

SALIENT FEATURES:

PEATA & MCHI Meeting with Municipal Commissioner held on 28-02-2011.

Shri. Subhodh Kumar M.C. asked as under (Rather Fired a Volley of Fast Questions):

- 1) What should be done to reduce time period for building approval?
- 2) What is the procedure followed by other cities?
- 3) Why side open space is H/3? How it is derived? On what principal it is based?
- 4) M.C. suggested to Count everything in FSI within footprint of the building so that there is no ambiguity. F.S.I. can be increased bringing in Uniformity.
- 5) M.C. insisted that proper description of hardship should be mentioned in the report while seeking approval under 64b.
- 6) He also suggested that elevation features should be standardized.

MCHI discussed following points:

1. Open space requirement for DCR 1967 was less. In DCR 1991, open spaces proposed are for 1.00 f.s.i. However, now f.s.i. is increased. Therefore open space concessions are required.
2. Puzzle parking, stack parking are not mentioned in DCR-1991. Therefore relaxation /approval should be given to accommodate more parkings.
3. Garden on podium or elevated garden should be allowed. M.C. was reluctant on this issue. He opined to have some patch in the plot to be left for tree plantation.
4. For SRA/MHADA buildings open spaces are reduced to consume more f.s.i. However for utilization of T.D.R., open spaces are same as H/3. Therefore concessions should be granted.
5. Entrance lobbies, Pargolas, Elevation features, Air-conditioned entrance lobbies of the building is need of the hour, therefore these features should be allowed for modern buildings.
6. Height of the compound wall should be 7'-0" for security reasons. M.C. denied this.
7. Double height terraces with common access be allowed on each floor.
8. 2 years period for SWD/ Nalla remarks is not necessary.
9. Additional No. of common toilets free of f.s.i. be allowed at stilt or podium level for drivers, security guards or house maids.
10. 0.33 f.s.i. can be implemented by B.M.C. immediately in view of legal opinion obtained from Advocate K.K. Singhavi. This will also increase B.M.C revenue by about 500 crs. in 1 month's time.
11. M.C. opined to have discussion with advocate Singhavi before allowing additional f.s.i.
12. Service ducts, voids, utility services, Generator Room, Postbox room be allowed.
13. M.C. opined that whatever is given free of f.s.i., will be charged at ready reckon rate since builders are selling these areas.
14. If proposal involves concession of only staircase, lift area exemption under DCR 35(2)(C) then it should be granted by M.C. directly as per old practice.
15. Ch.E. (D.P.) replied that at present same practice is being followed, but Architect has to write the total area to be exempted under it.

PEATA discussed following points:

- 1) As per circular dt. 15-01-2011 & 04-02-2011, Architect's license is to be cancelled if any unauthorized work is found on site. PEATA strongly opposed this and opined that it is very harsh action. For any wrong doing of Builder, architects should not be punished. M.C. stated that if stop work notice is issued by B.M.C. and still Developers go ahead with the work, then Architect's should inform B.M.C. Thereafter within 30 days period as per MRTP Act he should submit plans for regularization. If this procedure is not followed then he should resign from the job. Otherwise action will be taken on Architects/Developers.
- 2) PEATA insisted to issue licenses for Developers.
- 3) PEATA suggested that, for existing proposals in pipeline, old procedure should be followed and concessions be granted as per policy. For new proposals, cut off date be decided. M.C. opined that 40 to 50 per cent concession in open spaces for all the proposals is not acceptable. Architects should try to give more open spaces while planning the building. Proper hardship also be mentioned in the report stating that why footprint of the building can not be reduced and more open spaces can not be provided.
- 4) Implementation of circular under No. CHE/1280/DP/Gen.dt. 23-10-2008 be followed scrupulously for grant of approval in specific period.
- 5) 10 Tier system for approval be reduced to 4 tier as done in all other cities to reduce the time period for approval. M.C. accepted the suggestion.
- 6) PEATA suggested that proposed modifications to DCR-1991 as suggested by Core Committee under Phase-II of JNNURM be processed speedily. M.C. stated that he should be got convinced first for proposed modifications, then only it will be forwarded to Government.
- 7) Single window system from different departments for remarks be started as done in the past as central cell remarks and guidelines be formed for plots less than 2500 sq.mt. area. M.C. opined that for every plot the remarks for road construction or storm water drain construction can not be same.
- 8) PEATA suggested to appoint Assistant Law Officer, for all zonal B.P. departments, O.S. for replying RTI queries & also train staff when they are appointed in B.P. Department. M.C. has noted the suggestion.
- 9) PEATA pointed out that High Rise Committee guidelines are not yet formed for processing the proposals.
- 10) PEATA suggested to have monthly meeting for interaction & to discuss various issues.

M.C. has promised to meet after 8 days to solve pending issues and Issue Concession Guidelines in 3-4 Weeks.