

**TOWN PLANNING AND VALUATION DEPARTMENT  
MAHARASHTRA STATE, PUNE**

**NOTIFICATION**

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. D.P. Mumbai/MMRDA/Wadala Truck Terminal/Sec. 115/Doc No. 269/TPV-3/2236.—  
Whereas, in exercise of its powers conferred by clause (c) of sub-section (1) of section 40 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as "the said Act") and all other powers enabling it in this behalf, the Government of Maharashtra has appointed the Mumbai Metropolitan Region Development Authority as the Special Planning Authority (hereinafter referred to as "the said SPA") for the area situated in 'F' (North) ward, of Municipal Corporation of Greater Mumbai, for development for Wadala Truck Terminal, ISBT and other complimentary activities, amenities and infrastructure facilities at Wadala (hereinafter referred to as "the said Notified Area") *vide* Urban Development Department Notification No. TPB. 4305/CR-318/05/UD-11, dated 3rd December 2005;

And whereas, certain area of land bearing C.S. No. 6(pt) and 9(pt) of Village Anik, Wadala admeasuring about 65,000 sq.mt. allotted to Mathadi Kamagar Co-op. Housing Society was deleted from the said Notified Area *vide* Government in Urban Development Department, Notification No. TPB. 4308/116/CR-20/08/UD-11, dated 13th February 2008;

And whereas, planning proposals and Development Control Regulations of the said Notified Area excluding C.S. No. 6(pt) and 9(pt) of Village Anik-Wadala has Sanctioned by the Director of Town Planning, Maharashtra State, Pune u/s 115 read with section 40 of Maharashtra Regional and Town Planning Act, 1966 *vide* its Notification dated 16th November 2010 and dated 10th January 2011 respectively;

And whereas, there after area of land bearing C.S. No. 6(pt) and 9(pt) of Village Anik, Wadala admeasuring about 65,000 sq.mt. allotted to Mathadi Kamagar Co-op. Housing Society has been included in the said notified area *vide* Government in Urban Development Department Notification No. TPB. 4308/116/CR-20/08/UD-11, dated 10th August 2011;

And whereas, out of 65,000 sq.mt. area admeasuring about 4000 sq.mt. is already included in sanctioned planning proposals of Wadala Truck Terminals. Hence for remaining area of 61,000 sq.mt. the planning proposals has to be sanctioned;

And whereas, the said SPA after following the procedure as laid down under clause (d) of sub-section (3) of section 40 read with sub-section (2) of section 115 of the said Act, prepared the planning proposals for the said 61,000 sq.mt. Notified Area and published the notice in *Maharashtra Government Gazette*, dated 21-27th June 2012 and in newspapers Daily Indian Express, dated 18th June 2012 and Daily Loksatta, dated 18th June 2012 for calling objections and/or suggestions from the public regarding the published Planning Proposals for the said notified area after completing the legal procedure the said SPA has submitted the Planning Proposals under sub-section (3) of the section 115 of the said Act to the Government for sanction *vide* letter dated 7th September 2012 and Government *vide* letter dated 8th November 2012 forwarded the proposals to the Director of Town Planning, Maharashtra State, Pune to accord the necessary approval;

And whereas, the Government in Urban Development Department *vide* Notification No. TPB. 1802/150/UD-13, dated 21st March 2003 has delegated the powers exercisable by it, under section 115(3) of the said Act, to the the Director of Town Planning, Maharashtra State, Pune.

Now, therefore, in exercise of the powers conferred by sub-section (3) of section 115 of the said Act and all other powers enabling him in that behalf, the Director of Town Planning, Maharashtra State, Pune hereby accords its sanction to the planning proposals of the said land

included in Notified Area of 61,000 sq.mt. [ land bearing C.S. No. 6(pt) and 9(pt) of village Anik, Wadala ] with some modifications as shown in orange colour on plan and subject to following conditions :—

*Conditions :—*

- (1) The Planning Proposals shall immediately come in to effect from the date of approval u/s 115(3) of Maharashtra Regional and Town Planning Act, 1966.
- (2) The sanction accorded only for the Planning Proposals like proposed land use and road pattern.
- (3) The said SPA should obtain No Objection Certificate from Municipal Corporation of Greater Mumbai regarding availability of off-site infrastructure like water supply, sewage, storm water drains, transport facilities at the time of granting Development permissions.
- (4) Area of 25% of total area under proposal must be provided as Physical Recreational Ground (RG)/ open spaces at appropriate places and sizes, as per provisions of the Development Controls Rules for Greater Mumbai, 1991.
- (5) The provisions of MoEF's CRZ Notification dated 19th February 1991 and CRZ Notification dated 6th January 2011 as amended from time to time shall be applicable to the area affected by CRZ. The said SPA should obtain No Objection Certificate from State Level MCZMA or MoEF wherever necessary and conditions mentioned in such consent shall be binding.
- (6) The SPA shall obtain demarcation plan as per planning proposals from the land record department, before undertaking of any Development.
- (7) Development along the nalla (water body) shall be permitted by observing necessary safety distance as per prevailing DCR without disturbing natural water streams/water bodies.
- (8) While sanctioning building plans, the said SPA shall obtain No Objection Certificate from PWD, Mahavitaran (MSEB) etc. wherever necessary.
- (9) No Objection certificate from the appropriate authority of Central Government shall be obtained for the lands under Salt Pan use and lands owned by Salt Commissioner.
- (10) No objection certificate from the Competent Authority shall be obtained for the Mangrove Swamp, Mangrove forest lands and Orders issued by the Hon'ble High Court regarding protection of such lands shall be binding.
- (11) Lands declared as protected forest shall be permitted to be developed only after deletion of these lands from protected forest by the Competent Authority.
- (12) Government in Urban Development Department's Resolution No. TPB. 4303/49/CR-4/03/UD-11, dated 28th July 2004 shall be binding regarding high rise building.
- (13) The permissible FSI in this Planning proposals will be as per the conditions mentioned in Government order No. TPB. 4308/116/CR-20/08/UD-11, dated 15th November 2011.

*Note.*—The Plan showing the planning proposals is available for inspection for general public during office hours in office of The Chief (Transport and Communication Division), Mumbai Metropolitan Region Development Authority, 8th Floor, Bandra-Kurla Complex, Bandra (East), Mumbai 400 051.

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

K. S. AKODE,

Director of Town Planning,  
Maharashtra State, Pune.

Pune,  
dated 25th April 2013.

Annexure - 7<sup>MOK</sup>

**PLANNING PROPOSAL**  
**FOR**  
**NEWLY INCLUDED MATHADI KAMGAR CO-OPERATIVE**  
**HOUSING SOCIETY'S LAND**  
**IN**  
**WADALA NOTIFIED AREA**



Sanctioned as per Govt. Notification No.  
DPMumbai/MMRDA/WadalaTruckTerminal/Sec 115/Doc No. 269/TPV-3/2236  
dated 25/04/2013.

**MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY**

**Bandra Kurla Complex, Bandra (E), Mumbai-51.**

**Tel: 26590001/08 Fax: 91 022 26591264**

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## PLANNING PROPOSAL FOR NEWLY INCLUDED MATHADI KAMGAR CO-OPERATIVE HOUSING SOCIETY'S LAND IN WADALA NOTIFIED AREA

### **1.0 HISTORY OF WADALA TRUCK TERMINAL**

During the period of 1982-1986 Government of Maharashtra (GoM) handed over the land at Salt Pan Division, Wadala to Mumbai Metropolitan Region Development Authority (MMRDA) on lease basis for the development of Truck Terminal. It is situated on the south of Eastern Express Highway (EEH) and to the east of Antop and Raoli Hills. The entire area of the land falls in F-North ward of Municipal Corporation of Greater Mumbai. It was proposed to develop the Truck Terminal in four phases on the land at Wadala. The layout of Phase-I was approved by MCGM in 1987. The development work has been started in phase-I right from 1985-86 onwards.

### **2.0 APPOINTMENT OF MMRDA AS A SPECIAL PLANNING AUTHORITY**

On 3rd December 2005, the Government of Maharashtra, by its Notification No.TPB/4305/CR-318/05/UD-11, dated 03/12/2005 appointed MMRDA as a Special Planning Authority (SPA) under Section (40) of Maharashtra Regional and Town Planning Act, 1966 (MRTP Act, 1966) for the proper development of Truck Terminal, Inter State Bus Terminal and Other Complimentary Activities Amenities and Infrastructure Facilities at Wadala (said Notified Area). It is surrounded by the residential areas of Evarard Nagar, Bhakti Park, etc. Recent development of Multiplex theatre, Engineering College is also an added feature in the surrounding land-use of the area. It is well connected by road and rail network. The Harbour Railway line of Central Railway runs on the western side of the area. The Railway Station namely Wadala, Guru Tej Bahadur Nagar and Sion, Kings Circle are also close to the area. The work of India's first Monorail of 20 km length connecting the city and suburbs through the Wadala Truck Terminal is already started and it is at completion stage. This Notified Area is very well connected to the suburban Railway System of Mumbai Metropolitan Region (MMR).

### 3.0 PLANNING PROPOSAL FOR THE NOTIFIED AREA

Earlier, the land bearing CS No. 6(pt) & 9(pt) (said land) of village Anik-Wadala was the part of the Wadala Notified Area of MMRDA as a Special Planning Authority. Government vide its Notification No.TPB/4308/116/CR-20/08/UD-11, dated 13/02/2008 deleted this said land from the Wadala Notified Area of Mathadi Kamgar Co-operative Housing Society from the Notified Area. MMRDA has carried out the survey and prepared the Draft Planning Proposal for the balance area of 109.24 Ha under Section 115(2) of 40 (3) (d) of the MRTP Act, 1966 and also prepared the Development Control Regulations and submitted to the Government. The Government has sanctioned the Planning Proposal of the said Notified Area vide its Notification No. D.P. Mumbai/MMRDA/Wadala Truck Terminal/Sec.115/TPV-3/6840, dated 16th November, 2010 which is annexed as **Annexure: A** and also sanctioned the Development Control Regulations of the said Notified Area vide its Notification No. D.P. Mumbai/MMRDA/Wadala Truck Terminal/ DCR/ Sec.115/TPV-3/169, dated 10th January, 2011. The Planning Proposal is having 11 blocks with different activities like Inter State Bus Terminal, Commercial, etc to form a Multi Modal Transport Hub which will comprise of transport related activities as the major activity (Truck terminal, Inter State Bus Terminal and Metro/Mono Car Depot) to strengthen the public transportation facility of Mumbai

### 4.0 PLANNING PROPOSAL FOR NEWLY INCLUDED MATHADI KAMGAR CO-OPERATIVE SOCIETY'S LAND IN THE WADALA NOTIFIED AREA

#### 4.1 HISTORY

Government in Revenue and Forest Department's memorandum no.LCS-2696/308/Pra.Kra.6544/J-3, dated 21/01/2006 in which it is mentioned that the land bearing CS No. 6(pt) & 9(pt) of village Anik-Wadala having area 65,000 Sq.m allotted to Mathadi Kamgar Co-Operative Housing Society (said society) to make the provision of Residential Houses of the members of the said society. The said land was the part of said Notified Area. Government in Urban Development Department by its Notification no.TPB/4308/116/CR-20/08/UD-11,

dated 13/02/2008 deleted the said land from the said Notified Area. Now, Government in Urban Development Department by its Notification no.TPB/4308/116/CR-20/08/UD-11, dated 10/08/2011 has included the said land of area 65,000 sq.mt. in the boundaries of Wadala Notified Area. Part of this area i.e. 4000 sq.mt. was included in the planning proposal which is shown as part of proposed 27.41 M wide D.P. Road. Now, the balance area i.e. 61,000 sq.mt. (65000 sq.mt. - 4000 sq.mt.) is remain for the preparation of planning proposal. According to the sanctioned Development Plan of MCGM, the said land falls in Residential Zone and is bounded by 27.41 m wide DP road on three sides and a 13.40 m wide DP road on West side.

#### 4.2 SURVEY

MMRDA has carried out the survey of the newly included Mathadi Kamgar Co- Operative Housing Society's land (61,000 Sqm) under Section 115(2) of 40(3) (d) of the MRTTP Act, 1966 and prepared the Existing Land Use plan. The plan of Existing Land Use is attached at Annexure 'B'. The area statement of Existing Land Use is given in the table below.

Area Statement (Existing Land Use)

Sr No.	Land Use	Area (Sqm)	%
01	Residential	6,808.50	11.16
02	Slum	1,397.30	2.29
03	Water Body	5,687.60	9.32
04	Open Land	47,106.60	77.23
Total		61,000	100

According to the Area Statement for Existing Land Use, it is seen that the major part of the land is Open. However, west side of the land is encroached partially by Slums. Water Body passes through the land on north and east side. It is observed that, 4 buildings are under construction on site. It is also observed that these buildings are constructed for residential purpose. Out of these buildings, one building is constructed up to plinth level and other three buildings are constructed up to G+3, G+4 and G+5 respectively. It is also observed on the North side, Sion-Koliwala road E-W exists as per DP road width. A road around 10.00 M is running N-S adjoins the land on west side.

### 4.3 PLANNING PROPOSAL

The Government has sanctioned the Planning Proposal of the said Notified Area vide its Notification No. D.P. Mumbai / MMRDA / Wadala Truck Terminal/ Sec.115 /TPV-3/6840, dated 16<sup>th</sup> November, 2010. The Government has sanctioned the Development Control Regulations of the said Notified Area vide its Notification No. D. P. Mumbai/MMRDA/Wadala Truck Terminal/DCR/Sec.115 /TPV-3/169, dated 10<sup>th</sup> January, 2011.

The conditions mentioned in the Notification dated 16<sup>th</sup> November, 2010 and 10<sup>th</sup> January, 2011 shall be applicable for the land under reference. The Government has sanctioned the FSI 4.00 (Global) under Regulation 11.1 of Wadala Notified Area's DCR.

The Government in Urban Development Department by its Notification no.TPB/4308/116/CR-20/08/UD-11, dated 10/08/2011 has included the said land of area 65,000 sq.mt. in the boundaries of Wadala Notified Area.

According to the sanctioned Planning Proposal of Wadala Notified Area, the said land is bounded by 27.41 m wide DP road on three sides and a 13.40 m wide DP road on West side as shown in the DP plan of MCGM.

Government in Revenue and Forest Department's Memorandum no.LCS-2696/308/Pra.Kra.6544/J-3, dated 21/01/2006 in which it is mentioned that the land bearing CS No. 6(pt) & 9(pt) of village Anik-Wadala having area 65,000 Sq.m allotted to Mathadi Kamgar Co-Operative Housing Society to make the provision of Residential Houses of the members of the said society. Part of this area i.e. 4000 sq.mt. was included in the planning proposal which is shown as part of proposed 27.41 M wide D.P. Road. Now, the balance area i.e. 61,000 sq.mt. (65000 sq.mt. - 4000 sq.mt) is designated as "Residential" Zone. Accordingly the Planning Proposal is prepared showing the proposed land use which is annexed as **Annexure 'C'**.



Now the total area of Wadala Notified Area by including the said land works out to 115.34 Ha. The area of the proposed land use of Wadala Notified Area is given below:

BLOCK	LANDUSE	Area (Ha)	%
G	Existing Truck Terminal	18.16	15.75
J	Extension to Truck Terminal	6.41	5.56
B	Inter State Bus Terminal	4.50	3.90
C,F,H&K	Commercial (Including 6.76 ha Physical Layout RG)	15.34	13.30
A & E	Multimodal Transport use (Incl. area under N-S 27.41 m Rd)	25.965	22.52
D	School and PG	0.42	0.36
I	Staff Housing (Residential)	0.91	0.78
L	Residential Zone (Newly Included Area)	6.05	5.24
	Salt Pan/Protected Forest	27.81	24.11
	Area Under DP Road	9.775	8.48
	<b>Total</b>	<b>115.34</b>	<b>100</b>

The sanctioned planning proposal for Wadala Notified Area are prepared for 4.00 FSI for which the road network and the services are planned accordingly. Now, the Government by its letter No.TPB-4308/116/CR-20/08/UD-11, dated 15/11/2011 has sanctioned the FSI from 1.33 to 2.50 for the land under reference. To cater the load of this additional FSI, the existing road network and services are sufficient. Therefore, the FSI for the said land is proposed 2.50.

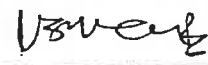
#### 4.4 DEVELOPMENT CONTROL

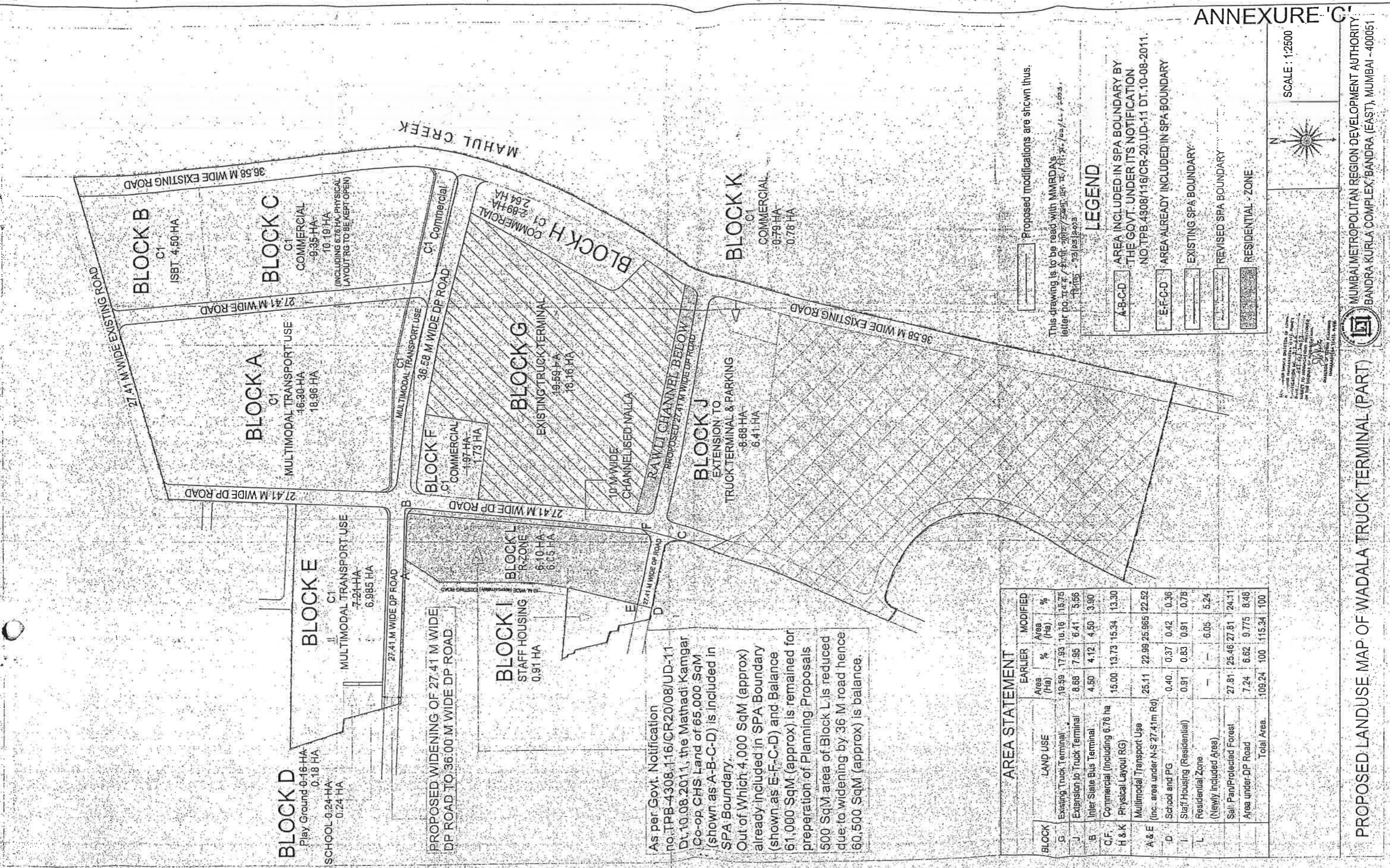
The provision of Development Control Regulations, 2010 for Wadala Notified Area framed by MMRDA and sanctioned by Government and further modifications sanctioned by Government from time to time in exercise of its powers under clause(m) of section (22) and all other applicable sections of MRTP Act, 1966 shall apply to the development of land under reference except the ratio of FSI given in the regulation 11.1 of the sanctioned DCR, 2010. The Government by its order dated 15/11/2011 has sanctioned the FSI from 1.33 to 2.50. Further, the Government has directed that the FSI more than 1.33 shall be granted by MMRDA by charging premium with the approval of Government. According to the policy framed by MMRDA for BKC Notified Area for allotment of additional built up area by charging premium (at rate of 100% and 150% of land

rate of ready reckoner rate for residential and commercial respectively) from its allottee by its resolution no. 1195. It is proposed to grant the FSI above 1.33 to 2.50 by charging premium as per the MMRDA's above said policy. The premium will be charged for the additional FSI granted by Government at the prevailing market rate as decided by MMRDA from time to time which will be made applicable for land under reference. On deposit of 100% premium at one time to MMRDA, the land owner will be allowed to utilize additional FSI/ additional Built-up area on their own land. The allotted additional FSI/ additional Built-up area will be non-transferable.

  
Chief  
Transport & Communications  
Division

  
Addl. Metropolitan  
Commissioner (I)

  
Metropolitan  
Commissioner



As per Govt. Notification no. TPB-4308.116/CR20/08/UD-11 Dt. 10.08.2011, the Mathadi Kamgar Co-op CHS Land of 65,000 SqM (shown as A-B-C-D) is included in SPA Boundary. Out of Which 4,000 SqM (approx) already included in SPA Boundary (shown as E-F-C-D) and Balance 61,000 SqM (approx) is remained for preparation of Planning Proposals 500 SqM area of Block L is reduced due to widening by 36 M road hence 60,500 SqM (approx) is balance.

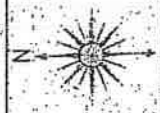
BLOCK	LAND USE	EARLIER		MODIFIED	
		Area (Ha)	%	Area (Ha)	%
G	Existing Truck Terminal	19.59	17.93	18.16	15.75
J	Extension to Truck Terminal	8.68	7.95	6.41	5.66
B	Inter State Bus Terminal	4.50	4.12	4.50	3.90
C,F,H & K	Commercial (Including 6.76 ha Physical Layout RG)	15.00	13.73	15.34	13.30
A & E	Multimodal Transport Use (Inc. area under N-S: 27.41m Rd)	25.11	22.99	25.965	22.52
D	School and PG	0.40	0.37	0.42	0.36
I	Staff Housing (Residential)	0.91	0.83	0.91	0.79
L	Residential Zone (Newly Included Area)	-	-	6.05	5.24
	Salt Pan/Protected Forest	27.81	25.46	27.81	24.11
	Area under DP Road	7.24	6.62	9.775	8.48
	Total Area	109.24	100	115.34	100

Proposed modifications are shown thus.

This drawing is to be read with MMRDA's letter no. TPB-4308.116/CR-20/UD-11 Dt. 10-08-2011.

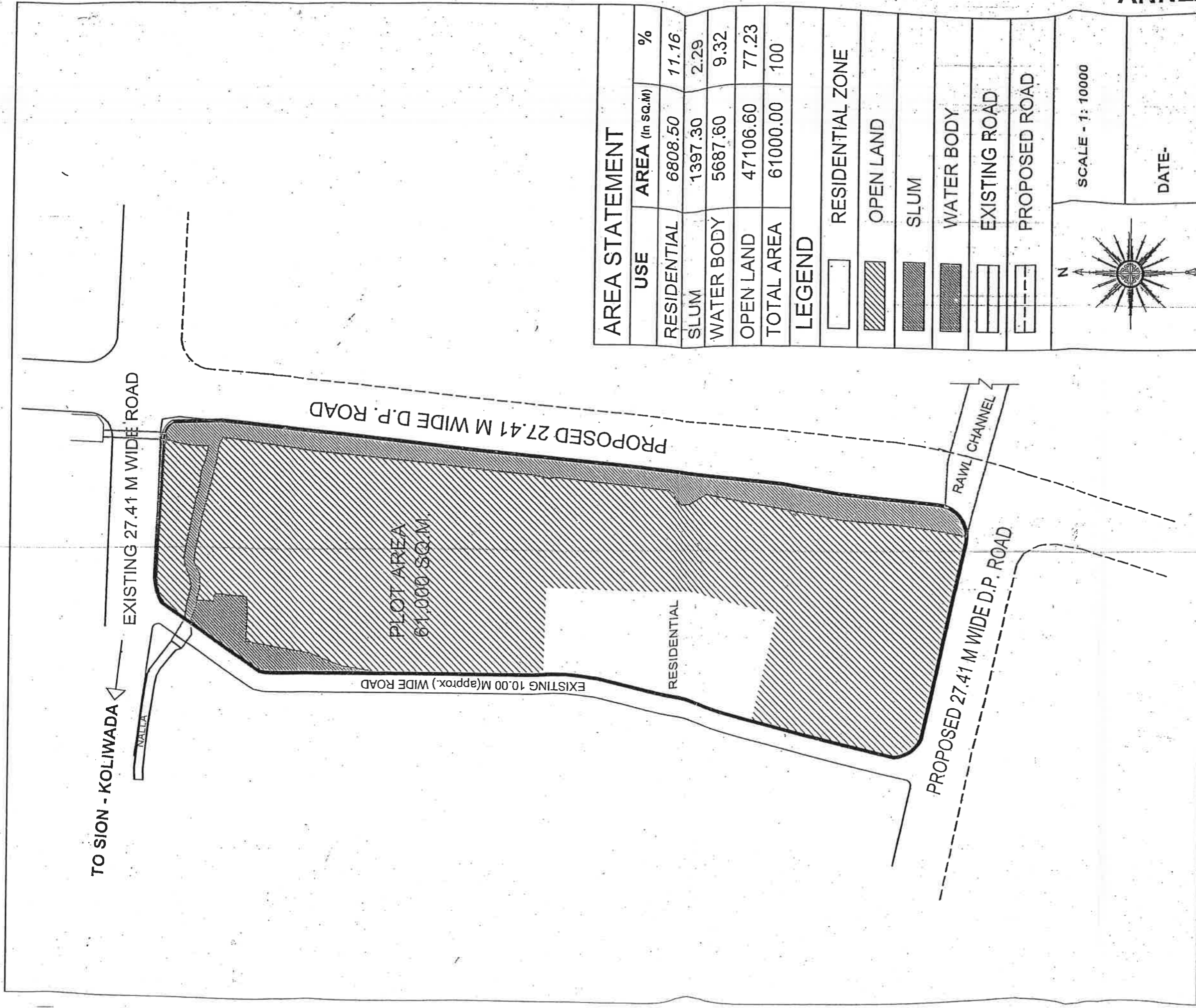
LEGEND

- A-B-C-D AREA INCLUDED IN SPA BOUNDARY BY THE GOVT. UNDER ITS NOTIFICATION NO. TPB-4308/116/CR-20 UD-11 DT. 10-08-2011.
- E-F-C-D AREA ALREADY INCLUDED IN SPA BOUNDARY
- EXISTING SPA BOUNDARY
- REVISED SPA BOUNDARY
- RESIDENTIAL - ZONE



SCALE: 1:2500





AREA STATEMENT		
USE	AREA (in SQ.M)	%
RESIDENTIAL	6808.50	11.16
SLUM	1397.30	2.29
WATER BODY	5687.60	9.32
OPEN LAND	47106.60	77.23
TOTAL AREA	61000.00	100

LEGEND	
	RESIDENTIAL ZONE
	OPEN LAND
	SLUM
	WATER BODY
	EXISTING ROAD
	PROPOSED ROAD

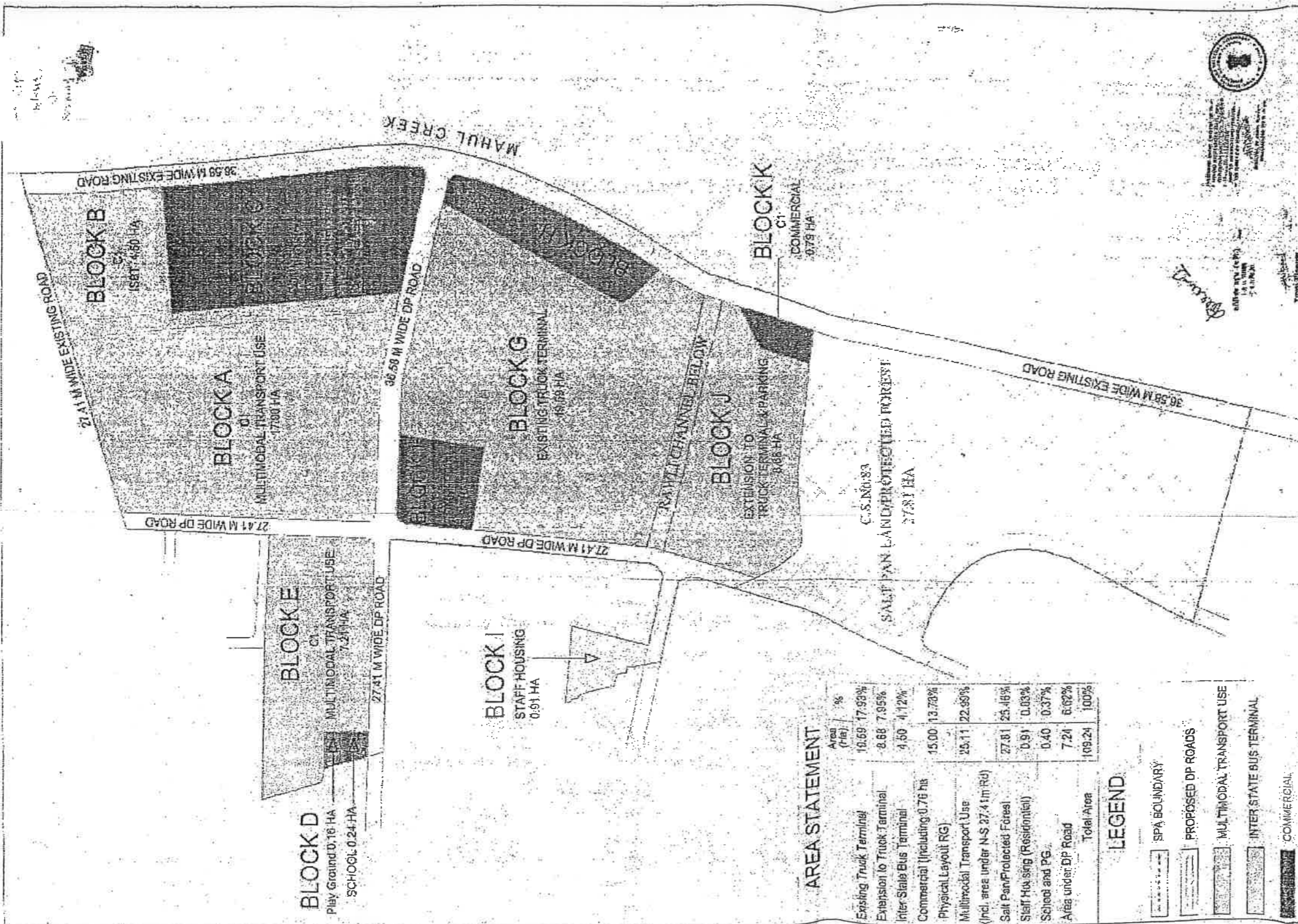
SCALE - 1: 10000

DATE-

**EXISTING LANDUSE MAP OF LAND BEARING C.S.No.8(Pt) {Old No.6(Pt) & 9(Pt)}, WADALA-ANIK OF WADALA NOTIFIED AREA**



**MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY  
BANDRA KURLA COMPLEX, BANDRA (EAST),  
MUMBAI - 400051.**



AREA STATEMENT

	Area (ha)	%
Existing Truck Terminal	16.69	17.95%
Extension to Truck Terminal	8.68	7.95%
Inter State Bus Terminal	4.50	4.12%
Commercial (including 0.76 ha Physical Layout RG)	15.00	13.73%
Multinodal Transport Use (incl. area under N-S 27.41m Rd)	25.11	22.95%
Salt Pan/Protected Forest	27.81	25.46%
Staff Hus seg (Residential)	0.91	0.83%
School and PG	0.40	0.37%
Area under DP Road	7.24	6.62%
Total Area	109.24	100%

LEGEND

- SPA BOUNDARY
- PROPOSED DP ROADS
- MULTIMODAL TRANSPORT USE
- INTER STATE BUS TERMINAL
- COMMERCIAL
- EXISTING TRUCK TERMINUS
- EXTENSION TO EXISTING TRUCK TERMINUS
- SCHOOL
- STAFF HOUSING
- SALT PAN / PROTECTED FOREST
- MODIFICATIONS SUGGESTED BY DTP, MS. PUNE

PROPOSED DRAFT PLANNING PROPOSAL FOR TRUCK TERMINUS & INTER STATE BUS TERMINAL & OTHER COMPLEMENTARY ACTIVITIES AMENITIES & INFRASTRUCTURE FACILITIES AT WADALA, PROPOSED DRAFT PLANNING PROPOSAL

SCALE : 1:2500  
 DWG. NO. :- 1  
 DATE :-

MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY  
 BANDRA KURLA COMPLEX, BANDRA (EAST), MUMBAI - 400051

sd- METROPOLITAN COMMISSIONER, MMRDA  
 sd- CHIEF, TRANSPORT & COMMUNICATIONS DIVISION, MMRDA  
 sd- ADDITIONAL CHIEF, T & C DIVN, MMRDA  
 sd- PLANNER, TRANSPORT & COMMUNICATIONS DIVN, MMRDA

PROPOSED DRAFT PLANNING PROPOSAL