opens the world of professional planning to young aspirants in the field of Urban Design, Planning and Architecture.

- Sharada Dwivedi Memorial Lecture
- State of Architecture Exhibition
- Sandhya Sawant Memorial Lecture
- Charles Correa Gold Medal Jury
- SEA Conversations
- Built Heritage Studies and Conservation Module VI, 2015-16

CHALLENGES FACED:
1. The most significant challenge UDRI’s Public Forum faces is securing publicity for its events to tap into sections of stakeholders that have hitherto been uninvolved in urban issues. UDRI’s mandate is to engage all stakeholder groups, to inform and understand the various problems posed in Mumbai’s growth. While outreach to various sections has taken place, there are still some challenges in evincing and sustaining connections to these groups for sustained involvement in urban issues and studies.
2. The logistics involved in hosting the public event involves considerable resources which are often limited for the organization.
3. Preparing a definite schedule for an entire year is a challenge as most of the projects on which the public forum depends upon are dynamic and with varying timelines.
4. Donor restrictions on type of hospitality offered can greatly hinder the outcomes of the Public event.

SHARADA DWIVEDI MEMORIAL LECTURE

**Topic:** The Ephemeral Megacity: Mumbai to the Kumbh Mela  
**Speaker:** Rahul Mehrotra  
**12th June, 2016**  
**Venue:** Coomaraswamy Hall, CSMVS

Sharada Dwivedi came to be known as the Biographer of Bombay in the words of Charles Correa. A librarian by background, she came into prominence with her many publications on the city including Bombay: The Cities Within (1995), Fort Walks: Around Bombay’s Fort Area (1999) and Anchoring a City Line: the History of the Western Suburban Railway and its Headquarters in Bombay (2000). She was also a trustee of the Urban Design Research Institute. With her passing away in 2012, the UDRI decided to host a memorial lecture every year as a tribute to her achievements.
STATE OF ARCHITECTURE (SOA) EXHIBITION: PRACTICES AND PROCESSES IN INDIA

Topic: Exhibition from 6 January to 20 March, 2016
Venue: National Gallery of Modern Art (NGMA), Mumbai

The exhibition titled ‘The State of Architecture: Practice and Processes in India’ at NGMA was organised under the co-curation of Rahul Mehrotra, Kaiwan Mehta and Ranjit Hoskote. The goal of this exhibition was to stimulate discourses on the current state of architecture in India and the emergent models of practices since 1990. It was intended that the exhibition brings to the surface not only current issues but also the nature of responses emerging across the Indian landscape. The objective was to make this reading accessible to the lay audience as well as professionals and students of architecture across the country.

THE SANDHYA SAVANT MEMORIAL LECTURE

Topic: Time and The Practice of Architecture
Speaker: Neelkanth Chhaya  
19th January, 2016  
Venue: Sir JJ College of Architecture

Sandhya Savant was a Conservation Architect, an alum of Sir JJ College of Architecture, who made a tremendous contribution in the realm of conservation practice in the city of Mumbai before passing away suddenly in 2006. Since then, and upon request by her family, UDRI uses her memorial as an opportunity to deliberate on urban issues. This year, the Urban Design Research Institute, in collaboration with the Sir JJ College of Architecture, organised ‘The Sandhya Savant Memorial Lecture’. The talk featured Professor Neelkanth Chhaya, who spoke about the practice of architecture in its relation to time. Chhaya has worked in the field in Nairobi, Kenya, from 1975-82, and then moved base to India. He founded the Mandala Design Services in Vadodara, with partners Kallol Joshi and Sohan Neelkanth, and was the Dean of the Faculty of Architecture, CEPT, Ahmedabad where he taught for 24 years.

Attendance: 300

THE CHARLES CORREA GOLD MEDAL (Jury and Exhibition) 

Jurors: Pankaj Joshi, Rahul Mehrotra, Narendra Dengle, Dean D’Cruz, Sameep Padora, Kaiwan Mehta  
10th February, 2016  
Venue: Urban Design Research Institute (UDRI)

The Urban Design Research Institute, Mumbai (UDRI) has been awarding the Charles Correa Gold Medal for the best Design Dissertation from the Schools of Architecture in Mumbai and other selected schools outside the city since 2001. This year, the gold medal was held in alignment with the State of Architecture and an exhibition of the top 10 entries was displayed at Rampart Row Pavement Gallery from 25th February 2016 to 14th March 2016. The winning entry was announced on 11th March 2016 at the launch of the Charles Correa exhibition, ‘Building as Ideas: The Un-built Work of Charles Correa’ at Max Mueller Bhavan.

The winning entry was named “Ageing in place” and boldly presented a counter solution to the business as usual redevelopment under section 33/7 and 33/9. The proposal instead emphasized repair and reconstruction with embedded implication of urban conservation and minimal intervention in the urban
fabric. The project was particularly commended for both operating at the macro scale by constructing this alternate narrative, but also at the micro scale where a new block, circulation system, and community spaces and amenities are skilfully integrated, in order to adapt the historic chawl structure by retro-fitting into a space for multi–generational continued care while allowing ageing in place.

SEA CONVERSATIONS

UDRI collaborated with the School of Environment and Architecture to host a series of conversations between invited urban professionals and students of architecture. The series began with a book launch and talk by Gautam Bhan called, ‘In the Public’s Interest: Evictions, Citizenship and Inequality in Contemporary Delhi’. Five more such talks were held in March and April 2016 as follows:

18th March - Hussain Indorewala & Shweta Wagh on ‘Transformative Urban Praxis: From Projects to Processes’
28th March - Hirante Welandawe on her work
1st April - Sudhir Patwardhan on ‘The City as Artists See it’
29th April - Kalpit Ashar & Mayuri Sisodia on their practice Mad(e) in Mumbai
BUILT HERITAGE STUDIES AND CONSERVATION MODULE VI, 2015-2016

This annual workshop is organised by CSMVS, MMR Heritage Conservation Society and Sir JJ College of Architecture. The workshop is designed over several modules for mid-career professionals and comprises of practical work, illustrated lectures, and case study presentations on Urban Conservation. The workshop team comprises of eminent practitioners and experts of Urban Conservation, Landscape Conservation and Environment Conservation.
The UDRI believes that to arrive at holistic solutions for urban development and city wide problems it has to undertake the following issued under the ambit of Development Planning in Mumbai:

- Research the city’s civic problems;
- Hold stakeholder meetings to build consensus for civic problems which then are presented to the authorities for their consideration;
- As a final recourse to make legal interventions in matters which are of citywide importance;
- Engage with Indian and International experts to advance and disseminate the knowledge of urban policy in Mumbai for the common benefit.
- Creates public awareness through its Research and Resource Center that houses books, periodicals, maps on urban issues worldwide, for free access to citizens which creates an informed citizenry. Over 5000 people have over the years used and referred to, free of cost, the collection of 1100 books, 700 reports, 275 maps, 35 research reports and 75000 newspaper clippings.
- Undertake publications which document the city’s infrastructure, culture, economy and social fabric.
- Since 2006 the UDRI publishes annually the Mumbai Reader in English, Marathi, and Hindi which is a compilation of Mumbai related writings by eminent people.
- Organize lectures by renowned scholars and activists to disseminate knowledge and suggest solutions on urban issues for Greater Mumbai.
- Actively engage with the media to canvas its point of view on civic problems.

The following projects listed below are an integral part of the MumbaiDP24SEVEN project as they constantly feed into the understanding of local areas, practical issues at implementation level and wider understanding of the City itself. They also keep UDRI in the Public domain with continued interaction with Municipal officers for implementation of larger visions required for the Mumbai Development Plan.

1. Fort Management Plan
   a. Pedestrian priority plan for Kala Ghoda precinct
   b. Refurbishment and Upgradation of M.G. Road
   c. Repair and restoration of Heritage Pyau at Horniman Circle
   d. Organizing Public Space at Churchgate station
   e. Re-installation of Fitzgerald fountain at Metro Junction at M.G. Road
   f. Repair and restoration of Kothari Pyau on M.G. Road

2. Eastern Waterfront
   a. Mumbai Port Trust Land Development Committee (MPLDC)
REFURBISHMENT AND UPGRADEATION OF M.G. ROAD, MUMBAI

UDRI has always propagated need for prioritising pedestrian paths and movement over other modes of Transport. As a part of Fort Management Plan initiated by UDRI there were intensive studies done in Fort precinct area to understand pedestrian and vehicular traffic. There were recommendations made in the report to improve pedestrian priority movement and enhance the walking experience by urban design interventions. As a part of this plan the stretch from Metro node to Regal in the south, a very important spine of the Fort heritage precinct, was selected as a pilot site.

UDRI has conducted surveys to document barriers to pedestrian mobility which includes substandard materials, positioning of hawkers, utilities, bus stops, road crossing etc. This helped in making area specific recommendations and phasing of the project. A series of meetings and presentations have been made to the Assistant Municipal Commissioner, Ward A on various issues to be addressed under the project.

Site survey and photo documentation

Parking on road creating visual obstacle and unsafe Conditions for walk

Pathway encroached by BMC chowkies
PEDESTRIAN PRIORITY PLAN FOR KALA GHODA PRECINCT

The internal streets of the Fort area are overburdened with parked vehicles, food hawkers, street stalls making pedestrian commuters difficult to navigate the path. Removing one of the elements – thru traffic – can greatly reduce the congestion in the streets. This was suggested in the Fort Management Plan initiated by UDRI in 2003.

Four major internal streets which are, Nagindas Master Road, Perin Nariman Road, Bora Bazaar Road, and K. Dubash Marg can be considered for pedestrianisation as a pilot.

The conversion could begin on a trial basis, making it pedestrian friendly for a few hours on week days and extending it to weekends. The eventual results should be a completely pedestrian-friendly street free of motorized vehicles. This can be done slowly in phases in order to reclaim the street for pedestrians by means of very soft interventions. Later, once the space is reclaimed physical interventions would follow in order to reclaim the space first, would include:

- Re-price parking and encourage short term parking only initially.
- Removal of the parking entirely in phases.
- Painting and extending the sidewalks and reducing vehicular lanes simultaneously.
- Making the road one way eventually reducing vehicular movement.
- Establish and enforce timings for loading and unloading of service vehicles.
- Installing retractable bollards for restricting vehicles.

**Physical intervention in the later stages, would include:**
- Installation of street furniture, signage, lighting etc.
- Retractable stalls for hawkers, Eatery stalls with open seating area, exhibition stalls, etc.

**Streets identified for Pedestrianisation:**

- Bora Bazaar Street
- Perin Nariman Street
- N. Master Road
RESTORATION OF HERITAGE PYAUX AT HORNIMAN CIRCLE

The Fort management Plan was initiated by UDRI as an effort to safeguard and conserve the culturally and historically significant Fort precinct. As a part of this plan, need for social amenities such as water fountains, toilets and seating was studied. Recommendations were made to conserve and renovate the heritage pyaux that are neglected and disused and brought back in public use.

Kaloghoda Association has taken an initiative to commission a conservation project of one of such Heritage Pyau located at Horniman Circle. This Heritage Pyau at Horniman Circle marks the existence of well (now underground) that was built as an act of charity during early 18th century. At a later stage, with the growth of water pipelines and reservoirs, the well itself was no longer actively used and built over by a commemorative pyau (drinking water fountain). The plaque on the pyau cites 1873 as its year of construction.

Today, the pyau and its immediate vicinity are still actively used by commuters and the elderly for resting under the old banyan tree. The space is comparatively cooler and is ideal for resting while walking in the sun. The cattle water trough around the pyau is used as sitting bench by people. A later addition to the one-storeyed pyau structure provides a residence to a caretaker appointed by the trust that maintains the pyau. The caretaker of the space continues the act of charity by serving people with water filled in huge brass pots under the tree. Water from here is also filled in small tankers to serve at different places.

The pyau stands as a memory to the well that was sunk as part of the urban design scheme. Yet, while it still provides water and respite to people, the structure itself is in poor condition and in need of repair. UDRI will be taking up task to analyse the existing condition of the pyau and its immediate surroundings and makes recommendations for its repair and restoration.
The project to re-organise public space at Churchgate station was initiated by Assistant Municipal Commissioner of A ward. This project is conceptualized as an attempt to provide better infrastructure to commuters and as urban design intervention to add quality to space.

UDRI was approached to assess the utilisation and functioning of space and provide design concepts to add value to the usage and aesthetics of the area. There were site visits and photo documentation done to map the space utilization and issues faced by the users. Based on its study, UDRI made a series of presentations to showcase proposed interventions to the Assistant Municipal Commissioner of A ward.

**ORGANIZING PUBLIC SPACE AT CHURCHGATE STATION**
RE-INSTALLATION OF FITZGERALD FOUNTAIN AT METRO JUNCTION AT M.G. ROAD IN WARD A, MUMBAI

The “Fitzgerald Fountain & Lamp” was erected in 1867 by the Esplanade Committee in Honour of Sir Seymour Fitzgerald, the Governor of Bombay between 1867-1872. This colossal lamp post-fountain once occupied the junction near Metro Cinema is currently housed in Bhau Daji Lad Museum. In the mid-1960s, on a wave of patriotic fervor, the statues were all removed from locations around town and moved to the museum.

In 2015, the Mumbai Heritage Conservation Committee initiated a proposal to repair and re-install the fountain to its original location where it would revitalize the urban node at Metro and bring visibility to the fountain itself. UDRI is currently working on the proposal for the same.
MUMBAI PORT TRUST LAND DEVELOPMENT COMMITTEE

Ministry of Shipping constituted a Committee for preparing a road map for the development of Mumbai Ports waterfront and Port lands. Pankaj Joshi (Executive Director of UDRI) was appointed as a member of The Mumbai Port Land Development Committee (MPLDC). The composition of the team involved people of having expertise in fields of planning and urban governance and development.

**Members:**
1. Ms. Rani Jadhav, IAS (Retd.), Former Chairperson of MbPT, Chairperson MPLDC
2. Rajiv Mishra, Architect & Urban Planner
3. Pankaj Joshi, Conservation Architect & Executive Director, UDRI
4. Hafeez Contractor, AIIAGD Arch, MS Arch & UD (USA)
5. Nanik Rupani, Past President of Indian Merchants Chamber
6. Christopher Benninger, Architect & Urban Planner
7. R.C. Sinha, Special Invitee, IAS (Retd.)
8. Manu Kumar Shrivastava, Special invitee, Principal Secretaries, Urban Development
9. S.K. Sharma, Special invitee, Road Transport and Tourism, Government of Maharashtra
10. Ravi M. Parmar, Chairman-Mumbai Port Trust-Member- Secretary and convenor

**Co-opted members:**
11. Narinder Nayar, Mumbai First
12. B.C. Khatua, IAS (Retd.), Mumbai Transformation Support Unit

**Vision Document**
The task of the committee was to prepare a vision document that gives a clear understanding of present conditions of Mumbai Port Land and recommendations that will put Mumbai back on track to become a vibrant, economic engine, boasting a high quality of life for all strata of its citizens.

**The process for preparing the document involved following stages:**

**Committee Meetings:** A series of Committee meetings were held to take suggestions and inputs from various stakeholders that involved Mumbai Port trust officials, various government agencies and organisations and individuals from India and abroad. UDRI has consistently assisted in compiling the minutes of meetings, suggestions and making presentations that helped process the data and discussions taken place during the meetings.

**Site Visits:** UDRI took the initiative to map the delineated site for scope of study and make crucial observations and suggestion on the same. Mapping involved multiple site visits to photograph and survey the site for on-ground analysis.
Documentation and Analysis: Site surveys were further mapped and produced in drawing format for an easy assessment of the area during discussions in the meeting. The printed drawings were submitted to Mumbai port trust officials for their comments on land use and future proposals which helped committee evaluate land under port and non-port activities.

Report Generation: UDRI worked on a draft formulation of the report which underwent a process of review multiple times by the committee members. This involved rigorous printing of multiple drafts to be circulated to members and re-drafting the same based on reviews and comments. UDRI extended the support till final graphic design and printing of the report which involved tireless effort of compiling and collating information and data of diverse nature.
DIGITAL INCLUSION

Access to the internet is being increasingly seen as an essential driver for empowerment and a platform on which to engage low-income communities. It would also provide an opportunity for transparent governance and a powerful tool for citizens to access knowledge, essential services e-governance and co-ordination during disasters, which are most needed by low-income communities. However, broadband infrastructure planning hasn’t been visualized by Mumbai yet, as compared to other global cities, despite the positive implications for development. While telecom and usage of mobiles has penetrated deep within Indian cities, the demand for broadband has not surfaced on a large scale from the citizens.

Within this context and the opportunity for change presented by Mumbai’s ongoing Development Plan, UDRI initiated an Information and Communication Infrastructure project supported by the Ford Foundation in 2013. Inputs from stakeholder meetings helped streamline a set of planning principles that were submitted to the Municipal Corporation of Greater Mumbai in order that the city visualize Digital Inclusion via the implementation of a broadband infrastructure plan in the context of the Development Plan 2034. UDRI’s particular focus is on a large population of potential users from marginalized settlements that have traditionally remained excluded by service providers, thus resulting in a digital divide. Understanding land use requirements for physical installation of these networks is a key step to provide opportunities for the urban poor.

Several significant impacts have emerged out of this project, including the absorption of a public discourse on Wi-Fi within the manifesto of parties in the local and assembly elections, the inclusion of the concept in the draft Housing Policy of the Government of Maharashtra and more recently, in the Revised Development Plan of Mumbai 2034.

In addition to the larger goal of Digital Inclusion, UDRI has also developed a web-based GIS database on Mumbai called Login Mumbai. For many communities, the combination of broadband connectivity, access to online services and the opportunity to crowd source information on their city is a powerful tool of empowerment and dialogue. The webGIS database contains 5 ways in which data can be viewed: Maps, Query, Statistics, Data Overlay and Tools. Maps contains around 130 maps under 10 thematics covering Demography, Land use and Development Plan, Housing, Transportation, Physical Infrastructure, Social Amenities, Environment, Livelihood and Governance. Query allows the user to view pre-defined questions that compare two or more datasets to analyse conditions. Statistics displays selected ward-wise data as graphs and tables. Data Overlay related to point data such as schools, police stations, ward offices etc. that can be overlaid onto Maps to derive various co-relations. Tools allows a user to play with the data using the length, radius and polygon measure so that for instance, one can measure the distance from a railway station to any amenity or approximate walking distances to amenities from a location.

Login Mumbai is an attempt by UDRI to open public information on the city, through maps, to NGOs, academic institutions, researchers and students who would otherwise not have access to this information.
MUMBAI DEVELOPMENT PLAN 2014-2034

For the last four years, the Development Plan (D.P.) of Mumbai has been under revision for the planning period 2014-2034 by the Municipal Corporation of Greater Mumbai (MCGM) under the Maharashtra Region and Town Planning Act, 1966 which specifies that every municipal corporation must prepare a D.P. to be implemented over 20 years. The D.P. defines land reservations – land set aside for specific public purposes namely, amenities, transportation networks and services – through a map of the entire city and proposes development control regulations.

Within this context, the UDRI filed a Right to Information Applications (RTI) to open up the Existing Land Use data to the public by the MCGM; a vital first for the city. Following this, UDRI initiated a public participatory process, working with a network of 250 NGOs and civil society groups in Mumbai. The Existing Land Use was studied by UDRI and over 1200 critical discrepancies were pointed out to the MCGM. Public participation was widened in this study to one of partnership in providing feedback to the Municipal Corporation. Planning principles and targets were derived through stakeholder workshops around 12 civic themes: Education, Health, Housing, Water and Sanitation, Transportation, Energy, Open Spaces, Environment, Urban Form, Livelihoods, Governance and Digital Inclusion. Workshop findings were communicated to the Development Plan department to be used as the base for the plan. In addition, UDRI also produced training manuals for local municipal councillors in English and Hindi for land use verification.

In February 2015, the Proposed Land Use of the D.P. was released and found to contain only a few suggestions made by stakeholder groups. UDRI created an online campaign for creating awareness and seeking a better resolution on the proposed Development Plan 2034, through the website: www.dumpthisdp.org. This campaign along with several other movements in the city resulted in a revision of the Development Plan through the setting up of a new committee lead by Ramanath Jha.
Municipal Corporation of Greater Mumbai has published a Designation Survey 2034 after verifying the condition of errors related to Draft Development Plan 2014-34 on the specific sites in MCCM boundary. This complete ward wise survey document is available at the following link on the MCCM website: http://www.mccm.gov.in/3/portal/anonymous/qddevplan.

The MCCM has invited Suggestions / Objections on the Designation Survey 2034 from all citizens. We request you to go through the document and check the designations. You are requested to submit your Suggestions / Objections preferably by post and/or via E-mail to MCCM by 30th November 2015. MCCM will continue to accept Suggestions / Objections on Designation Survey 2034 till the draft DP 2034 is published.

The Mumbai Development Plan 2034 came into force from the 25th of February 2015 as per Section 26 of the MRLTP Act 1996. Suggestions and objections have been called on the same till the 24th of April 2015. Till such time as this DP is finally approved the striker of the two provisions will be applicable (Section 4) of the MRLTP Act 1996. The Mumbai Development plan 2014-34 has to be an all-encompassing document that protects the interest of the disenfranchised. However, the current draft excludes nearly three fourths of the city’s population and fails to respond to the pressing challenges of urban poverty, climate change, heritage conservation etc. The 60 day notice period for suggestions and objections is an opportunity for citizens to voice their opinion on the future of Mumbai. But more importantly, given that it is a 20 year plan and will be in place for almost an entire generation with implications outlasting even multiple cycles of elections, it is imperative for citizens to take action immediately.

MCCM will continue to accept Suggestions/Objections on Designation Survey 2034 till the draft DP 2034 is published.
Gazette Notification for inviting suggestion/objection on Draft Development plan 2034

Notice period of 60 days from 25 February 2015

Last date to send suggestion / objection

24th April 2015

UDRI conducted the following large Public Meetings for building capacities in the Greater Mumbai regarding the proposed Development Plan. UDRI also provided support to various smaller citizens groups for Understanding of the Development Plan 2034.

<table>
<thead>
<tr>
<th>Date</th>
<th>Meetings</th>
<th>Attended by</th>
<th>Organized by</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 March 2015</td>
<td>NCP</td>
<td>Omkar, Apurwa</td>
<td></td>
</tr>
<tr>
<td>11 March 2015</td>
<td>NCP</td>
<td>Omkar, Apurwa</td>
<td></td>
</tr>
<tr>
<td>18 March 2015</td>
<td>PEATA</td>
<td>Omkar</td>
<td>PEATA</td>
</tr>
<tr>
<td>22 March, 2015</td>
<td>Agni</td>
<td>Pankaj</td>
<td>AGNI</td>
</tr>
<tr>
<td>23 March, 2015</td>
<td>D &amp; H/W Ward - Andheri, PRAJA</td>
<td>Keya, Anuja</td>
<td>Akshara</td>
</tr>
<tr>
<td>25 March, 2015</td>
<td>DP through Gender lenses</td>
<td></td>
<td></td>
</tr>
<tr>
<td>27 March 2015</td>
<td>Representative from Kamatipura</td>
<td>Apurwa, Pooja</td>
<td></td>
</tr>
<tr>
<td>30 March, 2015</td>
<td>Sanjay Nirupam</td>
<td>Omkar</td>
<td></td>
</tr>
<tr>
<td></td>
<td>R Ward</td>
<td>Pankaj</td>
<td>PRAJA</td>
</tr>
<tr>
<td></td>
<td>Bank Worker Union</td>
<td>Pankaj</td>
<td></td>
</tr>
<tr>
<td>31 March, 2015</td>
<td>Bomi Mistry, Balkrishnan</td>
<td>Omkar</td>
<td></td>
</tr>
<tr>
<td>6 April, 2015</td>
<td>N/W Ward</td>
<td>Omkar, Pankaj</td>
<td>PRAJA</td>
</tr>
<tr>
<td>7 April, 2015</td>
<td>NSF</td>
<td>Omkar, Pankaj</td>
<td></td>
</tr>
<tr>
<td>8 April, 2015</td>
<td>Malad</td>
<td>Pankaj</td>
<td>PRAJA</td>
</tr>
<tr>
<td></td>
<td>Mumbai Catholic Samaj at Victoria church</td>
<td>Omkar and Pankaj</td>
<td></td>
</tr>
</tbody>
</table>
14 April 2015  PIL Support to Navakal  Omkar
20 April 2015  ATE, Andheri  Omkar, Apurwa  ATE
21 April 2015  Bandra and Mankhurd  Pankaj

DP 2034 On Hold
Post scrapping of the Draft Development Plan for Mumbai 2034:

- UDRI is currently working closely with the authorities and other stakeholders to rectify both the obvious errors and the fundamental flaws of the Development Plan.

- Following Help is offered to the MCGM DP Department
  - Key Strategies and Recommendations for **Creation of Housing**
  - Chart showing: **Revised Built up area demand**
  - Chart showing: Existing situation and proposed Scenario for **calculation of Mean FSI**
  - Tables Showing: **Open Space Area Calculations**
  - Note on: **Amenities and Designations**
  - **Directives** from the **State Government on Inclusionary housing**
  - Points for Consideration from the **Fact Finding Committee on Mumbai Floods** of 2005
  - Note no: **Digital Inclusion and Broadband Infrastructure**
  - **Planning Schools/ Institutions locations** to be considered
Revised built up area demand for Draft Revision of Development Plan 2014-16

The basis of calculation of PDA demand for Proposed Draft Development Plan 2014 is specified on Page number 514, 515 of the Report on the Proposed Draft Development Plan 2014. It proposes per capita BUA, which is currently at 9.80 Sq.m, to increase to 77.30 Sq m, whereby the total BUA of Greater Mumbai of 12,611 lane (14.25 crore Sq m) has become 54,803 lane (377.13 crore Sq m). This increase is over 350% which is highly irrational and un-sustainable. Moreover this increase is at the cost of paying 70-100% pressure on the market value making the development highly unaffordable.

In order to reimburse this the following standards are recommended:


UDRI Report


Methodology classifying the categories of housing are as follows:

A. This category includes the first section of Pavement Dwellers, Slum Dwellers & Chawl Dwellers. They have to be provided a minimum of 25 Sq. mt. carpet area as per the Draft Maharashtra State Housing Policy 2015. Consideration is for the BUA- addition of 1.60 Sq. mt. (60%) has been added. Hence it gives the figure of 30.60 Sq. mt. BUA per HH.

B. This category includes Slum Dwellers and Rehabilitation households. They will under the 15 category of MHADA. US category of MHADA provides a single unit of 37.60 Sq. mt. to 40.00 Sq. mt. per HH. Consideration is given to the BUA- addition of 1.60 Sq. mt. (60%) has been added. Hence it gives the figure of 49.20 Sq. mt. BUA per HH.

C. This category concerns to US and MH Housing sites of MHADA. US category of MHADA provides a range from 45.40 Sq. mt. to 50.00 Sq. mt. per HH carpet area. Average of the range is considered for this category taking into account the average per HH carpet area. Hence the proposed BUA per HH has been proposed to be 47.70 Sq. mt.

D. This category concerns to US and MH Housing sites of VHADA. US category of VHADA provides a range from 45.40 Sq. mt. to 50.00 Sq. mt. per HH carpet area. Average of the range is considered for this category taking into account the average per HH carpet area. Hence the proposed BUA per HH has been proposed to be 47.70 Sq. mt.

E. This category includes US housing sites of MHADA. US category of MHADA provides a range from 45.40 Sq. mt. to 50.00 Sq. mt. per HH carpet area. Average of the range is considered for this category taking into account the average per HH carpet area. Hence the proposed BUA per HH has been proposed to be 47.70 Sq. mt.

F. This category of Housing includes the very High Income Group Housing. Keeping the same per HH increase (400%) in this section as that of the sites the proposed BUA per HH has been proposed to be 74.40 Sq. mt.

The following tabulation of proposed Per Capita BUA, HH BUA, Percent Increases, house types, etc. is as follows:

<table>
<thead>
<tr>
<th>Planning Sector</th>
<th>Current Category of Housing</th>
<th>Population 2011</th>
<th>Existing BUA (Sq.m)</th>
<th>Existing HH (BUA/Sq.m)</th>
<th>Population in Planning Sector (2016)</th>
<th>Proposed Per Capita BUA (Sq.m)</th>
<th>Proposed HH BUA (Sq.m)</th>
<th>Percent Increase</th>
<th>Current HH BUA Provisions</th>
<th>Proposed HH BUA Provisions</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. 0.01-0.4</td>
<td>Pavement/Slum/Chawl</td>
<td>13</td>
<td>3,117</td>
<td>4</td>
<td>138</td>
<td>3,171</td>
<td>10</td>
<td>3.17%</td>
<td>3.17</td>
<td>3.17</td>
</tr>
<tr>
<td>B. 0.41-0.8</td>
<td>Sum/Residential/Housing</td>
<td>52</td>
<td>56,412</td>
<td>4</td>
<td>411</td>
<td>56,744</td>
<td>12</td>
<td>1.12%</td>
<td>1.12</td>
<td>1.12</td>
</tr>
<tr>
<td>C. 0.81-1.2</td>
<td>MH&amp;US</td>
<td>35</td>
<td>31,412</td>
<td>2</td>
<td>157</td>
<td>31,569</td>
<td>14.9</td>
<td>0.99%</td>
<td>0.99</td>
<td>0.99</td>
</tr>
<tr>
<td>D. 12.51-16</td>
<td>MH&amp;US</td>
<td>15</td>
<td>16,246</td>
<td>2</td>
<td>156</td>
<td>16,371</td>
<td>0.7</td>
<td>0.47%</td>
<td>0.47</td>
<td>0.47</td>
</tr>
<tr>
<td>E. 16.51-20</td>
<td>MH&amp;US</td>
<td>13</td>
<td>7,212</td>
<td>2</td>
<td>572</td>
<td>7,309</td>
<td>0.7</td>
<td>0.59%</td>
<td>0.59</td>
<td>0.59</td>
</tr>
<tr>
<td>F. 20 and above</td>
<td>MHA</td>
<td>3</td>
<td>2,085</td>
<td>1</td>
<td>625</td>
<td>2,103</td>
<td>0.7</td>
<td>0.59%</td>
<td>0.59</td>
<td>0.59</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>120</td>
<td>127,281</td>
<td>2</td>
<td>56</td>
<td>127,841</td>
<td>1.2</td>
<td>0.9%</td>
<td>0.9%</td>
<td>0.9%</td>
</tr>
</tbody>
</table>

The above table shows the proposed Per Capita BUA, HH BUA, Percent Increases, House Types, etc. is as follows:

Household Size: 4.4

Per Capita BUA (Sq.m): 77.30
HH BUA (Sq.m): 346.60
Percent Increase: 350%

The above data shows the proposed Per Capita BUA, HH BUA, Percent Increases, House Types, etc. is as follows:

Household Size: 4.4

Per Capita BUA (Sq.m): 77.30
HH BUA (Sq.m): 346.60
Percent Increase: 350%
## Open Space area calculations for revision in Draft Development Plan 2014-34

<table>
<thead>
<tr>
<th>Description</th>
<th>Reference</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Projected Population</td>
<td>Page 234, Report on Draft Development Plan 2034, by MCGM</td>
<td>Population projection estimates for Greater Mumbai through the ratio method was then distributed across all 151 planning sectors using net residential area in each planning sector, with the inherent assumption that no major change in the population distribution is expected.</td>
</tr>
<tr>
<td>1 Open Space in Hectares</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.1 Open space area (ha) as per DP 1991 reservations without national park</td>
<td>2623.71</td>
<td>Recreational open spaces required for small tot lots, play areas for small children, play ground for school going children and adults, garden and recreational parks have been marked at the rate of 0.2 ha per thousand population in Island City and at rate of 0.3 ha per thousand population in Suburbs.</td>
</tr>
<tr>
<td>1.2 Area of layout open spaces i.e (1%) of total net plot area available (in Ha)</td>
<td>3068.45</td>
<td>From the total area of Greater Mumbai (45,838.16 ha), areas FSI allocation is not relevant were discounted, in order to arrive at the Net Plot Area for FSI allocation. The Net Plot Area, thus computed for the Greater Mumbai is 13,991 ha. Out of which 1.5% of area is to be handed over to MCGM for Layout KG’s / Layout Open Spaces.</td>
</tr>
<tr>
<td>1.3 Beach (Area in ha)</td>
<td>96.6</td>
<td>The Beaches, Promenade are accessible public open spaces to all.</td>
</tr>
<tr>
<td>1.4 Promenade (Area in ha)</td>
<td>12.5</td>
<td>Tanks and ponds are Public open spaces. These areas need to be reserved and protected.</td>
</tr>
<tr>
<td>1.5 Tanks and Ponds (Area in ha)</td>
<td>25.8</td>
<td></td>
</tr>
<tr>
<td>1.6 Open Spaces from from 1/4th of available MOFT land</td>
<td>108.18</td>
<td>The DP 1991 had demarcated environmentally sensitive lands such as marshy lands along the creek, hill areas, agricultural lands, high tide areas, barren lands and some lands under primary activities as No Development Zones. These NDU’s area under PLU reservation and land available for development are 2890.37 ha.</td>
</tr>
<tr>
<td>1.7 Open Spaces from 1/4th of available NDZ land</td>
<td>674</td>
<td></td>
</tr>
<tr>
<td>1.8 Open Spaces 1/3rd of available Salt pan land</td>
<td>265.9</td>
<td>Undeveloped, underutilized area of salt pan land, which is total 797.7 ha, has potential to be developed as public open space.</td>
</tr>
<tr>
<td>1.9 Open Spaces 1/4th of Recreation &amp; Tourism Development Zone to be reinstated from in SPA Area</td>
<td>488</td>
<td>The sanctioned Regional Plan, 1991-2011 for Mumbai Metropolitan Region (MMR) recognized the tourism potential of Manori- Gora- Uttan area and designated it as Recreation and Tourism Development Zone. (1952 ha area fall under the administrative jurisdiction of MCGM).</td>
</tr>
</tbody>
</table>

### Option A

<table>
<thead>
<tr>
<th>Description</th>
<th>Reference</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Open Space area proposed in 2034 in ha</td>
<td>6393.34</td>
<td></td>
</tr>
<tr>
<td>Per capita Open Space</td>
<td>4.58</td>
<td></td>
</tr>
<tr>
<td>Total Open space area without SPA area (without point no. 1.6 and 1.9) proposed in 2034 in ha</td>
<td>5900.34</td>
<td></td>
</tr>
<tr>
<td>Per capita Open Space (without SPA)</td>
<td>4.22</td>
<td></td>
</tr>
</tbody>
</table>

### Option B

<table>
<thead>
<tr>
<th>Description</th>
<th>Reference</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Forest</td>
<td>4422.5</td>
<td>Page 21, Development Plan for Greater Mumbai 2014-34, Existing landuse Map and report, by MCGM. For the protection of natural areas, these should be reserved in development plan under the separate category of Natural areas and should not be included in the calculations of public open space.</td>
</tr>
<tr>
<td>Mangroves</td>
<td>3034.9</td>
<td></td>
</tr>
<tr>
<td>Mud Flats</td>
<td>365.4</td>
<td></td>
</tr>
<tr>
<td>Hills</td>
<td>324.3</td>
<td></td>
</tr>
<tr>
<td>River/ Creek/natural Water bodies</td>
<td>1390.69</td>
<td></td>
</tr>
<tr>
<td>Lakes</td>
<td>874.9</td>
<td></td>
</tr>
<tr>
<td>Total protected natural area (ha)</td>
<td>11316.39</td>
<td></td>
</tr>
<tr>
<td>Per capita Natural Area</td>
<td>8.11</td>
<td></td>
</tr>
</tbody>
</table>

### Total Per Capita Open Spaces and Natural Areas in sqm. pp

<table>
<thead>
<tr>
<th>Description</th>
<th>Reference</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Total Per Capita Open Spaces | 12.70 | |
| Natural Areas | |

---

End of Table
DESIGNATION SURVEY 2034:

- It was through the efforts of the UDRI that the MCGM made public the ‘Designation Survey 2034’ which is the survey of all the municipal reservations in the Draft Development Plan 2034.
  - UDRI evaluated and conducted a thorough analysis of the Designation Survey 2034 published by the MCGM for the DP 2034. The Last Date for Suggestions /Objections is the 30th of November 2015.
  - UDRI also build capacities and create awareness within Greater Mumbai to object constructively to this designation survey to make the governance systems effective transparent and accountable.
  - UDRI made public the available findings of the evaluation of the Designation Survey 2034 through the various media streams to reach out to masses.

- UDRI Found the following in the Designation Survey
  - 626 Wrong Designation (Proposed Designation does NOT match the Actual Use on site)
  - 67 Accommodation Reservations (Proposed Designations that do not show other uses on land parcel)
  - 699 Unclear Designation (Proposed Designations that have been marked as ‘To be included in the Surrounding Zone’.)
  - 65 Marked as Parking Lot (Proposed Designations that have been marked as Parking Lots Probably 33(24) reservation as per 1991 DP)
  - 15 School PG’s designated as School & Vice-Versa (School PG marked as School or Vice-Versa)
ROAD SURVEY 2034:

- It was through the efforts of the UDRI that the MCGM made public the ‘Road Survey 2034’ which is the survey of all the road reservations in the Draft Development Plan 2034.
  - UDRI evaluated and conducted a thorough analysis of the Road Survey 2034 published by the MCGM for the DP 2034. The Last Date for Suggestions /Objections is the 31st of January 2016.
  - UDRI also build capacities and create awareness within Greater Mumbai to object constructively to this road survey to make the governance systems effective transparent and accountable.
  - UDRI made public the available findings of the evaluation of the Road Survey 2034 through the various media streams to reach out to masses.

Road Survey

Examples for proposed roads on slums and Goshala's

![Example image of roads on slums and Goshala's](image1)

Examples for proposed alignment of roads

![Example image of road alignment](image2)
DEVELOPMENT PLAN TIMELINE -

- **2008**
  - June: UDRI runs charade for planning in Mumbai
  - Intention to revise the development plan by MCGM

- **2009**
  - September: UDRI launches Mumbai DP24Seven

- **2010**
  - RTIs filed, Public meetings held, Stakeholder groups formulated
  - Letter to MC: For partnering with other NGOs and helping the MCGM without any financial commitment
  - Create awareness in the city regarding the DP
  - Letter to CM: Regarding the Rent Control Reforms: Model Residential Tenancy Act

- **2011**
  - Planning principles formulated
  - Consolidated planning principles to the MC Meeting with Groupe SCE and DP Department MCGM
  - DP COMBINED STAKEHOLDER MEETING
  - Letter to CM regarding the Rent Control Reforms: Model Residential Tenancy Act
  - 12 civic themes identified
  - Stakeholder Meetings: Urban Form, Livelihood, Finance
  - Health, Education, Water and Sanitation, Housing, Energy
  - Environment, Housing, Governance, Transportation
  - Survey to identify peoples priorities
  - 3 months UDRI Vertical Studio with AOA and IIE COA

- June 2010: MC reply to Letter in Feb 2010: MCGM shall involve the stakeholders at the various stages of Preparation of the DP

- May 2011: MCGM signs contract with consultant

- May 2011: Inception report - MCGM
UDRI Report


ELU verification guide prepared by UDRI

Meeting with Standing Committee Chairman at the MCGM for ELU DP
ELU Workshop November 2012

Consolidated planning principles submitted to MCGM with 120 signatures

Meeting with Municipal Commissioner for findings in the ELU

Observations and Recommendations to the Existing Land Use Plan for the Revision of the Development Plan for greater Mumbai 2014-34 (Details with annexures) Letter to MC

Major errors identified in ELU – MCGM asked to revise ELU

Preliminary findings from the ELU prepared by the MCGM. Letter to MC with three former MC

Consultation Workshops for the revision of the Development Plan 2014-34 offering the MCGM help to organize the Meetings

2012

Existing Land Use released

Second round of stakeholder meetings held

High rise judgement won by UDRI

Letter to MC, Requesting confirmation of the work shop scheduled for the DP revision process along with the shared roles and responsibilities of organizers and MCGM.

Letter to Principal Secretary UD 1, Preliminary Observations on the Preparatory Studies Report released by MCGM for the revision of DP 2014-34

Letter to MC, DyCHE-DP MCGM,

• Tasks as per the revised time line not published
• Other deliverables also not completed
• Meeting to include SPA and Slums in DP process
• Helpdesk to be established in each ward

• All AMG/DMC, an all MCGM Departments to be involved in the DP revision process

Meeting with the Standing Committee Chairman at the MCGM to Discuss the ELU

Letter to the CM regarding the Mapping of Slums and SPA areas in three ELU

Meeting with the Standing Committee Chairman at the MCGM

2013

Revised ELU released by MCGM

MCGM Published a highly open revised timeline for the project

Preparatory Studies released

Supreme Court Judgement of High- rises restricting podiums

UDRI Report

Comment on preparatory studies

- Letter to CHE DP, Request to revisit some DP Issues
  - Mapping of Mumbai, Open Spaces, Dilution of Standards, Chitale Committee Report, Inclusion of Slum Area and SPA

- Letter to CHE DP, Schedule for Ward wise Consultation Workshops for DP 2014-34

- Letter to All lokasabha election candidates, Regarding Inclusion of Planning Principles formulated by the Stakeholders for the Revision of the Development Plan 2014-34 for Mumbai.

- Letter to Metropolitan commissioner, SPA not included in ELU survey for the DP 2014-34

Issue wise and ward level meetings pushed by UDRI

Health Stakeholder Meeting - F south Ward office

Issue wise stakeholder meetings

- Development Control Regulation (DCR) Simplification
- Gender Sensitization
- Education
- Environment & sustainable city
- SWM and sanitation
- Slum Housing
- Urban form
- Water
- Gaithans and Kohades
- Informal Sector
- Public Amenity and Formal Housing
- Health
- Information and communication Infrastructure
- Digital Inclusion

2014

Ward level stakeholder meetings on the Preparatory Study-MCGM

Ongoing Support to MCGM in revising D.P

- Letter to Officer on Special Duty - Revision of the Development plan for Mumbai 2034, Compilation of the Planning principles, minutes, correspondence, studies and documents and charts etc.

UDRI launches ‘Dump this DP’ campaign

- Letter to MC, Unaffordable printed copy cost of proposed draft DP for Mumbai 2014-34

- Letter CHE DP, Standing Committee Chairman, Suggestion / Objection and request for hearing for Proposed DP 2014-34 (PART 1, PART 2, PART 3)

- Letter CHE DP, Standing Committee Chairman, Suggestion / Objection and request for hearing for Proposed DP 2014-34

- Letter to MC and Standing Committee Chairman, Extension of sixty day period for the suggestion & Objection on the draft Development Plan for Mumbai 2014-34

- Stakeholder Consultative workshop by Standing Committee Chairman, MCGM Letter to CM, regarding to take cognizance of the issue of proposed increase in FSI Meeting with the Standing Committee Chairman for the Draft DP 2034 along with the MC

2015

Proposed Land Use released

- 3 Member Committee by GoM- to look into errors in the DP

CM states in Assembly - DP Dumped /revision underway
ACHIEVEMENTS:

1. UDRI created a network of more than 250 NGOs and institutions to voice the concerns of the Development Plan
2. UDRI launched an online GIS portal for the entire Mumbai, www.loginmumbai.org with over 130 maps across 10 thematic sectors. The platform helps to spatially understand the planning needs and exigencies of every part of Mumbai better and helps citizens, elected representatives make more informed demands to the local authorities for public services etc.
4. Mainly as a result of UDRI’s concerted and unrelenting campaign of disseminating the knowledge and understanding of the complicated details of the D.P documents to stakeholders in the city and of the many errors in it, both obvious and fundamental, the faulty Plan was put on hold by the State Government and asked to be reworked by the MCGM vide GR No. 2015/9747/56/UD-11.
5. UDRI gave the MCGM a set of comprehensive recommendations for the Revision of the Scrapped Development Plan.
6. UDRI worked closely with the newly appointed officer on Special Duty for the Revision of the draft Development Plan 2034 and incorporated a unique feature of creating Affordable and Inclusive housing in Mumbai.
7. UDRI proposed the inclusion of vendor zones for informal employment in Mumbai
8. UDRI’s vigilance lead to the MCGM publishing the road and designation Surveys in public domain.
9. It was through the UDRI’s interventions that MCGM has now reverted to showing all the reservations on the Open Spaces.
10. The Development Plans were not available for people to inspect and comment on. UDRI printed entire set of the development plan and made it publically available for the People to inspect and comment at great expense to itself.
11. The UDRI gave support to the OSD for the revision of the development plan and submitted all the recommendations of the 12 verticals created by the UDRI on various issues.
12. UDRI’s recommendation to include inclusionary housing in the Development Plan itself has been recognized and is now an integral part of the Development Plan 2034.
RESEARCH AND RESEARCH CENTRE

Although base information and resources are available with the state and private (commercial) groups, citizen groups and non-profit organizations face an uphill task in trying to access this information because of procedural red tape. The UDRI Resource Centre strengthens the public discussion on our city’s future by housing a principal archive on Mumbai. Its efforts have been aimed at providing this alternate space which provides easy access to base information in order to enable participatory urban governance to be realized on the ground.

CMS WEBSITE

UDRI’s Research and Resource Centre has created a digital Press Clipping Collection related to developmental issues including Urban Planning, Urban Policy, Governance and Legislation, Heritage Conservation and related issues in Mumbai and the MMR. It is a searchable & scalable reference database available online 24/7 (and offline at UDRI) free of cost to the user. This CMS also has geo referenced images so that the data can be imported into a Graphical Information System user interface. The CMS is designed to allow external users to search through UDRI’s collection and view newspaper articles metadata (by title, publication, author; and tags). They can then visit the UDRI resource centre to view the actual newspaper articles.
LEARNINGS AND WAY FORWARD

Publications:
UDRI will target to complete the Mumbai Reader 17 in 2017 so as to keep with the yearly publications targets. Work for the same has already begun and the task of collection of articles for publication has now been completed. It is proving to be difficult to adhere to timelines of managing one publication per year as these publication issues also rely heavily on external factors. Hence it is sought to revise this schedule to one publication in one and half year cycle.

Public Forum:
UDRI will keep hosting public meetings on the Development Plan and other related projects to create awareness about planning, design and architecture in Mumbai.

Commitment to the MumbaiDP24SEVEN:
The Revised Draft Development Plan may not be able to hold the attention of all people in Mumbai as the earlier draft did in 2015, hence the number of Suggestions and Objections from the public may not turn be as many as that of the EDDP. UDRI will hold Public Meetings to inform people about the Development Plan when it is published. The UDRI has managed to get many of the proposals introduced in the Revised Draft Development Plan 2034. UDRI will continue to strengthen its partnership with stakeholders and other organisation in the city to constructively help the local Government with the proposals for the Development Plan 2034. UDRI also commits itself to support such legal actions as may be deemed fit in order to not let a bad development plan prevail if published by the MCGM. UDRI will keep working at local levels and other Urban Design projects so as to continue informing the larger Development Plan Project at the UDRI. This not only builds capacities in Mumbai but also within the UDRI.

Resource Centre:
UDRI will launch the Mumbai News Library shortly and keep adding articles in the database under the CMS project for the Resource Centre. RRC will continue to be the keeper of all information related to the Development Plan and will play host to people who need information on the Development plan in Mumbai. All information received from RTI applications will become a part of the RRC.
Annexure-1: UDRI ADVOCACY AND LETTERS (SAMPLE)

Joint Director of Town Planning – Konkan Division
Konkan Bhavan, Third Floor,
CBD Belapur
Navi Mumbai

TPS_1815/C. R. 49/15/Section 20(3)/(UD - 13.R)

25th May 2015

Dear Sir,

We strongly object to the proposed provision for allowing Residential Development in Agricultural /No Development Zone. In the absence of any reference to government study, research, recommending such a change in the regulation, we have serious concern that this regulation will be misused by the already lying vacant, fertile agricultural lands, SEZ lands and huge land banks available with many of the developers in Maharashtra.

The adverse effect of such a regulation will directly affect the food safety of the State of Maharashtra and the Agricultural Lands (Bagaat / Jirait) will fall prey to developer pressures and be converted into concrete jungles. No distinction has been made in lands which are under farms versus those lying unutilizable vacant (varkas) while permitting such development.

There is also no requirement for Environmental Status Report when such development could be ruining the very fertile land that Maharashtra has. No development should happen at the cost of food security and independence of the State. Only land that does not have farms or allied activity should be made open for development and that too hills and hill slopes should be kept outside the purview of this regulation. Also the proposed regulations should not be a means to circumvent already existing procedures of developing Agricultural lands.

The process of making the Agricultural lands into Non Agricultural is already available and many developments have taken place under such provisions. Why is there a need to have such a blanket regulation when the provisions of making land NA are available? Is this done to circumvent the inspections made by the Tehsildar, Collector who is the keeper of the lands in the district?

It seem to us that this regulations has many loop holes as it does not specify important parameters for the need of such a regulation. In addition to these we have other observations which we will explain in detail at a hearing.

Thank You
Yours Sincerely
For the Urban Design Research Institute

Pankaj Joshi
Executive Director

[Signature]
To,
Shri Ajoy Mehta
Municipal Commissioner
Municipal Corporation of Greater Mumbai
MCGM Headquarter, Mahapalika Marg
Mumbai 400001

22 July 2015


Dear Sir,

We appreciate the effort of Municipal Corporation of Greater Mumbai (MCGM) to make the Proposed Draft Detailed Project Report of the Mumbai Coastal Road project public, and for inviting suggestions/objections.

However after scrutiny of the report, the following are the critical observations and issues that still need to be addressed in the final report.

Suggestions and Objections on the Detailed Project Report for Coastal Road

1. Every infrastructure project in the city should be looked at keeping the following in mind:

(a) Its long-term impact on the development of the city
(b) The numbers of people who benefit from it
(c) The income class of the people who benefit
(d) Its priority in the list of city projects
(e) Its cost and how it can be funded

None of these, as far as we can tell, seem to have been considered by the Government of Maharashtra while approving the Western Coastal Road. We believe therefore that the project is not properly thought through, and if it goes ahead, could be an expensive but inefficient use of scarce funds.

2. The coastal road needs to be articulated with forward-looking plans of the city such as an updated regional development plan and an updated Development Plan so as to study how the design functions with the proposed reservations. Not articulating the coastal road in any future plans makes it impossible to study, evaluate and predict the long-term impacts of such a proposal. We submit that without understanding the future context of a massive project such as the proposed Coastal Road, the project should not go further.

3. A recent transport study1 shows that around 60% of the everyday trips in Mumbai are made by walking, 20% by trains, 9.2% by bus, over 8.4% by rickshaws and a mere 2.4% of daily trips are made

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1Ref: “Profiling Transportation Scenario.” Comprehensive Transportation Study for Mumbai Metropolitan Region or TRANSFORM, Main Report Vol I, Mumbai: Mumbai Metropolitan Region Authority (MMRDA), July 2008, Pg. 4-11
To,
Chief Engineer Roads and Traffic
Ground Floor, Engineering hub
Dr. E. Moses road, Worli
Mumbai 400 018.

Subject: Suggestions/Objections for Hearing on the Draft Detailed Project Report of the Proposed Coastal Road Project

22nd July 2015

Dear Sir,

We appreciate the effort of Municipal Corporation of Greater Mumbai (MCGM) to make the Proposed Draft Detailed Project Report of the Mumbai Coastal Road project public, and for inviting suggestions/objections.

However after scrutiny of the report, the following are the critical observations and issues that still need to be addressed in the final report.

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3. A recent transport study\(^1\) shows that around 60% of the everyday trips in Mumbai are made by walking, 20% by trains, 9.2% by bus, over 8.4% by rickshaws and a mere 2.4% of daily trips are made by cars and two wheelers. More than half of these are surely along the eastern and central parts of

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\(^1\)Ref. “Profiling Transportation Scenario.” Comprehensive Transportation Study for Mumbai Metropolitan Region or TRANSFORM, Main Report Vol 1, Mumbai Metropolitan Region Authority (MMRDA), July 2008, Pg. 4-11
22nd July 2015

To,
Principal Secretary, Urban Development (I),
Mantralaya
Madam Cama Road,
Mumbai, Maharashtra 400032,


Dear Sir,

We appreciate the effort of Municipal Corporation of Greater Mumbai (MCGM) to make the Proposed Draft Detailed Project Report of the Mumbai Coastal Road project public, and for inviting suggestions/objections.

However, after scrutiny of the report, the following are the critical observations and issues that still need to be addressed in the final report.

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   (a) Its long-term impact on the development of the city
   (b) The numbers of people who benefit from it
   (c) The income class of the people who benefit
   (d) Its priority in the list of city projects
   (e) Its cost and how it can be funded

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3. A recent transport study1 shows that around 60% of the everyday trips in Mumbai are made by walking, 20% by trains, 9.2% by bus, over 8.4% by rickshaws and a mere 2.4% of daily trips are made

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1Ref: “Profiling Transportation Scenario.” Comprehensive Transportation Study for Mumbai Metropolitan Region or TRANSFORM, Main Report Vol I, Mumbai: Mumbai Metropolitan Region Authority (MMRDA), July 2008, Pg. 4-11
To,
Deputy Director Town Planning
ENSA Hutments
E Block, Azad Maidan
Mahapalika Marg
Mumbai 400001

Re: TPS-1814/Sankiran/CR-150/14/UD-13
Objections to the proposed increase in FSI on payment for premium for Star Category Hotels along National and State Highways in “Agriculture/No Development Zone”

Dear Sir,

We are glad that you had given us an opportunity to be heard. My colleague Omkar Gupta, Director Public Forum, presented the following points as our Suggestions and Objections. We request you to kindly take the necessary action.

- We strongly object to the proposed Modification to MR&TP act 1966 Section 20(2) Objections to the proposed increase in FSI on payment for premium for Star Category Hotels along National and State Highways in “Agriculture/No Development Zone”.

- The modification will have an adverse effect on the development envisaged by the Regional Plan. The State under Section 20 of MR&TP 1966 does have the right to propose modification for “Balance Development”. No satisfactory reason could be mentioned at the hearing that will suffice the need of Star Category Hotels as ‘Balanced Development’.

- No rational for such as additional FSI (from 0.1 to 0.9) could be given at the time of hearing. What is the need felt to have Star Category Hotels along the roads on Agricultural Land is not understood clearly.

- Agricultural land should not be used for any other reason as in the long term it will adversely affect the sustainability of an area. Procedure established to convert Agricultural land to Non Agricultural should be followed and no subversion of this process be tolerated.

- No Development Zone is inherently designated to keep development spinning haphazardly (Leapfrog Development). However the modification sought will surely enable such unwanted development pattern. No Development zone though kept as a buffer for further development in the future, it cannot be used for such a Land Use as ‘Star Category Hotels’ as it is not the need of the hour. Moreover Eco sensitive areas and significant NDZ areas should not be opened for developing depriving much needed attention to the inner areas of Greater Mumbai.

- This proposed modification will encourage ribbon like development alongside the highways.
16th November 2015

To,

Dy. Chief Planner (Dev. Plan)
F/N Maint. Chowky No.4
Near Kalpataru Residency, 1st Floor, Sion
Mumbai 400029

Subject: Digital Inclusion as a part of the Development Plan for Mumbai 2034

Dear Sir,

With reference to your letter No.Dy.Ch.Pl. 4487 dated 12th October 2015, regarding UDRI’s letter to the Hon. Chief Minister of Maharashtra sent on 13th February 2015 on making digital inclusion part of the Development Plan, our response is as follows.

We thank you for sharing the timeline of events regarding the Draft Development Plan and the extension for republication as per the Government of Maharashtra directive. However, the letter does not mention any details regarding the inclusion of Digital initiatives in the revision process of the Development Plan for Mumbai 2034.

As you are aware, UDRI has actively advocated for the provision of broadband infrastructure as a key tool of empowerment and development. Advocacy on the part of UDRI also resulted in a stakeholder workshop on Digital Inclusion in February 2014 organized by the MCGM as part of the ongoing revision of the Development Plan.

Some key recommendations that emerged out of the stakeholder meetings regarding the role of the MCGM in lieu of the Development Plan 2034 are elaborated below:

1) Creating a vision for Mumbai as a digitally inclusive city which implies that all households, especially the lower income and urban poor households should be connected to the broadband infrastructure within 5 years. The city will integrate ‘universal’ access (all persons are covered) and ‘inclusiveness’ (access irrespective of socioeconomic variation) in its planning for broadband infrastructure.

2) Land use planning which will include estimating land use requirements for broadband deployment in the city. The MCGM should identify these land-use requirements in the Proposed Land Use under the current Revision of Development Plan (2034). Access must provide for a combination of private, municipal and public access points to broadband infrastructure. It is suggested that the infrastructure should be a combination of fibre to the curb (FTTC) + In building solutions and small cellular Cell technology in dense areas where FTTC may not be possible.
With the launch of the Digital India initiative in 2015 by the Government of India that envisions the use of technology to empower citizens and bring transparency to governance and its support to Mark Zuckerberg’s internet.org initiative, we feel that the time is right for cities in India to create a strategic plan that defines a universal and inclusive digital vision for all citizens.

The Mumbai Development Plan 2034 poses an opportunity for Mumbai to integrate a digital vision within the planning process. A Digital Vision for Mumbai and successful implementation of this vision will help Mumbai’s citizens be more proactive and help connect the poor to services. Better connectivity will also help Municipal Corporation of Greater Mumbai to improve its internal and external functioning, become responsive to citizens’ needs and make it accountable for its performance. It can also become a source of revenue for the MCGM as middle mile fibres can be leased to vendors.

Please find attached supporting documents for your reference. We also look forward to being given an opportunity with to discuss with you further.

Thanking You,
With Regards,

For Urban Design Research Institute

Pankaj Joshi
Executive Director

Copied to:
Honourable Chief Minister of Maharashtra
Principal Secretary, Urban Development Department, Maharashtra State
Municipal Commissioner, Municipal Corporation of Greater Mumbai
Ramanath Jha, OSD, Development Plan, Municipal Corporation of Greater Mumbai

Attachments:
Annexure 1: Background, Premise and Strategy
Annexure 2: Planning Principles
Annexure 3: Key Strategies and Recommendations for the Mumbai Development Plan 2034
To
The Municipal Commissioner MCGM
Municipal Corporation of Greater Mumbai
Municipal Head Office, Mahapalika Marg
Mumbai-400 001.

Subject:
1. Designation Survey October 2015

Dear Sir,
We are indeed glad that the MCGM had undertaken a huge task of physically verifying all the designations marked on the Proposed Draft Development Plan 2034 and published the same for Public Scrutiny as Designation Survey 2034.

We have now undertaken the task of going through this voluminous document which is most crucial for Greater Mumbai. While we are giving our best effort to scrutinizing this Designation Survey It is very difficult for all Mumbaikars to comprehend the complexities and give a constructive feedback to the MCGM in such a short notice. Also this being a vacation season many people have been busy with domestic chores or travelling out of Mumbai with their families and only returning back to Mumbai this week.

We request you that since this is such an important survey, some more time be granted for the suggestions objections for this survey. We request you to extend the deadline to December 31st 2015 for receiving the suggestions objections on the designation Survey 2015. This, we believe, will be able to give justice to the scrutiny process and make the process truly effective.

Thank You
Sincerely
For Urban Design Research Institute

Pankaj Joshi
Executive Director

Copy to:
- Ramanath Jha
  Officer on Special Duty
  5th Floor, Municipal Head Office, Annex Building
  Mahapalika Marg, Fort, Mumbai-400 001
- The Chief Engineer - Development Plan
  5th Floor, Municipal Head Office, Annex Building
  Mahapalika Marg, Fort, Mumbai-400 001
To
Shri Ajoy Mehta
Municipal Commissioner
Municipal Corporation of Greater Mumbai
MCGM Headquarters, Mahapalika Marg
Mumbai 400 001

30th December 2015

Dear Mr. Mehta,

It was a pleasure meeting you on the 11th of December 2015 to discuss the future course of action for the revision of the Development Plan for Mumbai. We are indeed glad that you are thoroughly revising the draft Development Plan and in the process we are happy to provide you with necessary vital information that we have compiled on the Development Plan.

As you would be aware that the UDRI has interacted with the MCGM right from the inception of the Mumbai DP project at the UDRI in 2008 and when the MCGM published the expression of interest in 2009 UDRI had offered assistance to the MCGM in conducting public consultations and workshops for the revision of the Development Plan 2034. We also submitted Consolidated Planning Principles which were endorsed by over hundred signatories representing various organisations in Mumbai.

The UDRI way back in 2010 formulated 12 themes (key areas of development) for the Development Plan and each of the theme submitted to the MCGM it’s planning principles and list of non-negotiables. These 12 themes are Housing, Health, Education, Governance, Urban Form, Water Supply and Sanitation, Livelihoods, Environment, Open Spaces, Energy, Digital Inclusion and Transport.

We also conducted four public consultations out of the sixteen scheduled with the MCGM on the Preparatory Study on the topics of Health, Education, Urban Form and Digital Inclusion. This was deeply appreciated by the MCGM department and was beneficial for them to frame the policies in the Development Plan. However we did not find the rational conclusion to these public consultations that the MCGM initiated.

As the first process of revision of the Development Plan the MCGM published an Existing Land Use Plan and was put to public scrutiny in 2013. The MCGM received numerous comments and observations on the same and the MCGM had assured that a report on the corrections made in the Existing Land Use would be made available on the MCGM Website. Please find enclosed some of the issues that were highlighted in the News Papers. While we appreciate the effort that MCGM is putting in the revision of the Development Plan to make it error free it has come to our notice that some errors in the ELU have percolated in the Preparatory Study published in November 2013, The Draft Development Plan PLU published in February 2015 and now even in the Designation Survey 2034 published in November 2015.

In our constructive conversations with OSD for revision of DP, Shri. Ramanath Jha, we brought the issue of the errors continuing form the ELU phase even in the Designation Survey, to which it was informed that this query should be brought to the attention of the Municipal Commissioner so that appropriate
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To,
Shri Ajoy Mehta
Municipal Commissioner
Municipal Corporation of Greater Mumbai
Mahapalika Marg
Mumbai 400 001

Ref: MCGM Budget for 2016-2017

8th February 2016.

Dear Sir,
We are indeed glad that MCGM has decided to invite suggestions and comments on the proposed Budget 2016-17. We believe that this is a step in right direction and will truly bring about larger participation from the public at large.

We would like to bring to your attention the following points to be taken into consideration as the MCGM will be preparing the Budget for the Financial Year 2016-2017:

1. The proposed budget has to specify clearly the objectives of the Budget and state the desired Outcomes of the same. This will greatly help the MCGM analyze the shortfalls and augment future strategies for implementation of MCGM budget.
2. The MCGM every year should first publish the Status Report of the implementation of the previous year’s budget and the learning from the same.
   a) The MCGM should initiate a process to take up comprehensive analysis of the MCGM budget every second year which would focus on the impact and the percentage implementation of the MCGM budget.
3. The MCGM should simplify the budget as it is virtually impossible to decipher the various codes and expenditure parts used in the budget.
   a) The Budget should be simplified so as the people are able to figure out how much funds are allocated to priority sectors such as Health, Education, Livelihoods, Housing, Environment, Digital inclusion, Water Supply and Sanitation, Energy, Public Spaces, Transportation, Governance and Urban Form.
4. One of the reasons for sub-optimal implementation of the last two Development Plans has probably been:
   a) Inadequate provision of funds
   b) Non availability of land
   c) Procedural delays in the implementation of Development Plan reservations.
5. We understand that the MCGM tries its level best to implement the Development Plan; however, this effort lies unrecognized as there is no reference to the MCGM effort in any of its documents, budget being one of them.
6. In order to understand the actual effort MCGM puts into implementation of the Development Plan and to quantify the Capital Improvement Plan for implementation of the DP we would recommend the following:
   a) Identify every budget line head with DP implementation
   b) Summarize budget allocated in every Fund Code and stating the proposed level of implementation of the DP in the current financial year, and the cumulative implementation of the DP since its notification.
   c) Propose phased capital deployment for projects which will require sustained capital support for more than one year (i.e. 2, 3, 4, 5 years)

7. The MCGM should fix a timeframe for covering the backlog of implementation and is imperative not to lose the sight of the ambitions and the Vision of the Greater Mumbai.

The above proposal will bring about substantial transparency in the DP implementation process of the budget which you have rightfully initiated through the suggestion process. It will also ensure monitoring of the DP implementation and suggest DP course correction if required, if situation so adverse is observed in its implementation.

We request you to consider our suggestions and incorporate them in the budget for the Financial Year 2016-17. Should you need any clarifications, please do not hesitate to contact us. We will be happy to discuss this in further detail with you.

Thanking You,
Yours Sincerely
For the Urban Design Research Institute

Pankaj Joshi
Executive Director
To,
Shri Yashodhar P. Phanse
Chairman - Standing Committee
Municipal Corporation of Greater Mumbai
Mahapalika Marg
Mumbai 400 001

18th February 2016.

Dear Sir,

With reference to our conversation, we request that the Standing Committee MCGM makes provisions for the following Urban Interventions that need budgetary allocation in the MCGM Budget for the Financial Year 2016-2017.

Based on recommendations made by UDRI in a 2008 report on the Fort area, a number of urban design interventions such as improving pedestrian mobility and repairing heritage structures were proposed as an effort to safeguard and conserve the culturally and historically significant Fort precinct. The following projects have since been discussed and approved by Ward A officials and Mumbai Heritage Conservation Committee.

1. **Churchgate Station Pedestrian Plaza upgradation and Urban design improvement (INR 500 Lakh):**
   An attempt to provide better infrastructure to commuters and as urban design intervention to add quality to space.

2. **Fort Street Pedestrianisation:** Four major internal streets used by commuters and vehicles alike are considered for Pedestrianisation to be done through non-physical interventions, in phases beginning for a few hours every week and extending it to weekends.
   a. Pedestrianisation of Bora Bazaar Street (INR 25 Lakh)
   b. Pedestrianisation of Perin Nariman Street (INR 25 Lakh),
   c. Pedestrianisation of Nagindas Master Road- Part Time Weekends only, (INR 25 Lakh)
   d. Pedestrianisation of Kaikhushru Dubash Marg (INR 100 Lakh)

3. **M.G Road Pedestrianisation and urban design improvement. (INR 500 Lakh):** The first phase of this stretch will run from Metro node to BSNL Node in the south, a very important spine of the fort heritage precinct.

4. **Heritage Conservation**
   a. Restoration and Re-installation of Fitzgerald Fountain at Metro Junction (INR 150 Lakh)
   b. Repair and Restoration of Madhavdas Laxmidas Kothari Heritage Pyau on M.G road (INR 25 Lakh)
We request you to kindly incorporate these projects in the budget for the Financial Year 2016-17. Should you need any clarifications, please do not hesitate to contact us. We will be happy to discuss this in further detail with you.

Thanking You,
Yours Sincerely
For the Urban Design Research Institute

Pankaj Joshi
Executive Director
NGO handbook to help design city’s devt plan


Mumbai: The BMC is ready with a comprehensive development plan (DP) for the city and is set to announce it on Monday, reports Sujit Mahamulkar.

The much-delayed DP, which is expected to change Mumbai’s face and skyline, is based on the Green City concept with environment being a key factor. It will be in effect until 2034. The DP will first be placed before the mayor and then be made public for suggestions and objections from citizens. While open spaces and infrastructure have reportedly got top priority, the DP also covers amenities like civic schools, hospitals, women support centres, etc.

India’s first devt plan with public participation about to be unveiled

Mumbai: After five years of preparation, the third development plan (DP) for the city is set to be unveiled. The 20-year plan will be presented on Monday by municipal commissioner Sitaram Kante.

The plan includes environmental considerations in development control regulations (DCR). The Urban Design Research Institute (UDRI) and a public trust, have played a key role as modulators between the BMC and various organizations working in sectors like health, environment and gender.

The civic body received about 6,000 suggestions, of which about 30% became part of the draft DP. A member of the DP team said, “We started our work by collecting basic information. The second task was to prepare a map of existing land use and assessing factors like forest, space consumption and growth scenarios. Then formulated objectives for the DP”.

The plan includes extensive amendments in development control regulations (DCR). The Urban Design Research Institute (UDRI), an open trust that has played a key role as modulator, has prepared the draft DP.

The BMC will also announce the draft DP on Monday, and public suggestions will be collected until March 2016. The BMC will be open to suggestions and objections from citizens.

UDRI Report

Page 55 of 86
BMC will share city’s blueprint with you

Kunal Purushotam
kalpurushotam@hindustantimes.com

MUMBAI: Here is your biggest chance to ensure that Mumbai becomes a better planned city.

The BMC is set to make public the city’s planned development plan (DP) in the next few days.

Sources said it could be done as early as Monday evening, after the civic body presented the draft DP to the corporation.

Listing for 20 years, these maps are crucial to the city—from the quality of life to affordable homes to safer commutes and to the economic vibrancy of Mumbai.

As part of this, the BMC will make public 168 proposed land use maps and 336 proposed floor space index (FSI) maps for different sectors. These will contain detailed, locality-wise provisions on where the BMC plans to have what amenities. It will also come up with a fresh set of development control rules to regulate construction and the implementation of the DP.

This comes even as the preparatory studies, the civic body’s document, showed the dismal state of public amenities. Right from poor per capita open space ratio to paltry medical amenity space provision to haphazard vertical growth, the city has seen various ills plague it. This, most urban planners conclude, has a lot to do with the BMC’s failure in implementing the 1991 DP.

Sources said the plan might propose opening up of no development zones, multi-fold increase in the base FSI, incentives to go vertical as well as strategies to increase open spaces, educational and medical facilities among other things.

Since September 2012, Hindustan Times has been pushing authorities to make the formulation of the DP more accessible to citizens. In its campaign, HT had pointed out how the initial existing land use maps had errors.

Speaking to Hindustan Times, civic chief Sitaram Kunte said citizens must step up. “This process has seen a lot of citizen consultation. We are hoping to continue this by making these maps public.”

WHAT BMC HAS IN STORE, FSI
City’s new plan out, skyline to be denser, taller

SHALINI NAIR & TANUSHREE VENKATRAMAN
MUMBAI, FEBRUARY '16

MUMBAI’S skyline is set to be re-defined with the city’s civic body preparing the ground for a spurt of high-rises. The city’s Development Plan 2034 has substantially increased the floor space index or FSI for the entire city up to a maximum of 8. FSI is the ratio of the permissible built-up area to the plot area.

The revised Development Plan (DP), the detailed land use blueprint for Mumbai which will be the basis for its development over the next two decades, was released by the BrihanMumbai Municipal Corporation (BMCC) on Monday. Municipal Commissioner Sitaram Kunte confirmed that the proposed DP has suggested a significant increase in FSI.

For the first time, it introduces the concept of variable FSI. As against the 1991 Development Plan, which viewed FSI as a means to control the density levels and hence kept it uniformly low, the DP 2034 has de-linked FSI from density and instead linked it to transit-oriented development.

Accordingly, Mumbai has been divided into five zones where the permissible bulk FSI is based on the area’s future potential, its proximity to transit stations and the existing levels of FSI consumed. A major chunk of the land — 58.12 per cent — is proposed to fall under the FSI of 3.5. The mean FSI of 3 has been arrived at by dividing the projected built-up area demand for residential and commercial space in Mumbai (44,043 hectares by 2034) by the net plot area (13,991 hectares).

About 36.92 per cent of the city’s areas that are closer to transit modes such as railway stations and metro stations will be given a high FSI of over 5. Out of these zones, areas that are also closer to commercial business districts will get the benefit of the highest FSI slab of 6.5 to 8 FSI. Merely 5 per cent of Mumbai, found to be inaccessible by public transit, will have a FSI of under 2.

This is a major increase from the existing regime where the base FSI for the island city is 1.33 and for the suburbs is 1, which means that on a plot area of 1,000 sq m, one can construct up to 1,000 sq m in a built-up area in south Mumbai and 1,300 sq m in the suburbs. In addition to this incentive FSI, developers get to use a TDR, transfer of development rights which is a kind of a floating FSI, of 1 in the suburbs. Moreover, an FSI of up to 4 has been offered as an incentive, by successive governments, for a slew of projects by way of various exceptions to the rule.

City’s new plan

While allowing a relatively high FSI across the board, DP 2034 allows the use of FSI as an incentive only in case of redevelopment of slums and old cessed buildings. This bulk FSI is a combination of the base FSI, transfer of development rights (TDR) and two kinds of FSI that can be purchased on payment of a premium to the BMC.

However, the transit-oriented development model of allotting FSI fails to take into account a whole lot of other factors that determine the carrying capacity of a region, including its physical infrastructure such as water supply, sewerage, stormwater drains.

“There is a need to calibrate the FSI to infrastructure provision and delivery of services and not merely to the transport corridors. Moreover, increasing FSI doesn’t translate into affordable housing,” said architect Pankaj Joshi from the Urban Design Research Institute. In terms of zoning, DP 2034 introduces the concept of mixed land use zones where the earmarking is done as residential-commercial (RC), where residential use is dominant; commercial-residential (CR), where commercial land use is dominant; and industrial zones that can be converted to RC or CR zones. In addition to this, there are natural areas zone that include forest, lakes, rivers and mangroves.

“The FSI is varied as per the accessibility pattern. For instance, areas that are at the intersection of two railway lines or multiple transit modes such as railway or metro, have been given the highest FSI,” said Vidyadhar Phatak former MMRDA chief planner who headed the team that prepared the revised DP. Accordingly, zones within 300 m distance of such transit modes such as Dadar, Andheri, Ghatkopar are termed as intensive zones and earmarked for CR.
मुंबई कैसे झोलेगी बड़ी FSI

BMC के नए डिव्यालप्लेन में काफी FSI देने की तैयारी

काफी कम पंद्रह अनिता भुवना, मुंबई

बीमारी के नए डिव्यालप्लेन में मुंबई के अन्य-अन्य इलाकों में से ज्यादा प्रभावी नज़र आती है। इससे मुंबई की फाइनल्स में अद्वितीय भांति में बढ़ जाएगी। वृहदः उन्हें विविध जनताओं के अनुसार, इस प्लान के नए डिव्याल इलाकों में 3.5 से लेकर 5 तक की एफएसआई स्थापित की जाएगी। ऐसी एफएसआई का मान गुणवत्ता काफी अधिक है। इसे स्थापित की जाएगी एक बड़ी रोल निभाने के लिए।

काफी कम पंद्रह अनिता भुवना, मुंबई

उद्योगाधिकारी के नए डिव्यालप्लेन में मुंबई के अन्य-अन्य इलाकों में से ज्यादा प्रभावी नज़र आती है। इससे मुंबई की फाइनल्स में अद्वितीय भांति में बढ़ जाएगी। वृहदः उन्हें विविध जनताओं के अनुसार, इस प्लान के नए डिव्याल इलाकों में 3.5 से लेकर 5 तक की एफएसआई स्थापित की जाएगी। ऐसी एफएसआई का मान गुणवत्ता काफी अधिक है। इसे स्थापित की जाएगी एक बड़ी रोल निभाने के लिए।
BMC planning more open spaces? Not really

Green Cover
DP has proposed IT, Raj Bhavan: Navy Nagar be opened up to public: may lower amount of open space per person

High-rises to touch the sky
Current FSI
1.33, 1.31 and 2.5
Proposed FSI
2.5, 2.5, 2.5

Creating more open space?

City may face shortage of 2,076 hectares of amenity land in 20 yrs

More FSI won't mean affordable houses

Blueprint does a turnaround, calls for vertical growth
## UDRI Report


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**URBAN DESIGN RESEARCH INSTITUTE**

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**Bhikar labei bapu laroti!**

**URBAN DESIGN RESEARCH INSTITUTE**

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**Saakshat**

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**Ghar chya; Pun shawas phut na ka**

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Most suggestions missing: Activists

In a 1st, BMC had Last Aug sought Recommendations

SCEPTICAL CITIZENS

HOW DP PROPOSES TO INCREASE OPEN SPACE

Most figure draft likely through redevelopment. Last for public purposes can be obtained through redevelopment.

» Doubts Of Citizens/Activists: Will open spaces created by private developers for recreational purposes be opened for public? Why have open spaces not been prioritised as they ensure healthy environment for residents? Why isn’t affordable housing being spoken about in the draft DP 2014-15, which form a large chunk of the city’s population, have been ignored.

Included the respective M chopal corporates, NGOs, ALMs and residents.

An open meeting held on Thursday evening at Ejipura CGA’s Nshan in disputed by bscs, Dhawan, Vishal Nair, many felt serious suggestions and objections have been overlooked. Many others expressed doubt over proposals on various aspects ranging from open spaces to public amenities.

Professor Bhimam Indrawa, who has lectured in Kent State

Mumbai’s new blueprint has errors in waste, water data

GETTING IT WRONG

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WASTE GENERATED

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These inconsistencies were pointed out in the preliminary observations on the DP by the Urban Design Research Institute. The DP has cited old sources in its report, such as the revised gap analysis report, revised city development plan, MCCM 2012 and the environment status report of 2010-11 while specifying the figures.

CONTINUED ON PG

Page 61 of 86
Mumbai’s new...
The question that arises is what such gaffes in basic data mean for the city and whether they will affect the planning of infrastructure facilities. “If the DP has to be successful in planning for the next 20 years, it has to start with accurate data records. These discrepancies show how the surveys are conducted by the BMC and their results are often in rough estimates. There needs to be comprehensive mapping of these facilities, including in slums, only then will the DP succeed in correctly serving the city,” said Anil Joseph, a Bandra-based civic activist.

Experts have already criticised the DP for raising the permissible FSI in the city without accounting for the burden it will cause on the physical, social, educational and medical amenities in the city.

Moreover, the DP also said the Middle Vaitarna dam, which was commissioned in October 2013 and has a yield of 455 million litres a day, as a future water supply project. Referring to the dam, the DP report said, “A dam has been proposed at around 12 km, downstream side of Upper Vaitarna.”

The dam has also not been listed in the existing sources of water supply and is, on the other hand, featured along with proposed dams such as Gargai, Pinjal, Damanganga, Kalu and Shai.

Development of important areas may get stuck, say experts

The Mumbai Design Research Institute (UDRI) said, “It took more than five years to do the DPR, the local area plan will take longer with such an extensive procedure. The timeline outlined is rigorous and time-consuming. And why are some areas being excluded?

Apart from specific designs and independent plans for these areas, the DP also lists extensive mapping of infrastructure and compliance with all aspects of every stage of planning.

In a recent meeting, BMC’s executive members have rejected the Middle Vaitarna plan for the next 20 years.

The BMC’s local area plan includes creating individual specific and detailed plans for rehabilitation of slums, redevelopment of old buildings, development of commercial and residential areas, etc.

The BMC plan also includes creating detailed plans for development of slums, redevelopment of old buildings, heritage precincts and transit-oriented development zones.

Apart from specific designs and independent plans for these areas, the DP also lists extensive mapping of infrastructure and compliance with all aspects of every stage of planning.

In a recent meeting, BMC’s executive members have rejected the Middle Vaitarna plan for the next 20 years.

UDRI Report

Page 63 of 86
BMC to hold topic-wise DP decoding sessions

Amrita Nayak Dutta
@AmritaNayak3

With the cut-off date for submission of suggestions and objections on the draft development plan 2034 nearing, the BMC has decided to carry out subject-wise sessions on different aspects of the DP for the citizens. The sessions are likely to start this month-end and will go on for 10-15 days.

Municipal commissioner Sitaram Kunte said, “We are in the process of finalising the schedule of the programme. The DP is a complex subject and people should understand it well. So, we will organise sessions on individual subjects and invite citizens.”

BMC had recently organised a session to decode the DP, in which several urban planners, experts, activists and citizens were invited. However, the session was not very successful, as the entire DP could not be discussed in a single session. Varying views on the subject from different corners created more confusion.

A senior civic official said, “There will be separate sessions on the Aarey Colony development, variable FSI, TDR issue, affordable housing and so on, so that each subject gets enough time.”
Along with landmarks, DP could wreck centuries-old living history

Many Gaathans And Koliwadas Marked As Slums

Shoddy work or conspiracy?

Reports in TOI on March 29 and 30

Town hall, Chhatrapati Shivaji Maharaj Vastu Sangrahalaya (formerly Prince of Wales Museum) and St Thomas Cathedral on Veer Nariman Road have not been marked at all in the DP. Experts fear the gross errors in marking heritage buildings have the potential to change how the city will look in the years to come.

Panaji Joshi, executive director, Urban Design Research Institute, UDRD, called it a form of cultural vandalism. “This is a cumulative failure of the city when a significant landmark is lost. A lot of the great architecture from the past has great historical significance attached to them. Most of these heritage sites are something we should cherish and when you try to erase them, you are depriving the future generations from being able to enjoy those structures of importance,” he said. Also, he added that the authorities, who are merely consultants of those sites on behalf of the future generations, would be losing in their role if they didn’t protect them.

Considering its rich social and cultural fabric, Mumbai cannot afford to lose any of it and that too in one stroke, said some conservatists, referring to the dodgy DP.

“The authorities have ignored the social, cultural and environmental values that the city houses all in one stroke. The heritage of the city is inherently the strength of it and without understanding the historical continuity one cannot discuss it,” said architect PV Desai.
1,500 suggestions/objections made on SoBo heritage list

Some prominent heritage structures on proposed 2012 list:

- A ward: City police HQ, Eros cinema, JB Petit Girls’ School
- B ward: Princess dock, Dongri police station
- C ward: Wilson College, Grant Medical College
- D ward: Girgaon Chowpatty, water front
- E ward: St Ignatius Church

Review panel takes them up next week

New categories of heritage tags suggested for city sites:

- Wilson College

Heritage committee review panel’s work so far:

- Last week, it submitted report on 230 entries for four wards: F-North, F-South, G-North and G-South
- Suggested 77, like Hindu Colony in Dadar, be dropped
- Suggested seven new categories of heritage tag

The new categories:

- Heritage Open Space category (eg Shivaji Park)
- Heritage Flora (old tree cover or foliage)
- Heritage Utilities (wells, tanks)
- Heritage Water Bodies (natural water bodies and reservoirs)
- Heritage National Monuments (archaeological sites)
- Heritage State Monuments (Sewri Fort, Banganga)
- Heritage Artefacts (fountains or sculptures)

DP rules could make redevelopment ‘unviable’

Builders and architects have complained that stringent norms in the draft development plan could discourage redevelopment of old, dilapidated chawls and cessed buildings.

Most cessed buildings are on very small plots, and conditions like open space around it, providing lifts and parking space for every dwelling unit need to be rationalized, they said.

“The provisions for open spaces, exorbitant premium and constraints on permissible FSI will cumulatively make redevelopment of cessed properties economically unviable,” said Harresh Mehta, president of the Property Redevelopers Association, which had demanded 25% FSI incentive for amalgamated schemes of two or more plots and exemption from FSI premium. Developers argued that the entire permissible FSI must be consumed in situ (in the same plot) to ensure viability of redevelopment schemes.

The panel, reportedly took about four months to deal with these four wards. The five southern-most wards in the island city is bound to take the committee much more time.

The number of suggestions/objections received cumulatively is four times more than what we received for the structures we reviewed in the earlier wards. However, efforts will be made to expedite the process, said a member.

Keeping in mind the huge number of suggestions/objections, the panel plans to hear out people in batches of 25-50 from the same locality depending on the input received. “Most of the issues from these wards are about redevelopment of old buildings. After giving them a hearing, a site inspection will be done by our members. We have old photographs of these areas and structures which should be of importance while deciding on the entries,” said a review committee member.

Niyanta Sitaram, activist, and trustee of NGO NAGAR, said the heritage structures on the list were picked by seasoned experts and architects who were sensitive to the architecture and history of Mumbai. “Due credit must be given to the work of these experts and the review committee needs to be extra careful while reviewing the list for these areas which have structures of great historical significance,” she added.

Activists accepted it was important that owners of heritage structures be given incentives to encourage them to maintain them.
|------------|----------|-----------|-------------|---------------------|

## 7000 हेक्टर बिल्डरांच्या घातां?

नितेन चक्राण, मुंबई

### मात्र विविधता

पूर्वीच्या प्रतिष्ठित मिसाळी आरोपकापडून आंदोलनाच्या नवीनतम थोड्यांतर (एनडीए) एक स्थान, एक्स एक्स विश्वविद्यालयासह शून्यी कर्त्यातील दहा सुरु आमदानी मुंबई विश्वविद्यालय भागीडाच्या स्थानात हजर हेरों। "एनडीए"च्या मूकत्वाच्या कार्यानिवेशातील अनेक आमदानी अंदाजें हैल्टिंग असेल, अर्थात "एनडीए"च्या मूकत्वाच्या कार्यानिवेशातील अनेक आमदानी अंदाजें हैल्टिंग असे असल्याचे म्हटले गेले आहे, अनेक विद्यार्थ्यांक "एनडीए"च्या मूकत्वाच्या कार्यानिवेशातील अनेक आमदानी अंदाजें हैल्टिंग असे असल्याचे म्हटले गेले आहे.

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### अश्रुग्रस्त: महात्मा गांधी

अश्रुग्रस्त महात्मा गांधी

मुंबई दिवस मंडळी

मोतीचंद्र पूर्णार्थी

### अन्वेषण गांधी

अन्वेषण महात्मा गांधी

मुंबई दिवस मंडळी

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मोतीचंद्र पूर्णार्थी
**Hindustan Times, 6 April 2015, Pg: 01**

**BMC got 4,325 suggestions till April 1**

*Your Opinion Counts*

The draft DP was presented by civic chief Sitaram Kunte on February 16 and was opened up for public suggestions and objections from February 25.

**HT Coverage**

HT has been reporting on problems in the BMC’s draft development plan.

Group leaders of the Congress and Shiv Sena have asked the civic chief to write to the state government, asking for the extension, and also that the draft DP be made available in Marathi.

However, BJP group leader Manoj Konak said citizens should make it a point to send in their suggestions on time.

There are concerns that resident’s opinions will not be taken into consideration, the way they were ignored while marking the existing land use (LLU).

Experts, however, feel the DP can’t be refined as it has too many discrepancies.

Opposition leader Devendra Ambekar said the next 20 years of the city could not be decided within 60 days. “There are a lot of discrepancies that need to be in place. I have asked the civic chief to forward our letter asking for extension to the chief minister as well,” he said.

Trushna Vishwasrao, House leader in BMC and Shiv Sena corporator, said: “Our leaders have been taking this issue up with the state government as well. We will send a letter from the Mayor, asking for the extension.”

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**HINDUSTAN TIMES, MUMBAI**

**TUESDAY, APRIL 07, 2015**

**Fadnavis says will scrap DP if panel finds flaws**

*HT Correspondent*

Mumbai: Pointed with a foreword of criticism, chief minister Devendra Fadnavis on Monday said the government was taking another look at the proposed urban plan for Mumbai’s development over the next 20 years.

Fadnavis said a three-member committee—headed by state chief secretary Sudhanshu Khutriya and with urban development secretary Nilesh Rane and director of urban planning Kassim Ramli among its members—would review the draft development plan.

“Errors are found in the draft. The government will not hesitate to scrap it,” he said in the state Assembly. The committee is to submit its interim report before Friday, the day the budget session is likely to end.

The proposed draft, released by the civic body for public review, has invited criticism from urban planners, citizens’ groups and environmentalists over a steep increase proposed in vertical construction proposals for construction in re-development areas in land occupied by mangroves, salt pans and the Aarey Milk Colony. It has been opened for public suggestions and objections from February 25.

**CONTROVERSIAL PROVISIONS OF THE DP**

1. **Opening up Aarey Colony:** The BMC has proposed that Aarey Milk Colony be opened for development. It has mainly planned educational and commercial development in the area.

2. **Higher FSI:** It has proposed a hike in FSI across the city and also different FSI for different areas in the city.

3. **BLOW FOR OPEN SPACES:** BMC has proposed to reduce the net capita open space available from 55 square meters to 25 square meters. The city could lose out on 700 hectares of open spaces, as the DP has proposed to allocate reservations on encroached land that had been set aside for different purposes.

“The committee will review the draft and the complaints we have received... After the comprehensive review of the draft, if we find any anomalies, we will revisit the draft and restart the entire process,” Fadnavis said. In the Assembly, after presenting a comprehensive report on the proposed DP.

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**Marine Drive, 24 Parsi agiaries, other heritage structures go missing**

*Chetana Yarukar*

**Mumbai:** Some of the city’s most famous heritage landmarks are missing from the proposed development plan (DP). The list of seven heritage precincts to the city, including Marine Drive and Fire stations, has been compiled in seven distinct textile mills in the heart of the city and 24 Parsi fire temples.

Out of the 1,486 heritage structures, precincts and sites listed in the previous DP (from 1995 to 2001), 1,080 have not been marked in the draft DP.

The seven precincts that are missing are Marine Drive, Old Cuttage Parade, Cooperage, Naupada Sea Road, Khadodada Circle, Five Gardens and South of Gaunders. These precincts were proposed and published as heritage precincts in 1986, but are now prime real estate areas.

The heritage structures in the seven distinct textile mills in central Mumbai are also prime properties. Members of the city’s heritage committee fear these structures could be demolished easily when the mill land is sold to real estate developers.

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*Continued on Pg 02*
MbPT’s new policy may term slum dwellers on port land encroachers

PASSING THE BUCK Port may put onus of rehabilitation of slum dwellers on state, citing lack of expertise

The problem

The MbPT is currently making a new slum rehabilitation policy that doesn’t provide protection to any slum dweller on its land.

Instead, it will ask for the removal of all slums and is planning to push the responsibility on the state.

What

• Of the 7,000 acres of port land spread from Dadar to Worli, a sizeable amount of land is occupied by informal housing.
• Traditionally, these lands have been occupied by settlements, which house those who worked in the Mumbai Port Trust in various capacities.
• Those workers served as unskilled construction labour and domestic labour.
• The labour also became part of the various allied industries that were operating from the port land such as rope, trading, unloading of cargo, mechanics, warehouse laborers.

Why

While Union shipping minister Nitin Gadkari has called for the opening up of port lands for the city’s use, there is no clarity on the status of the slums existing on port land.

SLUMS ON LAND

According to the 2000 report by the Urban Design Research Institute, 32,000 Number of people living in these colonies

DEMOlITIONS

The Mumbai Port Trust land has seen two recent demolitions, leading to anxiety among slum dwellers on the land.

The port authorities conducted two separate drives—one major drive where around 150 huts were demolished and a smaller drive where around four huts were razed.

“With no estimates on the number of slums existing on the land, a 2000 report by the Kamla Raja Vidyanidhi Institute of Architecture, along with the Urban Development Research Institute (UDRI), had pegged the number of people living in informal housing at over 30,000. Activists working with slum communities say the number is twice times more.

“We are very clear — we neither have the resources nor the mechanism to rehabilitate the slum dwellers. Hence, we will not offer any protection to them whatsoever,” said a senior port official, not wishing to be named.

Currently, there is no policy to govern the rehabilitation and redevelopment of slums that exist on the land owned by the Central government. As the ownership of the port land is with the shipping ministry, the state regulation on slums and the slum rehabilitation scheme apply to it.

The official said the port doesn’t have to follow the state’s cut-off of 2008 for legalising slums. “Hence, we will not have any such cut-off. Rather, we will ask the state to see if they can rehabilitate the people instead,” he said.

Port chairman Ravin Parmar confirmed such a policy was being drafted. “However, as we are yet to finalise it, it’s too early to discuss it.”

Activists, however, are against the proposed move. “Firstly, the MbPT has to conduct a survey to identify the exact number of people living on the port land. Once this is done, it must come up with a holistic policy to house them in a way that their livelihoods are taken care of,” said Mayuresh Bhadsarve from Hamara Shahar Vikas Niyogin, a group which works closely with the communities.

Bhadsarve also drew similarities between the shacks and Dharavi, in terms of their economic viability.

“These shacks have various entrepreneurial activities and have enormous economic value. These factors should figure in the new policy,” he said.

Historically, the port trust saw a lot of informal dwellings come up on its land, as it became one of the largest job creators in the city.
CM orders new city plan’s review

Chief secretary-led panel asked to consider complaints against draft Mumbai Development Plan 2034 and submit a report before April 10

EXPRESS NEWS SERVICE
MUMBAI, APRIL 6

FACED with demands from all quarters to scrap the draft Mumbai Development Plan 2034 unveiled by the Brihanmumbai Municipal Corporation, the Maharashtra government on Monday constituted a high-level panel under Chief Secretary Swadhin Khaatra to review the blueprint for the city for the next 30 years and consider the complaints against it.

There has been a public outcry over discrepancies in the Development Plan, with the BJP-Shiv Sena ruling combine in the BMCaccuracy it suffers severely.

Chief Minister Devendra Fadnavis had raised the issue in the state’s Assembly, said the pending actions on the complaints against the contentious plan and submit an initial report before the ongoing budget session ends on April 10.

Claiming that the state government did not wish to interfere with the formulation of the city’s Development Plan, Fadnavis said a need was felt for “a limited intervention” in the wake of intense criticism of the new plan.

The CM said he too had received complaints from citizens’ groups and stakeholders. “But how can one explain discrepancies alleged in the existing land use pattern? This leads to a question on whether a proper land use survey was carried out or not,” Fadnavis said.

The CS-led panel will comprise Principal Secretary (Urban Development) Nitin Kaner and Town Planning Director S.Akole.

The panel will look into complaints and representations against the new Development Plan, check whether proper processes were followed while drafting the blueprint and evaluate whether an additional 60-day extension may be granted for receiving suggestions and objections.

The current deadline for filing suggestions is April 24. Last week, BJP MLA Ashish Shelar had alleged in the House that processes for formulation of the new plan had been violated and that the consultancy firm originally contracted to draft the new DP had merged with the firm that eventually compiled it at a later date. He also alleged non-compliance of the terms of reference fixed earlier.

Fadnavis said Shelar’s allegations were “false.”

Earlier, Sena president Uddhav Thackeray had demanded that the new plan be consented to the draft it framed against the interest of the common man.

RELATED REPORTS, PAGE 2
DP flawless but for a few errors: Kunte

Prafulla Marapakwar
@timesgroup.com

Mumbai: The stringent criticism from all quarters notwithstanding, controversial municipal commissioner Sitaram Kunte on Saturday claimed that turning a few errors, the draft development plan 3034 is flawless.

“it’s a fact that a few errors have crept in while drafting the development plan. These were all human errors. I feel that owing to huge survey work involving 1.25 lakh properties across the city, the possibility of errors is not ruled out. When we take up the plan for final deliberation, all errors will be rectified and we will ensure that the final draft is flawless and completely error-free,” Kunte told TOI.

Elaborating on the errors, Kunte said it was found that in south Mumbai, a place marked for a museum was marked as ‘DH’ instead of ‘DS’. “The code ‘DS’ means the place is reserved for museum or such other activity while ‘DH’ means it is reserved for a hospital. It was a typo in drafting. When we draft the plan, we will ensure that all errors are corrected and there is no scope for criticism,” said Kunte.

Alarmed at stringent criticism of the draft development plan and demand by leading politicians to scrap it, chief minister Devendra Fadnavis has asked chief secretary Swanthem Ksharriya to revise it in view of serious allegations.

Subsequently, the urban development invoked the provisions of the Maharashtra Regional Town Planning Act to give directions to BMC on revision of the DP.

“We have received directions and are working accordingly,” said Kunte.

An IAS officer of 1985 batch, Kunte said that while drafting the DP-3034, the biggest challenge was to correct the mismatch in the 1994 DP. In 1994, India entered a new era of liberalization and at the same time there was restrictive land use policy. As a result, when the DP was prepared, there were several mismatches. Now our goal is to remove them. I am sure, when we come out with the new plan, all doubts raised by the public will be cleared and it will be a historic document,” Kunte said.

About the stringent criticism in the media, Kunte said that in his opinion, it was based on incomplete information. “We have taken note of every media report. We acted on certain reports, while in some cases, we found the information was incorrect,” he said.

Kunte said while a huge plot in the BKC area, belonging to a leading industrial house was mentioned as a water body, but in fact BKC is not a part of the DP-3034. “BKC is completely under MMRDA, as such it is not part of the DP-234. In the DP, the said plot is masked,” he said.

Kunte said more than 26,000 suggestions and objections have been received. “We will take note of each and it will be reflected in the new DP. We found that 17,000 suggestions have come for only one plot in Dadar. It has been suggested that the plot be reserved for a hospital, while students of Somaiya College have submitted 5,000 suggestions against the single plot. Their suggestion is that a particular plot be reserved for educational purposes,” he said.
Moving up leaves problems aground

Mumbai’s draft Development Plan 2034 proposes more than three-fold increase in built-up floor area, which, in turn, will increase population density further.
‘Include all city’s heritage structures in DP 2034’

MHCC Demands: BMC should seek its permission for redeveloping Grade-III heritage bldgs

WHY THE DRAFT DEVELOPMENT PLAN WAS REVISED

HT had earlier reported about how the draft development plan had missed out on marking heritage structures and even changed norms to redevelop heritage buildings.

Iconic heritage structures such as the Flora Fountain, General Post Office, Asiatic Library, Gateway of India and Chhatrapati Shivaji Maharaj Vastu Sangrahalya, among others, were either wrongly marked or not mentioned in the draft development plan.

HT had reported on how 3,000 of the 1,500 heritage structures in the city were not marked in the development plan. Among these, 100 important heritage buildings were missed out from south Mumbai alone.

These along with major factors such as FSI hike, opening up of no-development zones for the development and developing Aarey Colony, the only green lung in the city, led to the chief minister ordering a revision in the draft development plan. The DP 2034 will be now submitted in August.

Marking every structure individually on the map is not necessary. Instead, it could be mentioned in the DP 2034 that all structures notified by the government from time to time will fall under the heritage norms. This will leave no scope for missing out on marking any particular structure,” said V Ranganathan, chairman of MHCC.

The civic body had earlier faced flack from heritage conservationists and urban planners after it missed out on marking heritage structures in the draft development plan.

The MHCC also demanded that seeking the committee’s permission should be made mandatory for the redevelopment of Grade-III heritage buildings or in Grade-III precincts.

“The changed development control rules mention that the MHCC’s permission is not required for Grade-III heritage buildings or precincts. We want this clause to be removed. Also, we demanded that financial incentives be given to owners of heritage buildings for maintaining the structure,” said Ranganathan.

Despite several attempts, Jha remained unavailable for comment. \*
UDRI Report

TIMES CITY

10 CHANGES
THAT MUST BE MADE IN THE PLAN

UTC

WHAT SHOULD BE DONE:
To examine whether the errors were deliberate, BMC should have supervised the Task Well.

WHAT SHOULD BE DO:
According to head, BMC should have supervised the Task Well.

WHAT SHOULD BE DO:
Says BMC should have supervised the Task Well.

CM orders high-level inquiry into DP fiasco

There Seems To Be Dereliction Of Duty At All Levels

Available at: 

Fadnavis asks Chief Secretary To Examine Whether Errors Were Deliberate, Says BMC Should Have Supervised Task Well

DP draft: BMC receives heap of suggestions and ojections

The Staff of the Draft Development Plan (DP) Department of the Brihanmumbai Municipal Corporation (BMC) met at the civic body’s headquarters on Saturday in spite of it being a weekly off. As they are fixed with heads of new work post Friday’s deadline for submission of citizens’ suggestions and objections to the DP.

According to official sources, letters are estimated to have come in until Friday. The department has now been allotted an emphatic task of sorting these letters, wordwardly and without delay.

However, only those letters that have arrived in the past 2 weeks were being sorted on Saturday. Many letters were sent across earlier and the scrutiny has already begun.

On being asked whether four months is sufficient time to incorporate all changes in the revised DP, a senior official said, “It is too less a time frame. We will try our best. Some objections point out genuine mistakes and will actually fast-forward our work. Others are suggestions that are welcome but do not show urgency. We may have the liberty to sit on these and gradually incorporate them.”

Meanwhile, Pankaj Abhat, executive director of Urban Design Research Institute (UDRI), was on the same note. “We have received all the letters and are currently going through them. We are hopeful of incorporating all objections into the latest DP.”

AHR

Religious places

Religious places are mentioned in the area of 10ANCE

Natural Areas

Natural areas are mentioned in the area of 10ANCE

AAREA

Areal areas are mentioned in the area of 10ANCE

Photo:

784A45

Page 74 of 86
Heritage precinct’ to be included in draft DP 2034

Marine Drive Marked As A Heritage Area

The inclusion of Marine Drive as a heritage precinct would now clearly define which areas fall under the heritage tag, putting all conjectures to rest.

Heritage Grades

The Mumbai heritage regulations of 1995 slot the city’s landmark structures into three grades:

GRAD E-I: Lists buildings and precincts of national or historical importance. They also embody excellence in architectural style, design, technology and aesthetics. Natural sites are also included like CST station, Gateway of India and Crawford Market complex.

Restrictions: The interior or exterior cannot be altered unless absolutely necessary. Even then, the change should be minimal and in consonance with the building’s original character.

GRAD E- II: A and B consists of buildings and precincts of regional or local importance with special architectural or aesthetic merit, cultural or historical significance like Institute of Science, Opera House and Watson’s Hotel or Esplanade Mansion.

Restrictions: Internal changes for adaptive re-use may be permitted by the heritage committee but external alterations are subject to scrutiny.

GRAD E-III: Includes buildings and precincts important to the townscape. They evoke architectural, aesthetic or sociological interest and can be representative of a lifestyle of a particular community or region like Mahalaxmi, Amravi Church, municipal commissioner’s bungalow at Altamont Road.

Restrictions: Changes allowed, provided they do not take away its heritage value. If the building is declared unsafe or dilapidated, demolition and reconstruction may be permitted.

The BMC sent two proposals to the state government on declaring Marine Drive a heritage precinct, in 1999 and 2007.

In December 2014, the High Court directed the government to decide on demarcating the precinct by January 31, 2015.

The decision was finally taken in May. If the BMC’s draft DP 2034 is approved, the area will be included.
UDRI Report

The Times of India, Mumbai
Thursday, May 28, 2015

Don't merely correct DP errors, make holistic plan

Mumbai: A group of campaigners and experts met on Wednesday evening to discuss the issues that they want the revised draft Development Plan (DP) 2034 to address.

The public meeting conducted by the Urban Design Research Institute was held at the Chhaganbhai Shrinivas Mahal at Vashi Sangharsh in Thane in focus.

Rajiv Shah, executive director of UDRI, pointed out that there was active engagement by citizens in the draft DP 2004. "The BMC was open to suggestions, however, it did not reflect in the Proposed Land Use (PLU) plan. This discussion cannot be understood. Besides the DP 2004 draft published in February, people talk about how the authorities aimed at a competitive, sustainable and inclusive plan but this did not reflect in the proposal," he said.

The civic body is expected to rectify errors by July and bring out a revised draft DP 2034 in August.

The Times of India, Mumbai
Saturday, August 1, 2015

Work starts to fix DP, can deadline be met?

Mumbai: The urban planners appointed for the city’s 24 wards for correcting the controversial Draft Development Plan (DP) 2034 have started their work. The draft DP released in February was slammed by all sections of society. The state government in April asked the BMC to revise the draft within four months. There are questions marks on whether the revision can be completed in the remaining time.

Civic officials associated with the revision process said on August 1, BMC commissioner Ajoy Mehta, along with the DP revision team, would conduct a meeting of 24 ward officials to reach an estimate of the time needed to complete the process. He would then approach the civic minister to seek an extension of the revision deadline.

Those associated closely with the revision process say it’s a massive task and the team is unlikely to finish the work within the deadline set by the state government.

“The urban planners are first checking the designations marked in the DP shows. Just this bit would take around a month to do. They would then check the marked roads. This would take another month. The urban planners have, for now, been given three months, which clearly overrules the time stipulated by the state government in its notification,” said an official.

In the first week of July it was decided in a meeting with Mehta that assistant municipal commissioners of the wards would be involved in the revision process. Ward officials had not been involved in the process of preparing the draft DP.

Bandra corporator Asif Zakaria said there’s no way the BMC can finish the revision work by August-end. “Urban planners would be looking at designations, reservations and roads as well. It leaves one wondering what the planners did when the draft was being prepared.”

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UDRI Report

HINDUSTAN TIMES, MUMBAI, WEDNESDAY, AUGUST 05, 2015

NEW DEVELOPMENT PLAN

BMC to ask for more time for ‘foolproof’ plan

Vaishnavi Vasudevan

MUMBAI: The Brihanmumbai Municipal Corporation (BMC) wants two more months to submit its revised development plan 2015, the deadline for which is August 23.

BMC officials said the civic body will ask state城乡规划 secretary Swadheen Khatra for the extension during a meeting this week, considering the number of errors in the plan.

“The DP is being revised because of the number of errors and mistakes. We cannot afford to take it lightly this time. It is a humongous task, and it is difficult to complete it by the end of August, because we aim to make it foolproof this time. We need an extension of at least two months,” said senior official, not wishing to be named.

After experts and citizen activists pointed out several flaws in the civic body’s develop- ment plan for the city, it was sent back to the drawing board. The BMC was given four months to correct the errors and present a new plan.

Sources, however, said the BMC has done little in the given time.

“The spot visit process has just begun, with urban plan- ners who will cross-check the reservations being appointed to ward offices only last week. “It will at least take a month for the urban planners to conduct the spot visits, and then another month to rectify errors and take decisions about reviewing a proposed road or road widening,” said an assistant municipal commissioner (ward officer).

Of the 24 urban planners, nine are BMC employees from the civic town planning depart- ment, and 15 were hired from the All India Institute of Local Self Government.

Experts are in favour of granting the BMC the extension.

“If the department requires six months, then that time should be granted, as verifying thousands of errors is not an easy task. Time will tell whether there is any correction or rectification supported by citizens,” he said.

The survey of the roads, specific guidelines will have to be followed. “There are a few aspects on roads to roads. Existing roads, proposed roads, widening of existing roads not just the for the new roads, all these have to be done while conducting the survey. The survey will be verified by the traffic department,” an official added that the survey will also mention the number of intersections affected in the case of road widening or new roads.

HINDUSTAN TIMES, MUMBAI, WEDNESDAY, AUGUST 12, 2015

State govt makes process to correct flawed DP’s easier

HT Correspondent

MUMBAI: The state government has now made it easier for flawed draft development plans (DP) to be scrapped or corrected.

Recently, it amended the Maharashtra Regional & Town Planning (MRTP) Act, 1966 on Tuesday to ensure that flawed DP can be rectified by the civic body preparing them.

Carried in a proviso in the act that makes it possible for the civic body preparing the DP to make rectifications in the plan, if it is found to be flawed. It has been made after an approval from the planning committee, which consists of officials from the state government and some corporators.

The proviso states because the planning committee will give hearings to everyone who has raised objections to the draft plan and decide based on the merits of the objections. “This becomes time-consuming and so often a waste because the civic body has to go through the whole process with a plan that is flawed and deserves to be bashed. Such an amendment can now make it possible for the civic body to rectify the map without going through all the procedures,” said an official from the urban development department.

What this amendment means is that civic bodies across the state can take cognisance of protests about errors in the DP and rectify them by themselves.

The move will also save the state government the legal hassles for asking the Brihanmumbai Municipal Corporation (BMC) to redo the draft DP. Hence, the rectification comes into retrospective effect from April 22, 2015.

“A legally there is no provision which allows the BMC to redraw the map without submitting it to the planning committee. As a result, even our order asking it to make changes to the DP is not legally binding. Now, with this amendment, it is possible,“ said the official.
8,344 errors in draft DP, most rectified: BMC

Mumbai: Officials involved in the draft development plan (DP) rectification process found 8,344 errors and have corrected most of them. The civic authority is now preparing a draft which it has decided to put in the public domain so that in case someone has objections over it, they can approach the civic authority with their grievances before publication of the revised draft DP for suggestions and objections.

The civic authority wanted to ensure that they can address most concerns of citizens and minimize scope of correction after publication of the revised draft DP. Municipal commissioner Ajay Mehra also issued a guideline to be adopted while revising the DP. He asked the planners to check if trees can be protected while road widening and developing footpaths.

Earlier, an error-added draft DP led to controversy and faced strong protest from citizens. It forced chief minister Devendra Fadnavis to issue an order asking to revise the draft DP. Officials then sought a six-month extension from the state government to revise the draft DP.

DEVELOPMENT PLAN

BMC rectifies errors in marking roads

Document to be published on website in phase-wise manner

EXPRESS NEWS SERVICE
MUMBAI, SEPTEMBER 3

The Brihanmumbai Municipal Corporation (BMC) has claimed to have rectified the errors in the draft development plan (DP) 2015 over the last four months. The BMC had been widely criticised for the errors in the DP. According to a progress report submitted by the development plan department on September 1, a total of 8,344 designations needed to be probed.

In February, the BMC had been criticised for wrongly marking roads, some of which were shown to be running across existing buildings. Residents from Bandra had pointed out a proposed road cutting across St. Anne Church in Shervy Raja road. The residents had submitted 2,500 objections to BMC in this regard.

After the chief minister’s order to republish the document, the BMC had initiated visits to all the wrongly marked areas. Of the 8,344 designations required correction, the report accessed by The Indian Express has revealed. “The team that visited the spots made remarks on 895 designations and another 310 designations may require corrections,” a senior civic official said. Officials also said that the error-free document would be published on the BMC website in a phase-wise manner.

This would give citizens a chance to write to the civic body in case errors were found again, officials said. The report has also listed guidelines for officials for carrying out road surveys. It has pointed out that the civic officials must assess environmental impact before proposing road widening at particular spots. This would entail checking if the trees in the vicinity would be affected. In such cases, if the footprint could be developed by retaining the trees, it added.

Initially to be published by the end of August, the corporation had recently asked for a six-month extension to rework on the document. Apart from errors, BMC is also looking into fundamental changes in the development control regulation (DCR)
More blunders pop up in... Their concerns are not unfounded, as among the errors are essential amenities such as public halls, schools, hospitals and green spaces being marked wrongly. This list includes popular landmarks like Prithvi Theatre, Ravi College of Arts and the Sony Port.

BMC chief Ajay Mehta said the civic body will clarify these errors. “These are observations. We will give out a comprehensive clarification covering the complete spectrum to clear all doubts. We will also give out ground rules for making a DP to give the contextual perspective,” he said.

The 700 private amenities that have not been marked include SIES College, the FD Hendhia Hospital and Research Centre and the Bombay Stock Exchange, among others.

On not marking those private amenities, Mehta had earlier told HT the civic body decided not to mark them in the DP as they were private plots that the civic body cannot control.

In the long run, if these errors are not corrected, it will lead to poor planning after the DP is finalised. Urban planners and activists said accurate data is the cornerstone of sound city planning.

UDR executive director Pankaj Joshi refused to comment on the report, saying it had been submitted to the civic body. Senior civic officials, however, said they will look into the errors pointed out in the report before commenting on them.
BMC starts to correct errors in DP

The civic body will incorporate 11,000 suggestions and objections made by citizens

YOUR INPUTS

The civic body will incorporate 11,000 suggestions and objections made by citizens.

Mumbai: The Brihanmumbai Municipal Corporation (BMC) will incorporate 11,000 suggestions and objections made by the citizens in the draft Development Plan (DP) 2015-2034 in the revised DP.

The civic body has received as many as 71,000 suggestions and objections for the draft DP that was released in February. After reviewing them, the civic body has pointed out that over 60,000 were repetitions.

Civic chief Ajay Mehta, who wants the revised draft out by next February, asked all ward offices to carry out field inspections rather than relying on satellite mapping. The civic body has begun the second phase of corrections, which are related to roads that are wrongly marked or missing, and ones that need to be widened.

A civic official, who did not wish to be named, said, “In the case of designation errors, the procedure was different. In case of roads, we want to be extra careful. The ward officers have submitted their observations. They will be incorporated in the DP maps and then uploaded on the website.”

However, if BMC sources are to be believed, over 8,000 errors have been pointed out in the draft maps by the ward officers. They will have to be verified and medially rectified by the DP department, which itself is a huge task.

“The rectification work on the second phase is on. In two weeks, the corrected DP maps with the road details will be uploaded online,” said Mehta.

Mumbai: After correcting the wrongly marked structures in the revised draft of the city’s new Development Plan (DP), the civic body wants the citizens to send in their suggestions and observations.

The BMC has uploaded the designation survey on its website. Citizens can send in their suggestions by November 30.

A senior official from BMC said, “After receiving the suggestions from citizens, we will check and correct the errors that are necessary. We have corrected the errors in the previous draft that were pointed out by our DP revision team or citizens.”

The suggestions and observations received in the next one month will be locked into after all the old corrections are done. You can send in your suggestions to the BMC headquarters in CST or email it to dp.mc@mcgm.gov.in under the subject, Designation Survey October 2015.

The corporation had recently completed the rectification work of structures that were wrongly marked in the proposed draft of the DP (2015-34). For example, a museum in the Fort area was shown as a veterinary hospital in the proposed DP. Following several such examples, citizens and activists had objected to the proposed DP.

After the designation survey, the BMC will upload the corrected proposed roads in the DP that were caught up in the controversy.

In the last stage, the civic body will do a rethink on floor space index (FSI).
BMC to soon upload Devpt Control Rules

Move To Ensure Transparency In DP 2034

Richa Pinto/itvgroup.com

Mumbai: The civic body will upload the Development Plan (DP) 2034 on its website by next week. The BMC has been conducting a public hearing on the DP for the last four months.

Several activists from the city said that it was a step in the right direction. Rishi Agarwal, a member of the Save Aarey Movement, said that the BMC is taking a brave step in this direction.

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With a month in hand, activists step up fight for open spaces

PROPOSED NEW POLICY

Campaigners meet local corporators and write to MLAs to explain flaws

UDRI Report

HINDUSTAN TIMES, MUMBAI
FRIDAY, NOVEMBER 20, 2015

With a month in hand, activists step up fight for open spaces

Mumbai: The new open spaces policy may have been put on hold for a month, but activists say the fight is far from over. With another month in hand, they are fighting hard to save Mumbai’s scarce open spaces. Activists and experts from across the city are meeting local corporators and writing letters to MLAs explaining the deep flaws in the proposed policy.

The Shiv Sena, which heads the BMC, took a step back on Wednesday after its ally, the BJP, said the open spaces policy should not be approved in its current form. Until Tuesday, the BJP was in favour of the new policy and had helped the Shiv Sena get it approved at the civic improvement committee meeting last week. Opposition parties had voted against the policy. But on Tuesday, Mumbai BJP chief Ashish Shelar backed the demands of citizens’ groups and activists and asked for the policy to be sent back to the improvement committee. Following this, the Shiv Sena did not table the policy in the general body for discussion, fearing a lack of votes.

The policy is now likely to be put up for discussion next month. Shailendra Solanki, an RTI activist vehemently opposed to the BMC’s proposal to hand over plots to private entities, is planning to meet elected representatives to register citizens’ opposition. “The BMC has proposed an ‘adoption policy’ for the open spaces under its control. The scheme is designed to give priority to corporates and other entities with lots of money. We are aware once somebody has possession of any property, he becomes the de facto owner. Many open spaces handed out earlier have clearly been usurped by private parties. This is a clear attempt to create private interests on public lands,” Solanki said. Activists have been questioning the BMC’s proposal to put up prime plots for adoption despite having the money to develop and maintain them on its own. “BMC is cash rich and can surely manage gardens and playgrounds for which it is asking NGOs to show a turnover of Rs 6 crore. It is just a scheme to allow organisations with vested interests to own open spaces,” said Vysha Vaidya from H-west federation.

The BMC has maintained that the crux of the policy is to promote public participation in maintaining neighbourhood gardens. However, activists have suggested methods to ensure public participation without any finances from NGOs. “The BMC can issue tenders to develop gardens and maintain them while activists, ALMs and other organisations work as watchdogs and save the spaces from encroachments. There will be no need for any adoption or caretaker policy,” said Meher Rafa, trustee, NAGAR.

THE TIMES OF INDIA, MUMBAI
FRIDAY, NOVEMBER 27, 2015

Citizens submit over 100 errors in revised draft Development Plan

Mumbai: The BMC has so far received 110 observations from citizens regarding problems in the proposed designated survey for the revised draft development plan 2034. Officials said they will correct the mistakes before publishing the draft for suggestions and objections.

The BMC has decided to correct mistakes with help of citizens before publishing the revised draft DP for suggestions and objections.

They put the list of designated survey online, asking citizens to examine it and point out mistakes to the civic authority. The deadline to point out mistakes in designation survey is November 30, after which BMC will put the road survey report before the public for scrutiny.

Citizens have requested the BMC to extend the date for submission of opinion on designation survey. Many said they had noticed errors repeated in the survey and want to scan the entire survey for which they need more time.

Urban Design Research Institute executive director Pinkesh Joshi has written to the BMC, pointing out mistakes in the designation survey list. They found 138 instances where playground gardens are marked as recreational ground and 15 playgrounds marked as school.
No extra time, but you can still send your feedback on devpt plan

Civic body refuses to extend deadline, says important observations will be considered

THE DOCUMENT
The Brihanmumbai Municipal Corporation (BMC) put up the development survey for the 2015-2016 development plan, with documents for each ward running into at least 400 pages.

THE GOF-UPS
The survey was launched on November 7. After the survey was opened for public scrutiny, the BMC moved to restrict access to the documents.

“With Diwali holidays, people didn’t get enough time to go through the document. It is an important plan, so every error needs to be rectified. If the BMC had done its job properly, there would be no need for people to scrutinise the document every time,” said Geetanjali Mehta, an activist.

The survey was released on November 7. Citizens had expressed their doubts over studying the exhaustive document. The BMC had also closed the survey from November 11 to 15 owing to uncertainty.

Times Of India, 8 December 2015, Pg: 06

Civic chief seeks opinion of builders on revised DP

Mumbai: BMC municipal commissioner Ajay Mehta met a group of builders and town planning experts on Monday for suggestions on the revised draft development plan (RDDP).

Mehta also called a meeting with other stakeholders, activists and planners to get their opinion on open spaces to address concerns about these in the RDDP.

The commissioner also suggested that the BMC should be open to suggestions from the public on open spaces.

SPACE MATTERS: Municipal commissioner Ajay Mehta has also asked activists and town planners for suggestions on open spaces.

Several mistakes in it when it was published for suggestions and objections. Experts had questioned if there were attempts to favour some people. The chief minister was forced to intervene and ask for its revision. Mehta has made all attempts to address concerns in the RDDP. The BMC had recently put out a list of open spaces and land designations after a survey. This included in the RDDP and published it on their website. Citizens then pointed out around 500 mistakes in the list. The civic authority will soon put the list of roads they will include in the RDDP before asking the public for feedback.
BMC releases revised draft DP

DATE: January 07, 2016

MUMBAI: There will no longer be a 9.15-metre-wide road cutting across three residential buildings at Pali Hill in Bandra; the proposed road has been deleted from the city’s draft development plan (DP) 2034, which the Brihanmumbai Municipal Corporation (BMC) has revised and released as phase 2.

The revision follows a road survey and specifies whether proposed roads are to be deleted from or retained in the draft. Citizens were up in arms against proposed roads that would have cut across their buildings and religious structures, and Pali Hill residents led a protest against the plan. Following this, most of the proposed roads at Pali Hill now stand deleted or re-aligned.

Similarly, a 9.15-metre-wide road proposed at Mt Mary Convent School in Bandra has also been deleted from the revised draft, which was submitted in the group leaders meeting at the BMC late on Tuesday.

The ward-wise draft will be made available on the BMC’s website on January 7.

WRITE TO BMC

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32. A senior BMC civic official said, “We will also be uploading the format that citizens should follow to send their observations.” Properties that received an indication of disapproval (ODs) before February 24, 2015 and hence are proposed to be deleted in the revised draft have also been asked to notify the civic body before January 31. The BMC will then accept the ward-wise corrected designation survey or plan 1 with rectifications, in its website.

Citizens can email odc.mcgm.rd.surveys2015@gmail.com with the subject line “DP Road Survey 2015” or write to Chief Engineer (Development Plan), 5th Floor, New Building, BMC headquarters, Mahapalika Marg, Ner, Mumbai 400001. In the revised draft, BMC has also highlighted the number of trees or mangroves that will be affected by the proposed roads.

For instance, though there was strong opposition to a proposed road near St Anne’s School, which would affect 12 trees, it has been retained – albeit re-aligned – in the revision. On Wednesday, the BMC also issued a direction on phase I of its revised plan, saying that the report has been “misinterpreted”. In the note, the BMC continued to maintain that the designations were based on the sanctioned development plan (SDP), 1981. Therefore, “no reservations are proposed but only erroneous designations are corrected,” the clarification said.
BMC agrees to correct DP errors

Finally

Institutions like SES College, which didn’t find a mention in earlier survey, can now be marked in draft

UDRI Report

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Institutions like SES College, which didn’t find a mention in earlier survey, can now be marked in draft

Activities

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Way forward

Mar 2015 to Mar 2016

Some text is missing or not visible in the image.
BMC may not get extension for revision of DP after May

TIMES NEWS NETWORK

Mumbai: Almost a year after the controversial Development Plan (DP) 2004 was released last February, the city is yet to get a revised plan. Senior government officials said that the BMC's draft DP 2004 has got another extension till May 31. However, after May, it’s unlikely that the civic body will get any further extensions, said government officials.

Citizens have questioned the logic of indefinitely postponing the city’s DP which is a crucial plan for Mumbai.

King’s Circle activist Nikhil Desai said, “After so much delay, the BMC better come out with a plan that’s totally implementable. After so many extensions, there can be excuses in case anything is wrong with the new draft DP 2004.” Citizens said that they were aware that the BMC would not be able to come out with a revised draft within four months after the state government first ordered it in April last year.

Architect Anand Unni from NGO Youth for Unity and Voluntary Action said, “The existing DP revision committee has definitely been doing a better job as compared to the earlier one by having constant meetings with all stakeholders about various concepts in the revised DP 2004. We knew from the initial stage that this would not be an easy job to complete, however, any more extensions need to be justified,” said Unni.

Civic officials said that work on DP revision has been going on systematically and it is expected to be released around April-May.

Principal secretary of urban development department Nitin Kareer said, “The draft DP 2004 has been granted an extension till May 31 and it’s unlikely that it would get another extension.”

BMC passes open spaces policy

EXPRESS NEWS SERVICE
MUMBAI, JANUARY 15

AS MANY as 1,500 plots of land across Mumbai, reserved to be used as gardens, playgrounds and recreation grounds, were expected to be adopted by corporators, individuals, non-government organisations and residents’ associations, with the Brihanmumbai Municipal Corporation passing its controversial "open spaces policy" Wednesday.

Under the policy, the civic body had wanted to reserve the lands for community use. However, the new policy permits the adoption of these lands by corporators or individuals.

The BMC has also given a two-year grace period to adopt the lands, after which the civic body will take over the lands. If the corporators fail to adopt the lands within a year, it will be transferred to the civic body. The policy also includes the possibility of extending the grace period for another year.

In a departure from the previous policy, the BMC will now allow corporators to adopt lands for a maximum of four years, after which the lands will revert back to the civic body.

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