

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. Dy.Ch.Eng./785/Rds /Plg dated 20.07.2018

CIRCULAR

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

Ref : i) This office earlier pro-rata charges Circular under No. Dy.Ch.Eng./1701/Rds/Plg dated 03.12.2013.
ii) The revised Unified Schedule of Rates (USOR) as sanctioned by Dir/ES&P/957/II Dtd. 06/06/2018

In accordance with the sanction accorded by Director (ES&P) u.no. Dir/ES&P/957/II Dtd. 06/06/2018, the unified schedule of rates (USOR) for road works has been revised and the revised USOR-2018 for road works will be applicable from 20.06.2018. Accordingly, the earlier circular of this office for recovery of pro-rata charges under No. Dy.Ch.Eng./1701/Rds/Plg dated 03.12.2013 needs to be modified suitably.

1. No prorata charges will be insisted in cases, if owner (including lessee)/ developer hands over the set back / D.P. Road area for road widening or new road construction to the Corporation free of cost and free of encumbrances by levelling the land to the surrounding ground level and after constructing a 1.5 m high compound wall leaving the set back area as directed by the Commissioner.

The above clause is applicable only for proposals approved by MCGM after 17/06/2010. In the proposals approved by MCGM prior to 17/06/2010 and the proposals approved by SRA,

MMRDA, MHADA etc, the conditions laid down in the respective approvals shall be applicable.

2. Considering the recommendations of STAC and up gradation of various specifications in accordance with MoRTH, the Roads Department of M.C.G.M. has revised the specifications and taken up road works by designing the crust of road, after carrying out requisite tests like Benkelman Beam Test, Sub Soil Study (C.B.R.), & Traffic Count etc. through Road Design Consultants, in order to have longer life for a newly constructed or repaired roads. For construction of DP Roads (including internal roads) the Owner/ Developer/ Architect shall obtain the road design from road design consultants and the road work shall be carried in accordance with the said design.
3. Where the Owner/ Developer is liable for construction of DP Roads/ Road setback in accordance with the conditions of the building approval, following guidelines are applicable.
 - i) Where the width of D. P. Roads / R.L. is 18.30 mts 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 while issuing Road remarks.

The Prorata cost for D.P. Roads / R.L. in asphalt (DBM/BC/Paver blocks) is chargeable at the rate of **Rs.5,110/-** per Sq.m. (Rupees Five Thousands One Hundred

and Ten Only) and the pro-rata cost of D.P. Roads in cement concrete having width 18.30 m and above is chargeable at **Rs.8,160/-** per Sq.m. (Rupees Eight Thousands One Hundred and Sixty Only), as per unified schedule of rates (USOR-2018) for road works, recently sanctioned. The said pro-rata cost is inclusive of Providing & Laying 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, culvert works, SWD, HE and SP etc. Therefore, the difference between the pro-rata charges of C.C. pavement and asphalt pavement shall be recovered @ **Rs.3,050/-** per Sq.m.

ii) In cases, where the setback is on D.P Road/ R.L. of road having road width less than 18.30 m, the road shall be constructed in Asphaltic pavement as per the prevailing policy and no pro-rata charges shall be recovered from the Owner/Developer.

iii) The Owner/ Developer/ Architect shall obtain road remarks/ specifications in respect of formation level and the construction of road for Sr. No. i) & ii) above, before taking up construction of Setback of Roads/ Internal Roads and D.P. Roads passing through their holding.

In case of proposals approved by MCGM, for obtaining, remarks/ part completion certificate/ full completion certificate, the Owner/ Developer/ Architect shall follow the provisions in Ease of Doing Business Manual issued under the signature of Hon'ble Municipal Commissioner u/no. CHE/ DP/ 49/ Gen/ 2015-16 Dtd. 29/ 12/ 2015.

In case of proposals approved by any other planning authority, the conditions laid down in their respective approvals will be applicable and the same shall be strictly complied with.

The necessary pro-rata cost shall be paid in CFC centres of ward offices.

The revised prorata charges as afore-stated will be effective from the date of implementation of USOR-2018 for road works i.e. 20/06/2018. This circular supersedes the earlier circular issued under No. Dy.Ch.Eng./1701/Rds/Plg dated 03.12.2013.

Sd/-

Dy.Ch.Eng.(Rds)Plg

Sd/-

Ch.Eng.(Rds. & Tr.)

Sd/-

Director (E.S. & P.)

No. Dy.Ch.Eng./785/Roads/Planning dt. 20.07.2018

Copy to-

Dir.(E.S. & P)	DMC(V)	DMC(E)	DMC(SE)
DMC(Zone-I)	DMC(Zone-II)	DMC(Zone-III)	DMC(Zone-IV)
DMC(Zone-V)	DMC(Zone-VI)	DMC(Zone-VII)	CE
HE	Ch.E.(Vigilance)	Ch.E.(Rds. & Tr.)	Ch.E.(Bridges)
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Dy.Ch.E.(Roads)E.S.	Dy.Ch.E.(Roads)W.S.	Dy.Ch.E.(B.P.)City	Dy.Ch.E.(B.P.)E.S.
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Dy.Ch.E.(S.P.)P & D	Dy.Ch.E.(T & C)	E.E.(Monitoring & Registration)	C.A.(Finance)
C.A.(Treasury)	C.A.(WSSD)	A.C.'A' Ward	A.C.'B' Ward
A.C.'C' Ward	A.C.'D' Ward	A.C.'E' Ward	A.C.'F/S' Ward
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)		