

UDRI Report

**March 2015
to
March 2016**

Activities | Outcomes | Learnings | Way forward |



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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-tank 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 ऊर्जेचा - गौतम पटेल

ARTICLE 2: मुंबईतील जुन्या इमारतींकडे बघण्याच्या नवीन दृष्टिकोन - ले.शानूर सिरवाई

ARTICLE 3: वारसास्थळाचे जीवन आणि मरण - पंकज जोशी, सिध्दार्थ पंडित

ARTICLE 4: वारसास्थळ निश्चिती : शाप की वरदान ? - अजित रानडे

ARTICLE 5: शिक्षणाला तरी सोडा ! - आनंद तेलतुंबडे

ARTICLE 6: बेटावरील शहर - मुंबई - तेव्हाची आणि आताची - श्री. नरेश फर्नांडिस

ARTICLE 7: विकास सुनियोजित व अधिक समावेशक असावा - पंकज जोशी, सिध्दार्थ पंडित

ARTICLE 8: गलिच्छ वस्तीतील भारत - निधी जामवाल

ARTICLE 9: आधुनिक नव उदारमतवादी - शालीनी नायर

ARTICLE 10: युडीआरआय आणि मुंबईच्या विकास योजनेतील सुधारणांचा २००८ पासून चालू असलेला सिलसिला - पंकज जोशी, ओंकार गुप्ता

ARTICLE 11: फेरीवाले, रस्त्यावरील विक्रेते आणि शहरी अर्थकारण - शरीत भौमिक

ARTICLE 12: नवमध्यमवर्गाविषयी एक चिंतन - निमित्त मॉडेल फ्लॅट नामक प्रकरण - शिल्पा फडके

ARTICLE 13: निरोप भेंडी बाजारला - समीरा खान

ARTICLE 14: बार - बार डान्स - माया पंडित

ARTICLE 15: बारबाला होण्याचे ओझ - स्मृती कोप्पीकर

ARTICLE 16: मॉल, वेगवान गाड्या आणि रस्त्यावरच्या माणसाचे जीवन - विद्याधर दाते

ARTICLE 17: नागरी विकास - स्वयंसेवा (बिगर शासकीय) संस्थांचा हस्तक्षेप - प्रमोद काळे

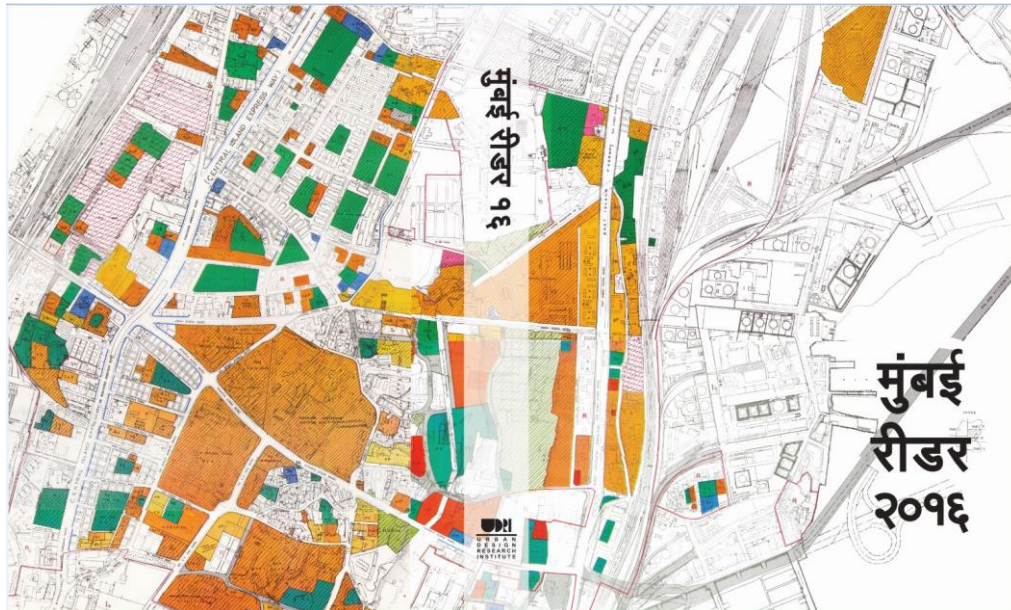
ARTICLE 18: सर्वोच्च न्यायालयाचे निकालपत्र

UDRI SECTION

ARTICLE 19: विकास योजनाकालीन रूपरेषेसाठी प्रस्तावना - युडीआरआय

ARTICLE 20: माहिती आणि सूचना(कंप्युनिकेशन) आधारभूत संरचना(इन्फ्रास्ट्रक्चर) - युडीआरआय

ARTICLE 21: धारावी पुनर्गठन घेताना - युडीआरआय



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.

PUBLIC FORUM

| Outreach | Capacity Buildings | Dissemination | Advocacy |

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

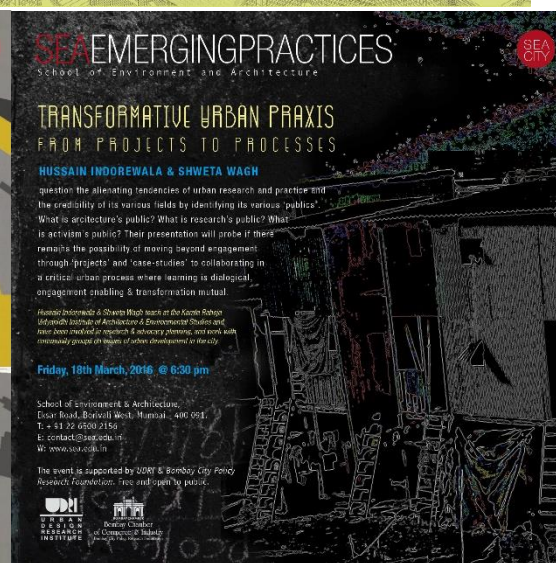
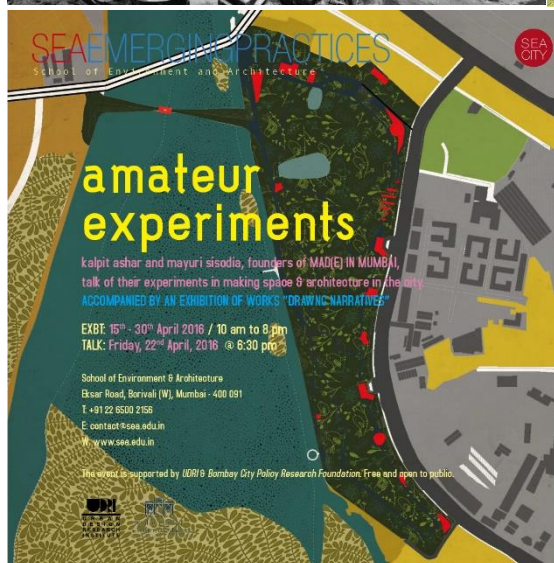
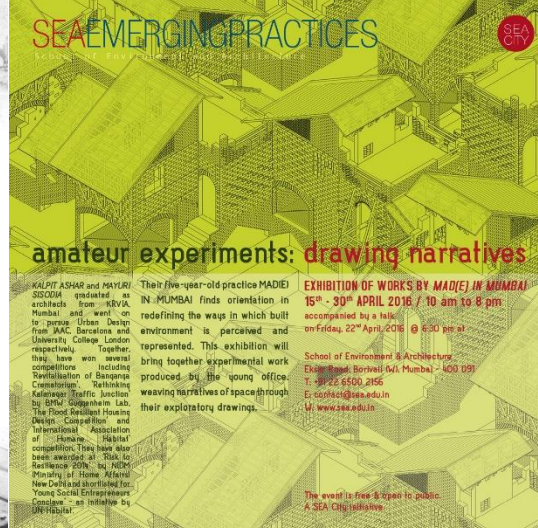
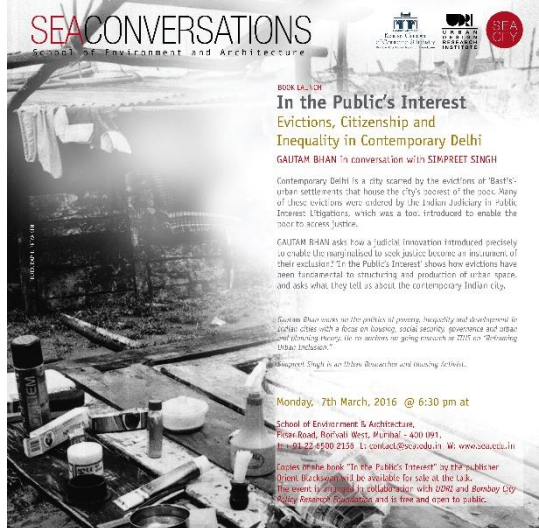
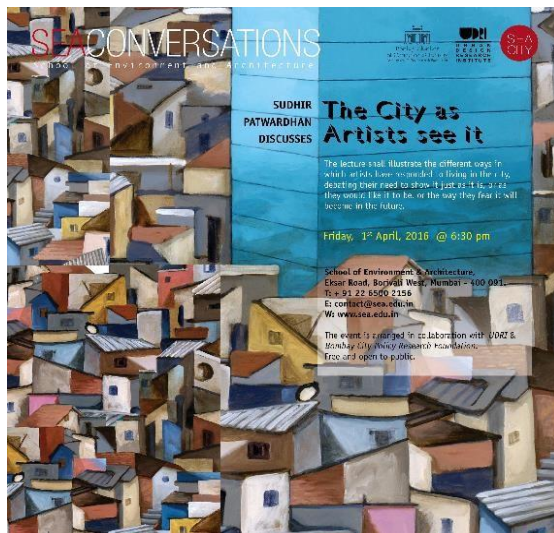
UDRI collaborated with the School of Environment and Architecture to host a series of conversations between invited urban professionals and students of architecture. The series began with a book launch and talk by Gautam Bhan called, 'In the Public's Interest: Evictions, Citizenship and Inequality in 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

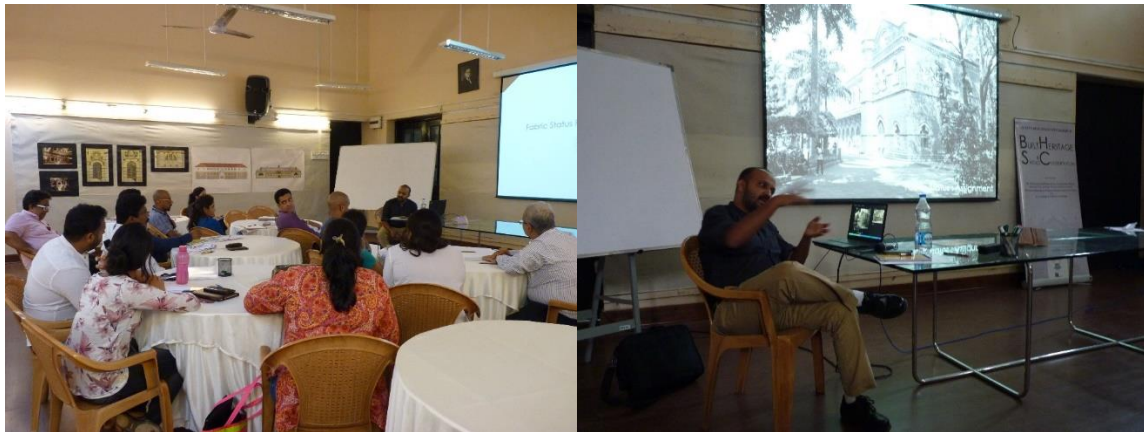
1st April - Sudhir Patwardhan on 'The City as Artists See it'

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.



MumbaiDP24 SEVEN

| Capacity Buildings | Research | Networking |

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 UPGRADATION 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, WardA on various issues to be addressed under the project.

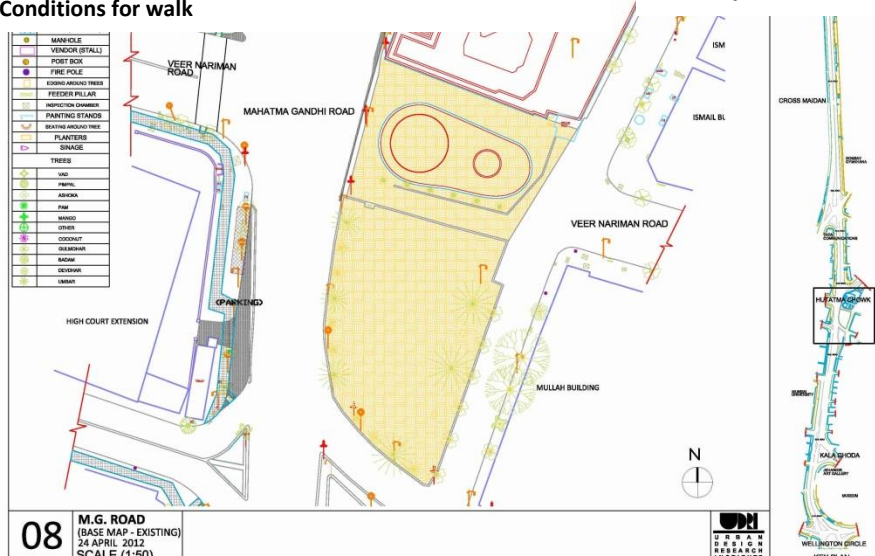
Site survey and photo documentation



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 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



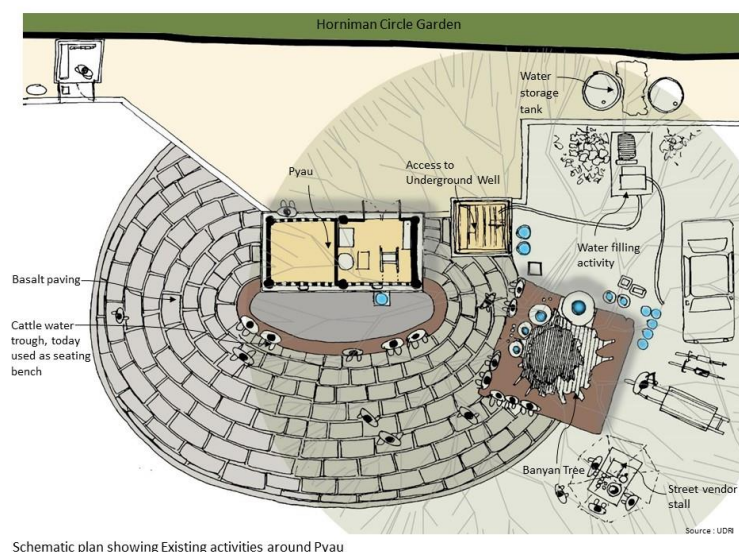
RESTORATION OF HERITAGE PYAU AT HORNIMAN CIRCLE

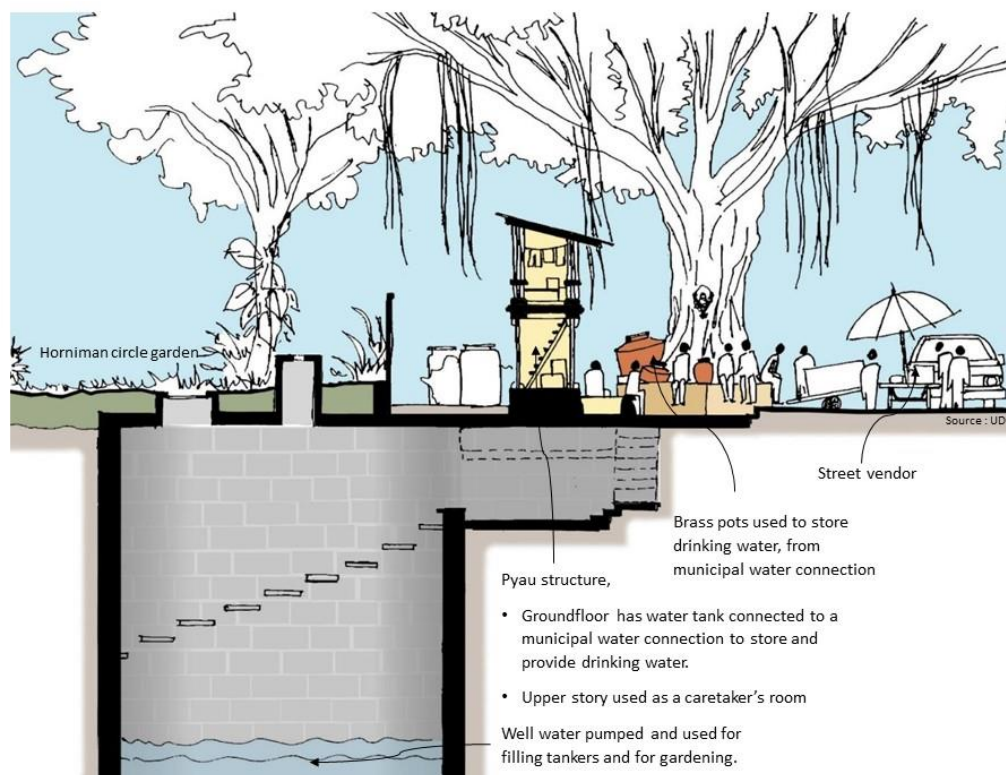
The Fort management Plan was initiated by UDRI as an effort to safeguard and conserve the culturally and historically significant Fort precinct. As a part of this plan, need for social amenities such as water fountains, toilets and seating was studied. Recommendations were made to conserve and renovate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

Kalaghoda 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.



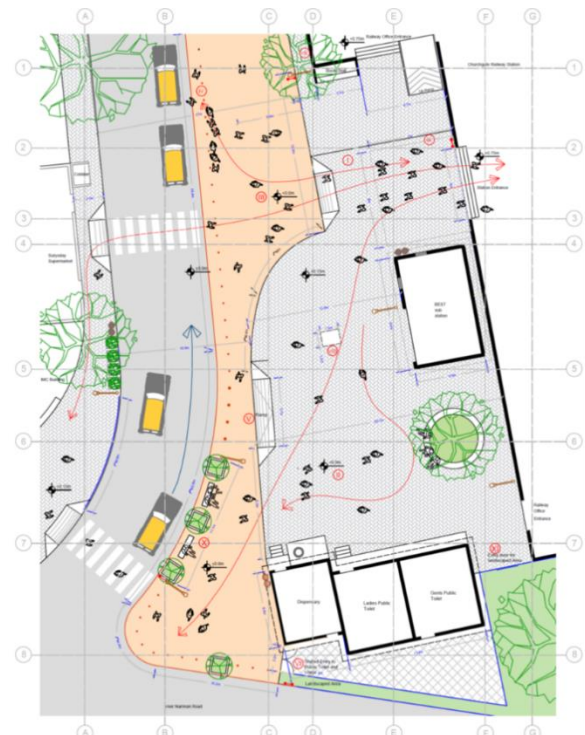
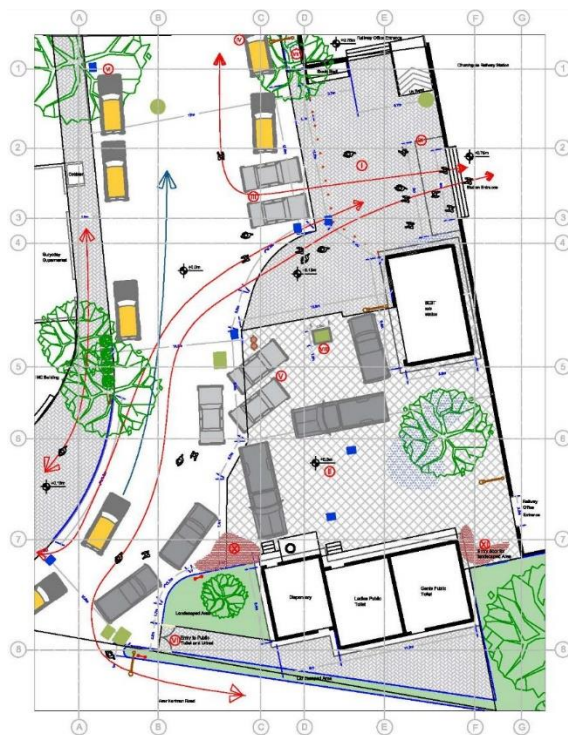


Schematic section showing existing site situation

ORGANIZING PUBLIC SPACE AT CHURCHGATE STATION

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.



- Landscaped Area / Flower Bed
 - Debris/ Garbage
 - Street Dweller/ Encroachment
 - Sewer Manhole
 - Storm Water Drain grating
 - Signage
 - Dustbin
 - Street Light
 - Bollards
 - Fencing/ Railing
 - Major Pedestrian Movement
 - Vehicular Movement
- 0m 5m 10m

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.



Existing Plan



Proposed Plan



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, AllAGD 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.

[HOME](#) | [ROAD SURVEY 2034](#) | [DESIGNATION SURVEY 2034](#)

[DESIGNATION SURVEY 2034](#)

[ROAD SURVEY 2034](#)

MCGM will continue to accept Suggestion/ Objections on Designation Survey 2034 till the draft DP 2034 is published.

UPDATE

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 MCGM boundary. This complete ward wise survey document is available at the following link on the MCGM website: <http://www.mcgm.gov.in/irj/portal/anonymous/qlddevplan>

The MCGM 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 MCGM by 30th November 2015. MCGM will continue to accept Suggestion/ 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 MR&TP Act 1966. Suggestions and objections have been called on the same till the 24th of April 2015. Till such time as the this DP is finally approved the stricter of the two provisions will be applicable (Section 46 of the MR&TP Act 1966). 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.

Latest News

MCGM Releases Designation Survey 2034

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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

Indian Express, 26 Feb. 2015, Pg: 14

BRIHANMUMBAI MAHANAGARPALIKA
No. CM/1296/HF/GEN and 24.02.2015

NOTIFICATION

Sub: Revision of Development Plan of Greater Mumbai Publication of Draft Revised Development Plan 2034 & Draft Development Control Regulation 2034 for Municipal Corporation of Greater Mumbai.

THE Municipal Corporation of Greater Mumbai vide their Resolution No. 567 dtd. 23.12.2008 declared their intention to revise the Development Plan of Greater Mumbai within its jurisdiction as laid down under Section 19 read with Section 28(1) of the Maharashtra Regional & Town Planning Act, 1946, as amended up to date and notice to that effect was published in the official Govt. Gazette on 17 July 2009. Thereafter the survey of Existing Land Use of the entire area within the jurisdiction of Municipal Corporation of Greater Mumbai was carried out as laid down under Section 23 of the said Act and the Existing Land Use maps have been prepared and uploaded on MCGM portal as well as displayed in each administrative wards of MCGM for obtaining comments on the same from general public.

Whereas the State Govt. had thereafter granted time extension in the time period from time to time as provided under Section 28(1) of the aforesaid Act for the preparation and publication of Draft Development Plan (2034) for Greater Mumbai. The State Govt. vide their order dtd. 20th October 2014 has further extended the time period for preparation and publication of Draft Development Plan (2034) upto 4th April 2015.

And whereas the Draft Development Plan (2034) for Greater Mumbai along with the draft Development Control Regulations have been accordingly prepared and the Corporation by their Resolution No. 1193 dtd. 23.02.2015 have accorded sanction as required under the provision of Section 28(1) of the said Act, to publish the said Draft Development Plan (2034) for Greater Mumbai along with Draft Development Control Regulations for inviting suggestions/objections from the general public.

Notice is hereby given, as required under Section 28(1) of the said Act, that the said Draft Revised Development Plan of the Greater Mumbai 2034 is now published as laid down under the said Act.

The copies of the said Draft Revised Development Plan 2034 of Greater Mumbai, Draft report on the Plan and the Draft Development Control Regulations 2034 in respect thereof are kept open for inspection during the office hours on any working days in the office of Chief Engineer (Development Plan), 5th Floor, Municipal Head Office, Anand Building, Mahatma Marg, Fort, Mumbai-400 001. The same are also available on MCGM web portal www.mcgm.gov.in. The Draft Revised Development Plan 2034 of the respective zones are also available for inspection in Zonal Building Proposal Deptt. at following addresses:

Sr. No.	Zonal Building Proposal Office	Head of Deptt.	Address
1.	City A, B, C, D, E, F, S, P, N, G, S, G, N	Dy. Ch. E.B.P. (City)	Datt. Acce. Viharinar Road, Wadala Road, Wadala (West), Mumbai-400 037.
2.	Western Suburbs H, H, H, W, R, S, X, W	Dy. Ch. E.B.P. (W.S.-I)	1st Floor, Bhikaji Hospital Bldg., Bandra (W), Mumbai-400 050.
3.	Western Suburbs P, S, P, W, R, S, R, C, E, N	Dy. Ch. E.B.P. (W.S.-II)	Municipal Bldg., 'C' Wing, Sanstha Complex, 30, P. Road, D.P. Road, Kandivli (E), Mumbai-400 002.
4.	Eastern Suburbs L, M, E, M, W, N, S, T	Dy. Ch. E.B.P. (E.S.)	Near Raj Legacy, Paper Mill Compound, 1, B.S. Marg, Vikhroli (W), Mumbai-400 109.

Similarly, Draft Revised Development Plans of Administrative Wards are also available for inspection in the respective wards.

The Suggestions and/or objections are now invited from the members of the public, in respect of the said Draft Development Plan of Greater Mumbai (2034) as laid down under Section 28(1) of the said Act within 60 (sixty) days from the date of publication of this notice in the official Govt. Gazette and the same would be considered while finalizing and submitting the said Draft Development Plan (2034) to the State Government for their final sanction under Section 21 of the aforesaid Act.

The suggestions and/or objections may be communicated in writing to the Municipal Commissioner within the aforesaid statutory **notice period of 60 days** at office of Chief Engineer (Development Plan) at above mentioned address. The suggestions and/or objections received before and after the aforesaid date will not be considered. The envelopes forwarding the suggestions/objections may be superscribed in bold letters "Suggestions/objections to the Draft Development Plan 2034".

Don't Sign as I have
Indefinite/Indefinite

24-02-2015
MUNICIPAL COMMISSIONER

PRO/110/NDP/2015



Notification of Release of the Development Plan for Mumbai 2034.

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.

Date	Meetings	Attended by	Organized by
5 March 2015	NCP	Omkar, Apurwa	
11 March 2015	NCP	Omkar, Apurwa	
18 March 2015	PEATA	Omkar	PEATA
22 March, 2015	Agni	Pankaj	AGNI
23 March, 2015	D & H/W Ward - Andheri, PRAJA		PRAJA
25 March, 2015	DP through Gender lenses	Keya, Anuja	Akshara
27 March 2015	Representative from Kamatipura	Apurwa, Pooja	
30 March, 2015	Sanjay Nirupam	Omkar	
	R Ward	Pankaj	PRAJA
	Bank Worker Union	Pankaj	
31 March, 2015	Bomi Mistry, Balkrishnan	Omkar	
6 April, 2015	N/W Ward		PRAJA
	IAS officers, V.K. Phatak	Omkar, Pankaj	
7 April, 2015	NSF	Omkar, Pankaj	
8 April, 2015	Malad	Pankaj	PRAJA
	Mumbai Catholic Samaj at Victoria church	Omkar and Pankaj	

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

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बृहन्मुंबई महानगरपालिका क्षेत्राच्या प्रसिध्द प्रारूप सुधारीत विकास योजना २०१४-२०३४ संदर्भातील तक्रारीचे अनुषंगाने मा. मुख्यमंत्री महोदयांनी मुख्य सचिव, महाराष्ट्र राज्य यांचे अध्यक्षतेखाली नियुक्त केलेल्या समितीचा अंतिम अहवाल.

अंतिम अहवाल

प्रस्तावना :

महाराष्ट्र विधानसभा नियम २९३ अन्वये सर्वश्री राज पुरोहीत व इतर विधानसभा सदस्य यांनी दिलेल्या प्रस्तावाचे अनुषंगाने विधीमंडळात दि. ०१/०४/२०१५ रोजी विविध सदस्यांनी त्यांचे मत मांडले. त्या अनुषंगाने मा. मुख्यमंत्री महोदयांनी सदर प्रस्तावावर झालेल्या चर्चेच्या अनुषंगाने दिनांक ०६/०४/२०१५ रोजी निवेदन केले. सदर प्रस्तावातील बृहन्मुंबई महानगरपालिका क्षेत्राच्या दिनांक २५/०२/२०१५ रोजी महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम २६ अन्वये नागरीकांच्या सूचना / हरकतीसाठी बृहन्मुंबई महानगरपालिकेने प्रसिध्द केलेल्या प्रारूप सुधारीत विकास आराखड्याबाबत विविध स्तरावरून प्राप्त झालेल्या तक्रारींची शहानिशा करून अहवाल सादर करण्याकरीता मुख्य सचिव, महाराष्ट्र राज्य; प्रधान सचिव (नवि-१), नगर विकास विभाग व संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांची समिती नेमण्यात येत असल्याचे जाहिर केले. सदर समितीने त्यांचा प्राथमिक अहवाल शक्यतोवर अर्थसंकल्पीय अधिवेशन-२०१५ संपणेपूर्वी सादर करणेबाबत सूचना दिलेल्या आहेत.

Official notice to revise proposed land use

Government of Maharashtra Directive under Section 154 MR&TP Act 1966

[illegible]

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 2014-34

The basis of calculation of FSI demand for Proposed Draft Development Plan 2034 is specified on Page number 314, 315, of the Report on the Proposed Draft Development Plan-2034. It proposes per capita BUA, which is currently at 9.00 Sq.Mt. to increase to 27.00 Sq. Mt. where by the total BUA of Greater Mumbai of 10,611 Ha (114.21 Crore Sq.Ft.) has become 34,853 Ha (375.15 Crore Sq.Ft.). This increase is over 350% which is highly irrational and un-sustainable. Moreover this increase is at the cost of paying 70% to 100% premium of the market value making the development highly unaffordable.

In order to reconsider this basis the following standards are referred to:

A. Housing Policy of Government of Maharashtra (Maharashtra State New Housing Policy and Action Plan 2015)

B. Sizes for EWS, LIG, MIG & HIG as recommended by MHADA Link: <https://mhada.maharashtra.gov.in/?q=affordablehousing>

Methodology classifying the categories of housing are as follows:

A	This category includes the first section of Pavement Dwellers, Slum Dwellers & Chawls Dwellers. They have to be provided a minimum of 25 Sq.mt. carpet area as per the Draft Maharashtra State Housing Policy 2015. Converting it to the BUA additional 5.00 Sq.mt. (20%) has been added. Hence it gives the figure of 30 Sq.mt. BUA per HH.
B	This category includes Slum Dwellers and Rehabilitation households. They fall under the LIG category of MHADA. LIG category of MHADA provides a range from 27.00 Sq.mt. to 45.00 Sq.mt. per HH carpet. Considering aspirations over 20 years the proposed BUA per HH has been proposed to be Maximum of the Range at 45.00 Sq.mt. per HH.
C	This category conforms to LIG and MIG housing size of MHADA. MIG category of MHADA provides a range from 45.00 Sq.mt. to 80.00 Sq.mt. per HH carpet area. Average of the range is considered for this category taking into account aspirations over 20 years hence the proposed BUA per HH has been proposed to be 62.48 Sq.mt.
D	This category conforms to higher MIG housing Size of MHADA. MIG category of MHADA provides a range from 45.00 Sq.mt. to 80.00 Sq.mt. per HH carpet area. Maximum of this range is considered as aspirations over 20 years hence the proposed BUA per HH has been proposed to be 80.00 Sq.mt.
E	This category includes HIG group. HIG category of MHADA provides a range above 80.00 Sq.mt. Keeping the same percent increase (@30%) in this section as that of the MIG the proposed BUA per HH has been proposed to be 97.24 Sq.mt.
F	This category of Housing includes the very High Income Group Housing. Keeping the same percent increase (@30%) in this section as that of the earlier HIG category BUA per HH is proposed to be 154 Sq.Mt.

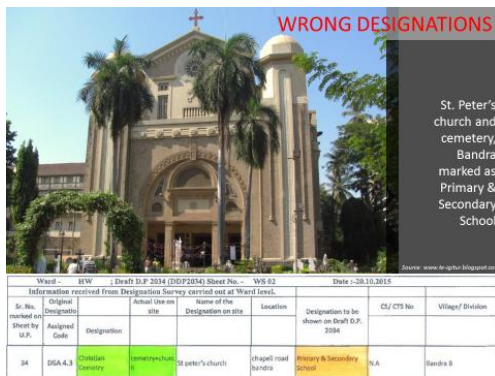
The resultant tabulation of proposed Per Capita BUA, HH BUA, Percent Increase, House Type, etc., is as below:

Planning Sectors distributed according to Per Capita BUA for housing (SPA Population Excluded)														Household Size		4,4
	Per Capita BUA 2012 (sqm)	Current Category of Housing	Planning Sectors	Population 2011	Percent population	Existing Housing BUA (ha)	Per Capita BUA (Sq.Mt.)	Existing HH BUA (Sq.Mt.)	Population in Planning Sector (2034)	Proposed Per Capita BUA (Sq.Mt.)	Proposed HH BUA (Sq.Mt.)	Percent Increase (round figure)	Current MHADA Provisions	Proposed HH BUA (Sq.Ft.)	House Type	Total Proposed Housing BUA (Ha)
A	0.01 - 4	Pavement/Slum/ Chawls	15	5,10,793	4	143	3	13	5,37,703	7	30	127	27.88 - EWS	323	1-RK	367
B	4.01 - 8	Slum/Chawls/ Rehab Homes	52	54,64,418	47	3189	6	26	61,94,794	10	45	70	27-45 - LIG	485	1-BHK	6337
C	8.01 - 12	EWS/LIG	35	31,46,126	27	3003	10	44	34,48,755	14	62	42	45-80 - MIG	673	1-BHK	4897
D	12.01 - 16	MIG/HIG	15	16,24,365	14	2316	14	62	18,17,919	18	80	30	45-80 - MIG+	862	2-BHK	3307
E	16.01 - 20	HIG	13	7,22,022	6	1253	17	75	8,10,038	22	97	30	80< - HIG	1047	3-BHK	1790
F	20 and above	HIG	9	2,58,091	2	707	27	119	2,49,015	35	154	30	80< - HIG+	1662	4-BHK	874
Total			139	117,23,815	100	10611	9	56	130,58,223	18	78	55		842		17572

Open Space area calculations for revision in Draft Development Plan 2014-34				
	Description		Reference	Notes
	Projected Population	13950000	Page 234, Report on Draft Development Plan 2034, by MCGM	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
1	Open Space	in Hectares		
1.1	Open space area (ha) as per DP 1991 reservations without national park	2623.71	Report on The Draft Development Plan (Revised) 1981-2001, Chapter XIII, Planning Proposals, page 23, 25 Allocations of areas under important activities	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.
1.2	Area of layout open spaces i.e (15%) of total net plot area available (in Ha)	2098.63	Page 317, 353,354, Report on Draft Development Plan 2034, by MCGM	From the total area of Greater Mumbai (45,828.31 ha), area where 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 15 % of area is to be handed over to MCGM for Layout RG's / Layout Open Spaces
1.3	Beach (Area in ha)	96.6	Page 21, Development Plan for Greater Mumbai 2014-34, Existing landuse Maps and report, by MCGM	The Beaches, Promenade are accessible public open spaces to all
1.4	Promenade (Area in ha)	12.5		
1.5	Tanks and Ponds (Area in ha)	25.8		Tanks and ponds are Public open spaces. These areas need to be reserved and protected
1.6	Open Spaces from from 1/4th of available MoPT Land	108.18	Mumbai Port Waterfront and Port Land Development Report, Submitted to Ministry of Shipping, Government of India, November 2014, pages 207	After considering the Existing land use area of port operations and leased out areas exact areas that could be released for the proposed development plan can be arrived at. Approximately 60% of 721.24 ha i.e. 432.74 can be considered as part of the Revised DP 2034.
1.7	Open Spaces from 1/4th of available NDZ land	674	Table 16.2, page 295, Report on Draft Development Plan 2034, by MCGM	The DP 1991 had demarcated environmentally sensitive lands such as marshy lands along the creek, hilly areas, agricultural lands, high tide areas, barren lands and some lands under primary activities as No Development Zones. These NDZ area under PLU reservation and land available for development are 2696.37 Ha
1.8	Open Spaces 1/3rd of available Salt pan land	265.9	Map 9.5, page 184, Report on Draft Development Plan 2034, by MCGM	Undeveloped, underutilized area of salt pan land, which is total 797.7 ha, has a potential to be developed as public open spaces
1.9	Open Spaces 1/4th of Recreation & Tourism Development Zone to be reinstated from in SPA Area	488	Table 3.2: Ward wise Planning Sector Areas, page 33-39, Report on Draft Development Plan 2034, by MCGM	The sanctioned Regional Plan, 1996-2011 for Mumbai Metropolitan Region (MMR) recognized the tourism potential of Manori- Gori Uttan area and designated it as Recreation and Tourism Development Zone. (1952 ha area fall under the administrative jurisdiction of MCGM)
Option -A	Total Open Space area proposed in 2034 in ha	6393.34		
(1)	Per capita Open Space	4.38		
Option -B	Total Open Space area without SPA area (without point no. 1.6 and 1.9) proposed in 2034 in ha	5905.34		
	Per capita Open Space (without SPA)	4.23		
2	Natural Areas in (ha)			
2.1	Forest	4462.6	Page 21, Development Plan for Greater Mumbai 2014-34, Existing landuse Maps 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 it should not be included in the calculations of public open space
2.2	Mangroves	3838.5		
2.3	Mud Flats	365.4		
2.4	Hills	384.3		
2.5	River/ Creek/ natural Water bodies	1390.69		
2.6	Lakes	874.9		
(2)	Total protected natural area (ha)	11316.39		
	Per capita Natural Area	8.11		
(1+2)	Per Capita total Open Spaces and Natural Areas in sqm. pp	12.70		

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 Gaothans



G-north/south, IC29, 2b-a, New DP road of 18.3m, Retained width 13.4m, Cuts through slum arbitrarily
2d-b, New DP road of 9.15m, Retained, Cuts through slum but within proposed planned layout as
indicated in P.U.

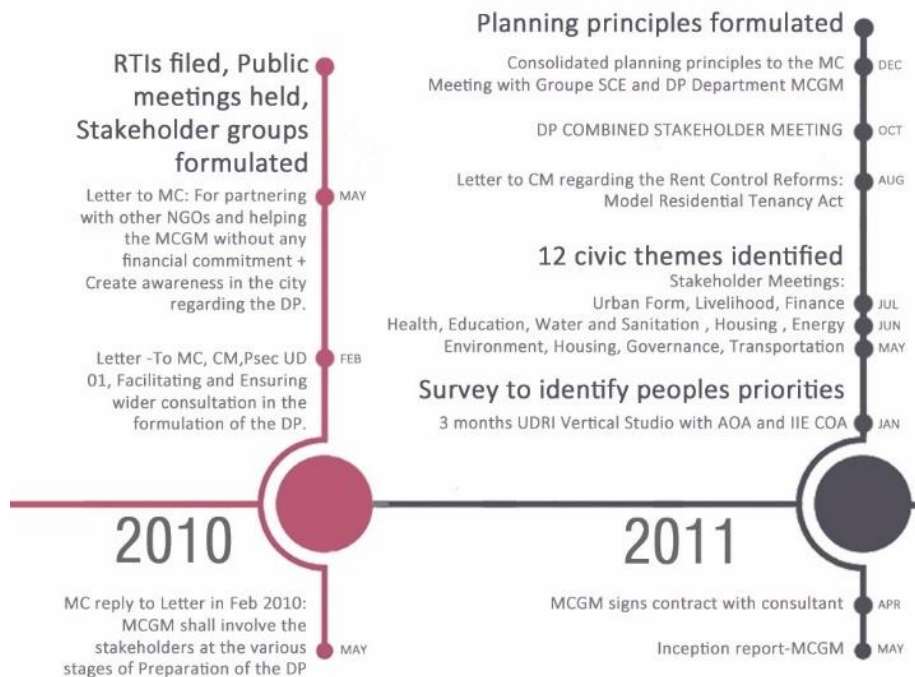
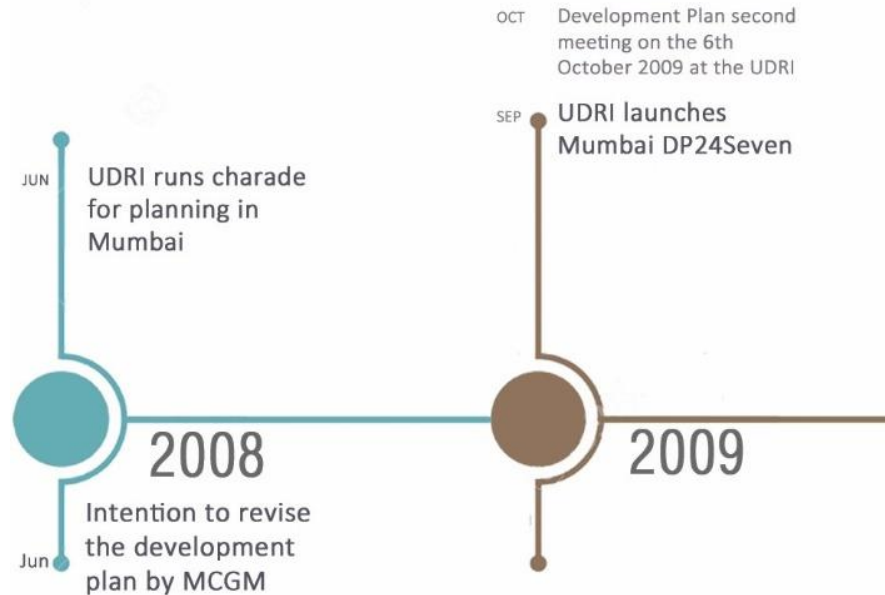
Examples for proposed alignment of roads

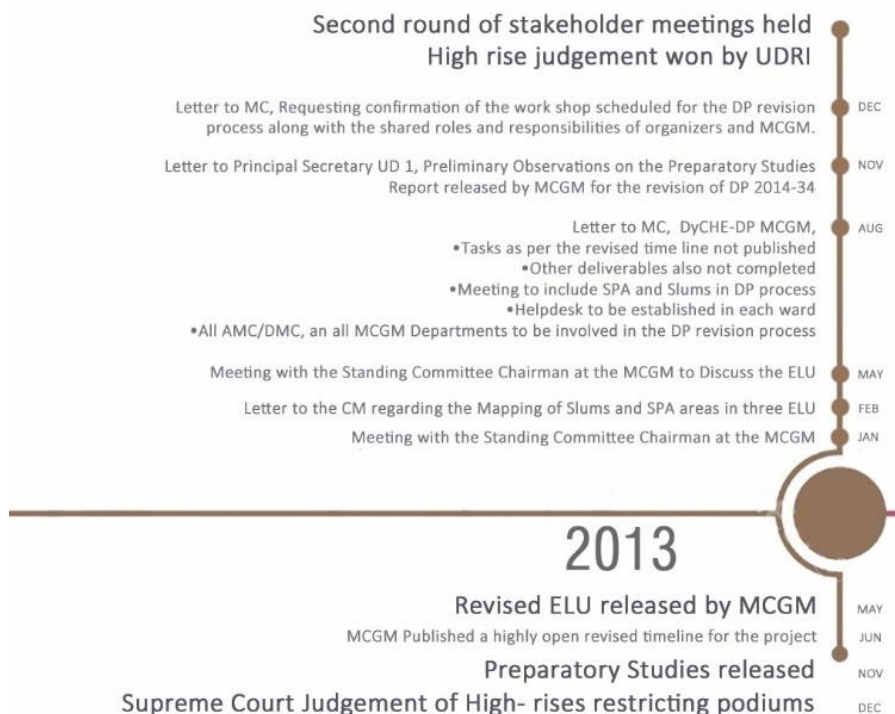


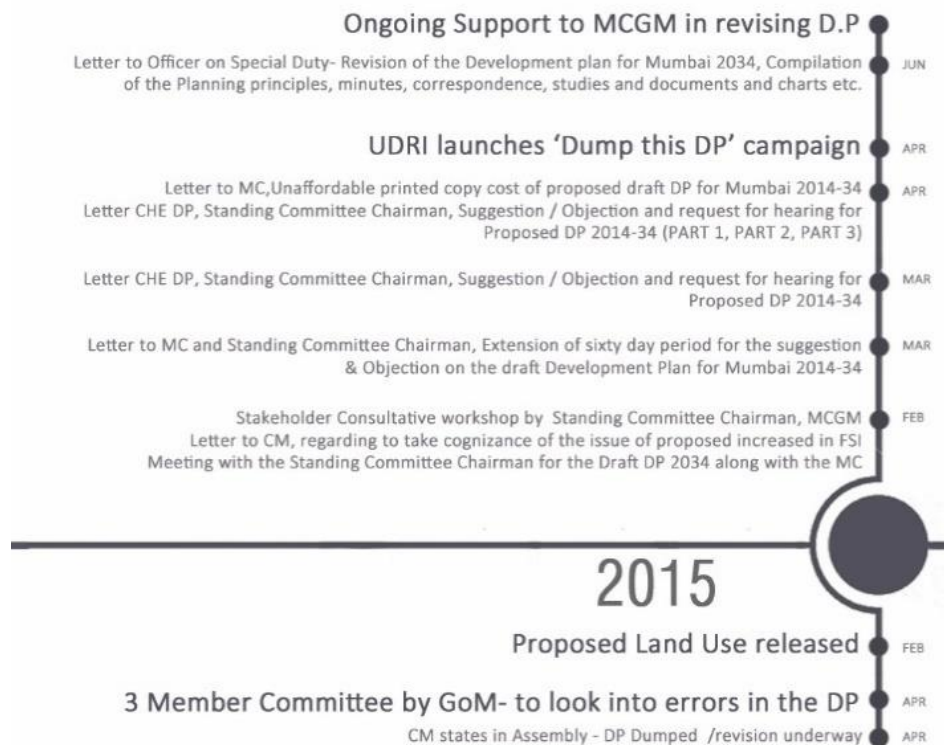
Polsar gymkhana, Kandivoli (W), WS 53 – RS & RC

The proposed road 10a-10a.1 cuts across open space and has no explanation for need of that road. 18.3m feeder North-South road 10a.1-10a connecting 13.4m road, might create bottle neck situation

DEVELOPMENT PLAN TIMELINE-







ACHIEVEMENTS:

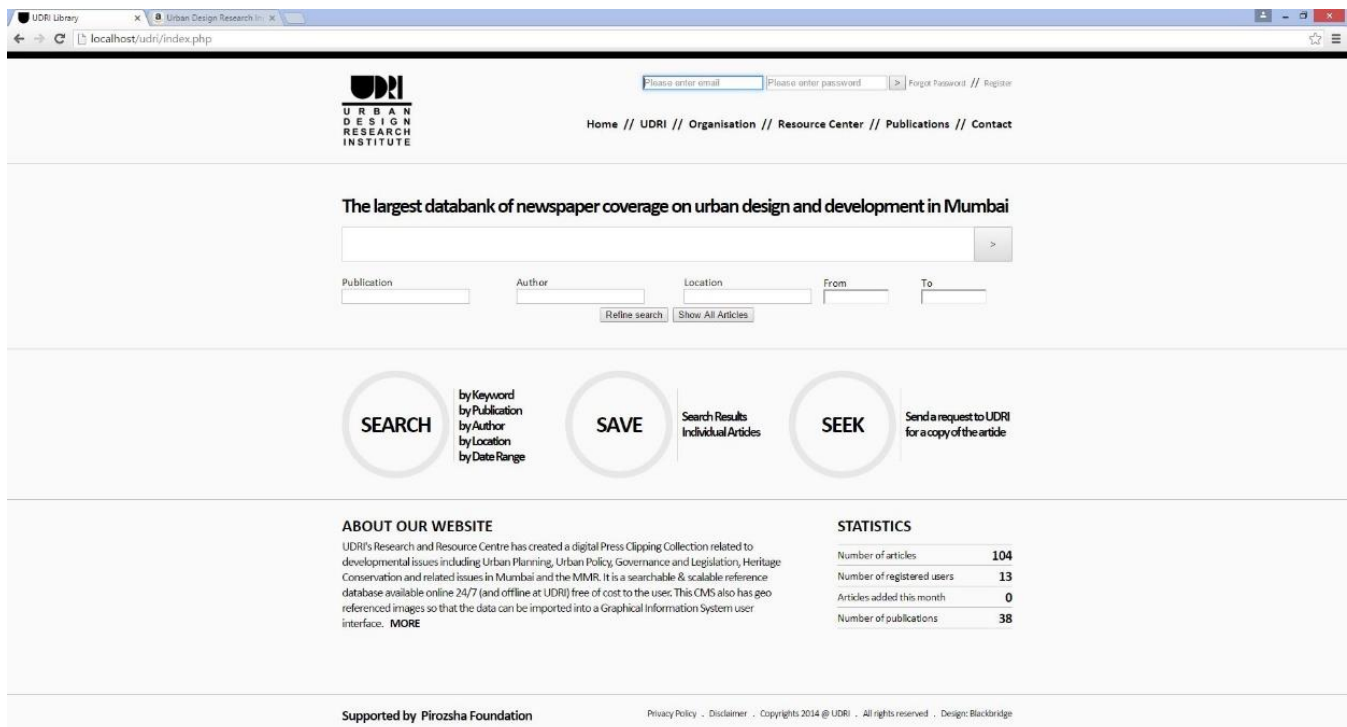
1. UDRI created a network of more than 250 NGOs and institutions to voice the concerns of the Development Plan
2. UDRI launched an online GIS portal for the entire Mumbai, www.loginmumbai.org with over 130 maps across 10 thematic sectors. The platform helps to spatially understand the planning needs 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.
3. UDRI Established 12 planning verticals for the Development Plan which include, Health, Education, Informal Settlements, Water Supply and Sanitation, Housing, Transportation, Digital Inclusion, Energy, Environment and Open Spaces. 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.

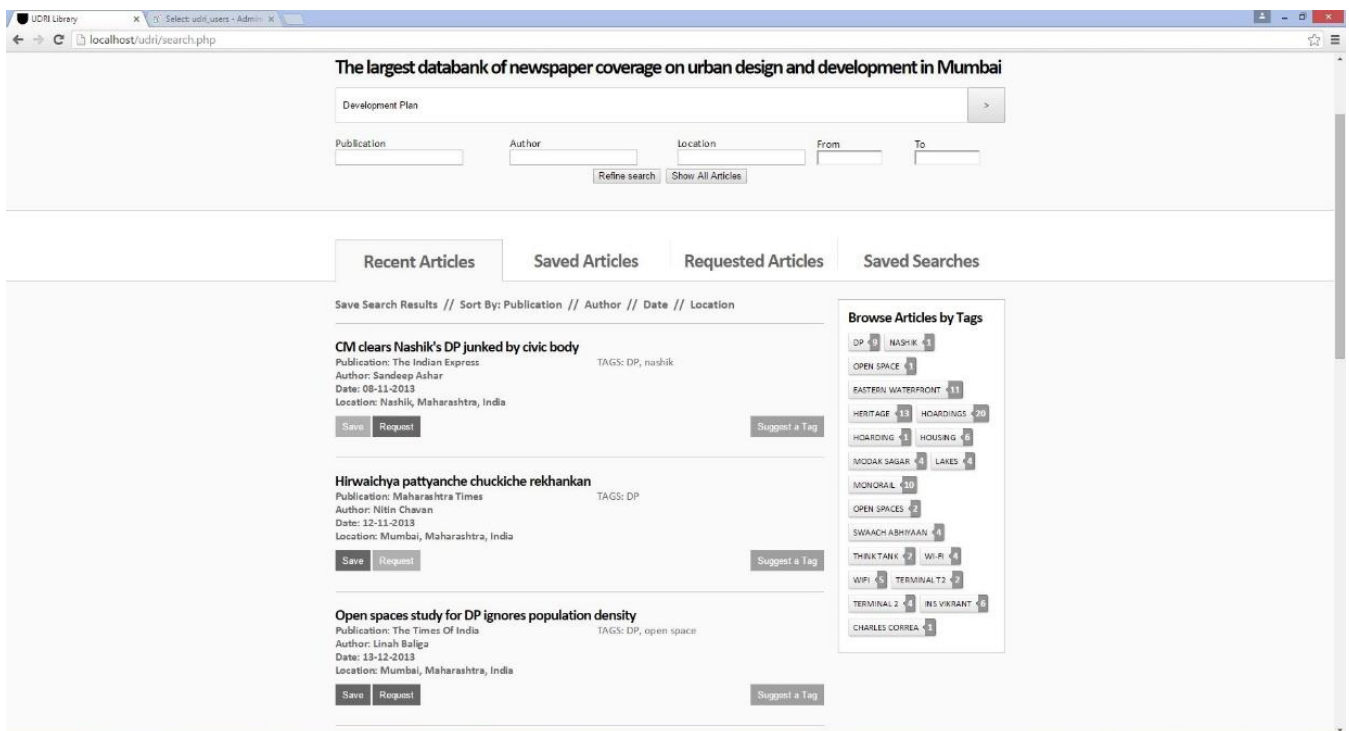
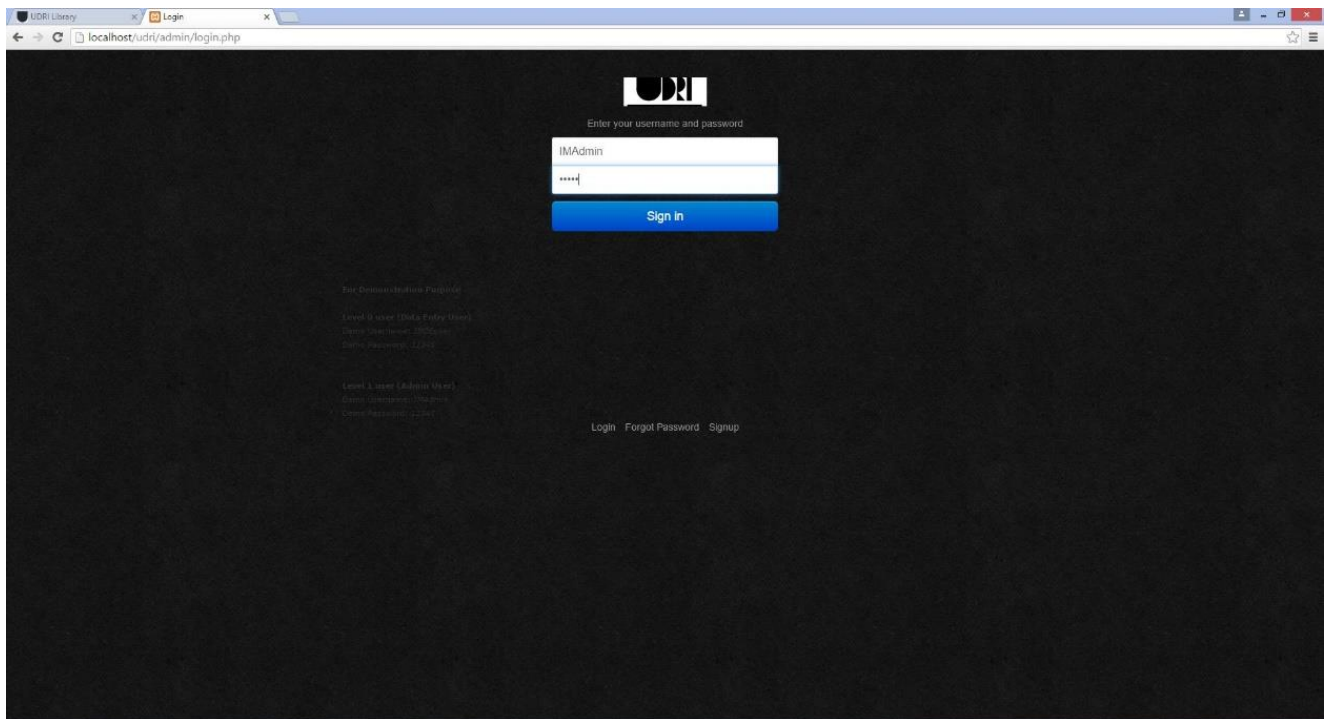


The screenshot shows the UDRI CMS website interface. At the top, there is a navigation bar with the UDRI logo and a search bar. Below the navigation bar, there is a main content area with a search form. The search form includes a large text input field for the search query, and several smaller input fields for Publication, Author, Location, From, and To. There are also buttons for 'Refine search' and 'Show All Articles'. Below the search form, there are three circular icons labeled 'SEARCH', 'SAVE', and 'SEEK'. The 'SEARCH' icon is linked to 'by Keyword', 'by Publication', 'by Author', 'by Location', and 'by Date Range'. The 'SAVE' icon is linked to 'Search Results' and 'Individual Articles'. The 'SEEK' icon is linked to 'Send a request to UDRI for a copy of the article'. Below the icons, there is a section titled 'ABOUT OUR WEBSITE' which describes the digital Press Clipping Collection. To the right of this section is a 'STATISTICS' table showing the number of articles, registered users, articles added this month, and publications.

STATISTICS	
Number of articles	104
Number of registered users	13
Articles added this month	0
Number of publications	38

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The largest databank of newspaper coverage on urban design and development in Mumbai

Development Plan

Publication Author Location From To

Refine search Show All Articles

Recent Articles Saved Articles Requested Articles Saved Searches

Save Search Results // Sort By: Publication // Author // Date // Location

CM clears Nashik's DP junked by civic body
 Publication: The Indian Express
 Author: Sandeep Ashar
 Date: 08-11-2013
 Location: Nashik, Maharashtra, India
 TAGS: DP, nashik

Open spaces study for DP ignores population density
 Publication: The Times Of India
 Author: Linah Baliga
 Date: 13-12-2013
 Location: Mumbai, Maharashtra, India
 TAGS: DP, open space

Package chya vikas
 Publication: Lokasatta
 Author: Anonymous
 Date: 13-11-2013
 Location: Mumbai, Maharashtra, India
 TAGS: DP

First Previous 1 Next Last Go Page 1 of 1

Browse Articles by Tags

- DP 40
- NASHIK 4
- OPEN SPACE 4
- EASTERN WATERFRONT 11
- HERITAGE 11
- HOARDINGS 20
- HOARDING 4
- HOUSING 6
- MODAK SAGAR 4
- LAKES 4
- MONDRAL 10
- OPEN SPACES 2
- SWACHH ABHIYAN 4
- THINKTANK 2
- WIFI 2
- TERMINAL 2 2
- TERMINAL 2 4
- INS VIKRANT 4
- CHARLES CORREA 4

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UDRI Library Dashboard View Local Site View Remote Site

Live search...

Dashboard

Admin
User Access Level: 1
Member Since: 08-03-2015

Dashboard

Manage Users

Articles Dashboard

Error Pages 7

Login Page

Users 17

Publications 38

Articles 100

Tags 2

Article Request 2

Data entry users 1

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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)



43, Dr. V. B. Gandhi Marg, Kalaghoda, Fort, Mumbai 400 023 India
Telephone : 91 22 6573 5773 Email : info@udri.org Website : www.udri.org

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

25th May 2015

TPS. 1815/C. R. 49/15/Section 20(3) /UD -13.R

Permitting residential development in Agricultural/No Development Zone

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 (Bagait / 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 untillable 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

Raghu
सहायक, नगरपालिका
नगरपालिका, नवी मुंबई यांचे लिपिक
24/5/15



43, Dr. V. B. Gandhi Marg, Kalaghoda, Fort, Mumbai 400 023 India
Telephone : 91 22 6573 5773 Email : info@udri.org Website : www.udri.org

To,
Shri Ajoy Mehta
Municipal Commissioner
Municipal Corporation of Greater Mumbai
MCGM Headquarters, Mahapalika Marg
Mumbai 400001



22nd July 2015

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

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

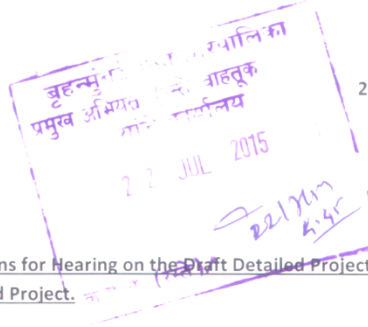
None of these, as far as we can tell, seem to have been considered by the Government of Maharashtra while approving the Western Coastal Road. We believe therefore that the project is not properly thought through, and if it goes ahead, could be an expensive but inefficient use of scarce funds.
2. The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

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



43, Dr. V. B. Gandhi Marg, Kalaghoda, Fort, Mumbai 400 023 India
Telephone : 91 22 6573 5773 Email : info@udri.org Website : www.udri.org

To,
Chief Engineer Roads and Traffic
Ground Floor, Engineering hub
Dr. E. Moses road, Worli
Mumbai 400 018.



22nd July 2015

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

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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 by cars and two wheelers. More than half of these are surely along the eastern and central parts of

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



43, Dr. V. B. Gandhi Marg, Kalaghoda, Fort, Mumbai - 400 023 India
Telephone : 91 22 6573 5773 Email : info@udri.org Website : www.udri.org

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

22nd July 2015

22/7/15
LGRK
Urban Development Deptt.
Mantralaya, Mumbai - 32.

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

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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



43, Dr. V. B. Gandhi Marg, Kalaghoda, Fort, Mumbai 400 023 India
Telephone : 91 22 6573 5773 Email : info@udri.org Website : www.udri.org

To,

5th August 2015

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 spawning 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.

Am
5/8/15
अपारिजात राने लवना, गुवागुवा
बाहेर तिरिती



43, Dr. V. B. Gandhi Marg, Kalaghoda, Fort, Mumbai 400 023 India
Telephone : 91 22 6573 5773 Email : info@udri.org Website : www.udri.org

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.



continuation sheet

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

Annexure-2: DEVELOPMENT PLAN LETTERS (SAMPLE)



43, Dr. V. B. Gandhi Marg, Kalaghoda, Fort, Mumbai 400 023 India
Telephone : 91 22 6573 5773 Email : info@udri.org Website : www.udri.org

To
The Municipal Commissioner MCGM
Municipal Corporation of Greater Mumbai
Municipal Head Office, Mahapalika Marg
Mumbai-400 001.

Date: 25th November 2015

Subject:

1. Designation Survey October 2015
2. Extension to Suggestion /Objections for 'Designation Survey 2034' for the Revised Proposed Draft Development Plan for Mumbai 2014-34.

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 it 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



43, Dr. V. B. Gandhi Marg, Kalaghoda, Fort, Mumbai - 400023. India
Telephone : 91 22 6573 5773 Email : info@udri.org Website : www.udri.org

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 from 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

Page 1 of 2

Omkar Gupta

From: Pankaj Joshi <executivedirector@udri.org>
Sent: Monday, February 8, 2016 4:58 PM
To: writetobmc@gmail.com; Municipal Commissioner
Cc: executivedirector@udri.org
Subject: MCGM Budget Comments and Suggestions 2016-17

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

To,
 Shri Ajoy Mehta
 Municipal Commissioner
 Municipal Corporation of Greater Mumbai
 Mahapalika Marg
 Mumbai 400 001

8th February 2016.

Ref: MCGM Budget for 2016-2017

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] if it is related to 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

This document is transmitted via the email. If you require a hard copy, please contact the Executive Director, Urban Design Research Institute, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



43, Dr. V. B. Gandhi Marg, Kalaghoda, Fort, Mumbai - 400023, India
Telephone : 91 22 6573 5773 Email : info@udri.org Website : www.udri.org

To
✓ **Shri Yashodhar P. Phanse**
Chairman - Standing Committee
Municipal Corporation of Greater Mumbai
Mahapalika Marg
Mumbai 400 001

18th February 2016.



Ref: MCGM Budget for 2016-2017

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)

Page 1 of 2

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

Page 2 of 2

THE TIMES OF INDIA, MUMBAI
THURSDAY, JANUARY 22, 2015 Pg: 09

NGO handbook to help design city's devpt plan

Richa Pinto@timesgroup.com

Mumbai: In an attempt to throw light on sector-wise details of Mumbai's Development Plan (DP) 2014-34, NGO Praja along with Urban Design Research Institute (UDRI) have jointly launched a booklet which they claim would be of great benefit to citizens as well as corporators. Inaugurated by mayor Sheshaj Ambekar on Wednesday, the book gives the current status of facilities, needs and suggestions.

The handbook looks at different aspects which are all significantly a part of the DP arena—housing, health, education, transportation, water and sanitation, livelihood, public space, environment, urban form, governance and existing land use survey.

The book could act as a framework for corporators as well as citizens to raise issues, the NGOs said. Besides, workshops will also be held explaining different aspects of the booklet to corporators. It has information, which could be a tool to ensure that the DP is successfully applied all through the city.

At the programme, Ambekar said, "While planning anything for Mumbai, we always think of how the city will benefit. It's important that workshops are held with corporators. Also, there should be a follow-up on the suggestions made."

Milind Mhaske, project director at Praja Foundation, said the basic agenda is to see to it that the DP for 2014-34 is made better. "This document will be a great source of information, especially for municipal councillors, as it has word-wise statistical information regarding the issues faced by citizens. There is also a list of questions that can be asked by councillors."

Pankaj Joshi, executive director of UDRI, said they have tried providing a lot of data. "Planning must be based on a detailed understanding of livelihood, housing, environment, transportation, health, education, energy, water, sanitation, and security. Therefore, there is a need to re-

VITAL STATS

EDUCATION

EXISTING SITUATION
4,32,744 children in 1,295 municipal schools. But only 54,117 children continue secondary education in 145 municipal schools

NEEDS | Follow RTE norms for school infrastructure provision

➤ Create integrated schools

TRANSPORTATION

EXISTING

70 lakh railway trips per day 55 lakh bus trips per day

NEEDS | Public transport to be prioritized and actively promoted over private transport

➤ Facilitate inter-modal transfer for example travel from bus to train to rickshaw to walk or Metro / monorail to road to walk

OPEN SPACES

EXISTING

➤ Availability of open space amenities is lower than planning standards

NEEDS | To have all residents live within a 10-minute walk of a public space

➤ To create an awareness of waterfronts and open all waterfronts and waterways to public

place the planning tool of FSI with other planning tools, such as form-based, height-based, density-based building controls etc. Plans should be better designed," said Joshi.

Pg: 01

THE TIMES OF INDIA, MUMBAI
FRIDAY, FEBRUARY 13, 2015

New devpt plan for Mumbai to be unveiled on Mon

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. **P4**

Pg: 04

THE TIMES OF INDIA, MUMBAI
FRIDAY, FEBRUARY 13, 2015

In a first, devpt plan pitches for green city

Sujit Mahamulkar
@timesgroup.com

Mumbai: Finally, after a wait of four years, the BMC is ready with the city's new development plan (DP) and is scheduled to reveal it on Monday. The city's comprehensive development has been considered in the revised DP, which is expected to change the city's face and skyline.

The revised DP will be based on the 'Green City' concept, said sources.

In the last two DPs, from 1961 and 1991 respectively, there was no mention of environment and ecology. In the revised DP, the environment will be an important factor and it will have a bearing on the city's development.

"The green area will be considered in all aspects such as roads, railways, infrastructure or institutional complexes and reserved or private areas as well. The percentage of green space will be increased with the percentage increase of the floor space index (FSI)," said Ullas Rane, ecology and environment expert.

The city's open spaces, environment and infrastructure would be given top priority in the revised DP. Apart from civic schools, gardens, playgrounds, civic markets, hospitals and dispensaries, the revised DP will also include reservation for sewage water treatment plants, police stations and women support centres called Mahila Adhar Kendra for the first time.

Livelihood, climate change, health, gender equality and empowerment, arts and culture, sports and governance also occupy a prominent position in the DP. The revised DP will have about 336 maps with 50 layers and data, said sources.

Civic officials said the cost of the DP had escalated and the plan had been delayed because the consultants had asked for more time to prepare it in a comprehensive manner and because the Lok Sabha and state assembly elections took place last year.

The firm also incorporated a few workshops at the ward and zone levels, with the local MP, MLA, corporator and public. According to the original plan, the work should have been done in June 2011 and cost Rs 5.46 crore. The delayed DP has come at a cost of Rs 12.83 crore.

"We will reveal the proposed DP on Monday before the mayor and group leader in the BMC HQ. We will invite suggestions and objections later," municipal commissioner Sitaram Kunte said.

Pg: 04 THE TIMES OF INDIA, MUMBAI
MONDAY, FEBRUARY 16, 2015

India's first devpt plan with public participation about to be unveiled

Sujit Mahamulkar
@timesgroup.com

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 Kunte. This would also be the country's first DP where there has been public participation right from the preparatory stage.

The plan is the work of 19 engineers led by former MMRDA chief planner VK Pathak. The team held meetings at the ward level with locals, citizen groups and NGOs to find deficiencies in each of



the city's 24 wards. Meetings have also been conducted for feedback from people's representatives after the existing land use survey was publicized. MPs, MLAs and NGOs working in the fields of education, health, environment and gender diversity gave suggestions and inputs. The civic body

received about 6,000 suggestions, of which about 10% became a 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 floor space consumption and

growth scenarios. Then we formulated objectives for the DP."

The plan includes environmental considerations in development control regulations (DCR). The Urban Design Research Institute (UDRI), a public charitable trust, has played a key role as mediator between the BMC and various organizations working in sectors like education, health and cleanliness, and collected valued inputs. "The BMC has done a good job of opening up the plan at every phase of the preparatory process to get feedback. The BMC should also come before the people with proposed land use," said Pankaj Joshi, executive director, UDRI.

Hindustan Times, 16.Feb.2015, Pg:01

BMC will share city's blueprint with you

Kunal Purohit

kunal.purohit@hindustantimes.com

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

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

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

Lasting 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 168 proposed floor

WHAT YOU CAN DO

- There will be a citizen consultation process where citizens will be allowed to voice their say on the subject
- They will be given 60 days to

submit your opinions

- Following this, a planning committee will hear all the feedback it has received and decide on it

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 pro-

pose 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, P5

Hindustan Times, 16.Feb.2015, Pg:05

What does BMC have in store for the city's future?



Kunal Purohit

kunal.purohit@hindustantimes.com

MUMBAI: Monday will mark the beginning of a crucial phase in deciding Mumbai's future, when the proposed land use (PLU) - to formulate the city's development blueprint - will be released to corporators.

So, what can you expect from the civic body's plan to shape the city over the next 20 years? Senior Brihanmumbai Municipal Corporation (BMC) officials said the PLU has proposed an increase in the floor space index (FSI) for the city, a revised set of development control regulations (DCR), as well as big-ticket announcements in the way both DCR and FSI are employed.

The civic body is also going to propose strategies to augment open spaces for you, some of which may be controversial.

The civic body is likely to propose making the DCR - which regulate the implementation of the DP and construction work in the city - dynamic, rather than as a fixed set of guidelines. This will help city planners employ provisions more suited to a locality and area's context while embarking on infrastructure projects.

The use of FSI is likely to see similar changes.

"Rather than keeping it fixed, we are planning to make the FSI dependent on a locality's dynamics, be it the plot area, road width, or existing infrastructure," said a civic official.

The fate of the city's slums, however, still hangs in the balance. Many had severely opposed the civic body's move to not map the city's slums as part of the existing land use (ELU) exercise.

While the civic body has not clarified whether slums are included in the plan, sources said no detailed survey was

WHAT IS A PLU

The PLU lays down the overarching vision for the city's growth in the next 20 years

WHAT TO EXPECT THIS TIME

OPEN SPACES

- The BMC may look at augmenting the city's open spaces, by including beaches and areas around the city's waterfronts
- Sources also said the civic body may include mangroves and green zones such as the Sanjay Gandhi National Park to prop up the open spaces

HIGHER FSI

- Sources said the BMC is looking at a multi-fold increase in the base Floor Space Index (FSI) for the city
- The permissible base FSI currently is 1.33
- Transit-oriented development: The BMC is likely to announce a hiking of FSI along transit corridors to ensure vertical growth along them

VARIABLE FSI, DYNAMIC DCR

- The civic body is going to make the FSI dynamic, rather than keeping it uniform. It will look at making construction rules dependent on the area, its density and use

WHY YOU MUST CARE

The city is in poor shape because the 1991 DP didn't deliver on what it promised. Here's your chance to ensure that isn't repeated

1991 DP PROMISES

OPEN SPACES

Island city: 2 square metres per person (2 Smp)
Suburbs: 5 Smp

WHAT CITY GOT

Existing open space accessible to all: 1 Smp
Open spaces, including Clubs/Gymkhana, swimming pools, promenades and beaches: 1.24 Smp

MEDICAL AMENITIES

Promised: Island city-0.2 Smp; suburbs-0.4 Smp

WHAT THE CITY GOT

Average existing per-capita space for medical amenities: 0.26 Smp

EDUCATIONAL AMENITIES

Promised: Island city-0.75 Smp; suburbs-1.10 Smp

WHAT THE CITY GOT

Average per capita area under educational amenities: 0.69 Smp

ROADS IN THE CITY

Promised: 18% of the total area of the city

Existing situation: Around 9%

RESIDENTIAL AREAS

Promised: 7.80 Smp (per capita built up area)
Existing situation: 8.90 Smp



conducted.

One major factor to look out for will be the BMC's way of addressing the city's infrastructural inadequacies.

"We need to see how the civic body deals with crucial gaps in the city's amenities - be it open spaces, educational or health facilities," said Pankaj Joshi, executive director of the Urban Design Research Institute (UDRI), which has campaigned

for more public involvement in the DP formulation.

BMC chief Sitaram Kunte said the plan had taken care of Mumbai's current needs.

"Right from giving the competitive edge it requires to ensuring ease of doing business to making it inclusive, the plan has tried to address all aspects. We have also tried to address ways in which we can make Mumbai a smart city."

The Indian Express, 17. February. 2015, Pg: 01

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 (BMC) 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 a 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

CONTINUED ON PAGE 2

The Indian Express, 17. February. 2015, Pg: 02

City's new plan

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 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.

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, storm water 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 Vidhyadhar 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.

नवभारत टाइम्स | मुंबई | बुधवार, 18 फरवरी 2015 3

मुंबई कैसे झलेगी बढ़ी FSI

BMC के नए डिवेलपमेंट प्लान में काफी FSI देने की तैयारी

■ विजय पांडे/ अनिता शुक्ला, मुंबई

बीएमसी के नए डिवेलपमेंट प्लान में मुंबई के अलग-अलग इलाकों में 2 से लेकर 8 तक की एफएसआई देने की तैयारी है। इससे मुंबई की डिवेलपमेंट क्षमता काफी बढ़ जाएगी। सूत्रों से मिली जानकारी के अनुसार, इस प्लान के तहत विभिन्न इलाकों में 3.5 से लेकर 5 तक की एफएसआई मिलेगी। फिलहाल, शहर में 1.33 और सबर्ब में 1 की एफएसआई है। इसके बाद इस पर टीडीआर मिलता है। डिवेलपमेंट प्लान के मुताबिक मुंबई में 27,117 हेक्टेयर डिवेलप एरिया है। अब इस नए एफएसआई के आने के बाद कुल एरिया में काफी बढ़ोतरी होगी। यानी, मुंबई की डिवेलप क्षमता कई गुना बढ़ जाएगी। इसका सीधा असर ऊंची इमारतों के रूप में सामने आएगा।

कहां कितनी एफएसआई मिलेगी

इस प्लान के मुताबिक पूरे मुंबई में 3.5 तक की एफएसआई मिलेगी। हालांकि, जिन इलाकों में पब्लिक ट्रांसपोर्ट की व्यवस्था नहीं है, वहां 2 की एफएसआई है, लेकिन ऐसा एरिया महज 5 प्रतिशत ही है। इसके अलावा 5 की एफएसआई वर्सोवा जैसे इलाकों में मिलेगी। वहीं, मेट्रो के पास की एफएसआई 6.5 तक होगी। महत्वपूर्ण रेलवे स्टेशन के पास यह एफएसआई 8 तक पहुंच जाएगी। ऐसे में अलग-अलग इलाकों में एफएसआई अलग-अलग होगी। इससे रेलवे स्टेशन, मेट्रो के आसपास ऊंची इमारतों का जाल बिछ जाएगा। वहीं, बड़े पैमाने में प्राइवेट बिल्डिंगों का रीडिवेलपमेंट होगा।

- ▶ अंधेरी मेट्रो, वर्सोवा, दादर स्टेशन के पास, खार, बांद्रा, एलआईसी कॉलोनी, धारावी, अन्य - 8 एफएसआई
- ▶ महालक्ष्मी, भायखला, बोरिवली, कुर्ला, घाटकोपर, परेल, कालबादेवी से विधानभवन तक, अन्य - 6.5 एफएसआई
- ▶ विद्याविहार, तिलकनगर अन्य - 5 एफएसआई (इनके कुछ खास इलाकों में)

कितना नया डिवेलपमेंट आएगा

एफएसआई के मुताबिक अलग-अलग इलाकों में डिवेलपमेंट क्षमता भिन्न होगी। 5 की एफएसआई वाले इलाकों में 22,295 हेक्टेयर

तक डिवेलपमेंट हो सकेगा। वहीं, 6.5 की एफएसआई वाले इलाकों में 4,134 हेक्टेयर, 3.5 की एफएसआई पर 28,462 हेक्टेयर, 8 की एफएसआई पर 517 हेक्टेयर का डिवेलपमेंट हो सकेगा। इन सबको मिलाकर 56,808 हेक्टेयर तक का डिवेलपमेंट हो सकेगा।

कैसे डिस्ट्रिब्यूट होगा

एफएसआई का डिस्ट्रिब्यूशन भी दो पैटर्न में होगा। इसमें अलग-अलग एफएसआई के लिए अलग-अलग पैटर्न हैं।

एफएसआई - बेस एफएसआई + प्रीमियम A (70% रेडी रेकनर का) + टीडीआर (मार्केट से खरीदकर) + प्रीमियम B (रेडी रेकनर का 100 प्रतिशत) रहेगा। इसमें 3.5 के लिए 2 की बेस होगी और अन्य के लिए 2.5 की बेस होगी। यानी, हर एफएसआई के अनुसार ही प्रीमियम होगा। अब, फंजिबल एफएसआई और सीडियों के लिए मिलने वाली एफएसआई भी शामिल होगी।

इन्फ्रास्ट्रक्चर का क्या होगा

एफएसआई बढ़ने की वजह से बड़े पैमाने पर कंस्ट्रक्शन का काम होगा। ऐसे में जानकार सवाल उठा रहे हैं कि इतनी बड़ी एफएसआई के लिए इन्फ्रास्ट्रक्चर कहां से डिवेलप किया जाएगा। ऐसे में इसके लागू होने से मुंबई की पूरी व्यवस्था ही लचर होने का डर है।

मुंबई की वर्तमान यूजेबल एरिया- 27,117 हेक्टेयर (यह बेस एरिया है)

एफएसआई बढ़ने के बाद सारे एफएसआई मिलाकर कुल एरिया- 56,808 हेक्टेयर

इस डिवेलपमेंट प्लान से इन्फ्रास्ट्रक्चर पर काफी बोझ पड़ेगा। ऐसे में इस तरह के प्लान को कतई नहीं लागू किया जाना चाहिए।

- पंकज जोशी, UDRI

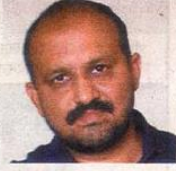
इस प्लान से कंस्ट्रक्शन की लागत काफी बढ़ जाएगी। इस पर विचार करने की जरूरत है।

- ललित कुमार जैन, चेयरमैन, क्रेडाई

मुंबई १९ फेब्रुवारी २०१५ महाराष्ट्र टाइम्स Pg: 02

बिल्डर लॉबीला बंपर लॉटरी!

मुंबईच्या सन २०१४ ते २०३४ या २० वर्षांच्या विकास आराखड्याचे प्रारूप नुकतेच महापालिकेने जाहीर केले. यात मुंबईत ०.१५ ते ८ पर्यंत एफएसआय प्रस्तावित केल्याने अनेकांच्या भुवया उंचावल्या आहेत. या पार्श्वभूमीवर अर्बन डेव्हलपमेंट रिसर्च इन्स्टिट्यूटचे संचालक आणि प्रसिद्ध आर्किटेक्ट **पंकज जोशी** यांच्याशी साधलेला संवाद.



■ इतक्या मोठ्या प्रमाणात एफएसआयमध्ये वाढ करण्याची गरज आहे काय?

एफएसआय वाढ करण्यामागे प्रामुख्याने विभागाची वाढ आणि लोकसंख्येची घनता हे महत्वाचे निकष आहेत. या विकास आराखड्यात उपनगरात प्रतिमाणशी सहा चौरस मीटर हे मोकळ्या जागेचे प्रमाण असून, ते कमी करून दोन चौ.मी.

पर्यंत नेण्याचा पालिकेचा प्रयत्न आहे. मुंबईत ६० टक्के नागरिक झोपडपट्टीत आणि ४० टक्के इतरत्र अशी स्थिती आहे. त्यामुळे वाढ

आणि घनतेच्या गुणोत्तरापर्यंत

पोहचण्यासाठी एफएसआय वाढीचा निर्णय घेण्यात आला आहे. या निर्णयाने पुनर्विकासासाठी चालना मिळेल मात्र सामान्य नागरिकांना मुंबईत घर विकत घेणे येत्या काळात परवडणारे असेल काय, याचा विचार झालेला नाही.

■ एफएसआयमध्ये वाढ ही बिल्डर लॉबीला लॉटरी आहे काय?

होय, ही बिल्डर लॉबीला बंपर लॉटरीच आहे. एफएसआय वाढ करण्यामागे पुनर्विकासासाठी चालना देण्याचा दावा महापालिकेने केला आहे. तो खरा असला तरी खासगी बिल्डरांना याचा मोठ्या प्रमाणात फायदा होईल. एफएसआय वाढ करून सामान्यांना परवडणारी घरे उपलब्ध होणार असतील तर त्याचे स्वागत करायला हवे. मात्र, आधीच मुंबईत सुमारे दीड लाख घरे रिकामी पडून आहेत. या घरांच्या किमतीचे दर नव्याने ठरविण्यासाठी एफएसआय संजीवनी

ठरले तर ठीक; अन्यथा बिल्डर बुडतील अशी भीती आहे.

■ एफएसआय वाढल्याने पायाभूत सुविधा वाढणार आहेत काय?

शहराला आवश्यक रस्ते, वाहतूक, जमीन या पायाभूत सुविधा एफएसआयवर ठरवल्या जातात. न्युयॉर्कमध्ये एफएसआय जास्त हवा असेल तर पार्किंग मिळणार नाही, अशी आधीच अट घातली जाते. त्यामुळे आपसूकच

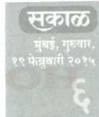
सार्वजनिक वाहतूक व्यवस्था हाच तिकडे पर्याय आहे. मुंबईत आठपर्यंत एफएसआय देऊन पायाभूत सुविधा वाढविण्याचा दावा आराखड्यात करण्यात आला आहे. तो कितपत

खरा ठरतो ते काळात दिसून येईल. माणसे जगण्यासाठी पाणी, रस्ते, मलनिःसारण व्यवस्था लागतात. फक्त एफएसआयवर माणसे जगू शकत नाहीत.

■ मोकळ्या जागांबाबत आराखड्यात काय म्हटले आहे?

सामान्यपणे मोकळी जागा ६ चौ.मी. असावी. दारिद्र्य रेषेखाली ती ३ चौ.मी. तर प्रती माणशी १० चौ.मी. असावी अशी केंद्र सरकारची अर्बन डेव्हलपमेंट प्लान्स फॉर्मिलेशन अँड इम्प्लेमेंटेशन गाईडलाईन (यूडीपीएफआय) आहे. मोकळ्या जागांचे प्रमाण युके मध्ये २०, युएसमध्ये २४ आहे. आपल्याकडे सध्या हे प्रमाण १ चौ.मी. प्रती माणशी असून येत्या काळात ते २ चौ.मी. करण्याचे उद्दीष्ट ठेवण्यात आले आहे.

(मुलाखत : नितीन चव्हाण)



साक्षात

महानगरपालिकेने तयार केलेल्या विकास आराखड्यात चटईक्षेत्र निर्देशांक वाटण्यात आला आहे. यामुळे टोलेजंग इमारती उभ्या राहणार असल्या, तरी प्राथमिक सुविधांसाठी तरतूद करण्यात आलेली नाही. शहरातील खुल्या जागांचा गळा घोटण्यात आला आहे. मुंबईत पवित्र्यात घर मिळेल; पण मोकळा श्वास मिळणार नाही, अशा संतत शब्दात नगरचनानातजू पंकज जोशी यांनी भूमिका मांडली आहे....



घर घ्या; पण श्वास घेऊ नका

■ हा नगरविकास आराखडा बिल्डरांच्या फायद्यासाठी असल्याचा आरोप होतोय...

आरोप नाही, हे खरेच आहे. बिल्डरांच्या फायद्यासाठीच हा आराखडा तयार करण्यात आला आहे. खडकलेला पुनर्विकास होईल; पण त्याचा फायदा नागरिकांना होणार नाही. श्रीमंतोंसाठी अधिक श्रीमंत करण्यासाठी हा आराखडा तयार करण्यात आला आहे. त्यात मॉर्बॉन्ग कॉम्प्लेक्स स्थान सोडून, मॉर्बॉन्ग प्राथमिक गरवाही पूर्ण होणार नाहीत.

■ प्राथमिक गरजा पूर्ण होणार नाहीत म्हणजे?

राष्ट्रीय मानकानुसार माणसो

दहा चौरस मीटर खुली जागा हवी. माय या आराखड्यात तो फक्त दोन मीटर ठेवण्यात आला आहे. माणसांनी काय फक्त घरातच बसून राहायचे का? अमेरिकेत माणसांनी २४ मीटर, तर ब्रिटनमध्ये माणसांनी २० मीटर खुली जागा अर्पित आहे! यावरून मुंबई पवित्र्यात कशी होईल याचे विच असे राहते. आरोग्य, शैक्षणिक आणि सामाजिक सुविधांबाबतही मोठी काळजी करण्यात आली आहे.

■ असे वसाहतीचाही विकास करण्यात येणार आहे.

विकासाच्या नावाखाली केवळ जागेचा वापर, पवित्र्यात त्याचा समावेश असलेल्या एवढी उदात्ताचाही असाच संवका सोडू शकतात. इतर मोकळे प्रांथडती कमी होणार आहेत. या आराखड्यात पूर्वापेक्षा नैसर्गिक अधिवास म्हणजे खारपट्टी,

दलदलचा भागही ३० ते ६० टक्के कमी राखला आहे.

■ पायाभूत सुविधांचा विचार झाला आहे का?

नाही. शहराचा विकास म्हणजे फक्त इमारती नव्हे, याचे धानच पालिकेला राहिलेले नाही. धान्येकर, नागरिकांना मिळणे हवीत, शाळा कलेबे हवीत, वैद्यकीय सुविधा हव्यात; पण त्याचा विचारच यात करण्यात आलेला नाही. रस्त्यासारख्या महत्वाच्या सुविधांचा विचारही यात करण्यात आलेला नाही. त्यामुळे पालिकेच्या घोषवाक्याने विकास झाला, तर तो शहराचा फकास करणारा असेल.

■ पाणी, मलनिःसारणाचे प्रश्न आहेतच...

सध्या मुंबईत १०० कोटी बीरस कुटोने बांधकाम आहे. ते केवळ २० पर्यंत ५२१ कोटीपर्यंत वाढणार आहे. बांधकाम

मांडले, तरी लोकसंख्या न वाढल्यामुळे पाण्याची गरज वाढणार नाही, असे संशोधन पालिकेने मांडले आहे! अशीच अवस्था मलनिःसारण, चर्चव्य जलवाहिन्यांची आहे.

■ या सर्वोच्च परिणाम काय होईल?

मुंबईतील नागरिकांचा सध्या राहत असलेल्या पराया विमण्ट क्षेत्राच्या ध्यात पडिल्यात राहता येणे, असा आराखडा तयार करण्यात आला आहे. चटईक्षेत्र निर्देशांकामुळे घरे वाढतील; पण त्यांच्या किमती घायाण्यात रावडतील का? म्हणजे मलाच माणस मुंबईचेच वाच्य. आणि घरे मिळतील, तरी श्वास घ्यायला मोकळी जागा मिळेलच याची खात्री देता येत नाही.

समीर सुर्वे

4 THE TIMES OF INDIA, MUMBAI | FRIDAY, FEBRUARY 20, 2015 **TIMES CITY | DECODING D**

Most suggestions missing: Activists

In a 1st, BMC Had Last Aug Sought Recommendations

Richa Pinto@timesgroup.com

Mumbai: Many activists and citizens who had made recommendations for the Development Plan 2034 said they are disappointed that little of what they had suggested has been incorporated in the draft distributed to party leaders on Monday.

DP 2034 is the first to have taken into account citizens' suggestions and objections and made an attempt to make the drafting process as inclusive and participatory as possible. Ward-level consultations were conducted in August last year in the presence of the assistant municipal commissioner of the ward and invitees

SCEPTICAL CITIZENS

HOW DP PROPOSES TO INCREASE OPEN SPACE

► Most future devt likely through redevelopment. Land for public purposes can be obtained through redevelopment

► DP says 10% of a plot being developed should be kept for public purpose. Current practice is to seek 15% of a plot for recreation ground. Over time, these mostly used as private parking

► **Doubts Of Citizens/Activists** Will open spaces created by private developers for recreational purposes be opened for public? Why have open spaces not been prioritized as they ensure healthy environment for residents? Why isn't affordable housing being spoken about in the draft DP 2034? Slums, which form a large chunk of the city's population, have been ignored

included the respective MP, MLAs, corporators, NGOs/ALMs and residents.

A review meeting held on Thursday evening at Bhupesh Gupta Bhavan in Prabhadevi by Hamara Shahar Vikas Niyo-

jan, many felt serious suggestions and objections have been overlooked. Many others expressed doubts over proposals on various aspects ranging from open spaces to public amenities.

Professor Hussain Indorewala, who is attached to Kamla

Raheja Architecture College, said he had attended the ward-level consultations at H/West and P/North wards. "On Thursday we met to understand the summary of the DP 2034 draft and see whether our recommendations have been incorporated. We did not find most of our recommendations; barely any percentage of it was incorporated. While the DP 2034 draft says we need to be more pragmatic, generous recommendations have been made as far as the real estate industry or any kind of infrastructure is concerned," he said.

The activists rued that there is hardly any mention of the urban villages, the earliest settlements of the city. Most were not impressed with the variable FSI standards and said it is unlikely that affordable homes could result from the move as builders were unlikely to compromise on profits.

"Only few suggestions we gave have been incorporated while a large chunk of the draft DP 2034 is pushing for construction. Why are important factors like affordable homes and healthcare centres completely ignored?" asked Arvind Unnifrom Youth for Unity and Voluntary Action (YUVA).

Referring to the DP's proposal to collect small parcels of land—10-20% of every plot being developed/redeveloped—for creation of open spaces, dispensaries, fire stations, police chowkies, etc, the activists decried that such key public amenities are dependent on land to be freed by developers. Development of these important amenities in the city shouldn't have been done in this fashion, but worked into the plan more comprehensively, they said.

► More reports, P 8

Include MbPT land in devt plan, says citizens' group

TIMES NEWS NETWORK

Mumbai: A citizens' group has demanded the inclusion of Mumbai Port Trust (MbPT) land in the development plan released by the civic authority.

A Port Lane Initiative (Apli), a group of urban planners, architects and activists, has taken up the issue of integrating surplus port land with the city.

Admiral I C Rao of the Mumbai Docklands Regeneration Forum said, "Apli Mumbai members had attended municipal corporation A, B and E ward-level meetings in August 2014 to discuss the new plan. At each meeting we mentioned that even at this stage port land should be treated as part of the city for purposes of planning for the next 20 years. The additional 1000 acres will change the very face of Mumbai and may be the single greatest factor in the DP 2034."

He said that the new draft development plan 2014-34 does not mention even the existence of the port in Mumbai even



Some of the MbPT land

once. Instead, it targets the hapless Aarey Colony, one of the last few green patches in Mumbai for commercialization.

The group has demanded a special meeting to discuss how the land can be integrated with the DP.

A land development committee under Rani Jadhav, set up by Union minister for shipping and ports Nitin Gadkari, has submitted a report of the plan to commercially exploit around 400 hectares of the 710-hectare MbPT land.

The plan envisions an world class promenade, a marina, a floating hotel and restaurant, water sports, jetties and a Ferris Wheel on the lines of the London Eye along the 28km coastline. The land houses docks, warehouses, oil installations, tenant property, a scrap yard and encroachments.

Hindustan Times, 2.March.2015, Pg:01

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



Poorvi Kulkarni

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GETTING IT WRONG

WATER DEMAND

Draft DP: 4,000 million litres a day
Environment status report 2013-14: 4,600 million litres a day

WATER SUPPLY

Draft DP: 3,350 million litres a day
Environment status report 2013-14: 3,760 million litres a day

WASTE GENERATED

Draft DP: 7,800 tonnes a day
Environment status report 2013-14: 10,060 tonnes a day

MUMBAI: Among several shortcomings, the civic body's blueprint for Mumbai's development in the next 20 years has even got the amount of waste generated and the city's water needs wrong.

The draft Development Plan (DP) states the daily waste generation in the city is 7,800 tonnes. But according to the 2013-14 environment status report, the figure

stands at 10,060 tonnes—a difference of 2,260 tonnes.

Also, the DP states the water supplied to the city every day is 3,350 million litres, against the 3,760 million litres specified in the environment status report.

While the water demand for the current population of 12.63 million is 4,600 million litres a day, the DP report pegs it at 4,000 million litres.

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, MCGM, 2012, and the environment status report of 2010-11 while specifying the figures.

► CONTINUED ON P6

HINDUSTAN TIMES, MUMBAI
MONDAY, MARCH 02, 2015 Pg: 06

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.

Pg: 03 The Indian EXPRESS
MUMBAI | MONDAY | MARCH 2 | 2015

Development of important areas may get stuck, say experts

TANUSHREE VENKATRAMAN
MUMBAI, MARCH 1

IDENTIFYING the need for comprehensive community-based plans, the BMC has introduced the concept of local area plans in its draft development plan (DP) 2034. These plans, will however, follow a similar exhaustive procedure like the DP, delaying development of crucial areas, experts say.

The local area plans include creating individual, specific and detailed plans for rehabilitation of slums, redevelopment of cessed buildings, development of kolwadass and gaathans, heritage precincts and transit-orient-development zones.

Pankaj Joshi, Executive Director, Urban Design Research Institute (UDRI) said, "BMC took more than five years to draft the DP, the local area plans will take longer with such an exhaustive procedure. The processes outlined are rigorous and time-consuming. And why are only some areas being outlined?"

Apart from specific designs and independent plans for these years, the DP also lists extensive mapping of infrastructure and consultation with citizens at every step of planning.

Joshi also raised apprehensions on BMC invoking a lesser used section 33 of the Mumbai Regional Town Planning Act, 1956 for undertaking local area plans. "These acts haven't been used in the past 49 years and neither have these areas been developed. Then what is the guarantee now?" he added.

Activists have also raised concerns over BMC not determining a specific time-frame for the imple-

**BMC'S
LOCAL AREA PLANS**



THE LOCAL
area plans include creating individual, specific and detailed plans for rehabilitation of slums, redevelopment of cessed buildings, heritage precincts and transit-orient-development zones

mentation of these plans. Aravind Unni, activist from Hamara Shehar Vikas Niyojan (Our City Development Campaign) said, "The areas mentioned under local area plans are the ones that need immediate intervention. The BMC has to specify a timeline, earmark funds for the development of these plans and give ensure a security of tenure. With these plans, BMC has left 20 percent of the city in limbo."

Activists raised these points at a session with municipal commissioner Sitaram Kunte in the BMC headquarters last week, where they pointed out that BMC also has to undertake an extensive capacity-building programme to undertake the massive exercise of implementing local area plans.

tanushree.venkatraman@expressindia.com

Sakal, 4.March.2015, Pg:04

अल्पसंख्याकांसाठी विकास योजना मुख्यमंत्र्यांचे आराखडा तयार करण्याचे निर्देश

सकाळ न्यूज नेटवर्क

मुंबई, ता. ३ : अल्पसंख्याक समाजाचा शैक्षणिक, आर्थिक आणि सामाजिक विकास होऊन त्यांनी मूळ प्रवाहात यावे यासाठी राज्य सरकार कटिबद्ध आहे, अशी ग्वाही मुख्यमंत्री देवेंद्र फडणवीस यांनी मंगळवारी (ता. ३) दिली. त्यासाठी सरकारच्या सर्व संबंधित विभागांनी विविध योजनांचा विकास आराखडा तयार करावा, असे निर्देशही त्यांनी दिले.

अल्पसंख्याक समाजाचा सर्वांगीण विकास घडवण्यासंदर्भात मंत्रालयात बोलावलेल्या बैठकीत ते म्हणाले की, देश आणि राज्याच्या विकासाबरोबर अल्पसंख्याक समाजाचा विकास होणे महत्वाचे

सुरुवातीला १० ठिकाणांची निवड

अल्पसंख्याक समाजाच्या सामूहिक हिताच्या दृष्टीने परिसराचा विकास करण्यासाठी आणि त्या ठिकाणी सोई-सुविधा देण्यासाठी सुरुवातीला अल्पसंख्याकबहुल १० ठिकाणांची निवड करावी. यातील पाच ठिकाणे मुंबई क्षेत्रातील आणि बाकीची पाच अन्य भागांतील असावीत, असे निर्देश मुख्यमंत्र्यांनी दिले.

आहे. अल्पसंख्याकांच्या कल्याणासाठी अल्पसंख्याक विकास, सामाजिक न्याय, उद्योग, शिक्षण, गृहनिर्माण अशा सर्व संबंधित विभागांनी विकास आराखडा तयार करावा. या विकास योजनांच्या अंमलबजावणीसाठी अल्पसंख्याक विभागाने समन्वय ठेवावा.

या समाजातील शिक्षणतज्ज्ञांकडून अभ्यासक्रमाची रचना, जनजागृतीसाठी इंटरनेटचा उपयोग, औद्योगिक संस्थांद्वारे तरुणांना उद्योग सुरू करण्यासाठी

मदत आणि प्रशिक्षणाबाबत नियोजन करण्याच्या सूचना त्यांनी दिल्या. या बैठकीला नगरविकास व गृह विभागाचे राज्यमंत्री डॉ. रणजित पाटील, गृह विभागाचे अपर मुख्य सचिव के. पी. बक्षी, सामाजिक न्याय विभागाचे प्रधान सचिव उज्ज्वल उके, विधी व न्याय विभागाचे प्रधान सचिव एम. ए. सईद, अल्पसंख्याक विभागाच्या प्रधान सचिव जयश्री मुखर्जी, पोलिस महासंचालक संजीव दयाळ, मुंबईचे पोलिस आयुक्त राकेश मारिया आणि अन्य वरिष्ठ अधिकारी उपस्थित होते.

MumbaiMirror THURSDAY, MARCH 5, 2015 8

FSl, open space dominate discussions on new DP

Town planners say extra FSl will increase built-up space but keep it expensive. Citizens point to misuse of open spaces

Alka Dhapkar
alindagroup.com

TWEETS @ MumbaiMirror

The BMC's decision invite suggestions and objections from citizens to the city's third Development Plan (DP) saw thousands of visitors and over 140 responses come in since February 26, and discussions with officials centred mostly around Floor Space Index (FSI) and open spaces.

As per the civic body's provision for debate on the DP, residents can send their responses to 27 ward offices and four Building Proposal Department offices in a sealed envelope.

Those wanting a more in-depth involvement can visit the fifth floor of the main BMC building to go through their area's DP in detail, and officials say at least 50 people are dropping in every day.

On Wednesday evening, sizeable crowds thronged the conference room where BMC's associate planner Vishal Lakras and other officials worked with the visitors. The table was covered with maps kept in three compartments - 62 and 74 of the eastern and western suburbs respectively and 32 of city areas.

"To understand the DP is complicated and lengthy process, so we have allotted 60 days for responses. We are getting tremendous response in every ward and at the headquarters too. Not just the common man, even architects, builders, town planning experts and social workers have been dropping in," Lakras said.

"I am curious and excited to find out what changes have been proposed in FSl for different areas, and



Citizens helped by civic officials examine the proposed DP at BMC's headquarters

mainly in our area. Everyone is saying that builders will benefit from the revised FSl, but I think extra FSl should be given on merit. We need to check with other agencies like aviation and environment departments and the Navy for NOKs before finalising extra FSl," Kuria-based Johar Mantri of Mantri Builders said.

The Shiv Sena and Congress have opposing takes on extra FSl, with Sena chief Uddhav Thackeray criticising it. City Congress president Sanjay Nirupam welcomed it saying and end to FSl control would ultimately reduce house prices. He said the Congress has formed a committee to study and submit responses to the DP in the next few days.

Architect and town planner Arvind Unil, who is also convener of Hamara Shehar Vikas Niyojan

Abhiyaan, said in his response, "Presently, there are about 4.79 lakh vacant houses in the city, which means homes are unaffordable despite there being surplus built-up space. The DP falsely assumes that just by producing more built-up space, disparities will be addressed. Higher FSl may produce more space, but it will hardly produce more affordable space."

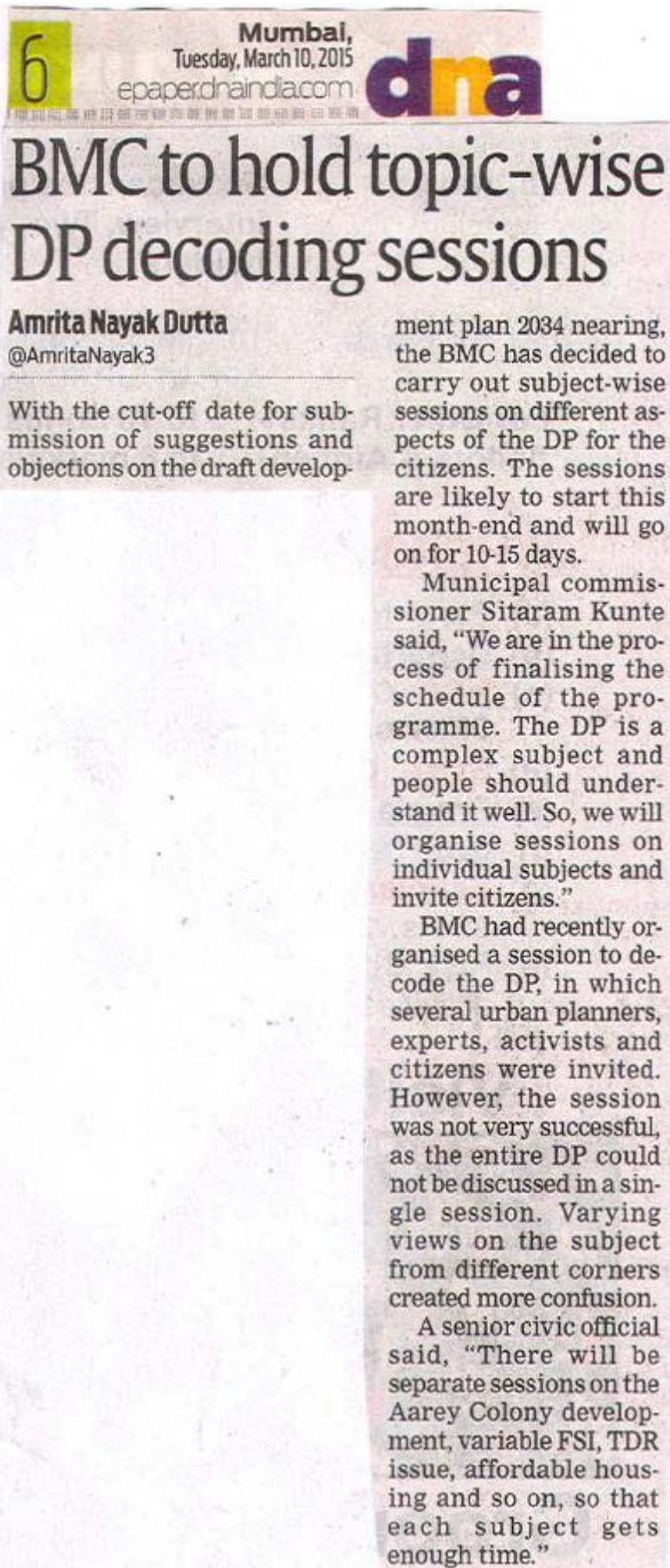
Milind Mhaske, Project Officer, Praja Foundation said, "Currently, Mumbai has 1.24 sq m of open space per person. The proposed open space for Mumbai in the current DP is 2 sq m per person, which is much lower than the 6 sq m per person proposed in the 1991 DP. Urban Development Plans, Formulation & Implementation (UDFI) guidelines recommend 10-12 sq m of open

OBJECTIONS TO 3RD DP

- ❗ Rocks near the seashore are shown in open spaces
- ❗ National park marked on open space but accessibility issue not considered
- ❗ Restricted areas like BARC, Raj Bhavan, Navy Nagar, TIFR marked on open space
- ❗ "Multiple use of open space" category has led to objections as sewage treatment plants, rainwater harvesting, electric substations are considered as open spaces
- ❗ Walking distance to schools should be calculated as time taken to walk, not the distance in km
- ❗ Space allocation should be good for pedestrians
- ❗ Land water recharge allocation should be more
- ❗ No clear social goals or objectives identified to increase livelihood
- ❗ Additional FSl and changes to open spaces may cause environmental harm
- ❗ Land use for providing optical fibres not considered for universal access to broadband

space per person. We cannot be satisfied with the current level of proposed space."

According to urban planning consultant at Mumbai Transformation Support Unit (MTSU) Sulakhshana Mahajan, "Fear of the changed proposal for open spaces and FSl should be addressed. Reading the entire 500-page report will give a complete picture, and not doing so will lead to the spread of misconceptions. Read, understand and then form your opinion about the DP."



4

THE TIMES OF INDIA, MUMBAI
FRIDAY, APRIL 3, 2015

TIME

1,500 suggestions/objections made on SoBo heritage list

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Mumbai: The review panel of the Mumbai Heritage Conservation Committee has received almost 1,500 suggestions and objections on the heritage structures and precincts in wards A, B, C, D and E. It will start reviewing the proposed heritage list for 2012 from next week.

The existing list has around 537 structures and the proposed list mentions an additional 404 for the five wards, known to have a greater concentration of heritagesites than anywhere else in the city. Covering areas like Jahnshedji Tata road, Madam Cama Road, Cooperage Road and Veer Nariman Road in A ward, Babulnath tank, Mazgaon Road, Dongri and Abdul Rehman Street in B ward, Princess Street, Marine Drive and Dr Cawasji Hormusji Lane in C ward, Khetwadi, Walkeshwar and Bhulabhai Desai Road in D ward, and Sane Guruji Marg, Clare Road and Dr Mascarenhas Road in E ward, these

Proposed With Municipal Commissioners, Will Go To State Govt
7 new categories of heritage tags suggested for city sites



TOI report on April 2

have many landmark structures of historical and cultural significance as well as clusters of impressive art deco buildings.

Headed by retired IAS officer Dinesh Afzalpurkar, the panel set up in 2013 to review the new heritage list sent its report on four wards — F-North, F-South, G-North and G-South — to municipal commissioner Sitaram Kunte last week. The commissioner is likely to add his comments and forward the report to the state urban development department.

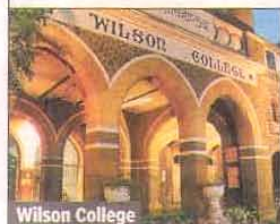
The panel reportedly took about four months to deal with these four wards. The five southern-most

REVIEW PANEL TAKES THEM UP NEXT WK

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

City police HQ



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



St Ignatius Church

THE NEW CATEGORIES

- Heritage Open Space category (eg Shivaaji 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 redevpt 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 (on the same plot) to ensure viability of redevelopment schemes. TNN

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.

ess," 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.

Nayana Kathpalia, 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 that it was important that owners of heritage structures be given incentives to encourage them to maintain them.

Pg : 01 मुंबई, शनिवार, ४ एप्रिल २०१५ महाराष्ट्र टाइम्स

७००० हेक्टर बिल्डिंगच्या घशात?

नितीन चव्हाण, मुंबई

मुंबईच्या प्रस्तावित विकास आराखड्यातून आरे कॉलनीच्या ना विकास क्षेत्रातून (एनडीझेड) एक हजार एकर जमीन विकासासाठी खुली करण्यात आल्याचा वाद सुरू असतानाच मुंबईच्या विविध भागांतून तब्बल सात हजार हेक्टर जमीन 'एनडीझेड'मधून मोकळी करण्यात आली. असल्याची धक्कादायक बाब उजेडात आली आहे. आरे कॉलनीप्रमाणेच 'एनडीझेड'मधून वगळण्यात आलेली सात हजार हेक्टर जमीन भविष्यात बिल्डिंगच्या घशात जाणार असल्याची भीती व्यक्त करण्यात येत आहे.

मुंबईच्या सन १९८१-२००१ या विकास आराखड्यात पाण्याचे नैसर्गिक स्रोत असलेली जंगले, विहिरी, तलाव, तिवरे आणि पाणथळ जमिनीवर शहर विभागात १८८.५१६ हेक्टर, पूर्व-पश्चिम उपनगरात १७८८५.१४ हेक्टर असे एकूण १८०७३.६६ हेक्टर क्षेत्रफळ



मठा विशेष

विकासासाठी खुली झाली आहे.

यंदाच्या विकास आराखड्यात मुंबईत प्रती माणशी १.२४ चौ.मी. एवढी मोकळी जमीन असल्याची माहिती देण्यात आली आहे. मुंबईतील दरदोई मोकळी जागा १.०९ चौ.मी. आहे, तर दिल्लीत ती ४.५

अशी खुली झाली जमीन

एनडीझेडमधील जमीन

११२८९.२१ हेक्टर

खुली करण्यात आलेली जमीन

६७८४.४५ हेक्टर

जमीन एनडीझेड म्हणून जाहीर करण्यात आली होते. २०१४-२०३४ च्या प्रस्तावित आराखड्यात शहर विभागात २९७.५४ हेक्टर, पूर्व उपनगरात ५९१६.७ हेक्टर, पश्चिम उपनगरात ५०७४.९५ हेक्टर अशी एकूण ११२८९.२१ हेक्टर जमीन एनडीझेडमध्ये आहे. यापैकी यंदाच्या विकास आराखड्यातून ६७८४.४५ हेक्टर (१६७६४.७४ एकर) जमीन

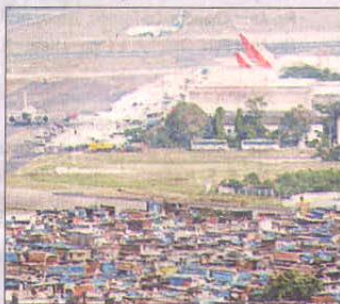
चौ.मी. आहे. प्रस्तावित आराखड्यात मुंबईत ती २ चौ.मी. करण्याचे उद्दिष्ट पालिकेने आखले आहे. याकरिता १४ चौ.कि.मी. अतिरिक्त मोकळी जागा उपलब्ध करावी लागणार आहे. अवैध झोपडपट्ट्यांच्या वाढत्या अतिक्रमणामुळे मुंबई आकसत असल्यामुळे अधिकाधिक जागा मोकळ्या ठेवण्याचे कारण पालिका देत असली तरी कालांतराने या जमिनीवर टॉवर उभे राहत असल्याचे चित्र आहे.

►► अधिक वृत्त...२

नवभारत टाइम्स | मुंबई | शनिवार, ४ एप्रिल २०१५ Pg : 05

डीपी के विरोध में उठ रही आवाजें

मुंबईकरों की अनदेखी का आरोप
मूल स्ट्रक्चर पर मंडराया खतरा



■ अनिता शुक्ला, मुंबई

डिवेलपमेंट प्लान (डीपी) को लेकर मुंबई भर में विरोध चल रहा है। सोशल एक्टिविस्ट से लेकर राजनीतिक पार्टियों तक, हर ओर से इसके विरोध में आवाज उठाई जा रही है। कई प्रस्ताव का तो अभी से ही काफी विरोध हो रहा है, कई जगहों पर मूल स्ट्रक्चर पर ही खतरा मंडराने लगा है।

सीढ़ियों पर रास्ता बनाने का विरोध : नए डीपी में बांद्रा स्थित माउंट मेरी चर्च की सीढ़ियों की जगह पर राहगीरों को आवाजाही करने के लिए रास्ता बनाए जाने का उल्लेख किया गया है, परंतु इसका जोरदार विरोध किया

जा रहा है। सिटी फोरम नामक संस्था ने इसके खिलाफ आंदोलन करने की तैयारी कर ली है। संस्था के मुताबिक माउंट मेरी की सीढ़ियों पर रास्ता नहीं बनाया जाना चाहिए।

मूल मुंबईकरों के विकास पर खतरा : नए डीपी में मूल मुंबईकरों यानी कोली समाज के विकास को खतरा है। इसके तहत इनके विभाग को डीपी में स्लम का दर्जा दिया गया है। नए डीपी में मरोल, सुतार पाखडी, मालवणी, मावें, अक्शा, मड, मनोरी, जुहु, वाकोला, कालीना, बांद्रा, पुराना खार, अंधेरी, अंबोली, वसोवा, कांदिवली, पोईसर, गोरई, चेंबूर स्थित कोलीवाडा इलाकों की गणना स्लम में की गई है। इसलिए वॉचडॉग संस्था ने इन इलाकों से स्लम को लेबल हटाने की मांग बीएमसी कमिशनर से की है।

ओपन स्पेस हुआ कम : नए डीपी में मुंबई के ओपन स्पेस को कम कर दिया गया है। डीपी के तहत मुंबई में 2 स्क्वेयर फुट ओपन स्पेस देने की तैयारी की गई है जबकि मुंबई में प्रति व्यक्ति 10 स्क्वेयर फुट देना जरूरी है। हालांकि पर्यावरण प्रेमियों ने मुंबई में ओपन स्पेस 2 से बढ़ाकर 6 स्क्वेयर फुट करने की मांग की है।

आरे को रहने दें ग्रीन एरिया : आरे में किए गए सर्वे के मुताबिक, लोगों ने आरे को नो डिवेलपमेंट जोन बनाने की मांग की है। आरे सेव समिति के सदस्य मनीष सेठी ने कहा कि अब तक बीएमसी को आरे बचाने के लिए करीब 150 से 200 आपत्तियां भेजी गई हैं। नए डीपी को लेकर सोशल मीडिया के जरिए 600 से 700 लोगों ने आपत्तियां दर्ज कराई हैं। इन लोगों की मांग है कि आरे को ग्रीन एरिया ही रहने दिया जाए और इसे फॉरिस्ट डिपार्टमेंट को दे दिया जाए, ताकि वे इसका रखरखाव सही ढंग से कर सकें।

जनजागृति की कमी : बीएमसी डीपी विभाग के मुताबिक, अब तक पूरे मुंबई से करीब 3000 सुझाव और आपत्तियां मिली हैं। बीएमसी के एक वरिष्ठ अधिकारी ने बताया कि अब तक इतनी कम मात्रा में सुझावों का मिलना दर्शाता है कि मुंबई के लोगों में अभी भी जनजागृति की कमी है। इस कारण उन्हें समझ में ही नहीं आ रहा है कि यह नया डिवेलपमेंट प्लान क्या है।

Hindustan Times, 6 April 2015, Pg: 01

BMC got 4,325 suggestions till April 1



Chetna Yerunkar
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MUMBAI: With just 20 days left, the civic body received 4,325 suggestions and objections on the draft development plan till April 1.

Apart from experts and activists, even the Brihanmumbai Municipal Corporation's (BMC) are surprised at the low number, and feel that more people need to write in, as the DP is the city's blueprint for the next 20 years.

The draft DP was presented

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



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

While political parties and activists are demanding that the April 25 deadline be extended, civic body says it can't do much. "We do not have to power to extend the date, that needs to be addressed by the state government," said an official from the

development plan department.

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 Kotak said citizens should make it a point to send in their suggestions on time.

There are concerns that resi-

dents' opinions will not be taken into consideration, the way they were ignored while marking the existing land use (ELU).

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

Opposition leader Devendra Amberkar 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."

HINDUSTAN TIMES, MUMBAI
TUESDAY, APRIL 07, 2015 Pg: 01

Fadnavis says will scrap DP if panel finds flaws



HT Correspondent
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MUMBAI: Faced with a firestorm of criticism, chief minister Devendra Fadnavis on Monday said the government was taking another look at the proposed blueprint for Mumbai's development over the next 20 years.

Fadnavis said a three-member committee — headed by state chief secretary Swadheen Kshatriya and with urban development secretary Nitin Kareer and director of town planning Kamalakar Akode as members — would review the draft development plan. "If 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 DP, 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 no-development zones such as land occupied by mangroves, salt pans and the Aarey Milk Colony, and allowing redevelopment of heritage structures or precincts. All parties, except the BJP, have opposed the draft DP and want the government to reconsider it.

» CONTINUED ON PG

CONTROVERSIAL PROVISIONS OF THE DP

1 OPENING UP AAREY COLONY:

The BMC has proposed that Aarey Milk Colony be opened up for development. It has mainly planned educational institutes 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 per capita open space available from 5sqm in the 1991 DP, to 2sqm. The city could lose out on 700 hectares of open spaces, as the DP has proposed to delete reservations on encroached land that had been set aside for different purposes in the 1991 DP.

"The committee will review the draft and the complaints we have received... After the comprehensive review of the draft, if we find the anomalies, we will revisit the draft and restart the entire process."

DEVENDRA FADNAVIS, CM, in the Assembly, after appointing a three-member panel to review the proposed DP



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

Chetna Yerunkar
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MUMBAI: Some of the city's most famous heritage landmarks are missing from the proposed development plan (DP). The list: Seven heritage precincts in the city, including Marine Drive and Five Gardens, heritage structures in seven defunct textile mills in the heart of the city and 24 Parsi fire temples.

Out of the 1,496 heritage structures, precincts and sites listed in the previous DP (from 1995 to 2012), 1,043 have not been marked in the draft DP.

The seven precincts that are missing are Marine Drive, Old Cuffe Parade, Cooperage, Napean Sea Road, Khodadad Circle, Five Gardens and south of Gamdevi. These precincts were proposed and published as heritage precincts in 1995, but are now prime real estate areas.

The heritage structures in the seven defunct 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.

» CONTINUED ON PG

Hindustan Times, 3 February 2015, Pg:03

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

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MUMBAI: In a controversial move, the Mumbai Port Trust (MbPT) is considering not having a year-based protection for slums on the port land, which entitles them to rehabilitation, in the new slum rehabilitation policy proposed to the government, said sources.

While the port land may be opened up for the city's benefit, the question over the fate of the thousands who have been living in informal housing on these plots for years is unanswered. In its yet-to-be framed policy, instead of a date-based protection for slums, the MbPT plans to push the responsibility of the rehabilitation of slums on to the state government, citing lack of expertise.

In effect, such a move will end up terming all slum dwellers 'encroachers' and may rob them of a real chance of rehabilitation. Incidentally, the Rani Jadhav panel had asked the ministry to consider rehabilitation of all slums.

While there are no estimates on the number of slums existing on the land, a 2000 report by the Kamla Raheja Vidyaniidhi 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 two times more.

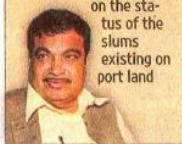
THE PROBLEM

The MbPT is currently mulling 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

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



WHAT

- Of the 1,800 acres of port land spread from Colaba to Wadala, a sizeable amount of land is occupied by informal housing
- Traditionally, these lands have been occupied by settlements, which housed those who worked in the Mumbai Port Trust in various capacities

- These 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 scrap, loading, unloading of cargo, mechanics, warehouse labourers.

SLUMS ON LAND

According to the 2000 report by Kamla Raheja Vidyaniidhi Institute of Architecture and Urban Design Research Institute, along with others

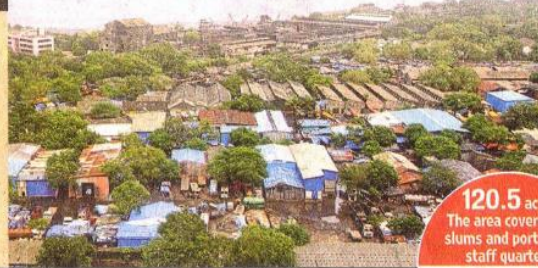
18 Total number of informal housing colonies on port trust land

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 hutments at Powder Bunder were demolished and a smaller drive where around four hutments were razed.



120.5 acres
The area covered by slums and port trust staff quarters

"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 2000 for legalising slums. "Hence, we will not have any such date. Rather, we will ask the state to see if they can rehabilitate the people instead."

Port chairman Ravi 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 agnostic at 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 Bhadsavle from Hamara Shaher Vikas Niyojan, a group which works closely with the communities.

Bhadsavle also drew similarities between the slums and Dharavi, in terms of their economic vibrancy.

"These slums 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.

The Indian Express, 7 April 2015, Pg: 01

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 Kshatriya to review the blueprint for the city for the next 20 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 BMC also criticising it severely.

Chief Minister Devendra Fadnavis, while replying to a debate in the state's Assembly, said the panel would evaluate 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.

OTHER ANNOUNCEMENTS FOR MUMBAI: SECRET BALLOT FOR SLUM CONSENT, CAG AUDIT FOR METRO, MONORAIL

- In cases of builders stalling redevelopment of dilapidated cessed buildings, building permissions of all projects stalled over three years will be revoked. MHADA would take over their development.
- With an ambitious target of building 9 lakh affordable homes in the next five years, Fadnavis announced changes to the slum redevelopment process. A secret ballot would now be used for slum-dwellers to give their consent to a developer. The government will separate the process for fixing eligibility of slum-dwellers from the process of gaining their consent.
- A new Coastal Zone Management Plan (CZMP) being drafted will have a dedicated component on redevelopment of fishermen villages.
- Amid debate over Metro and Monorail tariffs, the Comptroller and Auditor General (CAG) will be asked to conduct a special audit of these projects.
- A new housing policy will be unveiled in the first week of May, focusing on low-income and middle-income houses. The Dharavi Redevelopment plan will also be finalised within a month. The state will also firm up a new policy regarding deemed conveyance for housing societies within two months.

The CM said he too had received complaints from citizens' groups. He said difference of opinion on development proposals were understandable. "But how can one explain discrepancies alleged in the existing land use patterns? This leads to a question on whether a proper land use survey was carried out or not," Fadnavis said.

The CS-led committee will comprise Principal Secretary (Urban Development) Nitin Kareer and Town Planning Director S Akode.

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 formation of the new plan had been violated and that the consultancy firm origi-

nally contracted to draft the new DP had merged with the firm that eventually completed the exercise at a later date. He also alleged non-compliance with the terms of reference fixed earlier.

Fadnavis said Shelar's allegations were of a "serious nature".

Earlier, Sena president Uddhav Thackeray had demanded that the new plan be consigned to the dustbin if it worked against the interest of the common man.

mumbai.newsline@expressindia.com

RELATED REPORTS, PAGE 2

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TIMES CITY

THE TIMES OF INDIA, MUMBAI
WEDNESDAY, APRIL 8, 2015

Can numerous DP blunders be probed in 3-4 days: Activists

As Doubt Rises Among Citizens, State Heritage Panel Weighs In

Richa.Pinto@timesgroup.com

The probe ordered on Monday into the glaring errors, particularly on heritage sites and precincts, in the draft development plan (DP) 2034 for the city raised hopes among activists crusading for a better deal for Mumbai. A day later, some doubts are beginning to creep in. Even if one wants to believe that the "mistakes" were inadvertent, the number of glaring omissions is what shocks you, said Atul Kumar of the Nariman Point-Churchgate Citizens Association. "A three-member committee headed by chief secretary Swadhin Kshatriya will submit the report to the government within three days. But with the high number of errors that have been pointed out, it is difficult to understand how they would be able to review it in such a short span. Besides, only a 60-day period for suggestions and objections on the DP that will work for the city for the next 20 years is not enough. They need to give some extra time," said Kumar.

But they got support from another quarter. The Mumbai Heritage Conservation Committee (MHCC) met on Tuesday and has decided to send a strongly worded letter to the BMC on the heritage blunders.

LONG LIST OF GAFFES: SOME EXAMPLES

- HERITAGE SITES FALL OFF MAP**
- Mount Mary Church, Bandra
 - Bombay Samachar Press
 - Army Navy Building
 - Elphinstone building
 - Asiatic Society of Bombay (1804)
 - St Thomas Cathedral
 - CTO building
 - Radio Club, Arthur bunder
 - Tejpal Hall, Gowalia Tank



Congress wants DP in Marathi too

Mumbai: The Congress has demanded that the Development Plan 2034 should be made available in Marathi, along with Hindi, and the deadline to invite suggestions/objections should be extended by 90 days.

City Congress president Sanjay Nirupam, in a letter to chief minister Devendra Fadnavis, said, "The DP has deprived majority of Mumbaiers from understanding it and accordingly send their suggestions/objections. We request the government to make it available in both languages and extend the deadline

for suggestions/objections." He stated that drastic changes were made in the DP 2034 and as it will decide the development of the city all citizens should be given an opportunity to understand it and send their suggestions.

Other political parties and experts had also requested the government to extend the deadline as it was difficult for the common man to understand the complex plan in 60 days and then send their suggestions/objections. The present deadline for suggestions/objections is April 24.

attached to it (St Peter's church) has not been shown. St Andrews will be celebrating its 400th anniversary next year, yet it's not marked. It's disgraceful. In the draft DP the Mount Mary steps are shown as a road; it is unacceptable. I have written suggestions, objections letter with regards to it," said Shyam Kulkarni a trustee of NGO AGNI.

Activist Gerson Da Cunha from NGO NAGAR said: "We want the city to maintain its distinct character and it depends entirely on the heritage sites, structures and precincts. How can we trust the authorities when they say these glaring omissions can be corrected later in the final DP after they were omitted now? However it's good that a team headed by the former BMC commissioner Swadhin Kshatriya is going to review it. However, if they come back with an unsatisfactory reply a huge outcry from citizens can be expected."

GAOTHANS' GRUDGE

- Maps show parts of gaothans as slum clusters
- Bahamwada gaathan in Vile Parle (E) listed as "Brahmanwada"

ROADS TRIGGER ANGER

- Road proposed through playground in Manish Nagar, off J P Road, Andheri
- Road to run through Shree Ram society in Andheri
- Road passing through both sides of Irla nullah that are to be developed as walking and cycling track
- Road widening in Pali Gaathan will slice up cottages

ceptable. I have written suggestions, objections letter with regards to it," said Shyam Kulkarni a trustee of NGO AGNI.

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Planners: Goof-ups were 'typographical mistakes'

Vijay K.Singh@timesgroup.com

Mumbai: Planners said on Tuesday that the shocking errors in the draft development plan (DP) 2034 were "typographical mistakes". They explained that they marked the city's biggest museum and art gallery as a medical facility and a hospital by mistake in the draft DP.

They have marked Chhatrapati Shivaji Maharaj Vastu Sangrahalaya (Prince of Wales Museum) as a medical facility and the place outside as part of a recreational ground. Similarly, Jehangir Art gallery is shown as a veterinary hospital. The draft has shown the land number correctly in the index but they blundered while mentioning those numbers in the area map.

Another reason for many mistakes appears to be planners' overdependence on satellite maps without bothering to verify information on the ground.

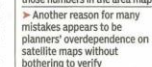
Citizens and experts slammed the planners and wondered if Mumbai can afford to pay so heavily for "typographical errors" and sheer laziness.

Pankaj Joshi, executive director, Urban Design Research Institute (UDRI), said "It's a critical mistake, they need to rectify it and republish the DP report so that one can give suggestions/objections. Otherwise, how can one understand the land details to give their suggestions/objections?"

"We can understand if they

WHY SO MANY ERRORS IN DP 2034?

- The draft DP 2034 has shown land numbers correctly in the index but planners blundered while mentioning those numbers in the area map
- Another reason for many mistakes appears to be planners' overdependence on satellite maps without bothering to verify information on the ground



Chhatrapati Shivaji Maharaj Vastu Sangrahalaya (Prince of Wales Museum) has been marked as a medical facility

66 We can understand if they had committed one mistake. But they have committed mistake after mistake in the DP 2034. It's deliberate

P K Das | ACTIVIST AND ARCHITECT

TIMES VIEW: Some of the reasons the BMC has given for so many errors seem to have come straight out of the primary school student's bag of excuses. Surely, we as citizens can expect planners working for the BMC to be a little more responsible than students writing their elementary school exam. This draft development plan has ended up less as a blueprint for the city's future and more as a lesson in what not to do while preparing a DP.

Many housing societies had criticised the planners for not visiting their premises before showing roads by dividing societies and demolishing buildings. But the planners insisted that they had examined every plot before incorporating them in the draft DP.

They admitted the mistakes but said all were "unintentional human errors" which they will correct while preparing the final report. An official said most heritage structures will be included once the state government notifies them.

SUNDAY TIMES OF INDIA, MUMBAI Pg : 05
APRIL 26, 2015 **TIME**

DP flawless but for a few errors: Kunte

Prafulla Marpakwar
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Mumbai: The stringent criticism from all quarters notwithstanding, controversial municipal commissioner Sitaram Kunte on Saturday claimed that barring a few errors, the draft development plan 2034 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 **TOL**.

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 Fadnis has asked chief secretary Swadheen Kshatriya to revise it in view of serious allegations.

IRONING OUT THE BLOOPERS

Error | In the draft DP, Jehangir Art Gallery is shown as a hospital. BMC says there was a typo in the code. Instead of 'DS' (reserved for museum), it was 'DH' (for hospital)

Objections received 50,000

> 17,000 suggestions are for a plot in Dadar, seeking that it be reserved for a hospital

> 5,000 suggestions pertain to one plot. Somaiya College pupils want it reserved from 'recreation' to 'education'



"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"

Sitaram Kunte | BMC COMMISSIONER

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-2034, the biggest challenge was to correct the mismatch in the 1994 DP. "In 1991, 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 the part of the DP-2034. "BKC is completely under MMRDA, as such, it is not part of the DP-2034. In the DP, the said plot is masked," he said.

Kunte said more than 50,000 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 again for a single plot. Their suggestion is that a particular plot be reserved for educational purposes," he said.

11 July 2015

06 metro hindustantimes

'Include all city's heritage structures in DP 2034'

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

Vaishnavi Vasudevan
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MUMBAI In a move to preserve the city's heritage structures, the Mumbai Heritage Conservation Committee (MHCC) has asked that stricter norms be incorporated in the development plan (DP) 2034.

The DP 2034 is a blueprint of the city's development for the next 20 years.

A meeting to discuss the inclusion of heritage structures in the DP 2034 was held at the Brihanmumbai Municipal Corporation (BMC) headquarters on Wednesday.

The meeting was chaired by special officer Ramanath Jha, who heads the DP revision team.

MHCC told Jha that all the structures listed as heritage sites in the government notifications must be included in the revised DP 2034.

"We conveyed that 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 flak 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

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 Sangrahalaya, among others, were either wrongly marked or not mentioned in the draft development plan

HT had reported on how 1,000 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 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 structure."

V RANGANATHAN, chairman, Mumbai Heritage Conservation Committee

buildings or 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.





Heritage structures such as Chhatrapati Shivaji Maharaj Vastu Sangrahalaya, (left) Gateway of India and (below) Flora Fountain were either wrongly marked or not mentioned in the draft development plan. HT FILE PHOTOS

HOW TO DOWNLOAD AND USE ALIVE APP
PAGES 9 & 13

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

CORRECT LAND MAPS

Many errors in the development plan may be genuine, but it is widely believed and suspected that several of them may have been done with mala fide intentions by certain civic officials to help land-owners get benefits. TOI recommends that all land maps be now corrected to reflect the real situation on the ground.

HERITAGE

What's in the DP: Several heritage structures/sites/precincts were not shown at all. None of the structures in the proposed heritage list 2012 were marked, and many from the existing 1995 list were either not marked or marked incorrectly.

What should be done: According to Pankaj Joshi, executive director of Urban Design Research Institute (UDRI), there are specific lists containing names of sites that the revised DP must include. "The existing heritage list of 1995, the seven textile mill heritage buildings, sites and precincts from the 2002 notified addition, 24 Aghary sites from the 2002 notified addition, seven precincts including the Marine Drive precinct, deleted from the April 1995 list and all B&A sites from the proposed heritage list published in July 2012 are missing and should be marked. Whether existing or proposed, they should be included and over the years can be changed," Joshi said.

OPEN SPACES

What's in the DP: It proposes 2 sq metres of open spaces per capita across the city and suburbs. Salt pans (in the eastern suburbs) and muddats (Malwani and Marol) are shown as open spaces.

What should be done: Open spaces should be increased through redevelopment, suggests Anand Luni, architect from the Hamara Shree Vikas Nyayan Adhyaksh Munibai, a collective of NGOs. Reservations of gardens and playgrounds in slum lands should also be preserved and retained; no provision for affordable housing must be allowed on such plots.

PUBLIC AMENITIES

What's in the DP: Over 30,000 reservations removed.

What should be done: Some developers who own large swathes of eco-sensitive land marked as no-development zones stand to benefit as the new DP removes the restrictions and enables unbridled construction. This needs to be reviewed. Similarly, lands bought by several builders had earlier reservations for public amenities, which were removed. TOI suggests that these be notified after a careful, judicious process. It is also alleged that on many private plots, new reservations were deliberately put with the intention of harassing people and knocking out money. Such reservations must be reviewed and removed after close examination.

PUBLIC ROADS

What's in the DP: It proposes widening of several existing roads. Also, public roads are shown cutting through private compounds.

What should be done: Only on the human eye, not just on satellite pictures, if only planners go to the ground and do checks instead of relying on satellite images as the makers of the draft DP seem to have. They will find out the specific location of a road, whether that road runs through compounds and if widening of a road is possible or not in the first place.

AAREY

What's in the DP: It proposes development of 1,009 hectares and thus opens Aarey to commercial exploitation.

What should be done: "Reservations proposed should be removed and the previous classification of 'salty' and 'no-development zone' should remain till the time we develop a new vision for Aarey. A new vision would mean better recreational facilities or a better way of handling encroachments. The dairy industry also has a cultural and heritage aspect to it, which should be enhanced," says Rishi Agarwal, an environmentalist and member of the Save Aarey Campaign.

NATURAL AREAS

What's in the DP: It reduces the natural areas of Mumbai by 6784.45 hectares.

What should be done: Natural areas like forests, lakes, rivers, streams, ponds, mangroves and coastal wetlands are ecologically sensitive areas which act as natural barriers in the event of heavy rain and floods. They must be preserved at all costs.

RELIGIOUS PLACES

What's in the DP: Several religious places are mentioned in the commercial residential category and some of them, which are heritage sites, have not been marked at all.

What should be done: "Section 22 (b) of the MRP Act clearly mandates that all religious places should be marked. The revised draft should have mandatory demarcation, except of those places which are on the roads or sub-judice," says activist and advocate Godfrey Pimenta.

FSI

What's in the DP: It proposes increasing FSI around transit hubs and corridors. An FSI of 4.5 to 5 has been proposed near the most crowded station localities like Andheri and Dadar. The fungible FSI provision has been removed.

What should be done: "The Transit-Oriented Development idea is bad and irrelevant for Mumbai, given that all transit corridors are already highly congested. It should be deleted," argues Rishi Joshi. "The variable FSI concept is good and it must be made relevant in terms of the varying geographic conditions in the city. FSI along transit corridors should be lower than in other areas," he adds. The DP has also affected all redevelopment projects. Tenants in old colonial buildings in the island city and residents of cooperative housing societies were earlier entitled to 50% extra space in the redeveloped property because of the fungible FSI. The fungible FSI provision must be restored as it will affect lakhs of Mumbaiers.

AFFORDABLE HOUSING

What's in the DP: Huge FSI proposed in DP draft is not free but comes at a high price (premium which needs to be paid), which will increase real estate prices and make housing expensive, say experts. DP makes no provision for affordable housing.

What should be done: Make provisions for affordable housing on every plot going in for redevelopment. For instance, a slum plot can be divided into three parts during redevelopment. The first portion can be used to rehouse the existing residents, a second portion must be exclusively for affordable housing (with first preference given to residents from the neighbourhood), and the remaining portion can be used by the builder to build luxury houses and make his profits. "DP 2034 must reserve land for affordable housing exclusively," NGO Nihara Housing Secretary P K Das says.

CM orders high-level inquiry into DP fiasco

'There Seems To Be Dereliction Of Duty At All Levels'

Pratibha Patil
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Mumbai: A day after announcing that the controversial draft Development Plan 2034 would be revised, chief minister Devendra Fadnavis on Wednesday ordered a high-level probe into the numerous errors in the draft plan.

"I have asked chief secretary Shashendra Khattrya to conduct an inquiry and fix responsibility. Khattrya will have to examine whether the errors were deliberate or otherwise. In my opinion, though the task was entrusted to external agencies, BMC should have supervised it well. There appears to be dereliction of duty at all levels," Fadnavis told TOI.

Fadnavis said BMC did not step in to correct the errors in the draft DP despite a series of reports in the media on slipshod flaws in it. "On the basis of the opinion expressed by all sections and stringent views of cabinet members, we decided to scrap the plan. We have asked the BMC to come up with a new plan within a stipulated period," said Fadnavis.



SPRINKLE OF PUBLIC OPINION: The 117-metre anti-draft DP roll with 11,000 signatures will be presented to BMC commissioner on Thursday.

Dadar trust's 117m protest roll to be sent for Guinness record

Mumbai: On Thursday, the second day for submitting no objections and objections to the draft Development Plan that will be presented to BMC, a trust will present a 117-metre anti-draft DP roll with 11,000 signatures to BMC commissioner Sita Ram Kunte. It has approached Guinness World Records as well as Limca Book of Records for the longest representation.

In the letter, Shree Vardhaman Shikharani Jam Shrinik, Sengh of Dadar has demanded that a plan's reservation be changed from a residential to a commercial zone.

Advocate Mukesh Chhabra said, "The trust has mobilised around 10,000 people to sign in support of the cause. We want our demand to stand out among the several thousand objections against the draft DP." Meanwhile, the DP department is still awaiting reply of the chief minister's revision announcement. The last date for submitting letters for the draft DP is April 24. —Rishi Purohit & Vijay Singh

When the media began to expose the errors in the plan, Shiv Sena executive president Uddhav Thackeray and Maharashtra Naxalman Sena president Raj Thackeray began to target the government, particularly the chief minister, though he had given full freedom to BMC to draft the plan. "Shiv Sena and MNS successfully politicised the issue and took credit when the CM declared that the plan was scrapped," he said and added that Khattrya should fix responsibility for the DP mess. "We will ensure that the responsibility is fixed on BMC's personnel," he said.

Pg:03 **THE FREE PRESS JOURNAL**
MUMBAI | SUNDAY | APRIL 26 2015

DP draft: BMC receives heap of suggestions and objections

• **STAFF REPORTER**
Mumbai

BMC department overworked

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

According to official sources, over 50,000 letters are estimated to have come in until Friday. The department has now been left with the elephantine task of sorting

these letters out, ward-wise and plot numbers-wise for each complaint. After the sorting process is over, bundles of complaint sheets wrapped in red cloth will be sent to the DP committee's office in Sion which is responsible for scrutinising them.

An official said, "Another gigantic task at hand is going through singular complaints and clubbing similar ones. Many of these letters are duplicates in the sense that they point out the same mistakes. Clubbing them will make our

work simpler."

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, official sources claim.

On being asked whether four months is sufficient time to inculcate all these 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 inculcate them."

Meanwhile, Pankaj Joshi, executive director of Urban Design Research Institute, said, "The government must inculcate all changes. It will in fact fasten the process of revising the DP." He urged that the deadline be further extended so more citizens can actively participate in the city's planning process.

CITY

Pg : 04 THE TIMES OF INDIA, MUMBAI
SATURDAY, MAY 23, 2015

'Heritage precinct' to be included in draft DP 2034

Marine Drive Marked As A Heritage Area

TIMES NEWS NETWORK

The state government notified Marine Drive as a heritage precinct earlier this month and the same is expected to be marked out in the draft Development Plan 2034. The BMC is already working on revising the draft DP 2034, which it has been asked to complete by August.

State government sources said they have sent the notification to the BMC, asking it to include the same in the draft DP 2034. Citizen activists welcomed the move, saying it would clearly define which areas fall within the precinct.

The nearly 4.5km stretch is now covered by the 'heritage' tag, implying limitations on redevelopment or reconstruction of old buildings in the area. In 1999, then municipal commissioner Girish Gokhale set up a review committee which proposed demarcation of Marine Drive as a heritage precinct and invited suggestions and objections. The report was sent to the government. In 2007, a few areas were deleted from the proposed heritage precinct and the report again forwarded to the state. Finally, around a month ago, a report on the precinct was sent by the heritage review committee and the government moved quickly on the same.

"We have notified the area as a heritage precinct, now it will be included in the BMC's draft DP 2034," Nitin Korec, urban development secretary told TOI. He also said all the norms of a heritage precinct will be applicable to the notified area. Chief secretary Swadheen Kshatriya added that the notified map of the heritage precinct should be put up on the BMC's website so that it is easily accessible.

Local residents welcomed the move to mark the Marine Drive precinct in the draft DP 2034. Nayan Kathpalia, trustee, NAGAR said, "Now that the

MARINE DRIVE DEFINED IN CITY PLAN

WHAT THE INCLUSION WILL MEAN

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

GRADE-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

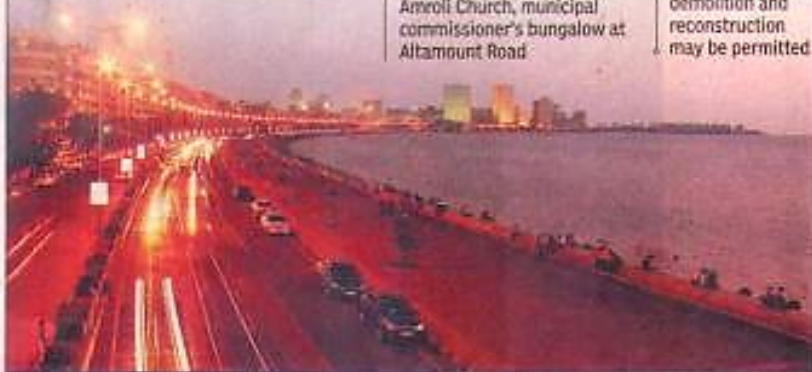
RESTRICTIONS | The interior or exterior cannot be altered unless absolutely necessary. Even then, the change should be minimal and in consonance with the building's original character

GRADE-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

GRADE-III Includes buildings and precincts important to the townscape. They evoke architectural, aesthetic or sociological interest and can be representative of lifestyle of a particular community or region like Madhavbaug, Anand 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



area has been notified as a heritage precinct, no ad hoc decisions regarding it should be taken. It's also a good idea to mark the precinct in the draft DP 2034. In fact all precincts should be marked so that no vested interests are allowed to prevail."

Conservationist Abha Narain Lamba, who was on a three-member panel which reviewed the suggestions and objections received to the pro-

posed 'heritage precinct' a few years ago, said this is a positive step. "This puts all conjectures and doubts to rest. Eventually a precinct should be consist of areas which only contribute to the heritage value of the place," said Lamba.

"We are thrilled about the areas being mapped, but our only concern is that the various agencies involved in governing should adhere to all the heritage

norms relating to the precinct. Permission for any kind of repairs and renovation needs to be taken from the heritage body. Permissions for major renovation are generally known to be taken but even minor permissions should be sought so that the character of the area is retained," said Atul Kumar vice-president and trustee of the Nariman Point Churchgoers Citizens' Association.

THE TIMES OF INDIA, MUMBAI * Pg : 09
THURSDAY, MAY 28, 2015

'Don't merely correct DP errors, make holistic plan'

Richa.Pinto@timesgroup.com

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

The public meeting conducted by the Urban Design Research Institute was held at the Chhatrapati Shivaji Maharaj Vastu Sangrahalay auditorium in Fort.

Pankaj Joshi, executive director of UDRI, pointed out that there was active engagement by citizens in the draft DP 2034. "The BMC was open to suggestions, however, it did not reflect in the Proposed Land Use (PLU) plan. This disconnect cannot be understood. Besides the DP 2034 draft published in February spoke about how the

COMMISSIONS & OMISSIONS

GRIEVANCES WITH DP 2034

- > Heritage structures and landmarks like Asiatic Society of Mumbai and Central Library are missing
- > Several public roads proposed on private compounds and properties
- > Nearly 1,009 hectares marked for construction in Aarey Colony
- > Places of worship are categorized as 'commercial residential'



Activists meet in Kala Ghoda to discuss the city's blueprint

OPEN SPACES

- > The draft Development Plan 2034 reduces Mumbai's natural areas considerably
- > A Urban Design Research Institute study shows

18,073.656 hectares earmarked as No-Development Zone (NDZ) in the 1991 DP. Only 11,289.21 hectares categorized as NDZ in DP 2034

> **64,867** | Suggestions /

objections received on draft DP 2034

- > The civic body is expected to rectify errors till July and bring out a revised draft DP 2034 in August

authorities aimed at a competitive, sustainable and inclusive plan but this too did not reflect in the proposal."

said Joshi. "Out of the total 450 sq km space of the city, almost three-fourths of it has been left out with the author-

ities claiming that it is out of their scope. This gave the impression that the authorities were preparing the DP 2034

only for a certain section of the city," he added. "The informal sectors of the city are completely missing. Besides there are roads being shown cutting from gaathons and people's buildings. A plan, as such, if it had gone through would have affected a large majority of people," said Joshi. The draft DP 2034 has not been scrapped by the government, the civic body has been tasked with revising it.

A civic activist present at the meeting said, "If the entire city is not considered it would only lead to litigation in the future."

Former civic body chief D M Sukhtankar, who was also present for the session, said that a presentation needs to be made to the authorities. "The planners need to be sensitized to the issues raised in this meeting," he said.

THE TIMES OF INDIA, MUMBAI
SATURDAY, AUGUST 1, 2015

Pg : 9

Work starts to fix DP, can deadline be met?

Richa.Pinto@timesgroup.com

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 question marks on whether the revision can be completed in the remaining time.

Civic officials associated with the revision process said that 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 chief 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

CORRECTION OF DEVELOPMENT PLAN

- > The BMC has asked urban planners and assistant municipal commissioners of Mumbai's 24 administrative wards to work on error correction



> The municipal corporation was expected to correct DP errors within four months

beginning from April

- > It has completed the first phase of revision. Digitization of errors from approximately 60,000 suggestions/objections it received during the two-month period from February to April is complete. This means officials now have a matrix of errors before them, classified plot- and usage-wise

work within the deadline set by the state government. "The urban planners are first checking the designations marked in the DP sheets. 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 overrides 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?"

HINDUSTAN TIMES, MUMBAI
WEDNESDAY, AUGUST 05, 2015 Pg: 7

NEW DEVELOPMENT PLAN

BMC to ask for more time for 'foolproof' plan

Vaishnavi Vasudevan

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MUMBAI: The Brihanmumbai Municipal Corporation (BMC) wants two more months to submit its revised development plan 2034, the deadline for which is August 23.

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

"The DP is being revised because it had a number of 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 development 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 planners 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 department, 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 rectifying thousands of errors is not an easy task. This time, there should be no scope to point out mistakes," said Pankaj Joshi, director, Urban Design Research Institute.

DP 2034: BMC to start survey of city roads

Geeta Desai @desaigeeta

In order to avoid public wrath while correcting the error-filled draft Development Plan 2034, the civic body has formed guidelines to carry out survey of roads. The correction of error-filled draft DP is under way and now the focus is on survey of city roads.

BMC will soon put up all the details of 'designations' - existing reservation plots for public amenities - in the DP and its present usage in public domain. The draft DP 2034 is already behind schedule and it will take another six months for completion.

A civic official said the basic work has been completed and municipal commissioner Ajay Mehta has asked officials to put all the details in public domain so that if there is any correction or rectification suggested by citizens, the same can be included.

For the survey of the roads, specific guidelines will have to be followed. "There are a few aspects as regards to roads. Existing roads, proposed roads, widening of existing roads and road line for the new roads. All this will have to be taken into account while conducting the survey. The survey will have to be verified by the traffic department too," said an official adding that the survey will also mention structures which are affected in the case of road widening or new roads.

HINDUSTAN TIMES, MUMBAI
WEDNESDAY, AUGUST 12, 2015 03

State govt makes process to correct flawed DPs easier

FOR A CHANGE Amendment in MRTP Act says civic body can redraw map without planning panel approval

HT Correspondent

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

Reason: It amended the Maharashtra Regional & Town Planning (MRTP) Act, 1966 on Tuesday in order to ensure that flawed DPs can be rectified by the civic body preparing them.

Currently there is no provision 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. Rectifications can only be made after an approval from the planning committee, which consists of officials from the state government and some corporators.

This process takes time because the planning committee will give hearings to everyone who has raised objections to the draft plan and decide based on the merit of



WHAT THE AMENDMENT MEANS

Chief minister Devendra Fadnis recently announced the scrapping of the controversial Development Plan (DP) 2034, which would have defined the way Mumbai looks and grows over the next two decades. The state's move will save the state government the legal hassles of asking the Brihanmumbai Municipal Corporation to redo the draft DP

the objections. "This becomes time-consuming and is often a waste because the civic body has to go through the whole process with a plan that is flawed and deserves to be junked. Such an amendment can now make it possible for the civic body to redraw the map, with-

out going through all the procedures," said an official from the urban development department.

What this will also mean is that civic bodies across the state can take cognisance of protests about errors in the DP and order changes by themselves.

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

"Legally, there is no provision

ACQUIRING LAND MADE EASY

The state also amended the act to extend the time available to civic bodies to acquire private plots earmarked for amenities

Currently, after 10 years of a DP coming into effect, a private plot owner is free to issue a purchase notice asking the civic body to acquire the plot

If the civic body fails to acquire the plot within a year's time from the notice, then it loses all rights over the plot. This period has now been extended to two years.

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 backed. Now, with this amendment, it is possible," said the official.

TOI, 4.Sep.2015, Pg:7

HINDUSTAN TIMES, MUMBAI
THURSDAY, AUGUST 20, 2015
Pg:10
NEW MHCC CHIEF
Heritage structures may get their due in DP, say experts

HT Correspondent

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MUMBAI: The state urban development department's decision to appoint former IAS officer Ramanath Jha as the head of the Mumbai Heritage Conservation Committee (MHCC) has raised hopes among heritage experts — Jha is also supervising the revision of the city's development plan that came under severe criticism for its errors, prime among them being the non-marking of some 1,000 heritage structures and the dilution of MHCC's powers.

The MHCC is responsible for taking decision on the conservation, revamp and development of the city's heritage structures, but many of its decisions have been challenged in court.

The panel said it must work to change the general perception that it is anti-development.

"The committee must finalise incentives for owners of heritage structures as they tend to see these structures as a financial burden. A rebate on taxes was among the incentives discussed and needs to be approved in order to save many

'NEED TO CHANGE ANTI-DVPT VIEW'

- The Mumbai Heritage Conservation Committee (MHCC) is responsible for taking decision on the conservation, revamp and development of the city's heritage structures, but many of its decisions have been challenged in court
- The panel said it must work to change the general perception that it is anti-

development

- The appointment of former IAS officer Ramanath Jha as the head of the MHCC has raised hopes among heritage experts, as Jha is also supervising the revision of the city's development plan that came under criticism for its errors, prime among them being how 1,000 heritage structures were not marked.

heritage structures in the city," said David Cardoz, a former heritage committee member.

"There has been a pending proposal of forming sub-committees at the ward or zonal levels to look into minor proposals such as repair work, to speed up the process," said Pankaj Joshi, heritage committee member.

The delay in the inspection of many heritage structures for fire preparedness highlights the need for such sub-committees. In three years, reports of only three such structures have been prepared.

Jha, who has not received his official orders yet, said, "It is too early to list down the priorities of the panel. Heading both the panels only means working harder to tackle both the issues."

The 1977 batch IAS officer, Jha served as commissioner of the Mumbai Metropolitan Region Development Authority (MMRDA) and as Pune municipal commissioner. He has also worked as managing director of the Maharashtra State Road Development Corporation (MSRDC).

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 decided to put it 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 Ajoy Mehta 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-riddled 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. TNN

The Indian Express, 4.September.2015, Pg:04

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) 2034 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 reworked.

In February, the BMC had been criticised for wrongly marking roads, some of which were shown to be running across

After the chief minister's order to republish the draft development plan, BMC officials visited all the wrongly marked areas

existing buildings. Residents from Bandra had pointed out a proposed road, cutting across St Anne Church in Sherly Rajan road. The residents had submitted over 2,000 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 8,344, 977 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 510 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 or if the footpath 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).

mumbai.newsline@expressindia.com

HINDUSTAN TIMES, MUMBAI
FRIDAY, NOVEMBER 27, 2015

pg-10

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, Rizvi College of Arts and the Sion Fort.

BMC chief Ajoy 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 PD Hinduja Hospital and Research Centre and the Bombay Stock Exchange, among others.

On not marking these 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.

UDRI 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.

Mumbai,
Saturday, October 24, 2015
epaper.dnaindia.com

dna

Corrected draft DP to be out by Feb 16, 2016

Geeta Desai @desaigeeta

Mumbai: The Brihanmumbai Municipal Corporation (BMC) has started making corrections in the draft Development Plan 2034. It has righted 1,600 mistakes involving 8,855 existing structures. Also, the goof-up regarding 508 missing structures was rectified too.

Having done this, it has now decided to do it in phases and categorised the correction work in four stages. Next up is corrections in the list of reserved and to-be reserved roads. In the third stage, corrections in Development Control Regulations will be taken up and finally, reservation of all kinds.

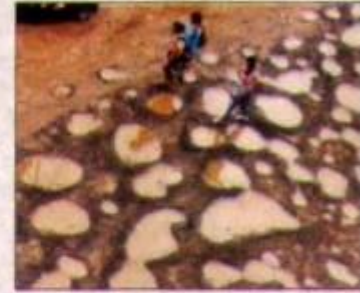
"The entire draft will have to be made public by February 16, 2016. Draft DP 2034 is behind schedule and will take another five months," said a senior civic official.

Made public in March 2015, it was criticised by citizens, civic activists and town planners for the huge number of mistakes in it. It was also opposed by political parties.

"For example, Elphinstone College was shown as Police Facility Centre and JJ School Of Arts was shown as veterinary hospital. Such mistakes were done despite the existing buildings being designated and standing tall," said a senior civic official.

The BMC will soon put up all details of designations — existing reserved plots for public amenities — in the DP and their current usage on the public domain. Citizens can submit their objections, if any.

"There are 8,347 designations



across 24 wards and the same will be made public. In the past, we faced a lot of criticism about misinformation given by this office regarding reserved plots. This time, we have taken care with each subject," said a civic official.

For a survey city roads, specific guidelines will have to be followed. "There are a few aspects with respect to roads. Existing roads, proposed roads, widening of existing roads and road line for new ones, all this will have to be taken into account while conducting the survey. The survey will have to be verified by the traffic department too," said an official, adding that it will also mention which structures were affected due to widening or laying of roads.

The guidelines for the survey include desirability of roads, physical conditions, if permission for any development is given and the roads need to be removed, possibility of realignment to avoid structure demolition, whether trees are impacted if roads are widened or construction of footpaths is possible to save trees, roads in private layout, and checking facilities for pedestrians in congested areas.

BMC starts to correct errors in DP

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

Chetna Yerunkar

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MUMBAI: The Brihanmumbai Municipal Corporation (BMC) will incorporate 11,000 suggestions and objections made by the citizens in the draft Development Plan (DP) 2014-2034 in the revised draft.

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 59,000 were repetitions.

Civic chief Ajoy Mehta, who wants the revised draft out by next February, asked all ward officers 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

SCRUTINY IN PHASES

First phase: (Designation errors)

The BMC will verify whether the structures are marked correctly and will check if any important structures are missing.

Second phase: (DP roads)

It will check if the DP roads are

marked correctly and if their construction is feasible.

Third phase: (Reservations)

In this phase, the civic body will check the reservations that have been the marked for public amenities in the draft DP.



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 meticulously 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.

FIRST PHASE IN NUMBERS

The civic officials have pointed out 8,344 errors after the first phase of correcting the designation errors.

About 1,600 errors were corrected.

These 1,600 structures included over 500 structures that were missing from the draft.

The corrected version of the designations has been uploaded online for citizens' observations.

THE CIVIC BODY HAS RECEIVED AS MANY AS 71,000 SUGGESTIONS AND OBJECTIONS FOR THE DRAFT DP THAT WAS RELEASED IN FEBRUARY

SEND IN YOUR SUGGESTIONS BY NOVEMBER 30

HT Correspondent

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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 looked into after all the old corrections are done. You can send in your suggestions to the BMC headquarters in CST or email it to ee.dpr.mcgm@gmail.com 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 (2014-34). 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).

THE TIMES OF INDIA, MUMBAI
MONDAY, NOVEMBER 16, 2015

BMC to soon upload Devpt Control Rules

pg. 2

Move To Ensure Transparency In DP 2034

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Mumbai: The civic team working on the Development Plan (DP) 2034 has begun writing the Development Control Rules (DCR) that ran into trouble the last time for proposing the utilization of 1,009 hectares in Aarey Colony.

The BMC said publishing the guidelines as and when they are finalized will ensure transparency and public participation. "The revised DP 2034 may be released in February 2016 and we are working hard to meet the target," a senior civic official told **TOI**. "We have started writing the DCR 2034. It will be uploaded in the same manner in which we have published the designation surveys on the BMC portal," he added. The draft of the DCR 2034 caught flak as it mooted exploiting 1,009 hectares land in Aarey Colony for development. The urban planners wanted to construct a central park, a theme garden, a zoo, a botanical garden and education institutes inside Aarey Colony. The green patch in Goregaon is spread over 1,619 hectares (around 4,000 acres) of which 378 hectares are already occupied by various dairy units, squatters, tribal hamlets, a guesthouse, Central Poultry Development Organization, private cattle sheds and shooting sets.

COMMISSIONS AND OMISSIONS

<p>GRIEVANCES WITH DP 2034</p> <ul style="list-style-type: none"> > In February, the BMC publishes the Development Plan (DP) 2034 > Heritage structures and landmarks like Asiatic Society and Central Library are missing > It proposes a road cutting via St Anne's Church on Pali Hill <p>CURRENT STATUS</p> <ul style="list-style-type: none"> > Currently, the designation survey is uploaded and the civic body has sought citizens' feedback before November 30 > Mumbaiers can send their observations to ee.dpr.mcgm@gmail.com or address letters to chief engineer (DP), 5th Floor annexe building, BMC headquarters, Fort (subject line: designation survey October 2015) 	<p>OPEN SPACES</p> <ul style="list-style-type: none"> > The draft Development Plan 2034 reduces Mumbai natural areas considerably > Urban Design Research Institute (UDRI) study shows 18,073.656 hectares earmarked as No-Development Zone (NDZ) in the 1991 DP. Only 11,289.21 hectares categorized as NDZ in DP 2034 <p>GOVT INTERVENTION</p> <ul style="list-style-type: none"> > After the draft DP 2034 is criticized, the state government in April directs the BMC to revise it and table a new draft > The civic body is likely to rectify it and formulate a new plan by February 2016
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Several activists from the city said that it was a step in the positive direction.

Rishi Agarwal of Observer Research Foundation and a member from the Save Aarey Movement, which had opposed any kind of development in Aarey Colony, said, "DCR is a very important publication and if it is put out in public domain there are several NGOs and think tanks in Mumbai, which could assimilate it and help the citizens understand various aspects of it," said Agarwal.

Nikhil Desai, an activist from King's Circle, said that the civic body should make copies available in local ward offices, besides uploading it on the website. "Not everyone is internet savvy and many people want to know about the revised DP 2034. Therefore the civic body must at least consider keeping copies of the designation surveys or road survey in the ward offices," said Desai.

H.T., 27.Nov.2015, Pg:01

MORE BLUNDERS POP UP IN DRAFT DP; AT RISK ARE CITY'S AMENITIES

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MUMBAI: The number of blunders in Mumbai's 20-year development blueprint continues to rise, putting many of its essential, and scarce, amenities at risk.

A new study of the civic body's designation survey — an exercise to mark existing amenities in the development plan (DP) — shows more than 600 private and public amenities have not been marked correctly. This isn't all. Close to 700 private amenities have not been marked at all and 330 public open spaces are endangered by the survey as it marks them as 'recreational grounds', a category of open spaces where construction is currently permitted.

This data is from a study submitted to BMC by Urban Design Research Institute (UDRI), an NGO working on urban planning

Following a report by HT, the civic body had said it will amend rules to ensure no construction is done on open spaces, but the other omissions that the study has highlighted will prove detrimental to the city, exposing its scarce amenities to new risks, urban planners said.

First, if a plot of land is marked incorrectly, its use will not be considered for the next 20 years, allowing land sharks to use it for commercial purposes. Second, leaving the amenities out will present a skewed picture of what the city has. Urban planners pointed out the flaws will also lead to plots being taken over for commercially-attractive uses, leading to haphazard development.

CONTINUED ON P10
RELATED REPORTS 07

HINDUSTAN TIMES, MUMBAI
FRIDAY, NOVEMBER 20, 2015

15-5

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

HT Correspondent

htmetro@hindustantimes.com

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 improve-

POLICY REMAINS OPEN TO MISUSE

The proposed open spaces policy, which will dictate how the city's open spaces are to be developed and maintained, has been criticised by activists as it keeps open the option of reintroducing the controversial caretaker policy, which was stayed in 2007 as it restricted citizens' access to open spaces.

There have been instances in which outfits run by politicians entrusted with maintaining open spaces have built gymkhanas and private clubs on them. The Hindustan Times has been running a campaign since 2006 to ensure that open spaces remain accessible to all citizens. Following the public pressure, the state government in 2007 put the controversial policy on hold and afterwards



■ The MIG club at Bandra.

HT FILE

asked the BMC to revise it. However, the new open spaces policy is equally controversial

Though the caretaker clause has ostensibly been removed, open

spaces already given to several entities will remain with them, even if they are being misused. It also has certain provisions to reintroduce the caretaker policy through the back door.

ment 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. Shailesh Gandhi, 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."

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 Rs5 crore. It is just a scheme to allow organisations with vested interests to own open spaces," said Vidya 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 Rafat, trustee, NAGAR.

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

15-8

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 desig-

nated 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,

PRE-SCRUTINY EXERCISE

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 have 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 Pankaj Joshi has written to the BMC, pointing out mistakes in the designation survey list. They found 339 instances where playground-garden are marked as recreational ground and 15 playgrounds marked as school. TNN

HINDUSTAN TIMES, MUMBAI
TUESDAY, DECEMBER 01, 2015 Pg: 3

No extra time, but you can still send your feedback on devpt plan

NO CHANGE Civic body refuses to extend deadline, says important observations will be considered



HT Correspondent
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MUMBAI: While the Brihanmumbai Municipal Corporation (BMC) refused to extend the deadline for submission of feedback on the newly presented designation survey for the 2014-2034 development plan (DP), citizens can continue to send their observations and suggestions on the plan. The deadline for submission of feedback ended on Monday.

"Citizens are free to send their observations to the DP department. Important suggestions will be considered," said a senior official from the BMC.

Citizens wanted the deadline to be extended, as they claimed one month was not enough to scrutinise and send observations on the extensive document.

DP: COMEDY OF ERRORS			
<p>THE DOCUMENT</p> <p>The Brihanmumbai Municipal Corporation (BMC) put up the designation survey for the 2014-2034 development plan, with documents for each ward running into at least 60 pages</p>	<p>WHY ACTIVISTS NEEDED MORE TIME</p> <p>With Diwali holidays, people didn't get enough time to go through the document</p> <p>Scrutinising the actual use and designation mentioned in the survey is a time-consuming process</p> <p>The civic body did not create awareness about the uploading of the survey</p> <p>The earlier draft, published in February, had similar errors and had to be sent to the drawing board</p> <p>Activists claim they also need to check if the suggestions/objections given previously have been considered</p>		
<p>THE GOOF-UPS</p> <p>The goof-ups in the designation survey, uploaded on the civic body's website, range from playgrounds being marked as recreation grounds and missing iconic structures to various reservation-related issues pertaining to Aarey Colony, among others</p>	<p>RESPONSE</p> <table border="1"> <tr> <td>510 observations received till Monday</td> <td>55,000 objections received to the earlier plan in two months</td> </tr> </table> <p>"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."</p> <p>GODFREY PIMENTA, an activist</p>	510 observations received till Monday	55,000 objections received to the earlier plan in two months
510 observations received till Monday	55,000 objections received to the earlier plan in two months		

"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 each

time," said Godfrey Pimenta, an activist.

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

festivities.

Till Monday, the civic body had received around 510 observations from citizens on the designated survey. The number is pretty low in comparison to over 50,000 suggestions and objections that the BMC had received on the

draft development plan.

After mishandling the 20-year blueprint for the city earlier this year, the BMC has failed to jump back to its feet. The designated survey, which is the first part of the revised draft, is also filled with errors.

Times Of India, 8 December 2015, Pg: 06

Civic chief seeks opinion of builders on revised DP

TIMES NEWS NETWORK

Mumbai: BMC municipal commissioner Ajoy 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 other experts to form groups on the basis of their expertise and interests and give him their suggestions. The civic authority plans development in the city for the next 20 years, according to available land.

The draft development plan had created controversy after experts pointed out



SPACE MATTERS: Municipal commissioner Ajoy 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 they 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 feedback.

HINDUSTAN TIMES, MUMBAI
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BMC releases revised draft DP

Tanushree Venkatraman

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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

WRITE TO BMC

The ward-wise draft will be made available on the BMC's website on January 7. Citizens can write to the BMC with their observations on the survey by January 31.

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-meter-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.

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frompageone

BMC...

Citizens can write to the BMC with their observations on the survey by January 31. 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 intimation of disapproval (IOD) before February 25, 2015 and have a proposed road in the revised draft have also been asked to notify the civic body before January 31. The BMC will also upload a ward-wise corrected designation survey, or phase 1 with rectifications, to its website.

Citizens can email edpr.mcgm.rd.survey2015@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, Fort, 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 staunch opposition to a proposed road near St Anne's School, which would affect 15 trees, it has been retained - albeit re-aligned - in the revision. On Wednesday, the BMC also issued a clarification on phase 1 of its revised plan, saying there the report has been 'misinterpreted'. In the note, the BMC continued to maintain that the designations were based on the sanctioned development plan (SDP), 1991. Therefore, "no reservations are proposed but only erroneous designations are corrected," the clarification read.

ERRORS IN DP

The draft Development Plan (DP) 2034 got citizens up in arms against the BMC in February. The draft showed roads cutting across residential societies and religious structures, posing as a threat to their existence. BMC's haphazard marking based on satellite images without checking left several infuriated.

FOR INSTANCE

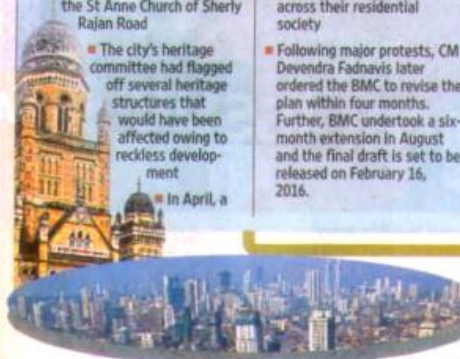
Residents of Bandra submitted 2,000 objection letters against a road cutting across the St Anne Church of Sherry Rajan Road

The city's heritage committee had flagged off several heritage structures that would have been affected owing to reckless development

In April, a

group of residents from Govandi had also pointed out at a 12 feet road cutting across their residential society

Following major protests, CM Devendra Fadnis later ordered the BMC to revise the plan within four months. Further, BMC undertook a six-month extension in August and the final draft is set to be released on February 16, 2016.



HT IMPACT

BMC agrees to correct DP errors

FINALLY Institutions like SIES College, which didn't find a mention in earlier survey, can now be marked in draft



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BOMBAY: If the assurances by the BMC are anything to go by, the city might soon get an error-free draft development plan (DP) 2034. Earlier, a study by the Urban Design Research Institute (UDRI) on the designation survey had revealed there are more than 600 private and public amenities that have been marked wrongly in the survey. The designations survey is a crucial exercise as part of the plan. The study revealed the BMC had also missed marking close to 700 private amenities. This, however, will now be rectified in the draft as the BMC has said it will consider including private amenities in the survey. This means that vital public institutions like SIES College and PD Hinduja Hospital and Research Centre, which were not in the survey, can be marked in the draft.

Not marking these crucial amenities could result in poor planning. Experts have long pointed out that urban planning requires accurate data as a stepping stone.

Apart from this, iconic institutions like Prithvi Theatre and the Veermata Jijabai Bhosale (VJB) Udyan will also be designated correctly. HT had pointed out that the structures were wrongly marked as "cinema theatre" and "two and other buildings" in the survey. Pankaj Joshi, executive director, UDRI said, "This is a huge victory for the city and its residents. The government has agreed to most of our demands and this is a good sign. We are glad that the city's blueprint is being shaped according to its citizens' wants."

The civic body has also agreed to consider "mixed-use" zones in the survey. HT had pointed out that a number of residential towers that were marked as parking lots in the survey. For instance, the Sakinaka Avasa, a multi-storey tower situated in the heart of Parel had

CHANGE OF PLAN

In its corrected designation survey, the BMC has not only acknowledged the errors pointed out by HT, but has also given an assurance that the errors will be corrected in the final draft. HT, through a series of articles, had pointed out the gross errors in phase 1 of the revised draft Development Plan (DP) in November 2015.



1 Prithvi Theatre

Earlier designation: Cinema theatre

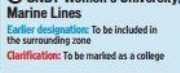
Clarification: BMC has stated it was "inadvertently" marked as a cinema theatre and "requires to be corrected".



2 Kirti M Doongursee College

Earlier designation: To be included in the surrounding zone

Clarification: To be marked as a college



3 SNDT Women's University, Marine Lines

Earlier designation: To be included in the surrounding zone

Clarification: To be marked as a college



4 Veermata Jijabai Bhosale Udyan

Earlier designation: Zoo and other buildings

Clarification: To be corrected as VJB Udyan (garden) and zoo

THE UNCHANGED
Several other buildings designated wrongly will continue to retain the same. Rizal College and Parel International School will continue to be marked as a municipal primary school and municipal dispensary respectively, as per SDP, 91.

STAFF SHORTAGE IN DP DEPARTMENT REASON FOR ERRORS, RTI ACTIVIST

According to an RTI filed by activist Ash Galgali, there is a 33% staff shortage in the city's DP department. Galgali said the BMC had passed a resolution in 2013 to create nine spe-

cific posts in the planning department, but none of them have been created or filled till date. Galgali has blamed the state of the current Development Plan 2034 on the

BMC's lapse in creating these posts. He has now written to municipal commissioner Ajay Mehta and chief minister Devendra Fadnis on the issue.



HT had pointed out the errors in phase 1 of the revised draft DP in November 2015.



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Road...

A civic official, requesting anonymity, said, "This decision was taken to avoid criticism. The roads can still be widened if the traffic department demands it and the traffic police grant the necessary permissions. There was no mention of road-widening projects in the 1991 DP and we made a mistake by incorporating it in the February 2015 draft."

"The Mumbai Municipal Corporation (MMC) Act empowers the civic body to take a call on the widening of existing roads and road lines. A road is widened after a proper traffic survey is carried out and permissions from the traffic police department are received," said civic chief Ajay Mehta.

The Urban Design Research Institute (UDRI), executive director, Pankaj Joshi, said, "This information should be shown in the DP so that people know if their property is affected by a road-widening proposal."

HINDUSTAN TIMES, MUMBAI
WEDNESDAY, FEBRUARY 03, 2016

Civic body to look at 810 suggestions on DP 2034

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MUMBAI: Brihanmumbai Municipal Corporation has received 810 suggestions/objections from citizens on the city's official website last month, as part of the revision of the development plan 2034.

The deadline for submitting the suggestions/objections was January 31.

The civic body will now scrutinise these suggestions/objections and make necessary corrections in the draft that is under revision. The civic body has received 650 suggestions/objections through letters, whereas the remaining 160 were received through emails.

The civic body was to revise the draft development plan 2014-2034 in four phases and has uploaded two phases: designation survey and DP roads survey online.

It had received over 100 suggestions/objections to the designation survey and a corrected draft where the suggestions of the citizens were included was put on the website in first week of January.

It has received 650 suggestions/objections through letters, whereas the remaining 160 were received through emails.

Even after the DP department officials deleted 857 error-ridden road stretches from the draft DP, the citizens have sent 810 suggestions/objections in less than a month's time.

The earlier draft released in February had received over 55,000 suggestions/objections and hence was instructed to be revised by chief minister Devendra Fadnis.

In the DP roads survey released in January, the civic body has also decided not to include road-widening and road lines in the draft DP 2034 and will be dealt with separately.

One of the civic officials said, "The suggestions/objections will be scrutinised and after going through documentation and carrying out site visits we will decide whether the objections need to be incorporated or not."

The civic body has got an extension to release the draft DP till May 31 from the state government and is yet to complete the remaining two phases: drafting DCR and reservations survey.

BMC may not get extension for revision of DP after May

TIMES NEWS NETWORK

Mumbai: Almost a year after the controversial Development Plan (DP) 2034 was released last February, the city is yet to get a revised plan. Senior government officials said that the BMC's draft DP 2034 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 2034." 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 Aravind 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 2034. 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 2034 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 13

AS MANY as 1,500 plots of land across Mumbai, reserved to be used as gardens, playgrounds and recreation grounds, are now up for adoption by corporates, individuals, non-government organisations and residents' associations, with the Brihanmumbai Municipal Corporation passing its contentious 'open spaces policy' Wednesday.

Under the policy, these plots may be adopted for a period of five years on payment of a deposit of Rs 25,000. Unlike previous norms, no construction will be allowed on these lands at all, though existing clubhouses on BMC land handed out under the previous 'caretaker policy' will not be affected. Officials clarified

that the new policy would only apply to lands not already adopted or leased under the previous policies.

The previous caretaker policy for open spaces was stayed in 2007 by the state government, then under the Congress-NCP, after a furore over these lands being taken over by clubs run by politicians.

The new open spaces policy of the BMC has remained contentious for several reasons, chief among them being a condition that the BMC can select between prospective bidders for any plot based on their annual turnover and other financial factors, immediately leaving local residents' associations at a disadvantage.

Under the new policy, however, no commercial activity will be allowed on these lands nor any construction, with the excep-

tion of toilets as permitted by the BMC.

Also, in a departure from the previous adoption policy, the grounds will now have to be kept open for access to people from 6 am to 9 pm, at a nominal entry fee of Rs 2 to Rs 5. Entry for children and senior citizens will be free. Under the previous adoption policy, the grounds, gardens and playgrounds could be kept closed through the afternoon, remaining open only for three hours in the mornings and evenings.

Additional Municipal Commissioner SVR Srinivas said the policy was needed to fill an existing vacuum on how to maintain these lands. Corporators across party lines, however, said the decision would affect common citizens' access to open spaces. Samajwadi Party leader Rais Shaikh said, "This policy is flawed since it will encourage the wealthy corporates and discourage local communities

from maintaining the gardens."

Corporators said the plots would soon be rented out for events including weddings, limiting access to common residents. Samajwadi Party corporator Ashraf Azmi also cited a report saying 6 to 8 per cent of the city should comprise open spaces while only 0.8 per cent of Mumbai's land remains open. "Once these are given out on adoption, the BMC won't be able to get them back," he said.

NCP corporator Dhananjay Pisal threatened to move court against the policy. Congress corporator Mohsin Haider also said the BMC should maintain open spaces on its own, through budgetary allocations.

With the general body of the BMC passing the proposal, officials said it would now be sent to the state government for a formal approval, after which implementation would start.

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