

OCTOBER  
2011



## PRESIDENTS MESSAGE

We are now in 'E' world. This is the world of communication. 'E' News is one of the fastest mode of communication being adopted by young generation. We as PEATA (I) look forward towards the "YOUTH" from our fraternity. We intend to fulfill their basic thrust of collecting latest information related with Building Industry. Members should know about PEATA activities, their interaction with the authorities, fruitful gains if any, about circulars, notification and many more. You will get whistles from B. M. C. corridors also. In fact we expect you, also to participate in this mission. Let your knowledge and information be scattered among the members through PEATA (I)'s Bulletin & E-News.

We are having our young team taking initiative to reach up to your desk through Bulletin and E-News on regular basis with valuable guidance from Ar. Shirish Sukhatme. wish, this should be continuous process catering appropriate information in right time, and proper perspective. I wish "HAPPY DIWALI" to all of you on behalf of our entire Executive Team

President



Shri Pravin Kanekar  
PEATA (INDIA)

YOMESH RAO  
EDITOR  
NEWS BULLETIN



SAMIR HINGOO  
EDITOR - ENEWS



### **SPECIAL MEETING AT HOTEL PALM GROVE**

Honorable PEATA President Shri Pravin Kanekar had arranged a special meeting on 12<sup>th</sup> October 2011 in co-ordination and support of Our respected past president Shri G.L.Raheja. All the office bearers, Executive Committee Members, Sp. Invitees and Chairman of Sub. Committees attended the meeting.

Discussion were held on respective portfolios of elected and Co-opted members and course of action for the following months was planned .



Discussions were Held on the the Line of Actions to be followed up with the Concerned Authorities

### **46TH ANNUAL GENERAL BODY MEETING**

This year AGM held at M.C Ghia Hall was a bumper event as it was attended by almost more than 175 members. Presence of so many members in AGM meet proves that PEATA is an organization which has been taking big steps with its activities among professional circuits.

Honorable PEATA President Shri Pravin Kanekar welcomed all the members with his crispy speech. He also acknowledged work done by his team for past one year, and gave special thanks to Shri Shirish Sukhatme for his active participation in organizing all the successful events Peata

conducted last year. He also appreciated works done by Shri Eeshan Vaidya , Shri Yomesh Rao and Shri Samir Hingoo., the young members of his team. Shri Sudhakar Dokhane was asked to felicitate this young team members for their work with a memento.

A special lecture on” Right to Information Act “ was given by Shri Rajkumar Awasthi. The lecture gave in depth analysis on the act and also what needs to be done to avoid misuse, so that genuine matters can be solved with the help of act.

Election for 9 executive committee Post were held among 12 contesting members. The elections were closely contested and following 9 members were elected.

1) Shri Uday Warty, 2) Shri Shirish Sukhatme 3) Shri Eeshan Vaidya 4) Shri Tarun Motta 5) Shri Yomesh Rao 6) Shri Manoj Dubal 7) Shri Samir Hingoo 8) Shri Ratan Bhalwankar 9) Shri Dilip Deshmukh

**Congratulations to all the winning Candidates !**



### **FIRST EXECUTIVE MEETING FOR THE YEAR 2011-2012**

- Honorable PEATA President Shri Pravin Kanekar congratulated all the winning members of executive committee . Shri Kanekar also distributed portfolios to all the executive committee members for the year 2011-2012. In what is to be seen a master stroke, all the portfolios and work have been distributed so as to make PEATA'S presence felt in each and every departments of M.C.G.M.

### **SPECIAL MEETING OF BMC SUBCOMMITTEES**

Special meeting of all the zonal committees chairman and invitees was held by BMC committee chairman Shri Sunil Deole and conducted by Shri Manoj Daisaria at PEATA office on 19<sup>th</sup> October 2011. Various issue discussed were as follows

- ✓ Why Approval of pocket terraces at director lvl ?
- ✓ Why elevation projection, even if permissible in DCR 1991 up to directors lvl ?
- ✓ Staircase cutoff lobby approval not permitted free of FSI ?
- ✓ Fire escape staircase being charged premium ?
- ✓ Refuge area to be allocated at mid level or floor level?
- ✓ Society / fitness center to be permitted on 1<sup>st</sup> habitable floors
- ✓ Delay in traffic NOC by E.E.T.C department
- ✓ Not to insist separate PRC of setback area if FSI is not claimed

PEATA is planning to meet Director and Chief Engineer to sought out the ambiguity in approval and appraise him of working of zonal offices. PEATA will also insist that concession file be approved with in certain time period.

### **CON-RE-CESSION AT BMC HEAD OFFICE**

Its been almost six months since the long queues and impatience amongst the Architects has been visible outside the 3rd and 4th floor in the Head office of Mumbai Municipal Corporation.

The long queues are actually the roll over contestants similar to KBC wherein contestants don't get a chance to be on the hot seat, are given a chance in the next batch of episodes to be telecast. The situation is similar to the way architects chase their luck for getting appointment of the key officers for re-re-re-scrutiny and discussion of concession files ,

The average time for getting a chance to enter officer's cabin is from the time you have put your name on the roster sheet is approximately 48 hours subject to everyone in the queue before you get a chance. Now there is certain error in either the protocol followed here in the way appointment is given to architects for discussion for concession and other D.P files.

One can understand that the higher officers also works under tremendous pressure ( ? ) but this can be reduced to a great extent by himself if he decides to allocate a specific time in the day dedicated to discussion and approval of concession files so that lot of time can be saved by not letting files and crowd of Architects pile up outside his office.

Overall the mood in BMC head office has become gloomy and dull since last 6 months as noted by some of the staff. There is lot of insecurity and speculation with regards to rules and approvals to be given or not to be given day in day out

### **0.33 FSI GRANTED BY GOVT OF MAHARASHTRA**

In what is seen A master stroke by government of Maharashtra just before B.M.C elections, government today passed the much awaited 0.33 FSI to suburbs. PEATA as a professional body welcomes the move and expects the housing stocks to increase. The extra F S I though chargeable will help curb the ever rising prices , and will keep control over the so called T.D.R lobby.

President of PEATA Shri Pravin Kanekar welcomed the release of 0.33 FSI and says this is a step in positive direction .

### **HELP ME “ O KHUDA” SAYS ARCHITECT FRATERNITY**

With recession in building industry all the developers have been in nutshell and are not sure when their project will see first columns being casted on site. Approvals of files have been a herculean task with correction in plans asked to be made at SE, AE, EE, DYC levels before sending the file for concessions.

This was not the case earlier, as draft plans are meant to have correction, but with mindset of all the building proposal staff on negative side and due to fear of being reprimanded by higher officers, architects have to suffer.

To make matter worse some engineers have even asked their lower subordinates , not to send O.C file for approval, to avoid replying to R.T.I queries . Someone has to take account of this and bring in some specific written orders so that a sense of urgency in approval of proposal is initiated, or else revenue loss to M.C.G.M will be unimaginable.

### **TOUR TO CENTRAL EUROPE**

Tour to Central Europe was arranged between 9<sup>th</sup> September 2011 and 20<sup>th</sup> September 2011

The tour was arranged with professionals of Peata keeping an open mind to absorb new ideas and get inspired. Peata’s Central Europe study tour covered examples from art nouveau to cubist and from gothic to contemporary minimalistic styles. The tour gave us an overview of the major cities like Vienna and Budapest about their planning aspects, heritage structures, civic amenities, city infrastructure and transportation. Arranged by tour committee chairman Shri. Dilip Sanghavi. 41 members with spouse joined the tour.



**OFFICE BEARERS & EXECUTIVE  
COMMITTEE FOR YEAR 2011-2012**

1.	President (2010-2012)	Shri PRAVIN R. KANEKAR
2.	Imm. Past President	AJIT P. KHATRI
3.	Vice Presidents	SUNIL R. DEOLE SHIRISH SUKHATME
4.	Hon. Secretary	MANOJ DUBAL
5.	Jt. Hon. Secretaries	DILIP SANGHAVI UDAY WARTY
6.	Hon. Treasures	RATAN. B. BHALWANKAR
7.	Committee Members	Tarun MOTTA ANIL R. PATIL DILIP DESHMUKH EESHAN J. VAIDYA YOMESH RAO SAMIR HINGOO
8.	Co-opted	VISHWAS SATODIA RAJAN P. ATHALYE
9.	Sub-Committee Chairman	MANOJ V. DAISARIA DINESH SHAH G.D. CHIPLUNKAR CHANDRASHEKHAR SANDIP ISORE DR. RAJE H.M. JEEGAR J. TANNA SANJAY RAZDAN
10.	Invitees	ASHOK GANDHI SANDIP RAHEJA

**VARIOUS COMMITTEES FOR THE YEAR 2011 - 2012**

Sr. No.	Name of Sub-Committee	Chairman / Co-Chairman
1.	Monitoring/ Steering all the Sub-Committee	Shri. Sunil Deole as Vice President
2.	B. M. C.	Shri. Manoj Daisaria - Chairman Shri. Manoj Dubal - Co-Chairman
(a) (b) (c) (d) (e)	Zonal Committee (E. S.) Zonal Committee (W. S.) ---" Zonal Committee (City)/Estate /Head office Head Office Estate/ Head office	Shri. Dilip Deshmukh Shri. Jeegar J. Tanna -Kandivali Shri. Yomesh Rao - Bandra. Shri. Sanjay Razdan Shri Uday Warty.
3. (a) (b) (c) (d) (e)	NEWS LETTER NEWS BULLETIN E-NEWS,PEATA Publication :- (Hand books & Coffee table book) Publicity/ Membership expansion	Shri. Shirish Sukhatme - <b>Editor</b> Shri. Yomesh Rao. - <b>Co-editor</b> . Shri. Yomesh Rao. <b>Editor</b> Shri. Samir Hingoo - <b>Co-editor</b> Shri. Samir Hingoo. - <b>Editor</b> <b>Editorial Board for News letter &amp; E-News &amp; Bulletin</b> In addition to editor, Co-editor, Shri Dinesh Shah, Shri Ajit Khatri, Shri Eeshan Vaidya Shri Shirish Sukhatme - Editor along with respective convener in case of seminar Shri. Dinesh Shah - Chairman Shri. Eeshan Vaidya. - Co-Chairman

4	Hospitality	Shri. Sandip Raheja & Shri. Manoj Dubal
5	U. D. Department	Shri. Tarun Motta - <b>Chairman</b> Shri. G.D. Chiplunkar - <b>Co-Chairman.</b> Shri Rajan Athalye - <b>Advisor</b>
6	Education & Quality Improvement & Training	Shri. Rajan Athalye - <b>Chairman</b> Shri Ashok Gandhi - <b>Co- Chairman</b>
7.	Revenue	Shri. Ajit Khatri
8.	MIDC, MMRDA, CIDCO, MMR Region	Shri. Dilip Sanghavi
9.	MHADA	Shri Ratan Bhalwankar
10	B.M.C. SPECIAL AFFAIRS Chairman C. F. O., E. E. T. C., SWM , S. W. D., S. G. & other depts. Related with N.O.C.'s	Shri. Eeshan Vaidya - <b>Chairman</b> Advisor: Shri Anil Patil
11	MOEF / CRZ / Heritage	Shri. G. D. Chiplunkar - <b>Chairman</b> Shri Dilip Deshmukh - <b>Co-Chairman</b>
12	S. R. A. Sub-Committee	Shri. Vishwas Satodia - <b>Chairman</b> Shri. Samir Hingoo - <b>Co-Chairman</b>
13	Structural Sub-Committee	Dr. Raje H. M. - <b>Chairman</b> Shri Jeegar J. Tanna <b>Co-Chairman</b>
14	Tour	Shri. Dinesh Shah - <b>Chairman</b> Shri Samir Hingoo - <b>Co-Chairman</b>
15 a)	Fund Raising.	<b>Chairman, Fund Raising.</b> - Shri. Tarun Motta
b)	Office Premises: Sale of existing premises purchase of New premises.	<b>Chairman, Office Premises</b> Shri. Ratan Bhalwankar <b>Members*</b> Shri. Manoj Daisaria <b>Past President</b> * Shri. Ajit Khatri <b>Imm. Past President</b> , Shri. Tarun Motta, Shri. Dilip Sanghavi, <b>Hon. Secretary</b> Shri. Manoj Dubal, <b>Jt. Hon. Secretary</b> Shri. U. S. Warty
16	Civil Aviation	Shri. Yomesh Rao Jointly Shri Eeshan Vidya
17	Legal Sub-Committee	Shri. Chandrashekhar , Shri Tarun Motta , Shri. U. S. Warty, Shri U.S. Warty will organize meetings & monitor the said Sub-Committee.
18	Redevelopment in Mumbai (Sub. & City)	Shri. Sandip Isore <b>Chairman.</b> Shri Ashok Gandhi <b>Co-Chairman</b> Mainly for redevelopment in suburb)
19	Events	Shri. Shirish Sukhatme, Shri. Ajit Khatri. Shri. Manoj Dubal – as <b>Hon. Secretary.</b> Shri. Eeshan Vaidya , Shri. Yomesh Rao. , Shri. Samir Hingoo. Shri Dilip Deshmukh



### **EDITORIAL TEAM OF ENEWS & NEWS BULLETIN**

- Shri Shrish Sukhatme – Chairman
  - Shri Samir Hingoo - Editor- Enews
  - Shri Yomesh Rao - Editor – News Bulletin

### **Team Members**

- Shri Eeshan Vaidya
- Shri Amit Kanekar
- Shri Nirav Hingoo

### **FORTHCOMING EVENTS PLANNED FOR YEAR 2011 - 2012**

- (1) Rajiv Avas Yojana & our role.
- (2) On line approval need of the hour.
- (3) High rise structure in Mumbai.
- (4) Release of Publication of study material prepared during different seminars.
- (5) Cricket match.
- (6) Social gathering in Jan. 2012 :

### **PEATA QUESTIONS ....**

1. Issuance of guidelines, for how to design FSI 2.00 building without concessions?
2. Why one building Plan needed to be signed by Eleven Officers.?
3. Why not fix time limit for scrutiny?
4. Why not fix specific responsibility of each aspect of building plans, to avoid repetitive scrutiny. ?
5. Whether consumption of TDR is right or not.?

### **JOB OPPURTUNITIES :**

We would be Listing Job Openings for Circulation for Members to avail. This Bulletin has no Listing since we did not Seek Listings this Month and it has nothing to do with the Current Trend wherein Development Process has come to a Virtual Stand Still there are no Job Opportunities in the Market due to BMC. The Next Bulletin will have Job Listing for Members to Avail.

## OBSERVATIONS FROM THE VICE PRESIDENT

The Office of Municipal Commissioner, has applied sudden Break for granting various concessions to the Building Files. Municipal Commissioner, himself have admitted in front of Architect Fraternity that present D.C. Rules have become archaic and need total revamp. These D.C. Rules are meant for F.S.I. 1.00, and F.S.I. 1.00 has already become a history since 1991. After inception of new D.C. Rules There are several Amendments, Notification passed by government allowing higher F.S.I., under various sections of section 33 of D.C. Rule and proposal cannot get sanctioned without getting concessions in the Open Space by Municipal Commissioner. The issue with Municipal Commissioner is which are genuine concessions and which are artificial.

Secondly there is an issue, whether consumption of F.S.I. 2.00, is the right of plot owner or not. In several cases files are put up to Municipal Commissioner, after obtaining approval from experienced eleven officers right from Sub Engineers to Director. Such files carry all the justification for recommendations of such concessions. In some cases these files are returned stating that Architect shall be asked to re-design the building so as to reduce the concessions, in such scenario the efforts done by Architect is put to big zero, and almost time of three to six months is wasted.

Once the file reaches Head Office, meeting the concerned Officers, getting their appointments and ultimately getting signature, may take any time between ten to thirty days, with day to day, hour to hour personnel follow-up.

Recently article has appeared in the Times of India, new papers, about the present scenario, it seems that the new papers lobby is enjoying the pain of Architect and Builders, unfortunately these same newspapers make a lot of Hue and cry on sky rocketing prices of Mumbai, this delay in approval, frequent rejections and demanding exorbitant premiums has to be ultimately borne by flat buyers. The Time has come that Municipal Commissioner's office should issue clear cut guidelines for Architect for Designing Building without concessions. Also issue time limit of each officer for clearing the files.

As several files have been not approved, by Municipal Commissioner's officer's level, the lower staff from Zonal Office is discouraged for putting up the concessions, files and if the same scenario continues in development of property by F.S.I. 2.00, will come to a standstill in Mumbai.

Thanking you for the same and oblige.

Yours faithfully,  
For **PEATA (I)**



**SHIRISH SUKHATME.**  
**VICE PRESIDENT - PEATA (I)**