

### From Editors Desk

The year 2011 has been a eventful year, for Peata (I) as a professional organization. It would be wrong to say that Peata (I) had an excellent year without any hindrances. With arrival of new Commissioner the scenario in realty market has seen a wind of change. Rules have been or are on verge of being modified for building approvals so that they are not misused by a few group of opportunist developers.

I must mention here that Our president Shri Pravin Kanekar and Vice President Shri Shirish Sukhatme have been in forefront , and have been in constant co-ordination with Honorable Municipal Commissioner and his team who are framing revised D.C.R for development in Mumbai. On behalf of entire Peata Parivar and Executive Committee I congratulate them for the efforts they have taken to safeguard our interests as Architects and Planners.

**This edition of Enews focuses on Present scenario in building industry with a short article by Er Amit Kanekar, Proposed Study tour to D.Y.Patil cricket stadium by Ar. Samir R Hingoo. Meeting with AAI regarding Civil aviation NOC by Er Yomesh Rao, B.P Staff was Human by Ar Chandrashekhar, Happenings at Chief Engineer D.P office by Er Nirav R Hingoo, Minutes of Meeting with EETC by Ar Eshan Vaidya, Minutes of Meeting with Dy Che (E.S) by Ar Dilip Deshmukh , Minutes of Meeting with Dy Che (W.S) by Er Jeegar Tanna.**

Year 2012 is just few day away and I hope that the new year brings in with it revised and modified DCR (**expected in 1<sup>st</sup> week of Jan** ) so that small players in the realty industry are happy along with the bigger players.

#### Editor Enews



**Samir R Hingoo**

**YOMESH RAO**  
EDITOR  
NEWS BULLETIN



**SAMIR. HINGOO**  
EDITOR - ENEWS



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## **AMENDMENTS TO THE DCR 1991 OF MUMBAI**

Hon'ble Chief Minister Shri. Prithviraji Chavan has okayed a path breaking policy with respect to Amendments in few of the D. C. Regulation 1991 formulated by Hon'ble Municipal Commissioner Shri. Subodhkumarji.

- (1) Amendments to D. C. R. are welcome. In fact as a Professional Body we were first to appreciate Shri. Subodhkumarji whole heartedly during making of modifications. We congratulate both, Hon'ble C. M. of Maharashtra and Hon'ble Municipal Commissioner of Mumbai.
- (2) Needs more time to study in detail to opine point by point.
- (3) Amendments will certainly bring in transparency, established level playing field for the developer and reduce arbitrary decision making.
- (4) Whether the prices of property will reduce ? I am afraid ... time will prove.
- (5) This is not sufficient and will certainly not fulfill the dream of Govt. of "Affordable Housing".
- (6) Roll of M. C. G. M. needs to be defined, whether they are "Service provider" or Machinery to generate revenue.
- (7) Following points needs to be tackle on urgent basis with respect to approval of plan are
  - (a) Accountability to concern staff.
  - (b) Approval process.
  - (c) Mentality of approving staff and authority.

Very shortly i.e. on Thursday 9<sup>th</sup> Feb. 2012 PEATA (I) has decided to organize a PANEL DISCUSSION on “AFTER EFFECTS OF AMENDMENTS TO DCR 1991” and “E - governance / computerized approval process” at Manek Hall, Bandra Reclamation, Bandra (West), Mumbai.

“PLEASE PREPARED YOUR SELF”.

( Ar. Pravin Kanekar )  
President, PEATA (I).



“Congratulations to you Sir ”  
But only half the battle is won  
Says Ar. Pravin Kanekar **President, PEATA (I)**  
to Shri Subodh Kumarji,  
**Hon’ble Muncipal Commissioner**

## **MEETING AT SAHYADRI With CHIEF MINISTER**

PEATA President Shri Pravin Kanekar along with Office bearers and Past President Shri Jayant Vaidya met Honorable Chief Minister Shri Prithviraj Chavan and appraised him of PEATA'S contribution to various policies and gave him a detailed report on suggestion for revised modification to be made in Development control rule as proposed by Honorable M.C Shri Subodh Kumar.

Peata was invited and asked to submit their suggestions on DCR modifications as it is almost certain that revised DCR may be implemented by end of year 2011. Following points were discussed in meeting with Chief Minister and Municipal Commissioner

- 1) FLEXIBILITY OF DESIGN IN ARCHITECTURAL ELEVATION
- 2) PODIUM TO BE/ SHALL BE PERMITTED FOR THE PLOTS UPTO 500 SQMTRS.-
- 3) NOT TO INSIST 2<sup>ND</sup> STAIRCASE FOR THE RESIDENTIAL BUILDINGS HAVING HEIGHT FROM 24.00 TO 70.00 MTS.-
- 4) ADDITIONAL PARKING SPACE TO BE ALLOWED
- 5) HEIGHT OF THE SHOPS AS PER EXISTING HEIGHT :-
- 6) PREMIUM FOR COMPENSATORY F.S.I (?)
- 7) MULTIPLE PART & POCKET TERRACES
- 8) REFUGE AREA
- 9) COMPENSATORY F.S.I
- 10) APPLICABILITY OF THE MODIFICATION IN D. C. REGULATION
- 11) N. O. C.'s like HIGH-RISE, CRZ and MOEF TO BE PROCESSED IN TIMEBOUND FRAME




## RAJIV AWAS YOJANA

New Housing Policy like RAY. may be one of so many policies floated by govt. It is really unfortunate that nobody wants to stop migration , new slums in city but want to give one after another policies to regularize slums , and make mockery of those who construct the buildings with rules and regulations

Rajiv Avas Yojana aims to revert this. through following guidelines as proposed by government

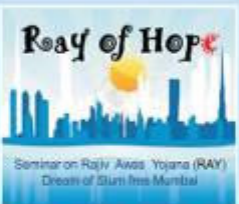
1. 'Slum-free India' Encouraging States to tackle the problem by focusing on:
  - Bringing all existing slums to the same level of basic amenities as the rest of the town;
  - Redressing the failures of the formal system that lie behind the creation of slums; and
  - Tackling the shortages of urban land and housing.

Integrated approach so that, henceforth, no one is forced to create encroachments.



**Practising Engineers Architects and Town Planners Association (India)**

Cordially invite you on  
**Wednesday 23<sup>rd</sup> November 2011, 6 p.m. to 9 p.m.**  
 At Veer Savarkar Auditorium, 4<sup>th</sup> Floor, Near Mayors Bungalow,  
 Shivaji Park, Dadar, Mumbai-400 028



**Chief Guest : Smt. Medha Patkar**  
 Social Activist

**Speaker : Ms. Uma Adusumilli**  
 (Chief, M.M.R.D.A.)

**Com. Madan Naik**

**Ar. Chandrashekhar**    **Ar. Vishwas Satodia**    **Ar. Pravin Kanekar**  
 Convener                      Co-convener                      President PEATA (I)

*Arranged with group effort of all  
 Executive Committee Members of PEATA (I)*

RSPV : Mr. Vishwanath  
 Tel. : 24442998 / 24442897                      Programme overleaf

**PROGRAMME**

6.00 p.m. : Registration / Fellowship

6.30 p.m. : Felicitation to Guest & Welcome Speech by  
**Ar. Pravin Kanekar, President, PEATA (I)**

6.45 p.m. : Key Note speech by  
**Ar. Chandrashekhar, Convener**

7.00 p.m. : Present Slum Scenario in Mumbai by  
**Ar. Vishwas Satodia, Co-Convener**

7.15 p.m. : Implementation of RAY In Mumbai by  
**Ms. Uma Adusumilli (Chief, M.M.R.D.A.)**

7.30 p.m. : Slum Rehabilitation : Ground reality  
**Com. Madan Naik**

7.45 p.m. : Speech by Smt. Medha Patkar (Social Activist)  
 on the theme of Seminar

8.30 p.m. : Question / Answer

8.55 p.m. : Vote of Thanks

9.00 p.m. : Dinner  
 onwards

2. **Duration of RAY**      Phase-I, 2011 to 2013      Phase-II 2013 to 2017
3. **Scope of RAY**    Support to states to redevelop all existing slums and to create new affordable housing stock.
4. **RAY: Coverage**    250 cities, Mumbai included.

**5. RAY: Implementation Approach and Strategy** Flexibility to the States and ULBs to decide pace of implementation

**6. RAY: Operational Strategy**

**Preparatory Stage**

States are being assisted to draw up their Slum-free Plans of Action.

Preparation of legislation for the assignment of property rights to slum dwellers;

Slum Surveys for each city Mechanisms for community mobilization as well as private sector participation,

Preparation for The Plan of Action (POA)

**Part-I for Slum Redevelopment**

**Part-II for Containment of Future Slums**, delineating the development of affordable Housing, rental housing, rental-cum-ownership housing, dormitories etc, for the urban poor and revision to existing policy for prevention of slums.

**Commitments Precedent to Release of Funds under RAY**

The State POA to describe the legislative amendments and policy changes to redress the land and affordable housing scarcities.

Property rights to slum dwellers, preferably in the name of the wife or in the name of both wife and husband.

**Provisions of reservation of 20-25% of developed land for EWS/LIG housing in every new residential development.**

Commitment with timelines are made for:

- a) making amendments in the Rent Control Acts.
  - b) review of urban land development and land use policies, structures and strategies.
  - c) **the simplification of the processes and procedures of sanctioning buildings and building byelaws concerning development and housing projects to provide single window quick approvals in order to reduce transaction costs**
- Implementation Stage**

The State POA to include the Slum -Free City Plans of Action for all the cities identified for inclusion under RAY.

The Slum-free City Plan will have to be for a city as a whole, but within a city the implementation of slum up gradation may require to be phased out.

The process of release and approval will be project-wise. DPR to be submitted through the State Nodal Agency.



#### **7. RAY: Central Support, State share and Credit enablement measures**

Central Government support would have the following components:

**Fifty percent (50%)** of the cost of provision of basic civic and social infrastructure and amenities and of housing, including rental housing would be borne by the Centre, That provision of infrastructure and civic amenities will be treated as a State Good, and no cost will be passed on to the slum dwellers. That state share should come to a minimum of 20% of the cost of provision of infrastructure and civic amenities,

A minimum beneficiary share of 12%, of the cost of the shelter

States / ULB may reduce their budgetary outgo by using PPP models to cross subsidise slum housing

#### **Affordable Housing in Partnership:**

Central support will provided at the rate of Rs.50,000 per unit or 25% of the cost of civic infrastructure. Rental housing units as well as dormitories for new migrants would also be permissible under the scheme.

#### **Support for Capacity building, Preparatory Activities, IEC & Community mobilization, Planning, Administrative and Other expenses (PA&OE)**

Setting up of institutes of national or regional level for academic and training support.

Multi-purpose Urban Resource Centres (MPURC)



Promotion of Community Involvement of Voluntary technical and **professional groups**, Slum Dwellers Federations will be encouraged.

Preparation of Slum-free City and Slum-free State Plans by States/ULBs.

## **9. Administration and Implementation Structure**

### **National Level**

#### **RAY Mission Directorate**

There shall be a RAY Mission Directorate

#### **State RAY Mission Director**

The State Level Nodal Agency for RAY/Mission Directorate will have a designated State Mission Director.

#### **ULB Level**

A Mission chaired by the Mayor/Chairman of the Municipal Council.

#### **Community Level**

Slum Dwellers' Federation at the city level, and Slum Dwellers Association at each slum level community.



## **10. RAY Steering Mechanisms**

### **National Level**

National Steering Group under the Chairpersonship of Minister for HUPA, In addition, RAY Advisory Group will also be constituted, of civil society members

#### **State Level**

Each State to set up a Rajiv Awas Yojana Mission, headed by the Chief Minister.

The state will create an advisory group at city level constituting of civil society members for mobilizing collective action for community empowerment/ slum development.

### **11. Monitoring & Evaluation**

RAY will be monitored at three levels: City, State and Government of India. In particular, deals with this negative fallout of Urbanization. by India's urbanization is often termed as over urbanization. Lop sided development is accompanied with inequality.

Lastly, where does PEATA stand on this?

As stated earlier States are required to prepare POA i.e. Plan of Action for slum free Mumbai. We can become part of this process. In clause 7.1.5.3 of RAY Guidelines technical and professional groups are encouraged to partner with ULBs in participatory planning etc. Though our past experience may not be very encouraging, let us tell Govt. that we want to be a part of this.

Slum free cities is a herculean task and therefore requires herculean efforts.



## **Better Sense Prevails**

Mumbai land of opportunities financial capital of India said to be one of the most progressive cities in India.

When we say financial capital the most important and vital ingredient which comes to our mind is development. Development may be for infrastructure such as roads, drainage, flyovers, and buildings such as residential, commercial, institutional etc.

This is my observation with respect to effects in construction industry due to delay in approval from Municipal Corporation of Greater Mumbai.



Today construction industry works on three basic principal's quality, time and resources such as man and money power. Any project which is completed with good quality, within allotted budget and also within given time is said to be a successful project. Here time is the link in the chain which binds both quality as well as budget. We all are aware of time saved is money saved.

Any construction project in Mumbai requires approval from Municipal Corporation of Greater Mumbai. This approval system laid by Municipal Corporation is very tedious and time consuming.

There are lot of N. O. C.'s ( No Objection Certificates) required from different authority who do not have set guidelines to work with.

There is lack of quality scrutiny from B. M. C. officials and also vision to expect actual technical difficulties that might arise during actual construction of the project. There is lack of urgency shown by officials which affects the project dearly.

When any approval is delayed due to lack of urgency, vision, technicality, scrutiny or guidelines and attitude of approving authority it affects all three Principal that is quality, time and budget that is

- (1) Budget shoots up.
- (2) Project is not completed on time.
- (3) Shortage of labour starts resurfacing.
- (4) There is loss in profits.
- (5) Loss in momentum of the project, continuity of the project hampers.
- (6) Anxiety of the people dependent on the project directly or indirectly due to uncertainty rises.
- (7) Quality of perishable materials used in the project gets affected.



This is similar to delay in precaution to be taken against any disease which in future will become epidemic.

Hope and wish that better sense prevails.



**Shri Amit Kanekar**  
**B.E. (Civil)**  
**Kancon Vastu Nirmiti Pvt. Ltd.**  
**Project Management Consultant**

## **Tour to D.Y PATIL CRICKET STADIUM**

Tour to D.Y.Patil cricket stadium is being arranged by PEATA(i) in January 2012. Details of the programme shall be posted on PEATA (I) website.

The D. Y. Patil stadium incorporates the best-practices of cricket stadia around the world. The stadium is designed by Architect Hafeez Contractor.



Some of the main features of the stadium are described below.

### **Capacity**

The stadium has a capacity of 55,000 people.

### **Roof**

The stadium roof is made from fabric imported from Germany. It is India's first and largest fabric roof.

### **Sound System**

DY Patil Sports Stadium is THE FIRST CRICKET STADIUM IN THE ENTIRE WORLD TO HAVE A FULL FLEDGED CONCERT LEVEL REINFORCED MUSIC SYSTEM.

### **Lighting**

The masts are the tallest in the country, providing excellent lighting throughout the ground. Moreover, the high-quality illumination ensures that the stadium is adequately prepared for the latest television technologies such as HDTV (High Definition TV).

Permanent diesel generators have been installed to ensure uninterrupted power supply during games.

### **Pitch and outfield**

For the ground, 250 tons of clay were imported from South Africa. The pitch was prepared based on the advice and guidance of professors Neil Tainton and John Klug, also of South Africa. Stadiums around India typically have outfields made from red soil. When it rains, the outfield tends to become sluggish and heavy. To minimize the interruption because of rain, outfield is sand based. A completely concealed underground drainage system helps quickly remove water. A nursery ground with 10 practice pitches is also on the campus of the DPYSA.

### **Spectator comfort and safety**

The stadium has been designed keeping in mind spectator comfort and safety. Every spectator has an individual bucket seat. There are no pillars obstructing views of the ground. Two giant LED screens – the biggest in India - provide scores, replays and other information.

Spectators are monitored by a network of digital cameras producing images of very high quality, which are sent to security agencies. Axis cameras (the product of a Sweden-based company), like the ones installed in Mons-Bergen football stadium in Belgium, have been installed for the first time in India. The surveillance system is highly advanced when compared to conventional Closed Circuit TV (CCTV).

The stadium is designed to be earthquake-proof, with fire-fighting and evacuation facilities.

### **Dressing rooms**

Players have been provided with excellent dressing room facilities including ice-baths, recovery areas.

### **Media centre**

The stadium has an air-conditioned media centre that can accommodate 120 people. State-of-the-art communication and support facilities have been provided.

### **Event management**

The stadium often hosts extremely high profile matches with capacity crowds. This requires professional event management capabilities and highly skilled staff, which are provided by the D. Y. Patil University.

### **Hospitality**

Luxury suites with attached rest-rooms ensure that guests stay in comfort. Catering support is provided in the main pavilion area.

### **Corporate facilities**

There are 60 spacious corporate boxes on the upper level of the viewing galleries.



**SHRI SAMIR HINGOO**  
**M. ARCH. (U.S.A.)**  
**M.U.D. (U.S.A.)**

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**PEATA Meeting with Staff of AAI (Airports Authority of India) at the MIG Club on the 9th of December 2011.**

The AAI (Airports Authority of India) NOC Cell called for a Meeting with the Members of the PEATA EC to discuss the difficulties and Issues faced by the Fraternity.

The AAI was Represented by their GM NOC, Mumbai (RHQ) Shri. M Muthu along with other Staff members of AAI such as Joint GM Shri. Tarachand , Deputy GM's Shri. Dasgupta and Shri. Shrivastava, Asst. GM Shri. S.K. Ghosh, Manager NOC Shri. Dinesh , Asst. Shri. Patil and IT Junior Executive Kum. Sneha.

The PEATA India was Represented by all its Executive Committee members and Special Invitees. The Traditional Exchange of Bouquet of Flowers to all Invitees.

The Municipal Corporation of Greater Mumbai was also present for the Meeting headed by the Newly Appointed Chief Engineer Shri. Ghate and who was Aply Supported by the Dy.Chief Engineers Shri. Marathe and Shri.Hardas. All the Asst. Engineers of the Survey Department from Kandivali, Bandra, Vikroli and Byculla were Present along with the Executive Engineer Shri. Nadagoudar who had Corresponded with the AAI Earlier on Several Occasions.

The President Shri. Pravin Kanekkar gave the Welcome Address followed by the Vice President Shri. Shirish Sukhatme who gave a Wonderful Power Point Presentation to the AAI staff on the Working Legacy of PEATA and the Various Issues relating to the AAI as regards the Height NOC is Concerned.

**Points Discussed:**

1) Clarification on Issues relating to Online Submission:

a) Such as Obtaining of WGS 84 Co-ordinates certified by a Govt. Agency.

Shri. Gopal Chiplunkar from PEATA submitted the Co-ordinates Certified by Anna University to the GM NOC Muthu stating that Chennai AAI Accepts the Anna University Co-ordinates for submission. It was brought to the Notice of the GM that the Survey of India is not Capable and Practical Solution to getting Co-ordinates for All Applications in Mumbai, A Urgent Need to get a List of Agencies Authorized by AAI for the Purpose of Certification of Co-ordinates to be identified was demanded by PEATA. The Gm NOC has promised to look in to the Matter of appointing or Authorizing agencies.

b) Need for Interaction with Qualified NOC Staff during Manual Submission to avoid Return of Application due to Trivial reason such as no date in Affidavit. One Signature Missing etc...

The President and the Vice-President addressed the Problem of Manual Submission to the AAI for NOC. The Acknowledgement does not even come with a Case No. and many a Times the Application is returned due to Date not written in Affidavit etc.....

The GM NOC after much reluctance accepted that once in a Week such Interaction with the Necessary NOC staff would be Permitted







2. The Licensed Surveyors Authorized by BMC have in case of appeal in Delhi been Authorized to Certify the Co-ordinates of Other Plots which in case of Adjacent Plots is not done by Survey of India. The GM NOC said that the same is not Confirmed by the HQ in Delhi and he was not aware of any such thing. however Shri. Raju Borgharkar Informed that such an Approval of Certification by Licensed Surveyors is in Process and the outcome of the same is expected in a Week or so.

3. Shri. Sukahtme and Shri. Sunil Deole informed the GM NOC about a Correspondence from Delhi stating that all Projects within a Distance of 60 KM needs to take Aviation NOC. Shri. Sukhatme showed the Table 13 of Building Height Restrictions in the Vicinity of Aerodromes in the DCR which Stipulates Certain Heights to be granted to Structures by BMC and Beyond which the Height NOC is required by BMC.

The GM NOC acknowledged and accepted the Table 13 basis.

4. Clarification on the Shielding Benefit was sought by Shri. Suyog Seth on which the GM Replied that there are no clear cut guidelines and the same are awaited from AAI Headquarters Delhi.

5. There was a Strong Request to Continue with the Manual Procedure till the C-ordinates and Online Issues are Resolved. The GM NOC was reluctant on the Manual Application, However on the Promise by PEATA that once the Co-ordinates Certifying Agency is Confirmed and Authorized by AAI Mumbai, Within 1 Week the Manual Applications can be Stopped. On this request Including the Standstill of Applications also reiterated by the Chief Engineer DP the GM NOC has agreed to the Manual System till the List of Agencies for Certifying co-ordinates is authorized by AAI.

The Meeting Concluded on a Positive Note with the GM NOC agreeing to points as Above.



**SHRI YOMESH RAO**  
Civil Engineer

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### **BP Staff was Human**

#### **Life in seventies was a different proposition.**

While Indira Gandhi ruled in Delhi we admired Jayprakash Narayan, her strongest adversary. JP was a true Gandhian but nobody repeatedly proclaimed him as so. Sunil Gavaskar reigned the cricketing arena and was our idol. We listened to the running commentary from Pearson Surita with expert comments from Vijay Merchant on a portable transistor when test matches were played, which was twice in three years. Golden era of 'Beatles' was over but Michel Jackson had not arrived. Bell bottom pants, long hairs and pointed shoes were on route of exit. Rajesh Khanna was every girl's heart throb. We loved Lata Mangeshkar and Rafi alike. Mumbai was Bombay, and had only one fly over and no traffic jams. TV was operated without remote control as there was only one channel. 'Doordarshan' did not have advertisements. At least some politicians were honest and occasionally did good work. Mobile phones did not exist even in science fiction. Man had landed on moon. Soviet Union had not crumbled and world was bi polar.

#### **Professional practice in seventies too was a different proposition.**

After coming out from JJ, Academy or Bandra; with sad heart, many immigrated to 'States' as US was then being referred to. Going abroad for further studies was rare. Some found employment with Govt and did nothing thereafter. Some like us found a job in some moderately sized architect's office and generally started acquiring 'tricks of the trade'. In those days offices were only in 'Fort'. Saturday was a half day. We started making municipal drawings and worked out quantities by arithmetical calculations in hand. Calculators came little later. I had a 'Casio' calculator with green display which had cost five hundred when my salary was four hundred. Metric system though introduced in 1957 was not accepted. We did drawings in British system; we called it FPS, though it was inconvenient.

This new learning reasonably erased the design theories that we had zealously cherished in our college days. Slowly names of Frank Lloyd Wright, Le Corbusier or Ludwig Mies van der Rohe started appearing to us as perhaps those of stage actors in plays like 'Falling Waters', 'Bauhaus Movement' or 'Seagram Building'. This took three to four years depending upon how fast we 'unlearned' architecture. One fine evening, it was Sunday in my case, one sensed that it is about time he launched himself on the unsuspecting clientele. Without bothering for the 'would be client's' fate or any infrastructure he then embarked upon what he called 'a practice'.

It always began with an interior of small office or some neo rich's house. Interior designs were presented in 'collage'. The client mostly knew nothing and therefore accepted it without a fuss. The architectural jobs were small may be an extension to a house or a co op society's building, 500 sft flats numbering not more than twenty or a small lay out. We prepared the plans from our home as there was no office. Drawings were 'handmade' mostly in pencil. Blue 'Apsara' pencils H, HB and B were most popular. We sharpened this with 'Bharat' brand blade which was any way useless for a shaving if you did not have a skin of a hippopotamus. In a lavish office they had mechanical sharpener, and made it pointed with a yellowish 'sand paper'. The pencil dust produced in sharpening used to be stored in the inbuilt container of the sharpener, to be used later for presentation. Tee square and Sets square were our tools. The triangular scale and adjustable sets square adorned our 'double elephant' sized drawing board. The 'Stadeler' clutch pencil was everybody's favorite. Blue 'Stadeler' was popular, this we put in the front pocket as a symbolic representation of being an architect. Some even placed six inch scale for pronounced effect. Sometimes we would 'ink' the drawing. Inking was a laborious task and mostly an ordeal. We used 'Rotring' pens with 0.2 to 1.2 mm thickness for this. We called it 'Rapidograph' while it slowed the drafting time. Imported black ink for this was our passion. Our earlier generation was less fortunate as it had used 'Crockwell' or a 'bow pen' for drafting and 'calligraphy set' for lettering. 'Venus' eraser was a useful tool, so was used 7'O clock shaving blade for erasing ink. Those with good handwriting were considered 'good draftsmen'. Many used stencils and did 'lettering' with it. "Corbusier" stencil for putting titles was in vogue. Stencils usually had yellow colour and differentiated from transparent Sets squares. Proforma I and II came in sticker; we laboriously pasted it and saved time though drawing looked shabby. Tracing was 'Gateway'. Blue prints of yester year were replaced by Ammonia

prints; we however called them blue prints and got them printed mostly from 'Dates' at Dadar. Letter writing was poor, typing was occasional and Xerox completely unheard of.

We would discuss the plans with client mostly going to his home and rarely had a 3D, we called it a 'perspective view', though. Missing him once or twice was a common place as there were no confirmed appointments taken over phone, as phones were a rarity. Words such as 'foot print' 'ambience' and 'iconic' were yet to reach our ears and existed only in dictionary. . Elevation architects did not crawl on our spine as they were not borne. Voluntarily retired municipal engineers remained at their homes doing nothing. Site visits were regular, work beyond CC an exception. Clients went on back foot when we asked for fees, some vanished in thin air, and some evaporated. This is something which has still not changed.

BMC gave us license to practice and invariably called us LS, we did not grumble. We paid annual fees, mostly with fine. We obtained our own papers. CS plans, PRC and DP Remarks in a day or two. Travel to BP was mostly in train or bus, a fifteen minutes walk from station kept us fit. Cars came much later, but then we could find parking place in the compound for our battered 'Fiat' or 'Ambassador'. A friend of mine had a tape recorder fitted in dash board of his car, I considered it extravagant. We carried our papers in heavy black brief cases and they all looked alike. Building Proposals Departments were at the same places as is today, with walls painted in lime wash, dim lights, rickety fans and ripened furniture. Lifts seldom worked. But in the afternoon it was a 'home' for all of us. We met fellow architects and became friends. We would know the file number or area of plot by heart. Papers required to be submitted were few. We knew that FSI was 1.33 for city and 1.00 for suburbs. It's location in DCR such as 33(7) or (10) was not known. TDR was not invented. They maintained an 'ephemeral roll' in Head Office and erring architects found a mention there. What they did with that roll later will never be known. I found a mention there once and was tense for a week. Everyone used to discuss his own proposal with SE and even argue with him. Liasoning was unheard of. Advice from seniors was free. Belief in staff and architects was mutual. Sub Engineers wrote Drafts with a ball point pens on cheap looking stationary. SEs, AEs and EEs knew everybody by first name. There were no long hours of waiting. IOD was obtained in a week CC was available on the day of submission. OC used to come as a matter of course. BMC honestly refunded IOD and other Deposits after BCC. We pasted our BCC drawing on 'manjarpat'; a cheap cloth, and called it 'canvas mounted'. It made the file