



MUNICIPAL
CORPORATION OF
GREATER BOMBAY

know your ward development plan 'G'/SOUTH WARD



1ST COVER PAGE
NEHRU BHAWAN (SCINCE CENTRE)
BACK COVER PAGE
RAVINDRA NATYA MANDIR

ADVANCED ARCHITECTURE IN CITY



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 period of twenty years i.e. from 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 weaknesses 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 with out 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 Regulation 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 G/South Ward'. We are sure that it will help citizens to understand the basic characteristics of G/South 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 and help the Municipal Corporation in implementing the Development Plan for betterment of this great metropolis.

V.N. ZURALE
CH.E. (D.P.)

A.N. KALE
DIR. (E. S. & P.)

SUDHA BHAVE
ADDL. MUN. COMMISSIONER

S. G. KALE
MUNICIPAL COMMISSIONER

MAHALAXMI RACE COURSE



KNOW YOUR WARD

G/SOUTH WARD

DEVELOPMENT PLAN

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 plantations etc. In 1667, these islands were taken on lease by the East India Company, mainly 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 now has grown into a great Metropolis.

Earlier the limit of Municipal Corporation was confined to City area only. The Suburban areas which are now comprised of L, M, N, H and K wards were merged and brought within the jurisdiction of the corporation limit in the year 1950, whereas the extended Suburbs comprising of S, N, T, P & R wards were merged within the corporation limit in the year 1957. With the passage of time with all around development the area within the jurisdiction of the Corporation now called as Greater Bombay, has grown into the Great Metropolis with the population of around 1 crore.

The City has been divided into Administrative wards for the purpose of Local Administration. With the passage of time larger wards were subsequently sub-divided and today, there are 23 administrative wards for the purpose of Local Administration. G/South ward is the northern portion of the city and covers old development of Bombay. It admeasures about 10.00 sq. kms. and is bounded by Arabian Sea on the West, Central Railway on the east, Keshavrao Khado Marg, and Sane Guruji Marg on South and Kakasaheb Gadgil Marg, Swatantrya Veer Savarkar Marg & Kashinath Dhuru Marg on North.

2. CHARACTERISTICS :

2.1 The Major area of G/South ward has been developed for textile mills surrounded by Residential chawls for mill workers and other industrial workers. The Cotton textile mills have major roll in Development of Bombay as industrial/commercial centre in the past. Dr. Annie Besant Road splits the area into a residential development on Western side and huge cotton textiles mill's area and large complex of B.D.D. Chawls, Television centre on Eastern side including Pharmaceutical industries and passport office building along Dr. Annie Besant road. The Western portion of this ward along Worli sea face is occupied by the higher Income group/upper class apartments and remaining ward is occupied by Cotton textile mills and Industrial workers chawl type accommodation. There is a very big slum area at Lovo Grove Sewerage Pumping station.

6

The Bombay Race Course has occupied extensive area of this ward at Mahalaxmi, side-by there is Vallabhbhai Patel Stadium and National Sport Club of India. The Worli sea face is a very big promenade in this ward.

Following are prominent place in this ward.

1. Bombay Race Course at Mahalaxmi.
2. Vallabhbhai Patel Stadium
3. Haji Ali Dargah
4. Nehru Planetarium at Worli
5. Nehru Science Centre at Worli
6. Worli Dairy at Worli sea face
7. Dhobi Ghat at Mahalaxmi
8. Ravindra Natya Mandir.

2.2. As the old Industrial development of Bombay took place in this ward, it is occupied by old residential buildings alongwith textile cotton mills and these old residential buildings are occupied mostly by Industrial workers, who migrated from hinterland of the Maharashtra State. Most of these residential buildings have outlived their lives and are standing in delapidated condition. Recent residential development at Prabhadevi, Worli, etc. which form Improvement Scheme & T.P. Scheme development is in planned way where as old development lacks in number of amenities, facilities etc.

Some of the old buildings, such as religious, public etc. in this ward as listed in the Appendix-III, have been declared as 'Heritage Buildings' and it

is necessary to maintain their Heritage Value, while permitting their repairs/reconstructions.

2.3. After the enactment of Bombay Building Repairs and Reconstruction board Act (B.B.R & R Act) in 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 spaces for proper light and ventilation and fire safety measures. Unfortunately these defects are being continued due to the provisions under the B.B.R & R Act - 1969 to permit either repairs or total construction.

3. DEVELOPMENT PLAN - 1967

As per the provisions of the Bombay Town Planning Act 1954, Development Plan of Greater Bombay was first prepared by the Municipal Corporation, which was sanctioned by the State Government in 1967. The Development Plan includes zoning, reservations for providing amenities and road network. According to this Development Plan, the major area in G/South ward was included in Special Industrial zone as there are many textile mills in this ward and remaining area is kept in Residential zone. Few reservations have been made for providing amenities as the area is already developed having a number of existing amenities.

3.1. Due to financial stringency and various other constraints, the

development plan of 1967 could not be implemented by the Municipal Corporation. In view of this, only few reservations have been developed in this ward.

4. REVISED DEVELOPMENT PLAN - 1991.

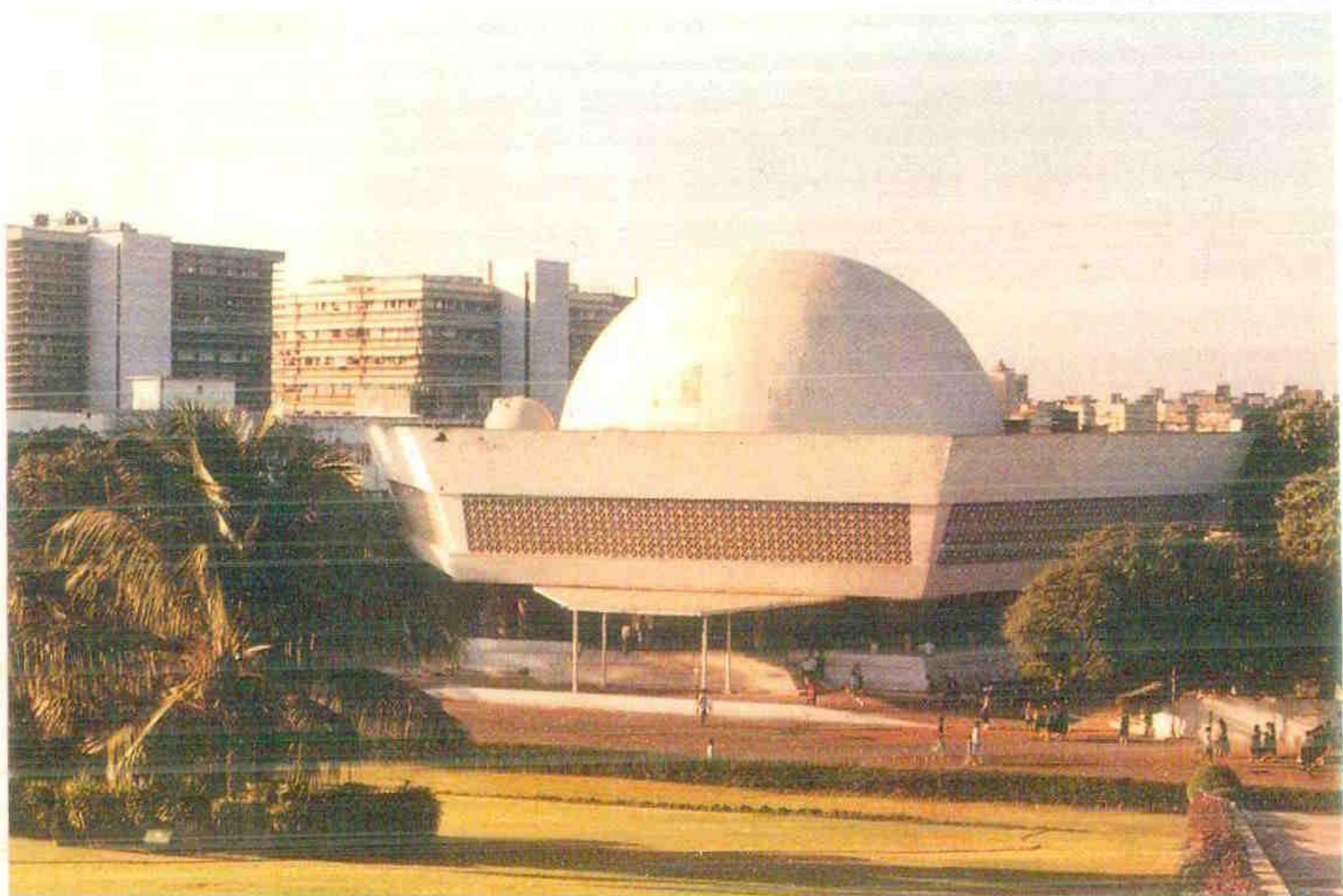
In order to speed up Development and also taking into consideration the changed situation in the Bombay Metropolitan area, the development plan has been revised by the Municipal Corporation and the said revised Development Plan for Greater Bombay has recently been sanctioned by the State Government. The sanctioned revised Development Plan

for 'G/South' ward came into force on 20/12/91.

4.1. The State Government has also sanctioned the Development Control Regulations - 1991, and the same have come into effect from 25/3/1991.

4.2. The list of existing amenities and sites reserved for proposed amenities is given in Appendix -I. This is a summary statement, which includes the number of existing and proposed amenities and the corresponding area in sq. mts. Further, the entire G ward is having 79.12%, 3.17% and 17.71% area in Residential, Commercial and Industrial zone, respectively.

NEHRU PLANETORIUM



**5. IMPLEMENTATION OF
REVISED DEVELOPMENT
PLAN - 1991 :**

The revised Development Plan is for a period of 20 years from 1981 to 2001. Due to several difficulties, the plan could be sanctioned only in 1991 and as such the time available for implementation is about 7 years from now. The Municipal Corporation is the implementing authority and it will be necessary for the Municipal Corporation to prepare a phase-wise programme to develop the amenities shown in the development Plan within a span of 7 years.

5.1 As far as 'G/South' Ward is concerned, the list of existing amenities and sites reserved for proposed amenities is given in Appendix I. This is a summary statement which includes the number of the existing and proposed amenities and the corresponding area in square metres. Appendix-II gives detailed information of each reservation for proposed amenity.

**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 M.R. & T.P. Act, 1966, remove the encumbrances thereon by rehabilitating the authorised occupants elsewhere and develop the amenity as per the requirement of the local population. The 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. Even for implementation of revised development Plan 1991, this alternative will have to be used only if found necessary.

6.2. Under D.C. Regulation No. 9, a list of public amenities has been given which can be developed by the owner and handed over to the Municipal Corporation or other appropriate authority, as the case may be, free of cost. The owner can then develop the plot for the permissible users in the zone, to its fullest extent (treating the amenity free of F.S.I.). Thus, the Municipal Corporation or the appropriate Authority will get the constructed amenity without incurring any expenditure. The said regulation also provides for the Municipal Corporation to hand over the constructed amenity to any registered institution or trust for operation and maintenance. This regulation now will permit the Municipal Corporation to develop many reservations such as shopping centre, retail market, parking lot, dispensary, health welfare centre, maternity home, Municipal Chowky, General Hospital, Library, etc.

6.3. An important provision has been made under the D.C. Regulation No. 34 for grant of Transferable Development Rights (TDR). Under this provision, if the

owner removes the encumbrances on the plot under reservation, levels the plot under reference, puts a compound wall with a gate and hands it to the Corporation 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 utilization of this 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 Municipal Corporation/State Govt. to take over plots, for which the benefit of D.C. Regulation No. 9, (accommodation reservation) is not available, free of cost.

6.3.1. The D.C. Regulation No. 34 also allows the owner to hand over the plot as specified above alongwith 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 amenity constructed thereon, free of cost.

6.3.2. As far as 'G/South Ward is concerned, the land cost being high, the provision of T.D.R. to be used outside the city limits does 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. facility 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, D.C. Regulation No. 9 allows this reservation 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 are to be handed over to the Municipal Corporation for accommodating the Project affected people who are required to be shifted due to the development of reservations, including widening of roads etc. The owner, however, is entitled to get the construction cost of each tenement plus 15% profit thereon. 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 the Local population. It is, therefore, advisable that the entire Ward is divided into suitable sectors and the priorities are fixed for development of amenities thereon. Based on these sector-wise priorities, a 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.Os/Zonal D.M.Cs. should prepare such a priority list in consultation with sectional heads in the Ward and the local Councillors, elected representatives and local community.

7.1. The Office of the Ch. Eng. (D.P.)

will prepare year-wise priority for availing T.D.R. and publish the same for the benefit of owners of the reserved plots (such publication of Yearly Priority List of availing T.D.R. is obligatory under the provision of D.C. Regulation 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 T.D.R. facility or under accommodation reservation. The zonal D.M.C., W.O. and the Local Councillors will have to take a lead and play a constructive role in implementation of the Development Plan of the Ward.

VIEW FROM HAJI ALI-DARGA



AREA OF WARD : 10.00 SQ. KMS.

APPENDIX - I

G' SOUTH WARD

STATEMENT OF EXISTING AND PROPOSED PUBLIC AMENITIES
IN THE SANCTIONED REVISED DEVELOPMENT PLAN

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.	Open space							
a)	Recreation Ground	13	697463	25	85836	38	783296	
b)	Parks	—	—	—	—	—	—	
c)	Play Grounds	10	74309	11	22953	21	97262	
d)	Stadia & Club	1	63852	—	—	1	63852	
e)	Open Space	—	—	—	—	—	—	
f)	Gardens	1	2946	3	28510	4	31456	
g)	Gymnasiums	—	—	—	—	—	—	
2.	Education							
a)	Municipal Primary School and Private Primary School	25	39126	13	26167	38	65293	
b)	Secondary School	7	16948	9	22731	16	39679	
c)	Colleges & Polytechnics	2	4362	—	—	2	4862	
d)	Technical & Other	1	6997	—	—	1	6997	
3.	Medical Relief							
a)	General Hospitals & Specific Hospital	8	185571	1	2200	9	187771	

APPENDIX - I (Cont.)

G' SOUTH WARD

Sr. No.	Amenity	Existing Amenities		Amenities proposed in the revised sanctioned Development Plan		Total Proposed + Existing		Remarks
		No.	Area in sq. mts.	No.	Area in sq. mts.	No.	Area in sq. mts.	
	b) Maternity Home	3	8543	4	7537	7	16080	
	c) Dispensary	5	3128	3	3715	8	6843	
	d) Medical Centre	—	—	—	—	—	—	
	e) Sanitoriums	—	—	—	—	—	—	
	f) Leprosy Home	—	—	—	—	—	—	
4.	Market	1	1068	6	17149	7	18217	
5.	Library	2	1549	—	—	2	1549	
6.	Welfare Centre	2	3336	4	6436	6	9772	
7.	Fire Brigade	1	1568	—	—	1	1568	
8.	Cemeteries & Cremation Ground	4	71479	—	—	4	71479	
9.	Housing							
	a) Municipal Housing	10	81057	3	6862	13	87919	
	b) Housing the dishoused	—	—	28	232749	28	232749	
	c) Public Housing / High Density Housing	2	9728	2	113040	4	22768	

APPENDIX - I (Cont.)

'G' SOUTH WARD

Sr. No.	Amenity	Existing Amenities		Amenities proposed in the revised sanctioned Development Plan		Total Proposed + Existing		Remarks
		No.	Area in sq. mts.	No.	Area in sq. mts.	No.	Area in sq. mts.	
	d) Other Housing such as Govt. etc. Govt. Housing, Police Housing, Court Housing, Dhobi Housing, Telephone Housing	1	11392	—	—	1	11392	
10.	Public Utility							
	A. WATER							
	a) Reservoirs	—	—	—	—	—	—	
	b) H.E.s land	—	—	—	—	—	—	
	c) Pump Houses / Stations	—	—	—	—	—	—	
	d) Water Works	—	—	—	—	—	—	
	B. DRAINAGE							
	a) Drainage Purification Works	1	101156	—	—	1	101156	
	b) Balancing Reservoir	—	—	—	—	—	—	
	c) Lagoons	—	—	—	—	—	—	
	d) Sewerage Pumping Stations	1	4493	—	—	1	4493	
	C. REFUSE DISPOSAL							
	a) Night Soil Depot	—	—	—	—	—	—	
	b) Refuse Transfer Str.	—	—	1	25785	1	25785	

APPENDIX - I (Cont.)

'G' SOUTH WARD

Sr. No.	Amenity	Existing Amenities		Amenities proposed in the revised sanctioned Development Plan		Total Proposed + Existing		Remarks
		No.	Area in sq. mts.	No.	Area in sq. mts.	No.	Area in sq. mts.	
c)	Refuse Sheds	—	—	1	191	1	191	
d)	Conservancy Chowkies, Ward Chowkies	—	—	—	—	—	—	
D.	ELECTRICITY							
a)	Receiving Stations	4	15948	2	2510	6	18458	
E.	POST & TELEGRAPH							
a)	Post Office	3	1363	1	2913	4	4276	
b)	Telephone Exchange	—	—	2	11706	2	11706	
c)	Telephone Service Centre	—	—	1	4103	1	4103	
d)	F & T Factory	—	—	1	5722	1	5722	
11.	Communications							
a)	Roads	—	—	—	—	—	—	
b)	Railways	—	—	—	—	—	—	
c)	BEST Depot	2	15286	2	7601	4	22887	
d)	Goods Truck Terminal	—	—	—	—	—	—	
e)	Parking Lots	—	—	—	—	—	—	
f)	S.T. Depots etc.	1	14180	—	—	1	14180	
g)	Transport Garage	3	11814	—	—	3	11814	

APPENDIX - I (Cont.)

'G' SOUTH WARD

Sr. No.	Amenity	Existing Amenities		Amenities proposed in the revised sanctioned Development Plan		Total Proposed + Existing		Remarks
		No.	Area in sq. mts.	No.	Area in sq. m's.	No.	Area in sq. mts.	
	h) Airport	—	—	—	—	—	—	
	i) Jettys	—	—	—	—	—	—	
12. Miscellaneous								
a)	Municipal Offices	2	4340	2	3580	4	7720	
b)	Govt. Offices	1	2740	—	—	1	2740	
c)	Office	—	—	—	—	—	—	
d)	Dog Kennel	—	—	—	—	—	—	
e)	Cattle Pounds	—	—	—	—	—	—	
f)	Dhobi Ghats	1	9713	2	9065	3	18778	
g)	Road Depot	—	—	4	11069	4	11069	
h)	Octroi Office	—	—	—	—	—	—	
i)	P.S.C.'s	1	73	1	548	2	621	
j)	Cinema/Drama Theatres	7	16289	—	—	1	16289	
k)	Public Halls	1	290	1	904	2	1194	
l)	Municipal Printing Press	—	—	—	—	—	—	
m)	Museums	—	—	—	—	—	—	
n)	Fish Drying Area	—	—	2	22084	2	22084	
o)	Shopping Centres & Markets	1	3464	—	—	1	3464	
p)	Industrial Estates	—	—	—	—	—	—	
q)	S.I. Estates	—	—	1	1974	1	1974	
r)	Godowns / Spl. Godowns	—	—	—	—	—	—	

APPENDIX - I (Cont.)

'G' SOUTH WARD

Sr No.	Amenity	Existing Amenities		Amenities proposed in the revised sanctioned Development Plan		Total Proposed + Existing		Remarks
		No.	Area in sq. mts.	No.	Area in sq. mts.	No.	Area in sq. mts.	
s)	Dharmashala	—	—	—	—	—	—	
t)	Warehousing	—	—	—	—	—	—	
u)	Municipal Laundry	—	—	—	—	—	—	
v)	Govt. Printing Press	—	—	—	—	—	—	
w)	Civil Defence	—	—	—	—	—	—	
x)	Pedhis / Rehousing of Shops	—	—	—	—	—	—	
x1)	Beggars Home	—	—	—	—	—	—	
x2)	Children's Home	—	—	—	—	—	—	
x3)	House of Correction (Female)	—	—	—	—	—	—	
x4)	Compost Plant	—	—	—	—	—	—	
x5)	Natural Gas Project	—	—	—	—	—	—	
x6)	Excavator Godown	—	—	—	—	—	—	
x7)	W.S.S.D. Store	1	38720	—	—	1	38720	
x8)	Asphalt Plant	1	23508	—	—	1	23508	
x9)	Institute (Handicapped)	1	4185	—	—	1	4185	
x10)	Municipal Nurses Quarters	1	539	—	—	1	539	
x11)	Worli Milk Dairy	1	60143	1	6588.00	2	66731	
x12)	Nehru Planetarium	1	4143	—	—	1	4143	
x13)	Nehru Science Centre	1	69109	—	—	1	69109	
x14)	Maternity & Surgical Hospital	1	4229	—	—	1	4229	
x15)	Girls Vocational Centre	1	1147	—	—	1	1147	

APPENDIX - I (Cont.)

'G' SOUTH WARD

Sr. No.	Amenity	Existing Amenities		Amenities proposed in the revised sanctioned Development Plan		Total Proposed + Existing		Remarks
		No.	Area in sq. mts.	No.	Area in sq. mts.	No.	Area in sq. mts.	
x16)	Student Hostel	1	7383	1	2078	2	9461	
x17)	Jail	1	20655	—	—	1	20655	
x13	Rehabilitation Centre	1	7824	—	—	1	7824	
x19)	Research Institute	1	11674	1	5100	2	16774	
x20)	V. Centre	1	14212	—	—	1	14212	
x21)	Rifle Range	1	4130	1	4398	2	8528	
x22)	R.T.O.	1	9200	—	—	1	9200	
x23)	Auditorium & Welfare Centre	1	3864	—	—	1	3864	
x24)	BEST Bust Str.	—	—	2	4398	2	4398	
x25)	Electric Laundry	—	—	—	—	—	—	
x26)	Store & Municipal Chowky	—	—	1	304	1	304	
x27)	Nehru Centre	—	—	1	21620	1	21620	
x28)	Community Hall, Library & Educational purpose	—	—	1	996	1	996	
x29)	Car Pound	—	—	1	3543	1	3543	
x30)	Cold Storage & Godown	—	—	1	4849	1	4849	

(Note : The areas mentioned above are tentative.)

APPENDIX - II

'G' SOUTH WARD

LIST OF RESERVATION FOR PUBLIC PURPOSES
IN THE SANCTIONED REVISED DEVELOPMENT PLAN

Sr. No.	Purpose of the Proposed reservation	Location	C.S. No.	Area in sq. mts.	Remarks
1.	2.	3.	4.	5.	6.
I(a)	OPEN SPACE AMENITY - RECREATION GROUND				
1 (1)	Recreation Ground	Dhobiwada Road, Lower Parel	13, 12	719	
2 (2)	Recreation Ground	Dhobiwada Road, Lower Parel	1557	558	
3 (3)	Recreation Ground	Clerk road, Lower Parel	1/42	1114	
4 (14C)	Recreation Ground	40' proposed D.P. Road, Worli	Foreshore Land	2200	
5 (14C)	Recreation Ground	Lower Parel, Dr. E. Moses Road	122, 124, 1/122 2/122	5727	
6 (15)	Recreation Ground	Worli, Off. P.K. Atre Marg	24 (P) & Plot No. 70	682	
7 (18)	Recreation Ground	Worli, Dr. A. Besant Road	47 (P)	2946	
8 (20)	Recreation Ground	Worli, Ganpatrao K. Marg	145 (P)	1440	
9 (15/A)	Recreation Ground	Worli, Off B.G. Kher Marg	20 (P)	445	
10 (22)	Recreation Ground	Lower Parel, Sun Mill Road	2/158 (P)	1166	M.C.G.3.
11 (23)	Recreation Ground	Lower Parel, Sun Mill Road	211	1550	
12 (36)	Recreation Ground	Lower Parel, Sane Guruji Road	2 (P)	2450	
13 (37)	Recreation Ground	Lower Parel, Sane Guruji Road	1 (P), 2 (P)	4840	

APPENDIX - II (Cont.)

'G' SOUTH WARD

Sr. No.	Purpose of the Proposed reservation	Location	C.S. No.	Area in sq. mts.	Remarks
1.	2.	3.	4.	5.	6.
14 (53)	Recreation Ground	Lower Parel, N.M. Joshi Marg	2A/175, 3/175	3240	
15 (64)	Recreation Ground	Lower Parel, Carroll Road	839	2316	
16 (76)	Recreation Ground	Lower Parel, Drainage Channel Road	793, 286 (P)	2224	
17 (77)	Recreation Ground	Lower Parel, Drainage Channel Road	1033	7817	
18 (79)	Recreation Ground	Lower Parel, Drainage Channel Road	286 (P), 2/911 1/911 (P), 912 (P)	9957	
19 (80)	Recreation Ground	Lower Parel, Gowalia Chawl Lane	786 (P)	1710	
20 (89)	Recreation Ground	Worli, Cleave Land Road	220 (P), 218 (P) 219 (P), 221 (P)	8556	
21 (111)	Recreation Ground	Worli, Sir S. Pochkhanwala Road	809 P. No. 86	2792	
22 (113)	Recreation Ground	Worli, Worli-Koliwada Road	—	16172	
23 (126)	Recreation Ground	Worli, New Prabhadevi rd.	F.P. No. 937	1402	
24 (137)	Recreation Ground	Mahim Opp. Nariman Road 40'-0" T.P. Road	F.P. No. 1248	1402	
25 (145)	Recreation Ground	Mahim, Opp. Nariman Road	F.P. No. 1269	2389	

APPENDIX - II (Cont.)

'G' SOUTH WARD

Sr. No.	Purpose of the Proposed reservation	Location	C.S. No.	Area in sq. mts.	Remarks
1.	2.	3.	4.	5.	6.
(b) OPEN SPACE AMENITY - PLAY GROUND					
1 (35)	Play ground	Lower Parel, Opp. N.M. Joshi Marg	2/72 (P)	1421	
2 (63)	Play ground	Lower Parel, Fitwada Road	882 (P)	2731	
3 (86)	Play ground	Lower Parel, N.M. Joshi Marg	455 (P)	1799	
4 (89)	Play ground	Lower Parel, Shivram A. Road	2/478 (Pt), 1/478 (P) 477, 475 (P), 476 (P) 482 (P), 481 (P), 479 (P)	2582	
5 (91)	Play ground	Lower Parel, Sun Mill Road	3/219 (P), 220, 219 (P)	3031	
6 (96)	Play ground	Lower Parel, Shree Ram Mill Compound	289 (P), 1/1540 (P), 1547 (P)	1250	
7 (103B)	Play ground	Worli, Opp. Pandurang Budhkar Marg	1546 (P)	1475	
8 (102)	Play ground	Lower Parel, B.D.D. Chawls	1540 (P)	2010	
9 (115A)	Play ground	Worli - Koliwada Road	316 (P), 320, 321 (P) 322, 323, 324 (P), 338 (P), 339 (P), 340, 341 (P), 342 (P), 343 (P), 409 (P)	2596	
10 (114A)	Play ground	Worli Koliwada Road, Worli	224 (P)	1800	

APPENDIX - II (Cont.)

'G' SOUTH WARD

Sr. No.	Purpose of the Proposed reservation	Location	C.S. No.	Area in sq. mts.	Remarks
1.	2.	3.	4.	5.	6.
11 (107A)	Garden	Worli Behind Shivaji Nagar	Worli Hill	5894	
			Hill Slope		
12 (107)	Extn. to Garden	Worli, Behind Sasmira	Worli Hill,	5054	
		between Plot No. 61, 62	Hill Slope		
13 (107B)	Extn. to Garden	Worli, Behind Sasmira	Worli Hill,	17562	
		between Plot No. 61, 62	Hill Slope		
II. (a)	RESERVATION FOR MUNICIPAL PRIMARY SCHOOL				
1 (73)	Municipal Primary School	Lower Parel,	166 (P)	1727	
		Opp. N.M. Joshi Marg			
2 (88)	Municipal Primary School	Lower Parel,	473, 474	2148	
		Shivram A. Road			
3 (92)	Municipal Primary School	Lower Parel, Sun Mill road	156 (P), 213	1810	
4 (96A)	Municipal Primary School	Lower Parel,	289 (P), 1/1540 (P)	1240	
		Shree Ram Mill Compound	1547 (P)		
5 (101)	Municipal Primary School	Worli, B.D.D. Chawls Worli	1540 (P)	1730	
6 (103)	Municipal Primary School	Worli, Opp. Pandurang	1546 (P)	1475	
		Budhakar Marg			
6A (141)	Municipal Primary School	Mahim, Opp. Nariman Road	1276	914	
		Opp. Prabhadevi Cemetery			
7 (104)	Municipal Primary School	Mahim Cleave Land Road	208 (P), 209 (P)	2381	
8 (66)	Municipal Primary School	Lower Parel Fitwala Road	882 (P)	2508	
9 (114)	Municipal Primary School	Worli, Worli-Koliwada	225 (Pt)	2200	

APPENDIX - II (Cont.)

'G' SOUTH WARD

Sr. No.	Purpose of the Proposed reservation	Location	C.S. No.	Area in sq. mts.	Remarks
1.	2.	3.	4.	5.	6.
10 (127)	Municipal Primary School	Worli, Opp. Veer Savarkar Marg	F.P. No. 939	1721	
11 (38)	Municipal Primary School	Lower Parel, Opp. S.G. Road	2 (P)	1923	
12 (67)	Municipal Primary School	Lower Parel, Store Lane	197 (P)	1830	
13 (39)	Municipal Primary School	Lower Parel, N.M. Joshi Marg	2/72 (P)	2560	
II. (b) RESERVATION FOR SECONDARY SCHOOL, COLLEGE & OTHER EDUCATIONAL INSTITUTE					
1 (8A)	Secondary School	Worli Scheme, Worli Naka	Plot No. 98, 99	2000	
2 (24)	Secondary School	Lower Parel, Hains Road	130 (P), 128 (P), 129 (P)	3797	
3 (68)	Secondary School	Lower Parel, Fitwala Road	865 to 872	2923	
4 (90)	Secondary School	Lower Parel, Shankar-rao Naram Path	6/478 (P), 3/473 (P) 4/478 (P), 2/473 (P) 1/478 (P), 479 (P)	1553	
5 (93)	Secondary School	Lower Parel, Ganpatrao Kadam Marg	1/159, 219 (P), 1/219 2/219, 233, 234	2582	
6 (112A)	Secondary School	Worli, Opp. Dr. Annie Besant Rd.	C.S. 852, 853, 854 Plot No. 236 Off Worli Scheme-52	2368	
7 (115)	Secondary School	Worli Koliwada Road, Worli	314 (P), 315 (P), 348 (P), 313 (P), 316 (P), 342 (P), 343 (P), 344, 345, 346 (P)	1870	

APPENDIX - II (Cont.)

'G' SOUTH WARD

Sr. No.	Purpose of the Proposed reservation	Location	C.S. No.	Area in sq. mts.	Remarks
1.	2.	3.	4.	5.	6.
8 (124)	Secondary School	Worli, Adarsh Nagar	5 (p)	1114	
9 (144)	Secondary School	Mahim Behind Gaman India Jn. of Cadell Rd. & T.P. Road	1260	5220	
10 (61A)	Secondary School	Lower Parel, 44'-0" wide D.P. Road, Opp. Sane Guruji Road	1/1 (P),	2524	
11 (112B)	Secondary School	Worli Opp. Dr. Annie Besant Road	Plot No. 91 & 91 A of Worli Estate Scheme No. 52	3500	
III.	HEALTH & MEDICAL AMINITIES				
1 (25)	Maternity Home	Lower Parel, Senapati Bapat Marg	150, 254	1924	
2 (41)	Maternity Home & Dispensary	Lower Parel, Sane Guruji Marg	2 (P)	2832	
3 (81)	Maternity Home & Dispensary	Lower Parel, Shriram A. Road	286 (P), 282 (P)	836	
4 (116)	Maternity Home	Worli, Worli Koliwada Road	443 (P), 444, 445, 446, 447 (P), 450 (P), 451 (P), 514, 515 (P), 516 (P), 517 (P)	1945	

APPENDIX - II (Cont.)

'G' SOUTH WARD

Sr. No.	Purpose of the Proposed reservation	Location	C.S. No.	Area in sq. mts.	Remarks
1.	2.	3.	4.	5.	6.
5 (3B)	Hospital	Worli Scheme - 58, Worli Naka	Plot No. 98, 99	2200	
6 (129)	Dispensary & Library	Lower Parel, A.S. Marathe Marg	F.P. No. 925	971	
7 (42)	Dispensary	Lower Parel, N.M. Joshi Marg	176, 177	1964	
8 (97)	Extn. to Dispensary	Lower Parel, Acharya N. Deo Marg	1540 (P)	780	
IV.	RESERVATION FOR RETAIL MARKET, LIBRARY, WELFARE CENTRE & FIBREBRIGADE				
	a) RETAIL MARKETS				
1 (43)	Retail Markets	Lower Parel, Opp. Sane Guruji Marg	2/1 (P)	4932	
2 (44)	Municipal Retail Markets & Housing	Lower Parel, N.M. Joshi Marg	173 (P)	1993	
3 (82)	Retail Markets & Housing	Lower Parel, N.M. Joshi Marg	905 & 1/799	3329	
4 (94)	Municipal Retail Markets & Housing	Lower Parel, Sun Mill Road	227, 228, 229, 230, 1/230, 231, 232	2194	
5 (105)	Extn. to M.R. Market	Lower Parel, Dr. Annie Besant Road, Worli Naka	1598 (P), 1599	1172	

APPENDIX - II (Cont.)

'G' SOUTH WARD

Sr. No.	Purpose of the Proposed reservation	Location	C.S. No.	Area in sq. mts.	Remarks
1.	2.	3.	4.	5.	6.
6 (117)	Retail Market & Koli Housing	Worli, Worli Koliwada Road	251 (P), 258 (P), 259 (P) 260, 261, 262, 263 265, 264, 1/224 330 (P), 331 (P)	4029	
V. HOUSING : HOUSING FOR DISHOUSED, PUBLIC HOUSING ETC.					
1 (6)	Housing-Dishoused	Lower Parel, Dr. E. Moses Road	47 (P)	32984	
2 (8)	Housing-Dishoused	Worli Scheme - 58, Worli Naka	Plot No. 98, 99	10738	
3 (10)	Housing-Dishoused	Worli Bapurao J. Marg	47 (P)	33006	
4 (12)	Housing-Dishoused	Worli, B.G. Kher Marg	24 (P)	2638	
5 (17)	Housing-Dishoused	Lower Parel, Dr. A. Besant Road,	54 (P)	11487	
6 (30)	Housing-Dishoused	Lower Parel, Drainage Channel Road	137 (P), 136 (P), 31684 1/136, 139 (P)		
7 (32)	Housing-Dishoused	Lower Parel, Drainage Channel Road	110 (p), 2/136 (P)	6855	
8 (40)	Housing-Dishoused	Lower Parel, Sane Guruji Marg	2 (P), 1 (P)	7216	
9 (47)	Housing-Dishoused	Lower Parel, Sane Guruji Marg	1 (P), 2 (p), 3/1 (P)	7027	

APPENDIX - II (Cont.)

'G' SOUTH WARD

Sr. No.	Purpose of the Proposed reservation	Location	C.S. No.	Area in sq. mts.	Remarks
1	2.	3.	4.	5.	6.
9-A (48)	Municipal Staff Quarters	Lower Parel, Sane Guruji Marg	4/62 (P)	3064	
10 (49)	Housing-Dishoused	Lower Parel, Sane Guruji Marg	1 (P)	13296	
11 (55)	Housing-Dishoused	Lower Parel, Dr. E. Moses Road	82	3745	
12 (29)	Housing for Dishoused & Dispensary	Lower Parel, Ferguson Road	1/149, 255 to 257 259 (P)	6209	
13 (19A)	Extn. to Mun. Housing	Lower Parel, Opp. K. Khayde Marg	47 (P)	810	
13A (85)	P.H. / H.D. Housing	Lower Parel, N.M. Joshi Marg	455 (Pt)	3663	
14 (57)	Housing-Dishoused	Lower Parel, Sane Guruji Road	1 (P), 2 (P), 1/3 (P)	3944	
15 (61)	Housing-Dishoused	Lower Parel, 44' ft. D.P. Road, Opp. Sane Guruji Road	1/1 (P)	5648	
16 (74)	H.D. & Post Office	Lower Parel, S.B. Marg	454 (P)	1244	
16A (54)	Housing-Dishoused	Lower Parel, Shivram A. Road	437, 438	11699	
17 (87)	Housing-Dishoused	Lower Parel, Shivram A. Road	780 (P), 481 (P) 482 (P), 286 (P), 485	9263	

APPENDIX - II (Cont.)

'G' SOUTH WARD

Sr No. 1.	Purpose of the Proposed reservation 2.	Location 3.	C.S. No. 4.	Area in sq. mts. 5.	Remarks 6.
18 (92A)	Housing-Dishoused	Lower Parel, Sun Mills Road	156 (P), 213	1810	
19 (98)	Housing-Dishoused	Lower Parel, Kadam Marg	290, 1/291, 310	3770	
20 (125)	Housing-Dishoused	Worli Koliwada Near Military Land	C.S. No. 224, Worli Village	5305	
21 (130)	Housing-Dishoused	Lower Parel, A.S. Marathe Marg	F.P. 1096A, 1093 (P)	6376	
22 (131)	Housing-Dishoused	Lower Parel, Drainage Channel Road	F.P. 1078	2786	
23 (132)	Housing-Dishoused	Lower Parel, Standards Mill Lane	F.P. No. 1087 TPS IV, Mahim	6239	
24 (58A)	Municipal Staff Quarters	Lower Parel, Sane Guruji Road	1 (P), 2 (P), 1/3 (P)	2988	
25 (65)	Public Housing / High Density Housing	Lower Parel, Senapati Bapat Marg	832	9377	
26 (134)	Housing-Dishoused	Lower Parel, Chowni Gully	F.P. No. 1097 (p)	1980	
27 (136)	Housing-Dishoused	Mahim, Opp. Nariman Rd. 40' T.P. Road	F.P. No. 1246	501	
28 (138)	Housing-Dishoused	Mahim, Opp. Nariman Rd. 40' T.P. Road	F.P. No. 1270 (P)	1802	
29 (139)	Housing-Dishoused	Mahim, Opp. Nariman Rd. 40' T.P. Road	F.P. No. 1271	2883	

APPENDIX - II (Cont.)

'G' SOUTH WARD

Sr. No.	Purpose of the Proposed reservation	Location	C.S. No.	Area in sq. mts.	Remarks
1.	2.	3.	4.	5.	6.
30 (143)	Housing-Dishoused	Mahim Behind Gammon India	F.P. No. 1256	430	
VI. OTHER AMENITIES					
1 (4)	Nehru Centre	Lower Parel, Dr. E. Moses Road	47 (P)	21620	
2 (4A)	BEST Bus Station	Lower Parel, Lala Lajpatrai Marg	47 (P)	2266	
3 (90)	BEST Bus Depot	Worli Scheme-58, Worli Scheme	88, 89, 90 Worli Scheme	3901	
4 (27)	BEST Sub Stn. & Receiving Stn.	Lower Parel, Tulsi Pipe Road	7/71, (P), 6/71	7320	
5 (53A)	BEST Receiving Station	Lower Parel, N.M. Joshi Marg	—	900	
6 (121)	BEST Bus Stn.	Worli Village, Worli Koliwada Road	205 (P), 209 (P) 232 (P)	2132	
7 (16A)	Road Depot	Worli, Opp. P.K. Atre Marg	20 (P), Plot No. 9 (P)	333	
8 (46)	Road Depot & Mustering Chowky	Lower Parel, Sane Guruji Marg	2 (P)	3607	
9 (7*)	Road Depot	Lower Parel, N.M. Joshi Marg	104	757	
10 (86A)	Road Depot & Staff Quarters	Lower Parel, Shivram A. Road	781 (P), 782 (P), 286 (P)	6372	

APPENDIX - II (Cont.)

'G' SOUTH WARD

Sr. No.	Purpose of the Proposed reservation	Location	C.S. No.	Area in sq. mts.	Remarks
1.	2.	3.	4.	5.	6.
11 (33)	Bombay Telephone Exchange	Lower Parel, Dr. E. Moses Road	C.S. 2/116	4180	
12 (106)	Tel. Exchange P & T Garage	Lower Parel, Pandurang Budkar Marg	1624	7526	
13 (133)	F & T	Lower Parel, Standard Mill/Lane	F.P. No. 1088 TPS-IV-Mahim	5722	
14 (142)	Telephone Service Centre	Mahim Opp. Nariman Road	F.P. No. 1275	4103	
15 (11)	P.S C.	Worli, Dr. E. Moses Road	18	548	
16 (13)	Extn. to Worli Milk Dairy	Worli, Worli Sea Face Road	876 to 880	6588	
17 (16/3)	Dairy Community Hall, Library & Educational purposes	Lower Parel, Dr. E. Moses Road	1/122, 2/122	996	
18 (26)	Municipal Office	Ganapatrao Kadam Marg	260 (P), 263, 264	2597	
19 (23)	Welfare Centre & Library	Lower Parel, Drainage Channel Road	110 (P)	600	
20 (34)	Car Compound	Lower Parel, Dr. E. Moses Road	67 (P)	3545	
21 (50)	Post Office	Lower Parel, N.M. Joshi Marg	87, 1/87	2913	
22 (51)	Dhobi Ghat	Lower Parel, Dr. E. Moses Marg	2 (P)	7221	
23 (56)	Dhobi Ghat	Lower Parel, Dr. E. Moses Marg	2 (P)	1844	

APPENDIX - II (Cont.)

'G' SOUTH WARD

Sr. No.	Purpose of the Proposed reservation	Location	C.S. No.	Area in sq. mts.	Remarks
1.	2.	3.	4.	5.	6.
24 (52)	S.I.E.	Lower Parel, Dr. E. Moses Marg	2 (P) 1/3 (P)	1974	
25 (58A)	Fire Fighting Co-op. Hsg. Soc.	Lower Parel, Sane Guruji Marg	1 (Pt), 2 (F), 1/3 (P)	4174	
26 (60)	R.T.S.	Lower Parel, Mahalaxmi	1/2 (Pt)	25785	
27 (70)	Welfare Centre & Library	Lower Parel, Carroll Road	837, 1/837	3235	
28 (72)	Store & M.C.	Lower Parel, Currey Road Low Level	188, 188A	304	
29 (83)	Extn. M.O.	Lower Parel, N.M. Joshi Marg	906 (Pt)	783	
30 (95)	Sanitary Refuse Shed	Lower Parel, Senapati Bapat Marg	155 (Pt)	191	
31 (108)	Extn. To Rifle Range	Worli, K.A.G. Road	220 (Pt), 219 (Pt)	4398	
32 (109)	Extn. B. B. Depot	Worli, Koliwada Road	208 (P), 207 (P), 777 to 780 (P)	3700	
33 (110)	Govt. Students Hostel	Worli, at the junction of Sorabji Pookharanwala Rd. and Dr. R.G. Thadani Road	750 (P), 750-C (P) 750-D	2078	
34 (113A)	Fish drying and allied Fishing Activities	Worli, Worli-Koliwada Road	224	19317	

APPENDIX - II (Cont.)

'G' SOUTH WARD

Sr. No. 1.	Purpose of the Proposed reservation 2.	Location 3.	C.S. No. 4.	Area in sq. mts. 5.	Remarks 6.
35 (119)	Fish drying yard	Worli, Worli Koliwada Road	614 (P), 615 (P), 616 (P), 617 (P), 618 (P), 619 (P), 620 (P), 703 (P)	2769	
36 (118)	Cold Storage Godown	Worli Koliwada Road	620 (P), 621 (P), 701 (P), 700 (P), 702 (P), 703 (P), 704, 705 (P), 706, 707 (P), 710 (P), 711 (P)	4894	
37 (120)	Public Hall & Library	Worli Village, Worli Koliwada Road	308, 397 (P), 400 (P), 405 (P), 406 (P) 407 (P), 408 (P), 404 (P) 409 (P), 410 (P)	904	
38 (122)	Extn. to BEST Receiving Stn.	Lower Parel, Cleave Land Road	286 (P), 208 (P)	1610	
39 (123)	Welfare Centre	Lower Parel, Cleave Land Road	1009 (P)	352	
40 (135)	Extn. to existing Cemetery	Mahim, Abutting Nariman Road to existing Cemetery	F.P. No. 1291	4245	
41 (140)	Textile Laboratory & Research Centre	Mahim behind Tata Press Office, Prabhadevi	F.P. No. 1216 (P)	5100	

(Note : The C.S. Nos and areas mentioned above are tentative, without prejudice.)

APPENDIX - III

G' SOUTH WARD

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

Sr. No.	List No.	Name of the building	Location	Grade
1.	550	i) Ma-Hajiani's Durgah Complex ii) Haji Ismail Yusuf's Tomb iii) Sir Mohammed Yusuf's Tomb	Off Lala Lajpatrai Marg	I
2.	551	Rabia Mansion Complex	Off Lala Lajpatra Marg	III
3.	552	Podar Hospital & Ayurvedic College Complex	Dr. Annie Besant Road	III

VIEW FROM HAJI-ALI-DARGA



