Atelier Flash: 
Mumbai’s Development Plan in the making
Insights in an ongoing research

Luca Pattaroni, Salomé Houllier, Tobias Baitsch
Today’s program

• Introduction into the Research
• General introduction to the case of India
• Introduction to Mumbai
• Planning a megacity
• FSI and regulations
• Categories and slums
Urban planning and the heterogeneous city:
A study of the technical, social and political controversies around the 2014-2034 Mumbai Development Plan

- How is planning made in an increasingly complex world?
- How does (or not) urban planning account for the increasingly intricate and diverse realities of habitats and ways of life in today’s cities?
- How are diverse visions over urban development of the city negotiated?

Deepen the understanding of the social, political, and technical complexity contemporary urban planning has to deal with.
The Urban World

- **1913 - 10%** of the world population lives in cities
- **2013 - 50%** of the world population lives in cities
- **2050 - 75%** of the world population will live in cities
Projection of the urban population by 2020 (in millions), UN-HABITAT
The Indian Urban World

Share of urban population by district according to the census

Share of urban population (agglomerates >10000 inhab.) according to Geopolis
THE INDIAN RURAL WORLD

The image shows various aspects of the rural life in India. The top left picture depicts a family carrying goods on their heads, a common practice in rural areas. The top right image shows a traditional thatched-roof house, typical of rural Indian homes. The bottom left picture features a small village with thatched huts and clothing hanging on a line, indicating daily life and chores. The bottom right image shows a woman working in a field, highlighting rural activities and labor. These images collectively paint a vivid picture of the Indian rural world, emphasizing traditional lifestyles and daily activities.
INFORMAL SETTLEMENTS

Proportion of slum-dwellers in the world, 2001 UN-HABITAT
PLANNING THE HETEROGENEOUS CITY
Mumbai: Urbs Prima in India

- Population of 21.9 Millions in the metropolitan area
- Over 60% of which life in slums on only 8% of the total land
- Density 28’000 c/km² (Berlin 3800 c/km² Lausanne 3300 c/km²)
- Density in Dharavi between 300’000 c/km² and 500’000 c/km²
- Public space per habitant 0.2m²/c (international standards 16m²/c)
- Second largest urban national park (104 km²)

- Economic capital responsible for 40% of Indian tax revenue
- 65% of economy is informal

- 72% of workplaces are in the CBD in the peninsula’s south
- 56% commute by foot, 37% on public transport (bus & train) 5% by car
- 6 millions of train passengers per day on 300 km of tracks

- Largest single family house (37’000m² on 27 stories)
- Lowest train ticket fairs
- More then 800 films per year (double the US production)

Source: divers
Les sept îles et la formation de la ville coloniale

A l’origine, le territoire géographique de la ville de Bombay ressemblait de loin à celui que nous connaissons aujourd’hui. Il se composait de sept îles (Mumbadevi, Parel, Mazagaon, Mahim, Colaba, Worli et Old Woman’s Island) sur lesquelles étaient établies des communautés villageoises. L’activité principale de ces populations indiènes nommées les Kolis était la pêche. Au cours de l’histoire, ces îles appartinrent à divers empires hindous et musulmans. Une nouvelle ère commença avec l’arrivée des colons. En 1534, les Portugais débarquèrent sur le territoire indien et s’établirent sur l’île de Mahim, située sur le littoral ouest de la péninsule actuelle. De manière chronologique, les Portugais représentent le premier pouvoir colonial. En 1661, à l’occasion du mariage de la princesse portugaise Catherine Henriette de Bragance et du roi d’Angleterre Charles II, les Britanniques reçurent pour dot l’archipel de Bombay. Dès lors, le pouvoir anglais s’exerça sur cette partie du territoire indien. De l’occupation portugaise, il ne resta que le nom «Bom Baim» qui, en français signifie «Bonne Baie».
Entre le 16ème et le 18ème siècle, l’Inde fut un pôle économique majeur à l’échelle mondiale. Les ambitions des colons étaient en effet uniquement orientées vers le profit. Ils percevaient en ce territoire des possibilités de rendements importants liées à l’agriculture traditionnelle existante et un réservoir de main d’œuvre bon marché. [C. Lutzelschwab, 2012] Ces intérêts purement commerciaux empêchèrent aux activités masonnières de se propager. Le but n’était pas de diffuser la foi chrétienne et de détourner la population de ses traditions mais de tirer un profit maximal des terres agricoles indiennes et des capacités, autant qualitative que quantitative, de la population indigène.

Ce sont les Anglais qui furent à l’origine de l’émergence et du développement de la ville. Ils installèrent leurs quartiers principaux sur le littoral de l’île principale, la Mumbadevi. La situation de la base anglaise fut déterminée par les conditions climatiques et géographiques. En effet, elle fut établie sur la côte est, idéale car naturellement protégée du vaste Océan Indien et bénéficiant d’une profondeur de fonds marins suffisante pour le trafic maritime. Ainsi, la East India Company — fondée par des hommes d’affaires influents qui obtinrent une charte de la couronne d’Angleterre en 1600, première compagnie européenne pour conquérir les Indes et située originellement à Surat — se déplaça à Bombay. C’est avec la construction d’un fort en ce lieu que surgirent les premières d’urbanisation. À l’intérieur de ces fortifications construites autour du château anglais, le Bombay Castel, la ville émergea. Un châvage urbain ne tarda pas à s’installer. La ville du fort fut divisée en deux régions par une rue, la Churchgate Street. La partie sud était occupée par les Anglais, alors que les populations indigènes résidaient au nord. À partir de la moitié du 18ème siècle, le fort vit sa capacité d’accueil atteinte.

La ville n’était dès lors plus capable de supporter l’augmentation croissante et naturelle de la population attirée par l’espoir d’une vie
meilleure. Les plus démunis, représentés principalement par les Indiens, furent donc forcés de s’installer à l’extérieur des fortifications.

*Industrialisation et réaménagement urbain*

La Révolution Industrielle et la conquête militaire du sous-continent indien engendrèrent de multiples changements à Bombay autant des moyens de production que de l’urbanisation.

En 1772, un projet à grande échelle d’ingénierie civile pour l’expansion de la ville fut initié par le Gouverneur britannique de Bombay, William Hornby. Le but était d’agrandir le domaine praticable pour le développement urbain et économique. De nombreux travaux de drainage furent entrepris, permettant ainsi la fusion des sept îles en un seul territoire. Quelques années après l’aboutissement de ce projet, la première ligne ferroviaire constituée de deux voies, reliant le nord et le sud de la nouvelle péninsule fut créée en 1853. Elle permit à de nouvelles zones agricoles, principalement coloniales, de se développer et d’être exploitées, ainsi que le désenclavement des zones rurales en périphérie de la ville. De nouveaux centres de développement urbains se façonnèrent à proximité des différentes haltes ferroviaires.

Bombay devint une ville industrielle dont le textile fut le bien le plus manufacturé. Ce développement important permit une forte et rapide croissance économique et attira bon nombre de populations rurales. La répartition démographique en fut bouleversée et beaucoup d’individus migrèrent vers la ville dans l’espérance d’une émancipation. En quarante ans, la population doubla passant ainsi de 100’000 habitants à environ 200’000. En 1850, la population était représentée par près d’un demi-million d’individus. Bom-
bay devint ainsi la plate-forme d'échange la plus importante entre l'Europe et l'Asie.

Suite à la guerre civile (1861-65) en Amérique, le marché anglais devint dépendant de l'industrie cotonnière indienne. Cela mena à ce qui fut appelé le «Cotton Boom» et qui eut un impact non seulement au niveau économique mais également sur l'urbanisation de la ville.

Les profits devaient être augmentés, les capacités de production devaient par conséquent être améliorées. De nombreuses filatures de coton émergèrent au centre de la ville et les premiers réseaux de rues hors de la zone du fort furent planifiés, intégrant les industries textiles. Des logements à proximité des usines furent construits pour loger la main d'œuvre. Ces constructions toujours existantes, appelées chawls, sont caractérisées par une structure très dense, une hauteur de trois à cinq étages, avec des appartements composés d'une seule pièce. Une nouvelle classe pris place — la classe ouvrière. De nombreux bâtiments publics toujours présents dans la ville sont l'héritage de ce développement intense.
Suite à l'expansion de la ville vers le nord, les infrastructures sanitaires commençaient à manquer. Une grande partie de la ville n'avait pas accès à l'eau potable et l'insalubrité se faisait croissante. Au sud, la ville était alimentée par l'eau de la grande baie en proximité du fort, mais elle s'amoncelait à cause de l'expansion des docks. A partir des années 1860, les lacs de Vihar Nala, de Powai et de Tansa situés au nord de la ville, sur la colline de l'actuel parc naturel de Sanjay Gandhi, furent également drainés pour alimenter le reste de la population. Avec l'ouverture du canal de Suez en 1869, l'aire du port de Bombay fut agrandie et de nouveaux marécages furent drainés pour la construction de docks à plus grande échelle.

Entre les années 1870 à 1970, l'industrie et le commerce maritime continuèrent et de nombreux marécages furent drainés. C'est ainsi que Bombay prit la forme que nous lui attribuons aujourd'hui.
Indépendance et événement de la mégacité


Dans les années 1950, la ville continua son expansion vers le nord de l’île avec le développement de logements ouvriers. Seulement, le besoin des travailleurs était d’être logé à proximité de leur lieu de travail puisque les possibilités de mobilités étaient réduites par un manque d’infrastructure et par un manque de moyens pour ces populations à bas revenus. De plus, les logements de prix abordable manquaient au cœur de la ville, alors que la population ne cessait de croître. De ces faits, une quantité importante de quartiers informels prirent place dans la ville.

Par ailleurs, l'expansion du secteur tertiaire et des centres d'affaires, crée une énorme pression immobilière et entraîne une réduction de la proportion en logement de vingt à six pour-cent dans la vieille ville du fort. Les quartiers résidentiels furent déplacés vers le nord et les flux pendulaires augmentèrent. Un programme lancé par l'État, le «Mega City Program», avait pour but d'améliorer les infrastructures de mobilité. Ainsi des ponts autoroutiers furent construits pour désengorger le trafic.

En 1995, la ville de Bombay fut renommée par le nouveau gouvernement de la ville – les partis nationalistes du Shiv Sena et de Bharatiya Janat. On parle désormais de la ville de Mumbai.

Les stratégies de revendication du sol

Deux stratégies principales furent mise en place pour augmenter la surface territoriale de la ville; d'un côté revendication du sol — par le drainage aux dépens de la mer — et de l'autre, par l'expansion de la ville vers le nord et sur le continent indien nommé New Bombay (ou Navi Mumbai). Déjà en 1838, les sept îles sont fusionnées en un ensemble – Bombay. Cependant la terre au sud est plus intéressante, car plus proche du centre ville. C'est ainsi qu'il y a été entre les années 1860 et 1970, trois versions d'un grand projet de drainage pour étendre le territoire, le «Back Bay reclamation project». Ce projet suit un parcours tumultueux, subissant les crises économiques et les pressions financières. Il avança à pas comptés, étant régulièrement stoppé, puis relancé. Ce n'est qu'en 1970 qu'il finit par aboutir. Seulement, la fonction initiale de ce projet ne fut pas respectée. En effet, des zones principalement résidentielles fournies d'espaces verts et de lieux de récréation avaient été prévues. Ce sont finalement le centre d'affaire, le Nariman Point, et une zone de logement — la Cuffe Parade, loin d'être abordable pour
PLANNING THE INDIAN CITY

THE CASE OF MUMBAI DEVELOPMENT PLAN
A Short Story of Mumbai’s Development Plan in the Making
UMBAI: A tottering infrastructure, disappearing open spaces, an unmanageable population. These are just some of the problems that plague the city; proof that the BMC's current Development Plan (DP), which will expire in 2013, is a failure. It was nearly 20 years in the making, and towards the fag end of its life, only 20 per cent of the proposals have been implemented.

The first DP for Mumbai was prepared by the BMC in 1964, but was sanctioned in parts by the state government between 1965 and '67. In 1977, the BMC undertook the task of revising the DP. Once again, the revised DP was sanctioned in parts from 1990 to 1994. Now, the civic administration is set to revise the city's DP for 2014-2034.

Till date, the BMC has succeeded in acquiring barely 12 to 14 per cent of the total land required to implement the existing DP that is valid till 2013. But the question that citizens can't help but ask is whether these blueprints for Mumbai is yet another exercise in futility. Municipal commissioner, Jairaj Phatak said the problem with the 20-year DP is that often the planning is...
Mumbai’s Development Plan – The Beginnings

20.10.2008
Resolution no 767: BMC accords sanction to declare the intention to revise DP

01.07.2009
Publication of the intention of BMC to revise DP

04.11.2009
MTSU mandates for the concept plan
The DP is the document for a city's systematic development. The draft DP will be submitted by the end of 2013. After this, it will have to be approved by the technical monitoring committee of the BMC. Then it will be open to suggestions and objections by the public and finally sent to the Urban Development Department of the state which have its own series of procedures. In all likelihood, the actual implementation of the revised DP is not expected to happen before 2016, said Shirsat.

The DP is a document detailing land use and land reservation in the city over a period of 20 years. While the previous two DPs were chalked out by BMC officials, this is the first time that a foreign consultant is being appointed as officials admit they do not have the required expertise and manpower.

The French-Indian group, which has been appointed to revise the city's Development Plan, will provide technical as well as manpower assistance to BMC officials in chalking out the new DP. The consultants will provide technical as well as manpower assistance in chalk out the new DP, which the BMC, but officials now concede they do not have the expertise or manpower. BMC has also been criticized for poor management, provisions for on-street and off-street parking and transit-oriented development. A medical expert will assess the requirement for public health services to be developed further and a financial analyst will create long-term financial models.

To suggest solutions for the problem of parking spaces, an urban transportation planner will make plans for traffic through satellite imagery. A development control expert will also have to make suggestions for enforcing coastal regulations. A cartographer-GIS expert will also have to make suggestions to revamp the city's Development Plan, to be implemented between 2014 and 2034. A consortium of the French urban planning and design firm Memoris and Groupe SCE India Pvt Ltd will prepare a detailed DP over the next 27 months. Preserving open spaces, improving public amenities, bringing about cluster development to promote affordable housing, housing and transportation management, provisions for on-street and off-street parking and transit-oriented development. A medical expert will assess the requirement for public health services to be developed further and a financial analyst will create long-term financial models.

The consultants will also draft land-use maps of the city and prepare the Development Control Rules. The consultants will also have to create high-resolution maps of the coastal regulatory zones.

The DP is the document for a city's systematic development. The draft DP, that was supposed to be submitted in June 2011, will now be submitted in December 2013 since the whole exercise is still in the initial stages. The period for the next DP was fixed at 2014-34. The DP for 1991-2011 had to be revised by 2012. A two-year extension was sought earlier and the period for the next DP was fixed at 2014-34.
<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>12.06.2011 Publication of the Inception Report</td>
</tr>
<tr>
<td></td>
<td>08.2011 Publication of Working Paper 2 - Land use classification</td>
</tr>
<tr>
<td></td>
<td>12.05.2011 Start date of the project</td>
</tr>
<tr>
<td></td>
<td>20.04.2011 BMC hires SCE consortium as consultants</td>
</tr>
<tr>
<td></td>
<td></td>
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<tr>
<td></td>
<td>2012</td>
</tr>
<tr>
<td></td>
<td>02.2012 SCE bankrupts and backs out from the DP</td>
</tr>
<tr>
<td></td>
<td>19.04.2012 UDRI files a RTI to MCGM for a report on ELU</td>
</tr>
<tr>
<td></td>
<td>13.2014 - 08.2014 Ward level consultations</td>
</tr>
<tr>
<td></td>
<td>05.2015 Order of the DP revision by State government</td>
</tr>
<tr>
<td></td>
<td>12.2013 - 02.2014 Thematic consultations</td>
</tr>
</tbody>
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Mumbai’s Development Plan – Hiering Consultants
## UDRI stakeholder engagement – Shadowing the DP

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>02.2012</td>
<td>SCE bankrupts and backs out from the DP</td>
</tr>
<tr>
<td>19.04.2012</td>
<td>UDRI files a RTI to MCGM for a report on ELU</td>
</tr>
<tr>
<td>13.06.2012</td>
<td>MCGM gives the ELU maps to UDRI through RTI</td>
</tr>
<tr>
<td>26.09.2012</td>
<td>Meeting organized by UDRI with all stakeholders about the ELU</td>
</tr>
<tr>
<td>10.04.2013</td>
<td>Deadline for finishing the DP</td>
</tr>
<tr>
<td>28.03.2013</td>
<td>4th extension of the deadline to submit errors / remarks on the ELU maps</td>
</tr>
<tr>
<td>28.02.2013</td>
<td>3rd extension of the deadline to submit errors / remarks on the ELU maps</td>
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<td>08.02.2013</td>
<td>2nd extension of the deadline to submit errors / remarks on the ELU maps</td>
</tr>
<tr>
<td>24.01.2013</td>
<td>1st extension of the deadline to submit errors / remarks on the ELU maps</td>
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<tr>
<td>11.01.2013</td>
<td>Deadline to submit errors / remarks on the ELU maps</td>
</tr>
</tbody>
</table>

**Important Events:**

- **12.12.2012**: Publication of the ELU
- **31.10.2015**: Publication of the designation survey
- **21.04.2015**: "Scrap" of the DP, four-month revision of the errors as per Section 154 of the MRTP Act
- **16.02.2015**: Publication of the draft DP
- **08.05.2016**: Publication of the full DCRS
“create a network of stakeholders that can engage with the city administration on the new DP”

Mumbai: The city’s new development plan (DP) is still three years away from implementation. But citizens’ groups, NGOs and urban planners have started formulating their own vision of Mumbai’s future—they want the Brihanmumbai Municipal Corporation (BMC) to incorporate them when finalising the plan.

A DP defines land use in the city and envisages its future growth prospects in infrastructure development, housing, development control, transport, environmental management, sanitation and beautification.

In Mumbai, the largest ever citizens’ survey covering 2,000 people spread over 10 civic administrative wards was carried out a few weeks ago. The survey conducted by 200 students from various architecture schools in the city, spoke to a cross-section of citizens—from flat owners to street dwellers—to elicit their views about the city.

Conservation architect and UDRI director Pankaj Joshi said the survey would be submitted to the BMC. “There is a disconnection between what people want and what the government provided them through the DP. Although citizens’ demand for better housing, health and transport was engaged, the disconnect between what people want and what the government provided them through the DP is much deeper understanding of Mumbai instead of just relying on maps. It seeks a different vision of the city,” he added.

Professor Ravi Punde said the survey was an “entirely different approach to document issues through the eyes of people”. “It’s a participatory methodology that can engage with the city administration on the new DP for Mumbai 2014-2034,”

The programme was initiated by UDRI and taken up for survey as a student research project by professor Arvind Adarkar and UDRI fellow Deepali Mody, UDRI’s fellowship director.

“The focus is to prepare a people’s brief based on their perceptions of daily life in the city,” said Deepali Mody, research fellow of the Urban Design Research Institute (UDRI). “We found that 80% of the people are not aware of the DP, but a large majority later said they wanted to be involved in its preparation,” said Mody.

“Create a network of stakeholders that can engage with the city administration on the new DP”

The survey revealed that one fifth of Mumbaikars do not have bathing areas in their houses. Forty per cent have no proper access to toilets. Of these, 30% do not even have access to public toilet facilities, forcing them to squat in the open. “Sanitation is a critical issue in Mumbai,” said Joshi.

In Mumbai, A DP defines land use in the city and envisages its future growth prospects in infrastructure development, housing, development control, transport, environmental management, and beautification.
SURVEY FINDINGS

Which of the below issue in most important to you?

<table>
<thead>
<tr>
<th>Issue</th>
<th>Percentage</th>
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</thead>
<tbody>
<tr>
<td>Housing</td>
<td>20%</td>
</tr>
<tr>
<td>Education</td>
<td>15%</td>
</tr>
<tr>
<td>Health</td>
<td>15%</td>
</tr>
<tr>
<td>Water</td>
<td>10%</td>
</tr>
<tr>
<td>Environment</td>
<td>8%</td>
</tr>
<tr>
<td>Livelihood</td>
<td>7%</td>
</tr>
<tr>
<td>Transportation</td>
<td>7%</td>
</tr>
<tr>
<td>Public Space</td>
<td>7%</td>
</tr>
<tr>
<td>Energy</td>
<td>4%</td>
</tr>
<tr>
<td>Governance</td>
<td>4%</td>
</tr>
<tr>
<td>Urban Form</td>
<td>2%</td>
</tr>
</tbody>
</table>

principle number 22:
planning of the built environment shall be based on and derived from a detailed understanding of livelihood, housing, environment, transportation, health, education, energy, water and sanitation, and security

This was accepted in principle however UDRI was asked to explore how this would translate into DCR

(Meeting minutes in Mumbai Reader ‘13 p.79).
BMC junks land use survey 'flaws'

MUMBAI: The BMC has refuted all claims made by the Urban Design Research Institute (UDRI) about a "flawed" survey of the existing land use (ELU) plan, which will form the basis of the 2014 Development Plan (DP).

The UDRI found at least 1,200 discrepancies and mismatches between satellite imagery, the 1991 DP and the ELU survey.

“UDRI invites public participation in the process of revision of the Development Plan of Greater Mumbai 2014-203”

“it is now time to expand the group of stakeholders […] to make the planning process truly Inclusive and Equitable”

(Email from October 2nd 2012 reprinted in Mumbai Reader ‘13, p.119)
## DISCREPANCIES

### Typology of Discrepancies

<table>
<thead>
<tr>
<th>Type</th>
<th>Converted to</th>
<th>Nos.</th>
<th>Wardwise</th>
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<tbody>
<tr>
<td>Natural Open Space</td>
<td>Various Land Uses</td>
<td>3</td>
<td>A 30</td>
</tr>
<tr>
<td>Open Space</td>
<td>Various Land Uses</td>
<td>71</td>
<td>B 32</td>
</tr>
<tr>
<td>Play Ground</td>
<td>Various Land Uses</td>
<td>165</td>
<td>C 62</td>
</tr>
<tr>
<td>Recreational Ground</td>
<td>Various Land Uses</td>
<td>311</td>
<td>D 36</td>
</tr>
<tr>
<td>ND2</td>
<td>Various Land Uses</td>
<td>11</td>
<td>E 65</td>
</tr>
<tr>
<td>Cemetery</td>
<td>Various Land Uses</td>
<td>19</td>
<td>F/S 52</td>
</tr>
<tr>
<td>Commercial</td>
<td>Various Land Uses</td>
<td>19</td>
<td>F/N 33</td>
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<tr>
<td>Educational Amenities</td>
<td>Various Land Uses</td>
<td>43</td>
<td>G/S 35</td>
</tr>
<tr>
<td>Educational Amenities and Play Ground</td>
<td>Various Land Uses</td>
<td>215</td>
<td>H/W 37</td>
</tr>
<tr>
<td>Health Amenities</td>
<td>Various Land Uses</td>
<td>24</td>
<td>P/S 56</td>
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<tr>
<td>Housing for Dis-Housed</td>
<td>Various Land Uses</td>
<td>5</td>
<td>P/N 94</td>
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<td>Industrial</td>
<td>Various Land Uses</td>
<td>182</td>
<td>R (N.C.R)</td>
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<tr>
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<td>Various Land Uses</td>
<td>101</td>
<td>N 44</td>
</tr>
<tr>
<td>Other</td>
<td>Various Land Uses</td>
<td>188</td>
<td>S 75</td>
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<tr>
<td>TOTAL</td>
<td></td>
<td>1199</td>
<td></td>
</tr>
</tbody>
</table>

Note: The Wardwise column indicates the distribution of discrepancies across different wards.
ELU MICRO LEVEL VERIFICATION

Each land use parcel indicated in the ELU map was crosschecked with satellite maps of the area, as well as the 1994 DP maps to verify the accuracy of the survey. In doing so, it was discovered that the ELU in as many as 1200 land parcels, did not either match the 1994 DP reservations, or the land use that could be observed through the satellite map. Each of these discrepancies were identified, geo-coded and listed out, before being communicated to the MCGM.

<table>
<thead>
<tr>
<th>No</th>
<th>Location</th>
<th>Old DP</th>
<th>New ELU</th>
<th>Notes</th>
<th>Coordinates</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>J.J. School of Arts</td>
<td>Educational Amenities</td>
<td>Commercial Activity</td>
<td>Landuse marked in the ELU does not match the use on the ground and the existing development plan.</td>
<td>18°56'36.22&quot;N 72°50'1.89&quot;E</td>
</tr>
<tr>
<td>A2</td>
<td>Parcel between Cinema Lane, MG road and Barrack road</td>
<td>Residential</td>
<td>Unclassified</td>
<td>Landuse marked in the ELU does not match the use on the ground and the existing development plan.</td>
<td>18°56'30.92&quot;N 72°49'43.67&quot;E</td>
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<tr>
<td>A3</td>
<td>Parcel abutting Mahapalika Marg and U.U. Bhat marg</td>
<td>Educational Amenities</td>
<td>Commercial</td>
<td>Landuse marked in the ELU does not match the use on the ground and the existing development plan.</td>
<td>18°56'34.55&quot;N 72°49'53.35&quot;E</td>
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<td>A4</td>
<td>Parcel between Ali Muzaffar path and Calcutt road</td>
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<td>Commercial and Residential</td>
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<td>18°56'6.21&quot;N 72°50'17.06&quot;E</td>
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<tr>
<td>A5</td>
<td>Loknayya Tiak Road</td>
<td>Police Headquarters</td>
<td>Social Activity</td>
<td>Landuse marked in the ELU does not match the use on the ground and the existing development plan.</td>
<td>18°56'47.53&quot;N 72°49'59.50&quot;E</td>
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<td>A6</td>
<td>Parcel between Cochin street and Calcutt road</td>
<td>Health Amenities</td>
<td>Vacant Land</td>
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<td>18°56'6.31&quot;N 72°50'15.89&quot;E</td>
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<td>A7</td>
<td>Parcel between Musafir Khana road and Satu Siddik road</td>
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<td>A8</td>
<td>Parcel between Walchand Hiranand road and Modi street</td>
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<td>A9</td>
<td>Part of Cross Maidan abutting Bombay Hospital road</td>
<td>Recreational Ground</td>
<td>Unclassified</td>
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<td>18°56'27.44&quot;N 72°49'44.92&quot;E</td>
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Source: ELU Survey 2012, Group SCE India, Pvt. Ltd
Support them in preparing the new DP,” said Deepali Mody, director, UDRI.

Greater Mumbai (MCGM) web site. Next, look at the street names to get an idea about the neighbourhood development plan (DP) in 2014, which is to be implemented by 2034. The DP is revised every 20 years.

“The ELU will be the basis on which the new DP will be prepared. It is important that the ELU reflect what is on the ground and is accurate. This input from citizens will be able to refine the BMC survey and make the ELU more accurate. Those who live in the city know more

Architect Nitin Killawala said certain markings that were wrong on the ELU map concerned huge parcels of land and “such errors can only be done deliberately”.

To find out more about what had gone wrong, TOI spoke to some of the architects and civic experts, who identified many errors

Systems it should have ideally followed. The scale of mistakes is so hug

The civic body has been claiming that the mistakes could be rectified quickly. The BMC’s schedule to draft the development

BMC, because they are not maintained. Activists say that the plots should be labelled with the reservation marked in the previous DP of 1991, which was not being done in the current ELU survey.

Urban planners had also submitted objections in the ELU for marking 973 acres of open space—forests, mangroves, wetlands, etc.

But there are still some concerns that the BMC needs to address, said architects and urban planners.

Errors pointed out include educational institutes marked as commercial land, slums not mapped or mapped as green spaces and open spaces and heritage structures mapped otherwise or not mapped at all.

Activists said that the BMC has given magic solutions to such mammoth-sized problems in the PLU (proposed land use) stage.

But the reply was very abstract. We are surely going to follow up on this and ensure that 973 acres of eco-sensitive areas also come in the ELU; it can also be linked to the hawkers’ bill.”

Elected members also voiced their concern over the survey, which they said was a very important step in formulating the development plan for the city.

UMBAI: Of the 3,000-odd errors pointed out by citizens in the existing land use (ELU) survey, about 560 or 19% have been admitted by the BMC. The ELU survey will help in formulating the city’s development plan that is revised after every 20 years.
Demystifying the DP

**PEOPLE’S PROCESS**

F. DEBATE AND INQUIRY WAS INITIATED INTO VARIED SECTORS WITHIN THE DP

This was done through a collective process where different groups came together around issues such as housing, informal livelihoods, education, health, gender etc.

**WHY SHOULD ONE BE AWARE OF THE DP?**

Speculation

Why is my travel to work so uncomfortable?

Where is the access road?

Is there a school nearby?

Suggestion

Where are the amenities reserved?

Yeh rasia mere pl ko kaat raha hai

Objection

Let me check!!

People are unaware of the fact that city like Mumbai is planned along guidelines.

The MR&DTP Act states “Suggestion and objection of the people through public participation should be taken while the draft development plan is made.” Thus giving right to the people of this city to participate in the making and revision of the development plan we should be aware of our rights.

G. In May 2013, the DP campaign 'Hamara Shehar Vikas Niyojan' was conceived

Source: Exhibition on peoples participation, 205, TISS
Our Vision for Mumbai's Development

People's Vision Document for Mumbai's Development Plan (2014-2034)

Peoples Vision
Mumbai’s urban poor demand inclusion in development plan

Over 100 groups representing the urban poor staged a protest at the Azad Maidan here on Tuesday, as they have been left out of the Development Plan (DP) being prepared by the municipality. This section which constitutes 52.5 per cent of Mumbai’s population fears losing its foothold in the city. The formal recognition of slums has been a major challenge in improving living conditions in urban settlements across India. The latest survey prepared by the municipal body on the Existing Land Use (ELU) shows that it has not mapped the city’s slums. This means it leaves about 65.29 lakh people out of the planning process. The ELU has also left out the homeless, hawkers and koliwadas. These groups form a large part of the city’s workforce.

“The ELU is a crucial document as it will form the basis of the new DP, which will be in use for the next 20 years. Not including the above categories and not demarcating the correct land use is like not acknowledging their presence,” said Pankaj Joshi, executive director of the Urban Design Research Institute.

People fear that not demarcating their space makes them vulnerable to losing their land to builders, as well as not getting adequate facilities. “If the interiors of slums are not marked, the resources and the lack of amenities in these areas are also being ignored,” said Aravind Unni from Youth for Unity and Voluntary Action (YUVA).

Civic standing committee chairman Rahul Shewale said the weaker sections of society had suffered because they had not been made part of the DP of 2001. “We will try and look at how to improve it this time around,” he said.

The groups submitted a “People’s Vision Document” to municipal commissioner Sitaram Kunte who assured them of transparency and inclusion. The document focuses on six major issues including housing, education, health, transport, waste management and open spaces. The groups aim to have a city which is child-friendly, women-friendly, youth-friendly and differently-abled friendly.

“I have got the People’s Vision Document. We are following the right process while preparing the DP,” said Mr. Kunte.

MC Sitaram Kunte promised transparency and inclusion, assuring the normality of the procedures:

“I have got the People’s Vision Document. We are following the right process while preparing the DP”
### Consultative Workshops – A question of Participation

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**Important Events**

- Resolution N°767: BMC accords sanction to declare the intention to revise DP
- 07.2014 - 08.2014: Some chapters of the RDDP
- 31.10.2015: Publication of the designation survey
- 21.04.2015: “Scrap” of the DP four-month revision of the errors, as per Section 154 of the MRTP Act
- 08.05.2016: Publication of the full DCRS
- 20.10.2016: Publication of the full RDDP

**Consultative Workshops – A question of Participation**

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Figure: 01: Stakeholder consultation workshops

Figure: 02: Ward level consultation workshops: ward H/W and ward M/W.

Source: EDDP Report
How Mumbai created civic history

August 11, 2014 marked a historic day for urban planning and governance in India with Mumbai leading the way. For the first time since Independence, a municipal corporation, namely the Municipal Corporation of Greater Mumbai (MCGM), initiated public consultations at the ward level during the process of preparing the city’s development plan.

A Development Plan (DP), simply put, is a spatial map on which land is earmarked for

People’s Participation in Planning Mumbai?: Hussain Indorewala and Shweta Wagh

DECEMBER 17, 2013

by Shuddhabala Sengupta

tags: Existing Land Use, MHADA, Mumbai, Neoliberal Development, People’s Vision Document for Mumbai’s Development Plan (2014-2034), planning, UDRI

This is a guest post by Hussain Indorewala and Shweta Wagh

Since the past six months in Mumbai, there has been an unusual convergence between urban activists, community groups, rights groups, unions, Non-Governmental Organizations and academics, who have come together to provide a theoretical critique of the city’s neoliberal development model, to formulate a more diverse and hopeful vision for the city than the one proclaimed by its power elite, and to present practical alternatives to plans and projects promulgated by faceless state bureaucracies and unaccountable private consultants.

On 22nd October 2013, more than 1500 people gathered at Azad Maidan to formally present “The People’s Vision Document for Mumbai’s Development Plan (2014-2034)” to the Municipal Corporation of Greater Mumbai (MCGM). [1] The People’s Vision Document (PVD) [2] is a remarkable collective vision statement, an outcome of discussions focused around specific issues in the city with more than a hundred grassroots and community groups, along with activists, experts and academics who participated in them. With this movement, the less advantaged residents of the city have announced and
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Letters on DP flood BMC, 7,000 on Saturday alone

By Express News Service, Mumbai (Published April 10, 2016, 1:27 am)

Over 7,000 letters, with objections and suggestions to the Development Plan (DP), reached the civic body headquarters on Saturday, forcing the DP department’s dispatch section to set up three counters at the entrance.

The barrage of letters came from all sections, including hawkers, slum dwellers, those living in tenement accommodation, as plots reserved for facilities for them were missing from the proposed DP.

“Nearly 2,100 suggestions were submitted by street vendors. Our main demand is that these natural markets should reflect in the DP and recognise those hawkers that are registered under the Protection of Livelihood and Regulation of Streed Vending,” said Sayeed Hyder Imars, general manager, AITUC Hawkers Union.

Several Mumbaikars had come to submit their suggestions and objections before the April 24 deadline, with most belonging to P’ North (Maitri-Maharani area) and M’ East (Gowandi) wards in the city.

Their suggestions were centered on the demand that all areas currently mapped as “alums” in the existing land use (ELU) survey, must be reserved as “public housing”.

According to YUVA’s Arvind Unni, as the Brihanmumbai Municipal Corporation (BMC) does not have a specific format, the organisations came up with their own format, DP point, the area the citizens have a problem with, exact objection and the suggestion.

The citizens were brought together under the umbrella of Hamara Shaheer Vilas Njoyan Akhyayan, Mumbai, which comprised volunteers from YUVA, the Tata Institute of Social Sciences and other organisations. The detailed suggestions were divided into 10 sectors, covering social infrastructure, gender, MIPs area and environment, among others.

Till date, around 22,000 letters have reached BMC headquarters, of which only letters received up to April 9 have been processed and sent to BMC’s Town Planning department, the technical DP committee.

Suggestions and Objections

THE TIMES OF INDIA

In a first, Mumbaikars’ inputs sought for Development Plan

Mumbai: The suggestions and objections of citizens have been sought for the first time in the exercise to compile the Development Plan 2034.

The ward-level consultations were conducted in August 2014 in the presence of the assistant municipal commissioner concerned, MNS, legislators, corporators and NGOs.

Bandra activist Neil Pereira from the Gaonathan East Indian Residents Association said they submitted several suggestions that were discussed. “We asked for additional floor space index for gaothans. We also emphasised that any DP can be implemented successfully if it supports the required infrastructure,” said Pereira.

Other residents said they were glad that the consultations were held and it gave them a chance to have a dialogue with the civic officials. “It was great that this interaction was held with all the stakeholders in the municipal corporation,” said Vishya Vadal, a member of the Aam Kumaar Vidaap Majj Presidential Trust. “The sessions helped in bringing before the authorities some anomalies that need to be removed. The planning authority in Bandra is the KMBDA but we pay all our taxes to the BMC. Therefore we wanted the civic body to look into our issues,” she added.

Volunteers from development organisations like Youth for Unity and Voluntary Action also attended the workshops. “This was a very forthcoming move taken by the civic body to have consultations with citizens. Unfortunately, we were expecting a lot more from the authorities,” said Arvind Unni, an urban planner with YUVA.

Several organisations, including YUVA, plan to meet and review the DP 2034 draft on Thursday.

The suggestions and objections of citizens have been sought for the first time in the exercise to compile the Development Plan 2034.

THE TIMES OF INDIA

You can soon give your suggestions for, objections to Devpt Plan (2034) draft

Mumbai: The Brihanmumbai Municipal Corporation (BMC) general body on Monday gave permission for publication of the draft of the Development Plan (DP) 2034 and draft Development Control Regulations (DCR) 2034.

The BMC will now issue a notification about the DP and invite suggestions and objections from the public.

Corporators termed the permission to be granted to the administration as a technical requirement as the go-ahead was granted without discussion.

Civic chief Sitaram Kunte had on February 16 presented the DP draft 2034 to Mayor Suresh Ambekar and party leaders in the BMC. Kunte had recently said the media that they would soon request the BMC general body to bring the draft in the public domain, after which it would be open to Mumbaikars for suggestions objections. The corporators were on Monday given a CD each of the draft DP 2034 so that they too could give their suggestions and objections once the administration calls for them.

Pravin Mhaiskar, a corporator from Ward 3, said he would write to the authorities once the document is in the public domain.

Mhaiskar said, “Municipal schools are empty as there are no students in my ward. But, according to the new DP draft, a reservation has been made to construct five more schools. In fact, there is a need for dispensaries and hospital.”

Samajwadi Party group leader in the BMC Ravi Dhital said he too had been studying the DP draft 2034 closely, and he plans to write to the authorities his suggestions and objections. “I am organizing an educational seminar on March 2 at Ahmed Zakaria Hall at Anjuman Islam an HT to educate NGOs about the effects and defects of the DP,” said Dhital.
SOME MAJOR ERRORS IN DP 2034

Mumbai's draft DP (2034) has been plagued with errors and omissions. Here are some of them:

- Churches & Cemeteries
  - Century-old St. Michael's church at Mahim is not on DP.
  - Graveyard attached to church has been tagged as commercial/residential. The plot could later be claimed for development.
  - Our Lady of Perpetual Succour Church (Ghomakwadi) graveyard is threatened by proposals for road-widening.

- Heritage
  - The Mumbai Heritage Conservation Committee (MHCC) has written an eight-page letter against the draft to the chief engineer (DP), municipal commissioner, and chief secretary.

- Fire Temples
  - The DP has failed to mark 24 fire temples as Heritage Grade II A and Grade III A structures, thereby removing the protection that they enjoyed.

- Schools
  - A road has been promoted cutting through the Apostolic Carmel High School & Junior College, Bandra.

- Medical Educational Facilities
  - The draft plan envisages a 40% increase in built-up area, but only 5% of this has been reserved for educational, medical, and social amenities such as fire stations, police stations, welfare centers, and public utilities.

- Housing Societies
  - Chamber's St. Anthony's Home Cooperative Housing Society, with 100 residential plots and buildings, formed in 1925, has been proposed as a commercial/residential zone in the draft.

- LAYOUTS
  - It appears that there has been complete non-application of mind.

The maps are not in English. The common man deserves to understand it and the planning for the next 20 years — Arvind Unni, Architect

DUMP THIS DP
Mumbai Development Plan 2014-34

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 FSI and changes to open spaces may cause environmental harm
- Land use for providing optical fibres not considered for universal access to broadband
Maharashtra scraps controversial Mumbai Development Plan

The BMC has been asked to rectify all problems in the Development Plan and revise it within a period of four months. Photo: Paul Noronha

A deluge of complaints pointing out errors in the plans had flooded the BMC ahead of the April 24 deadline.
Publication of the RDDP (Revised Draft Development Plan)

**IMPORTANT EVENTS**

- 16.02.2015: Publication of the draft DP
- 21.04.2015: "Scrap" of the DP; Four-month revision of the errors as per section 154 of the MRTP Act
- 31.10.2015: Publication of the Designation Survey
- 07.01.2016: Publication of some chapters of the RDDP
- 31.10.2015: Publication of the designation survey
- 21.04.2015: "SCRAP" of the DP; Four-month revision of the errors as per section 154 of the MRTP Act
- 08.05.2016: Publication of the full DCRs
- 12.05.2016: Publication of the full RDDP
- 08.09.2016: MCGM rejects the Shiv Sena’s demand for the planning committee
- 16.02.2016: Publication of the draft DP
- 08.05.2016: Publication of the full DCRs
- 08.09.2016: MCGM rejects the Shiv Sena’s demand for the planning committee
- 12.08.2016: Formation of the planning committee by the State
- 29.07.2016: Deadline for the suggestions and objections phase

**Deadline to submit errors / remarks on the ELU maps**
- 11.01.2013
- 24.01.2013: 1st extension of the deadline to submit errors / remarks on the ELU maps
- 08.02.2013: 2nd extension of the deadline to submit errors / remarks on the ELU maps
- 28.02.2013: 3rd extension of the deadline to submit errors / remarks on the ELU maps
- 28.03.2013: 4th extension of the deadline to submit errors / remarks on the ELU maps

**Publication of the RDDP**
- 27.05.2016

**Timeline of Key Events**

- **16.02.2015:** Publication of the draft DP
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**Key Dates**

- **26.11.2015:** New amendment of the MRTP Act detailing the role of the officer in charge for revision
- **23.10.2015:** MC Ajoy Mehta announces that the RDDP would be released on February 2016

**Order of the DP revision by State government**
- **24.02.2015:** Beginning of the suggestions and objections phase
- **05.2015:** Order of the DP revision by State government
- **30.04.2015:** Official end of Sitaram Kunte mandate as MC
- **27.04.2015:** Ajoy Mehta become the new MC
- **26.04.2015:** CM Fadnavis appointed Ajoy Mehta as the new MC
- **24.04.2015:** Deadline for the suggestions and objections phase

**Publication of the RDDP**
- **27.05.2016**

**Publication of the revised DCRS**
- **5.05.2016**

**Publication of the full RDDP**
- **08.05.2016**

**Publication of the full DCRS**
- **20.10.2016**

**Scrap** of the DP
- **Four-month revision of the errors as per section 154 of the MRTP Act**

**Deadline for finishing the DP**
- **10.2013**

**Deadline for publishing the DP**
- **15.11.2013**

**Preparatory Studies**
- **29.11.2013**

**Stakeholder consultative workshop**
- **organized by BMC**

**Deadline for the suggestions and objections phase**
- **24.02.2015:** Beginning of the suggestions and objections phase
- **06.04.2015:** CM Fadnavis announced an inquiry into the errors and said it will be scrapped if required
- **23.10.2015:** MC Ajoy Mehta announces that the RDDP would be released on February 2016
- **26.11.2015:** New amendment of the MRTP Act detailing the role of the officer in charge for revision
- **31.01.2016:** Deadline for the suggestions and objections phase on the 1st release survey
- **30.11.2015:** Deadline for the suggestions and objections phase on the designation survey
- **29.07.2016:** Deadline for the suggestions and objections phase
- **07.11.2015:** Beginning of the suggestions and objections phase on the 1st release survey
Nod to plan, residents can submit suggestions in the next 60 days

By: Express News Service | Mumbai | Published May 28, 2016 2:45 am

Despite criticism over opening up Non Development Zones (NDZ) and salt pan lands in the city for development, the elected body of the Brihanmumbai Municipal Corporation (BMC), led by the Shiv Sena and the BJP, on Friday gave its nod to the revised draft Development Plan (DP) 2014-2034 to be now published to invite city residents’ suggestions and objections.

The preparation of the development blueprint for the financial capital now moves into its next leg as residents are invited to register their objections to any proposal in the draft plan in the next 60 days.

Significantly, the draft DP proposes to open up at least 3000 hectares of government and privately-owned land, hitherto not available for development, including NDZ, Tourism Development Areas, salt pan lands, for the creation of affordable housing stock.

Additionally, 60 hectares of Mumbai Port Trust land has also been earmarked for affordable housing. The BMC has set an ambitious target of constructing 5 lakh affordable housing units.

As far as the standards of public amenities are concerned, the draft DP 2014-2034 retains the standards of the 1991 DP, though it has removed the duality of separate standards for the island city and the suburbs. It has proposed to consider the higher of the two standards in each public amenity.

In comparison with last year’s draft DP, the new draft DP has increased amenity standards’ norms per person. While last year’s draft DP kept the educational amenity availability at 1.37 square metres per person, the new draft DP has proposed 1.57 sq mt per person. For health facilities, it was 0.38 sq mt per person and now it is proposed to be 0.41 sq mt per person. The standards for the public open spaces has been increased to 4 sq mt per person from 2 sq mt from last year’s draft DP.

THE TIMES OF INDIA

BMC admits to mistakes in revised DP

TNH | Jul 27, 2016, 12:23 AM IST

MUMBAI: Just a few days before the deadline for citizens to send suggestions/objections to the revised draft Development Plan (DP) 2034, the BMC on Tuesday admitted there were numerous errors – pointing at errors, citizens and activists have been demanding extended extension of the deadline to study the DP further closely.

However, the civic body has termed them ‘drafting errors’ and decided to correct them and present the draft DP directly to the planning committee to be formed to hear suggestions and objections.

An official from BMC’s DP department said, “At some places, buffer zones have not been marked along nullahs and rivers. Also there’s spillover in the marking of different zones like industrial zones at some places [zones shown larger or smaller]. They are all being corrected now. The other errors include inaccuracies in the width of roads and and their names being missed out. We have suo moto decided to make these corrections and present them before the planning committee.” The planning committee would consist of four urban planning experts and three standing committee members.

The BMC will also present before the committee a list of drafting errors in the plan it is finding.

DP department officials said they were cartographic issues and they are yet to know the exact number of errors.

Activist Shyama Kulkarni of AGNI Trustee said it’s too late in the day for the civic body to undertake such a corrections. “Are they trying to hoodwink citizens by correcting the errors and calling them drafting errors? On one hand they are not giving extension for citizens to send suggestions/objections, but on the other they themselves are correcting errors,” said Kulkarni.

THE TIMES OF INDIA

BMC gets 10,000 responses as deadline for DP feedback ends

TNH | Jul 29, 2016, 11:55 PM IST

MUMBAI: Your chance to suggest or object anything to the BMC’s draft Development Plan (DP) 2034 ended on Friday. The BMC till July 29 received 9,916 suggestions and objections from citizens all over Mumbai. A seven-member committee of experts from the state government along with the BMC standing committee members will now hear the important feedback.

The draft DP 2034 has been published again after a controversy broke out last year when the plan was published for the first time. Activists across the city pointed out several errors in the plan: from designations marked wrongly to road alignments shown through public properties. In April 2016, CM Devendra Fadnavis asked the civic body to revise the plan. The revised plan was released in April 2016.

Unlike the last year, when the draft DP 2034 and Development Control Regulations (DCR) received 64,867 suggestions and objections, this year, only 9,916 have been received.

However, activists alleged the civic body had manipulated the feedback by clubbing together multiple objections which received in a day regarding the same case and counted it as one.

Sitaram Shelar of Hamara Shahr Vikas Nyaypanch (HSVNP) said, “This is a way to suppress the voice of citizens. The planners are trying to show that there is no opposition from citizens for the draft DP. Our campaign itself has sent out thousands of suggestions and objections. So, how is it that the BMC claims that only over 9,000 responses have been received? Public participation needs to be improved.”

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BMC clubs together objections for draft DP to show 60,000 dip

MUMBAI: The Brihanmumbai Municipal Corporation (BMC) says it has received barely 4,761 objections/suggestions to its revised draft development plan (DP) for Mumbai so far. When the controversial plan was introduced for the first time last year (and later withdrawn following protests), it received a humungous 64,867 responses from the public.

However, while last year the BMC counted each and every suggestion/objection letter separately, this time multiple objections received in a day for the same case or from the same organisation have been clubbed together. The deadline for submitting objections/suggestions ends on July 29.

Activists are aghast and have accused the civic body of manipulating the suggestion/objection figures. For instance, a people’s campaign known as ‘Hamara Shehar Mumbai Abhiyaan’ alone sent 3,500 suggestion/objection letters to the draft DP 2034 last week. But the BMC claims it received around 5,000 odd suggestion/objections in total to the plan so far. Hussain Indorewala, assistant professor at Kamla Raheja Vidyanidhi Institute for Architecture and Environmental Studies, and a member of the campaign, said, “Our suggestion/objection letters were all based on different issues. Such letters, although they come from one organisation, can’t be counted as one. Another issue with the fewer letters sent is also the fact that most

Draft DP got 84 thousand suggestions, not 13 thousand as BMC claimed: RTI

MUMBAI: The draft Development Plan (DP) 2034 released this May has received around 84,000 suggestions and objections, and not around 13,000 as the BMC has claimed, an RTI query has revealed. By comparison, the BMC had got fewer responses at 64,867 in 2015, when the draft DP was first published and was sent back to the drawing board for revision.

This data was obtained by the Urban Design Research Institute (UDRI) under the Right to Information (RTI) Act, where it scrutinized the BMC’s inward register and claimed to have found multiple letters, which were all uniquely signed with same or similar content. The BMC, though, clubbed all similar letters together and made single entries.

Pankaj Joshi, executive director of UDRI, said clubbing of signatures only served to artificially reduce the number of responses the BMC had received to the plan. “It is evident from the above data that the current draft DP 2034 is also riddled with errors and is certainly incomplete in nature. However, to ease media pressure and undermine public outcry, the BMC chose to
Shiv Sena delays DP 2034, demands all party leaders be on planning panel

Aug 24, 2016, 01:33 AM IST

MUMBAI: The Shiv Sena has further delayed the process of setting up a planning committee for the civic body’s Development Plan (DP) 2034 by demanding that all political party leaders be part of it.

On August 12, the state director of town planning had appointed retired additional chief secretary Gautam Chatterjee, retired BMC chief engineer Sudhir Ghate, and retired deputy director of town planning Suresh V Surve on the panel that will hear citizens’ suggestions and objections to DP 2034. The names of three standing committee members were to be announced in Tuesday’s general body meeting.

But Sena leader in the BMC Trushna Vishwasrao demanded that all party leaders be on the panel “to ensure that there is a perspective from every side when hearing suggestions/objections”. “There’s no clear mandate on who will head the panel, what are its rights and who is responsible for selecting the three members. Once the administration gives these answers, a decision can be taken,” said Vishwasrao, demanding that the proposal be postponed.

Sena’s demand has upset the BJP, its alliance partner in the BMC. “The Sena did not consult us about wanting to postpone the proposal, but we voted in favor of it out of political compulsions. I feel DP 2034 has already been delayed and if the provision of making political group leaders part of the panel needs to be incorporated, the entire Maharashtra Regional and Town Planning Act 1966 would have to be amended,” said BJP corporator Dilip Patel.
The Politics of Regulations or the controversies on FSI
In Bombay, scarcity of space and migration generate a great challenge for the Government and policy makers. As Champaka Rajagopal, an urban planner for the Development Plan 2014-2034, explained to us, a distorted land market is one of the main source of the increase of slums and pavement slums.

In India, the Floor Space Index (FSI) is a ratio that regulates constructions and restricts the built-up area on a particular plot of land. Concretely, an FSI of 1 means that on a 100 square metres. But at that time, in the island-city, most plots already had an FSI of 4 or more. Several new rules were also introduced with the decline of textile mills in the 1980's and the economic liberalisation in 1991.

Source: Letitia Allemand and Marie Sagnières 2014, Enoncé théorique, Along Bombay’s Streets: On Pavement Dwellers And Their Homes
Elphinstone estate

Devji Rattansey Marg

Source:
Letitia Allemand and Marie Sagnières 2014, Enoncé théorique, Along Bombay's Streets: On Pavement Dwellers And Their Homes
Mumbai, June 9, 2016

Affordable housing a problem of housing poverty, not shortage

Special Correspondent

With just over a month remaining for the citizens of Mumbai to file suggestions and objections to the Revised Draft Development Plan 2034 (RDDP) released by the Brihanmumbai Municipal Corporation, Hamara Shehar Abhiyan, a people’s campaign to demand an inclusive and participatory development plan, on Wednesday held a consultation about aspects of affordable housing in the new plan.

The RDDP outlines a number of proposals for the creation of one million affordable housing units in the city. Hamara Shehar Abhiyan, which has been engaging with the development plan process for over 4 years, sought to reframe the problem of affordable housing not as a housing shortage but as housing poverty. Hussain Indorewala, Assistant Professor at the Kamla Raheja Vidyanidhi Institute for Architecture and Environmental studies and member of Hamara Shehar Abhiyan, pointed out that if one were to look at the problem numerically, there is actually no shortage of housing units. Over the next twenty years, the development plan budgets for an additional 8 lakh families who will come into Mumbai but this is offset, he said, by the fact that 4 lakh housing units now remain empty.

Mr. Indorewala said that the focus on increasing FSI leads to a high-rise model of redevelopment as the only option and completely disregards existing social networks and livelihoods that people have in slums and other informal settlements. Over half of the city's population currently lives in such settlements.

As part of their suggestions and objections, Hamara Shehar Abhiyan has suggested that building heights for lands occupied by slums should be capped to 15 metres. Development rights awarded as incentives to developers, it says, produce unliveable homes for the poor. “1.5 FSI is sufficient to provide 7.5 sqm per capita for all slum dwellers in the city for living and working. High FSI only means that people with lower incomes get unliveable quarters and it makes the slum areas more dense,” Mr. Indorewala said.

Further, it was suggested that all land currently occupied by slums must be declared land reserved for public housing that self-built housing must be considered a legitimate housing option.

The suggestions add that redevelopment of slums based on monetisation of land must not be permitted. Self-development on slum land, after being reserved for public housing, must be encouraged.

In order to preserve livelihoods, it was suggested that rehabilitation units for slum dwellers must be in walk ups with the ground storey designed for commercial units, and small industrial workshops.
Politics of Categories

The case of Mumbai Development Plan

Habitat & Développment Urbain | Lausanne, Switzerland | 19.10.2016

Salomé Houllier Binder | LaSUR | EPFL
Five Categories

Residential

Commercial

Industrial

Natural Areas

No Development Zones?
Slums
What Is A Slum?

A dwelling with one or more of the following:

- Unsafe water
- Lack of sanitation
- Poor housing structures
- Overcrowding
- Lack of secure tenure

Definition of slums according to Nairobi’s conference, 2002 UN-HABITAT
60% of the population lives on 8% of the territory
Revenue boundaries and Physical features as per site conditions.
The Land use shown on the map should not be construed as authorized land use. The plot boundaries shown should not be construed as ownership of land authenticated.

EDDP

WARDS M EAST - Part - II

LAND USE CLASSIFICATIONS
- Residential
- Back / Cluster
- Industrial
- Commercial
- Educational
- Social Services
- Religious
- Public
- Government
- Non-Government
- Municipal

OTHER CLASSIFICATIONS
- Property
- Area Under SPA
- Railway Station
- Railway Track
- Bridge
- Major Road
- Ward Boundary

Scale: 1:4,000

Meters
Revenue boundaries and Physical features as per site conditions.

The Land use shown on the "Existing Land Use Plan" may or may not be confirming to the user reflected in the current development plan and shall not construed as authorized land use.

Care has been taken to ascertain the Existing Land Use (ELU) in cases where sites were observed to be under construction (UC), there is no visible Land use component under the identified Existing Land Use (ELU) categories.

This is deemed to be incorporated at the stage of preparation of proposed land use.

Existing Land Use Map

WARD M EAST - Part - VI

LAND USE CLASSIFICATIONS
- R Residential
- SC Slum / Cluster
- RU Urban Villages
- M Medical Amenities
- CE Cemetery
- S Social Amenities
- I Law and Order
- E Educational Amenities
- C Commercial Activities
- WM Informal Market
- OS Open Spaces
- N Natural Areas
- SP Swimming Pool
- O Other Offices
- MO Municipal Office
- GO Government Office
- MC Municipal Chowkies
- OC Town Duty / Octroi Office
- U Public Utility and Factory
- P Primary Activity
- T Transport
- C Communication
- VL Vacant
- UC Under Construction
- Unclassified

OTHER CLASSIFICATIONS
- Property
- Area Under SPA
- Railway Station
- Railway Track
- Bridge
- Flyover
- Ward Boundary

Scale: 1:4,000

THANE CREEK

Ward Boundary

Area Under SPA

Railway Station

Railway Track

Bridge

Flyover

Thane Creek

0 250 500 1250 Meters
Revenue boundaries and Physical features as per site conditions. Boundaries of the wards reflected in the ELU may not confirm with the boundaries shown in the SRDP(1993) as they have been corrected based on the Satellite image, Village limits, The Land use shown on the map should not be construed as authorized land use. The plot boundaries shown should not be construed as ownership of land authenticated.

This is deemed to be incorporated at the stage of preparation of proposed land use. Care has been taken to ascertain the Existing Land Use (ELU) in cases where sites were observed to be under construction (UC), there is no visible Land use component under the identified Existing Land Use (ELU) categories.

PROPERTY
Area Under SPA
Railway Station
Railway Track
Bridge
Flyover
Ward Boundary

LAND USE CLASSIFICATIONS

R Residential
SC Stum / Cluster
RU Urban Villages
M Medical Amenities
CE Cemetery
S Social Amenities
I Law and Order
E Industrial Use
ED Educational Amenities
C Commercial Activities
M Municipal Market
OS Open Spaces
N Natural Areas
W Water Bodies
S Swimming Pool
O Other Offices
M Municipal Office
GO Government Office
MC Municipal Chowkies
DC Town Duty / Octroi Office
S Primary Activity
T Transport
C Communication
L Vacant
U Under Construction
UC Unclassified

THANE CREEK

Scale: 1:4,000 Meters
MALVANI VILLAGE

2
“INCLUSIVITY” RANK

3
“INCLUSIVITY” RANK
ROADS ON NDZ?
WHERE ARE THE AMENITIES?

MCGM’S Malvani Draft Development Plan 2014

MCGM’S Malvani Draft Development Plan 2016
SUNDERBAUG

MCGM DP 1991: Sunderbaug CHS situated on CTS No. 301/3, 301/4 Part, 301/1A (Part) and 305(Part) with 133 slum Units Since 1968
MCGM DP 2014-34. Existing Land Used Survey 2012: Sunderbaug CHS situated on CTS No. 301/3, 301/4 Part, 301/1A (Part) and 305(Part) with 133 slum unit since 1968

Sunderbaug CHS has given suggestion on 10/01/2013 to CE to DP, Commissioner MCGM to keep as slum cluster shown in the ELU-2012.

DP noted and commented as per Revision No. ME-E344 and ME-P-022 and given remark Slum Cluster is Actual use and not related to delete DP Road.
MCGM DP 2014-34. First Draft DP 2014: Sunderbaug CHS situated on CTS No. 301/3, 301/4 Part, 301/1A (Part) and 305(Part) with 133 slum unit since 1968

133 Slum Unit Slum Cluster is missing and new road proposed
Slum Cluster is missing and shown extension of Open space

Objection and Suggestion raised to delete the DP Road as per DP given format:

1. To CE-DP, Commissioner & Chairman SC MCGM on 07/03/2015 by Sunderbaug CHS and appeal for hearing.

2. Objection raised by each 133 occupant’s tenants on 15/04/2015 and appeal for hearing.

3. Letter written to CM-Maharashtra State by Sunderbaug CHS and 1500 signature letter written by neighborhood People who does not want this road and keep slum pocket.

4. Meet MP, MLA, and Councilors of concern constituency with letter to support for our objection and suggestion.

Result:
No hearing has given by any authority of MCGM, nothing letters has sent as reply for the number of appeal, not taken any action on these correspondence.
Our Area Demand to Keep Slum Cluster as follows CTS No’s

<table>
<thead>
<tr>
<th>C.T.S.No. and Plot</th>
<th>Total Area of C.T.S as per PR Card</th>
<th>Area Under Slum and Declared “SLUM” by SRA</th>
<th>Area to be declared “SLUM CLUSTER” by DP department and Delete the Proposed Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>301/3 (Private Land)</td>
<td>1,776.50 sq.mt.</td>
<td>826.63 sq. mt</td>
<td>826.63 sq. mt</td>
</tr>
<tr>
<td>301/4 (Govt. Land)</td>
<td>2,143.00 sq.mt.</td>
<td>495.11 sq. mt</td>
<td>495.11 sq. mt</td>
</tr>
<tr>
<td>305 (Private Land)</td>
<td>7,597.70 sq. mt.</td>
<td>305.68 sq. mt</td>
<td>305.68 sq. mt</td>
</tr>
<tr>
<td>301/1A (Private Land)</td>
<td>14,017.80 sq.mt.</td>
<td>1,047.94 sq. mt</td>
<td>1,047.94 sq. mt</td>
</tr>
<tr>
<td><strong>Total Area to be declared as “Slum Cluster by DP, MCGM”</strong></td>
<td><strong>2,675.36 sq. mt</strong></td>
<td><strong>2,675.36 sq. mt</strong></td>
<td></td>
</tr>
</tbody>
</table>

133 Slum Unit Slum Cluster is missing Again RDDP 2034. Even there was Objection and Suggestion given to MCGM ON Road Survey 2016 and Personal Meeting with EE-DP-ES, SE-DP-ME & Urban Planner.

Will demand delete the entire proposed and keep slum cluster as it is in ELU in suggestion and objection again to MCGM and relevant official. Action to be taken in next 50 days:

1. Campaigning through Hamara Shahar Mumbai Abhiyan with the help of Social Media, Print Media & Electronic Media.
2. Joint Meeting in community in the presence of MP, MLA and Councilor in demand delete road along with all the residence if they not come then all the 133 families with all the members of families will go to the representatives houses.
3. Meeting with ALM’s, neighborhood communities to support the demand.
4. Protest at community level or ward level or rasta rook at V.N. Purav Marg.
5. All the residence each of family member around 600 members will go to the head office and file the Objection and suggestion and demand for hearing.
Revised DC regulations: Slums in Mumbai just got more lucrative

Written by Sandeep Ashar | Mumbai | Published May 11, 2016 12:55 am

The new regulation says only one-third of the area would have to be carved out for a non-buildable reservation such as a recreational park or a garden. Express Archive

The state government has dished out a bouquet of new perks for developers redeveloping slum dwellings in Mumbai.

The revised Development Control Regulations for Mumbai have proposed an increase in the sale component a developer can exploit in a slum redevelopment project by hiking the overall extent of the buildable area or FSI for all categories of slum projects by

Affordable housing just an excuse to open up land

Shailsh Gaikwad, Hindustan Times, Mumbai | Updated: May 17, 2016 00:30 IST

As the revised draft development plan and proposed provisions in the development control rules have been made public by the civic body, the new proposals have run into a controversy. The civic body’s proposals to open up land under the no-development zones and salt pans for allowing construction of affordable housing have now attracted criticism.

Under the new plans, the civic body has proposed to open up 3,000 hectares of land for affordable housing. Of this, 2100 hectares is in no-development zone (NDZ), 500 hectares fall under tourism development zone, 260 hectares are salt pans and 140 hectares are of Mumbai Port trust land. A significant portion of the same is privately owned and efforts had been made to allow construction on the same without much result. According to 1991 Development Plan figures, the city had 13,706 hectares of