

## MUNICIPAL CORPORATION OF GREATER MUMBAI

### **AGENDA FOR TAC MEETING TO BE HELD ON ....**

**Sub :** Issues to be discussed in Technical Advisory Committee (TAC) for B.P./ D.P. Department for obtaining their views/ remarks.

<b>Sr. No</b>	<b>Subject / Issues to be discussed</b>	<b>Issue referred by</b>	<b>Reference No.</b>	<b>Concerned Officers to Attend the Meeting</b>	<b>Decision Taken in the Meeting</b>
1.	To allow the hollow portion created due to provision of tower like parking structure in part portion of the building and to provide cross beam to not to misuse the same.	Hon. M.C.	MCP/6036 dated 24.03.2014 in Bldg File EB/4859/GN/A	Dy. Ch.E.(BP) City	Taken for discussion but no decision taken.
2.	The context of Afzalpurkar report i.e. to allow development in the plot affected by Heritage Precinct.	Hon. M.C.	MCP/6036 dated 24.03.2014 in Bldg File EB/4859/GN/A	Dy. Ch.E.(BP)City/ E.S. Dy. Ch. E.(DP)II Dy. M.A. Law Officer	Taken for discussion but no decision taken.
3.	To prepare the guidelines for charging premium for the open space deficiency created in lieu of plot potential + TDR + fungible compensatory FSI and the various combinations in the project thereof.  Charging of premium for condoning the open space deficiency arising due to use of fungible compensatory FSI from 100% to 10%.	Hon. M.C.  MCHI	MCP/6346 dated 16.04.2014 in Bldg File CHE/WS/0111/H/337  MCHI'S Letter dated 19.4.2014	Dy.Ch.E.(DP) I & II Dy.Ch.E.(BP) City /E.S./ W.S.I. and W.S. II	Discussed in detail but TAC Committee needs to study before advice.

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4.	<p>The policy for development /redevelopment of the building on the plot abutting to road having width less than 9 mt. as specified in D.C. Regn. 17(2) of D.C.R. 1991.</p> <p>To allow 45.0 m height of building on width of 6.00 internal access.</p>	<p>Hon. M.C.</p> <p>Tarun Motta</p>	<p>MCP/4630 dated 11.02.2014 MCP/6813 dated 25.01.2014 in Bldg File. EB/5031/E/A &amp; CHE/0725/K/337 Tee Arch Letter dated 25.02.2014</p>	<p>Dy. Ch.E.(BP) City /E.S.W.S.I.AND W.S. II</p>	<p>CFO favorable but TAC Committee not favorable. Upto 30. Mt can be considered.</p>
5.	<p>Whether to insist various NOC's such as Heritage, the CRZ NOC etc. for the additions alterations &amp; amalgamation of flats in old buildings.</p>	<p>Hon. M.C.</p>	<p>MGC/A/7738 dated 02.04.2014</p>	<p>D.M.C.(ZONE I) A.C. "C" WARD DY.Ch.E.(BP) City Dy.Ch.E. (DP) I &amp; II Dy. M.A.</p>	<p>Minor alteration in CRZ may be permitted (Heritage Precinct), Shri Rajiv Mishra promised to take up this in MHCC Committee issues was partially decided.</p>
6.	<p>The various issues of MCHI to be discussed in TAC.</p> <p>20% inclusive housing.</p> <p>i. Wherever the plot is fully built up i.e. FSI 1.00 has already been consumed in such EWS/ LIG at the rate of 20% should not be insisted upon.</p>	<p>S. S. Hussain (IAS) CEO, MCHI &amp; Mayfair Housing Pvt. Ltd.</p>	<p>MCHI/CEO/13-14/312 dated 19.04.2014</p>	<p>Dy.Ch.E. (BP) City/ES/WS I &amp; II Dy.Ch. E.(DP) I &amp; II</p>	

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	<p>ii. This request is without prejudiced to the rights available to challenge the notification itself because by the notification there is a major modification being carried out to the development plan and land is a right indirect acquisition without proper compensation can not be insisted upon by the Government.</p> <p>iii. Please request the Government that all lands mentioned under number 1 to 22 (Bus depot, Police Station, Fire Brigade, Municipal school, Retail Market, Municipal Hospital, Government Hospital, Post Office, Sports Centre, Collector Office, Railway Station, Municipal Lands, State Govt. Lands, Central Govt. Lands, Lands of defence, Lands of Railways, Lands of MHADA, Lands of Housing Board, Lands of CIDCO, Lands of MIDC, Lands of Port Authorities, Salt Pan Lands) should also be utilized for Affordable Housing.</p>				<p>Discussed by MCHI but TAC Committee's opinion was Urban Development Dept. issues &amp; out of power of MCGM. Shri Kurve requested to pursue in UD to give clarification to MCGM.</p>

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	<p>iv. Whether 20% inclusive housing notification dated 08.11.2013 is applicable when C.C. is granted and work is not started and if the plot area is more than 4000 sq.mt and if there is any change in planning due to change in bottom/ basement/ bldg line due to Hon. Supreme Court of India's Judgment.</p> <p>v. If CC is granted and work is not started, then for the plot area more than 4000 sq.mt. EWS notification dated 08.11.2013 should not be made applicable even there is change in planning due to change in bottom/basement/building line due to Hon. Supreme Court of India's judgment.</p>	PEATA (I) & Mayfair Housing Pvt. Ltd.			
7.	<p>To increase height of Fire Check Floor to 2.9 m from 1.8m.</p> <p>Currently 1.80 mt. height of the fire check floor insisted and hence the staircase height reduces from 2.90 mt to 1.80 mt. as such during the fire this will become a death trap, hence the height of fire check floor should be increased to 2.90 mt. with cross beam of the depth of 1.1 mt i.e. at 190 mt level a; shown on the accompanying plan.</p>	S.S. Hussain (IAS) CEO, MCHI & Mayfair Housing Pvt. Ltd.	MCHI/CEO/13-14/312 dated 19.04.2014	CFO Dy. Ch.E(BP)City/ES Dy. Ch.E.(DP) I	Discussed in detail TAC Committee but reluctant to approve & response not favorable.

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8.	To allow fitness centre free of FSI in proposed bldg without insisting resignation of society.	PEATA (I)	PEATA's Letter dated 23.04.2014	Dy.Ch.E (BP) City/ES/WS I & II Dy.Ch.E.(DP) I & II	Approved & Agreed
9.	To allow society office free of FSI without insisting registration of the society.	PEATA (I)	PEATA's Letter dated 23.04.2014	Dy.Ch.E (BP) City/ES/WS I & II Dy.Ch.E.(DP) I & II	Approved & Agreed
10.	50% restriction of C.C. for handling over of D.P. reservation/ amenity open space to MCGM to be relaxed to the equivalent area of D.P. reservation/ amenity open space whichever is lesser.	PEATA (I)	PEATA's Letter dated 23.04.2014	Dy.Ch.E (BP) City/ES/WS I & II Dy.Ch.E.(DP) I & II	Approved & Agreed
11.	In case due to minor changes in plan due to Hon. Supreme Court Judgment, the file should not be sent to Hon. M.C. if there is no change in deficiency in open space.	PEATA (I)	PEATA's Letter dated 23.04.2014	Dy.Ch.E (BP) City/ES/WS I & II Dy.Ch.E.(DP) I & II	Discussed in detail but TAC Committee needs to study before advice.
12.	Railway NOC should not be insisted beyond 30 mt from railway boundary even though the basement is constructed within 30 mt. from the plot.	PEATA (I)	PEATA's Letter dated 23.04.2014	Dy.Ch.E (BP) City/ES/WS I & II Dy.Ch.E.(DP) I & II	Rejected

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13.	Approval for parking's and other amenities should be granted for full consumption of FSI on the basis of concessions approved by the Hon. M.C. even though plans are submitted for FSI 1.00/ 1.33 as the construction of basement/ bottom etc. has to be carried out earlier for full consumption of FSI.	PEATA (I)	PEATA's Letter dated 23.04.2014	Dy.Ch.E (BP) City/ES/WS I & II Dy.Ch.E.(DP) I & II	Approved & Agreed
14.	To modify the circular (Regarding applicability Modified DRR 91) issued under no CHE/22276/GEN dated 01.03.2012 i.e. Not to apply modified DCR 91 for the amended proposals where variation in footprint are is within 5%.	Tarun Motta	Tee Arch's Letter dated 25.02.2014	Dy.Ch.E (BP) City/ES/WS I & II Dy.Ch.E.(DP) I & II	Discussed in detail but TAC Committee needs to study before advice.
15.	To allow entire sale area as N.R. user for retail users as per provisions of DCR 52 (4) (ii) on road having proposed R.L. of 80 feet and considering the plot accordingly in R-2 Zones and in view of clarification from Govt. dated 06.01.2013.	Hon. M.C.	MCP/ Dt 11.03.2014 EB/6018/GN/A	Dy.Ch.E (BP) City Dy.Ch.E.(DP) I & II	Taken for discussion but no decision taken.
16.	Approval of pocket terrace/ part terrace that are created due to Railway setback with pinch roof 1.5 and concession shall be granted for the same and same should not be counted in FSI.	Mayfair Housing Pvt. Ltd.	Letter u/no. MH-17/PG/2014 dated 16.05.2014	Dy.Ch.E (BP) City/ES/WS I & II Dy.Ch.E.(DP) I & II	Rejected