

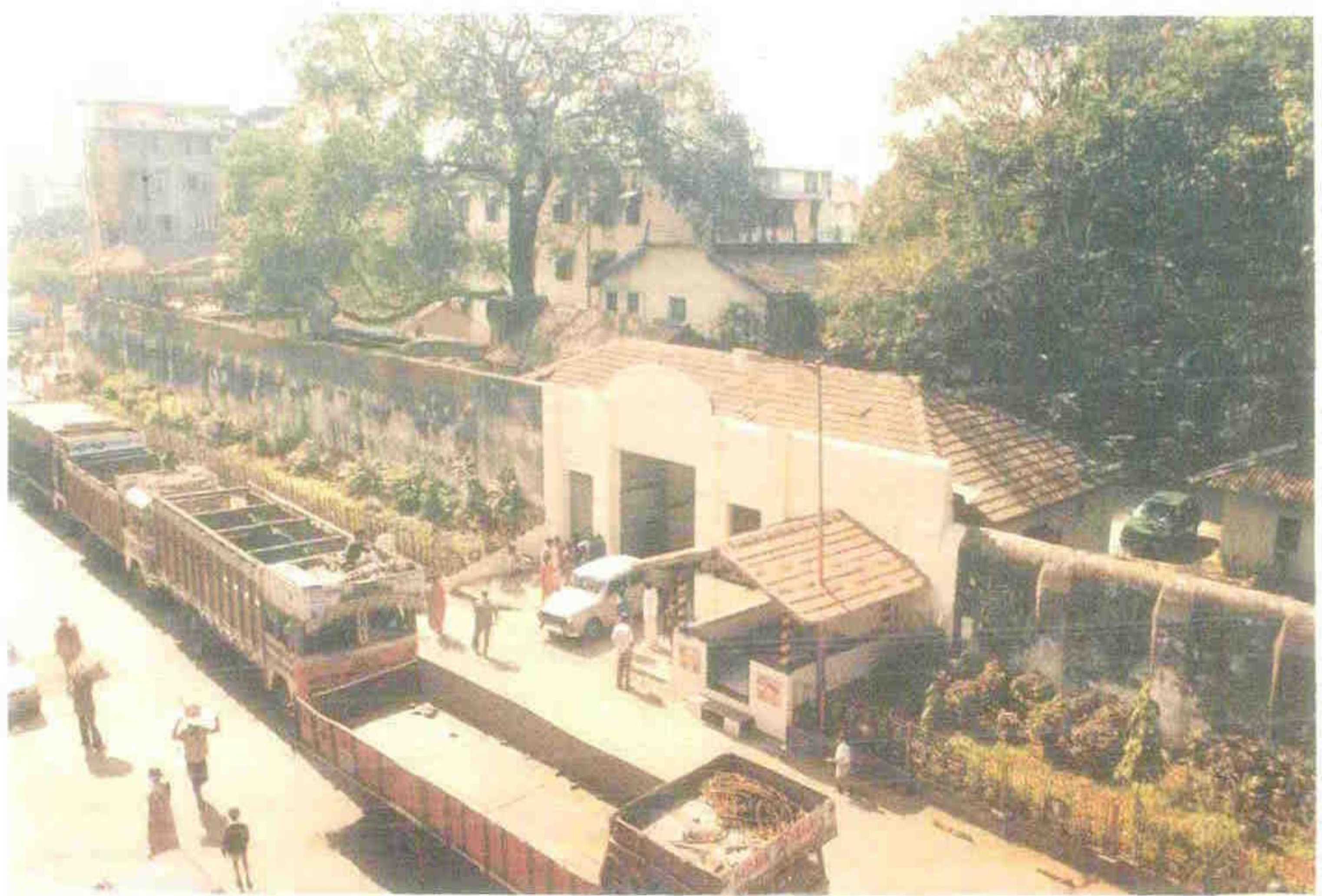


MUNICIPAL  
CORPORATION OF  
GREATER BOMBAY

# know your ward development plan 'B' WARD









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## FOREWORD

The Municipal Corporation of Greater Bombay is an autonomous Body, established under the provisions of Bombay Municipal Corporation Act, 1888 to administer the civic affairs of the Bombay City. The Municipal Commissioner is the Chief Executive Head of this Body and is responsible for providing and maintaining civic services in the city.

As per the provisions of Bombay Town Planning Act, 1954, it was necessary for the Municipal Corporation to prepare a Development Plan for Greater Bombay area. Such a plan was, therefore, prepared which came into force in 1967. This Development Plan was for a period of twenty years i.e. 1961 to 1981. This Development Plan however, was not effective as it did not involve any public participation and relied entirely on the Municipal Corporation to generate resources to meet the cost of acquisition of land, removal of encumbrances and development of the amenities. Moreover, there were no specific provisions available to raise the funds solely for the purpose of implementation of the Development Plan.

Keeping in view of the weakness of the first Development Plan, the Municipal Corporation has now revised the said Development Plan. The Revised Development Plan has already come into force and is effective upto year 2001. This plan involves public participation and there are such provisions in the said Development Plan and the Development Control Regulations, 1991, sanctioned alongwith the said Plan that it would be possible now for the Municipal Corporation to implement the said plan without much financial liability.

It is felt that the citizens should be made aware of the broad outline of the Development Plan and the Development Control Regulations, 1991, so that they would be able to understand and participate more effectively in the implementation of the said Development Plan.

For the sake of convenience and to make it more effective, it is proposed to prepare a booklet 'Know Your Ward Development Plan' for each Municipal Administrative Ward and print it for the benefit of general public.

We have great pleasure to publish the booklet in this series titled 'Know Your Development Plan for 'B' Ward.' We are sure that it will help citizens to understand the basic characteristics of 'B' Ward, the amenities already existing in the Ward and the amenities proposed to be developed in the Revised sanctioned Development Plan. It is hoped that the citizens would make full use of this booklet & help the Municipal Corporation in implementing the Development Plan for betterment of this great metropolis.

**V.N.ZURALE**  
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DIR. (E.S. & P.)

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ADDL. MUNICIPAL COMMISSIONER

**S.G.KALE**  
MUNICIPAL COMMISSIONER



CARNAC BRIDGE





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## KNOW YOUR WARD

### 'B' Ward

#### 1. BACKGROUND :

Three and half centuries ago, Bombay was a group of seven tiny islands predominantly inhabited by Kolis and the main trades were fishing, agriculture and coconut plantation etc. In 1667, these islands were taken on lease by the East India Company for the purpose of trade and commerce. They established a port, being the most suitable location and the same was constructed where the Gateway of India stands today. This started the development of Bombay City, which has now grown into Metropolis.

1.1. The City has been divided into Administrative Wards for the purpose of local administration. With the passage of time larger wards were subsequently subdivided and today, there are 23 administrative wards for the purpose of local administration. The 'B' ward admeasures about 2.65 sq. kms. and is bounded by harbour with docks and P.D'Mello Road on east, Abdul Rehman Street and Ebrahim Rahimtulla Marg on west. Ramchandra Bhatt Marg and Shivdas Chapsi Marg and Jinabhai Mulji Rathod Marg upto harbour on north and Lokmanya Tilak Marg on south. The population of 'B' ward is 1,16,529 as per the census of 1991.

#### 2. Characteristics

The Development of 'B' Ward took place after the port area in 'A' ward became overcongested and major part of the port was destroyed in a great fire that took place in 1803. The Town Planning Scheme was prepared for the part of 'B' Ward known as Mandvi Town Planning Scheme after the great explosion in 1946, which came in force in the year 1959. Due to the nearness of dock area in the east and the railway terminus at V.T., the area became a centre of wholesale trade and mixed user of residential and business office. The earlier development was not in a planned manner and the buildings were constructed with total disregard to the light, ventilation, open spaces and traffic considerations.

2.1 The eastern part of the ward in the east of P.D'Mello Road is dock area in possession of the Bombay Port Trust. The area between P.D'Mello Road and Central Railway is predominantly warehousing area with a big railway yard for loading and unloading goods coming to the port or going to the hinterland or other parts of the country. The area in the west of the Central Railway is occupied by old dilapidated buildings having mixed residential and commercial users including shops, godowns and business offices. There are large old municipal colonies occupied by the Conservancy staff of the Municipal Corporation. At one time, the Ward contained wholesale markets such as grains and steel markets which have now been shifted to the New Bombay.



**2.2** Being the centre of the wholesale trade, the area attracts considerable floating population. The roads being narrow, there is heavy traffic congestion. The presence of hawkers also causes major obstructions hampering the smooth flow of pedestrian as well as vehicular traffic.

After the enactment of the Bombay Building Repairs and Reconstruction Act (B.B.R.R. Act) in the year 1969, these buildings are allowed to be repaired/reconstructed. These buildings were constructed in the past without the concept of modern principles of planning. They did not have adequate access, open space for proper light and ventilation and fire safety measures. Unfortunately, these deficiencies are continued due to the provisions under the B.B.R. & R. Act, 1969 to permit either repairs or total reconstruction.

**2.3** The old buildings are constructed either touching one another or leaving small gap of 2 to 3 feet, which are called common house gullies. These house gullies contain the drainage pipes and the water pipes of the buildings. Due to the habits of the people, they also became places for dumping refuse making it difficult to maintain drainage system, the drainage pipes are broken, choked and the house gullies remain in filthy conditions. There is also water contamination and as such they also give rise to water-borne diseases. Some of the old buildings such as religious, public etc. in this ward, are listed in

Appendix III have been declared as heritage buildings and it is necessary to maintain their heritage value, while permitting their repairs/reconstructions.

### **3. Development Plan 1967 :**

As per the provisions of the Bombay Town Planning Act, 1954, the Development Plan for Greater Bombay was first prepared by the Municipal Corporation, which was sanctioned by the State Government in the year 1967. The Development Plan includes zoning, reservations for putting amenities and road networks. According to this Development Plan, the major area in 'B' Ward was included in the commercial and industrial zone. The reservations have been made for amenities considering the then residential population in the area.

**3.1** Due to financial stringency and various other constraints the development plan of 1967 could be implemented to a very small extent by the Municipal Corporation as a result of which very few reservations could be developed in this ward.

### **4. Revised Development Plan of 1991 :**

After sanctioning the earlier Development Plan, there were number of changes in policies, which were taken into account while preparing the revised Development Plan. Further, in the meantime, the Maharashtra Regional & Town Planning Act, 1966, came into force in place of the Bombay Town Planning



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Act, 1954, which also provides for appointment of regional authority.

Taking into consideration these changes and being the obligatory function under the M.R. & T.P. Act, 1966, the Development Plan of Greater Bombay has been revised, which has been sanctioned by the Government from time to time in the recent past. The sanctioned revised D.P. of 'B' Ward has come into force from 30th Sept. 1991.

4.1 The State Government has also sanctioned the Development Control Regulations for Greater Bombay, 1991, and the same have come into effect from 25th March 1991.

4.2 The list of the existing amenities and sites reserved for the proposed amenities in 'B' ward is given in Appendix I. This is a summary statement, which includes the number of existing and proposed amenities and the corresponding area in square metres. Appendix II gives the detailed information of each reservation for the proposed amenities in 'B' Ward. Further, the entire 'B' Ward is having 33.89%, 24.26%, 41.85% area in residential, commercial and industrial zones respectively.

## **5. Implementation of the Revised Development Plan of 1991 :**

The revised Development Plan is for a period of 20 years from 1981 to 2001. Due to several procedural difficulties, the plan came to be sanctioned only in the

year 1991. As such, a very short time is available for implementation. It will therefore, be necessary for the Municipal Corporation to prepare a phase-wise programme to develop the amenities shown in the Development Plan within the plan period.

## **6. Mechanism of Development**

The proposed amenities can be developed in the following manner.

6.1 The Municipal Corporation can acquire the plot under the provisions of the M.R. & T. P. Act, 1966, remove the encumbrances thereon by rehabilitating the authorised occupants elsewhere and develop the amenity as per the requirements of the local population. The Municipal Corporation has to incur the cost of acquisition, rehabilitation and development. This was the basic principle adopted for implementation of the Development Plan sanctioned in the year 1967. As the Municipal Corporation could not provide adequate financial resources, the amenities could not be developed to the desired extent. In order to facilitate the development of various public amenities and facilities, specific provisions have been made in the D.C. Regulations, which will speed up the development of such reserved sites for the specific purpose without incurring any expenditure by the M.C.G.B and will minimise the acquisition procedure, which is costly and time consuming.



6.2 Under the Reg. No. 9 of the D.C. Regulation for Gr. Bombay, 1991, a list of public amenities have been given which can be developed by the owner and handover to the M.C.G.B. or other appropriate authority as the case may be, free of cost. The owner can then develop the plot for the permissible user in the zone to its fullest extent (treating amenity free of F.S.I.). Thus, the M.C.G.B. or the Appropriate Authority will get the constructed amenity without incurring any expenditure. The said Regulation also empowers the Municipal Corporation to hand over the constructed amenity to any registered Institution or Trust for operation and maintenance. Due to this Regulation, many reservations such as Shopping, Retail Market, Parking lot, Dispensary, Health/Welfare Centre, Maternity Home, Municipal Chowky, General Hospital, Library, etc. will be available to the M.C.G.B. for the benefit of public at large.

6.3 An important provision has been made under the D.C. Reg. No. 34 for grant of "Transferable Development Rights" (TDR).

Under this provision, if the owner removes the encumbrances on the land/plot under reservation, levels the plot under reference, puts a compound wall with gate and handover the same to the M.C.G.B. or the State Government as the case may be, free of cost, he is entitled to get the Development Rights in the form of full F.S.I. of the plot handed over, to be used elsewhere. For the purpose of

utilisation of the Transferable F.S.I., the Greater Bombay area is divided into two zones viz. The Receiving Zone and Non-Receiving Zone. As such, the Transferable F.S.I. can be used only in the Receiving Zone. The entire City and the area between the S.V. Road and Western Express Highway in the Western Suburbs and area between L.B.S. Marg, and Central Railway main line in the Eastern Suburbs have been placed in the Non-Receiving Zone. The transferable F.S.I., therefore, will not be allowed to be used in this area. This provision will enable the M.C.G.B. or the State Government to take over the plots free of cost, for which the benefit of D.C. Reg. No. 9 (Accommodation Reservation) is not available.

6.3.1 The D.C. Reg. No. 34 also allows the owner to hand over the plot as specified above along with the constructed amenity thereat, as per the requirements of the concerned authority. Under such circumstances, the owner is entitled to have further additional F.S.I. (Transferable) equivalent to the built-up area of the amenity constructed. This Regulation No. 34 not only provides for taking over the reserved plot, free of cost, but also enables the concerned authority to get the amenities constructed thereon, free of cost.

6.3.2 As far as 'B' Ward is concerned, the land cost being exorbitant, the provision of T.D.R. to be used outside the City limits may not prove to be very attractive. Moreover, most of the reservations in the



Ward are encumbered and the cost of removal of encumbrances thereon could be large. It is therefore, to be seen whether the T.D.R. facilities in the Ward would find much favour with the owners of the reserved plots.

6.4 As regards the sites reserved for Public Housing/High Density Housing, the D.C.Reg. No.9 allows these reservations to be developed by the owner subject to certain conditions. The most important condition being that 10% of the tenements of 180 sq. ft. carpet area be handed over to the M.C.G.B. for accommodating the project affected people who are required to be shifted due to the development of the reservations, including widening of roads etc. The owner however, is entitled to get the construction cost of each tenement +15% profit thereon. The Public Housing reservations in the Ward could be developed by taking advantage of this provision.

## 7. Authorities Responsible for Implementation

Since the Revised Development Plan is required to be implemented within a span of 7 years, it is necessary that the proper phase wise programme is prepared taking into consideration the priorities of local population. It is therefore, advisable that the entire Ward is divided into suitable sectors and the priorities are fixed for the development of amenities therein. Based on this sector wise priorities, the final priority list for the entire Ward can be prepared. Since the preparation of priority list is

directly related to the local needs, the W.O.s, Zonal D.M.C.s should prepare such a priority list in consultation with the Sectional Heads in the Ward and the Local Councillors, elected representatives and local community.

7.1. The office of the Chief Engineer (Development Plan) will prepare year wise priority list for availing the T.D.R. and publish the same for the benefit of owners of the reserved plots (such publication of yearly priority list for availing T.D.R. is obligatory under the provisions of D.C.Reg. No.34).

7.2 It will also be necessary to take timely steps to develop the plots made available under the T.D.R. facility or to put to use the constructed amenity either under the T.D.R. facility or under accommodation reservation. The zonal D.M.C.s/W.O.s and the local Councilors will have to take lead and play a constructive role in further implementation of the Development Plan of the Ward, thereby making available the amenities and facilities to the residents of the locality.



# APPENDIX-I

## REVISED SANCTIONED DEVELOPMENT PLAN OF GREATER BOMBAY SUMMARY OF REVISED SANCTIONED DEVELOPMENT PLAN PROPOSALS

'B' WARD

Sr. No.	Amenity	Existing Amenities		Amenities proposed in revised sanctioned Development Plan		Total Proposed + Existing		Remarks
		No.	Area in sq. mts.	No.	Area in sq. mts.	No.	Area in sq. mts.	
1	2	3		4		5		6
1	Open space amenity							
	a) Parks	--	--	--	--	--	--	
	b) Play Grounds	5	9443	10	8310	15	17753	
	c) Recreation ground	4	11909	20	50397	24	62306	
	d) Gardens	--	--	--	--	--	--	
	e) Swimming Pool	--	--	--	--	--	--	
2	Educational amenities							
	a) Municipal Primery School	9	12392	7	6927	16	19319	
	b) Private Primary School	6	2525	2	1112	8	3637	
	c) Secondary School	19	20120	2	2072	21	22192	
	d) Tech. School	--	--	--	--	--	--	
	e) College	--	--	--	--	--	--	



## APPENDIX-I CONTD.

'B' WARD

Sr. No.	Amenity	Existing Amenities		Amenities proposed in revised sanctioned Development Plan		Total Proposed + Existing		Remarks
		No.	Area in sq. mts.	No.	Area in sq. mts.	No.	Area in sq. mts.	
1	2	3		4		5		6
3.	Health & Medical Facilities							
	a) Hospital	3	1385	--	--	3	1385	
	b) Maternity Home	4	1026	2	1822	6	2848	
	c) Dispensary	--	--	1	233	1	233	
	d) Health centre	--	--	--	--	--	--	
	e) Clinic	--	--	--	--	--	--	
	f) Veterinary Hospital	--	--	--	--	--	--	
4.	Market							
	a) Municipal Retail Market	2	3222	--	--	2	3222	
	b) Retail Market	--	--	--	--	--	--	
	c) Open Market	--	--	--	--	--	--	
	d) Shopping Centre	--	--	--	--	--	--	
5.	Library	--	--	3	1048	3	1048	
6.	Fire Station (FB)	3	2823	--	--	3	2823	
7.	Welfare Centre	--	--	--	--	--	--	



## APPENDIX-I CONTD.

'B' WARD

Sr. No.	Amenity	Existing Amenities		Amenities proposed in revised sanctioned Development Plan		Total Proposed + Existing		Remarks
		No.	Area in sq. mts.	No.	Area in sq. mts.	No.	Area in sq. mts.	
1	2	3		4		5		6
8.	Cemetery (Mohameden Burial Ground)	1	10570	--	--	1	10570	
9.	Road depot	--	--	1	455	1	455	
10.	Parking Lot							
	a) Parking Lot	--	--	11	26057	11	26057	
	b) Car Pound	--	--	--	--	--	--	
	c) Truck Terminal	--	--	--	--	--	--	
11	Road	--	--	--	--	--	--	
12	Transport Garage	--	--	1	2376	1	2376	
13	Municipal Chowki	--	--	2	503	2	503	
14	Municipal stores	--	--	--	--	--	--	
15	Refuse shed	--	--	2	388	2	388	
16	P.S.C. Blocks	4	519	3	697	7	1216	
17	Sewage purification Plant	--	--	--	--	--	--	
18	Pumping station	--	--	--	--	--	--	



## APPENDIX-I CONTD.

'B' WARD

Sr. No.	Amenity	Existing Amenities		Amenities proposed in revised sanctioned Development Plan		Total Proposed + Existing		Remarks
		No.	Area in sq. mts.	No.	Area in sq. mts.	No.	Area in sq. mts.	
1	2	3		4		5		6
19	Offices							
	a) Mun. Offices	2	11948	1	1789	3	13737	
	b) Govt. Offices	--	--	--	--	--	--	
20	Post & Telegraph	1	792	--	--	1	792	
21	Telephone Exchange & Telephone Service Centre	1	1628	3	2879	4	4507	
22	Theatres							
	a) Cinema	1	2025	--	--	1	2025	
	b) Drama Theatre	--	--	--	--	--	--	
	c) Open Air Theatre	--	--	--	--	--	--	
23	Art Gallery	--	--	--	--	--	--	
24	Museum	--	--	--	--	--	--	
25	Public Hall	--	--	--	--	--	--	



## APPENDIX-I CONTD.

'B' WARD

Sr. No.	Amenity	Existing Amenities		Amenities proposed in revised sanctioned Development Plan		Total Proposed + Existing		Remarks
		No.	Area in sq. mts.	No.	Area in sq. mts.	No.	Area in sq. mts.	
1	2	3		4		5		6
26	Zoo/Aquarium	--	--	--	--	--	--	
27	BEST Bus Depot	--	--	--	--	--	--	
28	Receiving Station							
	a) BEST Sub-Strn	6	494	1	225	7	719	
	b) Receiving Strn	1	12457	1	823	2	13280	
29	Printing Press							
	a) Municipal	--	--	--	--	--	--	
	b) Govt.	--	--	--	--	--	--	
30	Gymnasium	1	398	--	--	1	398	
31	Housing							
	a) Mun.Housing	6	45327	--	--	6	45327	
	b) Public Housing	--	--	1	495	1	495	
	c) Housing for dishoused	--	--	9	33666	9	33666	
	d) High Density Housing	--	--	9	17288	9	17288	
	e) Govt. Housing	--	--	--	--	--	--	
	f) BEST Housing	--	--	--	--	--	--	



## APPENDIX-I CONTD.

'B' WARD

Sr. No.	Amenity	Existing Amenities		Amenities proposed in revised sanctioned Development Plan		Total Proposed + Existing		Remarks
		No.	Area in sq. mts.	No.	Area in sq. mts.	No.	Area in sq. mts.	
1	2	3		4		5		6
32	Orphanage	1	750	--	--	1	750	
33	Children Home	1	15956	--	--	1	15956	
34	Police station	2	2524	1	2902	3	5426	
35	Urban Renewal and Reconstruction Scheme	--	--	5	8947	5	8947	
36	Civil Defence	--	--	1	1817	1	1817	

(Note : The areas mentioned above are tentative without prejudice )



## APPENDIX-II

'B' WARD

LIST OF PROPOSED RESERVATION AMENITIES FOR PUBLIC PURPOSE IN  
THE REVISED SANCTIONED DEVELOPMENT PLAN

S- No. 1	Purpose of the Proposed reservation 2.	Location 3.	C.S. No. 4.	Area in sq. mts. 5.	Remarks 6.
I	<b>OPEN SPACE AMENITY</b>				
	a) Play ground	Janjekar Street	165	397	
	b) Play ground	Nagdevi Road	487	482	
	c) Play ground	Dontad Street	1061 to 1064	1975	
	c1) Play ground	Israel Mohalla	1021 to 1022	1119	
	d) Play ground	Samual Street	1001,1009,1011, 1007,1008	1119	
	e) Play ground and Municipal Primary school	Keshavji Naik Road	F.P.No.47, Mandvi T.P.S.I.	528	
	f) Play ground	Kambekar Street	1342 to 1344	352	
	g) Play ground	Ramchandra Bhatt Marg (Babula Tank Cross Lane)	1868 & 1/1868	1061	
	h) Play ground	Jakeria Masjid St.	1433	292	
	i) Play ground	Ebrahim Rahimtulla Road	1/1920(P)	499	
	j) Recreation ground	Ramchandra Bhatt Marg (Babula Tank Road)	1866,1924,1926(P)	3440	
	k) Recreation ground	Sayed Mukri Street	F.P. No. 10,243,244	180	
	l) Recreation ground	Samuel Street	F.P. No. 194, TPS I CS. No.853	230	
	m) Recreation ground and Parking lot	Yusuf Meherali Road	F.P.No.35	899	
	n) Recreation ground	Junction of Yusuf Maharalli Road & Sant Tukaram Marg.	F.P.No.43 & 44	14125	



## APPENDIX-II CONTD.

## 'B' WARD

Sr. No.	Purpose of the Proposed reservation	Location	C.S. No.	Area in sq. mts.	Remarks
1.	2.	3.	4.	5.	6.
	o) Recreation ground	Sant Tukaram Road	F.P.No.102,Mandvi T.P.S.I.	5622	
	p) Recreation ground	Masjid siding road & Thana Street	F.P. No.125	871	
	q) Recreation ground	Nandlal Jani Road & Kalyan Street	F.P.No.16,17 (P) , 18 (P),26,27,28,30 and part of Thana St.	12525	
	r) Recreation ground	S.V.Patel Road	F.P. No. 5 & 6	715	
	s) Recreation ground	Dr. Maheshwari Road	2839(P) to 2844 (P) 2845 to 2053	3012	B.H.A.D. Board
	t) Recreation ground	Dr. Maheshwari Road	Plot Nos. 102 & 103 Navroji Hill scheme C.S.No. 68/1721	1776	
	u) Recreation ground	Sarang Street	57 to 63	706	
	v) Recreation ground	Ibrahim Mohd. Merchant Road	1002 to 1006	702	
	w) Recreation ground	Mohd. Umer Kokil Path No.1	1612 ,1611	278	
	x) Recreation ground	Mohd. Umer Kokil Marg	1761,1763,1764	612	
	Y) Recreation ground	Jail Road South	1878 & 1873	5268	
	Z) Recreation ground	Umerkhadi 2nd road	1945,1951 to 1955,1966,1967 & 1971 (P) Part of passage.	1103	This is made as a part of site No.129 reserved for urban renewal scheme.
	Z1) Recreation ground	Umerkhadi 2nd road 2002 (P) , 1/2001(P)	1988 to 1992,1993 (P)	1764	
	Z2) Recreation ground	Dontad Street	1634 to 1636,1/1636	1068	
	Z3) Recreation ground	Narsi Natha Street	1707 TO 1718,936 1/936,937	1024	



## APPENDIX-II CONTD.

'B' WARD

Sr. No.	Purpose of the Proposed reservation	Location	C.S. No.	Area in sq. mts.	Remarks
1.	2.	3.	4.	5.	6.
II	EDUCATIONAL AMENITIES				
a)	Municipal Primary school	Sant Tukaram Marg	F.P.No. 81,82,83(P), 84 (P)	1574	
b)	Municipal Primary School & Play Ground	Clive Road	F.P. No. 138, TPS I Elphinstone Mandvi,	1859	
c)	Municipal Primary school	S.V.P. Road	67/1721 & 130/1721 (I.T.Scheme No.3 Plot No. 113 & 114)	970	
d)	Municipal Primary school	Veer Vithaldas Chandan Street	787&790	502	
e)	Municipal Primary school	Kambekar Street	1141,1142	577	
f)	Private Primary school	Mohmed Umer Kokil Marg	1664 to 1666 & 1667 (P)	768	
g)	Municipal Primary school	Mohd. Ibrahim Sarang Marg	1558,1559	917	
h)	Secondary school	Clive Road	FP No. 139,140, T.P.S.I.Elphinstone Estate, Mandvi	1433	Education Dept. of state Govt.
i)	Secondary School	Mayji Rathod Road Walpakhadi	2039 (P) to 2044 (P)	1402	Part of Urban Renewal scheme
j)	Extention to Secondary school	Ramchandra Bhatt Marg, (Babula Tank Cross Lane)	1867 (P)	639	



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'B' WARD

Sr. No.	Purpose of the Proposed reservation	Location	C.S. No.	Area in sq. mts.	Remarks
1.	2.	3.	4.	5.	6.
<b>III HEALTH &amp; MEDICAL AMENITIES</b>					
	a) Maternity Home & Dispensary	Kazi Sayed Street	F.P.No.102, TPS I, Mandvi	233	
	b) Maternity Home	Masjid Siding Road	F.P.No. 24 Elphinstone Estate	1260	
	c) Extn. to existing Maternity Home	Imamwada Road	1883 (part)	562	
<b>IV MARKET, LIBRARY, PUBLIC HALL AMENITIES</b>					
	a) Municipal Retail Market	Sant Tukaram Road	F.P.No. 101, TPS I Elphinstone Estates, Mandvi	2144	
	b) Library & Public Hall	Kazi Sayed Street	F.P. No. 105, TPS I, Mandvi	213	
	c) Library	Daryasthan Street	826 & 827	431	
	d) Library	Jakeria Masjid Street & Mohd. Ibrahim Sarang Marg	1380 to 1382	392	
<b>V ROAD DEPOT, TRANSPORT GARAGE, PARKING - LOT AMENITIES</b>					
	a) Road Depot	Imamwada Road	1533 (part)	455	
	b) Road Depot	Off Issaji Street	F.P.No. 172, TPS I Mandvi	142	
	c) Parking Lot	Sant Tukaram Marg	F.P. No. 53 & 54, TPS I, Elphinstone Estate, Mandvi	1505	
	d) Centra Parking Lot	Yusuf Maherali Road	F.P. No.42 TPS I, Elphinstone Estate	9358	



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'B' WARD

Sr. No.	Purpose of the Proposed reservation	Location	C.S. No.	Area in sq. mts.	Remarks
1.	2.	3.	4.	5.	6.
e)	Parking Lot	P.D' Mello Road	Mandvi TPS I., Mandvi	3400	
f)	Transpor. Garage	Clive Street	F.P.No. 132 & 133, TPS I	2316	
			Elphinstone Estate Mandvi		
g)	Parking Lot	Nandlal Jani Road	F.P.No. 136, TPS I Mandvi	1420	
			Solapur Street		
h)	Parking Lot	P. D'Mello Road	Elphinstone Estate, Mandvi	5600	
i)	Parking Lot	P. D'Mello Road	TPS I Elphinstone	3300	
			Estate Mandvi		
j)	Parking Lot	Janjekar Street	553 to 562, 563 (part)	307	
k)	Parking Lot	Mohmedali Road	1/111 (part)	106	
l)	Parking Lot	Mohmedali Road	3/475, 4/475, 5/475	592	
m)	Parking Lot	Mohmedali Road	451, 1/451 (P), 2/451,	444	
			3/451, 4/451		
n)	Parking Lot	Ibrahim Mohd.	1422	306	
		Merchant Road			
o)	Parking Lot	Piru Lane	1886 and 1887	1144	
p)	Parking Lot	Samuel Street	823, 844 and 845	687	
<b>VI MUNICIPAL OFFICE, MUNICIPAL CHOWKY, MUNICIPAL STORE SHED AMENITIES</b>					
a)	Municipal Chowky & store shed	Nowroji Hill Road, No.4	78/1721, Plot No.11	298	
b)	Municipal Office	Narsi Natha Street	F.P. No. 65, Mandvi T.P.S. I.	205	
c)	Extn. to Municipal Offices	Ramchandra Bhatt Marg, (Babula Tank Road)	1/1924(P) & 1926 (P)	1584	
d)	Municipal Store	Jakeria Masjid Street	1439 & 1440	205	



## APPENDIX-II CONTD.

'B' WARD

Sr. No.	Purpose of the Proposed reservation	Location	C.S. No.	Area in sq. mts.	Remarks
1.	2.	3.	4.	5.	6.
<b>VII</b>	<b>REFUSE SHED AND P.S.C. AMENITIES</b>				
a)	Refuse Shed	Sant Tukaram Marg	F.P.No.66(P), TPS I, Mandvi	228	
b)	Refuse shed & P.S.C.	Nawroji Hill Road No.7	Plot No.86 Nawroji Hill scheme	328	
c)	Refuse shed	Jakaria Masjid Street	1/1095,1104,1105	160	
d)	Public Sanitary Convenience	Liladhar Lakhamshi Shah Marg (Clive Road)	F.P. NO. 120.TPS I Mandvi	141	
e)	Public Sanitary Convenience	Walpakhadi	Near C.S.No. 2038 part of Walpakhadi	194	
f)	Public Sanitary Convenience	Sant Tukaram Marg	F.P.No. 66(P), TPS I, Mandvi	228	
<b>VIII</b>	<b>TELEPHONE EXCHANGE, CIVIL DEFENCE, POLICE STN.&amp; POLICE QUARTERS &amp; RECEIVING STATION</b>				
a)	Telephone Exchange	Dr. Maheshwari Road	122/1721 to 127/1721, 129/1721,	2055	
b)	Police Quarters	Dr. Maheshwari Road	120/1721,121/1721,128/1721	2902	
c)	Telephone Service Centre	Dontad Street	1065	542	
d)	Extn. to Telephone Exchange	Mohamadali Road	6A/1288	282	
e)	BEST Receiving Stn.	Dontad Street	1084	823	
f)	Civil Defence	Sant Tukaram Marg	F.P.No. 66 (P), TPS I, Mandvi Elphinstone Estate	1302	
g)	Civil Defence	Mohd. Umerkokil Marg & Umarkhadi X Lane	1779 to 1781	515	



## APPENDIX-II CONTD.

'B' WARD

Sr. No.	Purpose of the Proposed reservation	Location	C.S. No.	Area in sq. mts.	Remarks
1.	2.	3.	4.	5.	6.
IX	HOUSING AMENITIES : P.H. / H.D. / P.H. / H.D.H.				
	a) Public Housing /High Density Housing	P.D'. Mello Road	F.P. No. 61 to 65, 49 (P) 52 (P)	7055	
	b) Public Housing /High Density Housing	Devraj Ratansi Marg	F.P. No. 55 to 60, 45 to 48, 49(P), 50, 51, 52(P)	6260	
	c) Public Housing /High Density Housing	Sant Tukaram Marg	F.P.No. 85 to 99	3643	
	d) Housing Dishoused	Nandlal Jani Road	F.P. No. 17(P) to 20(P), 32 33, Portion of Thana Street	8839	
	e) Housing Dishoused	Masjid siding Road	F.P.No. 118	758	
	f) Housing Dishoused	Imamwada Road	1863, 1864	691	
	g) Public Housing /High Density Housing	Clive Road	F.P.No. 127 to 131 & portion of Poona Street TPS I	1132	
	h) Public Housing /High Density Housing	Clive Road	F.P.No. 127 to 131 & portion of Poona Street TPS I	3452	
	i) Housing -dishoused	Nandlal Jani Road	F.P.No. 10 to 12	4310	
	j) Public Housing /High Density Housing	Narayan Dhuru Street	1250 to 1257 & 1/1252	773	
	k) Urban Renewal scheme	Dr. Maheshwari Road	2026 to 2038	3326	
	l) Public Housing /High Density Housing	Sherif Devji Street	434, 435, 1/435, 438, 1/438, 436, 1/436, 437	450	
	m) Public Housing /High Density Housing	Dontad Street	1085 to 1088 & 1/1086	977	



## APPENDIX-II CONTD.

'B' WARD

Sr. No.	Purpose of the Proposed reservation	Location	C.S. No.	Area in sq. mts.	Remarks
1.	2.	3.	4.	5.	6.
	n) Re-Housing of shops and Housing	Jivraj Bhanji Shah Marg	1693 & 1694	495	
	o) Municipal Staff Housing	Ibrahim Rahimtulla Road	1287 (P)	428	
	p) Housing Dishoused	Umarkhadi, 2nd Road	2013 to 2016, 2020 & 2021	1795	
	q) Public Housing/High Density Housing	Ramchandra Bhatt Marg	1/1924	767	

(Note - The C.S. nos. & areas mentioned above are tentative without prejudice).



## APPENDIX-III

B WARD

LIST OF HERITAGE BUILDINGS AS PUBLISHED BY THE STATE GOVT. IN URBAN DEVELOPMENT DEPARTMENT AS PER THE GOVT. REGULATION UNDER NO. DCR/1090/3197/RDP/UD-11 DT. 20.2.91 AS AN AMENDMENT TO THE DEVELOPMENT CONTROL RESOLUTION, 1991 THEREBY PROPOSING TO ADD DRAFT D.C. REGULATIONS NO. 67

Sr. No.	List No.	Name of the building	Location	Grade
1.	2.	3.	4.	5.
1.	265	Shaar Rason Synagogue	Dontad Cross Lane, 90 Tantanpura street	III
2.	266	St. Joseph's Church		III
3.	267	Haroom Manzil	E. Rahimtulla Marg	III
4.	275	Minara Masjid	Mohammed Ali Road	II
5.	279	Gate of Mercy Synagogue (Shaar-Ha-Rahamin)	Samuel Street	III
6.	300	Habib Building	J. S. Seth Marg	III
7.	311	Fakruddin Building	E. Rahimtulla Marg	III
8.	312	Janjira Building	E. Rahimtulla Marg	III
9.	313	Hamidia Masjid	E. Rahimtulla Marg	III
10.	353	Blackstone Building	S. V. P. Road	III
11.	354	Baula Building	S.V. P. Road	III



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## MOHAMADALI ROAD





