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BRIHANMUMBAI MUNICIPAL CORPORATION

No. ChE/SWD/9531 dtd. 18/3/22

Sub : Policy for covering of major nalla.

The following policy is applicable for covering of major nallas in various categories.

Policy
Covering
Nalla

A. Following categories are considered for covering of major nallas.

- vi) **Category No.1** : If plots reserved for non-buildable reservations such as R.G., P.G. and Garden is subdivided by a nalla passing through it thereby rendering part of the plot landlocked or without access.
- vii) **Category No.2** The access/ carriageway entrance required for the landlocked plot as well as access required as per DCPR provisions/ CFO's requirement.
- viii) **Category No.3** The Plots affected by the existing/ proposed nalla in the alignment of existing Municipal Roads, proposed DP Roads and sanctioned RL prescribed by BMC and Govt/ Semi Govt undertakings layouts.
- ix) **Category No.4** Infrastructure projects undertaken by the State Govt/ Central Govt/ Railway/ Airport Authority of India as well as projects undertaken by the Defense Dept, ISRO, BARC etc.
- x) **Category No.5**: Covering of nalla by Dome shaped Acrylic sheets for nallas having width upto or less than 6m. In past, the policy for the same is already framed and circulated u/no. ChE/1805/SWD dated 21.06.2019 (C/281). Hence same will be made applicable. This policy will be allowed only to Housing Societies abutting nalla/ Developer/Institutions of School, Hospital and Garden abutting nallas if they come forward to execute the work at their cost. Considering the cost implications, the work under this category will not be executed through BMC fund.

(B) Methodology for allowing covering of Major Nallas in aforesaid categories:

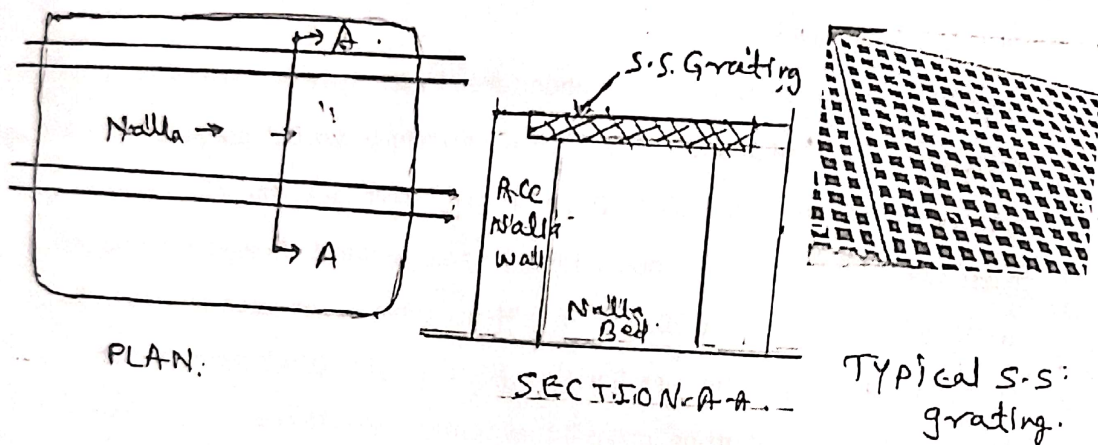
Category No. 1:The plots affected by Nalla reserved for non-buildable reservations such as Recreational Ground, Play ground and Garden in the sanctioned Development Plan-2034.

For nalla width upto 6m:

1. If nalla is passing through non-buildable reservations such as Recreational Ground, Play ground and Garden, in such cases nalla covering will be permitted with SS gratings supported on SS Girders designed for AA Class loading.
2. The SS gratings shall be hinged at one end and proper hook arrangement to the other side so as to facilitate opening during desilting operations

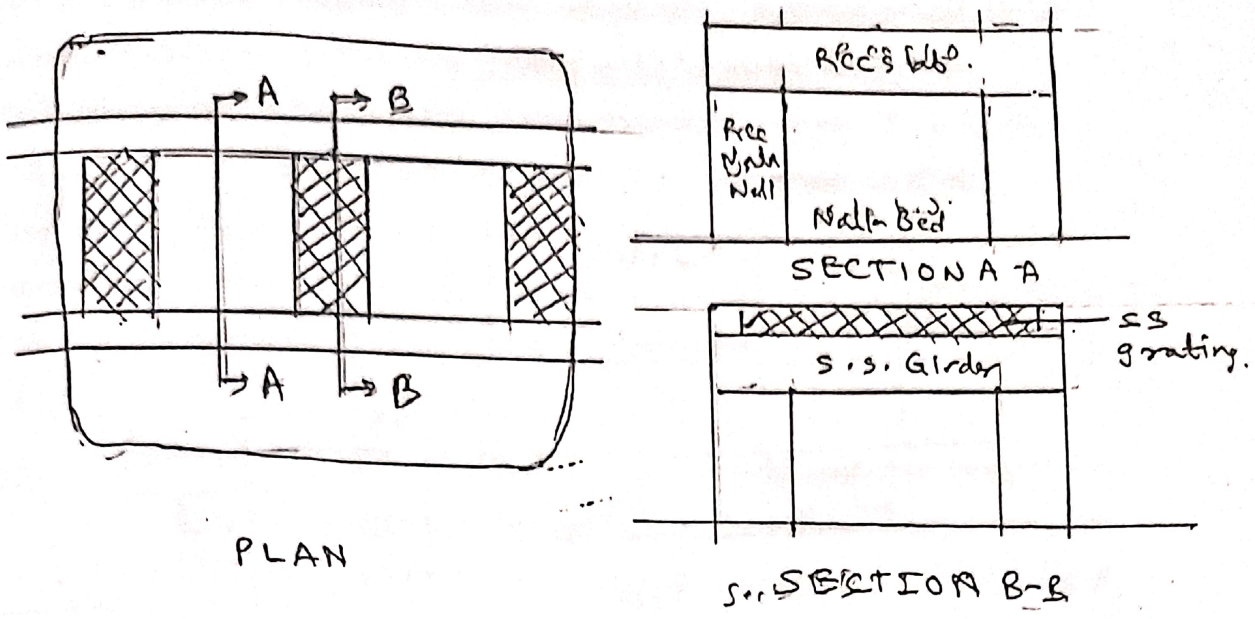
3. If nalla is untrained, the nalla wall shall be designed to sustain AA Class loading and SS gratings supported on SS Girders shall be provided on such foundation wall designed for AA Class loading.
4. If nalla is trained, a separate foundation along/outside the existing nalla wall shall be designed to sustain AA Class loading.
5. This SS gratings supported on SS Girders shall be provided on such foundation as mentioned in point 3 above. The SS gratings shall be hinged at one end and proper hook arrangement to the other side so as to facilitate opening during desilting operations.
6. The advantage of this type of covering is that, provision of SS grating will allow entry of rain water directly to the nalla. Further the access to nalla at any location is possible during desilting operation.

The tentative sketch for such grating is as below:



For nalla width more than 6m upto 10m

1. Such major nallas will be allowed to cover with RCC slab and SS gratings for desilting purpose supported on SS Girders .
2. If nalla is untrained, the nalla wall and RCC Slab shall be designed to sustain AA Class loading.
3. The nalla covering will be permitted with RCC slab. SS gratings supported on S.S. Girders for full width of nalla for a length of 3 mtr at every 6m interval shall be provided so as to facilitate opening during desilting operations.
4. If nalla is trained, a separate foundation along/outside the existing nalla wall shall be designed to sustain AA Class loading and covering will be permitted as described in point no 3 above.



For nalla width more than 10m:

1. In such cases entire covering will not be permitted. However, construction of RCC bridge designed for AA Class loading across such nalla for a width of 9.00 mtr at a required spacing will be permitted.

Category No. 2: The access/carrigeway entrance across major nallas.

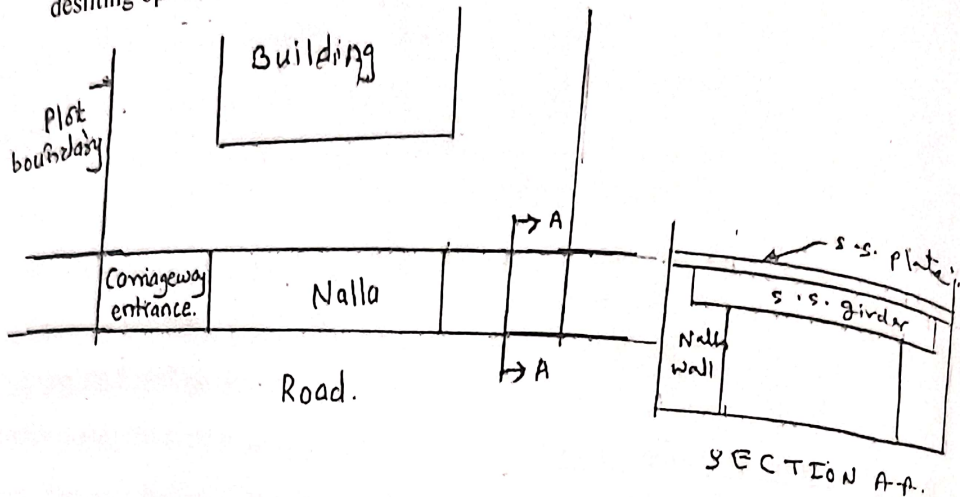
For nalla width upto 6m:

1. If nalla is passing along front side of plot or nalla is passing through plot due to which abutting plot becomes landlocked, in such cases nalla covering for access/carrigeway entrance will be permitted with SS top plate having chequered surface supported on SS girders designed for AA Class loading.

1A. Covering of nalla for allowing additional carriage way entrances in cases of specific hardships will be permitted.

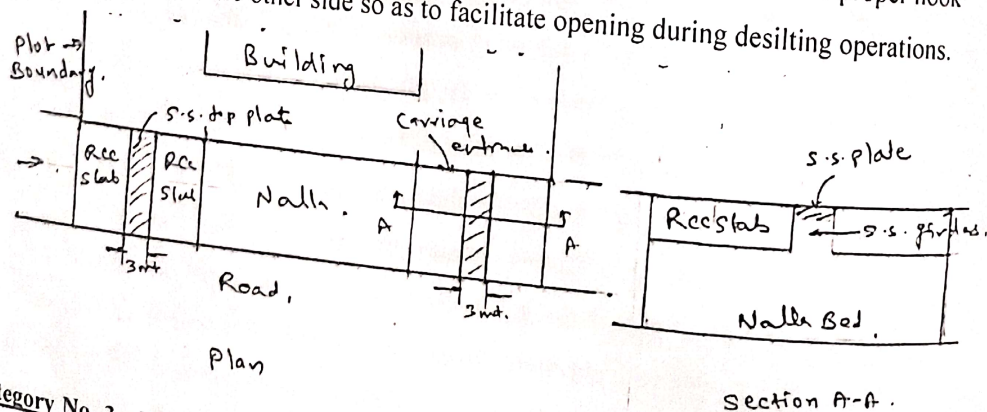
2. The maximum width for allowing access / carriage entrances shall be the width required as per the provisions of DCPR or as per Requirement of CFO. As per provision of Regulation 41, Table (A) of DCPR 2034 side and Marginal Open Space requirement is maximum 12m for building more than 32m and upto 70m height. Hence it is proposed to allow carriage entrances for maximum width of 12m or Marginal Open Space at ground level whichever is less as per the sanctioned plan.
3. The SS top plate with chequered surface shall be hinged at one end and proper hook arrangement to the other side so as to facilitate opening during desilting operations.
4. If nalla is untrained, the nalla wall shall be designed to sustain AA Class loading.

- If nalla is trained, a separate foundation along/outside the existing nalla wall shall be designed to sustain AA Class loading.
- The advantage of this type of covering is that, it will facilitate opening of nalla during desilting operation.



For nalla width more than 6m:

- Such major nallas will be allowed to cover with RCC slab and SS top plate with chequered surface supported on SS girders designed to sustain AA Class loading.
- If nalla is untrained, the nalla wall and RCC Slab shall be designed to sustain AA Class loading. SS top plate with chequered surface to the full width of the nalla as described above for a length of 3m at centre of the carriage entrance shall be provided so as to facilitate opening during desilting operations.
- If nalla is trained, a separate foundation along/outside the existing nalla wall shall be designed to sustain AA Class loading and covering will be permitted as described in point no 2 above.
- The SS top plate with chequered surface shall be hinged at one end and proper hook arrangement to the other side so as to facilitate opening during desilting operations.

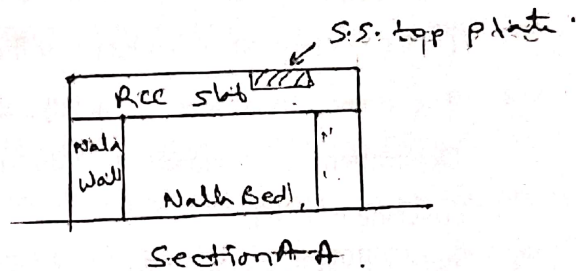
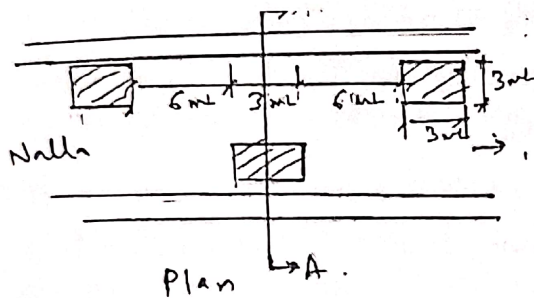


Category No. 3: The plots affected by the existing / proposed nalla in the alignment of

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existing Municipal Roads, proposed DP Roads and sanctioned RL prescribed by BMC and Government undertakings layouts and approved private layout roads.

1. In such cases, the roads are handed over to BMC as per the relevant provisions of regulations and thereafter maintenance of such road will be the responsibility of the BMC. Covering of such nallas with RCC Deck slabs will have minimum maintenance after construction as compared to steel bridge. Hence, it is proposed to cover such nallas with RCC Deck slabs and foundation designed to sustain AA Class loading.
2. For such cases covering of nallas with RCC Deck slabs and foundation designed for AA Class loading is recommended. To facilitate desilting heavy duty SS top plate with chequered surface supported on S.S. girders designed for AA Class loading of size 3m*3m at 6m c/c staggered distance shall be provided. The SS top plate shall be hinged at one end and proper hook arrangement to the other side so as to facilitate opening during desilting operations.



Category No. 4: Infrastructure projects undertaken by the State Govt/Central Govt/ Railway / Airport Authority of India as well as projects undertaken by the Defence Department, SRO, BARC etc.

Such proposals will be considered case to case and covering will be permitted as per cases described above.

Category No. 5: Covering of nallah by Dome shaped acrylic sheets for nallas having width less than 6.0m or 6.0m only.

The policy for the same is already framed and circulated u/no. ChE/1805/SWD dated 21.06.2019 (C/281). Hence same will be made applicable with conditions as specified in point

no. (A-6) (pg C/453). This policy will be allowed only to Housing Societies abutting nalla/ Developer/Institutions of School, Hospital and Garden abutting nallas, if project proponents come forward to execute the work at their cost. Considering the cost implications the work under this category will not be executed through BMC fund.

The approving authority for proposals under all categories shall be Hon'ble MC.

- A. General requirement while submitting the proposal
1. Architect shall submit specific hardship in writing for allowing covering of nalla.
 2. The owner / developer / Society, through appointed Licensed Architect/ Licensed Surveyor shall submit the total station survey plan to the scale of 1:500 or to the scale specified by BMC showing the existing alignment of the nalla, its existing width, existing culverts, existing nalla retaining walls, flow directions, existing trees etc.
 3. The owner / developer / Society, through appointed Licensed Architect / Licensed Surveyor shall submit the location plan to the scale of 1:4000 & block plan to the scale of 1:500 or to the scale specified by MCGM showing the existing alignment of the nalla, its existing width, existing culverts, existing nalla retaining walls flow directions, etc, with respect to CTS boundary/ Slum boundary of the plot.
 4. The owner / developer / Society, through BMC's empanelled consultants of Bridge Department shall submit structural drawing design for AA class loading for proposed covering of nalla.
 5. The scrutiny fee as per prevailing circular shall be recovered from the owner / developer / Society.
 6. In case of Dome shape nalla covering proposal, the policy for the same is already framed and circulated u/no. ChE/1805/SWD dated 21.06.2019 (C/281). Hence same will be made applicable for nalla width upto 6m. However, covering under this category will be allowed on submission of report from environmental / ecological expert accessing quality of dry weather flow and possible foul gas generation from it.
This policy will be allowed only to Housing Societies abutting nalla/ Developer/Institutions of School, Hospital and Garden abutting nallas if they come forward to execute the work at their cost with following conditions:
 - i) This permission is applicable in case of both side nalla wall trained in RCC.
 - ii) The Dome shaped covering with Acrylic Sheet by providing stainless steel structural framing for span of maximum 6.00mtr will be considered.

- iii) The nalla stretch shall be covered with Arch/Dome shaped polycarbonate sheet as per design drawing by Licensed Structural Engineer.
- iv) The minimum clear height below polycarbonate sheet shall be 5m from nalla bed.
- v) Movable 3m wide opening at every 9m interval shall be provided for cleaning purpose.
- vi) Steel ladders below opening shall be provided at 30m c/c.
- vii) Maintenance/Repairs to the said covering shall be the responsibility of executing agency.
- viii) Any damage to the existing RCC wall while carrying out covering work shall be repaired to its original state at the cost of executing agency.

(B) General conditions to be incorporated at the time of issuing covering permission/ remarks.

1. In built S.S. ladder/ steps shall be provided in RCC nalla retaining wall at every openable SS chamber cover for the purpose of desilting of nalla.
2. The RCC slab and its related foundation shall be designed by Registered Structural Consultant for 'AA' class loading or loading specified by CFO (52Tonne) whichever is higher.
3. The work shall be supervised by the BMC's empanelled consultants of Bridge Department. Further the certificate to that effect shall be submitted after completion. On satisfactory completion of the work, a stability and soundness certificate shall be submitted under the signature of BMC's empanelled consultants of Bridge Department alongwith "AS BUILT" drawing. Copy of the structural design and drawing shall be submitted to the office of DyChE(SWD)PC.
4. All openable type SS covering /gratings shall be designed for "AA" class loading or loading specified by CFO (52 Tonne) whichever is higher.
5. The Silt Pit Chambers for trapping the silt of size as specified shall be provided.
6. The clear head room of minimum 2.0 M or design depth as per BRIMSTOWAD-II Master Plan Report whichever is more with additional 0.5 M free board whichever is greater shall be provided below the soffit of nalla covering shall be provided.
7. The Owner/ Developer shall submit the appointment letter of BMC's empanelled consultants of Bridge Department along with his validity.

8. A Commencement Notice in writing along with the detailed structural design & drawings duly signed by the appointed BMC's empanelled consultants of Bridge Department shall be submitted to Planning Cell & Zonal SWD office before commencement of work.
9. A) The owner/ developer shall pay the Refundable Security Deposit equivalent to quantum such that quantum of 5% interest on Security Deposit would be equivalent to cost of desilting below covering portion as per USOR rates in force at the time of calculation for faithful compliances of conditions of nalla covering permission before issue of nalla covering permission. In case of violations of any conditions the Refundable Security Deposit will be forfeited partly or wholly and in such cases developer will be insisted to deposit the forfeited quantum of Refundable security deposit at the time of revalidation of permission. In case of successful completion of work, Refundable security deposit will be same shall be refunded at the time of issuing completion certificate.
B) At the time of completion, the developer shall deposit Non refundable security deposit equivalent to Refundable security deposit as mentioned in A) above.
10. In case of carriageway entrance, if ownership under the nalla falls with BMC, one time license fees equal to 30 years license fees as worked out at 15% of 3.75% of the ready reckoner rates as per the circular of Estate department u/no. CHE/1216/ACQ/C will be recovered from the owner/ developer / before issue of permission.
11. A registered undertaking shall be submitted by the Owner/ Developer / Society for faithful compliance of the conditions of the nalla covering permission. This undertaking shall be binding on the owner. Developer/ his legal heirs/ successors/ Flat purchasers/ Society or Co op Hsg Soc that may be formed subsequently.
12. The Owner/ Developer shall submit Indemnity Bond on the stamp paper of Rs. 500/- Indemnifying BMC from any litigation that may arise during the execution work of nalla training & covering work as well as any accident which may take place at the time of nalla training and covering work.
13. Covered portion of the nalla stretch shall not be used for any habitable purpose as well as temporary structure including parking of vehicles.
14. Entire cost of nalla covering / training work as per remarks along with cost of associated work shall be borne by the Owner/ Developer/ Society.
15. On satisfactory completion of the work, completion certificate of nalla training, covering work & its access road shall be submitted by BMC's empanelled consultants of Bridge Department.

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16. After completion of the work, completion certificate of nalla training and covering work shall be obtained from SWD Planning Cell.
17. The remarks alongwith covering permission shall be valid for 2 years, which can be revalidated for additional 4 years only (after which fresh permission needs to be obtained after obtaining approval of competent authority.)
18. Any other conditions that may be required from case to case and as recommended by the approving authority shall be included.



Dy Ch E(SWD)PC



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