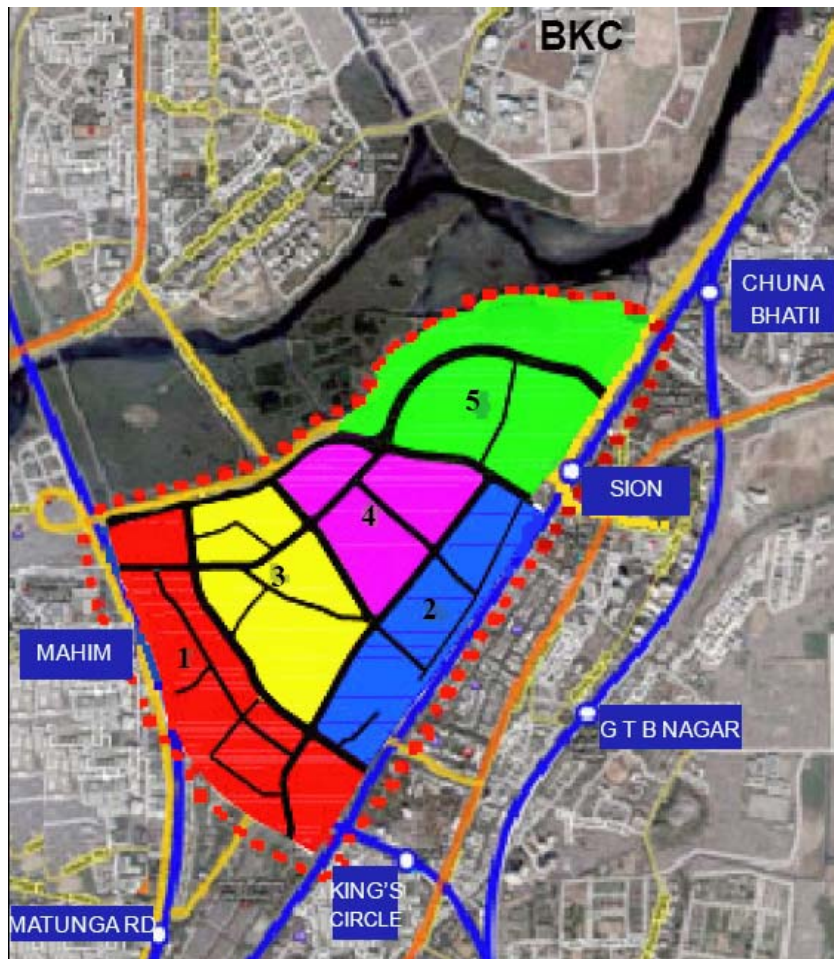




DHARAVI NOTIFIED AREA

PLANNING PROPOSALS



Sanctioned to take effect from 17th March, 2016 under Government Notification

UDD No. TPB 4314/810/CR- 203/2014/ UD-11 dated 3rd March , 2016,

**Published at Page no. 181 & 182 in part I of Maharashtra Government Gazette,
dated 17th March, 2016.**

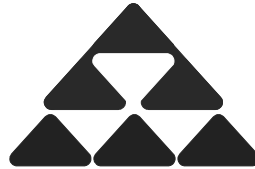


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Price

Rupees : 500/-

Rupees : Five Hundred Rupees Only.

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PUBLISHED BY

The Chief Executive Officer &
Officer On Special Duty,
Dharavi Redevelopment Project,
Slum Rehabilitation Authority,
5th Floor, Griha Nirman Bhawan,
Bandra (East),
Mumbai 400 051.

PRINTED BY

M/s. SLASH COMPUTERS,
Rm No. 8/A Wing, Hari Nivas,
1st Floor, L.J.Road,
Opposite Ashray Hotel,
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1. PREAMBLE

1.1 History of growth of Slum in Dharavi

Dharavi, located on the northernmost tip of Mumbai island City, was the home of the Koli fishing community and the Mahim Creek was their source of fish and livelihood for centuries. Indeed, one of the Bombay Gazetteers mentions Dharavi as one of the ‘six great Koliwadās of Bombay’.

The Portuguese were the first colonists to stake their claim to the seven islands of Bombay in the 16th century: they built a small fort and church at Bandra, on the opposite shore from Dharavi. The years passed, the Koli fishermen continued to fish in the Creek. The Riwa (Rehwa) Fort at Dharavi, locally known as ‘Kala Qilla’, was built in 1737 by the second British governor of Bombay, Gerald Aungier, on the banks of the Mithi River. It was part of the larger British-built Bombay Castle.

The growth of Dharavi is closely interwoven with the pattern of migration into Bombay. The first people to settle there did so because the land, mainly used as an informal rubbish dump, was free and unregulated. The marshy land slowly grew more solid but even till the mid-1900s, parts were so wet, people had to build foot-bridges to cross over.

By end-1800s, the potters from Saurashtra were relocated here and set up their colony (Kumbharwada), as also the Muslim leather tanners from Tamilnadu (because of the proximity of the abattoir in Bandra). Artisans and embroidery workers from Uttar Pradesh started the ready-made garments trade, and Tamilians set up a flourishing business, making savories and sweets. This way, Mumbai being the commercial capital of the country with unlimited opportunity for employment attracted people from all parts of the country, irrespective of region, caste, religion. Most of the land in Dharavi is owned by government and government agencies and so was the most suitable for the migrants to encroach and setup informal settlement. Dharavi thus became an amazing mosaic of villages and townships from all over India belonging to different religions, languages,



and entrepreneurs, all surviving shoulder to shoulder.

As long as Dharavi was on the edge of the city, the main city was not affected much by the squatters and their activities. But as Mumbai expanded northwards and its population grew with new industries, the pressure on land increased, and Dharavi was drawn into the heart of the city. Once Dharavi was a swamp, fishing village. Today it is a slum or rather collection of slums.

Majority of land ownership was with Govt. and Municipal Corporation of Greater Mumbai (MCGM). Slum dwellers squatted on these lands and built hutments in haphazard manner. An Act called the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 was passed. Improvement works were defined therein. A census of hutments was carried out in 1976 and photo-passes were issued to slum families. Its people were provided with taps, toilets and electrical connections as part of slum improvement measures. The Sion-Mahim Link road, the 60 feet and 90 feet roads, were all built around this time; sewer and water lines were laid down. Transit Camps were built to relocate people whose homes came in the way of new roads and other infrastructural projects.

1.2 Past programmes of Government to develop Dharavi

In early part of 1985, the then Prime Minister Late Shri Rajiv Gandhi earmarked / sanctioned Rs.100 crores for the improvement of infrastructure and housing for the whole Island city of Bombay, and a third of that sum was reserved for Dharavi. The Prime Minister's Grant Project (PMGP) was initiated in 1987 and Maharashtra Housing and Area Development Authority (MHADA) was declared as Special Planning Authority (SPA) for Dharavi. Under the project about 27 buildings with number of houses were built thereby giving shelter to good number of families.

Later on, after the year 1995, under the Slum Rehabilitation Scheme (SRA) 86 Schemes were approved in Dharavi in the period upto 2004. Majority of the Schemes were based on TDR (Transferred



Development Rights) and the TDR generated from these projects were sold for use outside Dharavi. Most of the schemes under SRA were along the major developed roads of Dharavi. No major S.R Schemes were proposed in the interior part of Dharavi due to inadequate access and also due to the presence of larger number of commercial / industrial units. These schemes were scattered in whole of Dharavi and buildings were coming up in sporadic manner along the existing roads. The SRA schemes lacked the much needed emphasis on holistically planned urban development including development of new roads, water and sewerage and other amenities. Major part of Dharavi remained in undeveloped and unhygienic condition.

1.3 Renewed Initiative of Government to develop Dharavi

Government of Maharashtra in the year 2003-04 decided to redevelop Dharavi as an integrated planned township and an action plan for implementation of Dharavi Redevelopment was approved by its G.R. dtd. 04.02.2004. It was decided to develop it by using land as resource to cross-subsidize the cost of development through sale component on the basis Slum Rehabilitation Scheme by dividing it into sectors and by appointing developers for the same. Government also decided to notify the whole of Dharavi as undeveloped area and to appoint a Special Planning Authority for planning and development.

Government in Urban Development Department (UDD) accordingly notified the lands admeasuring about 178.30 Ha bounded as: on or towards North by Sant Rohidas Marg (Sion-Bandra Link Road), on or towards North-West by Mithi River (Creek)/Mahim Creek, on or towards North-East by Junction of Sant Rohidas Marg and L.B.S. Marg, on or towards East by Central Railway Tracks, on or towards South-East, West and South-West by Western Railway Harbor Tracks as the Dharavi Notified Area (DNA) under its notification no. TPB 4034/322/CR-56/04/UD-11, dtd. 09.03.2005 and appointed Slum Rehabilitation Authority an authority constituted under Section 3A of Maharashtra Slum Areas (I. C. & R.) Act, 1971 as Special Planning Authority (SPA) for that



area under sub Section 1(b) of Section 40 of M.R. & T.P. Act, 1966. The Notification is Annexed as **Annexure – I**.

Similarly, Government in U.D.D. notified the lands admeasuring about 62.05 Ha bounded as: on or towards North and North East by the Boundary of 'H' Block of Bandra Kurla Complex (BKC), on or towards East by Refuse Transfer Station outside 'H' Block area as per planning proposal of BKC sanctioned under notification No.BKR-1177/262/UD-5 dated 9th April 1979, on or towards South-East by L.B.S. Marg, on towards South by Southern boundary of Sant Rohidas Marg, on or towards South-West and West by Western boundary of C.S. no. 665 (Piwala Bungalow) and boundary of 'H' Block of BKC by including existing Rajeev Nagar as Dharavi Notified Area under its Notification no. TPB 4308/3499/CR-83/09/UD-11, dtd. 25.06.2009 and appointed SRA as the Special Planning Authority for the same under sub Section 1 (b) of section of 40 of the M.R. & T.P. Act, 1966. The Notification is Annexed as **Annexure – II**.

Plan showing the Dharavi Notified Area is enclosed herewith as **Plan No. 1**.



2. PRESENT STATUS OF DEVELOPMENT

2.1 Existing Land Use Survey Plan

Being appointed as Special Planning Authority under M.R. & T.P. Act, 1966 for Dharavi Notified Area, it is statutory duty of DRP/SRA to submit Planning Proposal to the government of Maharashtra and take suitable measures for development of the Area. In order to prepare the planning proposal u/s. 40(3)(d) read with Sec. 115, surveys were carried out to prepare the existing land-use map and socio-economic study of the area.

Prashant Survey: Survey of existing structures with their users was carried out by SRA/DRP in 2004-05 through M/s. Prashant Survey to earmark all the slum structures within DNA. It was a Plane Table Survey and was completed on 03.05.2005.

Mashal Survey: Later, during 2007-2009 Mashal Survey was initiated to prepare computerized cadastral plan showing each existing hut, amenities and infrastructure and to update the existing survey maps within sector-5 prepared by M/s. Prashant Survey. Unit of survey taken by Mashal were cluster and sub-clusters within sectors. In the G.R. dated 04.02.2004 it is stated that Dharavi will be developed as an integrated holistic township by undertaking sectoral development. Initially there were 9 sectors but finally, it was decided to divide Dharavi Notified Area into 5 Sectors and the Sector boundaries are based on the major arterial roads of proposed road network which is proposed for meeting the traffic and transportation needs. These sector boundaries of 5 Sectors are marked on **Plan no. 2**. These sectors were sub-divided into 97 clusters and 190 sub-clusters for the survey purpose. These clusters are locally recognized as Nagars/wadas/societies.

Mashal survey was also to carry out socio-economic and bio-metric survey of the occupants of those structures and to collect documents from the slum dwellers to prepare draft Annexure -II required for deciding the eligibility. Mashal Survey completed their work on 15.06.2009. Only the ground floor structures were taken into account as per the government policy of eligibility.

These structures are marked on plan showing their respective users



such as Residential (R), Residential cum Commercial (R+C), Commercial (C), Industrial (I) and Amenities such as school, hospital, police station, police Chowky, gymnasium and religious structures. The amenity structures which were in temporary slum structures are marked on plan and treated as residential structures for eligibility purpose. The said survey plan shows the existing roads, open spaces, natural features, etc. also. Thus the Existing Land Use Map of Dharavi is prepared and available for analysis and planning future development. Copy of the said plan is enclosed as **Plan no. 2**.

Mashal was asked to identify each slum structure and generate I.D. card with structure number marked there on. Mashal has prepared 30142 primary ID Cards of slum dwellers with photographs and I.D. number given to the structure. About 22130 cards have been distributed to slum dwellers which are digitized. Eligibility will however be decided on other documentary proofs to show that the structure was there in existence on or prior to 1.1.2000. Mashal has also collected the documents from nearly 51670 slum dwellers and submitted them to Assistant Commissioner, G/North, being the Competent Authority for Sector-1 to 4 to decide their eligibility. The documents of slum dwellers from Sector-5 have now been transferred to the Chief Officer, Mumbai Board, MHADA being the Competent Authority for Sector-5.

Traffic & Transportation Study: LEA International Ltd. Canada in joint venture with LEA Associates South Asia Pvt. Ltd. New Delhi was appointed by DRP/SRA to undertake Traffic and Transportation Study to provide initial advice from a transportation perspective during 2007 – 08. It used the data from Comprehensive Transportation Study (CTS) with appropriate adjustments to reflect the Dharavi project. It reviewed and analyzed the existing systems and proposed new systems including new roads, widening of existing roads, pedestrian facilities to allow safe circulation within Dharavi and to external locations.



2.2 Excluded Properties

Within Dharavi Notified Area, there are many private properties which are already developed or in the process of development and need not be included in the redevelopment project. All these properties are to be excluded from Dharavi Redevelopment Project Area. Also, land belonging to Railways and central government has been excluded. Similarly there are about 77 Slum Rehabilitation Schemes already in progress within DNA. All these properties have been marked as excluded properties, after collecting details from the respective authorities. However, if any excluded area desire to be included in the project area and to become part of integrated development to be carried out by developer appointed for execution of redevelopment plan, may do so by applying to DRP. A plan showing such excluded properties is enclosed herewith as **Plan no.3**.

Details of the Excluded Properties as per the details collected from SRA, MCGM and as per the survey carried by Mashal are given in **Annexure – III**.

Dharavi Redevelopment Project area has thereafter been worked out as the Dharavi Notified Area land excluding the excluded land/properties. But, the Planning proposal is for the whole of Dharavi Notified Area.

2.3 Existing Land Use analysis

The data generated from the above surveys are analyzed to generate various information to be used for preparing optimal planning proposal for comprehensive land development with special emphasis on socio-economic development of the residents of Dharavi in particular and residents of Mumbai in general. A first look at **Plan no.2** reveals that whole area is covered with informal, unplanned, random sub-standard hutments, with very minimum open spaces, narrow roads and other poor quality infrastructure and amenities. The data is used to generate the following information.

- (a) **No. of structures** : Details of structures along with their users as found in the Mashal survey are given here below.



Summary of Tenements under DRP						
Sr. No.	SECTOR	Category of Structures				
		R	R + C	C/I	Total	Religious
1	Sector-1	7497	22	2513	10032	47
2	Sector-2	11523	67	2837	14427	79
3	Sector-3	10088	79	2273	12440	68
4	Sector-4	9132	32	1964	11128	60
5	Sector-5	8515	130	1571	10216	42
6	Grand Total	46755	330	11158	58243	296
		80.27%	0.56%	19.15%	100%	

Out of these structures, only eligible ones as per government policy will be considered for free houses. This information is very important because it decides the rehabilitation component of development plan and also in deciding the projected future population, which is required to plan quantum of civic amenities and infrastructure.

(b) Area of slum structures: The floor area of the slum structures is very important planning parameter because that will decide the total Built Up Area (BUA) required to rehabilitate the eligible slum dwellers. The survey also indicates that out of 33,550 slum structures details of which are available, approximately 28,036 structures (83.57%) are having existing carpet area between 5 to 15 sq.mt. (60 to 150 sq.ft.), 4462 structures between 16 to 30 sq.mt. (170 to 300 sq.ft.) (13.30%) and 1052 structures more than 30 sq.mt. (3.13%). The data shows that majority of the occupants are living in area lesser than 150 sq.ft. Details are given in **Annexure – V**.

(c) Commercial and Industrial, Home Based activities : Commercial and Industrial, Home Based activities identified by Mashal are mainly as follows :

Commercial and Industrial activities	Home Based Activities
1) Garments 2) Plastic Recycling 3) Dyeing 4) Aluminum Moulding 5) Leather Processing 6) Farsan Making 7) Pottery 8) Box Making.	1) Papad Making 2) Bidi Making 3) Zari Work 4) Bindi Making 5) Leather goods. 6) Groom Making 7) Pickle Making 8) Button Making



Dharavi is having substantial number of various manufacturing units. Large population is involved in commercial and industrial activities like Leather, Garment, Pottery, Food process, Plastic recycling etc, mostly in the informal sector. The above table shows that more than 22% of the structures are used for commercial and industrial and residence-cum-commercial use.

Leather: Leather goods manufacturing process includes tanning or cleaning hides with chemicals, and dyeing before the leather is fashioned into the finished products showcased in Chamada Bazhar.

Textile and Tailoring: The Dharavi area has seen development of an informal textile industry in Dharavi with separate units (weaving, printing, tailoring, dyeing, colouring etc.) working on an collaborative basis to produce garments. Besides, a number of people are involved in ancillary jobs such as hand embroidery and machine embroidery.

Snacks/Farsan Making: Food making industry in Dharavi is largely home-based. Sweet chikki, chakali, farsan are very popular items. Making of papads and drying them in open courtyard or terrace is a large household activity. Dharavi also runs a flourishing business of supplying tiffin-boxes (Dabba).

Potters: Kumbharwada is Mumbai's biggest potter colony. Majority of potters in Kumbharwada have migrated from Saurashtra in South Gujarat. These potters had initially settled in South Mumbai, but as the city grew they were pushed to the edge of the city called 'Dharavi' with the name of Kumbharwada. Presently it is located on approximately 5.3 Ha. of land in Sector – 2. Process of pot making requires space for storing clay, making pot, baking, storing and selling too.

Recycling: Apart from traditional pottery making, food processing and textile industry, there are large number of recycling industrial units which are located in the area, famously known as 13-compound industrial zone in Sector-1. Most of the garbage generated by Mumbaikar arrives at Dharavi in big bags and containers where everything gets recycled such as oil cans, plastic drums, cotton scrap, iron scrap, empty tins, empty bottles, aluminum moulding, etc. DRP/SRA recognized the importance to develop this industrial zone so as to reduce the pollution caused by processing of these garbage and wastes. The labour is working in cramped lofts as workshops which are having bad light and poor ventilation. These recycling industrial activities are creating various



health problems like Asthama, T.B., Skin diseases etc, and hence needs rehabilitation in proper structures.

Out of the above activities, textile, tailoring and garment manufacturing has the largest share, with approximately 30% of commercial & industrial structures are used for this activity. Leather products come next with about 18% share.

(d) Existing civic facilities : Existing civic amenities in Sector –1 to 5 under Dharavi Project Area as per Mashal survey are as follows:

Sr. No.	Description of the Amenity	No. of existing amenities					
		Sector-1	Sector-2	Sector-3	Sector-4	Sector-5	Total
1	Primary School & Secondary School	04	06	11	02	01	24
2	Primary School, Secondary School & College	-	-	01	-	01	02
3	College	-	-	-	-	01	01
4	Dispensary & Maternity Home/ Polyclinics	01	01	03	02	-	07
5	Welfare Centre/ Gym / Community Hall	04	03	02	02	-	11
6	Library	02	01	01	-	-	04
7	Fire Station	01	-	-	-	-	01
8	Post Office	01	-	01	-	-	02
9	Police Station	01	01	-	-	-	02
10	Retail Market	01	01	-	-	-	02
11	Police Chowky	01	02	05	-	02	10
12	Pumping Station	-	-	-	-	01	01
13	Public Open Spaces / Recreational Spaces	03	01	01	01	01	07
14	P. G. attached to school	01	-	01	-	01	03
15	Bus Depot	-	-	-	-	01	01
	Total	20	16	26	07	09	78

Except one school viz. Kamraj School and one hospital building namely Lokmanya Tilak Hospital in Sector – 3 rest of the schools, libraries, welfare centers, dispensaries etc. are all in temporary structures. There is one Fire Station in Sector – 1 but it is functioning from a stilt portion of one of the MCGM buildings.

There are 26 schools in Dharavi which are run in temporary slum structures. Kamraj School in Sector – 3 is the only school which is in a legal structure which falls in excluded area. The students are crammed in small rooms with inadequate space and with no play ground facilities. There is



severe shortage of public health care facilities in Dharavi area. Only one Municipal Hospital is existing in Sector-3 as a branch of Lokmanya Tilak General Hospital of Sion. Major hospitals like Lokmanya Tilak General Hospital at Sion and KEM hospital at Parel are the nearest hospitals catering to the medical needs of Dharavi people.

There are many community welfare halls constructed by Mumbai Slum improvement Board under the MLA funds but they are of different sizes, and are used by respective neighborhood localities for get-together purpose or for community and family functions like marriages etc.

Public toilet blocks are seen everywhere, constructed under Slum Improvement Programme but they are inadequate in number and maintenance is poor.

At present Koliwada is an excluded area from Dharavi Redevelopment Project Area.

(e) **Structure of Archaeological importance - REWA Fort:** The Rewa fort in Sector-5 was constructed in the year 1737 which has got a historic importance. This monument is with Archeological Survey of India. The structure appears to be sound and safe, but there is no proper access from any public road as it is surrounded by slum structures. If the development of the surrounding locality takes place the historically significant structure can become a place for tourist attraction.

(f) **Religious structures:** There are 296 numbers of Religious structures such as Churches, Masjids, Mandirs etc. spread in all 5 sectors. These are enumerated in the surveys.



2.4 Land ownership and its analysis

(a) Details of land ownership

As per the records of ownership (PR card) the major portion of land in Dharavi is owned by MCGM. The remaining part of the land belongs to private, Railways, State Government and other public authorities. Detail of land ownership is as under :-

Sr. No.	Ownership	Ha.	Percentage
1	MCGM + MCGM leased + Cemetery + Road	147.77	61.48
2	Private	41.18	17.13
3	Railway	8.92	3.71
4	State Govt. + Creek Land	37.68	15.68
5	Properties without ownership title to be treated as Govt. Land	4.80	2.00
	Total	240.35	100%

A plan showing the land ownership is enclosed herewith as **Plan no.5**.

(b) Vesting of Land within DNA with DRP/SRA as SPA

The redevelopment of buildings / chawls / construction of accommodation for hutment/pavement dwellers which are part of DRP to be implemented by DRP/SRA will be undertaken through the developers to be appointed by DRP/SRA with the prior approval of the Committee formed by the Housing Department by following competitive bidding process for DRP or through Public Authority.

In the sanctioned DCR no. 33(9)(A), Appendix-XXIV, Clause 23 it is provided that “As soon as the approval is given to the Project, the no objection certificate for building permission of the land owning authority shall be given in respect of that property to be developed under the Urban Renewal Scheme on the lands belonging to any department, undertaking, agency of the State Government including MHADA, or any local self-Government such as the Municipal Corporation within 30 days after the intimation of such approval to the Project is communicated. In the event of its not been given within the period, it shall be deemed to have been given.”

Further, in the sanctioned DCR no. 33(10)(A), Appendix IV A, clauses 2.7 it is provided that “As soon as the approval (Letter of Intent) is given to the Project, the no objection certificate for building permission of the land



owning authority shall be given in respect of that lands belonging to any department, undertaking, agency of the State Govt. including MHADA, or any local self-Government such as the Municipal Corporation within 30 days after the intimation of such approval to the Project is communicated. In the event of its not been given within the period, it shall be deemed to have been given.”

Thus, all the powers vest with DRP/SRA for the lands owned by any department, undertaking, agency of the state government including MHADA or any local self government on which Urban Renewal Scheme under 33 (9) (A) and Slum Rehab Scheme under 33 (10) (A) are to be approved. As regards private lands, a proposal for land acquisition under the provision of section 116 read with section 40 of the MR & TP Act, 1966 is being proposed to be initiated. Thus DRP/SRA is authorized to prepare Planning Proposals for Dharavi Redevelopment Project Area within the Dharavi Notified Area as per section 115 of the M.R. & T.P. Act, 1966.

2.5

Details of the land available for redevelopment

Details of the land available for redevelopment is as given below:

Sr. No.	Description	Area in Sq.mtr.
1	Gross Plot Area	2403688.65
2	Existing Roads	116609.61
3	Excluded Properties	739679.56
4	Total excluded Area (2+3)	856289.17
	Total Area for Development (DRP Area) (1 – 4)	1547399.48

(i)	Area Under 33(10)(A) Slum occupied lands.	1343143.69
(ii)	Area Under 33(9)(A) land occupied by Old buildings which can be taken for Renewal.	204255.79
	Total Area for Development. (DRP Area) (i + ii).	1547399.48

Gross Plot Area is the area of the whole Dharavi Notified Area. Properties/Areas which are already developed or are in the process of development are excluded from the project area. Existing developed roads also can not be part of development and hence not included in the project. The remaining area after deducting these two areas is available for development and is called Slum Rehabilitation area/Dharavi Redevelopment Project Area.



A plan showing Slum Rehabilitation area / Dharavi Redevelopment Project Area is enclosed herewith as **Plan no.4**

The Project Area is classified under two categories :

- (i) Slum occupied lands, which are to be developed under DCR 33(10)(A).
- (ii) Land occupied by old buildings which will be taken for renewal under DCR 33(9)(A).



3. PROPOSED REDEVELOPMENT ISSUES/CHALLENGES

In the present scenario there are various difficulties and constraints in preparing the planning proposal for Dharavi.

(a) **Scarcity of land available for development in Dharavi:** From planning point of view availability of land for development is the major issue. Though about 154.74 Ha of land is under Dharavi Redevelopment Project Area, actual land available for construction purpose after carving out the area required for proposed roads and non-buildable reservations of Play Ground and Recreation Ground, would be about 106.55 Ha only. On this land, both Rehab/Renewal and sale component will have to be planned. In the Annexure- A of the sanctioned DCR a list of buildable amenity and non-buildable amenity areas to be provided, has already been finalized. Buildable amenities can be developed together with Rehab/Renewal buildings but for non-buildable reservations, required land area will have to be carved out and to be kept open. It is a real challenge to resolve all these issues while finalizing Sector-wise lay-out plans.

(b) **Height restriction due to proximity to Airport:** The greatest constraint is that very little land is available for rehabilitation of large number of slum dwellers and also for construction of sale component for funding the development. As a result, the rehab buildings are bound to be of substantially greater height. At the same time, the height restriction imposed by Airport Authority Compounds the problem of shortage of land.

Major portion of Dharavi comes in the vicinity of the existing Mumbai Airport and hence there is height restriction to the proposed development. This may result in restricting Rehab and Sale built up areas to be built in DRP Area.

(c) **Railway boundaries and High tension Lines :** There are many other restrictions in DRP for planning such as compulsory required open spaces from railway tracks and side marginal open spaces along Electric High Tension lines, etc. In addition CRZ requirement will also have to be observed. All these restrictions have further reduced available land area.

(d) **Acquisition of private lands:** DRP/SRA being Special Planning



Authority appointed under Section 40 (1B) of the M.R. & T.P. Act, 1966 the land acquisition proceedings under Section 116 of the said Act has been proposed to be initiated. Private lands falling within DRP area will be acquired either by agreement or under the land Acquisition Act, 1894 as provided under Section 116 of the said Act.

Private Land Owners will have to be negotiated and consent will have to be obtained for implementing of Dharavi Redevelopment Project.

(e) **Uncoordinated piecemeal development:** In the present scenario of development in Dharavi which is being developed under SRA schemes there is no consideration for the overall development and economic upliftment. These developments do not also facilitate infrastructure development, but instead rely upon the existing infrastructure provisions such as Water supply, Sewerage, Storm Water Drain and Roads, etc. which are already overloaded. Haphazard development of Slum schemes has lead to unplanned development and hampers the efficiency of the present infrastructure, also poses constraints in planning. All the previous Redevelopment Schemes have come up along the existing roads, blocking the interior part of slum, hampering the scope of redevelopment in future. Piecemeal redevelopment on plots of irregular shapes and sizes hamper proper planning. Moreover these developments are only with respect to housing while supporting infrastructure, road network, amenities and cultural requirements remained unattended and overloading these infrastructures. Out side traffic is passing through Dharavi creating hurdles in pedestrian movement and traffic congestion.

(f) **Existing high density:** Existing high density in the form of slum structures is spread horizontally hampering the feasibility of the project. With little scope for creating additional rehab tenements that can be used for accommodating Project Affected People (PAPs) it further reduces the implementability. This also makes multistoried high-rise rehab buildings inevitable.

(g) **Commercial & Industrial use of existing structures:** Dharavi is having substantially large number of commercial users and small scale



industrial users. They are all in the form of informal activities. As per the socio economic survey carried out, about 22% of the slum structures are being used for commercial/ industrial purposes. Most of the slum dwellers living in Dharavi earn their lively-hood by working in various commercial and industrial establishments within Dharavi. For commercial viability and technical feasibility and also from safety point of view, commercial and industrial structures cannot be relocated in floors higher than 4 – 5th floors. But for making full use of the available floor spaces, all rehab buildings have to be more than at least 12 floors. This means that from 6th floor onwards, the tenements will have to be for residential use. Because of this high proportion of commercial and industrial tenements, it becomes very difficult to allocate separate land for different purposes such as residential, commercial, industrial, etc.

(h) Eligibility: As per sanctioned DCR 33 (10) (A) structures existing as on 1.1.2000 are to be considered for alternative accommodation free of cost. Only ground floor structures are to be considered for eligibility as provided in item no.5 of para 4 of G.R. dtd.11.07.2001 regarding issuing of photo passes. Recently Govt. vide G.R. dtd. 02.01.2012 has allowed regularizing transfer of slum structures on payment of transfer fees. Thus the structure has to be in existence on or prior to 1.1.2000 and the occupant to whom the free tenement is to be given needs to have the said structure transferred in his name as per the procedure in the G.R. All other structures and structure occupiers become non eligible. Competent Authority needs various documents to prove the eligibility. The process of deciding eligibility of such large number of slum dwellers is a great challenge. The whole plan and its implementation will have to face the risk of ineligible occupants.

(i) Community participation: Preparation and implementation of the plan for development of such a large brown-field area cannot done by without active support of the community. Many times, the slum dwellers have been wrongly informed and misguided in believing into wrong ethos. Dharavi residents tend to refuse to shift from their location to any where else. Even



convincing them to move within the same sector would be hard. Although this is a prime concern and needs to be addressed, it has lead to constraints during the planning process. Every structure owner's interest would be to know where he will be given alternate accommodation, where he will be shifted temporarily, who would be in his neighborhood etc. Also the inhabitants engaged in commercial activity may be unwilling to participate in the project from the future business point of view. Apart from above, the community will also be interested to know about other infra structure and socio-economic facilities provided for that neighborhood. These issues will have to be dealt with by involving community at the planning stage itself. The planning proposal has to address all the concerns of the community to obtain support for the implementation of the plan. Also, occupants of slum structures need to change their mind-set to be ready to merge with the life-styles of the megacity to make planned development possible.

(j) Image of Dharavi: For many decades, Dharavi has become synonymous with unhygienic, unhealthy environment with poor standards of living. Lack of infrastructural facilities and poor surrounding along with unfavorable image has resulted into less demand and consequent less price for in-situ sale as outsiders are not willing to migrate to Dharavi. As a result, larger area needs to be offered for sale for cross-subsidizing the rehab construction. It is a great challenge to convert the low-end destination of Dharavi into a high-end destination at par with its adjoining areas through efficient urban planning.

(k) Different culture of slum dwellers and occupants of renewal: Occupants of old buildings under renewal consider themselves different from slum dwellers in terms of area-entitlement, culture and life-styles. Hence, the renewal areas have to be kept separated from rehab areas.



4. PLANNING PROPOSALS

4.1 Introduction

The aim of the proposed Land Use Plan (PLU) is to achieve a planned development to meet the requirements of standard urban life in the most optimum manner and demonstrate graphically the incorporation of the vision and the concepts for DRP and come up with a sub-set of guidelines which can assist in accommodating all the stakeholders as well as the rehab and free sale components. The PLU is supposed to be finalized in terms of principles, concepts and guidelines, through a consultative process with Dharavi residents, all the stakeholders and DRP-SRA. The main goal is to improve the living standards of residents of Dharavi through transforming Dharavi into a well-planned township and to contribute towards making Mumbai, A world-class City.

4.2 Vision and Concept statement

People of Dharavi have been settling in the area for many years coming from villages of all parts of the country in hope to improve their living standards through taking part in various economic activities. They are well known for their life-style based on wide range of industrial and commercial activities as well as for their cultural diversity. They should be perceived as an important human resource with aspirations to integrate with the main-stream of the city. The city recognizes the importance and desires to use this potential of Dharavi for overall benefit of the whole society at large.

The vision for the future plan is to cater to these strengths of the people of Dharavi and present them with an opportunity to break free from the shackles of being perceived as slum dwellers and nurture their ambitions of integrating with the city as equals and benefit the city as a whole.

The vision for the future plan is a development which aims to achieve

1. Integration of the residents into the mainstream.



2. Interactions for livelihood and lifestyle within the community.
3. Non-rigid cohesive mixed use for efficient use of scarce space.
4. Make-over Mumbai into a world-class city.

4.3 Strategy for redevelopment/planning

The strategy of planning and subsequent redevelopment is to ensure the support of all the stakeholders through a win-win planning proposal. The living standards of the residents will be improved substantially while retaining socio-economic and cultural fabric in-tact to the maximum extent possible.

All commercial and Industrial activity will also have to be rehabilitated along with residential structures.

Commercial and industrial activities have a strong base in Dharavi spread over varied economic sectors. The concept also adopts a market environment which takes into account both the manufacturing and the trade aspects. DRP provides an ideal opportunity to create commercial / industrial spaces for various activities such as leather products, food products, readymade garment etc. This is not very different from creating markets for these activities in the form of shopping malls or so.

The high densities in Dharavi with residential, commercial and industrial uses all need equal ground floor access for their livelihood and lifestyle. These are different uses with their own requirements of space which are also interdependent and need strong integration.

The proposal has to cater to the businesses in terms of equal access and adequate circulation space by providing wider roads. The modern concept of shopping mall has been thought over. All the ground floors and partly 1st floors can be used for providing large number of commercial units. These also will accommodate the Residential cum Commercial (R+C) tenements.

Rehab construction in DRP should be planned for better light, ventilation, environment and construction quality should be as good as that of sale component construction. The lift & lift machines and other machineries to be used in the rehab buildings need to be maintained at least



for 15 years at the cost of the developer.

Govt. in UDD has already sanctioned DCR for DRP Area. 4.00 FSI for whole of Dharavi Redevelopment Project Area is sanctioned. Redevelopment is to be done by using land as resource with sale component financing the rehab and infrastructure development. The developer who constructs Rehab/Renewal tenement and the buildable amenities will be compensated by granting incentive built-up area in the ratio of 1:1.333. The FSI for both Rehab /Renewal component and sale component will be limited 4.00 FSI but it will be global FSI within DRP area (vide clause 3.4 (a) of Appendix IV A to DCR 33 (10)(A).

Therefore, a plan showing the area available for actual construction purpose in the DRP area will have to be prepared after proposing required road network and required non buildable amenities as already approved by Govt. in clause 7.1, Annexure-A to DCR 33(10)(A).

Once the developable area available for construction is known it is possible to earmark the land required for Rehab/Renewal and for sale components.

Based on the existing Land Use Map and the details available as per the Mashal Survey, planning can be done for locating the Rehab/Renewal buildings and the remaining land can be left open for the sale component.

Development of all the roads, amenities and infrastructure will also have to be done by the developers in the respective areas for which he is appointed.

Sectors, being quite large having large number of slum dwellers and occupants, facing all possible problems and bottlenecks, are not suitable units for implementation. It can be further sub-divided into phases for easy implementation and for simultaneous start of the Dharavi Redevelopment Project by appointing more number of developers.

In order to keep residing population in Dharavi Notified Area at the minimum, the sale component generated under the DRP need to have minimum residential area and maximum commercial.



4.4 Detail of Planning Proposals

The existing land use plan shows the land occupied by slums and the lands where the old buildings /Chawls owned by MCGM, MHADA etc. are located. These are the areas which are mainly included in Dharavi Redevelopment Project area and are to be undertaken for redevelopment under Dharavi Redevelopment Project.

Lands which are already developed or in the process of development and also the private lands having authorized buildings have been excluded from the Dharavi Redevelopment Project area. However, all these lands need to have proper road connections and infrastructural facilities, and hence considered for the planning purpose.

All the excluded properties will be provided with approach roads of appropriate widths of at least 6.00 mt. while preparing lay-out of the surrounding areas.

4.4.1 Already sanctioned Development Plans & DCR

There was a D. P. prepared for Sector – 1 to 4 of Dharavi by MCGM and sanctioned in the year 1992. However, while according sanction to the G/North ward Development Plan the portion of Dharavi area (Sector – 1 to 4) out of G/N ward was excluded since a Development Plan was already sanctioned by GoM in 1987 under its notification no TPO 4385/4098/CR776/85/UD-5 dated 26th May 1987. MHADA as Special Planning Authority had proposed some minor modifications in the said sanctioned D. P. in the year 1989. However, mainly the by lanes proposed to be widened. The said D. P. of Dharavi area has partly been implemented by MHADA under Prime Minister Grant Project (PMGP). Under PMGP, MCGM had implemented two major roads particularly known as 60 ft & 90 ft roads and MHADA had constructed about 27 bldgs. under PMGP. No other reserved sites were developed.

For Sector – 5, MMRDA was the planning authority and there was a sanctioned plan for Sector – 5 known as ‘H’ – block of Bandra Kurla Complex (BKC). MMRDA had prepared planning proposals for BKC area



and GoM had accorded its sanction to the Planning Proposals of BKC area under Notification UD & PHD No. BKR-1177/262-UD-5, dtd. 09.04.1979 published in Maharashtra Government Gazette (MGG) dtd. 3rd May 1979. MMRDA has implemented some part in the form of Mahim Nature Park and a 30.40 mtr. wide ring road passing through 'H' block i.e. Sector – 5. A Play Ground (P.G.) reserved site in the said 'H' block has been relocated and implemented by MHADA being the land owning authority. No other reservations were implemented in 'H' Block may be because of encroachments.

Now, SRA is the SPA for Dharavi covering sector – 1 to 4 and for sector – 5 vide notification dtd.09.03.2005 & 25.06.2009. The Planning Proposals prepared for proposed development under DRP is done by taking cognizance of both the sanctioned D. P. The road which are developed as per the sanctioned D. P. have been retained to its same width or by proposing some additional widening. Also the developed reserved sites have also been retained. Recently GoM has approved DCR for DRP area on 25.01.2012 where a list of amenities (Annexure –A) to be provided in sector-1 to 5 of Dharavi is sanctioned. In the present Planning Proposals cognizance of earlier sanctioned D.P. and the recently sanctioned DRP area DCR provisions have been taken. Thus due consideration has been given in the draft Planning Proposals as required u/sec. 40(4) of the MR & TP Act, 1966.

4.4.2 Sectorial Approach for redevelopment of Dharavi

Once the lay-out of road network is prepared as discussed in 4.4.5, it is proposed to divide Dharavi Notified Area into 5 Sectors. Each sector is further phased out to have around 15 different phases of redevelopment which are easily manageable physically as well as favorable to deal with people. It also provides for immediate start of implementation work in all sectors at a time. Phasing is kept flexible and the phases may be amalgamated if required at any stage.

The main 5 sectors are created considering large major roads as boundaries. These sectors are having sufficiently large areas so as to facilitate for providing civic amenities such as Schools, Play Grounds,



Maternity Homes, Retail Markets, etc. at the sectorial level as listed in Annexure 'A' to DCR dated 25.01.2012. The phases are bounded by the proposed major roads within each sector.



4.4.3 Population Projections/holding capacity

The population projection of DRP is difficult since the development in Dharavi had taken place in unplanned, haphazard and in slum settlement. Also, there is continuous inflow & outflow of migrants.

The projected population has been worked out based on the holding capacity of the planning area. This is based on the total number of tenements that would be built on account of the entire redevelopment within Dharavi Notified Area. Accordingly the total number of tenements can be broadly worked out as under :

a) Likely residential rehab tenements at the density of 650 T/s per Ha. @ 78% for residential on the net developable area of 106.55 Ha. would be
$$= (106.55 \text{ Ha.} \times 650 \text{ T/s per Ha.}) \times 78\% = 54020 \text{ nos.}$$

b) Likely residential tenements @ 50% of the total salable BUA @ 102.19 sq.mts. (1100 sq.ft.) BUA per tenement
$$= ((106.55 \text{ Ha.} \times 650 \text{ T/s per Ha.}) \times 40(\text{Rehab Component per tenement}) \times (1.33) 50\%) \div 102.19 = 18027 \text{ nos.}$$

c) Residential tenements in the excluded properties most of which are S.R. Schemes @ 80% Resi. T/s @ 38.61 sq.mts. (average Rehab & Sale tenement area) per tenement with 2.5 FSI
$$= (19.7 \text{ Ha.} \times 10000 \times 2.5) \times 80\% \div 38.61 = 10,204 \text{ nos.}$$

d) Residential tenements in other developed private properties is approximately 3000 T/s

Therefore the total tenements would be 85251 nos. when entire Dharavi would be developed and by considering about 5 persons per tenements the that projected population would be about 4,26,255 souls. Considering further addition of about 15,000 because of natural growth the projected population for Dharavi would be about 4,50,000 by the end of 10 years being a period for entire development of Dharavi.



4.4.4 Planning Norms adopted

While preparing the planning proposal for DRP a pragmatic approach is taken considering the availability of land. All the buildable amenities are proposed to be provided in combination with rehab/renewal buildings and the open space reservations are distributed in all the five sectors adjacent to the statutory recreation grounds required to be provided in the layouts so that maximum use of open space is made for multipurpose use.

A special set of planning norms has been derived after considering the development norms for Social Infrastructure adopted by MCGM for its revised Development Plan, MMRDA for Manori Gorai Uttan Development Plan, UDPFI (Urban Development Plans Formulation & Implementation) guidelines of Government of India and planning norms Government of Maharashtra dated 15/06/1979.

Dharavi Redevelopment Project is a brown field project and the Redevelopment in DRP is on an unprecedented development pattern and direct comparison with the City development norms can not be made. As per the provisions given in the UDPFI guidelines norms for social infrastructure provisions in 'existing built up areas' deductions up to 50% of provisions of norms is allowed (refer B8.00 page 159, UDPFI guidelines). The planning norms adopted for Dharavi as compared to UDPFI guidelines and Government of Maharashtra Circular dtd. 15/06/1979 is annexed as **Annexure-VI**.

Special amenities such as Potters Institute (common work place & common open space) and ITI are also proposed considering the socio-economic need of Dharavi so as to maintain the livelihood of the people staying. There are no norms available for these activities.

The important requirement of crematorium / burial grounds has been retained.

4.4.5 Transportation / Road Network

The Dharavi Redevelopment Project (DRP) is adopting a holistic and integrated approach to create a modern residential and commercial community in a highly congested slum area in the central part of Greater Mumbai. This will involve the construction of resettlement housing and employment buildings with supporting amenity facilities, together with market focused commercial and residential uses to create a comprehensive self-sustaining centre in Mumbai.

The Dharavi lands are in close proximity to the Bandra Kurla Complex (BKC) and these are very strategically located in the region, being centrally located in the heart of Mumbai City. The extent of Dharavi redevelopment is shown in **Figure 1**. From a transportation perspective, Dharavi and BKC are linked together. A large proportion of road traffic from one area will pass through the other. Both are dependant on the same rail transit services and stations and inevitably there will be synergies between BKC and Dharavi.

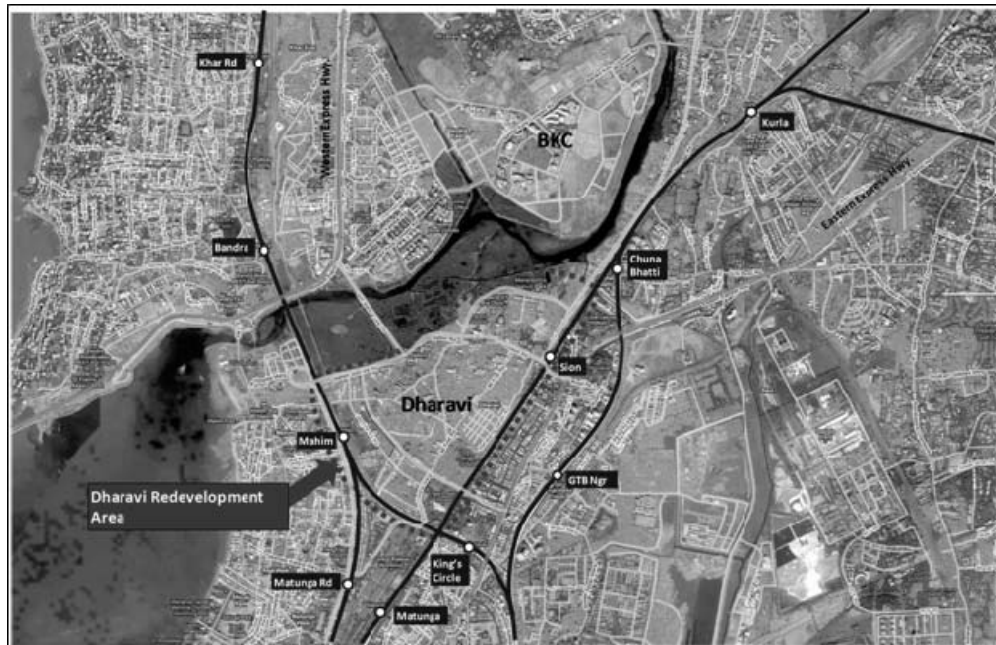


Figure 1: Existing Major Road & Suburban Rail Network in Vicinity of Dharavi

With the large makeover plans for Dharavi area and its proximity to BKC, there is a need to consider the DRP & BKC areas with respect to traffic and transportation perspective, in an integrated manner. Slum Rehabilitation Authority (SRA) appointed LEA Associates South Asia Private Limited (LASA) to carryout a transportation study & advice DRP/SRA.

(a) MCGM / MMRDA Current DP Roads for Dharavi and propose Changes in DRP

In recognition of the proposed land use plan for DRP and considering the existing



road developed by MCGM/MMRDA in the sanctioned development plan following new roads and road widenings are proposed:

Road widening proposed

Sr. No.	Existing road/As marked in plan no.5	Existing Width (In mt.)	Sanctioned D. P. Road Width (In mt.)	Extra width proposed (In mt.)	Proposed D.P. Road width (In mt.)
1	Existing roads originating towards East & West side from T-Junction (C-A) & (C-D)	36.00	36.00	9.00	45.00
2	Road leading towards Sion Hospital (60 feet road) (B-J)	18.20 (Avg.)	30.40	5.60	36.00
3	Sant Rohidas Marg (Sion Bandra Link Road) (D-F)	30.40	30.40	5.60	36.00
4	Mahim Nature Park Road (D-E)	30.40	30.40	14.60	45.00
5	90 feet road (O-L)	27.00 (Avg.)	27.40	3.00	30.40
6	Tata Receiving Station Road (L-K)	20.00 (Avg.)	27.40	3.00	30.40
7	Dharavi Main Road (R-Q-P)	10.00 (Avg.)	18.30	12.90	30.40
8	Dharavi Main Road (S-R)	10.00 (Avg.)	18.30	8.70	27.00

New roads proposed :

Sr. No.	Road marking in Plan no.5	Proposed width (In mt.)	Details
1	C – Q - M	30.40	Traffic from T- junction can be taken straight further till its junction to 90 feet road.
2	P - N	27.00	From Dharavi old road to 90 feet.
3	O – V	15.00	From Mahim Nature Park Road to Sant Rohidas Marg
4	N – G	18.00	Road connecting 90 feet road to road along HT line
5	M – H	18.00	Road connecting 90 feet road to cemetery
6	F-G-H-I	12.00	Road along HT line
7	XX-YY	13.40	Road from 60 feet road to Muslim cemetery
8	U – T	13.40	Road from Jasmin Mill Road to Mahim Station.

A plan showing proposed new roads and road widening is enclosed herewith as **Plan no.6**.

It is proposed to widen the existing 36.00 Mtr. wide road to 45.00 Mtr. for connecting the Senapati Bapat Marg to Western Express Highway and further to Eastern Express Highway and Bandra-Kurla Complex.

(b) Parking

The parking demands in Dharavi will change over time, not only with the progressive development of the lands but also as vehicle ownership levels increase, particularly in the residential areas. There will be a growing demand for the parking of private vehicles (cars and two wheelers) as income levels rise and residents seek greater individual mobility.

Under DRP every effort will be made to provide parking space as far as possible as per the Government of Maharashtra in Urban Development Department (UDD) & MCGM guidelines issued time to time.

4.4.6 The amenity provisions in sector plan

The current state of the social facilities indicates urgent need to have more built area for effective functioning, with contemporary planning & design, and optimization in plot area. Constraints of available land for Dharavi development requires efficient planning for these facilities in modern context. The past approach towards lateral development (low density, low rise development with large plot area) is no longer sustainable in current and future context. There is urgent need to adopt vertical development with state of the art facilities, larger built area on multiple floors, with optimized plot to increase the efficiency of these facilities and also to make them more relevant to current & future context of Mumbai in general and Dharavi in particular.

Planning is done at the sectorial level and all sectors have been provided with all the 22 buildable and non-buildable amenities as given in Annexure – ‘A’ to DCR 33(10)(A). These amenities have been further specially distributed in each sector. As far as possible, developed existing amenities have been retained. Similarly proposed roads are also segmented so that responsibilities of developing these roads and reservations would be as far as possible equally distributed amongst the Sectors.

These required amenities have been worked out after considering planning norms as discussed in 4.4.4 and the quantum of amenities sanctioned by Govt. satisfies the required level. These are inclusive of D.P. reservation areas also. Govt. has already approved these amenity requirements for Dharavi Notified Area under DCR dtd. 25.01.2012. The buildable amenities are proposed to be shown within the Rehab/Renewal buildings and the non-buildable amenities are shown on plan. All these amenities are shown distributed in the 5 Sectors on proposed Land Use Plan as given in Annexure A to the DCR 33(10)(A), dtd. 25.01.2012.



4.4.7 Net area available for development

Working out of net plot area available for development in each Sector is done after taking out the areas of excluded portion, area under roads and the area required for non-buildable amenities. Following chart shows the net plot area available for development in all the 5 sectors of Dharavi Redevelopment Project Area.

DHARAVI sub sector calculations (AS PER DWG) *Indicative & Approximate.						
DESCRIPTION	SECTOR 1	SECTOR 2	SECTOR 3	SECTOR 4	SECTOR 5	GRAND TOTAL
Gross Area	574756.14	398243.24	471480.86	338753.89	620454.52	2403688.65
Excluded Area	207135.06	63467.61	85732.00	70951.29	312393.60	739679.56
Existing Road Area	24326.48	21064.09	22628.34	11683.95	36906.75	116609.61
SRA/DRP area for (FSI purpose)	343294.60	313711.54	363120.52	256118.65	271154.17	1547399.48
Non Buildable Area (nalla, watermain, tata pylon)	16812.50	29556.70	0.00	0.00	0.00	46369.20
Road Widening Area	74593.54	41281.99	69120.18	34607.18	49781.73	269384.62
Developable Area	251888.56	242872.85	294000.34	221511.47	221372.44	1231645.66
Non Buildable D.P. reservations	19731.09	13107.15	23073.67	20311.45	66000.99	142224.35
Buildable Amenity Plots	0.00	13537.60	10382.78	0.00	0.00	23920.38
Net Plot Area (Density Purpose)	232157.47	216228.10	260543.89	201200.02	155371.45	1065500.93

It may be seen that out of 240.36Ha of Gross plot area of Dharavi Notified Area only 154.74 Ha (240.36– 73.96– 11.66) of land is available for development out of which 26.93 Ha goes in road widening and 16.61Ha is required to be proposed for non-buildable amenities like PG, RG, etc. Thus only 106.55 Ha of land is available as net plot area for planning & construction of buildings.

Further, considering the layout roads and 15% layout RG, covered area for building foot print will be much less than 106.55 Ha.

4.4.8 Land area requirement for Rehab/Renewal and Sale component

Govt. has approved 27.88 sq.mtr. (300 sq.ft) carpet area rehab tenements for eligible slum dwellers free of cost and minimum 27.88 sq.mtr. to 70 sq.mtr. for approved tenants in renewal buildings depending upon their present authorized occupied area. In addition Govt. has also approved 37.16



sq.mtr. (400 sq.ft.) Carpet area for those eligible slum dwellers whose present structure area is more than 300 sq.ft. but this extra 100 sq.ft. is at cost. Considering the built up area of rehab component for a rehab tenement as 40 sq.mtr. inclusive of rehab amenities such as Balwadi, Welfare centre, Society office, passages etc. and also considering public amenity built up area for each sector, it is possible to work out the required land area for Rehab/Renewal purpose by adopting the density norm as per clause no. 3.6 set out in the approved DCR 33 (10)A dtd. 25.01.2012 which is 650 tenements per net Ha.

In one hectare net area, the built up area required for 650 Rehab tenements would be around 26000 sq. mtr. at 40 sq.mtr. per tenement (i.e. 2.6 Ha built up area). Therefore the net plot area if multiplied by 2.6 will give the total requirement of built up area required for Rehab/Renewal component.

In the above chart the net plot area available is 106.55 Ha. This gives the total Rehab/Renewal built up area of 277.00 Ha. This rehab built up area can provide about 69257 rehab tenements/units of 40.00 sq.mtr. each.

As per Mashal survey carried out in 2007-09 the total number of slum structures inclusive of commercial and industrial units is 58243 nos. These slum structures are yet to undergo the test of eligibility. Therefore as per density norm approved the total built up area for rehab would be around 277.00 Ha. If the construction area of typical residential tenement/unit is assumed to be 45.00 sq.mt; then the total construction area of rehab would be 311.66 Ha. (i.e. $650 \times 45.00 \times 106.55$)

To consider the land area required for construction of rehab buildings with B.U.A. of 277.00Ha, first, it is necessary to find out footprint area required for it.

The sale component in this case would be rehab BUA $\times 1.33$ i.e. $277.00 \times 1.33 = 368.41$ Ha. Similarly, sale component for Buildable amenities would be Amenity BUA $\times 1.33$ i.e. $18.24 \times 1.33 = 24.25$ Ha. Thus Total sale component would be Rehab component + amenity component = 392.66 Ha. Also, total construction area for sale component would be 549.72 Ha.(i.e Sale component $\times 1.4$)



If average height of sale building is taken at 28 storeys and 40% is considered as foot print area for sale buildings the sale plot area required would 53.10 Ha. The balance i.e. $106.55 - 53.10 = 53.45$ Ha of plot area would be available for rehab / renewal component. After observing front and side marginal distances, layout RGs and internal rehab roads, about 25% would be the rehab footprint area in a given plot. For rehab the foot print area works out to be $53.45 \times 0.25 = 13.36$ Ha. Therefore the number of floors = $311.66 / 13.36 = 23.32$ i.e 23 floors.

The above calculation is based on the provision for layout roads & adequate layout-RG as applicable under the DCR 1991. (clause 23 of the DCR 1991).

4.4.9 Planning of The Slum Rehabilitation Area / Dharavi Redevelopment Project Area

The Slum Rehabilitation Area / Dharavi Redevelopment Project Area is proposed as area available for development of the project, which is made available after deducting already developed properties/areas & already developed roads from Gross plot area of Dharavi. Further, to phase out the Dharavi Redevelopment Project, it is proposed to divide each sector into phases. Although phases may be amalgamated at any time or may be started simultaneously. Care has been taken to see that each phase is manageable and implementable as an independent unit and covers the existing groups of settlements. The proposed roads are included into the phases in segments so that responsibility of construction of roads is divided amongst the developers of phases equally as far as possible. Same policy is adopted while distributing the buildable amenities. Thus a balance of rehab, amenities and infrastructure is achieved as far as possible.

The boundaries of phases can be modified as per the need by the CEO & OSD Dharavi at the time of actual implementation to ensure easy implementability of each phase.



5. PROPOSED LAND USE PLAN

- 5.1** With reference to above proposals and calculations a comprehensive plan for entire Dharavi Notified Area has been prepared as draft plan showing therein the Dharavi Notified Area boundary, Dharavi Redevelopment Project Area, Sector boundaries of 5 Sectors, proposed road net work, existing and proposed non-buildable amenities (RG, PG, Mahim Nature Park, Area around Kallakilla, etc.) and buildable amenities (Primary school, Secondary school, Retail Market, Dispensary, Library, etc.).
- 5.2** The Renewal buildings will be separate from the Rehab buildings. The Renewal tenants of the same society will be accommodated in the same buildings.
- 5.3** Plan showing Proposed Land Use and distribution of buildable and non-buildable amenities is enclosed herewith as **Plan no.7**. This plan shows a comprehensive planning proposal for whole of Dharavi Notified Area (DNA). Detailed plans for Sector 1 to 5 showing the proposed land use plan are also enclosed as plan no. 7A, 7B, 7C, 7D & 7E.





6. SALIENT FEATURES OF DHARAVI PLANNING PROPOSALS

1. **Sector wise Plan:** Each sector is to be developed to be self-sufficient and still well integrated with other sectors and well connected to the rest of the city.

2. **Road Network:** Road Network within Dharavi and the same connecting at the periphery of Dharavi is proposed so that Dharavi merges into the surrounding island city development and becomes a mini model township like BKC.

3. **Slum Rehabilitation Area / Dharavi Redevelopment Project Area:**

- The Slum Rehabilitation Area / Dharavi Redevelopment Project Area is defined as area available for development of the project, after deducting already developed properties/areas & already developed roads from Gross plot area of Dharavi.
- While approving the layout, adequate care would be taken in zoning of Rehab & Sale so that the optimize socio economic outcome would be achieved. Also, the industrial & commercial galas are proposed at appropriate location so as to have adequate use and to maintain the present location as far as possible.
- The roads and precinct are separately isolated and at the same time merging into each other, so that the skyline of any given road is facing similar culture on either side of the road.
- The planning of the rehab building and its elevations throughout Dharavi is expected to be the same.
- The buildable amenities would be merged into the rehab building as horizontal / vertical wings at different locations and different buildings in each sector similar to accommodation reservation policy.

4. **Provision of Amenities:** Besides providing housing to the slum dwellers and renewal tenants, it is proposed to provide 22 new additional/amenities with upto 182471.17 sq mt buildable area and 21.32 Ha (with additional 0.3 Ha. for Food / Textile Hub) unbuildable areas proposed within DRP area for Dharavi residents.

The plans showing Provision of Amenities is enclosed herewith as Plan **no. 7F**.



5. Industrial Training Institute (ITI): (a) Tailoring and garment manufacturing is one of the important commercial activities of residents of Dharavi. In order to strengthen and further develop these economic activities, they need to be supported by way of training and R & D.

Various small-scale industrial activities in Dharavi will need trained manpower. For this purpose an Industrial Training Institute has been proposed in Sector 3.

6. Rehabilitating industrial structures: All eligible non-polluting & non-hazardous industrial activities are being rehabilitated within Dharavi Redevelopment Project Area by giving them industrial galas in separate low-rise buildings as far possible in industrial zone. A special provision in the sanctioned DCR 33(10)(A) has been made to allot the Industrial area in telescopic manner i.e. by allotting 20.90 sq.mts. carpet area free of cost to the Industrial units having existing carpet area upto 20.90 sq.mts. As the existing area increases the allotment of Industrial area will go on reducing by 10%, 20% and 30%. Any area in excess of 20.90 sq.mts. will be at the cost to be determined by the CEO & OSD/DRP.

7. Rehabilitating commercial activities : All the eligible commercial slum structures are being rehabilitated within Dharavi by making allotment of commercial area in redeveloped building on similar lines of telescopic manner as made applicable to Industrial galas. These will be at Gr. Floor and first floor and also in shopping malls proposed to be provided in each sector.

8. Rehab Shopping Malls : These malls are specially provided for rehabilitating the shops on major 60 feet and 90 feet roads. The eligible shops existing on these major roads will be housed in these malls situated on the same road so as to ensure that they enjoy the same or even better road-frontage.

9. Rehabilitation of Kumbharwada: A Policy also has been framed for Kumbhars (Potters) and commercial units on the lines similar to that of the Industrial policy. A potter's Institute has been provided in the rehabilitation area of Kumbharwada for preserving and improving the existing skills of the traditional potters through training, research and development. The institute



will focus on skill upgradation, development of new products and marketing of the developed products. Besides the institute, potters need open space for drying their products and kilns for baking. Sizeable open space has been provided near the institute for the use of potters.

10. Entitlement : All eligible slum dwellers having existing areas upto 300 sq.ft. to receive 300 sq.ft. carpet area free of cost and those having existing areas above 300 sq.ft. to receive 400 sq.ft. carpet area. (300.00 sq.ft. free of cost & 100.00 sq.ft. at construction cost to be determined by CEO & OSD/DRP as per the sanctioned DCR 33(10)(A)).

11. In-situ rehabilitation: Every eligible slum resident of Dharavi will be rehabilitated within Dharavi itself and as far as possible within the respective sectors of DRP, where they currently reside.

12. Slums under NDZ: All the eligible slum residents below Tata Power Line, on Pipe line, along Nalla, Non Development zone, Creek land, Mahim Nature Park, etc. are also to be rehabilitated by shifting them within Dharavi Redevelopment Area.

13. Slums in CRZ areas : All the eligible slum structures falling in the CRZ area within DNA, will to be rehabilitated by shifting them within Dharavi Redevelopment Area in accordance with the MOEF notification S.O.19(E), dated 6th Jan 2011.

14. Slum Dwellers on Railway land: All the eligible slum dwellers on the railway lands will be included in the DRP only on obtaining development rights from Railway Authorities.

15. Civic infrastructure works: Under the Dharavi Redevelopment Project various civic infrastructure works as mentioned below will be carried out.

(a) Roads: Under DRP some new roads and road widening to the existing road developed by MCGM / MMRDA in the sanctioned development plan is proposed. These roads will be constructed as per the prevailing norms of MCGM.

(b) Water Supply: The present water supply requirement will be enhanced from about 35 MLD to 131 MLD. To cope up with this demand, necessary laying of new water mains, additional feeder mains and distributor water mains as part of the infrastructure up-gradation will be carried out as per the approval of the MCGM.



(c) **Sewerage:** The sewerage layout is going to be completely rejuvenated by providing & laying of sewer pipelines, construction of Manholes & other sewer appurtenances, etc. About 7.50 Ha land is earmarked for Sewerage Treatment Plant (STP) in Sector-5 of DRP. The work of STP has been undertaken by MCGM under statutory obligation for implementation of Mumbai Sewage Disposal Project (MSDP) Stage II.

(d) **Storm Water Drain (SWD):** The augmentation of existing SWD system including construction of RCC Box drain, Culverts of various sizes, Pipe drains, Construction & training of Nalla and also, Construction of SWD Pumping station having capacity of pumping @ 45 cum/sec. will be undertaken as per the approval of the MCGM.

Developers appointed by DRP/SRA by following competitive bidding process or Public Authority appointed by Govt. are responsible for development of all above infrastructure works within Dharavi.

16. Developers are responsible for maintenance of the external paint-work, leakages and lift & machinery maintenance for 15 years after the project completion certificate.

17. Amenities to be provided by developers and to be treated as rehabilitation component for which the developers will receive incentive in the form of Sale component generated out of Amenities BUA. The Built Up Area used for Amenities will be free of FSI.

18. The global FSI allowed for Dharavi for the purpose of implementation of the project is 4.0. However areas outside the DRP Area but within Dharavi Notified Area will be regulated by DCR 32.

19. There will be 12 mtr. distance between two rehab buildings for light & ventilation and also the area at ground level for the use of parking, children playing area, etc.

20. The urban design guidelines would be followed during the detailed planning of layout which will be accordingly incorporated in the tender document.

21. **Green Rating for Integrating Habitat Assessment (GRIHA):** Construction of all Rehab/ Renewal /Amenity buildings in Dharavi will be based on Green building concept & effort will be made to achieve at-least a requirement of GRIHA-2 star. The required criteria will be accordingly



incorporated in tender document.

This tool, by its qualitative & quantitative assessment criteria, is able to 'rate' a building on the degree of its 'Greenness', as adopted by Ministry of New and Renewable Energy, Government of India.

22. Proposed Land Use Statement :

CATEGORY	AREAS (Ha)	%	REMARKS
GROSS AREA	240.37	100	Gross plot area of all 5 sectors.
Roads	38.60	16.06	Existing roads & proposed road widening area.
Excluded Properties	50.60	21.05	Developed / under development properties (excluding developed social amenities viz Sport Complex, Lokmanya Tilak Hospital, Dharavi Bus Depot and Mahim Nature park)
Non Buildable	4.64	1.93	Area under nalla , high tension lines and water main pipeline.
Open Spaces	31.09	12.94	Areas under reservation of P.G, R.G, extension to Mahim Nature Park, Common space for Potter Institute, Tata Receiving Station and existing Mahim Nature Park
Public Amenity to be handed over to Authority	2.39	1.00	Land areas of buildable Amenities viz Best Bus station, Tata receiving station, Pumping station, ITI.
Industrial	1.05	0.44	Areas provided to accommodate industrial units.
Social Amenities	7.50 + 6.49 13.99	5.82	Land areas for schools & healthcare (i.e 7.50 Ha mixed with Rehab) and including developed amenity plots like Sports Complex, Lokmanya Tilak Hospital & Dharavi Bus Depot. (i.e 6.49 Ha)
Purely Rehab, Renewal and Sale	98.01	40.76	Land area available for actual construction of Rehab renewal and Sale building.





7. CIVIC INFRASTRUCTURE

Due to spontaneous, unplanned, uncontrolled growth of Dharavi with mix of residential, commercial and industrial activities, the development of civic infrastructure always lagged far behind. Inadequate water supply, insufficient sanitary and road networks combined with obnoxious fallout from numerous informal leather and other chemical units, have made living of people of Dharavi both hazardous and unhygienic, which required immediate attention on civic infrastructure development as an integral part of redevelopment.

7.1 Roads

Road network is the most important aspect of a planned township. Broad roads are the key to the look of a well-planned area and also act as facilitator for development of other infrastructures.

Under DRP existing roads developed by MCGM/MMRDA as per sanctioned development plan, new roads and road widening are proposed as explained in paragraph 4.4.5. Wide roads are kept for vehicular as well as pedestrian traffic considering the population of the said development and also mass public transport system.

The developer/s appointed by DRP through bidding process or Public Authority will construct these roads as per the prevailing norms of MCGM. Also, the developer/s appointed by DRP through bidding process or Public Authority will carry out the works in coordination with MCGM & DRP to ensure seamless integration of the sectoral infrastructural development works.

7.2 Water Supply

The present water supply to the majority of consumers is through Stand Post water connections in General Washing Places (GWPs). The total water supply at present is around 35 MLD.

Efforts have been made in the past under PMGP to upgrade the infrastructure of Dharavi. However, the water supply infrastructure facilities as identified could not be provided in totality because only small part of



sprawling slum could be rehabilitated. Due to same reasons the efforts for providing sewerage system, wide roads and storm water drains etc. could achieve very limited and localized development.

The thickly populated slum pockets with narrow passages render it extremely difficult to implement any planned infrastructure up-gradation programme in this locality.

Over a decade, some of the slum pockets have already been rehabilitated in the RCC buildings. The water supply network has also been upgraded in piecemeal fashion, depending on available widened passages, to cater to the increase in water demand. As the locality has been developed in haphazard manner so far, there is imbalance in water supply received by the consumers, depending on the water drawing facilities viz. direct drawl or in sumps.

The Government has now initiated Dharavi Redevelopment Project to refurbish the entire Dharavi. The slum will be revamped by constructing multi-storied residential apartments for rehabilitation and sale purpose and relocating commercial & Industrial activities in planned fashion.

This re-development scheme will enhance the present water supply requirement from about 35 MLD to 131 MLD. The existing infrastructure is grossly inadequate to cope up with this demand. This redevelopment necessitates laying new outlet main, additional feeder mains and distributor water mains as part of the infrastructure up-gradation.

The present existing roads are not widened as per prescribed Road Line (RL) and remaining interior roads are narrow slum passages in the Dharavi. The existing water mains, originally laid in narrow lanes, now mostly lie at the centre of the road due to marginal widening over the years.

The water connections are tapped from these water mains and forms bunch of service pipes upto the respective group of huts, many times for very long length. The sight of bunch of connections, through the gullies / narrow passages for long length; sometimes upto 200 to 300 mtrs is quite common.

Due to unavailability of the wider passage / roads the distributary water mains could not be laid in the interior parts of Dharavi.

The water supply is intermittent and improper drainage and overflowing open gutters are major cause of contamination due to ingress of



this water in the pipeline during non-supply hours. The longer length of service connections and improper maintenance of the same are the major cause of leakage and wastage of water in the colonies.

Being originally marshy land and reclaimed, the water mains have gone deep over a period of time, on subsequently filling to avoid flooding. The existing water mains are corroded and worn out badly. Therefore the outlet main as well as feeder and distribution network is thus due for replacement / rehabilitation in Dharavi.

In view of the total facelift of the area and to cope up the additional water demand generated due to permitted FSI upto 4.00, it is proposed to design new network as independent Dharavi water supply area. The additional water demand will be created because of the rise in the water demand of existing slum dwellers from 45 LPCD to 90 LPCD and the additional demand for the sale buildings. The non-domestic demand will also be increased because of the commercial and industrial set-ups which are officially proposed to be relocated, in the re-development plan.

The source of water supply is 1450 mm diameter water main tapped from the Dharavi anchor block. This water main runs along the 60 feet road upto Bhandarwada Hill Reservoir, below the Central Railway tracks. From this water main all the feeder mains are tapped. This 1450mm main was original inlet to Bhandarwada hill Reservoir (BHR arm), and now a vital link between MBR-I & MBR-II system.

As Dharavi is proposed to be completely revamped, with new water supply network and minimal leakage / wastage, it is possible to explore the possibility of 24-hours water supply. This will require a new outlet main of 1500 mm diameter from Dharavi Anchor block to Dharavi development limits, along 60 feet road. The feeder water mains are proposed to be strengthened. The distributor water mains will be tapped from feeder water mains along the major roads and secondary roads.

The water mains within each sector i.e. intra-sector network will be designed for each sector depending on the alignment of internal roads and layout of buildings.

As the water supply network will be almost a new one and the length of the service connections will be minimum, the wastage and leakage of water



would reduce considerably. The new development will draw water from underground tanks, the present imbalance in water supply will be reduced to minimum.

The above information is as per the report from Hydraulic Engineer of MCGM and also, proposed water supply network approved by MCGM in the year 2007. The plans showing existing water mains and proposed water mains layout approved by MCGM vide letter dtd. 16.01.2007 are enclosed herewith as **Plan no. 8 & Plan no. 9** respectively. However, the developer/s appointed by DRP through bidding process or Public Authority will obtain necessary approval for the water supply network as per the proposed road network under DRP from MCGM and will execute the work as per the prevailing norms of MCGM. Also, the developer/s appointed by DRP through bidding process or Public Authority will carry out the works in coordination with MCGM & DRP to ensure seamless integration of the sectoral infrastructural development works.

7.3 Sewerage

The history of Mumbai sewerage Project dates back to 1860, the first major project was the Outfall at Love Grove Worli, which was commissioned in the year 1880. A trunk sewer line conveyed the sewerage generated within city to Worli where it receives preliminary treatment before discharge through the outfall. As Mumbai developed further, additional area was covered under sewerage scheme and a sewerage treatment plant at Dadar was set up in the year 1935-36. Further in the year 1940 area north of Dadar was added to the sewerage scheme with a sewerage treatment plant at Dharavi sometimes in 1950.

However, at present, the sewerage flow is let off in the tunnel at Dharavi Sewage Pumping Station which later is conveyed to the Bandra Outfall.

The sewer line network is mostly laid to convey the sewage flow as per gravity at a non-silting self-cleansing velocity of 3.5 ft. per second. The gradient of the sewer line varies from diameter to diameter of pipe.

The existing sewer lines in Dharavi area have been laid since 1950 and



continued till date. The major pockets of the Dharavi area are sewered and the flow is conveyed by gravity to Dharavi Sewerage Pumping Station (now to the tunnel).

The existing population in the Dharavi area comprises mostly of slum dwellers with the basic structures comprising clusters of slums. The structures have mushroomed in low lying creek land in an unplanned manner leading to innumerable problems like poor accessibility in the form of narrow by-lanes of 2 to 3 feet width, non-development of roads i.e. D.P. Roads (and other roads) has hampered the work of provision of sewer lines.

The sewerage layout is going to be completely rejuvenated by providing & laying of sewer pipelines, construction of Manholes & other sewer appurtenances, etc.

Further, about 7.50 Ha land is earmarked for Sewerage Treatment Plant (STP) in Sector-5 of DRP. The work of STP has been undertaken by MCGM under statutory obligation for implementation of Mumbai Sewage Disposal Project (MSDP) Stage II.

The above information is as per the report from Chief Engineer (Sewerage Project) i/c of MCGM in the year 2007. The plans showing existing sewer line and proposed sewer line are enclosed herewith as **Plan no. 10 & Plan no. 11** respectively. However, the developer/s appointed by DRP through bidding process or Public Authority will obtain necessary approval for the Sewerage network as per the proposed road network under DRP from MCGM and will execute the work as per the prevailing norms of MCGM. Also, the developer/s appointed by DRP through bidding process or Public Authority will carry out the works in coordination with MCGM & DRP to ensure seamless integration of the sectorial infrastructural development works.

7.4 Storm Water Drain

In Dharavi the Storm Water Drain (SWD) system is very poor and inadequate, resulting water logging and unhygienic conditions, due to which there are various types of health-problems throughout the year. Further, the existing SWD system in operation is inadequate to finally discharge into Mahim Creek and particularly Mithi River. Therefore, it is imperative to



construct RCC Box drain, Culverts of various sizes, Pipe drains, construction & training of Nalla and also, construction of SWD Pumping station having capacity of pumping @ 45 cum/sec.

The developer/s appointed by DRP through bidding process or Public Authority will design and obtain necessary approval for the Storm Water Drain network as per the proposed road network under DRP from MCGM and will execute the work as per the prevailing norms of MCGM. Also, the developer/s appointed by DRP through bidding process or Public Authority will carry out the works in coordination with MCGM & DRP to ensure seamless integration of the sectoral infrastructural development works.



8. IMPLEMENTATION THROUGH DEVELOPERS AGAINST INCENTIVES

In the sanctioned DCR dtd. 25.01.2012 it is provided that the development of Dharavi Redevelopment Project area will be undertaken by DRP (SRA) through the developer to be appointed by following competitive bidding process or through public authority. Incentive to be given to the developer against the construction of rehab component is given in clause 3.4 of the said DCR. The developer however, is required to pay statutory amounts mentioned in the DCR and also to deposit maintenance amount with DRP in addition to the premium amount or the housing stock that would be decided by Govt. at the time of bidding process.

It is proposed to select the developers sectorwise or phase-wise by following bidding process as envisaged in the DCR.

There are set norms in the sanctioned DCR for DRP regarding the mode of release of building permissions for sale component after completion of certain built up area of rehab component in proportion to that.

Bid document will cover necessary guidelines and instructions to the developer on implementation of Dharavi Redevelopment Project.





9. DEVELOPMENT CONTROL

Development Control Regulations for Greater Mumbai, 1991 as amended from time to time are applicable to the Dharavi Notified Area.

There are special D.C. Regulations no. 33(9)(A) & 33(10)(A) made applicable to Dharavi Redevelopment Project Area as sanctioned by Govt. under UDD notification no TPB 4310/1631/CR-1391/2010/UD-11 dtd. 25.01.2012 which are already in force.

Following modifications are now proposed to be made in the said sanctioned DCR dtd. 25.01.2012.

1. In Annexure 'A' mentioned in clause 7.1 of Appendix IV A to the DCR 33(10)(A) and attached therein it is proposed to delete the first sentence viz. "Reservation in the development plan shall be developed to the fullest extent" and to delete the word "Additional" in the second sentence for the reasons that the list of amenities and facilities given therein with quantum is worked out by taking into consideration of the then Development plan reservations of MCGM for Sector-I to IV and that of MMRDA for Sector-V. This has already reflected in the 2nd para in Clause no. 7.1. To avoid any confusion this modification is proposed.
2. In the Annexure "A" appended to the sanctioned DCR dtd. 25.01.2012 it is proposed to delete the word "Additional" wherever it has appeared.
3. In the said Annexure "A" at item no. 13 in the column of Description of Amenity the name of amenity is proposed to be changed to "Tata Receiving Station" in place of "Best Receiving Station" since the land ownership of this 1.30 Ha land is with Tata Power Ltd.
4. In the said Annexure "A" at item no. 16 in the column of Un-Buildable amenities the area of parking lot is proposed to be changed to 1.28 Ha in place of 1.84 Ha in Sector 5.
5. In the said Annexure "A" at item no. 20 in the column of Un-Buildable amenities the designation is changed from Mahim R.G (Rajiv Gandhi Nagar) to Mahim Nature Park Extension (1.33 Ha) , Afforestation (0.83 Ha) and R.G. below High Tension line (1.04 Ha)
6. Similarly, in the said Annexure "A" at item no 22, in the columns of Description of Amenity the name of the allottee is proposed to be retained



as "Tata Power Electric Co".

7. In Appendix IV(A) of DCR 33(10)(A), Clause no. 1.17 is added stating that, "The concerned land owning authority shall give development rights on their land to DRP(SRA) in lieu of 70% of net premium that is payable by the developers, proportionate to the Rehab Component generated on the said land. In case project to be undertaken by the Public Authority, the premium payable shall be as per decision of Government."

"Provided that, notwithstanding anything contained above, for the lands which are not usable for building construction but have to be vested with DRP/ SRA compensation shall be as decided by the Committee of Secretaries (CoS)."

8. In the said Annexure "A" at item no. 15 in the column of Un-Buildable amenities the area of NID-ITI is proposed to be shifted from Sector 2 to Sector 3 with area of 0.30 ha.

Above changes are shown on the PLU plan enclosed as

Plan no.7. Detailed PLU plans for all the five sectors are also enclosed as **Plan no. 7A, 7B, 7C, 7D & 7E.**



10. CONCLUSION

The draft planning proposals for the Dharavi Notified Area(DNA) and draft modifications to the already sanctioned DCR were published in the Maharashtra Government Gazette on 08.03.2013 for inviting objections and suggestions from the public under substituted Section 115(2) in clause (d) of sub section (3) of Section 40 of M.R. & T.P. Act, 1966. After giving hearings to all the suggestions/ objections received from the public, the necessary changes were carried in the draft planning proposals and the same was approved with some suggestions from the Slum Rehabilitation Authority.

Now, the said planning proposals as modified with necessary changes as suggested by the Slum Rehabilitation Authority is submitted to the Government for its approval under substituted Section 115(1) in Section 40 of MR & TP Act, 1966.

Mumbai, 400 051.

Date: 17th JUNE, 2014.

(Samir Kumar Biswas)
Chief Executive Officer &
Office on Special Duty
Dharavi Redevelopment Project



ANNEXURES

URBAN DEVELOPMENT DEPARTMENT

Mumbai City, Mumbai 400 012.

dated 9th March 2005

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPB. 4304/322/CR-56/04/UD-11.—Whereas, for Dharavi Area from 'G' North Ward, a Development Plan (Revised) has been sanctioned by the State Government by Notification Urban Development Department No. TPB-4385/4098/CR-776/85/UD-5, dated the 26th May 1987, under the provisions of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as "the said Act");

And whereas, the Government of Maharashtra considered that areas from 'G' North ward known as "Dharavi Area" was in undeveloped condition and need to be developed in a comprehensive manner, and for this purpose, to take urgent and appropriate steps for the said development, Government of Maharashtra by Notification Urban Development Department No. TPB. 4387/1798/CR-317/87/UD-5, dated 3rd June 1987 has appointed Maharashtra Housing and Area Development Authority (hereinafter referred to as "the said Authority") as the Special Planning Authority for planning and development of Dharavi area more specifically defined in the Schedule therein (hereinafter referred to as "the said Area");

Whereas, the Government of Maharashtra by Notification, Housing and Special Assistance Department No. SRP. 1095/CR-37/Housing Cell, dated 16th December 1995 has appointed "Slum Rehabilitation Authority" under provision of section 3A of Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971;

And whereas, Rajiv Gandhi Niwas Prakash (RGNP) was set up by the State Government in 1987 for planning and implementation of scheme in the said area and MHADA is the Special Planning Authority for the said area. After closure of RGNP, the MHADA by Resolution No. 5382 of 14th December 1998 resolved to request the State Government, to de-notify MHADA as Special Planning Authority for the said Area;

And whereas, the Government of Maharashtra vide Government Resolution of Housing Department No. ३०३५. क्र. १८५/३०३५-१३, dated 4th February, 2004 (hereinafter referred to as "the said Resolution") has resolved to implement Dharavi Development Action Plan and for the said area "Slum Rehabilitation Authority" shall be declared as Special Planning Authority;

Now therefore in exercise of powers conferred by sub-section (1B) of section 40 of the said Act and all the powers enabling it in this behalf the Government of Maharashtra hereby appoints "Slum Rehabilitation Authority" as Special Planning Authority for Planning

Annexure - I

and development of Dharavi area more specifically defined in the schedule hereunder namely:—

Name, Area and Extent of Dharavi-Notified Area:—

All that area to be known as "Dharavi Notified Area" and bounded on:—

Sr. No.	Direction	Bounded by
(1)	(2)	(3)
1	On or towards North.	Sant Rohidas Marg (Sion-Bandra Link Road), Mithi River (Creek)/Mahim Creek.
2	On or towards North-West	
3	On or towards North-East	Junction of Sant Rohidas Marg and L.B. S. Marg.
4	On or towards East.	Central Railway Tracks.
5	On or towards South-East.	
6	On or towards West.	Western Railway Harbour Tracks.
7	On or towards South-West.	

In view of this, now MHADA will cease to function as Special Planning Authority for the said area.

Note.—A copy of the plan bearing No. TPB. 4304/322/CR-56/04/UD-11 showing boundaries of Dharavi Notified area in Red Colour is kept open for inspection.

(1) Chief Executive Officer, Slum Rehabilitation Authority, Grihanirman Bhavan, Bandra (East), Mumbai 400 051.

(2) Commissioner, Municipal Corporation of Greater Mumbai, Mumbai.

(3) Collector, Mumbai City, Old Custom House, Mumbai.

(4) Deputy Director of Town Planning, Greater Mumbai, ENSA Hutment, Mahapalika Marg, Mumbai.

(5) Chief Officer, MHADA, Grihanirman Bhavan, Bandra (East), Mumbai.

The Special Planning Authority for the said "Dharavi Notified Area" shall have its office at Slum Rehabilitation Authority, Grihanirman Bhavan, Bandra (East), Mumbai 400 051.

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

S. R. KINI,

Under Secretary to Government.

Note.—This notification is also available on Government website www.urban.maharashtra.gov.in.

महाराष्ट्र शासन राजपत्र, भाग एक-कोकण विभागीय पुरवणी, गुरुवार ते बुधवार, जुलै २३-२९, २००९/श्रावण १-७, शके १९३१

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated the 25th June 2009.

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPB. 4308/3499/CR-83/09/UD-11.—Whereas, for Dharavi Area from "G" North Ward a Development Plan (Revised) has been sanctioned by the State Government by Notification Urban Development Department No. TPB. 4385/4098/CR-776/85/UD-5, dated the 26th May 1987, under the Provisions of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as "the said Act");

And whereas, the Government of Maharashtra considered that areas from 'G' North ward known as "Dharavi Area" was in undeveloped condition and need to be developed in a comprehensive manner and for this purpose, to take urgent and appropriate steps for the said development Government of Maharashtra by Notification Urban Development Department No. TPB. 4387/1798/CR-317/87/UD-5, dated 3rd June 1987 had appointed Maharashtra Housing and Area Development Authority as the Special Planning Authority for Planning and Development of Dharavi Area more specifically defined the schedule therein;

Whereas, Government of Maharashtra by Notification Housing and Special Assistance Department No. SRP. 1095/CR-37/Housing Cell, dated 16th December 1995 has appointed "Slum Rehabilitation Authority" under provision of section 3A of Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971;

And whereas, the Government of Maharashtra vide Government Resolution of Housing Department No. झोपुयो. २००३/म.क्र. १८९/झोपसु १ अ, dated 4th February 2004 (hereinafter referred to as "the said Resolution") had resolved to implement Dharavi Development Action Plan and to declare "Slum Rehabilitation Authority" declared as Special Planning Authority for the said area;

And whereas, the Government vide notification No. TPB. 4303/322/CR-56/04/UD-11, dated 9th March 2005 had appointed Slum Rehabilitation Authority as the Special Planning Authority for planning of development of Dharavi Area more specifically defined in Schedule therein under sub-section (1B) of section 40 of the said Act (hereinafter referred to as "the said notified area");

And whereas, in exercise of the powers conferred by section 40(1)(c) of the said Act, the Government of Maharashtra had also appointed the Mumbai Metropolitan Region Development Authority (hereinafter referred to as "the said Authority") established under section 3 of the Mumbai Metropolitan Region Development Act, 1974 (Mah. IV of 1975) to be the Special Planning Authority for Bandra-Kurla Complex Notified Area (hereinafter referred to as "the said Complex") under Government Notification Urban Development Department No. BKR. 1177/262/UD-5, dated 7th March 1977;

And whereas, the Slum Rehabilitation Authority has pointed out that there are slum families located in Sector-5 (hereinafter referred to as "the said area") for which Mumbai Metropolitan Region Development Authority (MMRDA) is functioning as Special Planning Authority and requested to include the said area in the said notified area in order to cover all the haphazard development including slum within the said area for effective implementation of Dharavi Redevelopment Project;

And whereas, the said Authority has informed that there is no objection for inclusion of 'H' Block (Sector-V) of Bandra-Kurla Complex into Dharavi Notified Area;

Now therefore, in exercise of the powers conferred by sub-section (1B) of section 40 of the said Act and all the powers enabling it in this behalf the Government of Maharashtra hereby appoints "Slum Rehabilitation Authority" as the Special Planning Authority for the said area for planning and development of Dharavi Area more specifically defined in the Schedule hereunder namely:—

The area of sector-5 is bounded by—

Sr. No. (1)	Directions (2)	Bounded by (3)
1	On or towards North and North East.	Boundary of ' H ' Block of Bandra-Kurla Complex (BKC) sanctioned under Notification No. BKR. 1177/262/UD-5 dated 9th April 1979.
2	On or towards East.	Refuse Transfer Station outside ' H ' Block area as per Planning proposal of BKC sanctioned under notification No. BKR. 1177/262/UD-5, dated 9th April 1979.
3	On or towards South-East.	L.B.S. Marg.
4	On towards South	Southern boundary of Sant Rohidas Marg.
5	On or towards South-West & West	Western boundary of C.S. No 665 (Piwala Bunglow) and bondary of ' H ' Block of BKC by including existing Rajeev Nagar Slum as shown on plan.

In view of this now MMRDA will cease to function as Special Planning Authority for above Sector-5 area.

Note.— A copy of the plan bearing No. TPB. 4308/3499/CR-83/09/UD-11 showing boundaries of Dharavi Notified Area is kept open for inspection—

- (1) Chief Executive Officer Slum Rehabilitation Authority, Grihanirman Bhavan, Bandra (E.), Mumbai 400 051.
- (2) Metropolitan Commissioner, MMRDA, Bandra-Kurla Complex, Bandra (E), Mumbai 400 051.
- (3) Commissioner, Municipal Corporation of Greater Mumbai, Mumbai.
- (4) Collector, Mumbai City, Old Custom House, Mumbai.
- (5) Deputy Director of Town Planning, Greater Mumbai, ENSA Hutment, Mahapalika Marg, Mumbai.

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

ABHIRAJ GIRKAR,
Under Secretary to Government.



Annexure – III

Details of Properties / Areas excluded from Dharavi Redevelopment Project

Sector-1		
Sr. No.	Description	Area in Sq.mtr. Worked out by P-line method
	SRA and other Schemes.	
1	Matunga Labour Camp (Rahul Uttkarsh).	4601.68
2	Nityanand CHS.	4033.47
3	Matunga Labour Camp (SPPL Panchsheel Scheme) 33/5.	3623.97
4	Sai Sahkar Ekta CHS.	6831.96
5	Azad Nagar Janta CHS.	3184.36
6	Bartiya Vikas CHS.	2447.55
7	Jai Ganesh Apartment.	1719.00
8	Markendya CHS.	1185.00
9	Gokul Niwas & Kailas CHS.	1722.00
10	Anna Malia Nagar.	12207.15
11	Azad Nagar (D) Yard.	1989.31
12	Milind Nagar (9).	1862.56
13	Samata Nagar.	1394.35
14	Milind Nagar (17).	1091.23
15	Milind Nagar (18)	1237.22
	Developed Land (Pvt.).	
16	Jasmin Mill.	7090.61
17	Ghasitiya Ram Halwai.	2666.55
18	Diamond Apartment.	3164.05
19	Tata Receiving Station.	42822.79
20	Yeshumani Engineering Ltd.	1279.66
	Lease Hold Properties of MCGM	
21	Small Scale Industry (Sundar Lalwani)	7201.41
22	Estrella Batteries.	26284.07



Sector-1		
Sr. No.	Description	Area in Sq.mtr. Worked out by P-line method
	Existing Developed Amenities	
23	Burial Ground.	2230.26
	Railway	
24	Railway Property Along Harbour Line.	60839.98
25	Central Railway Compound.	4354.00

Sector-2		
Sr. No.	Description	Area in Sq.mtr. Worked out by P-line method
	SRA and other Schemes.	
1	Prabhudha Samta CHS.	796.53
2	Laxmi Baug Janta CHS.	3473.13
3	Subhash Nagar CHS.	3996.00
4	Rajiv Gandhi CHS.	4946.82
5	Voc Tower CHS. (SHED)	3236.94
6	SPPL Building (Shed Complex).-33/14.	7817.02
7	New Nehru Nagar.	750.54
8	Shanti Nagar.	877.99
9	Vijay Nagar CHS.	658.06
10	Rajgir Sadan CHS. -33/5.	881.99
11	Samata (b) CHS (SPPL)	3102.31
	Existing Developed Amenities	
12	Muslim Cemetery.	24043.43
13	Hindu Cemetery.	6582.03
	Railway	
14	Railway Bungalow and Office.	2322.82



Sector-3		
Sr. No.	Description	Area in Sq.mtr. Worked out by P-line method
	SRA and other Schemes.	
1	Rajiv Indira CHS.	1819.70
2	Ashra CHS.	7202.61
3	Golden Sunrise CHS.	3633.84
4	Neterwala CHS.	6801.73
5	Satyam, Shivam, Sundaram, Sanchinam CHS.	7651.69
6	Tagore CHS.	2191.25
7	Bharat Janata CHS.	2832.92
8	Ganiban CHS.	1563.87
9	Nabi Nagar.	1862.83
10	Uday CHS.	1980.05
11	Sathi CHS.	1410.29
12	Islampura CHS.	1777.95
13	Masiha CHS.	1485.42
14	Neelkamal CHS.	829.59
15	Siddjivinayak CHS.	2350.52
16	Sadabahar CHS.	1625.99
17	Shama CHS.	2286.65
18	Vivekanand CHS.	1888.21
19	Suryoday CHS.	3678.67
20	Nehru Nagar.	2536.68
21	Navjivan CHS.	1994.38
22	Lokmanya Balgangandhar Tilak CHS.	1207.22
23	Kamraj School.	1026.95
24	Bharatiy Muslim Nagar SRA CHS.	2324.31
	Developed Land (Pvt)	
25	Johnson & Johnson.	5752.30



Sector-3		
Sr. No.	Description	Area in Sq.mtr. Worked out by P-line method
26	Raheja Vaibhav.	3218.10
27	Nagree Apartment.	6984.00
28	Abhuday Bank.	2237.40
	Existing Developed Amenities	
29	Lokmanya Tilak Hospital (MCGM).	4033.25

Sector-4		
Sr. No.	Description	Area in Sq.mtr. Worked out by P-line method
	Existing SRA Scheme	
1	Vallabh CHS, Sai Baba Nagar.	1978.19
2	Gajanan CHS.	1991.04
3	Priyadarshani CHS.	1600.40
4	Siddhivinayak CHS.	1407.36
5	Om Datta CHS.	1066.75
6	Chitrakut CHS.	665.53
7	Jai Bhavani CHS.	1660.30
8	Kamraj CHS.	939.48
9	Sant Rohidas Harale CHS.	658.61
10	New Maharashtra CHS.	794.58
11	Shri Sant Rohidas CHS.	1916.20
12	Nalanda CHS.	2074.10
13	Subashchandra Bose CHS.	2629.23
14	Shri Ram CHS.	1220.69
15	Kalpataru CHS.	7506.99
16	Bhagaylaxmi CHS.	1030.43



Sector-4		
Sr. No.	Description	Area in Sq.mtr. Worked out by P-line method
17	Lokseva CHS.	744.56
18	Vaibhav CHS.	1267.23
19	Sai Akruti CHS.	1764.95
20	Shivam CHS.	1136.64
21	Taj CHS.	347.99
22	Shivneri CHS.	3885.21
23	Shastri Nagar CHS.	3778.72
24	Maharana CHS.	442.68
25	Someshwar CHS.	2405.10
26	Jai Mahakali CHS.	2375.50
	Excluded Land (Pvt)	
27	Koliwada	23665.64

Sector-5		
Sr. No.	Description	Area in Sq.mtr. Worked out by P-line method
	Existing SRA Scheme	
1	Ratnadeep CHS.	2689.10
2	Kamraj Nagar CHS.	5107.43
	Developed land (Pvt.)	
3	ONGC.	9153.620
4	Gold Field Plaza.	15326.14
	Developed land (Public)	
5	Reva Fort.	401.74
6	Dharavi Best Depot.	46945.97



Sector-5		
Sr. No.	Description	Area in Sq.mtr. Worked out by P-line method
	Existing Developed Amenities	
7	Dharavi Pumping Station.	50707.00
8	Maharashtra Nature Park.	168609.33
9	Playground (MMRDA Sports Complex).	12185.88
	Others	
10	BEST Receiving Station.	1721.19

Existing social amenities in DNA

SECTOR- 1

Sr. No.	Name of the amenities	Type of Bldg.	B U A in Sq. Mtr. (Approx.)	Remarks
<u>Schools</u>				
1	Rajeshri Shahu School, Shahu Nagar	G+ 3	4507.72	i) P. S.(E, T & U1 & 2) ii) S.S. (M, Ta & H)
2	M.L.C. Upper primary Marathi Municipal School no.1	G	478.80	i) P. S. (English) ii) S.S. (English-2)
3	M.L.C. Marathi municipal School no. 2			
4	M.L.C. BMC School no. 3	G	873.16	P. S.(Marathi)
5	Children Education Society, M.L.C.	G	133.31	P.S. (English)
<u>Gym</u>				
6	M.L.C., Shahu Nagar	G	86.74, 207.14	
<u>Community Hall</u>				
	M.L.C., Siddharth Nagar	G	39.45, 270.83	
<u>Library</u>				
7	Siddharth Nagar, Geetanjali Nagar	G + 1 G	18.14, 9.90	
<u>Health Amenity</u>				
8	BMC Dispensary (Shahu Nagar)	G	140.00	
<u>Recreational Ground</u>				
9	P.G. attached with school ((M.L.C. BMC School)	1 no.	2027.77	
	R.G. (Shahu Nagar)	3 nos.	8476.99	
<u>Other Amenities</u>				
	Police Station (Shahu Nagar)	G	115.61	
	Fire Station (Shahu Nagar)	G	91.88	
10	Police Chowky (Bhim Nagar)	G	12.91	
	Fish Market(BMC) (M.L.C.)	G	657.26	
	Post Office (Site Verification)	G	117.00	

SECTOR-2

<u>Schools</u>				
1	Moulana Azad School Transit Camp (Excluded Property)	G	396.85	i) P. S.(English-2) ii)S. School
	NIES School (Excluded Property)			
2	Shed Primary English School, (Excluded Property)	G + 1	179.28	P. School (English)
3	B. M .C School , M.G Road	G + 4	4372.50	P.S. (E-2,U-2, Ta & M)
4	Shramik Vidyapith Urdu School, No 1 & 2	G	1049.94	Primary School (Urdu- 1 & 2)
5	North Indian Education English Primary School, M.G Road	G	522.18	Primary & Secondary School (English)

Sr. No.	Name of the amenities	Type of Bldg.	B U A in Sq. Mtr. (Approx.)	Remarks
	Mariya English School , M.G.Road			
6	National Urdu High School & Urdu Part Time School, M. G. Road,	G	977.23	Secondary School (Urdu)
7	<u>Gym</u>			
	Laxmi Baug,	G	21.23	
	Lohiya Nagar,	G + 1	82.06	
8	M. G. Dhobighat	G	7.79	
	<u>Library</u>			
	Laxmi Baug	G	15.57	
9	<u>Health Amenity</u>			
	BMC Dispensary (Transit Camp) (Excluded Property)	G	322.86	
10	<u>Recreational Ground</u>			
	R.G. (Bhagat Singh Nagar)	1 no.	405.13	
11	<u>Other Amenities</u>			
	Police Station (90 ft Rood)	G	1095.14	
	Police Chowky (Laxm- Baug, Dhobi Ghat)	G	13.32, 56.34	
	Fish Market (BMC) (Vijay Nagar)	G	118.60	

SECTOR – 3

Schools

1	Dharavi Lower Primary BMC Urdu School 1& 2 Main Road,	1 st Flr. of Bldg.	315.00	Primary School (Urdu 1& 2)
2	Sarswati Vidyabhavan, Muttu Tewar Nagar	G	844.17	Primary School (English)
3	Shri Ravishankar Vidyamandir	G	231.38	Secondary School (English)
4	Habib Raja Primary School	G+ 1	138.94	Primary School (Urdu)
5	Bombay South Indian Adi Dravid School,	G	361.35	Secondary School (English)
6	Dr. Babasaheb Ambedkar Primary / Secondary School & College, Saint Kankaya Road	G + 3	650.84	i) P. S.(English) ii S. S. (K & E) iii) College (English)
7	Kamraj Memorial English High School, 90 ft. Rd. (Excluded Prop.)	G + 5	2566.18	ii S. S. (English) iii) Jr. College (English)
8	Kamraj Memorial Tamil High School, 90 feet road,	G +1	291.88	Primary School (Tamil)
9	Saint Kankaya Municipal School & Night School	G + 4	7214.50	i) P.S. (M-2, H-2, K & T) ii) Secondary School P.S .(Marathi)
10	Dharavi High Primary BMC Marathi School, Shankar Kavde Chawl	G + 1	173.88	
11	Ganesh Vidya Mandhir Primary & Secondary School, Saint	G	622.16	i) P. School (Marathi) ii) S. School (Marathi)

Sr. No.	Name of the amenities	Type of Bldg.	B U A in Sq. Mtr. (Approx.)	Remarks
	Kankaya Marg			
12	Saint Anthony School, M. S. Chawl	G+ 3	1596.00	Primary School (English)
13	<u>Gym</u> S.M Chawl	G	52.61	
	<u>Community Hall</u> Anna Nagar	G	310.52	
14	<u>Health Amenities</u> BMC Dispensary (S.M Chawl, Anna Nagar)	G	242.72 24.52	
	Lokmanya Tilak Hospital (Excluded Property)	G + 4	8843.40	
15	<u>Library</u> Dharavi Main Road	(G+1)	43.86	
16	<u>Recreational Ground</u> R.G . (Abhuday Bank)	1 no.	9281.75	Proposed Theme Park
	P.G. attached with Dr. Babasaheb Ambedkar school, Sant Kakaya Marg	1 no.	1827.24	

SECTOR – 4

	<u>Schools</u>			
1	Kannadi Chawl Municipal School	G	390.90	P. School (T & k)
2	Shastri Nagar Municipal Marathi School	G	308.82	Primary School (Marathi)
3	Royal City English High School, Dambar compound, Mukund Nagar, Dharavi - 17	G+1	---	Primary School (English)
4	<u>Gym</u> Near Holi Maidan, Mukund Nagar	G + 1 G	78.02 83.75	
5	<u>Health Amenities</u> Kannadi Chawl, Shastri Nagar	G	84.82, 140.39	
6	<u>Recreational Ground</u> R.G. (Holi Maidan)	1 no.	1787.50	
7	<u>Other Amenities</u> Police Chowky (Dharavi Cross Road, T.Junction, Anna Nagar Dharavi Main Road, Rajabali Chawl)	G	21.85, 41.74, 28.55, 8.07, 15.23	
	Post Office (Dharavi Main Road)	1 no.	37.41	

SECTOR-5

Sr. No.	Name of the amenities	Type of Bldg.	B U A in Sq. Mtr. (Approx.)	Remarks
<u>Schools</u>				
1	Raje Shivaji Vidyalay Pri-Primary/ Primary / Secondary & College Div'n (Education Trust Information & Tech.)	G +1	1452.00	i) P.P.&P.S(M,H,U& E). ii) S.S.(M,H,U, E). iii)College (English).
2	Municipal School Kala Killa Dharavi	G+ 4	2147.00	P.P&P. (M-2 ,E).
3	Abhay Shikshan Kendra vidya Mandir & Jr. Collage	G	366.82	College (Marathi)
	Rajshri Shahu Arts, Science & Commernce Jr.Collage Ashok Mill Compound	G	418.15	
4	<u>Recreational Ground</u> <u>R.G</u> (Mahim Nature Park) <u>P.G.</u> Attached with Raje Shivaji Vidyalaya (Mhada Colony)	1 no. 1 no.	168609.33 4880.00	
5	<u>Other Amenities</u> <u>Police Chowky</u> (Kala Killa, Ashok Mill Compound) <u>Pumping Station</u> (LBS Marg) <u>Bus Depot</u> (Mahim Nature Park)	G 1 no. 1 no.	20.52 21.03 272.76 -	

Note: i) P. S. - Primary School (E-English, T- Telagu & U- Urdu-1&2)
ii) S. S. - Secondary School (M - Marathi, Ta -Tamil & H -Hindi)
iii) M. L. C. - Matunga Labour Camp

**Size of existing Slum Structures in DRP area as per MASHAL
Survey data available for 33,550 slum structures**

Carpet Area of slum structure (in sq.mt.)	No. of Huts	Percentage	
5 sq.mt.	3411	10.17	} 83.57
5 sq.mt. - 10 sq.mt.	15331	45.70	
10 sq.mt. - 15 sq.mt.	9294	27.70	
15 sq.mt. - 20 sq.mt.	2875	8.57	} 13.30
20 sq.mt. - 25 sq.mt.	1131	3.37	
25 sq.mt. - 30 sq.mt.	456	1.36	
30 sq.mt. - 35 sq.mt.	316	0.94	} 3.13
35 sq.mt. - 40 sq.mt.	169	0.50	
40 sq.mt. - 45 sq.mt.	108	0.32	
45 sq.mt. - 50 sq.mt.	70	0.21	
Above 50 sq.mt.	389	1.16	
Total :	33550	100.00	100.00

ANNEXTURE VI

Comparision of some of Planning Norms and Provisions made in Dharavi Planning Proposals.

Sr. No.	Description of Public Amenity	Urban Development Plans Formulation And Implementation (UDPFI) Guidelines	GOM norms as per circular U.D & P.H.D no TPS /3674/18773/UD5 dated 15/6/79 for preparation of DP	Norms for existing built-up area (high density area) *(Reduction upto 50% of the norms is allowed - UDPFI) #	Provision required for population of Dharavi	Total provision made = Area proposed + Area retained	Remarks
1	Primary School excluding play ground	1 for 7500 population (0.2 ha building) i.e. 2000 sq.mt. built-up area for 7500 population.	15% of total population as Primary School going & 1 per 500 @ 5 sq mt per student i.e. 5625 sq.mt. for 7500 population.	50 % of UDPFI norms i.e. 1000 sq.mt. for 7500 population.	60,000 sq.mt. built-up area	56668.58 sq.mt.	<p>The total BUA required for primary & secondary = 1,20,000 sq.mt.</p> <p>The existing developed Kamraj school having BUA of 2566.18 sq.mt., in sector 3, 2 schools in Sec 2 of BUA 576.13 sq.mt. & existing schools as per annex. IV having BUA of about 11,794.56 sq.mt. would be retained.</p> <p>Accordingly, the total area proposed to be retained works out to 1,28,273.87 sq.mt. which is adequate.</p>
2	Secondary School excluding play ground	1 for 7500 (0.2 ha building) i.e. 2000 sq.mt. built-up area for 7500 population.	10% of total population as Secondary School going & 1 per 750- 1000 @ 4 sq.mt. per student	50% of UDPFI norms.	60,000 sq.mt.	56668.58 sq.mt. Total = 1,13,337.00 SQ.MT. + 14,937.00sq. mt. = 1,28,274 sq.mt.	

Comparison of some of Planning Norms and Provisions made in Dharavi Planning Proposals.

Sr. No.	Description of Public Amenity	Urban Development Plans Formulation And Implementation (UDPFI) Guidelines	GOM norms as per circular U.D & P.H.D no TPS /3674/18773/UD5 dated 15/6/79 for preparation of DP	Norms for existing built-up area (high density area) *(Reduction upto 50% of the norms is allowed - UDPFI) #	Provision required for population of Dharavi	Total provision made = Area proposed + Area retained	Remarks
3	Play Grounds & Recreational Open Space	—	0.4 Ha. for play grounds and 0.2 Ha. R.G. per thousand population and in addition 0.1 Ha. for 1000 gaothan population in gaothan area.	50 % of the norms for Dharavi i.e. 0.2 Ha. for P.G. and 0.1 Ha. for R.G.	Area required 90 Ha. for P.G. & 45 Ha. for R.G. = 135 Ha.	Area proposed =14.22 Ha (8.85 Ha [4.49Ha - R.G. + 4.36Ha - PG attached to School] + [3.50Ha - Afforestation , Mahim Nature Park Extent., R.G below H.T Line] + 1.29Ha – Parking Layout + 0.22 Ha - Common Space For Potter Institute + 0.36Ha - Tata Receiving Station + Area retained = 18.07 Ha (16.86Ha - Mahim nature park + 1.21Ha – sports complex) = Total 32.29 Ha	* Considering the scarcity of land, P.G & R.G proposed with mixed user. * Playgrounds attached to schools may be used during non school hours. * Besides this, there will be minimum 15% layout R.G.

Comparison of some of Planning Norms and Provisions made in Dharavi Planning Proposals.

Sr. No.	Description of Public Amenity	Urban Development Plans Formulation And Implementation (UDPFI) Guidelines	GOM norms as per circular U.D & P.H.D no TPS /3674/18773/UD5 dated 15/6/79 for preparation of DP	Norms for existing built-up area (high density area) *(Reduction upto 50% of the norms is allowed - UDPFI) #	Provision required for population of Dharavi	Total provision made = Area proposed + Area retained	Remarks
4	Dispensary & Maternity Homes	1 for 15,000 (0.08 to 0.12 Ha with 10 beds) i.e. 800 sq.mt. for 15000 population.	* 1 per 10,000 population - 0.25 Ha. i.e. 3700 sq.mt. for 15000 population.	50 % of UDPFI norms i.e. 400 sq.mt. for 15000 population.	12000 sq.mt.	39200 sq.mt. + 868.22 sq. mt. = 40,068.22 sq. mt.	* This is about 2 times more than the 100% of standard norm. * Because of slum population higher medical facilities proposed. *Beyond this, in Sector-3, Lokmanya Tilak General hospital of BUA 8843.40 sq.mt. is available. *Also Sion Hospital is available in the vicinity of Dharavi.
5	Welfare Centres + Gyms + Community Hall	1 for 15,000 population (0.2 Ha) i.e. 2000 sq.mt. built-up area for 15000 population.	1 per 10,000 population (0.5 Ha) for Town Hall i.e.7500 sq.mt. for 15000 population.	50 % of UDPFI norms i.e. 1000 sq.mt. for 15000 population.	30000 sq.mt.	1000 sq.mt. + 1240 sq.mt. = 2240 sq.mt.	* 1240 sq.mt. of BUA existing amenities to be retained. * In addition, about 30000 sq.mt. of BUA is to be provided for Welfare Centres & Balwadis as per clause 8.1 of Appendix IV -A of DCR 33(10)A.
6	Library	1 for 15,000 population (0.2 Ha.) i.e. 2000 sq.mt. for 15000 population.	1 per 10000 (0.5 Ha.) i.e. 7500 sq.mt. for 15000 population.	50 % of UDPFI norms i.e. 1000 sq.mt. for 15000 population.	30000 sq.mt.	1000 sq.mt. + 87 sq.mt. = 1087 sq.mt.	* 87 sq.mt. of BUA existing Library amenity to be retained. * Libraries can also be provided in Welfare Centres and Community Halls.
7	Fire Station	1 per 200000 population upto 3 km of radius (1 Ha.)	—	Considering 50 % of UDPFI norms, 1.125 ha. of land would be needed	11250 sq.mt.	3990 sq.mt. + 200 sq.mt. = 4190 sq.mt.	—
8	Post Office	1 for 15000 (0.0085 Ha) i.e. 85 sq.mt. built-up area for 15000 population.	—	50 % of UDPFI norms i.e. 42.5 sq.mt. for 15000 population.	1275 sq.mt.	1330 sq.mt. (2 places)	—
9	Police Station	1 per 90,000 population	—	50 % of UDPFI norms, 2.5 nos. Police Stations are required.	2.5 Nos	3990 sq.mt. (2 places)	—

Comparision of some of Planning Norms and Provisions made in Dharavi Planning Proposals.

Sr. No.	Description of Public Amenity	Urban Development Plans Formulation And Implementation (UDPFI) Guidelines	GOM norms as per circular U.D & P.H.D no TPS /3674/18773/UD5 dated 15/6/79 for preparation of DP	Norms for existing built-up area (high density area) *(Reduction upto 50% of the norms is allowed - UDPFI) #	Provision required for population of Dharavi	Total provision made = Area proposed + Area retained	Remarks
10	Retail Market	1 for 5,000 to 20,000 (0.6 Ha) i.e. 6000 sq.mt. built-up area for 20000 population.	0.2 Ha. for 10,000 i.e. 4000 sq.mt. for 20000 population	50 % of UD & P.H.D. norms i.e. 2000 sq.mt. for 20000 population	45000 sq.mt.	15694 sq.mt. (9 places) + 20700 sq.mt. = 36394 sq.mt.	* 10 Commercial Malls with about 20700 sq.mt. are proposed to accommodate the existing commercial units along the major roads. *Some area of sale component would also be used for retail market.
11	Police Chawky	1 per 40,000 population	—	50 % of UDPFI norms i.e. 1 for 80000 population.	5.625 nos (i.e 6 nos)	700 sq.mt. total at 6 places. (i.e. 140 sq.mt. at 4 places & 70 sq.mt. at 2 places)	—
12	ITI	—	—	—	—	1 site of 3000 sq.mt. in Sector-3	—
13	BEST Bus Station	—	—	—	—	1 site for Bus Stn. of 600 sq.mt. in Sector-3	—
14	BEST Receiving Station	—	—	—	—	1 site for BEST Receiving Stn. of 4000 sq.mt.	* In Sector-2 * Proposed to be given to BEST in place of TATA Receiving Station.
15	Pumping Station	—	—	—	—	1 site of 3700 sq.mt.	* In Sector-3

Comparision of some of Planning Norms and Provisions made in Dharavi Planning Proposals.

Sr. No.	Description of Public Amenity	Urban Development Plans Formulation And Implementation (UDPFI) Guidelines	GOM norms as per circular U.D & P.H.D no TPS /3674/18773/UD5 dated 15/6/79 for preparation of DP	Norms for existing built-up area (high density area) *(Reduction upto 50% of the norms is allowed - UDPFI) #	Provision required for population of Dharavi	Total provision made = Area proposed + Area retained	Remarks
16	Potters Institute	—	—	—	—	2230 sq.mt. BUA & 0.22 Ha. land area	* Exclusively for Kumbharwada people in Sector-2.
17	TATA Receiving Station	—	—	—	—	1 site for TATA Receiving Stn. of 1.3 Ha.	* In Sector-2. * Proposed to be given to TATA Receiving Station in place of BEST Receiving Station since the land belongs to TATA Power Electric Co.
" # " :- As per para B.8.00 pg. 159 of UDPFI Guidelines Reduction upto 50% of the norms is allowed - UDPFI							

B.8.00 NORMS OF SOCIAL INFRASTRUCTURE PROVISION IN EXISTING BUILT-UP AREAS

1. The norms and standards of facilities outlined in the preceding paragraphs have been proposed primarily with respect to minimum requirements of social amenities to be provided in new development areas at various levels. While the level of facilities and infrastructure to be provided should not make any distinction in their qualitative aspects between existing built-up areas vis-a-vis new development areas, in view of ground realities and other constraints, it is often observed that problems arise in implementing these norms in existing built-up areas. Particularly the core areas of any town, calling for their rationalisation for effective adoption.

2. In order to resolve these problems following guidelines are proposed for existing built-up areas.

- a. It is proposed that while Unit Norms (facility per unit size of population) of local level facilities should be kept uniform, the space norms may be considered at a reduced scale, which may range between 50-60% of those proposed for urban extension areas.
- b. In order to compensate for the shortfall in various types and levels of facilities which cannot be provided within the existing built-up area, such facilities may be provided in contiguous/ proximus sectors of new development as additional provision. e.g, due to space constraints in existing built-up area the school facility may not have ample space for playgrounds/ open spaces in the proximus new sector to compensate for its non-availability in the built-up area. Such provision shall be over and above that which may be required for the sector's own assigned population.
- c. As proposed earlier also, multiple use of one facility unit should be encouraged so that optimum use of a facility could be possible. Such a step would also compensate for non-availability of individual facility units in a built-up area.



PLANS



This plan shall be read with Urban Development Department's Notification No. TPB 4308/ 3499/ CR-83/ 09/UD-11 dated 25/6/09.

(Sudhakar Nangaure)
Deputy Secretary to Government.

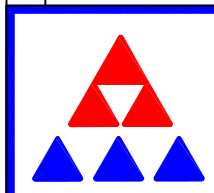
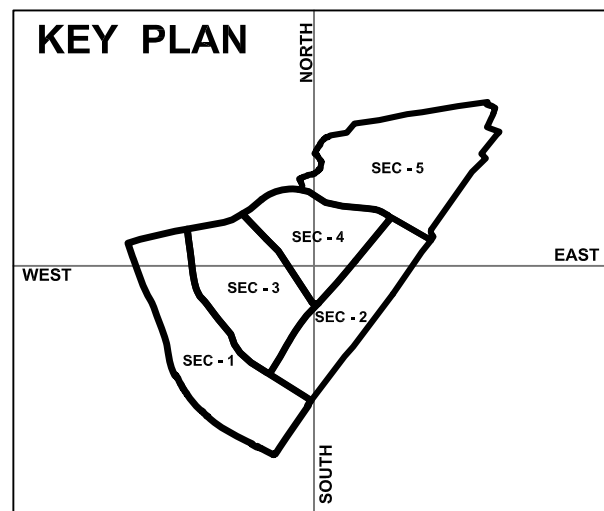
- NOTE : (1) Dharavi Notified Area for **Sector - 5** of DRP covers entire H- BLOCK of BKC as per planning proposal of BKC sanctioned by GoM notification U.D. & P.H.D. No. BKR - 1177/ 262 - UD - 5 dt. 9 April 1979.
- (2) Area of **Sector 1 to 4** declared as DNA vide earlier notification no TPB 4304 / 322 / CR 56 / 04 / UD - 11 dated 9 March 2005.

LEGEND

1	Earlier Notified Boundary of DNA (covering sector 1 to 4 of DRP)	
2	Present notified boundary of DNA (covers sector 5 of DRP)	
3	Railway Line	
4	High Tension Lines	
5	Sector Boundaries	

ABBREVIATIONS:-

1	DNA	Dharavi Notified Area
2	DRP	Dharavi Redevelopment Project
3	GoM	Government of Maharashtra
4	SRA	Slum Rehabilitation Authority
5	SPA	Special Planning Authority
6	BKC	Bandra Kurla Complex
7	MMRDA	Mumbai Metropolitan Regional Planning Authority
8	NTS	Not To Scale



Slum Rehabilitation Authority
Dharavi Redevelopment Project
5th Floor, Grihnirman Bhavan,
Bandra (E)

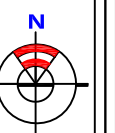
DHARAVI NOTIFIED AREA PLAN

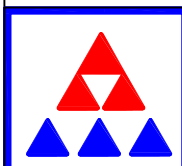
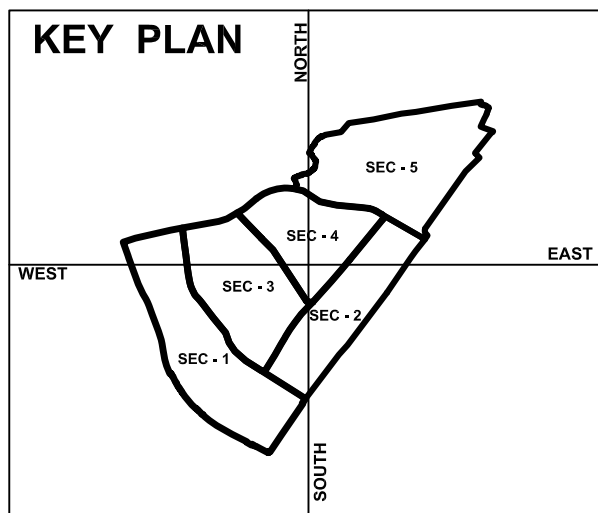
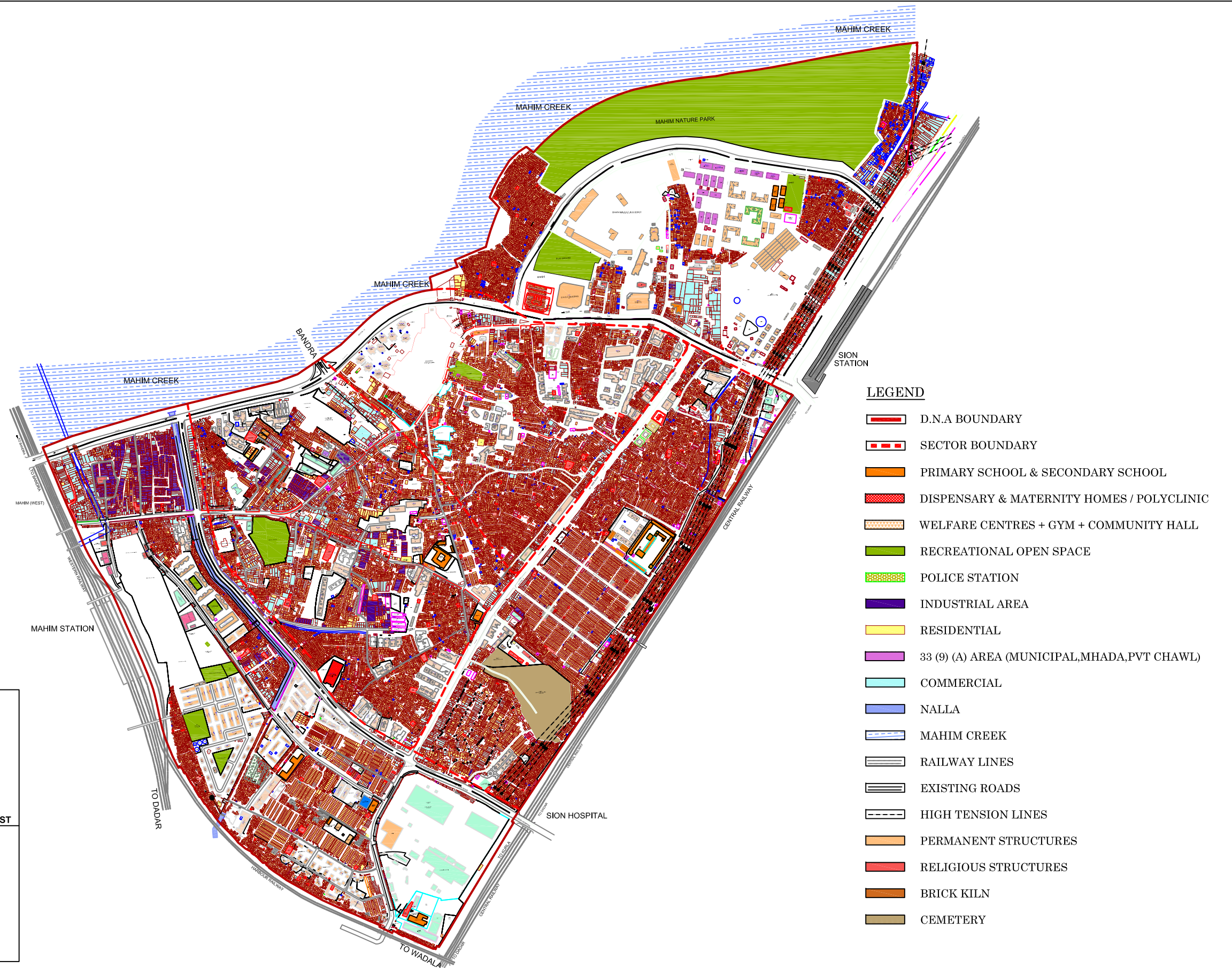
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Slum Rehabilitation Authority
Dharavi Redevelopment Project
5th Floor, Grihnirman Bhavan,
Bandra (E)

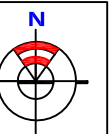
EXISTING LAND USE PLAN OF DHARAVI

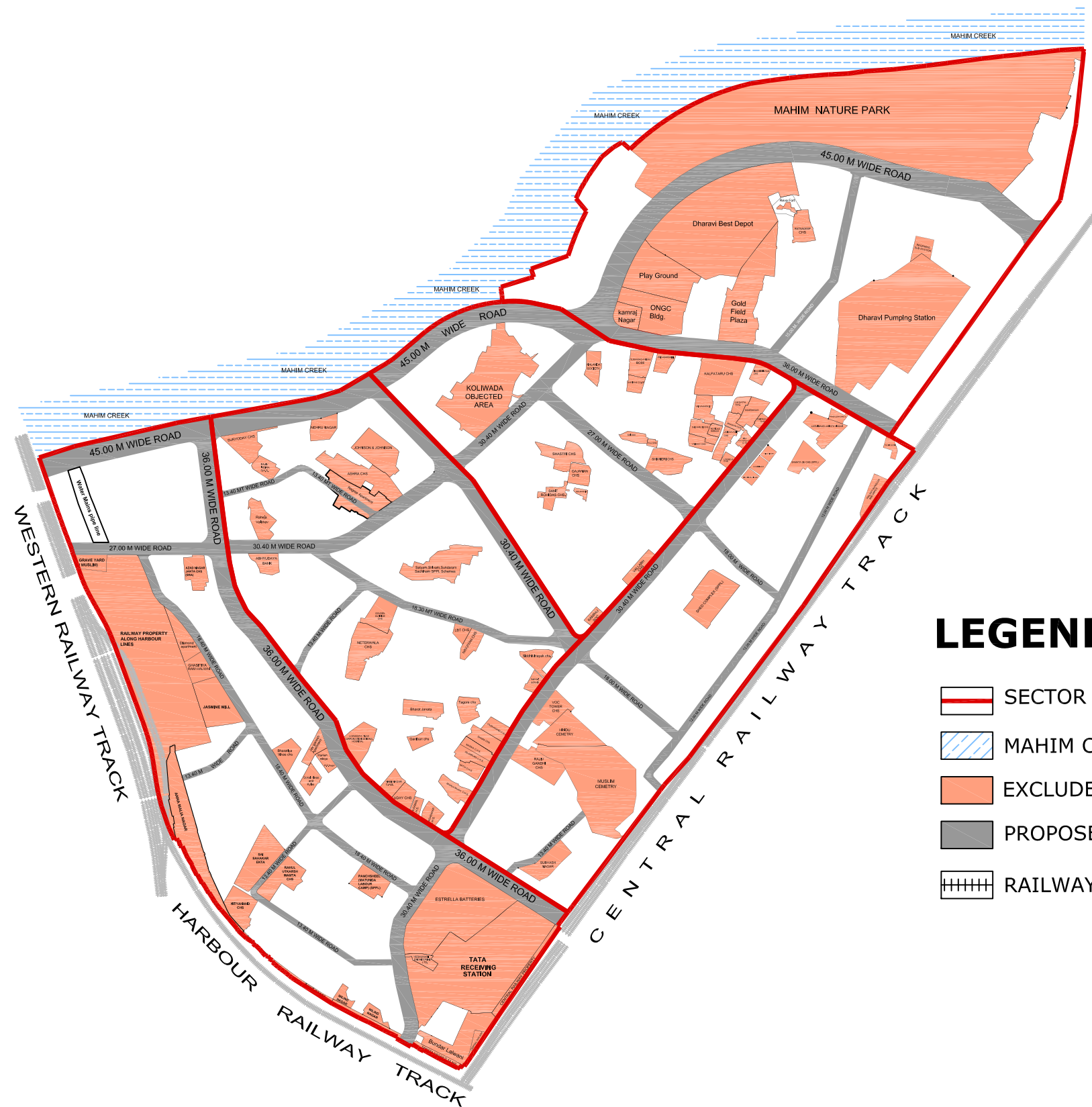
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
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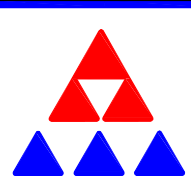
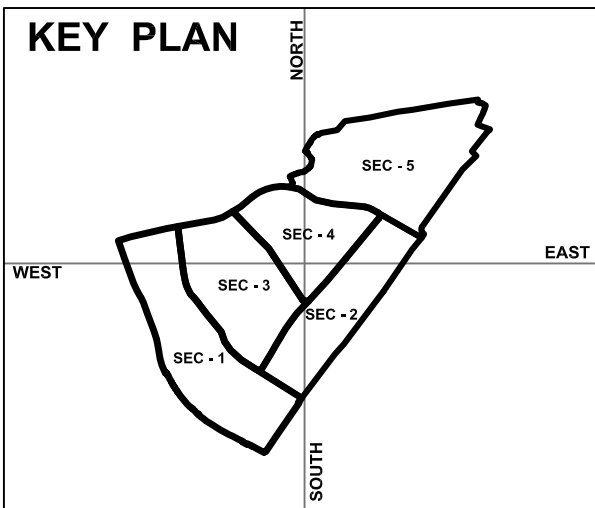




LEGEND

-  SECTOR BOUNDARY
-  MAHIM CREEK
-  EXCLUDED PROPERTY
-  PROPOSED ROADS
-  RAILWAY TRACK

KEY PLAN



Slum Rehabilitation Authority
Dharavi Redevelopment Project
 5th Floor, Grihnirman Bhavan,
 Bandra (E)

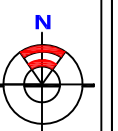
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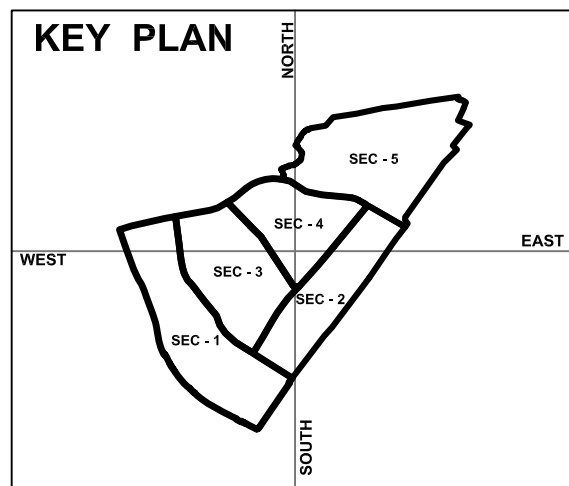
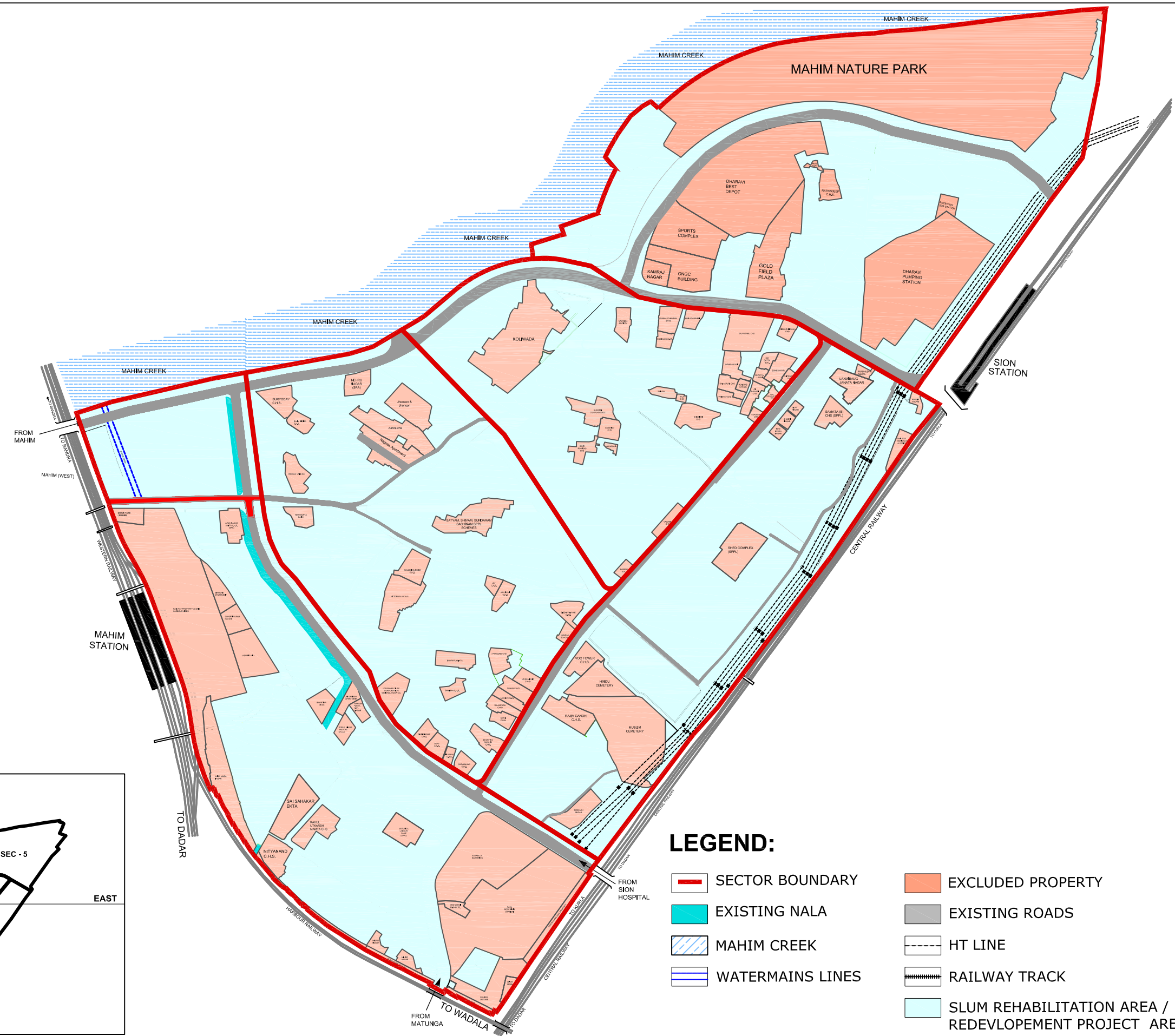
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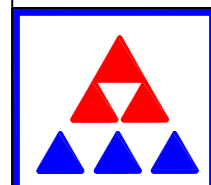
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LEGEND:

- | | |
|------------------|---|
| SECTOR BOUNDARY | EXCLUDED PROPERTY |
| EXISTING NALA | EXISTING ROADS |
| MAHIM CREEK | HT LINE |
| WATERMAINS LINES | RAILWAY TRACK |
| | SLUM REHABILITATION AREA / DHARAVI REDEVELOPMENT PROJECT AREA |



Slum Rehabilitation Authority
Dharavi Redevelopment Project
5th Floor, Grihnirman Bhavan,
Bandra (E)

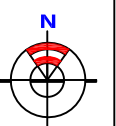
**PLAN SHOWING SECTORS & SLUM REHABILITATION
AREA / DHARAVI REDEVELOPMENT PROJECT AREA**

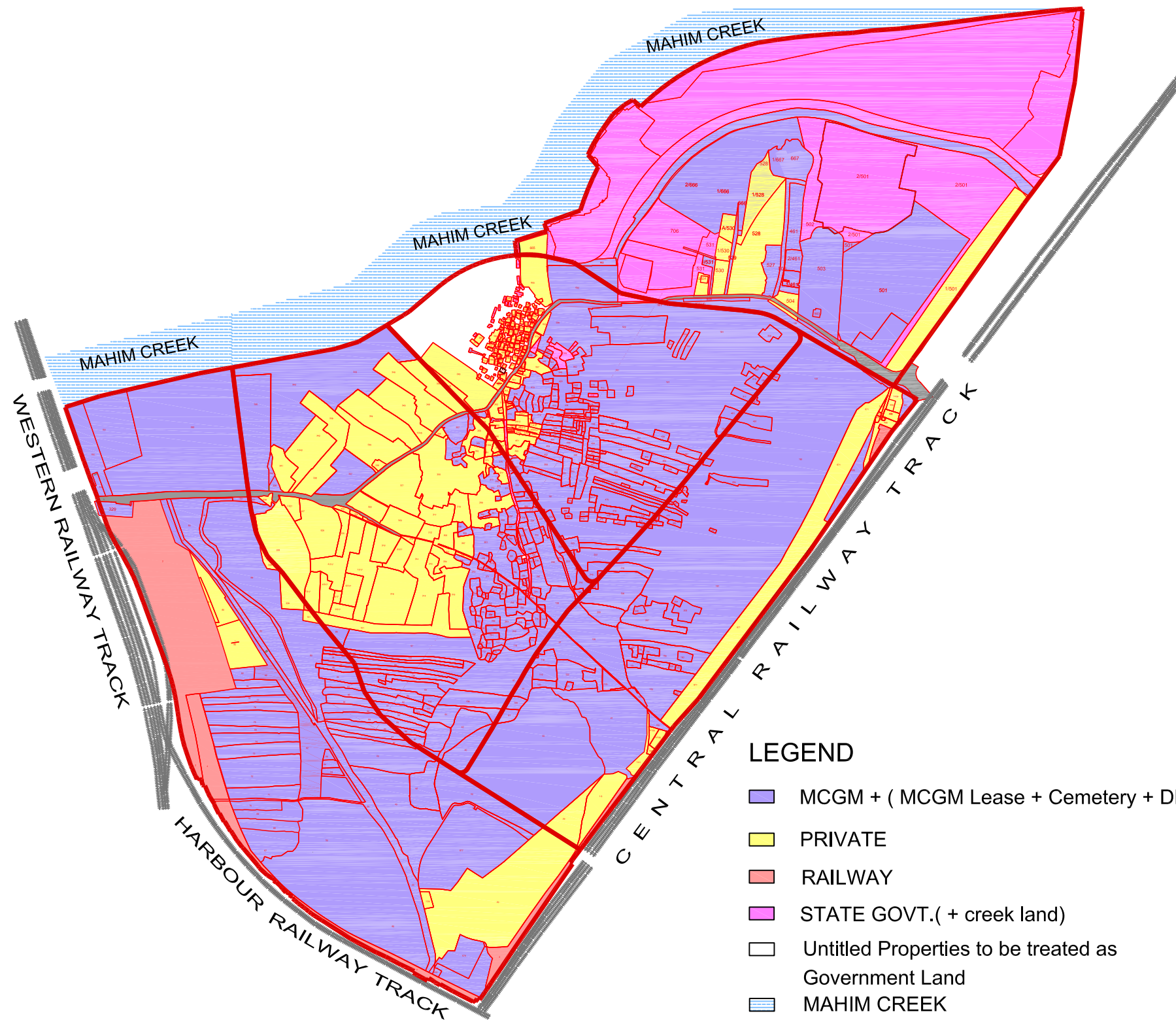
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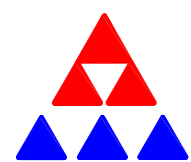
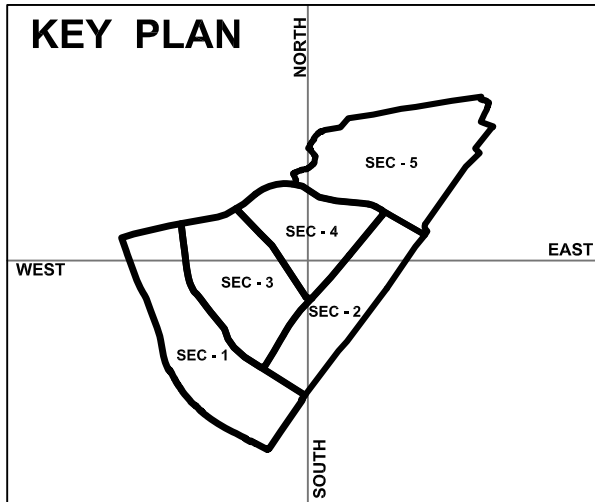




LEGEND

- MCGM + (MCGM Lease + Cemetery + Dharavi Road)
- PRIVATE
- RAILWAY
- STATE GOVT.(+ creek land)
- Untitled Properties to be treated as Government Land
- MAHIM CREEK

KEY PLAN



Slum Rehabilitation Authority
Dharavi Redevelopment Project
5th Floor, Grihnirman Bhavan,
Bandra (E)

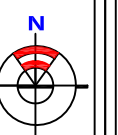
LAND OWNERSHIP PLAN

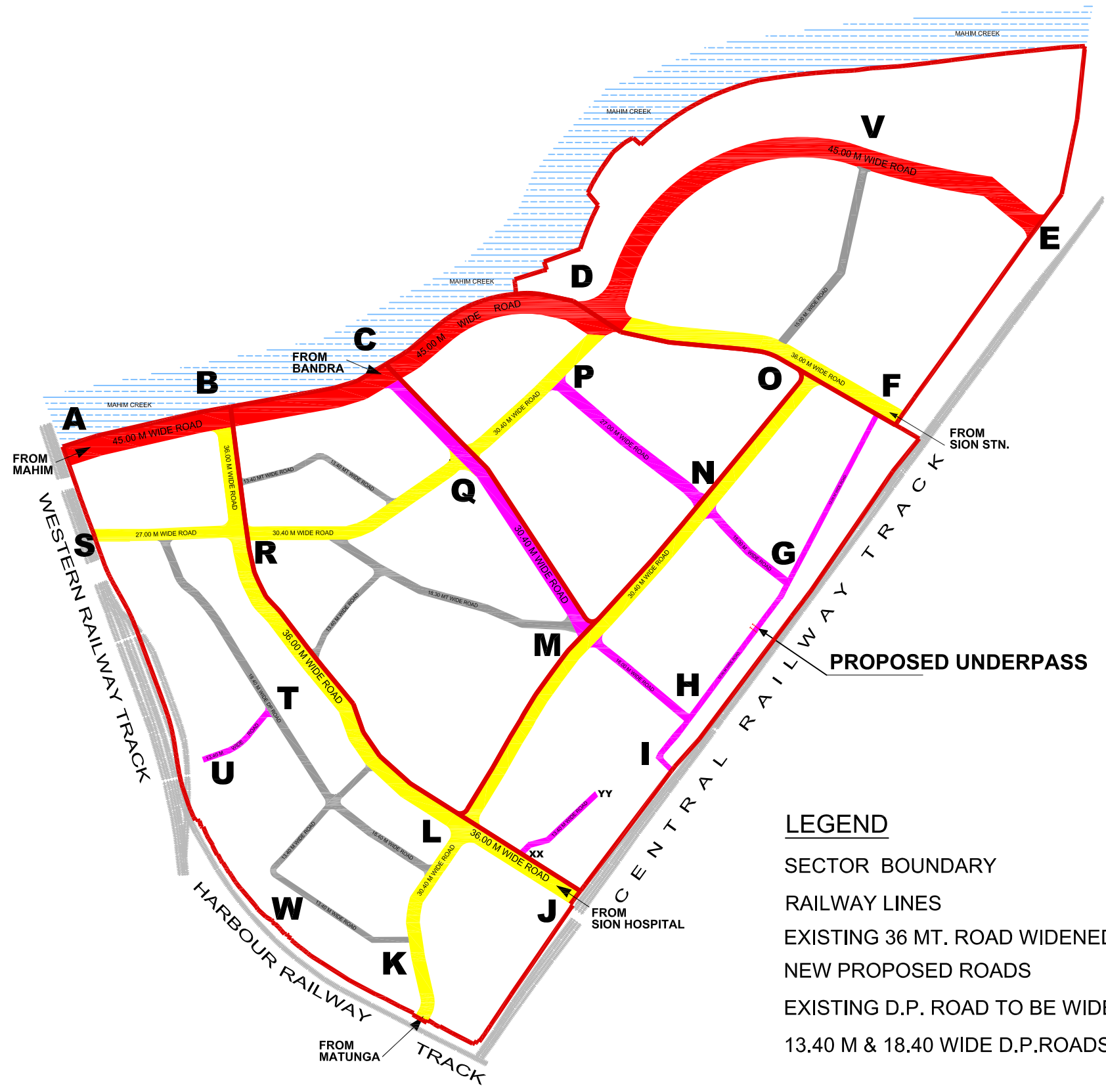
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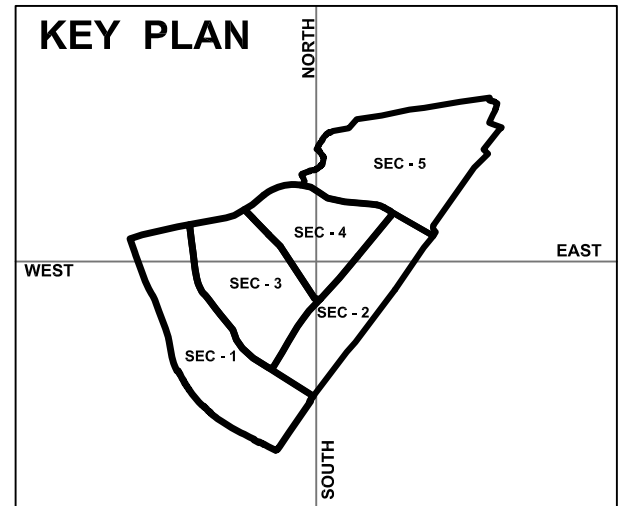
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- LEGEND**
- SECTOR BOUNDARY
 - RAILWAY LINES
 - EXISTING 36 MT. ROAD WIDENED TO 45 MT, (A TO E)
 - NEW PROPOSED ROADS
 - EXISTING D.P. ROAD TO BE WIDENED
 - 13.40 M & 18.40 WIDE D.P.ROADS





Sanctioned Modification 7.50 Hectares



Sanctioned in pursuant of Section 115 as substituted by clause (d) of sub-section (3) of Section 40 of the Maharashtra Regional & Town Planning Act, 1966, Vide Govt. Notification No. TPB 4314 / 810 / CR - 203 / 2014. dtd. 3 rd March 2016.



Joint Secretary
Urban Development Deptt.
Maharashtra, Mumbai - 400 002.

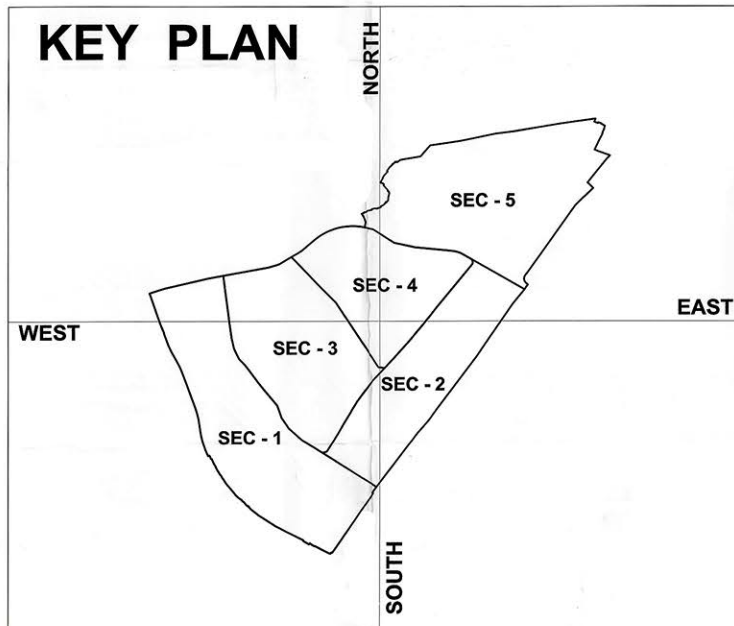
NOTES

- BUILDABLE AMENITIES PROPOSED IN COMPOSITE WITH REHAB BUILDINGS.

LEGEND:

SECTOR BOUNDARY	EXCLUDED PROPERTY	PUMPING STATION (PS)
REHAB COMMERCIAL	AMENITY AREA	B.E.S.T. BUS STATION
R.G.	INDUSTRIAL AREA	RETAIL MARKET
NALA	ROADS	TATA RECEIVING STATION
MAHIM CREEK	P.G.	PARKING LOT
ITI PLOT	HT LINE	RAILWAY TRACK
	WATER MAINS LINES	SLUM REHABILITATION AREA / DHARAVI REDEVELOPMENT PROJECT AREA

KEY PLAN



PROPOSED LAND USE PLAN OF DHARAVI

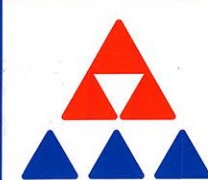
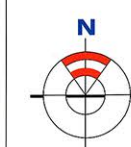
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PLAN NO.

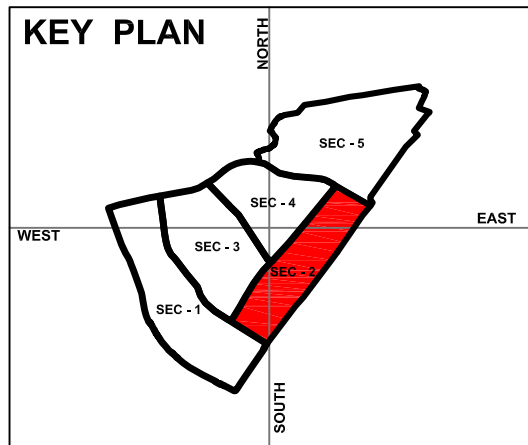
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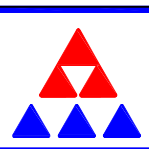


Slum Rehabilitation Authority
Dharavi Redevelopment Project
5th Floor, Grihnirman Bhavan,
Bandra (E)



LEGEND:

- | | | |
|------------------|-------------------|---|
| SECTOR BOUNDARY | EXCLUDED PROPERTY | RETAIL MARKET |
| REHAB COMMERCIAL | AMENITY AREA | TATA RECEIVING STATION |
| R.G. | INDUSTRIAL AREA | PARKING LOT |
| P.G. | ROAD | RAILWAY TRACK LINE |
| | HT LINE | SLUM REHABILITATION AREA / DHARAVI REDEVELOPMENT PROJECT AREA |



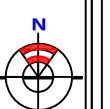
Slum Rehabilitation Authority
Dharavi Redevelopment Project
5th Floor, Grihnirman Bhavan,
Bandra (E)

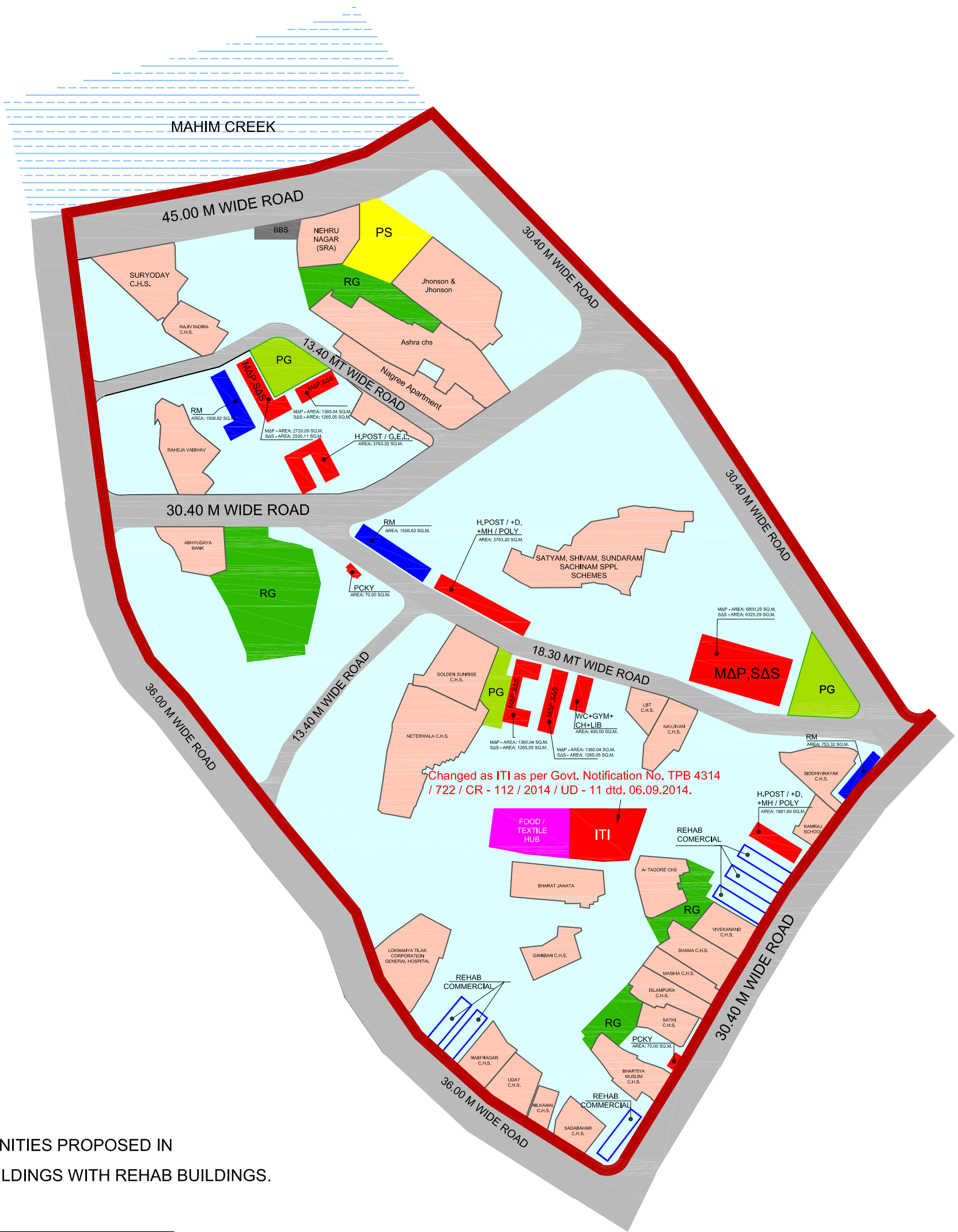
PROPOSED LAND USE PLAN SECTOR 2

PLAN NO.
7B

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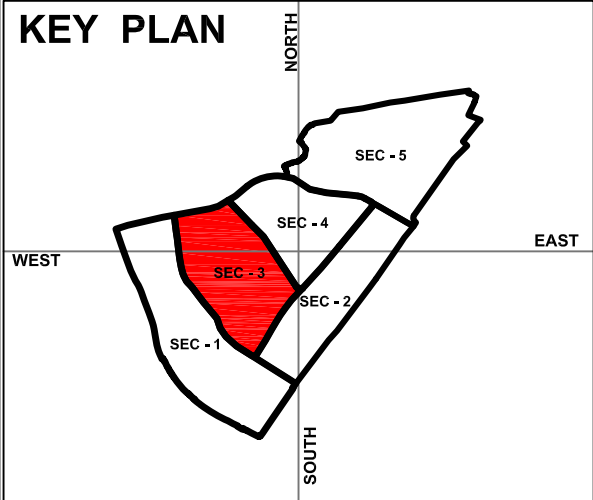
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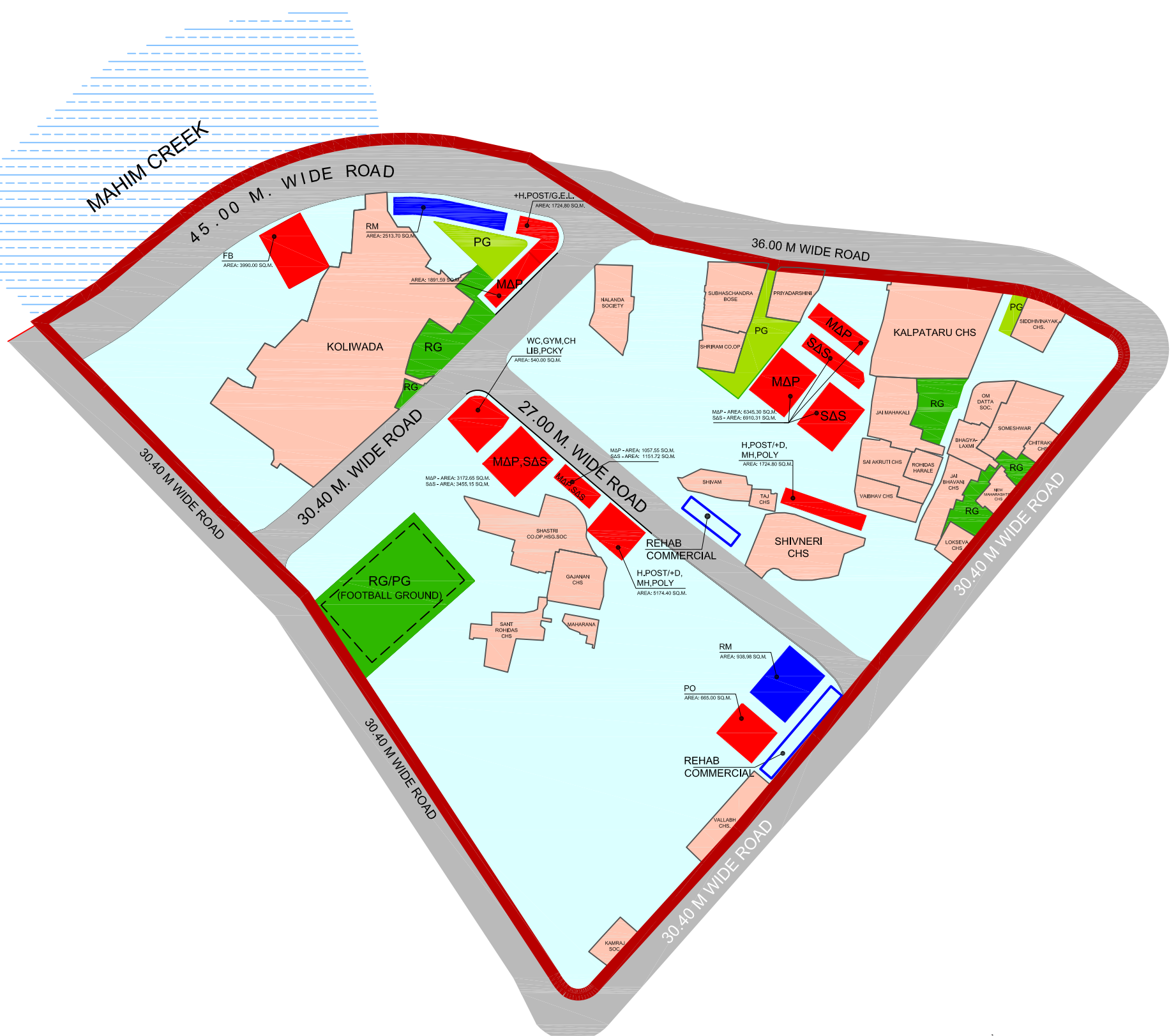
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- BUILDABLE AMENITIES PROPOSED IN COMPOSITE BUILDINGS WITH REHAB BUILDINGS.



LEGEND:

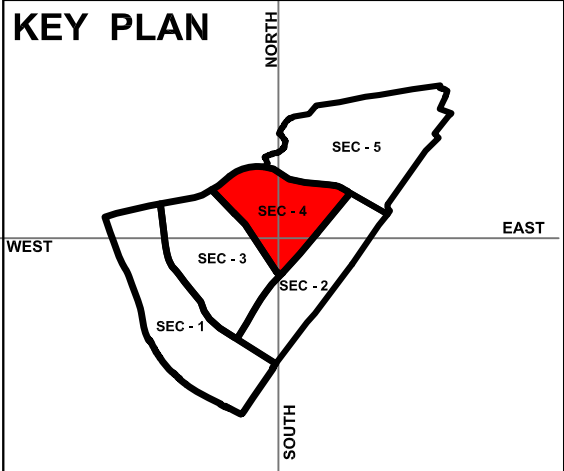
- | | |
|----------------------|---|
| SECTOR BOUNDARY | EXCLUDED PROPERTY |
| REHAB COMMERCIAL | AMENITY AREA |
| R.G. | INDUSTRIAL AREA |
| B.E.S.T BUS STATION | ROAD |
| MAHIM CREEK | P.G. |
| ITI PLOT | RETAIL MARKET |
| PUMPING STATION (PS) | SLUM REHABILITATION AREA / DHARAVI REDEVELOPMENT PROJECT AREA |



NOTES

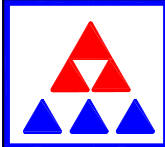
- BUILDABLE AMENITIES PROPOSED IN COMPOSITE BUILDINGS WITH REHAB BUILDINGS.

KEY PLAN



LEGEND:

- | | |
|------------------|---|
| SECTOR BOUNDARY | EXCLUDED PROPERTY |
| REHAB COMMERCIAL | AMENITY AREA |
| R.G. | RETAIL MARKET |
| MAHIM CREEK | ROAD |
| P.G. | SLUM REHABILITATION AREA / DHARAVI REDEVELOPMENT PROJECT AREA |

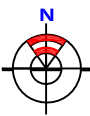


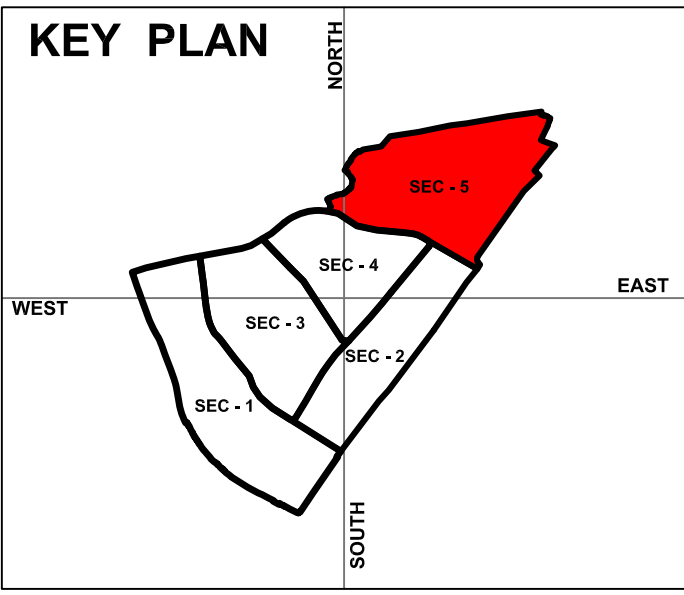
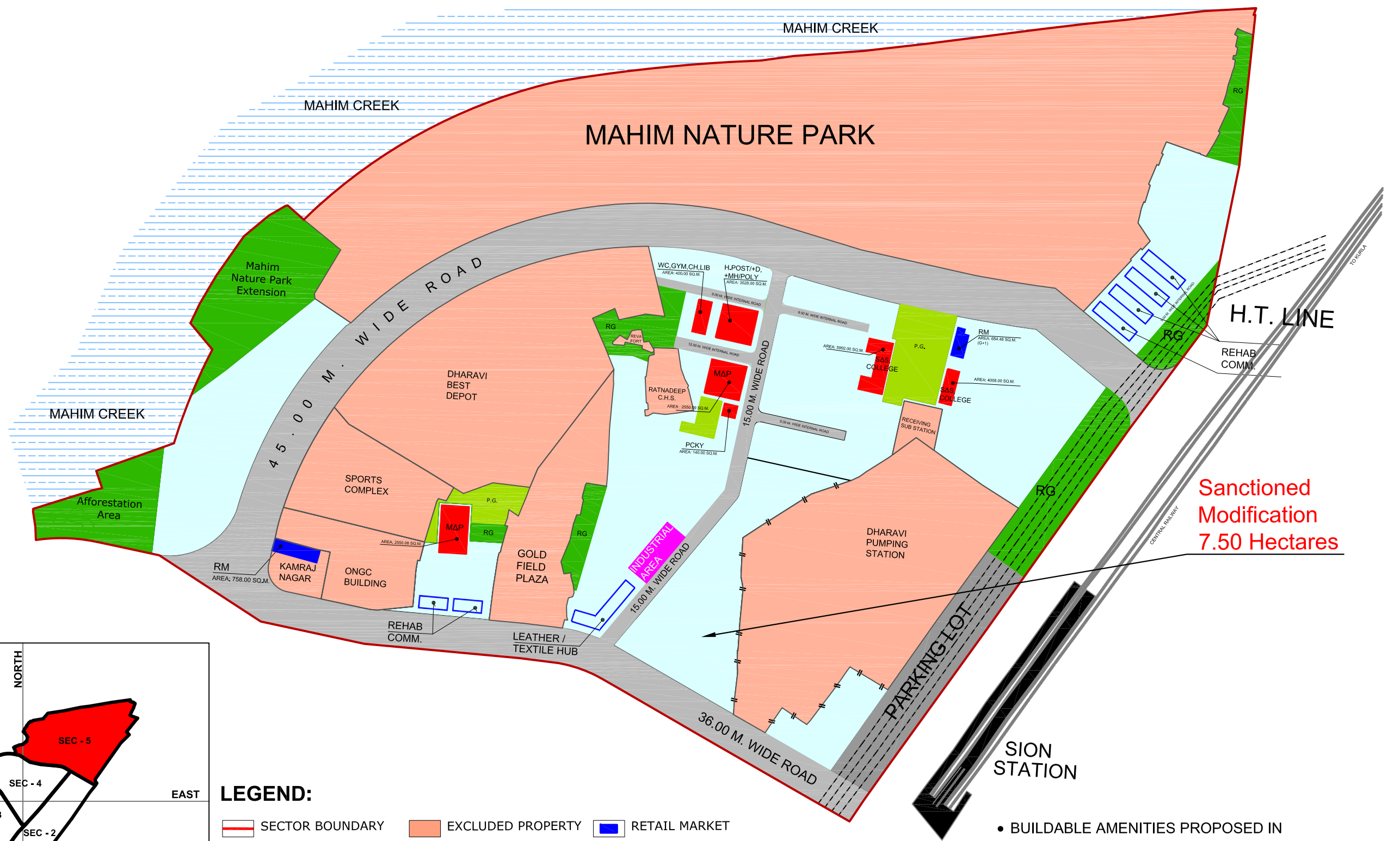
Slum Rehabilitation Authority
Dharavi Redevelopment Project
5th Floor, Grihnirman Bhavan,
Bandra (E)

PROPOSED LAND USE PLAN SECTOR 4

PLAN NO.
7D

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PAGE NO. 93

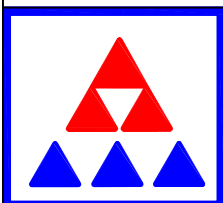




LEGEND:

- | | | |
|------------------|-------------------|---|
| SECTOR BOUNDARY | EXCLUDED PROPERTY | RETAIL MARKET |
| REHAB COMMERCIAL | AMENITY AREA | HT LINE |
| R.G. | INDUSTRIAL AREA | PARKING LOT |
| MAHIM CREEK | ROAD | RAILWAY TRACK LINE |
| | P.G. | SLUM REHABILITATION AREA / DHARAVI REDEVELOPMENT PROJECT AREA |

• BUILDABLE AMENITIES PROPOSED IN COMPOSITE BUILDINGS WITH REHAB BUILDINGS.

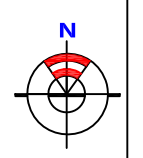


Slum Rehabilitation Authority
Dharavi Redevelopment Project
5th Floor, Grihnirman Bhavan,
Bandra (E)

PROPOSED LAND USE PLAN SECTOR 5

PLAN NO.
7E

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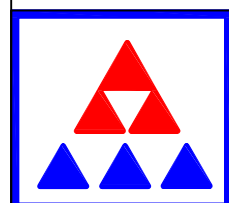
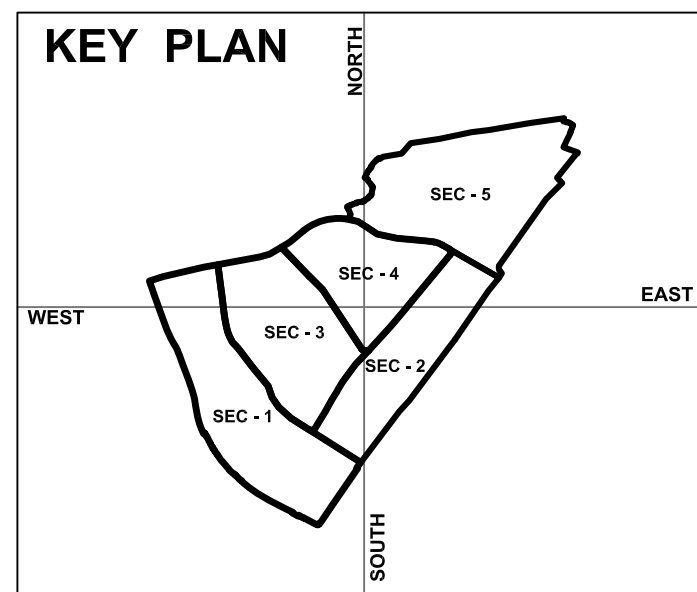


NOTES

- BUILDABLE AMENITIES PROPOSED IN COMPOSITE WITH REHAB BUILDINGS.

LEGEND:

SECTOR BOUNDARY	AMENITY AREA	PUMPING STATION (PS)
REHAB COMMERCIAL	INDUSTRIAL AREA	B.E.S.T BUS STATION
R.G.	ROAD	RETAIL MARKET
NALA	P.G.	MAHIM NATURE PARK
MAHIM CREEK	HT LINE	B.E.S.T BUS DEPO (DHARAVI)
ITI PLOT	WATER MAINS LINES	SPORTS COMPLEX
		RAILWAY TRACK LINE



Slum Rehabilitation Authority
Dharavi Redevelopment Project
5th Floor, Grihnirman Bhavan,
Bandra (E)

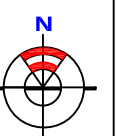
PROPOSED AMENITY PLAN OF DHARAVI

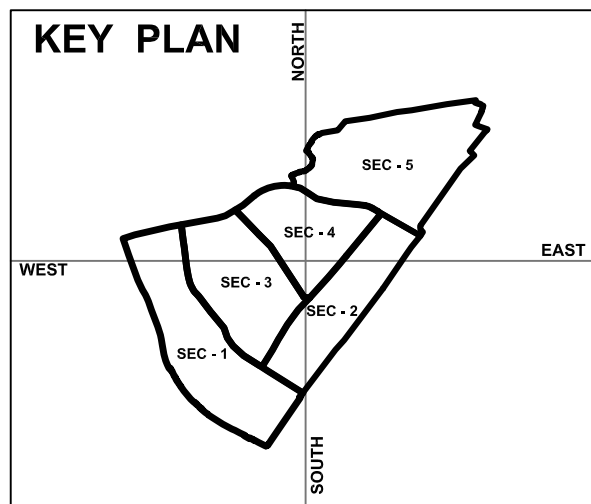
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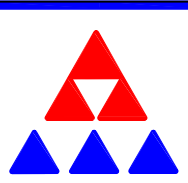
PAGE NO. 95





LEGEND

- 250mmØ WATER LINE
- 150mmØ WATER LINE
- 100mmØ WATER LINE



Slum Rehabilitation Authority
Dharavi Redevelopment Project
5th Floor, Grihnirman Bhavan,
Bandra (E)

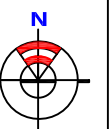
EXISTING WATER SUPPLY PLAN

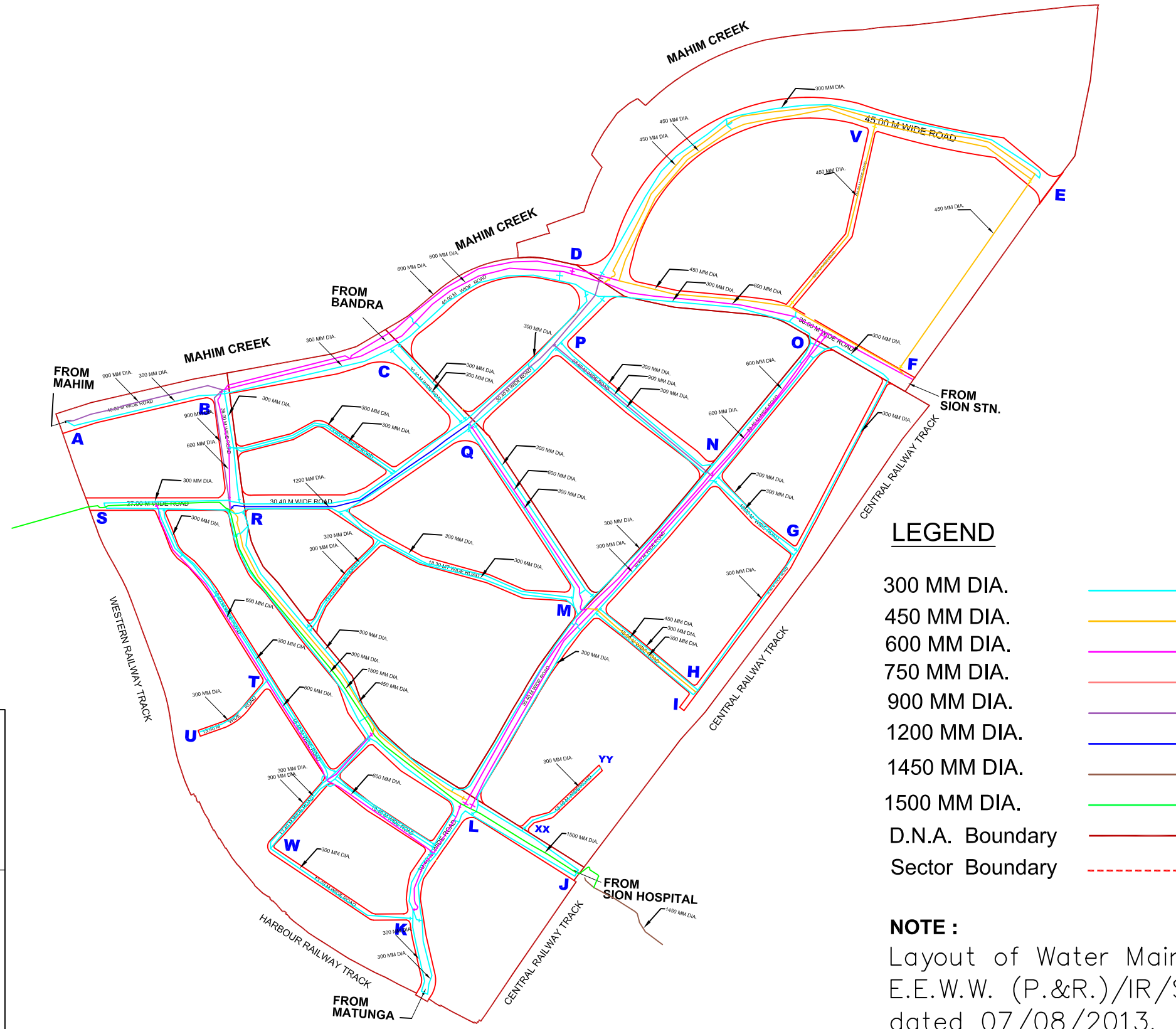
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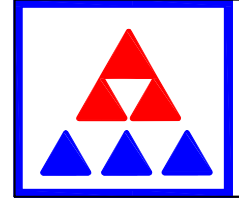
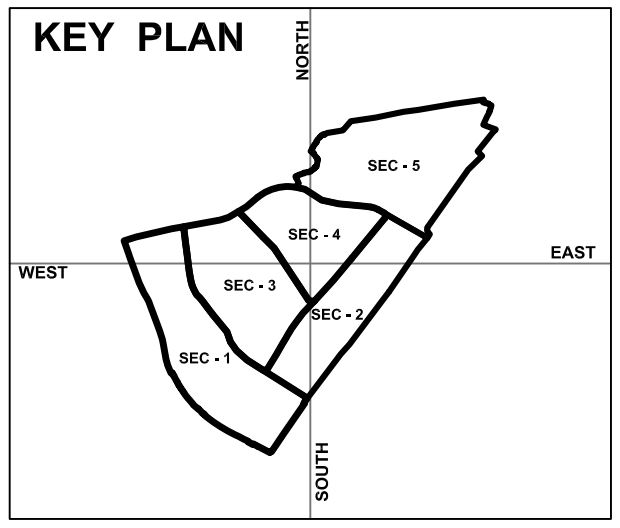




LEGEND

- 300 MM DIA. —
- 450 MM DIA. —
- 600 MM DIA. —
- 750 MM DIA. —
- 900 MM DIA. —
- 1200 MM DIA. —
- 1450 MM DIA. —
- 1500 MM DIA. —
- D.N.A. Boundary ---
- Sector Boundary ---

NOTE :
 Layout of Water Mains Approved by
 E.E.W.W. (P.&R.)/IR/SN vide Sanction
 dated 07/08/2013.

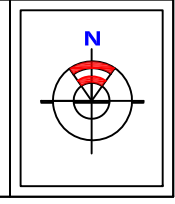


Slum Rehabilitation Authority
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PROPOSED WATER SUPPLY PLAN

PLAN NO.
9

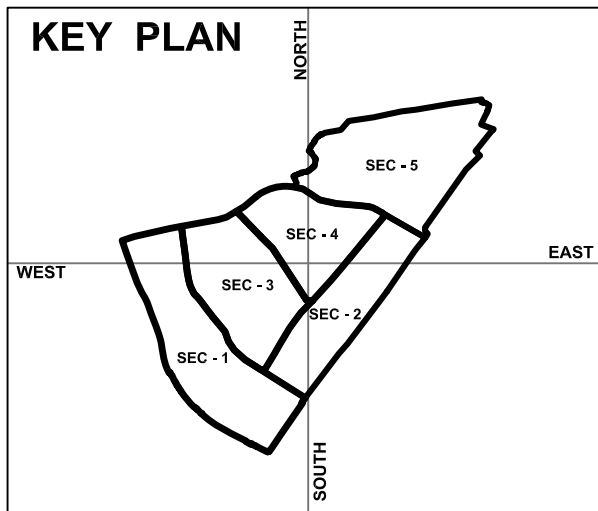
Scale : 1:10,000
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LEGEND

— 230mmØ SWD LINE



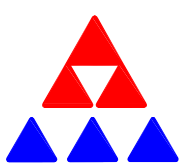
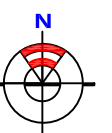
EXISTING SEWERAGE PLAN

PLAN NO.

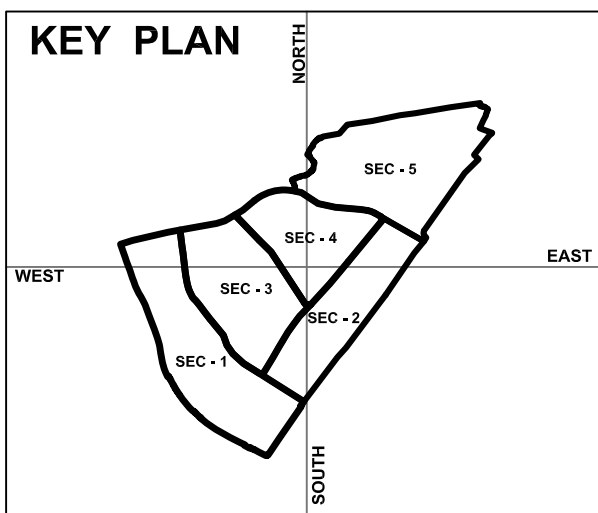
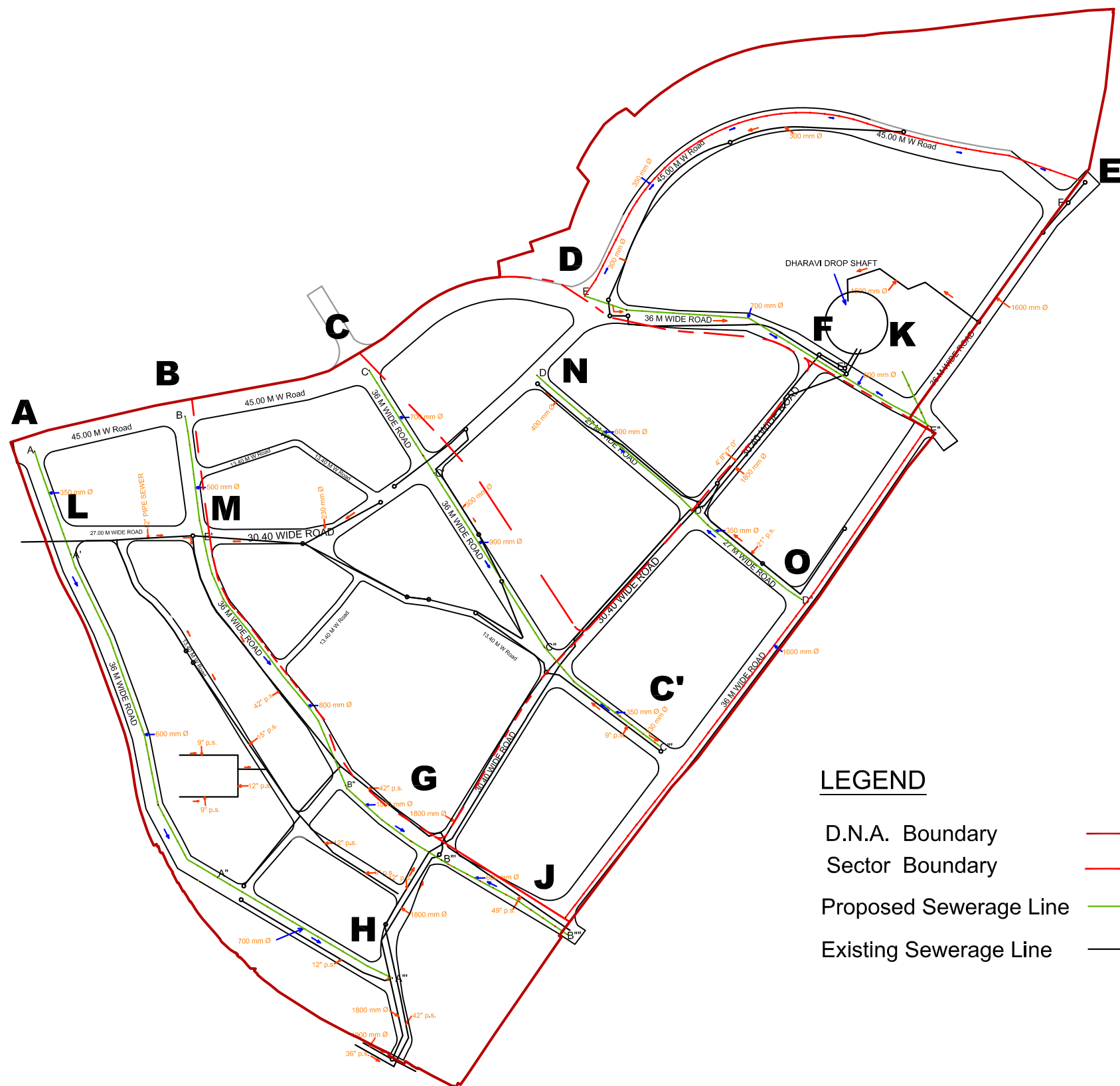
10

Scale : 1:10,000

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LEGEND

- D.N.A. Boundary ———
- Sector Boundary ———
- Proposed Sewerage Line ———
- Existing Sewerage Line ———

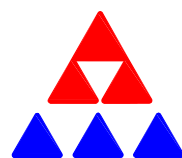
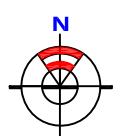
PROPOSED SEWERAGE PLAN

PLAN NO.

11

Scale : 1:10,000

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Bandra (E)



THIS BOOK OF PLANNING PROPOSAL FOR DHARAVI
NOTIFIED AREA CONTAINS 01-99 PAGES OF WHICH:-

i. REPORT	PAGE NO. 01 - 51
ii. ANNEXURE	PAGE NO. 53 - 81
iii. PLANS	PAGE NO. 83 - 99

Nathuram

CHIEF EXECUTIVE OFFICER
AND OFFICER ON SPECIAL DUTY
DHARAVI REHABILITATION PROJECT
SLUM REHABILITATION AUTHORITY

Sanctioned vide Govt. Notification

No. TPB 2314/810/CR-203/2014

dtd. 3rd March 2016



Sanjay

Joint Secretary
Urban Development Deptt.
Mantralaya, Mumbai - 32.