Maharashtra Regional and Town Planning Act, 1966.

Sanction to the modification under section 37(2) of the... Planning proposals of Bandra-Kurla Complex.

GOVERNMENT OF MAHARASHTRA
Urban Development Department,
Mantralaya, Mumbai 400 032.

Dated the 30 April, 2003.

NOTIFICATION

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

Whereas, under Government Notification, Urban Development and Public Health Departments Notification 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 and 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 and Public Health Department No. BKR 1177/262/UD-5, dated 9th April, 1979 and BKR/1177/262/UD-11 dated 14/10/1994 (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, after following the procedure prescribed by the said Act, has submitted to Government on 11/9/97 the proposals of modifications to the Development Control Regulations for Bandra-Kurla Complex, as mentioned in the Notification of even No. dated 11th January, 2000;

And whereas, the proposals of modifications listed at Sr.No.1 and 2(a) (hereinafter referred to as the "said modifications") of the Notification dated 11th January, 2000 were under consideration of the Government and the rest of the modifications have been sanctioned by the Government vide Notification dated 11th January, 2000;

And whereas, the Government of Maharashtra is satisfied that the said modifications should be sanctioned in view of the representations dated 20th February, 1998 and 25th January, 2000, of the said Authority;

Now, therefore, in exercise of the powers conferred by sub-section (2) of section 37 of the said Act, the Government of Maharashtra hereby further sanctions the said modifications as follows:-

a) The alignment of the proposed 7th Rail Corridor (marked as a-b, c-d, e-f and g-h on the plan attached) and the proposed Railway Car Shed shown in the sanctioned planning proposals of Bandra-Kurla Complex shall be deleted. Accordingly, the land under alignment of the proposed 7th Rail Corridor shall be included in the modified adjoining land uses and the land under proposal of Railway Car Shed shall be included in the Residential and Commercial Zone as shown on the plan attached (land marked as i-j-k-l-i on the plan attached should be included in Residential Zone and rest of the land shall be included in Commercial Zone).

b) The boundary separating Residential and Commercial zones in 'G' block shall be modified as given below:-

(i) land marked as m-n-o-p-q-m on plan attached is included in Commercial zone.

(ii) land marked as q-r-s-t-u-v-q on the plan attached is included in Residential Zone.

(iii) land marked as v-w-x-y-v on the plan attached is included in Commercial Zone.

By order and in the name of the Governor of Maharashtra,

(Abhiraj Girkar)
Under Secretary to Government.

MODIFICATIONS TO THE B.K.C. PLANNING PROPOSALS

1) MODIFICATIONS IN THE B.K.C. NOTIFIED AREA BOUNDARY

APPROVAL NOTIFICATION NO. BKR/1177/262/UD-5 DATED 16th MAY 1979.

APPROVAL TO THE REVISED BOUNDRIES "A" BLOCK PHASE II AREA INCLUDED

2) MODIFICATION IN THE LAY OUT DETAILS OF 'A' BLOCK.

APPROVAL NO. BKR 1083/2012/CT-542/83/UD-5 DATED 19th. NOVEMBER 1983

FOLLOWING CHANGES APPROVED

- CINEMA PLOT DELETED
- SPASTIC SOCIETY PLOT SHIFTED TO CINEMA THEATRE
- STRIP OF LAND BETWEEN DRAMA THEATRE S PLOT AND SPASTIC SOCIETY PLOT ADDED TO DRAMA THEATRE
- SCHOOL PLOT ALLOTTED TO VANDRE NAGRIK SHIKSHAN SANSTA SHIFTED WESTWARD
- AREA EARLIER EARMARKED FOR CULTURAL CENTRE NOW EARMARKED FOR CONVENTION COMPLEX
- 18 28 m NORTH SOUTH ROAD PROPOSED ALONG THE BOUNDARY OF SPASTIC SOCIETY/ DRAMA THEATRE PLOT UPTO THE PROPOSED EASTWEST ROAD
- AREA OF DEAF AND DUMP INSTITUTE CORRECTED FROM 1·74 Ha TO 1·93 Ha

3) MODIFICATION IN THE ROAD ALIGNMENT IN 'H' BLOCK

APPROVAL NO. BKR 1084/1961/CR-295/85/UD-5 DATED 16th. MAY 1985

ALIGNMENT OF 30 m. WIDE ROAD IN 'H' BLOCK SHIFTED BEST BUS DEPOT AREA INCREASED TO 2·28 Ha AS INDICATED IN DRAWING NO 810-418

4) MODIFICATION IN THE LAND USE OF EXCESS LAND IN 'A' BLOCK

APPROVAL NO. TPB 4388/1991/CR-261/88/UD-11 DATED 9th. JANUARY 19

CHANGE OF USER OF EXCESS LAND ADMEASURING 679·80 sq.m. OUT OF MATERNITY HOME AND DISPENSARY PLOT IN 'A' BLOCK (CTS-NO. A 751 OF BANDRA RECLAMATION) FROM MATERNITY HOME AND DISPENSARY USER TO RESIDENTIAL USER

5) MODIFICATION TO THE PLANNING PROPOSALS IN RESPECT OF 'F' BLOCK

APPROVAL NO BKR 1088/1562/CR-139/88/UD-11 DATED 3rd. MAY 1989

FOLLOWING CHANGES IN THE PLANNING PROPOSALS IN RESPECT OF 'F' BLOCK WERE APPROVED

1. 1·067 Ha OF PLOT CARVED OUT FOR CENTRE FOR THE STUDY OF SOCIAL CHANGES.
2. KEEPING THE ALLOTTED AREA INTACT THE OVERALL DIMENTIONS SLIGHTLY CHANGED IN RESPECT OF PLOT ALLOTTED TO UTTAR BHARTIYA SANGH DEPARTMENT OF ARCHIVES AND CEMETERY
3. OPEN SPACE AND STADIUM RESERVATION COMBINE TO BECOME 4·4606 Ha AGAINST 6·0 Ha

6) MODIFICATION OF LAND USE OF A PLOT IN 'A' BLOCK

APPROVAL NO BKC 1089/4902/CR-21/90/UD-11 DATED 14th. FEBRUARY 199

USER OF A PLOT IN A BLOCK ADMEASURING 2000 sq.mtrs. CARVED OUT OF THE BIGGER PLOT EARMARKED FOR CONVENTION COMPLEX CHANGED TO INDOOR CRICKET TRAINING CENTRE

7) MODIFICATION TO THE USE OF THE PLOT IN 'GN' BLOCK

APPROVAL NO. BKC 1090/508/CR-20/90/UD-11 DATED 14th. FEBRUARY 1990

USER OF A PLOT IN 'GN' BLOCK ADMEASURING 5000 sq.m. FROM 'ELECTRIC RECEIVING SUB STATION' CHANGED TO COMMERCIAL FOR UNIT TRUST OF INDIA

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1. Plan showing Modifications A, B, C, D, E, F and reservation for social facilities in GN Block, revised alignment of Bandra Kurla Rail Link with its two alternatives, extension of 25m wide road running South of University Campus upto 45m road, etc. sanctioned vide Govt. Notification No. BKR1097/1281/CR-169/97/UD-11 dated 11th January 2000.
2. Plan showing Modifications a-b, c-d, e-f, g-h for deletion of 7th Rail Corridor; deletion of Railway Car Shed and inclusion of its area in Commercial Zone and Residential Zone marked i-j-k-l-i ; inclusion of land marked m-n-o-p-q-m in Commercial Zone, land q-r-s-t-u-v-q in Residential Zone and land v-w-x-y-v in Commercial Zone, etc. sanctioned vide Govt. Notification No. BKR1097/1281/CR-169/97/UD-11 dated 30th April, 2003.

(S.V. Deshpande)
Officer on Special Duty
Urban Development Deptt.

NOTES

1. ★ INDICATES OPEN SPACES AS SHOWN IN DRAWING D4 TO BE PROVIDED IN DETAILED LAYOUTS OF THESE BLOCKS.
2. LAND USE PROVISIONS OF THE STRIP OF LAND BETWEEN PROPOSED CHANNEL & LAL BAHADUR SAHASTRI MARG TO BE AS PER B.M.C.'S DEVELOPMENT PLAN. CHANNEL ALIGNMENT AS PER C.W.P.R.S. ADVICE
3. INTERCHANGES AS PER DETAILED DRAWING.

☐	
🟥	SANCTIONED PLANNING PROPOSALS
🟩	MODIFICATIONS PROPOSED
- - - -	BOUNDARY OF NOTIFIED AREA.
▥	RESIDENTIAL
▤	COMMERCIAL
▧	PARA COMMERCIAL
▦	SOCIAL FACILITIES
☐	SERVICES
▨	OPEN SPACES
▤	UNRECLAIMED
▨	15 M WIDE WOODED AREA
▨	RESIDENTIAL WITH SHOPPING LINES

SL NO	DATE	REMARKS
a	9-1-1984	DETAILED LAY OUT OF 'A' BLOCK MODIFIED AS SANCTIONED UNDER GOVERNMENT RESOLUTION NO BKR/0883/2012-CR/542/83-UD5 DATED 19-11-83
b	30-9-1995	DRAFT MODIFICATIONS PROPOSED.

JOB

TITLE
DRG. INDICATING SANCTIONED PLANNING PROPOSALS OF BANDRA KURLA COMPLEX

SCALE 1:8000

DATE : 30/9/95
DRAWN BY :-
TRD BY :-
CHKD BY :-

DRG. NO. D3-b