

**MANAGING COMMITTEE
2012 - 2013**

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Paras Gundecha

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Sunil Mantri

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Mayur Shah
Nayan Shah
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Boman Irani

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Nainesh Shah

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L. P. Bhagtani

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Sandeep Runwal

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Rajan Bandekar
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Thane
Shrikant Shitole, Hon. Secretary
Kalyan-Dombivli
Shailesh Sanghvi, Secretary
Mira Virar City
Rajesh Prajapati, President
Raigad
Arvind Goel, President
Navi Mumbai

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Mofatraj Munot
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Rajni S. Ajmera
G. L. Raheja
(Late) Lalit Gandhi
(Late) Babubhai Majethia



Ref. No. MCHI/PRES/12-13/111

January 22, 2013

To,
Hon'ble Shri Sitaram Kunte (IAS)
Municipal Commissioner
Municipal Corporation of Greater Mumbai
Municipal Head Office,
Mahapalika Marg
Mumbai - 400001

Sub : Approval of high-rise building (above 70 mtrs.) in Mumbai.

Ref : Request to grant C.C. up to 70 mtrs.

Respected Sir,

We would like to draw your kind attention to the present development being carried out in Mumbai, whereby, in the process of consuming the prevalent FSI, parking requirements and fire fighting requirements, high-rise building/s above 70.0 mtrs. is inevitable.

By proposing high-rise buildings, there is advantage of minimum plinth coverage, more garden space is available and better light and ventilation to the buildings.

As per the present notification, whenever the building is more than 70.0 mts., it requires clearance from High-rise Committee.

We appreciate the government's concern for expediting the entire process of approval and bringing transparency in approval process whereby the government has issued modification to D.C. Regulations on dated 6th January, 2012.

M.C.G.M. has issued circular dated 12.01.2012 which deals with how the entire process will be simplified and mode of process of approval.

One of the conditions of the circular is to obtain concessions of the entire project at one time only with a view that the applicant need not come again and again for obtaining concessions of the particular proposal to M.C.G.M.

Due to implementation of the new circular, at present MCGM is approving the concessions at one time and approving the buildings up to 70.0 mts. without granting any Commencement Certificate (C.C.) for the building, since the High-rise Committee's clearance is required for buildings with height more than 70.0 mts.

MCHI-CREDAI (ISO 9001:2008)

Maker Bhavan II, 4th Floor, 18, V. Thackersey Marg, New Marine Lines, Mumbai - 400 020.
Tel.: 4212 1421, Fax : 4212 1411/407, Email : secretariat@mchi.net
Website : www.mchi.net

While approving the concessions, Hon'ble Municipal Commissioner verifies the fire safety by way of clearance from C.F.O., traffic point of view obtaining NOC from the Traffic Department of M.C.G.M. and all other aspects of D.C. Regulations which are required for high-rise buildings like Fire NOC etc, are being scrutinized and then only approval to the concessions to the entire building is granted by Hon'ble Municipal Commissioner. Only issues then left out is structural aspect and Geo-technical aspect which is to be looked into by High-rise Committee.

Earlier, these buildings upto 70.0 mts. were being approved and C.C. were also granted by the then Municipal Commissioner & the present condition of taking entire concessions at one time was not insisted.

The procedure for granting clearance by the High-rise Committee is taking lot of time resulting delay in approval process and hence there is stalemate in real estate industry.

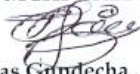
Shri Subodh Kumar as well as your goodself had already recommended the threshold limit of 70.0 mtrs. may be extended to 120 to 150 mts. and only structural stability needs to be considered for all these buildings with the height more than 120 to 150 mts.

Considering all these aspects for the building of height above 70.0 mts. i.e. high-rise buildings, we would like to request the Hon'ble Municipal Commissioner to approve the plans for building and grant C.C. up to the height of 70.0 mts. and C.C. beyond 70.0 mts. may be granted after clearance of High-rise Committee approval.

We request Hon'ble Municipal Commissioner to take decision favorably so that development process in Mumbai is not hampered.

Thanking you,

With respectful regards.
For MCHI-CREDAI


Paras Gundecha
President

Mobile: 9821092439

CC to : Mr. R. B. Zope
Executive Engineer to Hon'ble MC, MCGM
Municipal Corporation of Greater Mumbai
Municipal Head Office,
Mahapalika Marg
Mumbai - 400001

