What is a Development Plan (DP) ?

“Development plan” means a plan for the development or re-development of the area within the jurisdiction of a Planning Authority.

Chapter I, MR&TP Act 1966

Why is a DP important?
The DP is a planning blueprint that affects the provision of basic services in the region under consideration.

How does the DP affect you?
The DP remains in effect for a period of 20 years or more which is the equivalent of an entire generation. It is responsible to ensure adequate quality and quantity infrastructure for all stakeholders of an area.
What are the contents of a DP?

- Land use allocation (e.g., residential, commercial, industrial, etc.)
- Land allocation for public purpose, open spaces and community facilities
- Transport and communications
- Public utilities and amenities (e.g., water supply, sewerage, electricity, etc.)
- Preservation of natural landscape
- Preservation of heritage buildings/precincts and structures/places of historical, natural, architectural value
- Measures for flood control
- Proposals of Central and State Government, Planning Authority or any other authority
- Levelling up of land
- Provisions for controlling and regulating development

Source: Chapter III, MR&TP Act 1966
Planning Authority formulates a DP

What is a local authority?
A Municipal Corporation / Municipal Council / Nagar Panchayat / Zilla Parishad
Example: Municipal Corporation of Greater Mumbai, Vasai-Virar City Municipal Corporation

What is a Planning Authority?
Any local authority, including a Special Planning Authority (SPA).

What is a SPA?
A development authority appointed by the State Government for any undeveloped area referred to as ‘the notified area’.
Example: Slum Rehabilitation Authority for slum pockets in Mumbai, Mumbai Port Trust for Mumbai port lands, MMRDA, MHADA, etc.

Who funds the drafting and revision of the DP?
Every Development Authority shall have and maintain its own fund to which includes:
- moneys received from the State Government by way of grants, loans, advance or otherwise
- moneys received under the MR & TP Act
- moneys received from any other source

*More details in Chapter VIII of MR&TP 1966*
What documents form the draft or final DP?

**Development Plan Sheets** (DP Sheets)
Detailed maps showing the existing and proposed land use in a specified area.

**Development Control & Promotion Regulations** (DCPRs)
Regulations for building activity and development work in areas under the jurisdiction of a Planning Authority.

**Development Plan Report** (DP Report)
A report that includes the existing situation analysis and proposals for the next development period, supported by facts, figures, projections and maps.
What is a DP Sheet?

DP Sheets are detailed maps showing the existing and proposed land use in a specified area.

Examples of DP Sheets (PLU maps):

- Eastern Suburbs, Greater Mumbai, SM Sheet, ES 21
- Draft Regional Plan for Thane, Palghar and Raigad
- Draft Development Plan for Pune
- Draft Land Use Plan for Delhi
## How to access and read DP Sheets online for your area?

<table>
<thead>
<tr>
<th>Steps</th>
<th>Description</th>
<th>Examples</th>
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| **Step 1** | Go to the website of the urban local body (ULB) for your area (Municipal Corporation, Municipal Councils, etc.) | Greater Mumbai - [https://portal.mcgm.gov.in/irj/portal/anonymous](https://portal.mcgm.gov.in/irj/portal/anonymous)  
Thane – [https://thane.nic.in/municipal-corporations/](https://thane.nic.in/municipal-corporations/)  
Navi Mumbai - [https://www.nmmc.gov.in/navimumbai/](https://www.nmmc.gov.in/navimumbai/) |
| **Step 2** | Documents related to the DP will ideally be located under titles like – ’Development Plan’ or ’Town Planning’. As these websites have different formats, it is better to bookmark webpages for future reference. | |
| **Step 3** | Amongst the documents available to read a DP, you will find DP sheets or maps for areas under that the particular ULB. These documents will also include DP reports and DCRs, government notifications, existing land use study, etc. | |
| **Step 4** | Every DP sheet will have a legend that indicates what the colors and lines in the map denotes. | |
| **Step 5** | Locate the key plan on any sheet and identify your area to open the relevant sheet. | |
| **Step 6** | Locate the plot of your concern in this sheet and study its land use with the help of the legend. | |

### What errors to look for in a DP sheet?

Check if the boundary lines are correct, plots are indicated in colours corresponding to its actual land use, CTS numbers, road widening, high tide lines, transport modes, etc.
How to read a DP Sheet?

Step 1
Identify which area your plot falls in: Island city, Eastern suburbs or the Western suburbs.

Step 2
Open the relevant folder (i.e. Island city/Eastern suburbs/Western suburbs)

https://portal.mcgm.gov.in/irj/portal/anonymous/glcedpdfdocs

For Greater Mumbai
How to read a DP Sheet?

**Step 3**
Open the key map with sheet numbers superimposed on the ward boundaries

**Step 4**
Locate your ward and the approximate area of the plot you want to check and note down the sheet number

For example: Oval Maidan, located in A ward, should be in sheet IC 07

![Google Satellite Image](image_url)

![Key Map Image](image_url)
How to read a DP Sheet?

Step 5

Open the pdf file with the corresponding sheet number and search for your plot

For example: Oval Maidan, located in A ward, should be in sheet IC 07

Legend

Land use map

Plot-wise schedule of modifications

Key

Scale

Notification details & signatories

For Greater Mumbai
How to read a DP Sheet?

Step 6
Once you locate your plot, notice the color in which it is denoted.
For example: Oval Maidan, located in A ward, should be in sheet IC 07.

Step 7
Correlate the color, pattern and code with the legend provided below the map to identify the land use of the plot.
For example: Oval Maidan, located in A ward, should be in sheet IC 07.
Color: Green
Pattern: Hatched
Code: EOS 2.6

Land Use: Open Space
Type of Land Use: Existing
Type of Open Space: Recreational Ground

For Greater Mumbai
How to read a DP Sheet?

Step 8

Check if the plot is hatched or a solid color to identify whether it is denoted as an existing land use or proposed as a new land use.

For example: Andheri, Ward K/E & K/W, WS 18

**Existing Land Use:** The hatch indicates existing land use in any specified area at the time of preparing the map.

**Proposed Land Use:** The solid color indicates plots that are reserved for a certain use for the future.

For example: Andheri suburban railway station represented as an existing land use

For example: Proposed housing, social amenities and transportation facilities denoted in Andheri area
How to read a DP Sheet?

Step 9

In case of revisions to the DP, EP or SM sheets are released. You can check the schedule on the right of the sheet, in case of any changes/modifications are made to your plot of concern.

For example: Andheri, Ward K/E & K/W, WS 18

Excluded Part (EP): Parts of the DP that are not sanctioned and are open for public inspection.

Sanctioned Modifications (SM): Parts of the DP that are sanctioned.

EPs are numbered
Check the relevant code in the schedule provided on the sheet

SMs are numbered
Check the relevant code in the schedule provided on the sheet
What are DCPRs?

Development Control and Promotion Regulations or DCPRs are guidelines for building activity and development work in the areas under the jurisdiction of a Planning Authority.

*What it includes:*

- **Part 1** Administration
- **Part 2** Development Permission
- **Part 3** Land Uses and Manner of Development
- **Part 4** Requirement of Site and Layout
- **Part 5** Floor Space Index
- **Part 6** Additional Floor Space Index
- **Part 7** Land Use Classification and Uses Permitted
- **Part 8** General Building Requirements
- **Part 9** Urban Safety Requirements
- **Part 10** Special Provisions
- **Part 11** Miscellaneous Provisions
- **Part 12** Environmental Sustainability

*Part 12 is followed by Annexures and Appendices*
What is a DP Report?

A DP report includes the existing situation analysis and the proposals for the next development period supported by facts, figures, projections and maps.

What it includes:

**Part 1**
Existing Situation
- Planning and Revision Process
- The Regional Context
- Existing Land Use
- Population
- Economy
- Transport
- Physical Infrastructure
- Social Infrastructure
- Environment
- Existing FSI and Density

**Part 2**
Proposals
- Projects
- Vision, Goals & Objectives
- Land Use Zoning
- Employment
- Environment
- BUA and FSI
- Land for Public Purpose
- Legends and Standards
- Education, Health & Social Amenities
- Public Open Spaces
- Affordable Housing
- Gender, Special Groups and Social Equity
- Art & Culture, Recreation & Leisure
- Transportation
- Development Control Regulations
- Financing DP Implementation and Monitoring

**Part 3**
Ward Reports
Example: A Ward

**Part 4**
Maps

*Part 4 is followed by Annexures and Appendices

Source: Report on Draft Development Plan 2034, Greater Mumbai