

PRESIDENT'S WELCOME SPEECH (DURING SEMINAR)

नमस्कार! व्यासपिठावरील मानांकीत आजचे प्रमुख अतिथी, नामांकित वक्ते आणि सभागृहातील आपण सारे मान्यवर, "पिआटा" तर्फे आपण सर्वांचे मनःपूर्वक स्वागत. आजच्या विषयाचे मान ठेवून आणि आमच्या विनंतीचा मान ठेवून आपण सारे बहुसंख्येने आलात, धन्यवाद !

Title of today's seminar is A for Architects B for Builders and C for Conduct ? when we declare the seminar and the subject. One of the professionals from our fraternity ask me two questions. Why not 'B' for BMC and 'D' for Developer and why there is a question mark in front of Conduct ? Answer to 1st question. How can we ? and Who we are ? to ask "BMC" about their conduct ? that too in presence of their strict parent. Besides there is a fear, In Mumbai if you have to practice as an Architect or licence surveyor (L. S.) you can't survive without B. M. C. Conveniently we drop the word 'B. M. C'. You may assume, it is invisible. And about question mark ? at present since last few months our fraternity is facing nothing but 'N' number of questions ? This is one more question. what is conduct? and why only for Architects ? Today we expect and will try to remove this question mark about our conduct from the minds of people at large. When we talk about PEATA, every body knows, It is a independent professional body comprises of practicing Engineers, Architects and Town Planners. Engineers includes structural Engineers and Licence Surveyor to whom the Licence is being issued by M. C. G. M. and who are allowed to practice as an Architect. So when we talk about the conduct of professionals it includes Architect, Licence Surveyors and Structural Engineers also.

Today we have with us very special and distingvish Guests and eminent speakers. Who have achieved mile stones in their respective profession. Ar. Shirish Sukhatme I. I. tean from Kharkpur, member of Mumbai Heritage conservation committee, Hon. Secretary of PEATA and convener of seminar. Today you will find him in all together different role Ar. Shri. Manoj Daisaria our Past President agreed to shoulder the responsibility of whistle blower. Ar. Shri. Nitin Killawala

known for his design skills and also known for not misusing his skills. The straight question to him, It is said off late small group of so called Design Architects are Pioneer of unhealthy practice of misusing elevation treatments, Is it true ? Don't you think they should also have accountability for the respective project along with the Architect or L. S. who signs the supervision memo ? Shri. Kamal Hadkar, world famous Consulting Structural Engineer will have to narrate the truth In Mumbai when they design based on Architects drawings whether they know ultimate usage of Elevation treatment or projection or pergolas? Shri. Niranjan Hiranandani known for his dream projects, highly qualified, dignified, some time we see him on page 3 also. In the present system Builders / Developers are "our Mai.. Bap". They are "Sarvesarva". Last so many years the main string of the building Industry is with them and such a important commodity have no authentic licence. They rule over Industry and still are not answerable, have no accountability for any things they do. At any given time for any wrong doing on site the first question is being asked conveniently who is a Architect of the Project ? Dear Shri. Niranjan we would like to know your views about the "Model Real Estate Act" which is in cold storage for quite a long time. Besides what makes many of the Builders to ignore the rules and shake hands with the ruler.

Prof. Vijay Sohani, Presiding Guest is eminent Architect from Nasik, a hardcore teacher and President of Council of Architecture, New Delhi. Prof. Sohani you had seen all sides of the coin. You are well aware of the style of practice in Mumbai. Our learned speakers will further elaborate on the same. Very recently i.e. on 28th Feb. 2011 Council of Architecture has issued a public notice in news paper with respect to Architects profession conduct in pursuance of an order dated 21st Feb. 2011 of Hon'ble Bombay High Court. We all are looking forward for your overall views, guidelines to our fraternity and remedy you suggest to safeguard us professionally and not to become a "Scapegoat".

Today, PEATA really feel proud to welcome all the dignitaries along with Hon'ble M. C. Shri. Subodhkumarji. Sir we are here to listen a lot from you but before that if agreed you may also have to listen few things from us. On 12th April your Hon'ble has completed his first successful 100 days as M. C. of M. C. G. M. We have already sent the letter congratulating you for the same. Today in presence of the august gathering I will take one more opportunity to do so.

We are really proud of you for your mission against unhealthy practices at some core in Building Industry in Mumbai. Your bold steps in certain areas and having full grip on the administration within such a short span is remarkable. We salute you sir for the pivotal role being played by you.

However we as a association still feel as far as development in Mumbai and approvals for the various schemes is concern your view points towards granting concessions it appears are still not understood by the concern approving authorities and not percolated properly in all zonal offices of building proposal department and D. P. Department. (Probably they are scared). The lower staff appears to be hesitant and reluctant to take initiative and put up the proposals to your Hon'ble for necessary concession etc. It can be seen from the flow of the building proposal files to head office from all four zones.

The reconstruction proposals in city under section 33/7 etc. and Redevelopment proposals of Co-Op. Societies in suburbs which mainly attracts the concession are pending in the zonal offices as per the feedback we received. We as an association are certainly not promoting extra vagant concession and elevation treatments. But we should not be deprived from genuine concessions on merits with respect to the proposal. In fact we will further request authority to prepare revised DCR by involving professional bodies like us, recommend them to

U D at an early date on priority which will take care of additional benefits, utilization of TDR and extra F. S. I. being granted by our State Government. So that we need not have to approach authority with katora in hand for concession. Unfortunately till that we have no option but to come forward to you for concession.

At present majority of the Redevelopment Proposals are stuck-up. Many of the existing buildings proposed for Redevelopment are not in good conditions. Common man, the end users are worried about ensuing monsoon anxiously waiting for their “dream house” in the Redevelopment Scheme.

Sir, we are always with you for making our industry clean and beautiful. We are aware Mumbai had given us a life, pride and dignity. We believe in our vision. We must adhere to professional conducts. We condemn misbehavior, unethical practice. When I say ‘we’ means not only Architects but from ‘pin to piano’ each and every component, commodity related with the Industry. We should not forget Building Industry has given us much more than we deserve.

That is why Building Industry need not die. “Stalemate” needs to be removed, we believe in momentum, ball needs to be roll. It is not only we but also a question of bread and butter and survival of big sector who are dependent on the Building Industry.

While summing up, our humble request to concern authorities, mind set needs to be changed at all levels. we are human beings, practicing professionals; we are certainly not entire industry but one of the important parts of giant wheel.... Most of us we know our duty and responsibility. Please don't make us “Scapegoat”. **कृपया आम्हाला 'बलीचा बकरा' करू नका.**

Thank you.