

MUNICIPAL CORPORATION OF GREATER MUMBAI

CIRCULAR

No. Ch.E./DP/19922/ES DT.20.03.2017

Sub: Policy Guidelines for removal of Bottlenecks/ missing links of DP roads TP roads and RL.

- Ref:** a) CHE/1315/ACQ/C of 11.02.1999
b) CHE/946/ACQ/C of 11.1.2000
c) AMC/ES/D/168 (CHE/1876/DPC/GEN) OF 25.02.2004
d) AMC/ES/9141/II OF 14.10.2011
e) CHE/2322/DP/GEN OF 17.03.2011
f) CHE/5359/RDS.TR OF 12.11.2013

1) PREAMBLE:

The term Bottleneck, in relation to traffic, can be defined as a localized disruption of vehicular traffic on a street, road or highway due to specific physical condition which inter alia, includes constriction, narrowing, obstruction, congestion, partial /total block, jam, held-up, Missing links of DP roads/ TP Roads / RL, widening of DP roads /TP Roads/ RL, Acquisition of DP/ RL Roads, Urgent MCGM Road public project/ Vital urban transportation project, etc.

To overcome this problem, a policy circular on above subject matter was issued under No.AMC/ES/D/168 (CHE/1876/DPC/GEN) OF 25.02.2004 , for removal and rehabilitation of tenants/ residents / structures / plots affected by open /built up set back causing partial /total bottleneck, jam, held-up, Missing links, new missing links etc. on road network. These Bottlenecks needs to be cleared on priority in the city/suburbs which are integral part of the road.

Acquisition under MRTP Act read with Land Acquisition Act is a long drawn process depends on other organization such as Collector/SDO/ Dy. Collector-Acquisition and many times become time consuming due to court cases.

It is therefore felt necessary to modify the Circular based on ground realities. This comprehensive policy circular has been formulated adopting pragmatic approach which will facilitate to remove the bottlenecks with greater momentum and in systematic manner in years to come by way of incorporating the Methodology, procedure aspect, complaint redressal etc.

2) DEDICATED CELL UNDER RESPECTIVE DMCs. (circular issued u/no. Ch E/5359/Rds. Tr. Dt. 12.11.2013):

Vide approval u/no.MGC/F/1305 dated 03.09.2013, Hon'ble M.C. has accorded sanction for appointment of additional staff in the cadre of Asstt. Engineer & Sub Engineer for the Zonal Bottleneck Removal Cell under respective Zonal D.M.C.'s. The functioning of this cell shall be carried out in such manner that the circulars issued in connection with removal of bottlenecks are effectively implemented in furtherance of goal of MCGM to widen the corridors, major and arterial roads, link roads to full prescribed width/ DP road width.

3) FIXING THE PRIORITY OF BOTTLENECK REMOVAL:
Comprehensive Mobility Plan (CMP):

- i) Final Comprehensive Mobility Plan is already prepared by Chief Engineer (Roads

& Traffic) through appointed M/S lee consultant and same is accepted by MCGM. After considering all above aspects they have recommended year wise priority for missing links, Bottlenecks and roads to be taken up for Development.

ii) Similarly MCGM may take Urgent MCGM Road public project/ vital urban transportation project as decided on priority.

4) TOTAL STATION SURVEY & DEMARCATION OF THE ROAD:

a. The agency for carrying out the Total Station survey will be appointed by inviting un-star tender/e-quotation after taking approval of the competent Authority by A.C. of ward.

b. The demarcation of the road shall be obtained from concerned department ie. AE (Survey) of Building Proposal dept/ EE (T&C), as the case may be.

In exceptional cases, where well defined landmarks, reference points are not available on site for Road demarcation, then in such cases, joint measurements through City Survey office for establishing CTS points on site shall be carried out by ward office, to facilitate further Road Demarcation.

c. The ownership of the land shall be confirmed by obtaining recent property cards from requisite official website / City Survey office.

d. Ch.E.(Rds & Tr) shall create separate Budget Head and adequate provision shall be made every year to incur the expenditures towards Total Station Survey /Demarcations/ obtaining P R Cards etc. deposits towards planning authority, and deposits towards service provider for availing PAPs and provide the same to respective A.C. ward as per demand.

5) COLLECTION OF DATA:

i) Location Plan to the scale 1:4000 in case of suburbs area and 1:2500 in case of city area, shall include the details such as ward, bottleneck number, road number or road name.

ii) The plan of Bottleneck to the scale of 1:500 showing the details of structures with dimensions, existing road width and sanctioned road line.

iii) The plan shall indicate the trees, BEST/BSES Boxes, Street Poles, Fire Hydrants, Bus stops, Telephone Cabins, Electric Cabins etc.

iv) The inventory of affected structures shall be carried out which shall cover ownership of the structure, occupants of the structure with user, carpet area in the possession of occupant, size, height, mode of construction, area affected by road widening ,ownership of land below structure, acquisition details with present status viz. Notification, award, and litigation details, if any.

v) Colouring notations shall be used for bottleneck plan viz.

Existing street	Green
Final RL/DP road	Green dotted
Work proposed to be demolished	Yellow hatched
Proposed work	Red
Plot lines	Black thick

6) PRESCRIBING ROAD LINE / REGULAR LINE (RL) TO PROPOSED DP ROADS/ NEW ROADS AND NEW MISSING LINKS/ ROADS UNDER CMP- COMPREHENSIVE MOBILITY PLAN Etc:

Proposals shall be submitted to Chief Engineer (Rds. & Tr.) for prescribing RLs to the proposed DP Roads/ Roads under CMP etc. for speedy and easier process as provided under MMC Act.

If the alignment of existing road, if any, differs from existing site condition, then RL shall be prescribed as per existing site conditions.

If there is no link proposed in DP or new road/ link is required to be established, such

proposal shall be scrutinize by Ch.E. (Rds.&Tr.) and decide for obtaining sanction of competent authority as per provisions of MMC Act and policy in force.

7) FINALIZATION OF ELIGIBILITY:

ELIGIBILITY CRITERIA:

i) Category -A: Authorized structures, Tolerated structures, residential existing prior to 17.04.1964 and commercial existing prior to 1.4.1962.

ii) Category -B: Structures protected under State Govt. Policy existing prior to 1.1. 2000. (As per GOVT. gazette issued u/no. SRS-1001/C NO.125/14/SRA-1 DT 16.05.2015). Or the dates as per the Notification/Gazette issued by GOM from time to time under the Maharashtra slum Areas (Improvement, Clearance and Rehabilitation) Act 1971as amended up to date.

iii) Documents to be considered for eligibility

Sr.No.	Category	Documents to be considered for eligibility
1	A	Old City Survey Plan, First date of assessment;, Licenses issued by License Deptt. And Health Deptt. Etc. On or before datum line i.e. 17.4.1964 for residential user and 1.4.1962 for commercial user and other relevant and authentic documents thereof.
	B	Photo passes issued by the competent authorities. Censuses verification letter issued by the competent authorities. Ration Card /Electricity bill/Electoral roll/first date of assessment etc. And other relevant and authentic documents for residential structures existing prior to 1.1.2000. License issued by Shops & Estt. Electricity Bills, license from Health Deptt. And License Deptt; date of assessment etc. And other relevant and authentic documents for commercial structures existing prior to 1.1.2000 as applicable as per Govt. gazette issued u/no. SRS-1001/C NO.125/14/SRA-1 DT 16.05.2015 Or any other documents prescribed as per notification/Gazette/ Circulars issued by the GOM from time to time under the Maharashtra slum Areas (Improvement , Clearance and Rehabilitation) Act 1971as amended up to date.

The documents for deciding eligibility for structures under category A & B shall be scrutinized by the Ward staff.

8) ISSUE OF NOTICES / ALLOTMENT OF PAP TENEMENTS:

a. Notices under section 296,298,299,314 and 488 of MMC Act as may be applicable, shall be issued by the concerned Authority of Ward Office.

b. Documents submitted by the affected structure holders shall be scrutinized by concerned ward staff as per prevailing policy and appropriate orders shall be passed / communicated to the party.

c. The unauthorized / non eligible structures shall be demolished forthwith by following Due Process of Law (DPL).

d. The proposal for Alternate Accommodation/ compensation shall be put up as per the prevailing policy by A.C. (ward) to the competent Authority for approval.

e. After allotment of alternate accommodation/ compensation, affected structures shall be demolished forthwith.

9) APPELLATE AUTHORITY (AS PER CIRCULAR ISSUED U/NO. CHE/2322/ DP/GEN DT. 17.03.2011):

In view of the recommendations of the legal department of MCGM, A.M.C.(W.S.)/M.C. have accorded sanction under No.MGC/F/3661 dt. 21.11.2010 to create an Appellate Authority at zonal DMC level. As per the procedure person / occupant of the structure falling under the bottleneck, if dissatisfied with the decision of the Asst. Commissioner with respect to the eligibility/non-eligibility of the person/occupant of the structure for rehabilitation as a PAP, as also any person having suggestion/objection with respect to draft PAP list, shall be at liberty to file an appeal before zonal DMC within 15 days. The zonal DMC shall decide the appeal filed before him within 07 days from the date of receipt of the objection and submit the proposal/scheme to AMC with recommendation for sanction. The methodology to be followed is elaborated in Table 3.

10) CASE BY CASE BASIS-REMOVAL OF BOTTLENECK:

i) Allowing horizontal expansion beyond R.L. in categories A & B.

Whenever, horizontal expansion is feasible the eligible structures affected by road widening, the affected portion may be allowed to be shifted and the construction of horizontal extension will be of 230 mm(9") thick brick masonry walls having A.C.Sheet /G.I.Sheet/roofing rested on angles, pipes may be permitted subject to the condition that total carpet area including area of horizontal extension shall not exceed the original protected area of the structure. The maximum average height of 3 mtrs. (10'-0") may be permitted (excluding plinth) to ensure proper light and ventilation. It shall be clearly mentioned in the permission that the user and status of the structure shall remain as it was before and permission granted for repairs and for horizontal extensions shall not confer any additional rights to the tenants/ occupants in the format approved by the Law Officer. An undertaking shall also be obtained from such tenants/occupants stating that they shall not claim any alternate accommodation/ compensation/damages.

The ward Executive Engineer shall scrutinize the proposal and submit the same through AC-Ward for obtaining the sanction of DMC and issue the same under ward Executive's signature.

ii) Allowing vertical extension beyond R.L. in categories A & B.

Eligible structures affected by road widening may be allowed to be repaired/reconstructed and raised to the height of 17'-0" on 'Kurar Pattern' 230 mm(9") thick brick masonry walls having ladi, coba ladi supported on MS I section girders framework as a roof of ground floor and 230 mm(9") thick masonry walls having AC sheets/GI sheet roofing rested on angles/pipes for mezzanine floor may be permitted subject to the conditions that total carpet area including area of mezzanine floor, shall not exceed the original protected carpet area of the structure. It shall be clearly mentioned in the permission that the status of the structures shall remain as it was before and permission granted for repairs/construction and additional height shall not confer any additional rights to the tenants/occupants and undertaking to that effect shall be obtained from the occupants in the format approved by the Law Officer. The tenant/occupant shall procure structural stability certificate from the registered structural Engineer about supervision/safety of the structure. An undertaking shall also be obtained from such tenants/occupants stating that they shall not claim any alternate accommodation/compensation/damages.

The ward Executive Engineer shall scrutinize the proposal and submit the same through AC-Ward for obtaining the sanction of DMC and issue the same under ward Executive's signature.

iii) Total shifting of the structure from one place to other place.

For Category A & B:

Affected occupants/tenants shall be given alternate accommodations in the form of P.A.P. tenements/ galas.

The area to be allotted to PAPs shall be as per the prevailing policy and norms of Estate and Market Department.

The proposals for any additional area or concessions other than this policy Circular, such proposals shall have to be submitted to M.C. for specific sanction.

11) METHODOLOGY TO BE FOLLOWED:

TABLE-3

Sr.No.	Description	Duties to be performed by officers	Remarks
a)	Preparation of priority list of Bottlenecks		As per procedure elaborated in Sr. No. 3 above.
b)	Total station survey	A.C. ward	03 Days
	a) Appointment of Agency		
	b) Total station survey		07 Days
c)	Demarcation of roads : Sanctioned R.L.,D.P. Roads	EE(T&C)/A.E.(Survey) EE(T&P)/A.E.(Survey)	07 Days
d)	Collection of Basic data Preparation of inventory	AC Ward	15 Days
e)	i) Issuing the relevant Notices and simultaneous filing of caveats ii) Remarks from (Estate)/ AC (Market) regard availability of PAPs. Remarks whether FSI/ TDR benefit taken from EEBP / EEDP / SRA iii) Intimations to Roads, SWD,HE, SP about the proposal.	A.C. ward AO/AC (Estate) /AC(Market) /EEBP / EEDP / SRA A.C. ward	Total 15 Days
f)	i) Scrutiny of Documents and Sanction to Draft PAP list and displaying the same at site/office notice Board for Appeals/ suggestion/objection.	A.C. ward	15 Days
	ii) Time period for receipt of Appeals / suggestion/objection with A.C. ward.	A.C. ward	15 days from the date of display of Draft PAP list at site/ office notice Board.
g)	Appeals to be heard by Appellate Authority ie. Zonal-DMC.	Zonal D.M.C.	07 days

h)	Submission of proposal with Scheme and recommendation for clearing Bottleneck to competent authority (AMC)	E.E. (ward) / A.C.Ward/ Zonal DMC.	07 Days.
i)	Allotment and handing over of PAP accommodations/shifting etc.	A.C. ward	15 Days
j)	Demolition of structures in bottleneck and intimations to Roads/SWD Department/ Street light.	A.C. ward	7 Days

12) Implementation:

Success of this policy depends on availability of Commercial /Residential PAPs in the same locality or on North word side as per the prevailing policy of Estate/Market department to rehabilitate the project affected occupants / structures. There may be two phases for effective implementation.

- 1) To collect the data and to prepare scheme for clearing the bottleneck by AC (Ward)/DMC
- 2) To implement the scheme.

For removal of Bottlenecks/missing links etc; following options to be explore.

Option-I

By requesting CEO SRA to hand over PAPs from nearby SRA projects Generated as per DCR-1991, regulation 33(10):

Option-II

By insisting the developer of the nearby SRA scheme, to accommodate the project affected structures of the road, even the same are outside the slum scheme for which Annexure-II is issued as per DCR-1991, regulation 33(10).

Option-III

By shifting Project affected persons on temporary basis in transit tenements constructed by SRA as per DCR-1991 regulation 33(14) available on terms of SRA till the permanent accommodations are made available.

Option-IV

As per DCR-1991, regulation 33(10) clause 3.11: If rehabilitation project of slum located on lands belongs to public authority and needed for a vital public purpose, is taken up on an unencumbered plot in addition to the rehabilitation and free sale components, TDR for the area of the land spared for this purpose shall be sanctioned to the owner of said unencumbered plot. As also public authority may under take Slum Rehabilitation Projects on its own land and be eligible for benefit under this regulation subject to condition mentioned there in. Such projects can be dealt by Dy. Ch E (Improvement)/DMC (Improvement).

AC (Estate) has framed the policy in respect of "Guidelines to processing the proposal for allotments of MCGM plots to various SRA scheme 33(10) to private developers in Mumbai u/no. AC/Estate/2012/AE(Imp)II of 16.05.2012 and by PI Cell u/no. Dye/PPPP/1410 dt. 23.10.12.

Option-V

As per DCR-1991, regulation 33(7): Reconstruction or redevelopment of Cessed building in the Island City by Co-op. Hsg. Soc.

As per this provision cessed building existing prior to 30/09/1969 in the Island City are eligible for redevelopment with FSI 3.00 on gross plot area or the FSI required for rehabilitation of existing tenants plus incentive FSI whichever is more. When the rehab area plus incentive area is less than total permissible area with FSI 3, then the surplus area is capitalized in accordance with prevailing SDRR rate in the form of Capitalised value based on BUA.

Hence instead of recovering Capitalised value, the developer may be insisted to hand over flats of required area of equivalent BUA. DMC (I) shall explore this option.

Option-VI

Flats of required size may be purchased from schemes of MHADA/ MMRDA/ Shivshai Punarvasan Prakalap (SPP) etc. within MCGM limit, after obtaining sanction of competent authority. Such proposals may be processed by A.C-Ward.

Option-VII

If any PAP holders desire to avail monetary compensation instead of Built up PAP Tenements, the said monetary compensation can be decided as per the prevailing SDRR rate for cost of construction of eligible area and/ Or as may be finalized by Zonal DMC in consultation with DMC(I) and approval of concerned AMC with sanction of competent authority.

Option-VIII

As per Regulation of 33(15) of DCR: The proposals of TP roads can be implemented as per procedure in this respect.

The zonal DMC/AC Ward will follow up with SRA for above mentioned options and AC Ward shall take the possession directly from SRA under intimation to A.C.(Estate).

Option-IX

On request of eligible occupant, AC Ward after obtaining sanction of competent authority may issue the certificate about carpet area occupied by the eligible occupant and may be shifted on temporary basis so as to protect his tenancy right while redevelopment of the said property at occupant risk and cost. Agreement to that effect with the MCGM, owner of plot and occupant shall be executed in consultation with legal department.

Option-X (Draft DCR-2034 -Subject to sanction of GOM)

It is to mention that Draft DCR-2034 is under finalization and will be submitted to Govt. shortly for final sanction.

Regulation 33(12)(B): The provision has been made in the Drat DCR-2034 under regulation 33(12)(B) as regards removal and re-accommodation of tolerated/protected structures falling in the alignment of road. As per this provision, the eligible residential/ non residential occupant shall be accommodated in the same administrative ward. The owner of the scheme shall be eligible for the BUA required for rehabilitation plus incentive BUA to the extent of 50% BUA.

Regulation 15: As per the clause 15 of DDCR-2034, in case of any residential development having gross plot area 4000 sq.mt or more shall have to construct min. 20% tenements for EWS/LIG (Inclusive Housing) and shall be handed over to MCGM free of cost in lieu of FSI.

Regulation 33(8): As per regulation 33(8) of DDCR-2034, construction of R&R by the Corporation/Appropriate authority for the displaced persons for implementation of DP/MUTP/MUIP, FSI permissible shall be 4.

As elaborated in the policy zonal DMC will be the nodal officer for clearing the bottlenecks and needs to prepare the entire scheme of clearing the bottleneck and explore the options as mentioned above and submit the same for sanction of concerned AMC (CITY/ES/WS)/ competent authority as applicable.

13) Expenditure required for implementation of Project:

All the expenditure required for implementation of project such as total station survey, demarcations, and Joint Measurements charges, collection of ownership documents, deposits towards planning authority, and deposits towards service provider. Ch E (Roads & Traffic) shall make the necessary Budget Provision for the same every year in consultation with zonal DMCs.

14) Compensation towards shifting of compound wall:

Whenever road widening proposal are taken, the affected owner/society request for compensation for shifting of compound wall (demolition and reconstruction) on new boundary as per RL. Same needs to be consider and payments should be paid as per schedule of rates of MCGM or compound wall may be constructed by MCGM as required as the case may be.

15) CA (Finance) department shall clear the proposals within time bound period of 7 days which are forwarded to their department.

16) CONSTRUCTION OF ROAD AFTER REMOVAL OF BOTTLENECK:

a. E.E.(Ward) shall inform concerned Divisional Dy.Ch.E (Rds) well in advance, for taking the work of construction of road in bottleneck portion.

b. For taking up such road construction work on priority, Ch. E. (Rds & Tr) shall explore various options i.e. to improve the said stretch by inviting fresh tender or through any ongoing contracts of road works in vicinity (as an exceptional case by obtaining sanction of AMC / MC).

c. For removal of encroachment from Municipal roads/footpaths, the ward staff shall follow the process prescribed under section 314 of MMC Act and the encroachment shall be removed forthwith.

d. It has been witnessed in past that as soon a road widening notices are issued, the aggrieved parties approach the courts of law and obtain injunctions restraining MCGM from implementing the notice actions. It is therefore necessary to file caveats simultaneously as pre-emptive measure, invariably for every notice served.

e. Due Process of Law (DPL) shall be followed during the entire above process.

17) MISCELLANEOUS:

a. The A.C. ward shall execute the required agreement with owner of land and OR occupier of structure on private land in consultation with legal dept. for vacating and demolition of structure.

b. After demolition of structures in bottlenecks Asstt. Commissioner of Wards shall issue notice u/s 299 of M.M.C. Act to owner in case of land affected by R.L. and said lands shall be got transferred in the name of M.C.G.M. in City Survey records.

c. In case of land affected by D.P. road, vacant possession of the same shall be taken over by D.P. department and said lands shall be got transferred in the name of M.C.G.M. in City Survey records.

d. If the plans are approved by the office of Building Proposal in that case notice

U/s.299 of M.M.C. Act shall be given to the owner of the land only after N.O.C. from concerned E.E.(B.P.) is obtained.

e. In cases where built up setbacks on privately owned lands are removed from the setback land and rehabilitated by Municipal Corporation of Greater Mumbai by allotting tenements/pitches/galas etc. and

i) If owner desire to avail monetary compensation in lieu of handing over the vacant/encumbered land, then such case shall be dealt by the Ward office / Zonal DMC as per the provisions of the section 90 of the MMC Act, by way of agreement by obtaining the sanction of the Competent Authority (Improvement Committee/ Corporation).

Ward Executive Engineer shall calculate market value of land on the basis of prevailing SDRR rate and parameters of calculations mentioned there in such as reservation/CRZ / Area of plot by reducing the cost of Rehabilitation-Resettlement, if any incurred by MCGM and submit the same through AC Ward/ Zonal DMC/ AMC/MC for sanction of Corporation.

ii) In case of dispute about the market value, the Ward Executive Engineer shall obtain the market value of the land component from the Dy. Director of Town Planning, who is the Govt. valuer, by submitting the details of affected road land such as location, CTS No., area, block plan mentioning the landmarks, details of affected structures, year of valuation, the cost of Rehabilitation-Resettlement, if any incurred by MCGM etc and after considering the factor mentioned above, submit the same for sanction of Corporation. **OR**

iii) If the owner is agreeable for availing TDR benefit instead of monetary compensation in lieu of handing over the vacant/ encumbered land, he may be directed to submit the regular proposal in the office of Ch E (DP) who will scrutinize and process the proposal as per the prevailing rules and policy in force. Details of affected structures cost of Rehabilitation-Resettlement, if any incurred by MCGM etc shall be forwarded to DP office along with such proposal.

f. Shifting considered in constructed premises and P.A.P. tenements under this policy shall be treated as of permanent nature

g. In case the occupant/s refuse to shift to alternate accommodation allotted to them, the Asstt. Commissioner of Ward shall initiate eviction action against such occupant/s in consultation with Law Officer. In case of litigation by the occupant/s, the Law Officer shall expedite vacation of stay/injunction, if any, immediately on top priority.

h. Registered U/ T from occupant/owner of the land shall be taken stating that he/ his legal heirs has not previously availed any alternate accommodation/compensation / benefit in lieu of his structure/ land affected by road.

i. The necessary record of alternate accommodation so allotted to PAPs for shifting of tenements, such as Name, Area of tenement granted, use, existing & shifting location, cost of Rehabilitation-Resettlement, incurred etc. shall be permanently maintained by the Asst. Commissioner (Ward) in consultation with Asst. Commissioner (Estate), Asst. Commissioner (Market) and same shall be uploaded on MCGM Portal/Website so as to take necessary cognizance by the EE(BP) while granting development / redevelopment permission on the land involving the said bottleneck portion of the plot affected by D.P. road/R.L. Road/Road Widening.

j. On clearance of bottleneck AC ward shall hand over complete details of the same as mentioned above to AC (Estate) being custodian of property.

18) TYPICAL FORMAT OF PERMISSION LETTER (to be verified BY AC/EE ward as per the prevailing policy)

The permission letter for repairs and rehabilitation to be issued shall cover the following conditions.

i. That the structure shall be repaired / constructed as per the sketch duly certified by A.E.(Maint.)

ii. That the status of the structure shall remain same as that of the original structure before removal action.

iii. That the carpet area of the structure should not be more than -----

iv. That the height of the structure above plinth level shall not be more than 17' - 00" / 10'-00" maximum height as the case may be.

v. That the side walls shall not be more than 230 mm. Thick brick masonry.

vi. That the roof shall be of C.I. Sheets/A.C.Sheets /Manglore tiled roof etc. Under no circumstances RCC slab roof shall be allowed.

vii. That the structure or any part thereof shall not be constructed in RCC.

viii. That the mezzanine floor will be allowed to be constructed while carrying out the repairs, if the height of the structure is raised to 17'-0".in case of Para 9(ii) only.

ix. The area of the mezzanine floor shall be restricted to maximum of _____ sq.ft.

X. That the mezzanine floor shall be minimum of 1.22 mtrs. (4'-00") away from the front/entrance wall.

Xi. The height below the mezzanine floor shall not be less than 10'-00").

Xii. That the mezzanine floor shall be used only by the same family occupying the ground floor.

Xiii. That the access to the mezzanine floor shall invariably be provided from inside the structure.

Xiv. That the structure will only be repaired without demolishing the existing structure for reconstruction purpose.

Xv. That the structure shall be used for the purpose for which it was being used i.e. residential, residential-cum-commercial, commercial etc.

Xvi. That the repair permission is valid for 30 days only from the date of issue of this letter.

Xvii. That the light and ventilation of adjoining structure shall not be affected.

Xviii. If it is found that the documents/information given by tenants/occupants are false/fabricated ;this permission shall stand revoked and necessary action for demolition shall be initiated against tenants/occupants at his/her risk and cost.

Xix. That repair permission is not valid for commencing any repairs, constructions on Saturdays and on Holidays.

Xx. That the tenants/occupants shall pay the rent to the owner as per prevailing terms and ground rent to M.C.G.M. as the case may be.

Xxi. This repair permission is issued without prejudice to any litigations pending the Court of Law or any legal dispute arise out of the situation, if any.

Xxii. That the repair permission is granted subject to adhering to the above conditions.

Xxiii. The Brihanmumbai Mahanagarपालिका shall not be responsible in case any legal dispute arises between the occupant/tenants and the landlord/landlady or any other person/institution and an indemnity bond indemnifying Corporation to that effect shall be

submitted by tenants/occupants.

Xxiv. Date of commencement and completion shall be communicated three days before commencement and within three days of completion to Asst. Commissioner of the Ward.

Xxv. That the tenants/occupants shall submit registered undertaking on Rs.200/- stamp paper stating that he /she shall comply all the above items and conditions faithfully and agree to hand over the land for road widening in future without claiming any compensation whatsoever.

In case any of the above conditions is found violated this repair permission shall stand revoked and the structure will be demolished at entire risk and cost without assigning any intimation or reason which please be noted.

This permission letter shall be issued under the signature of Asstt. Commissioner of ward.

This Circular supersedes all previous Circulars issued on the subject matter

The policy guidelines for removal of bottlenecks on roads shall be in force from the date of issue.

Sd/- 20.12.16 & 23.2.17
Shri. Chithore. V.P.
Ch.E. (DP)

Sd/-20.12.16 & 23.2.17
Shri. Darade.S.P.
Ch.E. (Road& Traffic)

Sd/-20.12.16 & 23.2.17
Shri. Dhakane. R.B.
D.M.C. (RE)

Sd/-11.01.17
Dr.Pallavi Darade.
A.M.C. (City)

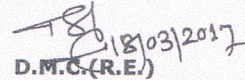
Sd/-23.01.17 & 27.02.2017
Shri. Sanjay Deshmukh.
A.M.C. (ES)

Sd/-02.02.17
Smt. Kundan I.A.
A.M.C. (WS)

Sd/-03.02.17 & 27.2.17
Dr. Sanjay Mukherjee
A.M.C. (Project)

Sd/-06.03.17
Shri. Ajoy Mehta
Municipal Commissioner

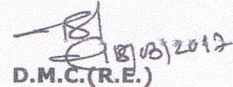
Policy Guideline circular approved by Hon'ble M.C. u/no. MGC/F/655 Dt.06/03/2017 is forwarded herewith for information, cognizance and taking necessary action please.


D.M.C.(R.E.)

No.DMC/RE/HR/P/2494 Dt.18.03.2017

**Chief Engineer (DP)/(Road & Traffic)/(SWD)/(Vigilance)/SO/WSP/MSDP/SW
M/BM/Bridge/SP/CS/M&E/CTI&RC/CE/HE.
A.C. (Ward-A/B/C/D/E/FS/FN/GS/GN/HE/HW/KE/KW/PS/PN/RS/RC/RN/L/
ME/MW/N/S/T/ Estate/Market/RE-City/RE-Sub.)**

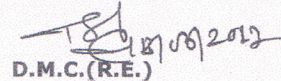
Copy for information in necessary action please.


D.M.C.(R.E.)

Director(ES&P).

DMC (Zone- I/II/III/IV/V/VI/VII/Vig/E/SE/SP/E/SWM/Imp/MCO).

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D.M.C.(R.E.)

AMC (CITY)/AMC (ES)/AMC (WS)/AMC (P).

Sir/Madam,