

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. Dy.Ch.Eng./387/Roads/Planning dt.05.06.2013.

CHE/DP/09
2013-14

CIRCULAR

Sub : The recovery of pro-rata charges towards the construction of all D.P.Roads passing through private holding / layouts including adding of set back to the existing roads in Greater Mumbai.

- Ref : 1) The policy guidelines issued by Ch.Eng.(D.P.) Department under No. Ch.Eng./337/DPBPWS dt. 22.06.2011.
2) This office earlier pro-rata charges Circular under No. Dy.Ch.Eng./9153/Rds/ES dated 21.12.2009.
3) AMC(ES)'s approval u/No.AMC/ES/3227/II Dtd.04.06.2013.

Based on the sanction granted by the State Government in U.D. Department for the modified Regulation 33(1) of D.C.R. 1991 on 17.06.2010, the policy guidelines are issued by Ch.Eng.(D.P.) Department under No. Ch.Eng./337/DPBPWS dt. 22.06.2011 for grant of F.S.I. benefit in lieu of surrender of land affected by proposed D.P. Roads/ New Roads as well as land affected by road set backs handed over to M.C.G.M. free of cost and free from all encumbrances. Accordingly, the earlier circular of this office for recovery of pro-rata charges under No. Dy.Ch.Eng./9153/Rds/ES dtd. 21.12.2009 needs to be modified.

1. If owner (including lessee)/developer surrenders the set back / D.P. Road area for road widening or new road construction without claiming any compensation in lieu thereof and hands over the same to the Corporation free of encumbrances and after the owner or lessee has leveled the land to the surrounding ground level and after he has constructed a 1.5 mtr. high compound wall leaving the set back area (or at a height stipulated by the Commissioner) with a gate at the cost of the owner, and to the satisfaction of the Commissioner, D.P Department will handover said land to respective ward. The Ward Office shall protect the land till the road is constructed by M.C.G.M. In such cases no pro-rata charges will be insisted.
2. Where the width of D. P. Roads / R.L. is 18.30 mtrs and above, Concrete Road needs to be constructed. The Cement Concrete Road should not be constructed in piecemeal manner, and hence the same will be undertaken by M.C.G.M. in one stretch as and when required. In such cases, the owner / developer has to construct the road in asphalt and agree to pay difference in cost of construction in asphalt and concrete as per the Roads Department schedule of rates and also agree to comply with the conditions laid down herein while issuing Road remarks, then, in such cases, he would be eligible to avail 25% additional FSI/TDR in lieu of constructed amenity.

The Prorata Cost for D.P. Roads / R.L. in asphalt (DBM/BC/Paver blocks) is chargeable at the rate of Rs.3855/- per Sq.mtr. and the pro-rata cost of D.P. Roads in cement concrete having width 18.30 mtrs and above is chargeable at Rs.5935/- per Sq.m. as per prevailing FMR-2009 schedule. The said pro-rata cost is inclusive of P & L 60 mm thick lacquer type paver blocks on storm water drain portion. The above pro-rata cost is exclusive of cost towards exhaustive cutting, filling, construction of retaining wall and culvert works etc.

As such, the difference of pro-rata charges of C.C. pavement and asphalt pavement for the set back portion etc. shall be recovered @ **Rs.2080/- per Sq.mtr.** for the improvement of the said Roads in C.C. Pavements in future. After revision of FMR shedule, the pro-rata charges may vary. However, the set backs within the D.P. Roads / R.L. of width 18.30 mtrs and above shall be got constructed with asphalt pavement duly designed by the Road Consultants.

3. In cases, if the width of setback of D.P.Road/R.L. is less than 18.30mtr. and the owner/Developer is desired to construct the said set-back of D.P.Road/R.L., then the road remarks shall be obtained from the concerned Ex. E.(Planning) as per prevailing policy in force for the construction of same and no pro-rata charges to be recovered from the owner/Developer.

4. The road remarks for construction of ~~access road/internal~~ road/layout road shall be obtained from the concerned Ex. E.(Planning) as per prevailing policy in force for the construction of same.

As such, the owner / developer / Architect will have to get road remarks / specifications of Roads Department in respect of formation level and construction of road for Sr. No.2, 3, & 4 above before taking up construction of any building in the lay out as well as construction of Layout / Internal Roads and D.P. Roads passing through their holding.

5. Considering the recommendations of STAC and upgradation of various specifications in accordance with MoRTH , the Roads Department of M.C.G.M. has now revised the specification and taken up roads by designing the crust of road, carrying out various tests like Benkelman Beam Test, Sub Soil Study (C.B.R.), & Traffic Count etc. through consultants in order to have longer life for a newly constructed or repaired roads.

The road/Internal Road to be constructed by the owner/Developer shall be got designed through the Road Consultants and the same shall be submitted to the concerned E.E.(Roads) Planning. After obtaining the clearance from Roads Department, the road/Internal Road construction work shall be taken up. The construction of road shall be completed up to sub base level in WBM /WMM and the part completion certificate shall be obtained from the concerned E.E.(Roads) Planning. Only thereafter, the laying of wearing courses such as DBM /BC or laying of paver blocks, as the case may be, shall be completed and the completion certificate shall be obtained from the concerned E.E.(Roads) Planning. The camber / gradient shall be adequate to drain off the rain water expeditiously in to the road side storm water drains.

The following schedule shall hereafter be strictly followed by the concerned Architect / developers.

Sr. No.	Steps to be taken	When to be insist
1	To obtain remarks / specifications regarding formation level and construction of road from Planning Section of Concerned zone of Road Department.	Before applying for commencement certificate up to plinth for the first building in the plot / layout.
2	a)To submit design of road crust obtained from Road Consultants to Planning Section of Concerned zone of Road Department and construction of roads up to sub-base level as per design. b)To obtain necessary intermediate completion certificate from E.E. (Roads) of concerned zone.	Before asking for C.C. beyond plinth.
3	a)Construction of road including storm water drain and footpath, providing central dividers, lane marking and providing street furniture and obtain completion certificate from the E.E. (Roads) Planning of concerned zone. b)To make payments towards the difference in pro-rate cost of C.C. road and asphalt road for road width of 18.3 mtrs. and above.	Before applying for occupation certificate.

The above pro-rata cost shall be paid in the office of the respective Dy.Ch.Eng.(Roads) / Dy.Ch.Eng.(Roads) Planning / Respective Ward Offices.

The E.E.(B.P.) should incorporate the above schedule in the I.O.D. to be issued to the developers / owners and also the condition of payment of difference of pro-rata cost of C.C. pavement and asphalt pavement to the MCGM as stated above.

This shall be enforced scrupulously by the staff of the Building Proposal Department and Roads Department while dealing in such cases.

This circular will be effective from the date of issue of this circular. Also, this supersedes the earlier circular issued under No. Dy.Ch.Eng./9153/Rds/E.S. dated 21.12.2009.

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Sd/-31.01.2013
Dy.Ch.E.(Rds)Planning

Sd/- 31.01.2013
Ch.Eng.(Rds,Tr. & Br.)

Sd/- 06.02.2013
Ch. Eng. (D.P.)

Sd/-09.04.2013
Director (E.S.& P.)

Seen
Sd/- 04.06.2013
A.M.C.(E.S.)

No. Dy.Ch.Eng./387/Roads/Planning dt.05.06.2013.

Copy to-

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A.C.'F/N' Ward	A.C.'G/S' Ward	A.C.'G/N' Ward	A.C.'H/E' Ward
A.C.'H/W' Ward	A.C.'K/E' Ward	A.C.'K/W' Ward	A.C.'L' Ward
A.C.'M/E' Ward	A.C.'M/W' Ward	A.C.'N' Ward	A.C.'S' Ward
A.C.'T' Ward	A.C.'P/S' Ward	A.C.'P/N' Ward	A.C.'R/S' Ward
A.C.'R/N' Ward	A.C.'R/C' Ward	A.C.Nair Hospital	A.C.KEM Hospital
A.C.LTMG Hospital	P.S. to Hon'ble M.C.	P.S. to Hon'ble A.M.C. (E.S.)	P.S. to Hon'ble A.M.C. (W.S.)
P.S. to Hon'ble A.M.C. (City)	P.S. to Hon'ble A.M.C. (P)		

[Signature]
05.06.2013.
Dy.Ch.E.(Roads)Planning i/c

बहुमंजूर प्रस्ताविका			
प्रमुख अभियंता (विकास नियोजन)			
यचि कार्यालय			
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५	६	७	८
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म. अभि.	वि. अभि.	क. अभि.	आस्था
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24/6/13
ADMINISTRATIVE OFFICER
(DEVELOPMENT PLAN)

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