

# Preamble

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- 1.1** “Bombay the beautiful is no more beautiful” thus began the report on the Regional Plan for Bombay Metropolitan Region 1970-91. It diagnosed that the ever enlarging population, constraints of island geography and inadequacy of infrastructure were threatening the economic functions of the Region. The plan therefore recommended a strategy of geographically balanced development with development of Navi Mumbai on the mainland as its key feature. After 20 years of Plan formulation the beauty of Mumbai is in no way restored. But its function as “engine of economic growth” seems to be slowing down not only on account of demographic pressure, but also on account of inadequate infrastructure investment, poor institutional coordination, weak and inefficient taxation policies and also the national level policies such as industrial policy. The framework of macro-economic policies within which the old regional plan was formulated and was being implemented has undergone drastic changes in last couple of years. In the context of new economic policy which intends to attract foreign investment and vigorously promote exports Mumbai will have to play a leading role. This will require not only a revival of its economy but transformation of its economic structure. The other corollary of the new economic policy will be a reduced reliance on regulation and subsidies with emphasis on efficiency of resource mobilisation and privatisation of services wherever feasible. The Regional Plan for Mumbai Metropolitan Region 1996-2011 will have to respond to these imperatives.
- 1.2** Mumbai Metropolitan Region (MMR) has been defined in Schedule I to the Mumbai Metropolitan Region Development Authority Act, 1974. Earlier the Regional Plan for Mumbai Metropolitan Region excluding the villages from Pen and Alibag Tehsils was sanctioned by Government to take effect from the 16th August 1973. Later Regional Plan for Pen-Alibag area was sanctioned on 1st August, 1985 and Regional Plan was amended for Kalyan Complex Sub-Region and Vasai-Virar Sub-Region on 16th October, 1990 and 13th November, 1992, respectively. A chronological development of major planning events in MMR including various Development Plans prepared for different urban centres is presented below. The present revision of Regional Plan under section 12(12) of the MMRDA Act, 1974 constitutes revision of all these plans in an integrated manner.

### Chronology of Important Planning Events

1.	Regional Plan for MMR published by BMRPB.	January	27,1970
2.	CIDCO established as a NTDA for Navi Mumbai.	March	17,1970
3.	Regional Plan for MMR sanctioned and enforced.	August	16,1973
4.	MMRDA Act enforced.	January	26,1975
5.	MMRDA established	March	01,1975
6.	Regional Plan modified for Navi Mumbai.		
	a) to extend D.C.Rules of Greater Mumbai to Mira-Bhayande area.	June	09,1971
	b) in respect of some lands in Majiwade village, Thane.	August	30,1979
	c) to approve Plan of Thane Industrial Complex.	July	07,1983
	d) to approve revised Mira-Bhayander Layout.	August	24,1983
	e) in respect of some lands in Chikanghar village, Kalyan.	July	04,1984
7.	Regional Plan for extended MMR sanctioned and enforced	August	01,1985
8.	Regional Plan modified		
	a) in respect of some lands in Rahanal village, Bhiwandi	December	30,1988
	b) in respect of Vasai-Virar Sub-Region.	May	14,1990
	c) in respect of Kalyan Complex Notified Area.	October	16,1990
	d) in respect of extended area of Bhiwandi . Municipal Council	April	24,1992
	e) in respect of Vasai-Virar Notified Area.	November	13,1992
9.	Regional Plan modification proposed in respect of some lands in Khidkali and Desai villages in TMC.	February	15,1994

Development Plans for Major Urban Centres in MMR			
1.	Dev. Plan for Navi Mumbai sanctioned	August	17,1979
2.	Intention to prepare Dev.Plan for KCNA declared.	July	02,1984
3.	Development Plan for Greater Mumbai sanctioned.	July to May	20,1990 04,1993
4.	Int. Dev. Plan for Vasai-Virar Notified Area published.	September	10,1992
5.	Draft Development Plan for Thane published.	December	21,1992
6.	Draft Dev. Plan for Mira-Bhayandar published.	December	31,1992
7.	Intention to prepare Dev.Plan for Kalyan declared	December	02,1993
8.	Draft Dev. Plan for Bhiwandi-Nizampur published.	August	11,1993
9.	Draft Dev.Plan for VAVINA published	September	09,1995

**1.3** According to the provisions of the Maharashtra Regional and Town Planning (MR&TP) Act 1966, a regional plan may provide for all or any of the following matters;

1. allocation of land for different uses, general distribution and general location of land and the extent to which the land may be used as residential, industrial, agricultural or as forest, or for mineral exploitation;
2. reservation of areas for open spaces, gardens, recreation, zoological gardens, nature reserves, animal sanctuaries, dairies and health resorts;
3. transport and communications such as roads, highways, railways, water-ways, channels and airports, including their development;
4. water supply, drainage, sewerage, sewage disposal and other public utilities, amenities and services including electricity and gas;
5. reservation of sites for new towns, industrial estates and any other large scale development or project which is required to be undertaken for the proper development of the region or new towns;
6. preservation, conservation and development of areas of natural scenery, forest, wild life, natural resources and landscaping;
7. preservation of objects, features, structures or places of historical, natural, architectural or scientific interest and educational value;
8. areas required for military and defense purposes;
9. prevention or erosion, provision for afforestation, or reforestation, improvement and redevelopment of water front-areas, rivers and lakes;
10. proposals for irrigation, water supply and hydroelectric works, flood control and prevention of river pollution;
11. providing for the relocation of population or industry from overpopulated and industrially congested areas and indicating the density of population or the concentration of industry to be allowed in the area.

**1.4** As could be seen from these, the emphasis in Regional Plan formulation is on land use allocation. However land use allocation and related development control mechanism is only one of the policy tools of regional growth management. The other and more important is the public investment in infrastructure and the pricing and fiscal instruments. The MR&TP Act, 1966 does not explicitly provide for these measures. Moreover, sanctioning of Regional Plan does not by itself ensure provision of adequate infrastructure investment. Investment requirements of Regional Plans do not receive any specific consideration of the Five Year Plans. With the result that the only enforceable part of the Regional Plan is the land use zoning outside the municipal limits under Section 18 of the MR&TP Act 1966. This scheme of the MR&TP Act, 1966 can be appreciated as the Regional Planning Board, under the Act, has a limited role of plan preparation. Plan implementation is expected to be done by other agencies. However, for MMR, Mumbai Metropolitan Region Development Authority (MMRDA) has been established as an agency of continued existence for implementation of plan. It is therefore incumbent upon MMRDA to formulate a comprehensive growth management strategy including not only the land use allocation but also the financing, resource mobilisation, fiscal and institutional mechanism as a part of Regional Plan formulation. Section 12 (i) of MMRDA Act specifically empowers MMRDA to review plans and projects, finance development coordinate and supervise execution of projects. However, in this report the implementation mechanism is dealt with in an indicative manner only. Such mechanism will have to be fine tuned as the process of plan implementation continues and evolves.