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MRTTP Act 1966: framework

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1 Evolution of town planning law in Maharashtra: Bombay TP Acts 1915 and 1954 to the MRTP Act 1966

Town planning law in Maharashtra grew in three steps: the Bombay Town Planning Act 1915 introduced town planning schemes, the 1954 Act made a Development Plan for the whole town compulsory, and the MRTP Act 1966 added regional plans, new towns and land acquisition for plans, replacing the 1954 Act.

Core facts

- **Bombay Town Planning Act, 1915:** the **first town planning law in India**.
 - Provided only for **Town Planning Schemes (TPS)** for parts of a town.
- **Bombay Town Planning Act, 1954** (Bom. XXVII of 1955):
 - Made it **obligatory** for a local authority to prepare a **Development Plan** for its **whole area**.
 - TPSs became the tools to carry out the Development Plan.
- **Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966):**
 - **President's assent: 13 December 1966**; published in the Gazette on 20 December 1966.
 - **Came into force: 11 January 1967**.
 - Extends to the **whole State of Maharashtra** (s.1(2)).
 - **Repealed** the Bombay TP Act 1954 and **ss.219 to 226A** of the Maharashtra Zilla Parishads and Panchayat Samitis Act, 1961 (s.165(1)).
- **New in 1966:** Regions and **Regional Planning Boards, Regional Plans, New Town Development Authorities**, and **compulsory acquisition** of land for plans.
- **Chapter VI-A (development charge):** inserted by Mah. 16 of 1992, in force **10 August 1992**.

Explained

Chronology of key laws

Year	Law	Main contribution
1888	Mumbai (Bombay) Municipal Corporation Act	Municipal government for Bombay city
1898	City of Bombay Improvement Act (Improvement Trust)	Slum clearance and new streets after the 1896 plague
1915	Bombay Town Planning Act	Town Planning Schemes (first in India)
1949	Bombay Provincial Municipal Corporations Act	Corporations for other big cities
1954	Bombay Town Planning Act	Compulsory Development Plan for the whole area
1966	MRTP Act	Regional plans, DPs, TPSs, new towns, acquisition

Order to remember: **1888** → **1915** → **1949** → **1954** → **1966**.

What the 1915 Act did

- A local authority could make a scheme for land in course of development.
- Plots were **pooled and reconstituted** into regular final plots with roads and open spaces.
- An **Arbitrator** decided final plots, valuations and contributions.
- The cost was recovered from owners as a share of the **increment** (rise in land value).
- Weakness: schemes covered only small pieces. There was no plan for the whole town to tie them together.

What the 1954 Act added

- A **Development Plan** for the entire local authority area: land use zoning, roads, and sites reserved for public purposes.
- Town Planning Schemes now had to fit the Development Plan.
- It still had no regional level and no special body for new towns.

Why the MRTTP Act 1966

- Maharashtra was formed on **1 May 1960** from regions that had grown up under different laws (the old Bombay Province, Marathwada from Hyderabad State, and Vidarbha from the Central Provinces and Berar). A single state-wide planning law was needed.
- Urban growth spread beyond municipal limits, so **regional planning** was needed.
- Large new urban centres (such as a twin city for Bombay) needed **New Town Development Authorities**.
- Land for plan reservations had to be acquired in a clear way (Chapter VII).

The Preamble's objects (four main ones)

1. Planning the development and use of land in **Regions**, and constituting **Regional Planning Boards**.
2. Better provision for **Development Plans**, so that **town planning schemes** are made properly and executed effectively.
3. Creating **new towns** through **Development Authorities**.
4. **Compulsory acquisition** of land required for **public purposes** in respect of the plans.

Common traps

✗ "The first Bombay Town Planning Act was 1954." ✓ It was **1915**. The **1954** Act was the second.

✗ "The 1915 Act required a Development Plan for the whole town." ✓ The 1915 Act had **only TPSs**; the **1954** Act made the DP obligatory.

✗ "The MRTTP Act came into force on 1 May 1960." ✓ **11 January 1967**. 1 May 1960 is the formation of Maharashtra.

✗ "Regional Planning Boards existed under the 1954 Act." ✓ They came with the **MRTTP Act 1966**.

✗ "The MRTP Act is Mah. Act XXXVII of 1967." ✓ It is **Mah. Act No. XXXVII of 1966**.

✗ "The development charge chapter was part of the original 1966 Act." ✓ **Chapter VI-A** was inserted in **1992** (in force 10 August 1992).

Quick revision

- 1915: Bombay TP Act, first in India; TPS only.
- 1954: Bombay TP Act; DP compulsory for the whole area.
- 1966: MRTP Act, Mah. XXXVII of 1966.
- Assent 13 Dec 1966; in force 11 Jan 1967.
- Extends to the whole State (s.1(2)).
- s.165: repealed the 1954 Act and ZP Act ss.219–226A.
- New in 1966: regions, Regional Boards, regional plans, new towns, acquisition.
- Chapter VI-A development charge: 10 Aug 1992.
- Chronology: 1888 → 1915 → 1949 → 1954 → 1966.
- UDCPR sanctioned 2 Dec 2020 under ss.37(1AA)(c) and 20(4).