

REPORT OF THE SANCTIONED DEVELOPMENT PLAN
FOR
BACKBAY RECLAMATION SCHEME BLOCKS III to VI



Development Plan for BBRS Block III to VI
Sanctioned under Notification No. BBR-1092/60/C.R.6/92/U.D.-11 Dated 3 June, 2000 and
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MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

DEVELOPMENT PLAN FOR BBRS BLOCKS III TO IV

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1.0 HISTORICAL BACKGROUND

1.1.1. The Backbay Reclamation Scheme was originally planned by the State Government in 1920 and consisted of eight blocks. Blocks I & III stretch from Chowpatty to Sachivalaya and Blocks VII & VIII lie at the extreme southern tip of Colaba near the defence area, and were reclaimed upto 1930.

1.1.2. In 1958, in view of mounting demand for additional space for development in South Bombay, the one-man committee comprising of late Shri S.G. Barve, recommended the revival of the scheme to reclaim the lands out of Blocks III to VI, admeasuring about 222.58ha. (550 acres). However, by 1970 only area of about 80.94ha. (200 acres) was reclaimed.

1.2 ADHOC COMMITTEE

1.2.1 While re-examining the layout of Backbay Reclamation Area Government constituted an Adhoc Committee under the Chairmanship of the then Secretary, PWD, Shri M.D. Kale in April 1975. The Adhoc Committee suggested a self financing scheme involving further reclamation of 51.79ha. (128acres) to give a finished edge to the existing reclamation and to provide recreational, social and cultural amenities in the area.

1.3 FREEZING OF RECLAMATION

1.3.1 Thereafter, in response to public criticism, the State Government took a policy decision on 1st December 1978 to freeze the reclamation in Backbay area at the then existing level except for certain small areas which may be necessary for fishermen and BEST. It was also decided that all unallotted plots should be used only for public purposes.

1.3.2 However, subsequently it was realized that abrupt freezing of reclamation had resulted in certain anomalies viz. (i) Formation of a few awkward pockets of unreclaimed area susceptible to siltation by natural process, (ii) somewhat truncated profile of the shore line, and (iii) unauthorised dumping and reclamation in the area. In order to remove the above anomalies and in order to make the area aesthetically pleasant, the Executive Committee of BMRDA recommended a Scheme to Government which involved inevitable reclamation of 17.26 ha. (42.68 acres), in August, 1981 mainly, for public and semi public purposes.

1.3.3 While the foregoing recommendations were under Government's consideration Municipal Corporation of Gr. Bombay which was then the Planning Authority for the area, published the draft Development Plan for the Island City of Bombay on 26th May 1983. The Municipal Corporation of Greater Bombay's proposals suggested reclamation of lands in Backbay Reclamation Scheme area to the extent of about 45.16 ha. (111.59 acres) mainly for public and semi public purposes.

2.0 APPOINTMENT OF BMRDA AS SPECIAL PLANNING AUTHORITY

2.1 Government of Maharashtra under Government Notification No.BBR/1082/CR-140/1687/UD-1 dated 15th June, 1983, appointed BMRDA as Special Planning Authority under the provisions of Sub-Section 1(c) of Section 40 of the MR&TP Act, 1966 (referred to hereinafter as the "said Act") for areas comprised in Block III to VI of BBRS in order to develop the lands in a comprehensive manner and to provide necessary amenities.

2.2 As Special Planning Authority for the area, BMRDA under Section 40(3) (d) of the said Act published and finally submitted in April 1985 "Backbay Beautification Scheme" so as to rectify the anomalies which had arisen due to abrupt freezing of the reclamation. The Beautification scheme recommended to Government involved reclamation of about 9.10 ha. which was mainly for protective sea wall and promenade along the shoreline and other public and semi public purposes.

2.3 While the Backbay Beautification Scheme was under Government's consideration, Government in April 1986 requested BMRDA to recast the Backbay Beautification Scheme in light of the proposed location of Indira Gandhi's statue in Nariman Point area and to forward draft revised Development Plan of BBRS area.

3.0 DEVELOPMENT PLAN FOR BBRS - BLOCKS III TO VI

3.1 After the appointment of the BMRDA as Special Planning Authority for the said area, BMRDA decided to prepare and publish a draft Development Plan afresh for the notified area and declared its intention under Section 23(1) of MR&TP Act 1966 to prepare Development Plan for the area within Block III to VI of the BBRS on 11.3.1985.

4.0 SURVEYS

4.1 LANDUSE SURVEY

4.1.1 As required under Section 25 of MR&TP Act, 1966, Existing land use survey of the lands within jurisdiction of the Special Planning Authority has been carried out.

4.1.2 The area comprised in Blocks III to VI of BBRS admeasures about 222.58 ha. (550 acres). About 41% of the total area, admeasuring about 91.21 ha. (225.38 acres) is reclaimed while the remaining area admeasuring about 131.37 ha. (324.62 acres) is still under water. A detailed statement of areas showing block wise break-up of existing Land use of reclaimed area and area under sea is enclosed as Annexure - I.

4.2 TRAFFIC SURVEY

4.2.1 Traffic Survey was carried out by the BMRDA which revealed that there is a very high parking demand in Block III of the BBR area. On street parking spaces are almost fully used up. On certain roads, even double file parking is observed. Traffic surveys revealed that urgent need to develop off-street parking. Based on this survey certain recommendations were made by BMRDA which are enclosed as Annexure - II.

5.0 DRAFT DEVELOPMENT PLAN PROPOSALS

5.1 Taking into consideration the existing land use survey and Traffic Surveys, as well as the various commitments/decisions made by Government/BMRDA and the needs of the public, the Draft Development Plan proposals have been formulated.

5.2 PROPOSALS TO CATER TO THE NEED OF TRAFFIC AND TRANSPORATION REQUIREMENTS.

5.2.1 Plot No.196 (Block III) BEST Bus Station

5.2.1.1 Traffic survey has revealed that there is acute shortage of space in Backbay Reclamation area for parking and turning of buses which has resulted in severe congestion on the roads and serious inconvenience to road users. In order to remedy the situation it is proposed to earmark the plot No.196 for BEST Bus Station.

5.2.2 Proposed road and promenade running along the existing line of reclamation and connecting Jagannath Bhonsale Marg to Nariman Point.

5.2.2.1 To cater to the heavy traffic emanating from Colaba and Cuffe Parade areas and going towards General Bhonsale Marg and Madame Cama Road to Netaji Subhash

Road, it is proposed to connect Netaji Subhash Road and Jagannath Bhonsale Marg. The proposed 18.29 meter (60 feet) wide new road will provide a bypass for the traffic to and from Colaba (South) and destined to points accessible via Netaji Subhash Road, thereby avoiding the Backbay Reclamation area and also providing relief to the heavily used Madame Cama Road.

5.2.2.2 HELIPAD – PLOT No. 97-D

In order to provide quick mode of transport from Airport to South Bombay for VIPs and other international tourists, Government has proposed in principle to earmark a Helipad in South Bombay. Request to set up proposal of Helipad was also received from MTDC and some other private agencies in the past.

The proposal to establish a Helipad is guided by the technical requirements and advice in respect of flight path, safety distances, noise pollution etc. Government of Maharashtra vide its letter No. BBR/1092/323/UD-11 dated 30.3.1994 had directed to earmark lands to the north of and adjoining BEST Bus depot in Block VI of BBRS Area. This area would facilitate direct access from the Prakash Pethe Marg. The proposal of Helipad is therefore incorporated as per Government directives. The proposal in its present form will require filling of 0.8280 ha. of land. The proposal could be implemented after required permissions and clearances are obtained from the various Government Authorities.

5.2.3 PARKING

(Plot Nos.240, 240A, 239A, 220A, 105, 88B)

5.2.3.1 Traffic survey carried out by BMRDA has revealed that there is a very high parking demand in Block III of Backbay Reclamation Area. On-street parking spaces are almost fully used up. On certain roads even double file parking is observed. There is, therefore need to develop off-street parking lots. Plot Nos.240 and 240A in Block III are therefore, proposed to be earmarked for "Multistoried car parking". Further, Plot Nos.239A and 220A (part) from Block III, Plot No.105 in Block IV and Plot No.88B in Block V are proposed for "parking".

5.2.3.2 As an off-shoot to the proposal of 60 feet wide road as indicated above the pocket of land (Plot No.153A) between this road and New MLA's Hostel being erected on plot Nos.152-153 and 174-175 will get automatically reclaimed over a period of time due to siltation, unauthorised dumping of debris etc. and will be vulnerable to encroachments. It will therefore, be desirable to properly reclaim it and use it for public purposes such as garden and parking. It is also necessary to have smooth

alignment of the proposed road, promenade and the sea walls. It is therefore, proposed to reclaim the intervening area sandwiched between the New MLA's Hostel and the proposed 18.29 meter (60 feet) wide east-west bypass road and earmark the same for garden and parking.

5.3 PROPOSALS TO CATER TO REQUIREMENTS OF PUBLIC UTILITIES AND SERVICES.

5.3.1 Plot No.148(pt): Bulk Receiving Station in Block III for Tata Electric Company (TEC)

5.3.1.1 Considering the heavy demand of power supply in this area and frequent breakdowns of electric supply in southern part of Bombay City it was decided that Tata Electric Company should put up a Captive Receiving Station in Backbay where power is received from a source different from Trombay. The BEST who distribute the power supplied by TEC have proposed that the plot to be earmarked to the TEC receiving station should be as near as possible to the plots granted to the BEST. The TEC had initially requested for a plot of about 5000 sq.m. but due to the extreme paucity of suitable spaces in Backbay area, TEC subsequently informed that it would be possible for them to accommodate the equipment on a plot within minimum area of 3,500 sq.m. with a multi-storeyed layout for the various electrical equipments. They have also indicated that the plot so granted, should be in the vicinity of BEST plots 149/150 Block III of BBRS. Hence a plot admeasuring about 3500 sq.m. to the West of BEST plots (Plot No.149 and 150) is earmarked for Captive Receiving Station for TEC.

5.4 PROPOSALS TO CATER TO REQUIREMENTS OF OPEN SPACES AND GARDENS.

5.4.1 Plot No.243A Semi-circular garden.

5.4.1.1 Government in 1979 decided to transfer this plot bearing No.243A to Municipal Corporation of Greater Bombay for garden after the existing bungalows thereon are demolished. Semi-circular area abutting Madame Cama Road which is presently occupied by Ministers' bungalows is therefore proposed to be earmarked for semi-circular garden.

5.4.2 Plot Nos.176, 177, 177A, 178 & 178A in Block III: Play ground/Garden.

5.4.2.1 Land comprised in Plot Nos.176, 177, 177A, 178 & 178A is proposed and earmarked for playground/garden.

5.4.4 Plot Nos.105, 106, 107, 108 & 109 in Block IV.

5.4.4.1 As per Government decision in 1979, Plot Nos.105 to 108 were reserved for Police Station, Parade Ground and essential staff quarters. A plot for requirement of Police Station is already accommodated in the existing structure located in Children's Playground in Plot No. 87. However, a plot for Parade Ground is now proposed considering the existing location of Police Station in plot No 87 (part) located east of existing Transit Camp and north of Heliport and BEST Depot. Plot No.105 is proposed for parking and plot Nos.106 to 109 are proposed and earmarked for Garden.

5.4.5 Plot Nos.144, 145.

5.4.5.1 Plot Nos. 144 & 145 part shall not be reclaimed in order to minimize the reclamation and this portion of the sea can be used for Boat Parking of the fishermen.

5.4.5.2 Plot Nos. 146, 147(pt.):

Plot Nos. 146 and 147 Part which is already reclaimed be used for Government Housing.

5.4.6 Plot No.97B : Playground & Gymkhana

5.4.6.1 This plot is earmarked for playground and gymkhana.

5.4.7 Plot No.87A : Children' s Park.

5.4.7.1 Children's Park already developed in Plot No.87A in Block V is retained for the same purpose. Existing structure on this plot used by M. Visvesvarya along with adjoining lands admeasuring about 3000 sq. meters are earmarked for "Police Station" purposes.

5.4.8 Plot No.85A : Garden.

5.4.8.1 Plot No.85A to the West of World Trade Centre which came into existence due to unauthorised reclamation is already developed as garden and is therefore, earmarked for garden.

5.4.9 Plot Nos.118B & 119B : Playground.

5.4.9.1 Land to the north of plots 118B and 119B are proposed and earmarked for playground.

5.5 PROPOSALS TO CATER TO THE NEEDS OF PUBLIC

5.5.1.A Plot No. 148

Plot No. 148 shall be used partly for Bulk Receiving Station of Tata Electric Company and partly for 18.29 meter (60 feet) wide by-pass road to improve the junction of proposed by-pass road on J. Bhosale Marg. Considering the existing alignment of Nathalal Parekh Marg and its junction on J. Bhosale Marg.

Government Housing

5.5.1.1 Plot No. 151B/1 and 151B/2

Plot No. 151B/1 and 151B/2 is earmarked for Government Housing in view of acute shortage of Housing accommodation to the essential Government Staff.

5.5.1.2 Plot No.120

As there is acute shortage of staff housing for Senior Officers and such members of Public Service Commission, Secretaries to Government, Senior Police Officers, Chief Engineers, Chief Executives of State Corporations etc., it has become necessary to earmark suitable land for their accommodation. Plot No.120 with present level of reclamation is, therefore, earmarked for Government Housing.

5.5.2 Police Parade Ground (Plot No.87B)

Land comprised in plot No.87B located to the north of existing BEST Depot and to the north of proposed Helipad in Block VI reserved for Police Parade Ground opposite the existing Police Station in Plot No. 87-A. The proposal requires inevitable marginal reclamation of about 0.45 Ha.

5.5.3 Plot No. 86 & 86A for garden

Plot No. 86 and 86A shall be used for garden as there is an existing garden with access to the public.

6.0 RECLAMATION PROPOSED

6.1 As earlier pointed out in para 1.3.2, abrupt freezing of reclamation resulted in certain anomalies and so as to overcome and rectify the same, some bare minimum reclamation is inevitable. In the draft Development Plan proposals, therefore

minimum reclamation of about 11.2822 Ha. has been proposed in order to erect a protective sea wall and promenade for preventing unauthorised reclamation and encroachments, a further preventing reclamation due to natural process of siltation and for smoothing the reclamation boundary. The details of the reclamation envisaged in the Draft Development Plan proposals are as under:

Sr. No.	User	Area	% of the total
1	Sea Wall	4.7096 Ha.	41.74
2	Promenade	1.3956 Ha.	12.37
3	Road	1.2273 Ha.	10.88
4	Garden	1.4463 Ha.	12.82
5	Parking	0.7934 Ha.	7.03
6	Helipad	0.8280 Ha.	7.34
7	Parade Ground	0.8820 Ha.	7.82
Total		11.2822 Ha. (28.64acres)	100%

- 6.2 The Plan showing the Development Plan (Draft) proposals is enclosed as Annexure-III. A comparative statement showing the reclamation proposed while submitting the original plan in the year 1991 and indicating the reclamation now proposed after considering modifications suggested by Government is enclosed as Annexure III-A.

7.0 SCHEME IMPLEMENTATION & FUNDING

7.1 IMPLEMENTATION

- 7.1.1 The proposals of sea wall and promenade will be implemented by the State Government/ BMRDA. If it is decided by the Government that the BMRDA should implement the proposals of sea wall and promenade, funds required for this purpose will need to be provided to BMRDA by the State Government. For the other proposals of the Development Plan, following implementation mechanism is suggested :

- (i) Plots reserved for multistoried car park, (Plot NO.240 & 240A) as also other plots reserved for car park (Plot Nos.239A, 220A, 105, 88A-part & 88B) and car park No.153/A shall be developed by public/private agencies as may be decided by the Government.
- (ii) Plots reserved for garden, playground and such other purposes shall be developed by MCGB.

- (iii) Plots earmarked for specific purposes such as MLA's Hostel, P. & T. Department, Fire Brigade, etc. shall be developed by the concerned department.
- (iv) Roads and other infrastructural facilities shall be developed by MCGB.

8.0 PHASING

- 8.1 The proposal of road widening of Prakash Pethe Marg/Jagannath Bhonsale Marg will be implemented within a period of first five years from the date of approval to the proposal of the Development Plan.
- 8.2 Other proposals will be implemented by the appropriate authorities within a period of 10 years from the date of approval of this plan.

9.0 DEVELOPMENT CONTROL

- 9.1 The provisions of the Development Control Rules for Greater Bombay 1991 framed by the MCGB and sanctioned by Government with effect from 25.3.91 and further modifications sanctioned by Government from time to time in exercise of its powers under Clause (m) of Section (22) and all other applicable sections of the MR&TP Act, 1966 shall apply to the development of land within the area of Special Planning Authority contained in Blocks III to VI of BBRS, with the modification that the expression of 'Bombay Municipal Corporation' and 'Municipal Commissioner' shall be substituted by the expression 'Executive Committee of BMRDA' and 'Metropolitan Commissioner', respectively.
- 9.2 Nothing contained herein shall derogate from any right or power exercisable by the Municipal Corporation of Greater Bombay under the provisions of Bombay Municipal Corporation Act 1888 and the rules, regulations and bye-laws made thereunder. No development of land shall be carried out without prejudice to such provisions.

9.3 PROCEDURE FOR OBTAINING DEVELOPMENT PERMISSION

- 9.3.1 Every person who intends to carry out development and erect, re-erect or make alterations in any place in a building or demolish any building shall give notice in writing to the Authority of said intention in the form (in duplicate) prescribed under Regulation 5 of the Development Control Rules for Greater Bombay 1991. Such notice shall be accompanied by plans and statements as required by the MCGB

under the above Regulations. In addition, two more sets of plans and statements shall also be submitted to the concerned offices of the MCGB.

9.4.2 The MCGB will then forward a copy of the application form along with two sets of plans, and statements to the BMRDA with BMC remarks, for scrutiny. The BMRDA after scrutinising the application will if necessary, seek any clarification or additional information from the owner or intimate him about any objection, directly. After the owner has complied with the requirements and/or resubmitted the copies of the plans as directed, the BMRDA will grant Commencement Certificate and forward it to the MCGB for issuing it to the owner along with issue of Building Permit of the MCGB under the BMC Act 1888.

9.4.3 Commencement Certificate will be issued by the BMRDA through BMC as required under MR&TP Act, 1966 through BMC.

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Town Planning Officer &
Planner, T&CP Division,
BMRDA

Chief, Town & Country
Planning Division, BMRDA

Metropolitan Commissioner,
BMRDA

ANNEXURE - I

**BLOCKWISE EXISTING LANDUSE OF RECLAIMED AREA
INCLUDED IN BLOCKS III TO VI (IN SQ.M.)**

Block No.	Amenities /Utilities	Govt. Offices	Commercial	Roads	Residential	Slums	Vacant land	Garden	Total Reclaimed Area in Sq. m. & Acres
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.
III	58629.17 (14.49) 12.52%	24793.75 (6.13) 5.29%	155903.53 (38.52) 33.31%	116889.40 (28.88) 24.97%	31131.26 (7.69) 6.65%	16919.58 (4.18) 3.61%	62548.14 (15.46) 13.36%	1220.72 (0.30) 0.29%	468035.55 (115.65) 100%
IV	--	--	--	--	--	19568.75 (4.84) 35.55%	35470.45 (8.76) 64.45%	--	55039.20 (13.60) 100%
V	9350.00 (2.31) 3.11%	--	60253.62 (14.89) 20.04%	54169.94 (13.39) 18.01%	77941.44 (19.26) 25.93%	4878.76 (1.21) 1.62%	61533.02 (15.20) 20.47	32484.38 (8.02) 10.82%	300611.16 (74.28) 100%
VI	20200.00 (4.99) 22.84%	--	--	7562.5 (1.87) 8.55	19975.05 (4.93) 22.59%	33381.55 (8.25) 37.75%	7307.85 (1.81) 8.27%	--	88426.95 (21.85) 100%
								TOTAL	912112.86 (225.38) 91.21Ha.

Figures in brackets indicate area in acres.

ANNEXURE - II

RECOMMENDATIONS BASED ON TRAFFICE SURVEYS

1. Parking fees for on-street parking in Block III would be necessary for regulating and controlling demand for parking space.
2. Plot No.240 & 240A in Block III should be reserved for a parking lot.
3. A strip along the circular garden in Block III (plot No.239A) should also be reserved for parking lot.
4. A small plot bearing No.88B in Block V be reserved for parking.
5. As far as road network is concerned, proposed East-West road along the reclamation limit should be of width of 60 ft. so as to accommodate four traffic lanes especially since bus traffic on this road will increase by virtue of creation of proposed bus station on Plot No.196. Adequate crossing facilities for pedestrian using the promenade should be provided.
6. Plot No.196 in Block III be reserved for BEST Bus Station.
7. Hutatma Rajguru Chowk needs urgent attention for traffic engineering measures.

ANNEXURE – III-A

Reclamation proposed in the Draft Development Plan

Reclamation now proposed while resubmitting
Draft Development Plan

Sr. No.	User	Area in Ha.	% to the total	Addition in Ha.	Deduction	User	Area in Ha.	% to the total
1	Sea Wall	3.2378	27.94	1.4718	---	Sea Wall	41.74	41.74
2	Promenade	0.9825	08.48	0.4131	---	Promenade	12.37	12.37
3	Road	1.2273	10.59	---	---	Road	10.88	10.88
4	Indira Gandhi Memorial	1.9231	16.59	---	1.9231	---	---	---
5	Garden	1.7155	14.80	---	---	Garden	12.82	12.82
6	Parking	0.7934	06.85	---	---	Parking	7.03	7.03
7	Helipad	0.7748	06.69	---	---	Helipad	7.34	7.34
8	Parade Ground	0.9352	08.07	---	---	Parade Ground	7.82	7.82
	Total	11.5896	100%	1.8849	1.9231		11.2822	100%