

ISSUES TO BE DISCUSSED WITH
HON'BLE MUNICIPAL COMMISSIONER -
SHRI.SITARAM KUNTE

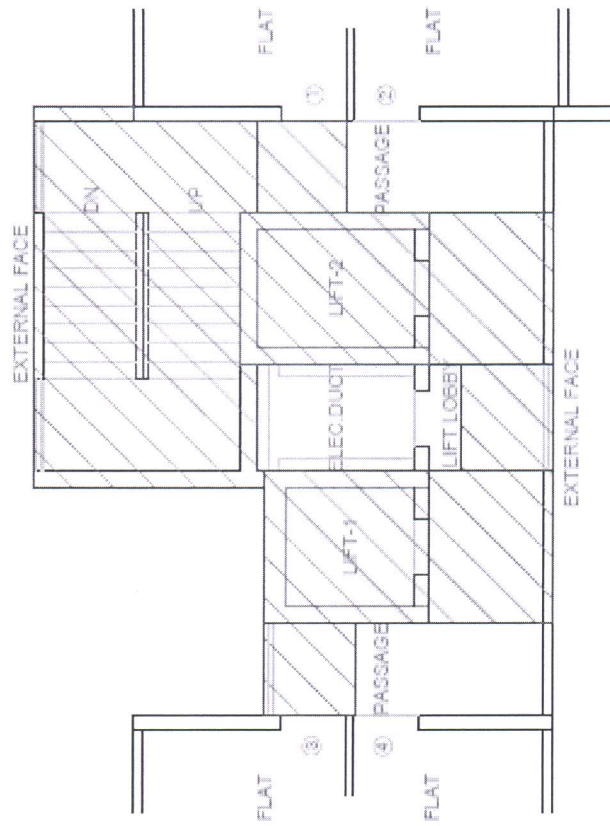
1. Exemption in staircase Lobby / Lift lobby / Cut off lobbies to be specified

- D.C.R. 35(2) states staircase lobby and specified lift lobby will be permitted.
- Lobbies are required for approaching the staircase and lifts.
- Larger lift lobbies are required to be proposed considering the number of flats proposed on particular floor .

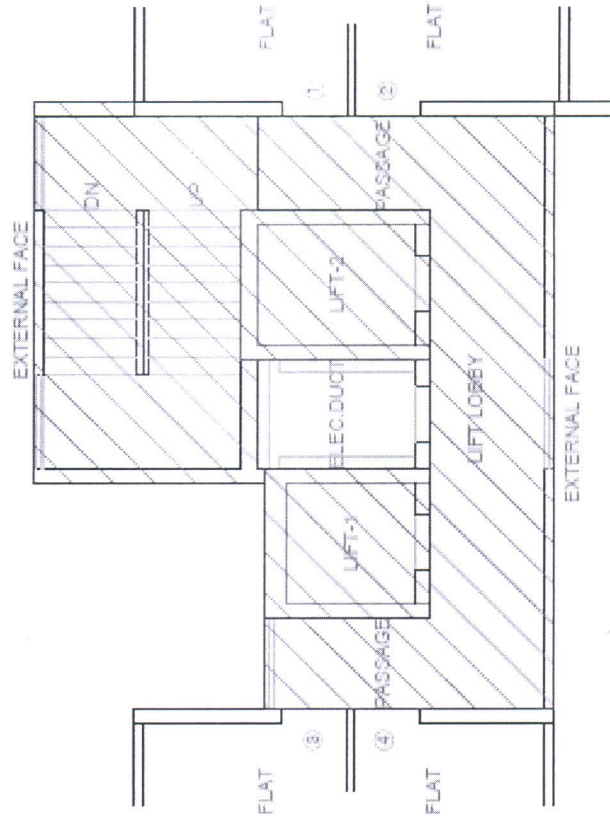
Suggestions of MCHI :- As per sketches attached.

**HIGHRISE BUILDING BELOW 70M HT
AS PER PRESENT POLICY**

MCHI's SUGGESTION



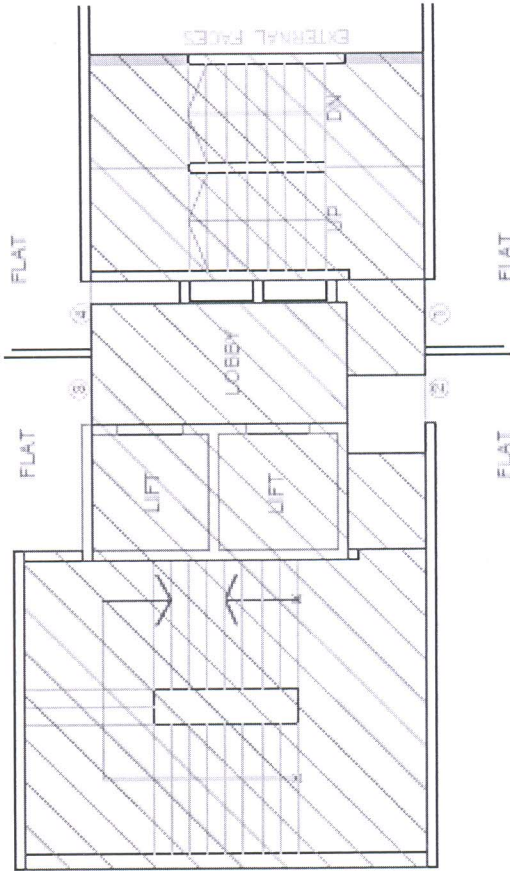
SKETCH NO.1



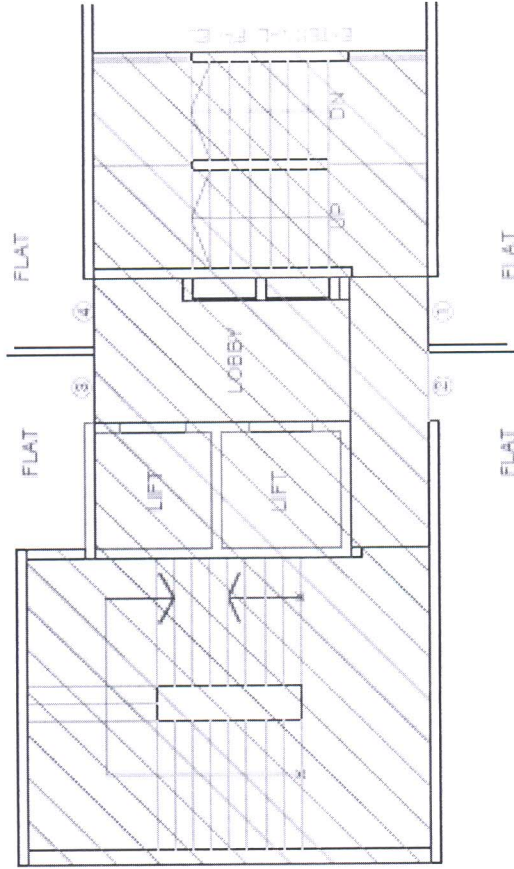
SKETCH NO.1

**HIGHRISE BUILDING ABOVE 70M HT
AS PER PRESENT POLICY**

MCHI's SUGGESTION

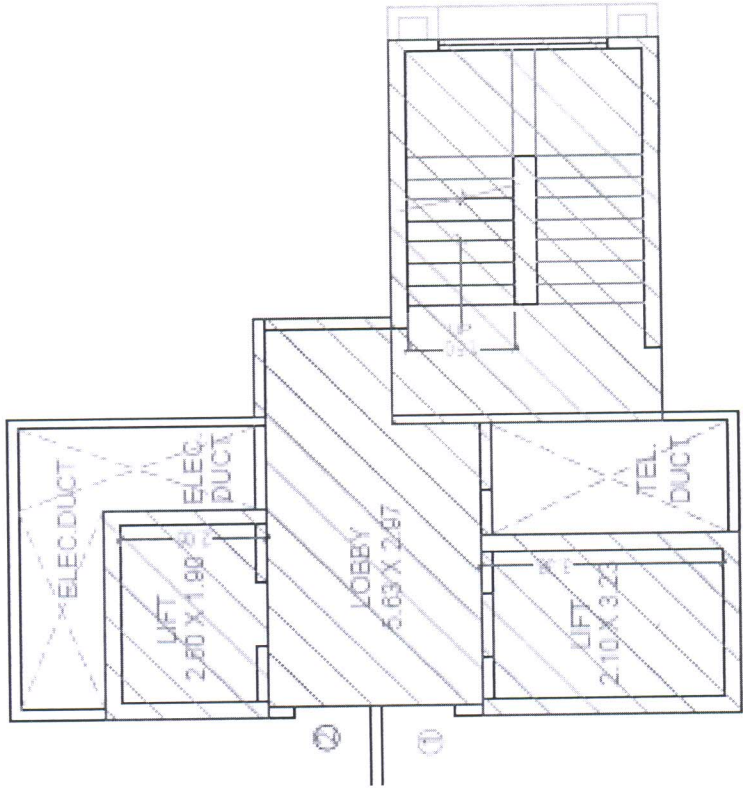


SKETCH NO.2



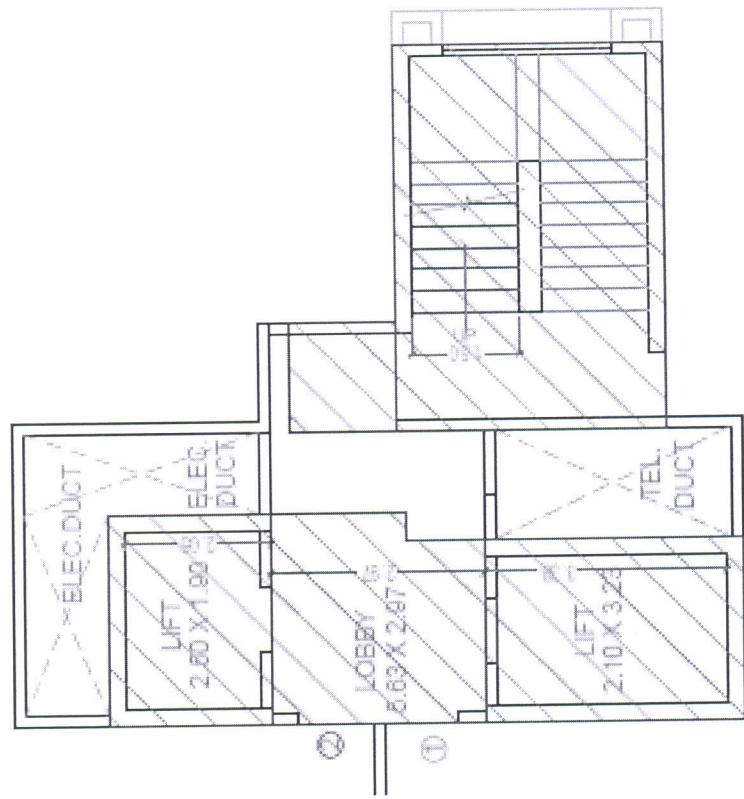
SKETCH NO.2

MCHI's SUGGESTION



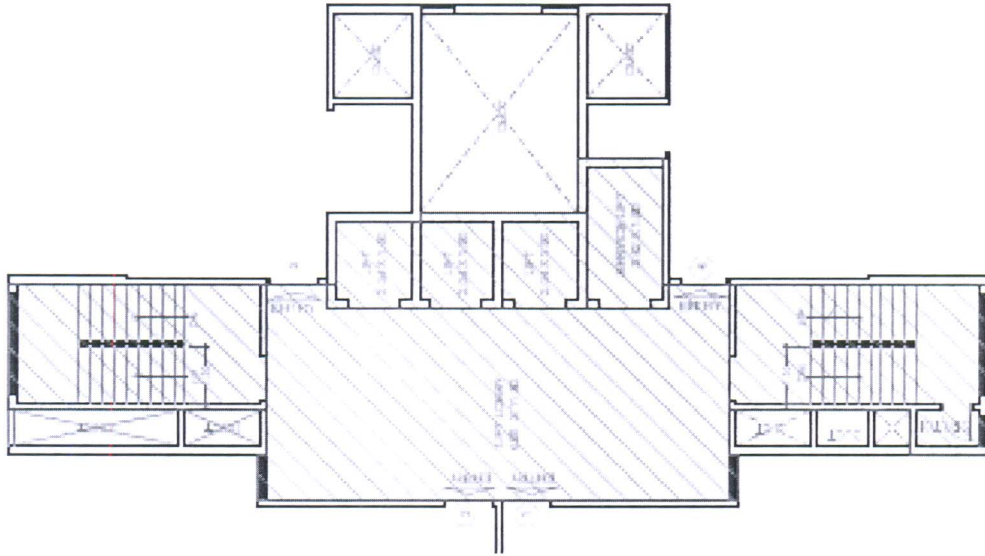
SKETCH NO.3

AS PER PRESENT POLICY



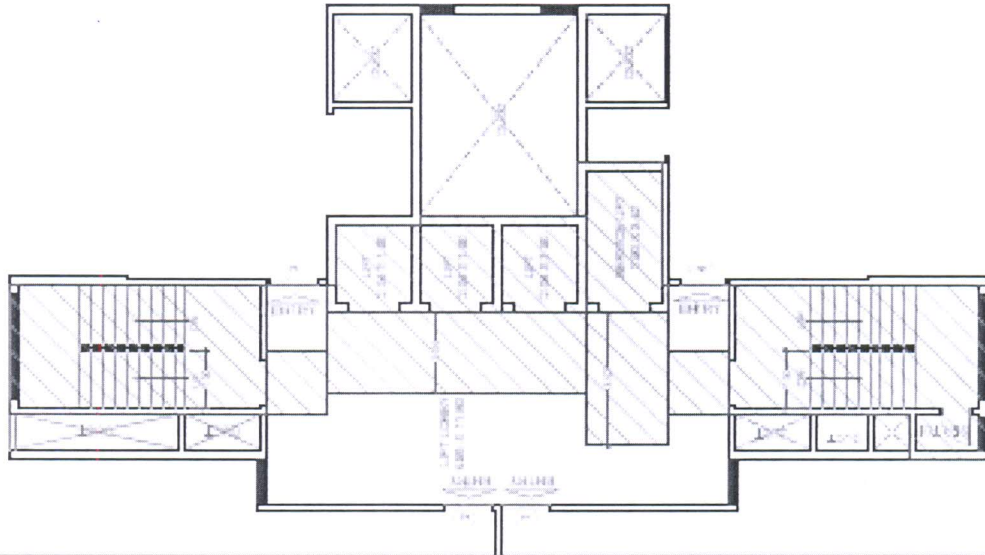
SKETCH NO.3

MCHI's SUGGESTION



SKETCH NO. 4

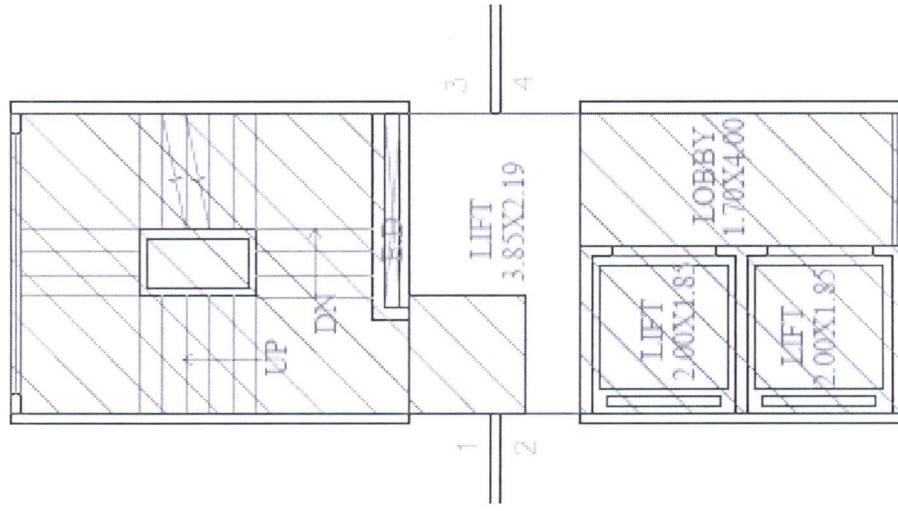
AS PER PRESENT POLICY



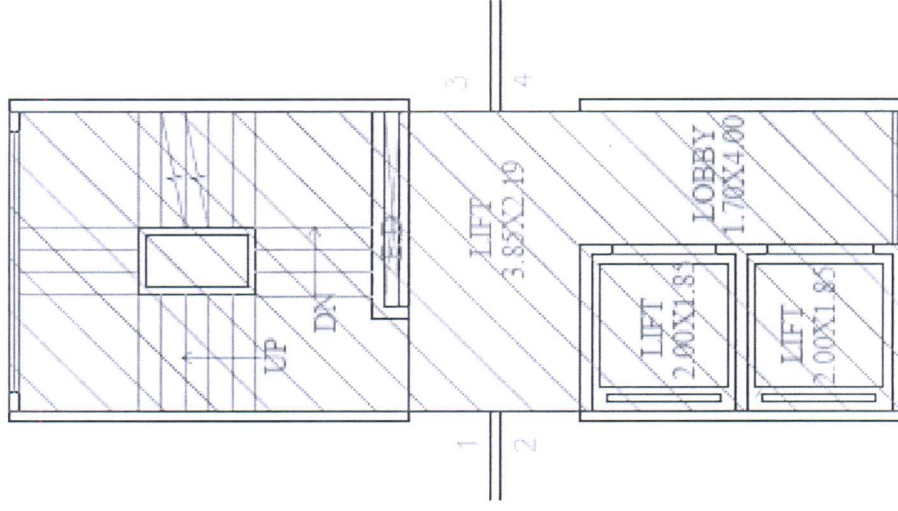
SKETCH NO. 4

AS PER PRESENT POLICY

MCHI's SUGGESTION



SKETCH NO.5

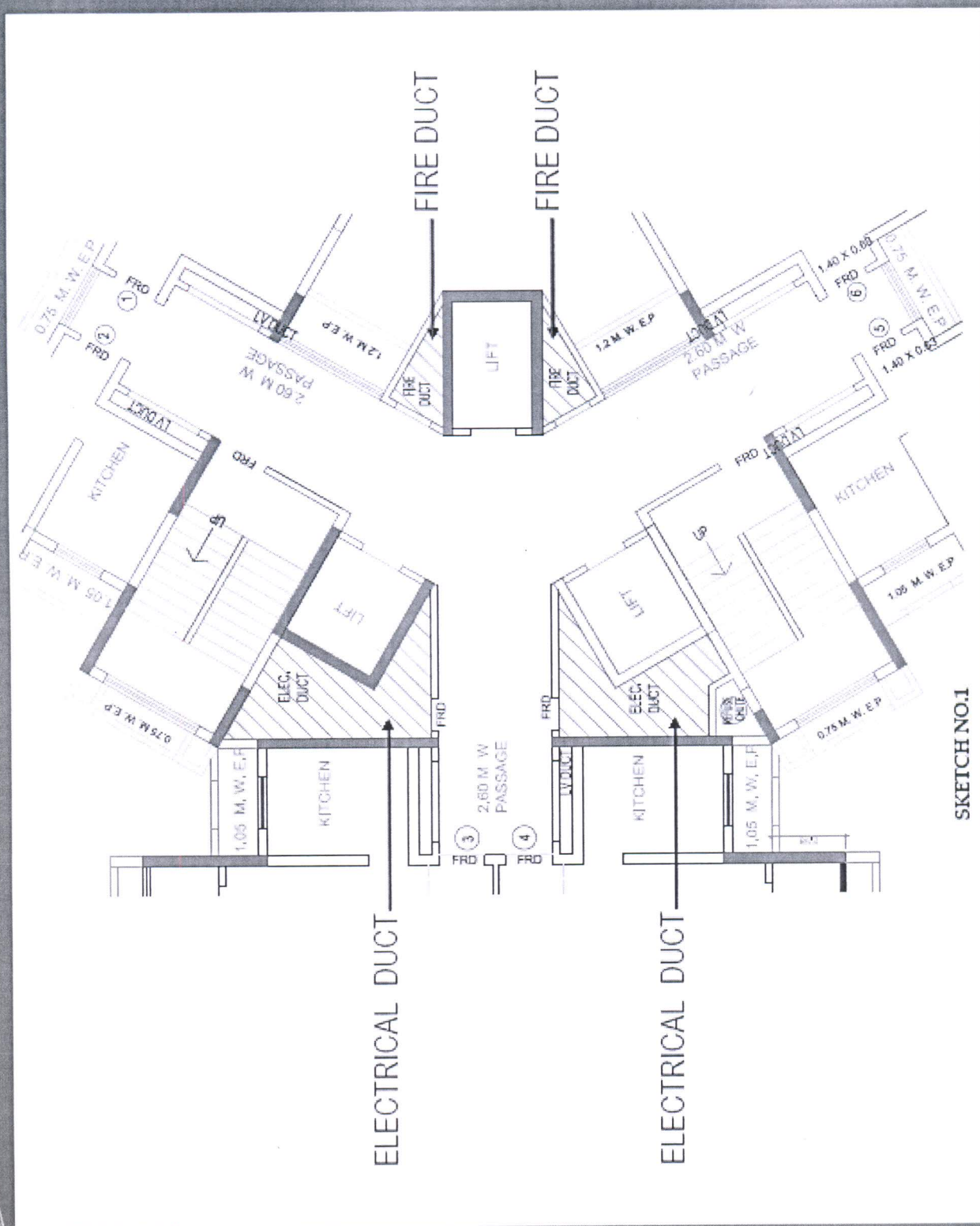


SKETCH NO.5

2. Exemption from computation of FSI for Service Ducts

- Electrical ducts & Fire Ducts and ducts for services are required to be processed for safety of the building.
- These ducts are statutory requirements and integral part of the building.

Suggestions :- The area of ducts to be permitted free of FSI.



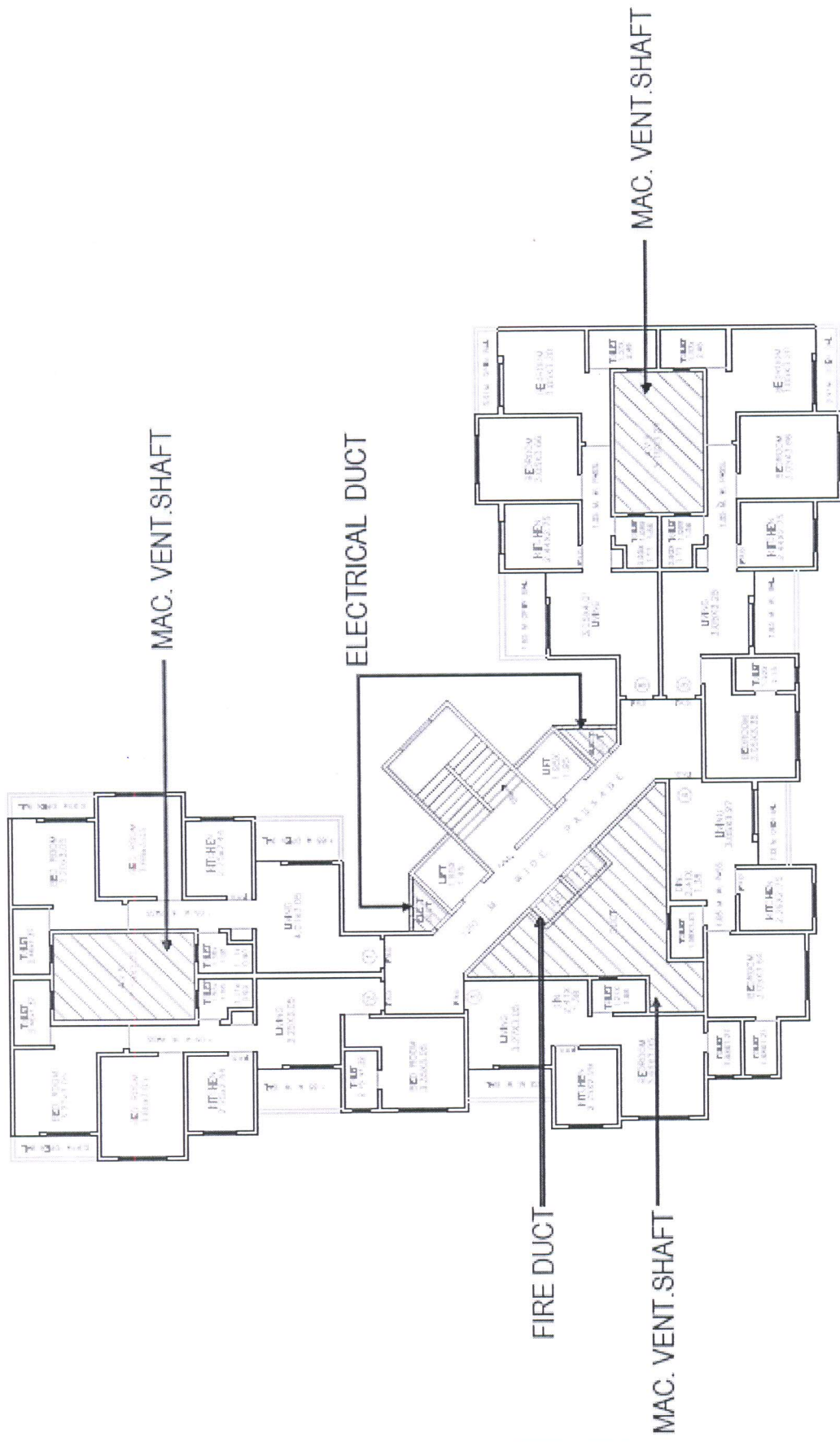
ELECTRICAL DUCT

FIRE DUCT

FIRE DUCT

ELECTRICAL DUCT

SKETCH NO.1

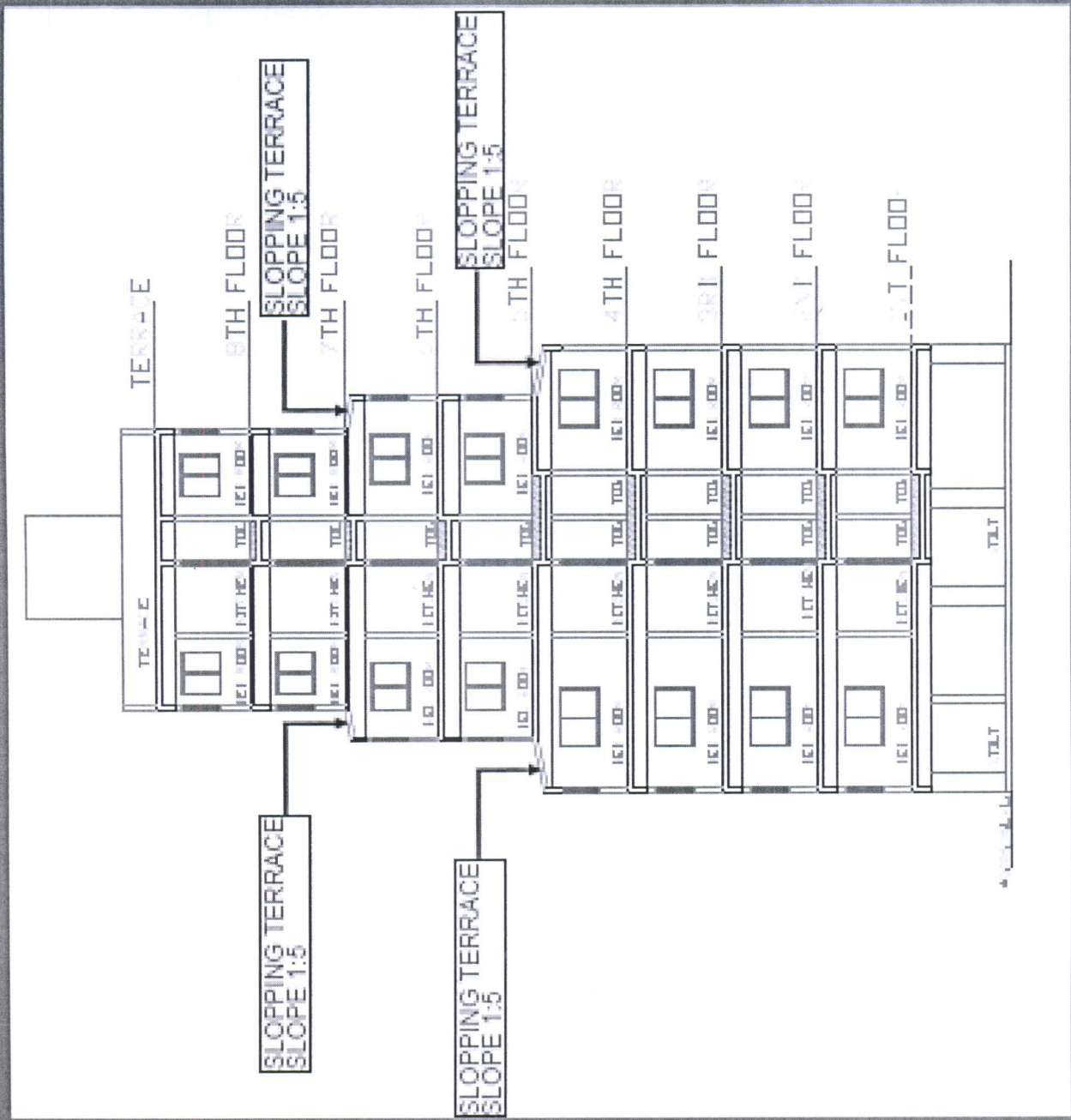


SKETCH NO.2

3. Terraces created on higher floors due to planning constraints not to be counted in FSI

- Due to majority of the development is for re-developing the existing building wherein existing members are having different areas and hence it requires changes in planning thereby the terraces are created.

Suggestions :- Part terraces created on upper floors with a slope of 1 : 5 to be permitted free of F.S.I.



4. Remarks from E.E.T. & C / C.F.O. / SWD etc. to be issued within 15 days time limit

- As per the circular dated 23.01.2012, the proposals are to be approved within 60 days time limit.
- Remarks from various departments of E.E.T.C. / C.F.O. / S.W.D are to be obtained within 15 days time limit.

Suggestion : This needs to be expedited.

5. For handing over of reservation / amenity open space, 50% development is being restricted

- This is the major hurdle for the development since the process of handing over is cumbersome.

Suggestion :- Advance possession needs to be taken over M.C.G.M. and 100% development to be permitted.

6. To allow One FSI development without insisting on concessions on the entire proposals

- Earlier practice of granting One FSI development which does not require concession may be continued.
- Basic approval is required for so many other N.O.C.'s like Police N.O.C., Railway N.O.C., Tree N.O.C. wherein I.O.D. is pre-requisite for obtaining such N.O.C.'s and hence the process can be started for the same.

Suggestion : To allow one FSI development wherever it does not derive concession.