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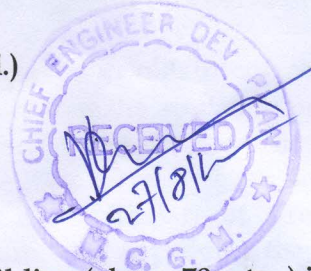
(Late) Lalit Gandhi

(Late) Babubhai Majethia

Ref. No. MCHI/PRES/12-13/040

August 24, 2012

To,  
Hon'ble Justice S. S. Parkar (Retd.)  
Chairman,  
High Rise Committee (HRC)  
Government of Maharashtra  
Mumbai



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

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

Respected Sir,

At the outset, we would like to express our appreciation for your untiring efforts and able leadership where-by the High Rise Committee (HRC) is taking positive steps in expediting the approval process for the proposals received by the HRC.

Sir, your proactive and keen interest to expedite the process of granting approvals to the high-rise proposals, is highly commendable.

At this backdrop, Sir, we would like to draw your urgent attention to the precarious situation in Mumbai, where-in due various reasons, the intensity and total construction volumes has plummeted at an alarming rate in the MMR.

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 guidelines, 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

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government has issued modification to D.C. Regulations, on dated 6<sup>th</sup> 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 M.C.G.M. is approving the concessions at one time and approving the buildings upto 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.

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 the Hon'ble Municipal Commissioner. Only issues then left out is structural aspect and Geo-technical aspect which is to be looked into by the High-Rise Committee.

Earlier, these buildings upto 70.0 mts. were being approved and C.C. were also granted since the present condition was not applied.

We do understand that the procedure for granting clearance by the High-rise Committee has its own process and time-lag between scrutinizing the proposals and granting approvals, is inevitable.

Sir, it would be interesting to note at this point, that when the Government of Maharashtra constituted the 1st Technical Committee on High Rise Construction for Buildings above length of 70 meters, by Government Resolution No. TPB 4303/49/CR-4/03/UD-11 dated 23rd July, 2004, proposals for High Rise Buildings proposed beyond height of 70 meters were scrutinized, purely from Technical Considerations of Structural Design & Detailing, Foundation Engineering and Impact on Environment in and around the areas of such proposals. The various proposals as evaluated by this committee comprised of proposals between 70 meters and 170 meters.

The Hon'ble Municipal Commissioner has already recommended the threshold limit of 70.0 mtrs. may be extended to 120 to 150 mtrs. and only structural stability needs to be considered for all these buildings with the height more than 120 to 150 mtrs. and only structural stability needs to be considered for all these buildings with the height more than 120 to 150 mtrs.

Considering all these aspects for the building of height above 70.0 mtrs. i.e. high-rise buildings we would like earnestly request you to kindly recommend to the M.C.G.M. to approve the plans for buildings and grant C.C. upto the height of 70.0 mtrs. and C.C. beyond 70.0 mtrs. the approval may be granted after clearance of High-rise Committee approval.

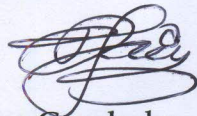
Sir, we are given to understand that the next meeting of HRC is being convened on 1<sup>st</sup> September 2012. Some of our members on behalf of the Maharashtra Chamber of Housing Industry-CREDAI (MCHI-CREDAI), would like to request you for granting us time to give you a brief representation on behalf of our members. Therefore, we ardently request you to kindly give us an audience on 1<sup>st</sup> September 2012 at a time convenient to you.

Sir, we would also like to propose an inter-active meeting between the Respected Members of the High-Rise Committee and all our MCHI-CREDAI members so that there is an information flow and an educative session where our members can be enlightened on various issues pertaining to high-rise buildings by the expert views of the respected members of HRC.

It will be our pleasure to host the event and our privilege to welcome the respected members of the HRC. We look forward to your kind consent and indicate your convenience so that we can schedule the same.

Thanking you,

With respectful regards,  
For MCHI-CREDAI



Paras Gundecha  
President

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