

MUNICIPAL CORPORATION OF GREATER MUMBAI

NO: CHE/DPI 123 /GEN Dtd: 10.5.16

Sub: Automated Mechanized Parking for building height upto 70.00 mt.

Reference is requested to MCHI-CREDAI's representation regarding to allow Automated Mechanized Parking upto 70.00 mt height as at page C/1 to C/9 and Dy.Ch.E.(BP)City's report thereon at page N/1 to N/3.

MCHI-CREDAI vide their representation has stated that, there is provision of parking space in the D.C. Regulation 36 and does not specify any provision for Automated Mechanized Parking space which are now being proposed in various projects and suggested some guidelines while granting such permissions for Automated Mechanized Parking.

There is a special provision in D.C. Regulation for concessions in open spaces for redevelopment proposals under sub-regulations 33(5), 33(7), 33(9) & 33(10) of DCR 1991. As regards redevelopment proposal under 33(5) the concessions for front open space is being considered while redevelopment under 33(7), 33(9) read with the provision of 33(10) the open spaces concessions in other side open spaces is considered depending upon composite/ non composite building and the applicable premium at the rate of 10% of the normal premium rate.

The parking tower may be proposed either inside/ touching to the building OR as a separate building. The following practice is being followed while allowing the parking tower on the plot.

- I. **When the parking tower is within the building or touching to the building:**  
When the parking tower is proposed within the building or touching to the building same shall be considered as a part of the building or wing of the building. The open space deficiency for parking tower is worked out as per the open space deficiency calculated for the building under reference considering the face of parking

tower as dead wall i.e. 3.60 mt. and 6.00 mt. open space for tower height upto 24.00 mt. & upto 70.00 mt respectively and accordingly the premium is being charged as per the regular practice for all proposals including redevelopment proposals.

II. **When a parking tower is proposed separately on the plot:**

When the parking tower is proposed separately on the plot then the regular open space as per the provisions in the D.C. Regulation for the redevelopment proposal under 33(5), 33(7), 33(9), 33(10) is being considered depending upon composite/ non-composite building while calculating the open space deficiency/ joint open space deficiency. In other cases, a regular open space of 3.60 mt all around the parking tower is considered for the parking tower having height upto 24.00 mt. & 6.00 mt. for a building height upto 70.00 mt. and by considering face of parking tower as a dead wall.

It is to be mentioned here that, the matter has been discussed with immediate past President of MCHI-CREDAI, Shri. Vimal Shah in the last week of April when he has requested to allow 3.6 mt. open space all around the parking tower even for the parking tower having height more than 24.00 mt. i.e. upto 70.00 mt. height. As per the request, it is for Hon.M.C.'s consideration whether to allow 3.60 mt. open space all around parking tower for the entire height of the 70.00 mt. of the parking tower. If Hon.M.C. is agreeable to the request of MCHI-CREDAI then, circular will be issued to that effect with the condition that (a) the premium shall be worked out as per the above guidelines prospectively, (b) where the concessions are approved as per the previous norms and the premium shall be recovered as per present practice.

In view of above, the following guidelines are proposed:-

- a) In case of independent parking tower, the open space required for such independent parking tower shall be as per the provision of the required open spaces for redevelopment of the proposed buildings under 33(5), 33(7), 33(9) for composite/ non-composite buildings as the case may be

shall be insisted. In other case the 3.60 mt. required open space shall be considered as adequate for the parking tower of height upto 70.00 mt., if the height of parking tower is beyond 70.00 mt. then required open space of 6.00 mt. shall be insisted and accordingly deficiency in open space and deficiency in joint open space shall be worked out and recovered. This will be subjected to NOC from CFO and EE T & C.

b) When the parking tower is proposed within the building line or touching to the building line then the same will be considered as a part of the building and the regular open space considering the face of parking tower as a dead wall shall be insisted for any building proposals/ redevelopment proposal as per the respective provision in D.C.Regulation. This will be, subjected to NOC from CFO and EE T & C.

c) Where the concessions are already approved, the premium shall be charged as per the then practice and shall be recovered.

d) This guidelines will apply prospectively.

In view of above, Hon.M.C.'s orders are requested to sideline portion "A". If agreed the policy guidelines circular will be issued as per above stated guidelines (a to d).

Submitted please.

*Ch. E. (DP)*  
29/05/16  
Ch.E.(DP)

Hon.M.C.

Sir,