

clc

S. S. Hussain I.A.S. (Ex)
Chief Executive Officer

Ref. No. MCHI/CEO/13-14/225

October 31, 2013

To,
Shri J.K.Banthia (I.A.S.)
Chief Secretary,
Government of Maharashtra,
Mantralaya,
Mumbai - 400 032

मुख्य सचिवके कार्यालय
दिनांक 31/10/13

Sub: Draft of discussion points of the 3rd Meeting of Technical Study Group for High Rise Buildings

Dear

Greetings from MCHI-CREDAI

Please recall our meeting with you on 24th October 2013 at 5:30 pm along with our President, Shri Vimal Shah and other Principal Secretaries of Mantralaya, who had attended this meeting and discussed few points related to the High Rise Committee etc.

The draft of the discussion, which were held during the meeting is being sent for your information and consideration as per the discussions please.

Yours

S. S. Hussain

To,
Shri J.K.Banthia (I.A.S.)
Chief Secretary,
Government of Maharashtra,
Mantralaya,
Mumbai - 400 032

Encl: Draft of discussion points of the meeting on 24.10.2013 at 5:30 pm

CC to :

1. Shri Manu Kumar Srivastava (I.A.S.), PS (I) for UDD
2. Shri Sanjay Bhatia (I.A.S.), VC & MD for CIDCO
3. Shri Debashish Chakrabarty (I.A.S.), PS (Housing)
4. Shri Shyamkumar Mukherjee (I.A.S.), Secretary (PWD)
5. Smt. Valsa Nair Singh (I.A.S.), AMC for MMRDA
6. Shri Sitaram Kunte (I.A.S.), Municipal Commissioner, MCGM
7. Shri Sanjay Kurve, Jt. Director, Town Planning
8. Shri Milind Kumar Deshmukh, Director, Maharashtra Fire Service

Handwritten notes and signatures: 11/11/13, 11/11/13, 11/11/13

CIDCO Lt. Nirmal M. 11/11/13

Handwritten signature and date: 11/11/13

Draft Minutes of the 3rd Meeting of Technical Study Group for High-rise Building

Venue: The Chief Secretary's Committee Hall,
Mantralaya, Mumbai 400032

Date: 24th October 2013

Time: 17:30 Hrs

Government Attendees:

- | | | | |
|-----|-------------------------------------|---|------------------------------------|
| 1. | Shri J. K. Banthia (I.A.S.) | - | Chief Secretary |
| 2. | Shri Manu Kumar Srivastava (I.A.S.) | - | PS (I) for UDD |
| 3. | Shri Sanjay Bhatia (I.A.S.) | - | VC & MD for CIDCO |
| 4. | Shri Debashish Chakrabarty (I.A.S.) | - | PS (Housing) |
| 5. | Shri Shyamkumar Mukherjee (I.A.S.) | - | Secretary (PWD) |
| 6. | Smt. Valsa Nair Singh (I.A.S.) | - | AMC for MMRDA |
| 7. | Shri Sitaram Kunte (I.A.S.) | - | Municipal Commissioner, MCGM |
| 8. | Shri Rajan Kop | - | Jt. Secretary for UDD |
| 9. | Shri Sanjay Kurve | - | Jt. Director, Town Planning |
| 10. | Shri Milind Kumar Deshmukh | - | Director, Maharashtra Fire Service |

MCHI-CREDAI Attendees:

- | | | | |
|----|-----------------------------------|---|---------------------------------|
| 1. | Shri Vimal Shah | - | President |
| 2. | Shri S. S. Hussain (Retd. I.A.S.) | - | CEO |
| 3. | Shri Avadhoot Rane | - | General Manager (Govt. Liaison) |

PEATA Attendees:

- | | | | |
|----|-----------------------|---|-----------|
| 1. | Arch Shirish Sukhatme | - | President |
| 2. | Dr Himansu Raje | - | Member |

It was informed that Government was already issued order for one year extension to high rise committee which is issued on dated October 19, 2013. It was expressed that since the alternative mechanism, as no formal mechanism for scrutinizing project is available, extension was acceptable as an ad-hoc arrangement. Otherwise there appears no rationale behind high rise building Technical Committee. However the idea was to have fire fighting measures leading to fire safety and stability to structural designed should be look into before the Municipal Corporation examines the proposals for approval. It was not possible for an in-depth, detailed scrutiny by the Committee in a short time. Hence peer review is strongly suggested and recommended.

The Municipal Commissioner was apprehensive about the responsibility and accountability of the peer group. It would be a dangerous trend. It was pointed out that there was no foolproof system of technically examining the projects in the Committee in say, two hours. There was also no accountability for the committee members. That is why peer review should be way forward, but not only by institutes but by other experts in the field also. It was also suggested that changes in the Act could be brought in for the punishment to be more stringent and strong e.g. the license can be cancelled, ban for professional practice in urban area, civil/ crime cases filing etc. Punitive action has to be there and they be held responsible if something goes wrong. Even private structural consultants could be brought in for plan, designed action and once properly designed building proposals with all details for scrutiny, the high rise committee could take up to a certain height of the building say, 120 mtrs. etc and if the heights quite ok and can be tested. The experts could see and check up Geo-technical and structural aspect.

Two mechanisms may also be considered, since Municipal Corporation may not have proper core competence as expressed in the meeting. The panel of experts can scrutinize the proposals.

The CFO said that once fire safety designs given and cleared by them there was no need to see this again by any third party. However, he was of the opinion that peer review seems to be required. It was considered that eligibility of person needs to be seen more strictly and see how to create confidence. Their capability can be created to do the job with the help of experts for professional opinions.

Principal Secretary, Housing expressed that redevelopment option for 120 to 200 mtrs. High rise available; however empirical method has to be there for safety and Geo-physical and structural stability safety has to be ensured. Peer review could be taken at appellate authority level. All the necessary information about houses, projects could be placed on the web. Consumer should know what he is getting ! The awareness and knowledge is important to protect his interest. He further added that the architect and structural engineer has to be accountable for his input.

Principal Secretary (I) of UDD said no immediate solution for long term consideration. A poorly designed building is much more dangerous, so design properly. A structural designing has to be brought in into the system. Name of the structural engineer as per law, he is responsible for his structural design and stability for its life time.

Track their work as professional responsibility if anything happens, he has to be held responsible. Engineer has to get license for Municipal Corporation if punished consequences of de-licensing in that region should be brought out. Hence if they want to practice they have to get professional license and be responsible.

We should have a system of licensing and registration for the developer also. There is no certificate for them, so system of proper licensing is to be evolved. After a certain height, high rise Committee professional can come in whom the cases can be referred. They would also be responsible for criminal liability, legal aspects? Take DCR route. He pointed out that in house capacity is nonexistent today with Municipal Corporation. There has to be a dedicated wing, professional training for staff team. They have to examine such critical structure. We need to upgrade their skills. We could take help from panel from prestigious institutes of the country.

The fire officer is also of the view that license of fire capability has to there. Panel for firefighting should also be created and they should be made fully responsible for their work. It should be clearly defined legally, technically, financially for in panel Geo-technical experts.

Meeting end with vote of thanks by PS (I) of UDD

Submitted please for information and necessary action

Prepared by

Avadhoot Rane
General Manager (Liaison)

Approved by

S. S. Hussain
Chief Executive Officer