



## झोपडपट्टी पुनर्वसन प्राधिकरण

परीपत्रक - १९९

जा.क्र. झोपुप्रा/नर/ आरक्षण पुनःरचना/ 302

दि. १३ /१०/२०२१

विषय :- मंजूर सुधारीत विकास योजना २०३४ नकाशामध्ये सुधारणा करणेबाबत.

संदर्भ :- १) मा. आयुक्त, बृहन्मुंबई महानगर पालिका यांचे पत्र क्र. MPC/११५३ दि. ०९/०९/२०२१ (सोबत प्रत जोडली आहे.)

२) मा. आयुक्त, बृहन्मुंबई महानगर पालिका यांचे निर्देश क्र. CHE/DP/ 32899 दि. २६/०४/२०१९ (सोबत प्रत जोडली आहे.)

शासनाच्या दि.०८/०५/२०१८ रोजीच्या अधिसूचनेमधील मंजूर सुधारीत विकास योजना-२०३४ नकाशामध्ये सुधारणा करण्याची कार्यपद्धती बृहन्मुंबई महानगर पालिकेने निश्चित केली असून त्यानुसार बृहन्मुंबई महानगर पालिकेकडून विकसन प्रस्ताव मंजूर करताना जागेवरील आरक्षणांची पुनःरचना मंजूर केली असल्यास सदर आरक्षणांची सुधारीत रचना मंजूर सुधारीत विकास योजना-२०३४ नकाशामध्ये दर्शविणे आवश्यक केले आहे. त्याबाबतचे धोरण बृहन्मुंबई महानगर पालिकेने संदर्भ क्र. २ अनुसार निर्गमित/प्रसिध्द केले आहे. सोबत प्रत जोडली आहे. त्याचे अवलोकन करावे.

संदर्भित पत्रामध्ये नमूद बाबी विचारात घेता झोपडपट्टी पुनर्वसन प्राधिकरणाच्या अभियांत्रिकी विभागाकडून विकसन प्रस्ताव मंजूर करताना मंजूर सुधारीत विकास योजना-२०३४ मधील आरक्षणांच्या रचनेमध्ये सुधारणा प्रस्तावित असल्यास त्यासाठी बृहन्मुंबई महानगर पालिकेने निर्गमित/प्रसिध्द केलेल्या संदर्भ क्र. २ धोरणामधील “अे” नुसार कार्यवाही करावी असे सुचित करण्यात येत आहे. संदर्भ क्र. २ नुसार बृहन्मुंबई महानगर पालिकेने निर्गमित/प्रसिध्द केलेल्या धोरणामधील “अे” नुसार कार्यवाही करून प्रत्येक आरक्षणाच्या फेररचनेबाबत आवश्यक ते लेखी कारण नमूद करून सदर आरक्षणांची फेररचना अधिकृत भागनकाशासह मा. मुख्य कार्यकारी अधिकारी यांच्या सही शिक्क्याने आदेश निर्गमित करणे आवश्यक आहे. तसेच सदर आदेशाची प्रत भाग नकाशासह शासन नगर विकास विभाग, संचालक नगर रचना, महाराष्ट्र राज्य व उपसंचालक नगर रचना, बृहन्मुंबई यांना माहितीसाठी व अभिलेखासाठी पाठविण्यात याव्यात व सदर आरक्षणांचे फेररचना आदेश अधिकृत भाग नकाशासह बृहन्मुंबई महानगर पालिकेच्या उप मुख्य नियोजक (वि.यो.) यांना GIS मधील सुधारणेकरीता पाठविण्यात यावेत.

उक्त सूचनांचे काटेकोरपणे पालन होईल याची दक्षता सर्व संबंधितांनी घ्यावी.

(सतिश लोखंडे)

मुख्य कार्यकारी अधिकारी  
झोपडपट्टी पुनर्वसन प्राधिकरण

प्रत :- १. मा. मुख्य कार्यकारी अधिकारी, झोपडपट्टी पुनर्वसन प्राधिकरण यांचे स्विय सहाय्यक  
२. सचिव/ झोपडपट्टी पुनर्वसन प्राधिकरण

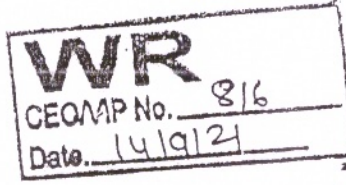
३. उप मुख्य अभियंता/ झोपडपट्टी पूनर्वसन प्राधिकरण
४. कार्यकारी अभियंता (मुंबई शहर, पश्चिम उपनगरे, पूर्व उपनगरे)/ झोपडपट्टी पूनर्वसन प्राधिकरण.
५. उप जिल्हाधिकारी (मुंबई शहर, पश्चिम उपनगरे, पूर्व उपनगरे)/ झोपडपट्टी पूनर्वसन प्राधिकरण.
६. सहाय्यक निबंधक (मुंबई शहर, पश्चिम उपनगरे, पूर्व उपनगरे)/ झोपडपट्टी पूनर्वसन प्राधिकरण.
७. प्रशासकीय अधिकारी / झोपडपट्टी पूनर्वसन प्राधिकरण.
८. मिळकत व्यवस्थापक/ झोपडपट्टी पूनर्वसन प्राधिकरण.
९. मुख्य विधी सल्लागार/ झोपडपट्टी पूनर्वसन प्राधिकरण.
१०. नगर रचना विभाग/ झोपडपट्टी पूनर्वसन प्राधिकरण.
११. जिल्हा अधिक्षक भूमि अभिलेख/ झोपडपट्टी पूनर्वसन प्राधिकरण.
१२. माहिती व तंत्रज्ञान / झोपडपट्टी पूनर्वसन प्राधिकरण.
१३. जनसंपर्क अधिकारी/ झोपडपट्टी पूनर्वसन प्राधिकरण.



*J. J. Chahal*

IAS

Commissioner  
MCGM, Mumbai



No.MCP/1153

Date- 09/09/2021.

To,  
Chief Executive Officer,  
Slum Rehabilitation Authority,  
Administrative Building,  
Anant Kanekar Marg, Bandra (E)  
Mumbai -400051.

*pl discuss*  
*14/9/21*  
*DP2034*  
*DP2034*

- Sub. :-** Development Plan 2034  
- To depict various correction on DP 2034 sheets as per the sanction of Hon. M.C.
- Ref. :-** 1. Letter from Under Secretary, U.D. Dept., GoM u/no. TPB4320/104/2021/UD-11 dtd. 20.07.2021 (copy annexed)  
2. CHE/DP/2356/Rev drtd. 09.05.2019

The State government, in exercise of the powers conferred by sub-section (1) of section 31 of the MR&TP Act 1966 and of all other powers enabling it on that behalf, has accorded Sanction to the Draft Development Plan 2034 of Greater Mumbai on 8<sup>th</sup> May 2018, excluding the part portion of sanctioned Development Plan vide Notification dated 9th November 2017 and 7th February 2018 with policy notes and conditions which are applicable to entire Development Plan 2034.

Considering above a detailed DP CORRECTION PROCEDURE was finalized and circular was issued according to all B.P. Offices, CEO(SRA), CEO(MHADA) to have uniformity across all the corrections in the DP2034. These guidelines were also made applicable for the proposals of relocation of reservations / existing amenities and for depicting various corrections on DP2034 as per the provisions of DCPR2034, which are dealt by MHADA/SRA.

CEO, MHADA, in a case of CTS no. 1(pt.) of village Oshiwara of K/West ward has exercised his power and corrected reservation of RSA2.9 (Homeless

Shelter) to RPU4.1 (Post & Telegraph Office) vide order u/no. वाशा/मुंमं/ET-93/२०२० दि. १२.०२.२०२० and forwarded copy to Director, Town Planning, GoM as well as to MCGM.

UD department in their above referred letter dated 20.07.2021, made some observations on the proposal of MHADA which are as follows:

“शासन नगर विकास विभागाने दि. २३ मे २०१८ रोजीचे अधिसूचनेद्वारे बृहन्मुंबई क्षेत्रातील म्हाडाचे अभिन्यासातील क्षेत्रासाठी म.प्रा. व न.र. अधिनियमाचे प्रकरण चार मधील नियोजन प्राधिकरणाने वापरावयाच्या शक्ती म्हाडांने वापरण्यास शासनाने परवानगी दिली आहे. तथापि, अधिनियमाचे प्रकरण तीन मधील विकास योजनासंबंधी अधिकार म्हाडास देण्यात आले नाहीत. तसेच शासन नगर विकास विभागाने दि. ०८/०५/२०१८ रोजीचे अधिसूचनेद्वारे विकास नियंत्रण व प्रोत्साहक नियमावली २०३४ ला मंजूरी देताना सदर अधिसूचनेत स्पष्टीकरणात्मक तरतूद १७ तसेच २२ अन्वये विकास योजनासंबंधी चूका/ त्रुटी दुरुस्ती करण्याबाबत निर्णय घेण्याचे अधिकार आयुक्त, बृहन्मुंबई महानगरपालिका यांना दिले आहेत. तथापि, विकास योजनेतील आरक्षणात बदल/ कायम करण्याबाबत म्हाडास अधिकार नाहीत. सबब, सदर प्रकरणी उपाध्यक्ष म्हाडा यांचे पत्र हे केवळ म्हाडाचे अभिप्राय म्हणून समजण्यात येत आहे.”

In view of the above, you are requested to take a cognizance of UD Department directions dated 20.07.2021 and forward proposals requiring corrections in DP 2034 as per Policy Notes of notification dated 08.05.2021 to MCGM with your specific remarks and recommendations.

Encl: as above.

Yours

20/9/21  
Municipal Commissioner

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

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

26 APR 2019

Sub: Development Plan 2034

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

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

The DP dept. has initiated procedure for corrections in DP2034 as per policy notes contained in the Govt. notification dt.8.5.2019 as per the representation received from Arch/Public etc. These corrections are then depicted on the DP2034 and the copies of the plans and the approval of Hon.M.C. are being sent to Director (Town Planning) / State Govt. for their record. In reply, the Director, Town Planning, Pune has forwarded a letter vide above reference mentioning following observations on the above subject matter. C/1

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

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

C/3-7

C/43-45

C/47-49

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

**Policy notes in notification dt. 8<sup>th</sup> May 2018**

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

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

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

**DCPR 2034**

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

6/7

N/3

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

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

#### Relocation of reservations/designations

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

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

#### Proposed procedure

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

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

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

C/57-65

C/67

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

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

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

NB-4

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

Submitted please.

18/4/19  
Dy.Ch.PI(DP)

22/4/19  
Dy.Ch.E.(D.P.) -II

24/4/19  
Dy. Ch.Engg (D.P.)-I

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

Submitted Pl.  
27/4/19  
Chief Engineer  
(Development Plan)

Hon.M/C.  
/Sir

As proposed

30/4/19

Municipal Commissioner

बृहन्मुंबई महानगरपालिका  
आयुक्तक कार्यालय

26 APR 2019

समय ११.१२.११ १४  
१५. १६. १७. १८

मार्क mcp/4635

02.05.19

Ch.E.(D.P.)