

MUNICIPAL CORPORATION OF GREATER MUMBAI

Office of Ch.E.(D.P.), 5thFloor, MCGM Head Office, Mahapalika Marg, Mumbai-400001

Circular

CHE/DP/73/Gen
2019-20

Subject : Comprehensive Policy guidelines for prescribing R.L. to roads within the MCGM limits for all the Roads including Dead end roads shown in the sanctioned Town Planning Scheme / MHADA Layout / Private Layout; Improvement Scheme, etc.

Circulars : i) CHE/1136 /Roads dtd. 04-05-2012
ii) CHE/006120/DP/Gen. dtd. 03-06-2017
iii) DyCHE/4091/Traffic dtd. 29-08-2018
CHE/DP/15541/Gen. dtd. 07-09-2018.

The roads including dead end roads as mentioned in the subject above of width less than 9.00 mtr. leading / providing access to single / multiple plots may be widened to the width of 9.00 mtr. and above. Further, as per directives of State Government issued under No. TPS /1813/ 3067/Case No. 122/MCORP/UD-12, dated 16.11.2016 in DCR 1991 and as per relevant provisions of DCPR – 2034, it is proposed to widen all roads of width less than 9.00 mtr. to 9.00 mtr. and above as per site condition, as per provisions of MR&TP Act or MMC Act. The guidelines for prescribing R.L. to such roads are listed below –

- 1) 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 upto 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. of ward where buildings are likely to 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.
- 2) a) As regards Private roads / Passages improved under Section 63K of MMC Act, regular procedure as per the circular issued under No.CHE/1402/Rds & Tr./MC dtd. 22-09-2015 shall be followed.