

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. CHE/006120/DP/Gen dtd. 3.6.15 17

Sub : Prescription of R.L. to various roads as per State Government directives that the "Municipal Corporation of Greater Mumbai shall convert all roads of width less than 9.00 mt. to 9.00 mt & above as per site conditions through MR & TP Act or MMC Act provisions".

- Ref : 1) Note dtd.14.02.2017 submitted by Dy.Ch.E.(BP)WS-II
P&R to Ch.E.(DP) / Hon.M.C. pg.N/1 to N/4.
2) Hon. M.C. endt. u/no MCP/7589 dtd.23.02.2017.Pg. N/4
3) Note dtd.29.04.2017 submitted by Dy.Ch.E.(BP)WS-II
P&R to Ch.E.(DP) / Hon.M.C. vide pg.N/7 to N/9.
4) Meeting held in the chamber of Hon.M.C. on 19.05.2017.
5) Report dtd. 24.05.17 w.r.to meeting at pg.N/11to N/15.
6) Hon. M.C. endt. u/no MCP/9040 dtd.29.05.17 at pg. N/15.

Reference is please requested to the meeting held in the chamber of Hon.M.C. on 19.05.2017 when D.M.C.(M.C.O.), Ch.E.(DP), Ch.E.(Rds.&Tr.), Dy.Ch.E.(Tr.), Dy.Ch.E.(DP)-I, E.E.(M.C.O.)& E.E.(DP)P&R were present. Accordingly, report was submitted to Hon. M.C. vide pg N/11to N/15.

In view of the meeting held on 19.05.2017 and endt. of Hon. M.C. following line of action is proposed in view of modification u/no.TPS-1813/3067/CR-122/MCORP/12/UD-13 dtd.16.11.2016, clause 5.4.1(i) of Schedule to the said notification, as regards "Municipal Corporation of Greater Mumbai shall convert all roads of width less than 9.00 mt to 9.0 mt and above as per site conditions through MR & TP Act or MMC Act provisions".

I) Fixing the R.L's to Municipal / Public Roads having open set back / Built up set back, under section 297 of MMC Act.

- a) Total Station Survey shall be carried out to identify the open set back/ Built up set back areas from junction to junction, where it is proposed to prescribe R.L. and where buildings are likely to come up for redevelopment .

b) Phase I- Priority shall be given for prescribing R.L.s to open set back areas up to the junction of Municipal / Public Road having existing road width less than 9.00 mt in such a way that at least Zero open space will be maintained from proposed RL of Authorized/ tolerated buildings.

c) Phase II- R.L shall be prescribed, in consultation with A.C. ward where buildings are likely come up for redevelopment, i.e. In the areas where existing buildings are more than 30 year age. R.L shall be prescribed in such a way that minimum built up set back area gets affected from proposed RL of Authorized/ tolerated buildings and plot can be redeveloped with existing authorized Built up area as per prevailing regulations. However exceptions, such as ground floor structure may not be considered, which can be redeveloped as per DCR regulation or as per bottleneck policy.

II) Fixing R.L. to roads which are not Municipal/ Public

a) Regular procedure as per the circular issued u/no. CHE/1402/Rds & Tr./MC dtd.22.09.2015, "Policy to be followed for construction of improving private roads / passages under section 63(k) of MMC Act 1888, amended up to date and as per the provision of section 306 of MMC Act shall be followed to declare such street as Public Road.

b) For prescribing R.L. under section 297 of MMC Act to such road, procedure elaborated in (I) above shall be followed.

c) On receipt of proposal from Dy.Ch. E (BP) Dept for fixing new public streets which are not municipal/ Public, Procedure as per provisions of section 291 read with 294 of MMC Act to declare such street as Public Road shall be followed as per prevailing norms by traffic and coordination department.

III) Implementation

a) R.L. up to 9.00 mt. width shall be dealt by Zonal Building Proposal Deptt. as per the prevailing practice.

b) After the R.L. is sanctioned, possession of such set back roads shall be taken after following the Due Process of Law (DPL) as per MMC Act, by initiating action under section 296,298,299,305,306, 314 of MMC Act (as applicable) and as per Bottleneck policy wherever applicable., by the respective Asst. Commissioner of the Ward/ zonal DMC.

c) Compensation in terms of FSI / TDR shall be dealt by the office of the Ch.E.(DP).

d) Monetary compensation shall be dealt by respective Asst. Commissioner / Zonal (DMC) as specified in the bottle neck policy, issued u/no.DMC/RE/HR/P/2494 DT 18.03.2017(CHE/DP/19922/ES dtd.20.03.2017).

In view of above Ch.E.(DP) / Hon.M.C.'s approval is requested to the Sr.No. I, II & III above.

On receipt of approval, same will be circulated to all the concerned. Submitted please.

(M.G. Mulay)
E.E.(DP)P&R

(Virek More)
Dy.Ch.E.(DP)-I

(Vinod Chithore)
Ch.E.(DP)

(Ajoy Mehta)
Hon.M.C.
Sir

Submitted please.

(03/06/17)
ChDP

*As per...
15/6/17*

Municipal Commissioner

GWFs(DP)

बृहन्मुंबई महानगरपालिका
आयुक्तांचे कार्यालय

- 3 JUN 2017

समय ११, १२, १३, १४
१५, १६, १७, १८

क्रमांक *MCP 9203*

बृहन्मुंबई महानगर पालिका
प्रमुख अभियंता (विकास नियोजन)
यांचे कार्यालय

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कार्यकारी अभियंता (विकास नियोजन) पॉ १५५८
आवश्यक त्या कार्यवाही करीता

16/6
प्रमुख अभियंता
(विकास नियोजन)

Asst. DP - I

To circulate immediately to
all DP/DP Dept.

(M.G. Mulay)
E.E.(DP) P&R

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