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Ref. No. MCHI/PRES/23-25/203

Date : 1/2/2024

To,

Shri Sunil Rathod,

Chief Engineer [Development Plan] [I/C]

5th Floor, Annexe Bldg., BMC Head Office,

Mahapalika Marg, Fort, Mumbai-400001

Sub: EP-N56 proposed widening of L.B.S. Road in D.P.-2034 of Greater Mumbai.

Dear Sir,

The State Govt. has sanctioned Draft D. P. - 2034 along with DCPR-2034 of Greater Mumbai vide notification u/no. TPB-4317/629/CR-118/2017/DP/UD-11 dtd. 08/05/2018, with modifications shown in Schedule-A appended to the said notification excluding substantial modifications as shown in schedule-B appended to the said notification.

Draft D. P.-2034 was sanctioned by the State Govt. excluding certain portions of substantial modification, one of such modifications being EP-N56 (width of LBS Road is proposed to be widened to 36.60 mtrs for a certain stretch of about 150 mtrs). Widening of LBS Marg was shown as 36.60 mtrs in draft D.P. prepared u/s. 26 of MR & TP Act. by the MCGM/Town Planning officer appointed for this purpose u/s. 24 of MR & TP Act. Also, notice inviting suggestion/objections from general public was published in the official gazette by MCGM/ appointed Town Planning Officer.

The said widening was shown in draft D. P. for certain stretch by oversight, as the entire LBS Marg has been already developed to the fullest width of 30.50 mtrs. Proposed widening of LBS Marg for certain stretch is not going to be useful, given the fact that LBS Road is shown as 30.50 mtrs. wide at Godrej Colony Metro station & south side of the same. Further LBS Road is shown as 30.50 mtrs. wide from Vikhroli station road & on North side of the same. As such LBS Road shall remain as 30.50 mtrs. wide as per sanctioned R.L.

Accordingly, the Planning Committee, after receiving suggestion/objections & giving hearing to the suggestion/objections & following due procedure laid down under Sec. 28 of MR & TP Act, submitted report to MCGM along with its recommendations regarding EP-N56. The committee has clearly recommended that the sanctioned RL of LBS Road is 30.50 mtrs which is **wrongly shown** as 36.60 mtrs on draft D.P. Hence, the same is corrected as 30.50 mtrs.

Accordingly, MCGM submitted draft D.P. 2034 along with the list of modifications / changes to the State Government u/s. 30 of MR & TP Act. 1966 mentioning that "width of LBS Road is **corrected** from 36.60 mtrs. to 30.50 mtrs.

The said modification u/s. 30 was proposed to be sanctioned as per substantial modification published by the Govt. u/s. 31 of MR & TP Act 1966. However, while sanctioning substantial modifications, u/s. 31 of MR & TP Act., the State Govt. reinstated proposal as per Section 26.

Maharashtra Chamber of Housing Industry

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VASAI VIRAR | ALIBAG | KARJAT-KHALAPUR-KHOPOLI | YOUTH NMR

As stated above, showing road width of 36.60 mtrs of L.B.S road was a mistake and as suggested by the Planning Committee, the same was to be corrected to 30.50 mtrs as per sanctioned R.L. Further, MCGM has also proposed the same modification u/s. 30.

Therefore, it is requested to refer this matter to the Govt. of Maharashtra with a request to sanction the modification proposed by MCGM u/s. 30 and correct the width of L.B.S. Road from 36.60 mtrs. to 30.50 mtrs.

Thanking you,

Yours sincerely,
For CREDAI-MCHI



Domnic Romell
President



Dhaval Ajmera
Hon. Secretary

PS: Contact Person Mr. Sanjay Phope - +91 9619345193