

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

No. Dy.Ch.Eng./1701 /Rds/Plg dated 03.12.2013.

72  
2013

**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) This office earlier pro-rata charges Circular under No. Dy.Ch.Eng./387/Rds/Plg dated 05.06.2013.  
2) The unified schedule of rates (USOR) as sanctioned by Hon'ble M.C. on 16.09.2013  
3) Sanction by Dir.(ES & P) u/No. Dir/ES & P/2907/II Dtd. 02.12.2013

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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. No prorata charges will be insisted in cases, 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 levelled 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.

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.4725/-** 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.7125/-** per Sq.m. as per unified schedule of rates (USOR) as sanctioned by Hon'ble M.C. on 16.09.2013. 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.

सदर प्रत माहितीचा अधिकार अधिनियम

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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.2400/-** per Sq.mtr. for the improvement of the said Roads in C.C. Pavements in future. After revision of FMR schedule, 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 up gradation 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)Planning 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.  सदर प्रत माहितीचा अधिकार अधिनियम 2005 अंतर्गत देण्यात येत आहे



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 sanction of Unified Schedule Of Rates (USOR) by Hon'ble M.C. on 16.09.2013. Also, this supersedes the earlier circular issued under No. Dy.Ch.Eng./387/Rds/Plg dated 05.06.2013.

**Sd/-**  
**Dy.Ch.Eng.(Rds)Planning**

**Sd/-**  
**Ch.Eng.(Rds. & Tr.)**

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

No. Dy.Ch.Eng./ 1701/Roads/Planning dt.03.12.2013.

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)
Ch.E.(P & D)	Ch.E.(S.W.D.)	Ch.E.(S.P.)	Ch.E.(S.O.)
Ch.E.(W.S.P.)	Ch.E.(MSDP)	Ch.E.(S.W.M.)	Ch.E.(D.P.)
Ch.E.(C.P.)	Ch.E.(M & E)	Ch.E.(CTIRC)	Dy.Ch.E.(Roads)City
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.
Dy.Ch.E.(B.P.)W.S.	Dy.Ch.E.(S.W.D.)City	Dy.Ch.E.(S.W.D.)E.S.	Dy.Ch.E.(S.W.D.)W.S
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)	सदर प्रत माहितीय अधिकार अधिनियम 2005 अंतर्गत देण्यात येत आहे	

-Sd/-

**Dy.Ch.E.(Roads)Planning**



## MUNICIPAL CORPORATION OF GREATER MUMBAI

No. CHE/025512/ACQC dtd. 08/01/2013

## "CIRCULAR"

CHE/DP/28

12-13 Sub: Supplementary addition in the circular bearing No. CHE/1216/ACQ-C dtd. 17.01.2001. For fixing of standard rent for non-Municipal Non-residential user.

Ref: 1) MGC/F/4746 dtd. 12.09.2008.  
2) CHE/1192/ACQ/City dtd. 21.11.2008.  
3) Policy circular u/no. CHE/1216/ACQ-C dt. 17.01.2001.

Improvement Committee vide Resolution No.37 of 27.07.2000 and Corporation vide Resolution No.733 of 24.11.2000 has accorded approval to the revised policy for working out Standard Rent etc. for municipal tenements/quarterns etc.

For non residential user, in absence of the guidelines in the above original policy, it was proposed to adopt the land rate at 100% of the Ready Reckoner Rate of developed land for working out land value for the purpose of calculating Standard Rent for "Non Municipal Non Residential" User. It was further proposed that the Standard Rent so calculated shall be doubled in order to arrive at the Standard Rent to be levied for "Non Municipal and Non Residential" User. The Municipal commissioner has vide No. MGC/F/4746 dtd. 12.09.2008 approved this supplementary additional policy for fixing of standard rent for non-Municipal-Non-Residential user.

The Standard Rent will be worked out for -

- Residential user.
- Municipal Non-Residential user.
- Non-Residential and Non-Municipal Commercial user.

by separate methodologies as tabulated below -

Description	For Residential user.	For Municipal Non-residential user.	For Non-residential & Non-Municipal user.
	A	B	C
Standard Rent per annum =	5.5% of the value of land + 6.305% of the cost of construction of BUA of the premises.	5.5% of the value of the land + 6.305% of the cost of construction of BUA of the premises.	2 x Standard Rent worked out at Column (B)
Land value	25% of the stamp duty Ready Reckoner Rate of developed land prevailing on the date of allotment of tenement.	100% of the stamp duty Ready Reckoner Rate of developed land prevailing on the date of allotment of tenement.	100% of the stamp duty Ready Reckoner Rate of developed land prevailing on the date of allotment of tenement.
Stamp Duty Ready Reckoner	S.D.R.R. shall be referred to the year when administrative sanction for allotment is obtained.		
B.U.A.	= 1.2 x Carpet Area of the premises. Measurements for carpet area shall be as per actual on site measured by Ward Officer or user department technical staff. (Certified plan with measurements may be insisted.)		
Cost of Construction	To be obtained from concerned Ward Office or Building Construction Department. In absence of any reference e.g. year and cost of construction etc., the rate of construction as per S.D.R.R. (depending upon the mode of construction) may be referred with prior communication from Ward Office/B.C. Dept.		

Further, as mentioned in the original policy, the Municipal Commissioner may also in deserving cases, grant appropriate concessions in Standard Rents as worked out above.

For the cases where the Municipal premises were already allotted, the standard rent shall be re-fixed by applying this supplementary additional policy as per the S.D.R.R. by stipulating the fixed tenure.

The Standard Rent per annum as worked out by above methodologies are exclusive of Municipal Taxes, electricity charges, water supply and sewerage charges and any other Municipal Charges, taxes, levies, fees, deposits etc. and shall be revised on yearly basis.



As the above policy is self-explanatory, all user/ concerned departments shall implement the same with the help of their own/ respective ward office's technical staff with competent sanctions.

Concerned Dept. shall include the fixed tenure of all the allotments of Municipal tenements in approvals and revise the standard rent on yearly basis with competent sanctions with respect to corresponding year's S.D.R.R.

The above-mentioned report and approval of M.C. under No.MGC/F/4746 dtd. 12.09.2008 is annexed herewith for information and as a reference case & methodology for working out the Standard Rent for non Municipal-non Residential user.

Every MCGM Department/Office is requested to workout Standard Rent henceforth as per the said policy approved by Hon. M.C. dtd. 15/10/2012 and get the same audited from Audit department before implementation at their end.

Acc: As above.

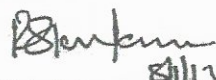
Sd/-  
Ch. Eng. (D.P.)

(Approved by the Hon. M.C. vide no. MGC/F/7683 dtd. 15/10/2012.)

Copy to:

Dir. (E.S. & P.) / D.M.C. (Vig.) / D.M.C. (M.C.'s office)/Ch.Eng.(D.P.)  
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Dy.Ch.Eng.(BP) W.S. I / Dy.Ch.Eng.(BP) W.S. II / E.E. (D.P.) City  
E.E. (D.P.) E.S. / E.E. (D.P.) W.S. H & K / E.E. (D.P.) W.S. P & R / E.E. to M.C.,  
E.E. (P) to Ch.Eng.(D.P.) / E.E. (B.P.) W.S. H / E.E. (B.P.) W.S. K/  
E.E. (B.P.) P/E.E. (B.P.) W.S. R / E.E. (B.P.) City / E.E. (B.P.) City II  
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H.E./City Engineer /Ch.Eng.(P&D) /Chief Engineer (CTIRC)/Ch.Eng.(D.P.) Ch.Eng.(Rds. Tr.  
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Asst. Comm. (Estate)/Asst. Commissioner (Estates)/  
Asst. Commissioner Ward.  
Assessor and Collector/Chief Auditor/Chief Accountant.

Forwarded for information with a request to instruct all your concerned staff to take cognizance of the above circular and take necessary action please.

  
24/12  
Chief Engineer  
(Development Plan)