

From Editors Desk

Hon Commissioner Subodh Kumar's fungible FSI is now a popular word in corridors of the BMC .With Hon Municipal commissioner being now retired I would like to just refresh your memories on what he has done which no other previous Municipal commissioner has done before.

Being a young architect and member of Executive committee of Peata I I was able to interact with the commissioner on few occasion and in one such meeting he said to me that I will clean the system for young budding architects like you. He did what he said, and in no less than 3 months' time he changed the DCR .

What has been remarkable about his achievement is he that he has not budged under any political pressure from the higher ranks .He has done what is right for the general public. Thats the reason why you won't find any complaints from the public about his policies.

I would also like to mention here that our President Shri Pravin Kanekar had an excellent rapport with the Commissioner. With his intellectual style of functioning our president was one point man in Peata's office to have discussions with the commissioner on new DCR. Varioussuggestions were forwarded to commissioner's team of engineers, and President along with his Executive committee have been successful in putting Peata's View point in formation of New DCR

Shri Pravin Kanekar and Shri Subodh Kumar have achieved a lot last year and we have to compliment them for their success.

Lastly I would also inform our Peata Members that our President Shri Pravin Kanekar has stood firm in taking strong decision one of which was for not supporting in MCHI'S unilateral decision of a one day protest on 3rd May 2012 at Azad Maidan. Our President has informed the MCHI, about Peata decision after a special executive committee meeting decided against any form of protest on streets by professional body.



Samir R Hingoo

M Arch (USA)

Editor ENews

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WELCOME 2012-PARTY AT RANGSHARDA 7th Jan 2012

PEATA President Shri Pravin Kanekar along with his Executive Committee members organized for the first time in history of PEATA a welcome party to bring in the new year. Peata members along with their spouses and kids attended the function and enjoyed the musical programme, with D.J .cake cutting ceremony with cocktail and dinners arranged at Rang Sharda auditorium in Bandra along with caricature artist and a palmist for wholesome entertainment.



OPEN HOUSE DISCUSSION ON NEW MODIFICATION OF DCR **16 JAN 2012**

AR PRAVIN KANEKAR

PEATA organized a open house discussion on pros and cons of changes in DCR. The meet was attended by more then 300 Peata members and was a great success. The speakers for the open house covered topics which gave in-depth analysis of the new Dcr . Shri A.N Kale(Ex-director M.C.G.M) was the chief guest, who was welcomed by our President Shri Pravin kanekar. Shri Kanekar took a dig at latest circular, its style and contents, and rejected the same old attitude of approving staff in B. M. C.

He also said not to loose our passions; to remain on our toes, meet the authorities, tell them our difficulties, and interact within ourselves. .

After approval of modifications by Hon'ble Chief Minister, Maharashtra. While congratulating Hon'ble Municipal Commissioner, he onour behalf appreciated him for completing this herculean task on priority. The amendments will certainly bring in transparency, established level playing fields for the Developer and reduce arbitrary decision makings he said



TOUR TO D.Y.PATIL CRICKET STADIUM 28th Jan 2012

AR SAMIR R HINGOO

PEATA arranged a study tour to D.Y.patil cricket stadium on 28thJan2012 .around 45 members joined the one day tour. Shri Dinesh shah tour committed chairman had organised the tour on behalf of Peata along with tour committee team. Shri VIJAY D. PATIL President Dr. D.Y. Patil Sports Academy was also present and he gave the touring party detail presentation of the the efforts taken to build the stadium. He also presented coffee table book on the stadium to Shri Dinesh Shah



MEETING WITH DIRECTOR (E.S&P) & CHIEF ENGINEER D.P.

Joint meeting with members of the PEATA (I), B. P. Staff upto Executive Engineer in presence of Director (E. S. & P.), Chief Engineer (D. P.) Thursday 9th Feb. 2012

S.R. No.	Issues	PEATA's suggestion
1.	<p>Pre-requisite for submission of proposal</p> <p>a) P.R. Card in words.</p> <p>b) N.O.C. from Railway Authority</p>	<p>a) P.R. card in words is not issued by City Survey office unless the letter to issue P.R.C. in words is given by M.C.G.M. to the City Survey Office. Further, they insist file number to be mentioned. Hence, proposal should be accepted without insisting P.R.C. in words and the letter should be forwarded to the City Survey office by Bldg. Proposal Department immediately on acceptance of proposal. Also earlier policy to granting approval to be continued which is</p> <p>i) Restrict F.S.I to 0.90 in absence of P.R.C in words ii) Restrict F.S.I. to 0.75 in absence of separate P.R. Cards due to Natural Sub-division / Sub-division of plot.</p> <p>b) M.C.G.M. has to submit proposal to Railway authority and thereafter NOC is issued by Railway authority. Hence N.O.C. from Railway should be C.C. condition</p>
2.	<p>As per Annexure-II, (scrutiny of layout proposal), Sr.No.6 state E.E.B.P. shall scrutinize the proposal and submit to Dy.Ch.Eng.(B.P.)'s approval. However, Sr.No.9 states that E.E.B.P. will conclude the decision on the proposal for grant of approval or rejection.</p>	<p>Both Sr.No.6& 9 are contradictory. Sr. No.6 should be modified to the effect that E.E.B.P shall scrutinize the proposal based on the remarks received or not received from various Dept. and conclude the decision for grant of approval or rejection.</p>
3	<p>As per Annexure-V, (General Requirements), Sr.No. 2 of B, height of basement shall be more than 3 mts., out of which clear height below the beam shall not be less than 2.40 mt. In case stack parking is proposed, the height may be permitted upto 4.20 mts.</p>	<p>i) As stated the beam depth will be only (3.00 – 2.40) = 0.60 mts. which is not practical, due to the fact that the span of the column in the basement are large (9 to 10 mts.) to accommodate drive ways & parking and hence larger depth of beams will be required structurally thereby increasing the height of the basement.</p> <p>ii) Also other services are required viz. plumbing, fire fighting etc. which will also require larger height.</p> <p>iii) Due to the larger area of the basement, the volume of the basement keeping 3 mt. will not be aesthetically good. In order to give better aesthetics to the basement larger height will be required.</p> <p>iv) Since basement is permissible free of F.S.I. only for auxiliary users viz. parking, D.G. sets etc. height upto 4.20 mts. should be permitted as no other habitable area are proposed.</p> <p>v) If Shop / Store / Office/Lockers rooms are proposed in Basement in that case 3.90 Mts. Height shall be allowed.</p>

S.R. No.	Issues	PEATA's suggestion
4	As per Annexure V, Sr.No.5 of B the plinth of basement below building line should be minimum 0.60 mt., maximum 1.20 mts. above Gr. Level.	If the stilt is proposed then it will not be possible to provide car-parking in stilt. Hence, in case of stilt the plinth of 0.15 mt. below building line should be permitted.

POINTS AS PER CIRCULAR DATED 30-01-2012.

5	Minor changes in dimension of the footprints may be permitted provided the approved FSI. on each floor does not vary and the deficiency in opens space does not exceed.	If there is minor reduction in footprint then the approved FSI of each floor will always reduced and hence PEATA (I) suggests that minor reduction dimension of the foot prints may be permitted provided the total proposed FSI of the building does not exceed the approved FSI and the deficiency in open space does not exceed.
6	In case of artificially ventilated shaft provided with dimension not more than D.C.R. 42 (2) and further if all sides of such ventilation shaft is abutting toilet/W.C./bathroom only, then such a ventilation shaft can be allowed free of FSI provided the same is open to sky right from ground level.	As per D.C. Reg. this provision is to accommodate ventilation to W.C., bath, toilets, staircase & stores. Further as per the planning it will not be always possible to provide toilets on all four sides of the ventilation shaft. Even, if toilet is provided on one side ventilation shaft is required as per D.C. Reg. Further, if stilt is proposed in the building then ventilation shaft can be from ground level. However if shopping is proposed at ground level or podiums are proposed then the ventilation shaft will be above shopping or above podiums.
7	The top of chajja, cornice, weather shade, sun breaker etc. provided as per Regulation 35 (7) (xii) and (xiii) shall be atleast 600 mm below the floor level immediately above and the thickness of such chajja, cornice etc. shall not be more than 150 mm. Further, no fascia/railing of any kind shall be permitted for such chajja, cornice, weather shade, sun breaker etc.	As per modified D.C. Reg.No.30 (ii) (f) (i) a chajja, cornice, weather shade, sun breaker, over a balcony or gallery is permissible 0.30 m. below the floor level.
8	Service slab for toilets, W.C. & bath.	Service slab 600 Cms below the floor level in the service ducts abutting sanitary block should be permitted. The same was agreed by the Hon'ble Municipal commissioner during PEATA (i)'s meeting on 16-01-2012.

POINTS AS PER CIRCULAR DATED 20-01-2012.

9	Labour camp / hutment to be counted in FSI and development of equivalent area shall be allowed only after demolition of the same.	Labour camps are temporary structures and are required till the completion of the building. Hence, temporary permission should be issued on par with the site office & Go down for storage of material.
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The meeting ended with word from director and chief engineer saying that they will discuss the points raised by Peata with M.C

SEMINAR ON IMPACT OF NEW MODIFICATION DEVELOPMENT
5TH MARCH 2012

AR SHRISH SUKHATME

PEATA organized a seminar on impact of new modification on 5th march 2012 at manek hall bandra. The seminar was attended by over 1000 members from peata .The chief guest of evening was Shri. Subodhkumarji, Municipal Commissioner of M. C. G. M., Guest of Honour. Shri. K. K. Avarsekar, CMD, Unity Infra Projects Ltd.along with Shri. A. G. Shrotri, Director (E. S. & P.), Shri. S. Y. Ghate, Chief Engineer (D. P.), was welcomed by Peata President Shri Pravin Kanekar .The seminars Convener Ar. Jayant Vaidya, event coordinator Ar. Shri. Shirish Sukhatme, Vice President, Ar. Shri. Manoj Daisaria, Past President also gave in their valuable inputs on Modification and its impact with their informative presentation.



Nothing but Shame.....!!

Nothing but Shame.....!!

High Court Raps.....

PEATA Defended.....

Newspapers did their job smartly.....

- 1/5th Rule for light and ventilation Dead Wall is Abolished. **(To Suit the Planning)**
- Second Staircase for buildings upto 24 meter height retained | Floor Area Lesser than 500 meters. **(Pragmatic Decision)**
- Platforms on the smaller Plots. **(Boost for Parking)**
- Additional Parking Space upto 25% Permitted. **(To Suit the Planning)**
- R.O. on Platform and Basement. **(Pragmatic Decision)**
- Entrance Lobby free of F.S.I., upto 7.2 meter height. **(Positive Decision)**
- Balcony enclosure permission is abolished. **(Unnecessary Permissions Removed)**
- Terraces above shops free of F.S.I., with sloping roof. **(Positive Decision)**
- New Fresh N.O.C., from M.H.A.D.A., for fungible F.S.I. **(Positive Decision)**

HON. MC VOWED IN HIS SPEECH

1. If any other rule works/exists/used are allowed, FSI is limited to 5.
2. Minor depends on category in local rules.
3. Issue is not they are not allowing for 100% utilization what was allowed.
4. Some Builders could petition for Minor Conversion to Sublet their Conversion.
5. Under the Floor Mapping what happened in the East.
6. MC had Two Choices, Continue as it is or Create Level-Playing Field for all.
7. Rules should be such that it prevent a People from Cheating.
8. No Issue for Minor, Minor will not happen.
9. **Something should be done in 10.**
10. Minister of Poking a Ministry of 10.
11. Space Spaces Conversion shall be recognized but shall be given Subletty.
12. No Change Rule to Full Building Conversion because Conversion.
13. Subletty should not be used Conversion are Possible.
14. When there is Option Procedure People going to Break Rule.
15. These Full buildings do not investment enough Conversion and rightty Conversion should be used to me.
16. **Whatever Change I Propose will be part of BMC, I will put up Changes in 2 Months to Start, And that will take 2 Months to proceed as per my Decision.**

- Fire Regulation Coded. **(Level Play Ground)**
- Internal Changes are permissible to continue with the old plan. **(Positive Decision)**
- Deck Parting vulnerable for misuseability is counted in F.S.I. **(Prevention of Architectural misuse Removed)**
- Fungible F.S.I. can be used to regularize the unauthorized work and issue of Occupation Certificate. **(Positive Step)**
- Plots upto 2500 square meter, no directors approval needed. **(Positive Decision)**
- Ventilation Lobbies Permitted. **(Positive Step)**
- Refuge Area curtailed to 4% only. **(Level Play Ground)**
- Stills Height upto 4.2 Meter upto Building Proposal Department. **(Positive Decision)**
- Strict Examination Free of F.S.I. Elements. **(Accountability of Engineers Department)**

35% Fungible F S I New begins

BMC chief Kumar said, "Builders used to cut their way through the system to procure these extra and sell them to the buyer. The consumer paid double the price, now this money will come to BMC."

Under the new policy, premium will be charged on the Ready Reckoner (RR) rates -- 80% for residential buildings, 30% for industrial structure would bring about a "great amount of transparency and create a level playing field" for builders.

He told 700 that the premium money will go separate infrastructure fund for Mumbai. He said builders whose projects have already commenced are still to receive the occupation certificate the BMC can take advantage of this policy.

MEETING BETWEEN PEATA AND EETC

27th March 2012

AR EESHAN VAIDYA.

Meeting was conducted with DyChe EETC on 27th of March; and following suggestions were raised by Peata to draft guidelines prepared by traffic department for their NOC

(5)(D)	Ramp shall be at least 1.50 mts. away.	The ramp to be provided as per DCR 38(18) which clearly states that Ramp can be provided in rear and side open space and distance of 1.5 mts. should not be insisted. Copy enclosed herewith. (Annexure – B).	The clause in reference is to be deleted from Guidelines.	The point is accepted.
(5)(F)	Parking spaces may be allowed over the ramp having slope 1 : 20	Slope of 1 : 20 is not as per the specification mentioned in D.C.R. However 1 :15 should be allowed and parking over the roof of the ramp also to be permitted.	The point is retained in the guidelines	Parking over slope of 1:20 would be permitted.
(5)(G)	Ramp portion where 'U' turn is proposed.	It is not at all warranted since at curvature, guidelines states that 3.9 & 7.5 at the curvature should be provided. There would be duplication of requirement and this provision is not at all practical.	The point is to be maintained in the Guidelines	Point not accepted
6	Ht. of stack parking.	Kindly mention that the minimum ht. of stack parking to be provided shall be 3.60 mts. as is being followed. Copy of brochure enclosed herewith. (Annexure-C).	Ht. of 4.20 mts. for stack parking shall be provided below / inside building line only. 3.60 mts. ht. can be provided in case of basement / podium outside building line	Point remains unchanged.
Some other suggestions apart from the guidelines prepared by your office :				
1)	If there are 2 Car Parking slots allotted to the same flat / occupancy, the same should be permitted one after another.	The said point is accepted.		

MEETING WITH DY.CHE.B.P. (WS) -II KANDIVALI BP OFFICE, BMC
11TH APRIL, 2012

ER MANOJ DUBAL

PEATA (I) arranged a meeting with the new Dy.Ch.Eng.(B.P.) W.S.-II and new Executive Engineer Building Proposal 'P' Ward & new Executive Engineer Building Proposal 'R' Ward on 11th April,2012 to discuss the issue pertaining to the files to be forwarded to the Municipal Commissioner obtaining sanctions to the concessions including fungible F.S.I.

Hon. Secretary PEATA (I), Shri. Manojkumar Dubal requested Dy.Ch. Engineer & Executive Engineer to speed up the process so that all the pending file reaches Head Office latest by 20th to 21st April 2012 and the same can be cleared by the Municipal Commissioner before 30th April 2012. The same was accepted by the Dy.Ch. Engineer & Executive Engineers.

In Kandivali office, it was being insisted to get the endorsement from the concerned Sub-Engineer before any submission of paper including for concessions. Hon. Secretary, Shri. Manojkumar Dubal strongly objected this practice being followed and in the meeting it was decided not to get the endorsement from the concerned sub-engineers before submission except for new proposal and for revalidation. However, Architects & Licensed Surveyor will have to enter the details of the submission in the separate register given to each sub-engineer.

MEETING WITH DY.CHE.B.P. (WS) -I BANDRA BP OFFICE, BMC
12TH APRIL, 2012

ER YOMESH RAO

PEATA (I) arranged a meeting with the New Dy.Ch.Eng.(B.P.) W.S.-I Shri. Vinod Chitore on 12th April,2012 to Welcome him to his Post and in general discuss the way forward in forwarding files to the Municipal Commissioner for obtaining necessary Concessions from Bandra Building Proposal.

The PEATA President along with Vice President Shirish Sukhatme, Sunil Deole Past President Manoj Daisaria were present along with the Members of the Bandra Zonal Team. The President PEATA welcome the DyChe with a Bouquet of Flowers and wished him all the support in the performing his functions and duties as DyChe.





PEATA (I) CRICKET TOURNAMENT

28th April 2012

AR AJIT KHATRI

Inspite of the hectic schedule of holding various Seminars and Workshops , PEATA (I) did not forget to hold the Annual Cricket Tournament, to bring about a healthy atmosphere of competitiveness among its members, and to sway them away from their daily grind of pursuing files.

Accordingly the 4th Annual Cricket Tournament was held on 10th March 2012 at Mumbai Police Gymkhana Ground.

This year PEATA (I) thought of inviting the MCGM staff to take part in the tournament and add to cordial relation existing among our members and the MCGM staff.

Apart from our usual teams from the 4 Zonal Building Proposal Offices, the team comprising of MCGM staff, were very enthusiastic to be participate, and they played with true sportsmanship spirit.

This year the knockout format was altered as five teams competing for the coveted trophy.

The teams to be competing each other for the knock-out was decided by draw of lots. The first match was played between the Byculla Bldg. Proposal team and the Bandra Bldg. Proposal team. The winner of this match was Byculla (City) Bldg. Proposal team.

The second match was played between KandivaliBldg. Proposal team and Vikhroli (Eastern Suburbs) Bldg. Proposal team and won by the former.

The next competition was between the MCGM staff team and the winner of the first match, i.e. the Byculla team.

It was first time in the last four years since the tournament was started, that there was a tie, with a huge equal scores of 63 runs in 7 overs piled by the Byculla team and MCGM team. This created a real excitement among the players and the spectators who were large in number this year.

Tie breaker of one over each was played between Byculla Team and MCGM Team, which was well won by Byculla Team.

The final match was played between Byculla Team and Kandivali Team. It was the Byculla Team which comfortably won the tournament and were presented with the coveted glittering trophy.

This year Shri Kunal, was declared as the Best Bowler and Shri Sandesh Paralkar as the Best Batsman, both from the MCGM Team.

Overall the cool sea breeze, the enthusiasm of the players, the ever encouraging spectators, the spicy commentary by Shri Shirish Sukhatme, the tasty snacks and dinner thereafter really created a festive atmosphere, full of fun and frolic.



ENSUING EVENTS

Events planned for coming months

- (a) E-Governance, need of the hour.
- (b) High Rise in Mumbai
- (c) Redevelopment Activities in Sub. & City.
- (d) Impidiments in Revenue Department

E -NEWS TEAM



SHIRISH SUKHATME



SAMIR R HINGOO



YOMESH RAO



EESHAN VAIDYA