

NOTIFICATION

Urban Development Department
Mantralaya, Mumbai - 400 032.

Date: 11 January, 2000.

Maharashtra
Regional &
Town Planning
Act, 1966

No. BKR 1097/1281/CR 169/97/UD-11.

Whereas, under Government Notification, Urban Development, Public Health & Housing Department No. BKR 1173/51924/VII dated 18th July, 1973 Government has notified the area of Bandra-Kurla Complex in the Schedule attached thereto and subsequently under Government Notification No. BKR 1177/262/UD-5 dated 7th March, 1977 in supersession of Government Notification dated 18th July, 1973 referred to above, Government have appointed the Mumbai Metropolitan Region Development Authority (hereinafter briefed as MMRDA) to be the Special Planning Authority (hereinafter referred to as the "said Authority") under Sub-section (1) of Section 40 of Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as 'said Act') for the area mentioned in the Schedule of Government Notification dated 7th March, 1977;

And whereas, Government of Maharashtra has under Sub-section (1) of Section 115 as substituted by Section 40(3) of the said Act sanctioned the Planning Proposals (hereinafter referred to as the "said proposals") submitted by the said Authority in respect of modified Bandra-Kurla Complex under Government Notification, Urban Development & Public Health Department No. BKR 1177/262 UD-5 dated 9th April, 1979 and BKR/1177/262/UD-11 dated 14.10.94 (hereinafter referred to as "the said Notifications");

And whereas, in accordance with Sub-section (1) of Section 37 of the said Act, the said Authority has, after following the procedure prescribed by the said Act submitted to Government on 11.9.97 a proposals of modification to the sanctioned planning proposals and Development Control Regulations for Bandra-Kurla Complex, and Development Control Rules for Greater Mumbai, 1991 as given below.

1. Deletion of the alignment of the proposed 7th Rail

corridor and the deletion of the proposal of Railway

Gar-shed as shown in the sanctioned planning proposals of Bandra-Kurla Complex and its replacement by Commercial/Residential Zone.

2. Deletion of a reservation for social facility admeasuring 4025 sq.mtr. in 'E' Block and institution of a new reservation for social facility admeasuring 4025 sq.mtr. in 'GN' Block.

3. Incorporation of a revised alignment of Bandra Kurla Rail Link, with its two alternatives between Bandra Railway Station and proposed Railway Satation in 'E' Block, along with reservation of a site admeasuring 5,000 sq. mtr. for traction Sub-station in the South-East portion of Drive-in-Theatre.

4. Incorporation of Commercial Complexes above the Railway Stations in 'E' and 'G' Blocks of Bandra-Kurla Complex for being developed by the Authority.

5. Incorporation of a new 30 mtr. wide road link from 'G' Block to Lal Bahadur Shastri Marg via 'H' block with a bridge across Mithi River.

6. Extension of peripheral road, proposed along South-Western edge of 'G' Block, on^{/to} the eastern periphery of 'G' Block.

7. Extension of existing peripheral service road in 'E' Block along Southern boundary of Drive-in-Theatre

8. Deletion of existing alignment and incorporation of a modified alignment of 45 mtr. wide Bandra-Kurla Link Road along with a bridge on Vakola nalla to avoid Transit Camp of MHADA.

9(a) Modification in the boundary separating Residential and Commercial Zones in 'G' Block; ^(b) deletion of proposed 30 mtr. road/18 mtr. road North of MHADA's Transit Camps, and extension of 25 mtr. road running South of University Campus towards East upto its junction with 45 mtr. road.

10. In Regulation 4A (i) of the Development Control Regulations of Bandra-Kurla Complex, after Sub-regulations, two new Sub-regulations (t) and (u) shall be added, namely:-

"(t) Area covered by arcade, which is a sheltered pedestrian passage open to the general public and provided below a building on its front side or elsewhere as required by the Authority, and of a height as prescribed by the Authority and subject further to such other specifications of the Authority as will, in its opinion, impart an aesthetically homogeneous continuity to the feature and to the built environment;

(u) Area covered by staircase rooms, lift lobbies, lift wells in cases of buildings exclusively used for Educational and Medical Institutions and for Institutional purposes";

11. In Regulation 11(3) of Development Control Regulations for Greater Bombay, 1991, after proviso (d), following ^{new} proviso shall be added, namely:-

"(e) to any site that is being developed in the Bandra-Kurla Notified Area for educational purpose in an independent plot wherein bank stores, sports goods stores, stationary stores, may be permitted upto an aggregate built up area not exceeding 400 sq.mtr. including permitted bank area". 4.

And whereas, the Government of Maharashtra after consulting the Director of Town Planning, M.S., Pune is /except proposals /number 1 & 9(a) satisfied that ~~the proposals~~ of the said modification should be sanctioned with some changes.

Now, therefore, in exercise of the powers conferred by Sub-section (2) of Section 37 of the said Act, the Government of Maharashtra hereby -

a) Sanctions the said modification (Except Modification No. 18^{/9(a)} which would be read as follows.-

- ~~Proposed~~ ^{/social} 1. Reservation for ~~social~~ facility (Area 4025.00 sq.mtr.) in 'E' Block may be deleted and may be shifted in 'GN' Block as shown in the Plan (Area 4025.00 sq.mtr.).
- 3 ii. Revised alignment of Bandra-Kurla Rail Link with its two alternatives between Bandra Railway Station and proposed Station in 'E' Block and as shown in the Plan enclosed herewith may be sanctioned. Also a Site admeasuring 5000 sq. mtr. in the South-East portion of Drive-in-Theatre (marked A in the Plan enclosed herewith) may be reserved for traction Sub-station.
- 4 iii. Commercial Complexes above the Railway Stations in 'E' & 'G' Blocks may be developed by the MMRDA.
- 5 ~~X~~ IV. 'G' Block may be linked to Lalbahadur Shastri Marg by 30 mtr. wide road via 'H' Block with a bridge across Mithi River. (As marked 'B' in the Plan).
- 6 v. Peripheral road may be extended along the Southern Western edge of 'G' Block, on eastern periphery of 'G' Block, (Marked C in the Plan enclosed herewith).
- 7 vi. Existing peripheral road in 'E' Block may be extended upto Sion-Bandra Link Road along the Southern boundary of Drive-in-Theatre. (Marked 'D' in the Plan enclosed herewith).

- vii. Existing alignment of 45.00 mtr. wide Bandra-Kurla Link Road may be deleted and modified alignment of Bandra-Kurla Link Road along with a Bridge on Vakola Nalla to avoid Transit Camp of MHADA

(as shown in Plan 'E') is sanctioned.

- viii. Proposed alignment of 18.00 mtr. road may be deleted and alignment of 30.00 mtr. road may be changed along the periphery / border of the MMRDA (as shown in the Plan enclosed herewith).

- ix. In 'G' Block 25.00 mtr. road running South of University Campus may be extended upto 45.00 mtr. road,

- x. In Regulation 4-A (i) of the Development Control Regulations of Bandra-Kurla Complex after Sub-regulation(s), two new Sub-regulations (t) & (u) shall be added, namely:-

(t) Area covered by arcade, which is a sheltered pedestrian passage open to the general public and provided below a building on its front side or elsewhere as required by the Authority, and of a height as prescribed by the authority and subject further to such other specifications of the Authority as will, in its opinion, impart an aesthetically homogeneous continuity to the feature and to the built environment;

(u) Area covered by staircase rooms, lift lobbies, lift wells in case of buildings exclusively used for Educational and Medical Institutions and for Institutional purposes";

- xi. In Regulation 11(3) of Development Control

Regulations for Greater Mumbai, 1991 after proviso(d) following new proviso shall be added namely.-

(g) To any site that is being developed in the Bandra-Kurla Complex Notified Area for Educational purpose in an independent plot, wherein Book Stores, Sports Goods Stores, Stationary Stores / & Bank may be permitted.

By order and in the name of Governor of Maharashtra.


(S. V. Deshpande)
Deputy Secretary to Government