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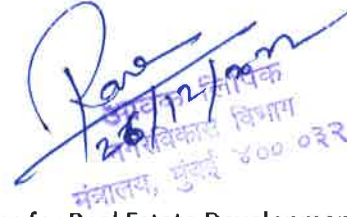
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To
Dr. Bhushan Gagrani (I.A.S.)
Additional Chief Secretary
Urban Development Department (I)
Government of Maharashtra
Mantralaya, Mumbai – 400032



Subject: Key issues and suggestions for Real Estate Development in Mumbai & MMR

Respected Sir,

We urge your kind attention to few critical issues which hampered and likely to impact the new real estate development in Mumbai and requires your immediate positive action.

Please find herewith Key points / Suggestion for your kind perusal:

- 1) Suggestion for Iconic Buildings:** In various interaction meetings and forum, you have been continuously encouraging CREDAI-MCHI to contribute with suggestions which shall play a crucial role in holistic urban development of Mumbai. Hon'ble Chief Minister of Maharashtra during his address at CREDAI-MCHI Property Exhibition also mentioned that we need to think beyond the match box type high rise buildings being built in the city. Taking this challenge, CREDAI MCHI has worked together with Padma Bhushan Ar. Hafeez Contractor & his team led by Arch. Karl Wadia to deliberate and churn out certain suggestions to amend the DCPR 2034 to achieve the holistic development of Mumbai. The details are attached herewith in (Annexure I). We request that a detail policy guideline should be issued for the developing such Iconic buildings in Mumbai
- 2) Pending EP like NDZ to be finalized for DCPR 2034:** We humbly request that all the pending EP including for NDZ to be finalized at the earliest.
- 3) Proposed modification to Regulation 33(18) of DCPR 2034:** UDD has modified the regulation 33(18) of Public Parking Lot for reduction in the premium cost to be paid to the authorities from existing 60% to 10%. However, this modification is only for municipal owned or tenanted or leasehold plots. On street parking is the major issue in Mumbai if the reduction in premium made applicable to private plots number of developers of the private plots will come forward for construction of PPL. Even though the developers of the private owned plots who already withdrawn the proposal of PPL will rethink to restart the PPL proposals. CREDAI-MCHI humbly request that this modification shall be made applicable to private owned plots along with the Municipal owned, tenanted and leasehold plots.
- 4) Request to amend requirement of H.R.C. recommendation for buildings up to 250 m for all the projects:** With regard to projects under reg. 33(9) of DCPR 2034, requirement of proposal going to Technical Committee for High Rise Buildings has been amended from 120 mtrs to 250 mtrs as approved by then Chief Secretary Shri Sanjay Kumar on meeting dated 21/01/2021. We request that this should be allowed for all the redevelopment projects of Mumbai and HRC recommendation should be insisted for building 250 m and above only.

Maharashtra Chamber of Housing Industry


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- 5) **Issue faced by our developer's members at Bhiwandi Sarounding Noitified Area (BSNA)** They have been pursuing to get few sanctions for the building permission under the Clause 7.7 as specified in UDPCR as there are many applications pending since many months. They are yet to receive any positive outcome in this matter as their region has been put under SPA and DP being implemented recently, there are hardly any reservation plots being handed over to the authority. There is also area under Road, specifically main Kalyan-Bhiwandi Road, which is also not being considered for the self-generated TDR as ROW of the main road is with MSRDC. Hence, in such situation there is no TDR available and it is practically very difficult to utilize the full potential FSI. Due to this, our developer members are facing a lot of hardship and financial loss, moreover, under this current situation of escalation in real estate prices, this matter is the need of the hour. Particularly in MMR region, it is very important to promote EWS/LIG Housing for the needy public. Hence, we request that file approval should be expedited.
- 6) **Finalization of Regional Plan for Palghar - Boisar Growth Centre:** Palghar-Boisar Area has been brought under MMRDA, however, the old Regional Plan and Growth Centre Plans are yet to be finalized, we would like to request that Regional Plans and Growth Centre Plans should be finalized at the earliest.

Thank you and looking forward to positive response on the above points at the earliest.

Yours faithfully,
For CREDAI-MCHI


Boman Irani
President


Dhaval Ajmera
Hon. Secretary

Annexure I

Suggestions for developing Iconic Building

1) **CROWNS AND SPIRES FOR BUILDING TOP**

DCPR Guidelines:

Section 31(xxxiv): Elevation feature or dome like structure above water tank /lift machine room /staircase room upto 2m for building with height beyond 32m & upto 70m ,6m for the building height beyond 70m and upto 120m and upto 9m for building with height beyond 120m

Proposal :

Top most crown of the building proportionate to the height shall be allowed as per Architectural Intent with special permission of commissioner. Care shall be taken to see that same cannot be misused.

2) **Building Projections and Cantilevers**

The cantilevers not only gives a profile, but adds an identity to the building and as an extension the city skyline

DCPR Guidelines:

Section 36 (22)

Overhang of terrace to the extent of 1.20m beyond building line subject to requirement of open spaces as per Regulation no 42(e)&42(f) may be allowed from elevation point of view.

Proposal:

Cantilever projection of any length shall be allowed subject to structural stability of the same.

3) **ENTRANCE LOBBY, STILT AND PODIUM AREA**

Entrance experience to a building of stature is of primal importance and the transition from the vast city scape to a build space is what a grand high entry lobby offers.

DCPR Guidelines :

Section 31 (xxi)

Entrance lobbies in stilted portion, height not exceeding 7.2m. or height equivalent to two floor or height of stilt whichever is more.

Proposal :

Multi-level clear height Entrance lobbies /Atrium height shall be allowed exempting from FSI as per the architect's design intent.

For High-rises above 150m, one tenth the height of the building should be allowed for entrance lobby. Below that 12.6m or 4floors, whichever is higher.

4) **JUXTA-POSITIONED ELEVATION**

DCPR Guidelines:

Section 31 (note -i)

Areas covered by the projections exceeding those specified in clauses xii, xiii , xxiii ,xxiv and xxxiii above shall be counted in FSI.

Proposal :

The portion below building projecting out at upper floor shall not be counted in FSI

5) CLUBHOUSE, POOL AT TERRACE LEVEL

Open to sky pools, club houses at terrace level activates this area and view from this level will be much better. Terraced gardens and club

DCPR Guidelines :

Section 31 (xxii & Note -i)

i) Open to sky swimming pool at any level other than (xxii) above and excluding at ground level as provided in Regulation No 42 (ii)(a), shall be counted in FSI.

xxii) Open to sky swimming pool at the terrace above the top most story or on the top most podium only.

Proposal :

Club house or terrace garden cantilevers on any floors to be permitted if it complies with in the setback limitations

6) ELEVATIONAL FEATURE –NON STRUCTURAL ELEMENTS

Fins/ Non-structural elements on building façade make buildings aesthetically better also can be used to hide negative spaces.

DCPR Guidelines :

Section 42 (e)

A chajja, cornice, weather shade, sun-breaker; at lintel level, only and Vertical fins (excluding columns) projecting not more than 1.2 m from the face of the building.

Proposal :

Vertical / inclined or any artistic shape such as non-structural members not projecting more than 1.2m from building line /cantilever projections starting from one floor above ground floor and not acting as load carrying member used only for elevation purpose such as entablature /fins /artistic pillars etc.

7) OUTER CHOWK KITCHEN IN CHOWK

Providing minimum requirement for light and ventilation of kitchen from external chowk will help to great extent for better planning especially in plots with limitation in area.

DCPR Guidelines :

Section 41(8-b)

Outer chowk-The minimum width of an outer chowk(as distinguished from its depth) shall be 2.4 m. Inner chowk-Unless it abuts on a front, rear, or side open space, the whole/part of one side of every room other than

a habitable room shall abut on an interior open space, courtyard or courtyard or chowk, whose minimum width shall be 3 m.

Proposal

In unit size less than 500sqft, kitchen to be permitted on an external chowk of minimum 2 Meters and with a minimum opening to opening distance of 3Meters.

8) STAIRWIDTH - 1.5 M WIDE STAIRCASE

DCPR Guidelines: Minimum width of Stairway for building more than 70m height should be 2 meter

Proposal :

1.5 meters wide stair instead of prevailing 2 meter wide staircase.

9) BASEMENT LIMIT - 4 -5 BASEMENTS

DCPR Guidelines :

Provided further that if total depth of basement exceed beyond 8.4m then the openspaces from the boundaries of the plot shall be increased by 1.5 m for every 8.4 m or fraction thereof beyond the open spaces as described above.

Proposal:

Provisional permit for 4-5 basement, pertaining to soil conditions and demand.

10) PARKING DEMAND –CONCESSIONARY PARKING

DCPR Guidelines: Parking needs to be provided based on area floor plate /unit area

Proposal :

The essence of TOD is to promote public parking and the parking demand to be considered as only 1/3 rd of actual requirement.

11) PODIUM GREEN - LANDSCAPED PODIUM TOP

DCPR Guidelines:

Open to sky subject to condition that 1.5m. unpaved distance shall be kept for planting of trees and there after marginal open space required as per these Regulations 47(1) for the maneuvering of firefighting engine.

Proposal :

Podium top green to be permitted and made mandatory.

12) OPEN SAPCE / SETBACK TO BE MAINTAINED

Considering the central core, structural system, wind loads etc.

DCPR Guidelines :

Maximum building envelope for building with height greater than 120m as per guideline.

Proposal :

Maximum proposed building envelope for building with height upto 120m.

13) ELEVATOR LOBBY AREA

For efficient high rise building design compact core is better, cheaper and preferred world over.

DCPR Guidelines:

Section 35 (2)

Areas covered by staircases / liftwells including lobbies as specified, excluding those covered under D.C. regulation no.35(2)(iii) with special written permission of the commissioner subject to payment of premium.

Proposal :

Area equivalent to lift lobby to be provided free of FSI any wherein the main core.

14) SERVICE SHAFTS: DEDUCTION IN FSI CALCULATION

In order to maintain safety of the people we cannot have cables on the skin of the buildings eventually becoming a death trap in case of fire.

DCPR Guidelines :

All shafts including electrical, fire and lobby pressurization

Proposal :

All electrical shafts upto a maximum of 450X750mm to be free of FSI.

15) SERVICE FLOOR/ FIRE CHECK FLOORS AT EVERY 70 METERS

Service floors are essential in high rise buildings for significant structural and mechanical concerns. Fire check floor are not really required as per international architecture practice.

DCPR Guidelines : Section 35 (3)

Fire check floor/service floor of height exceeding 1.8 meters. Provision of fire check floors every 70m

Proposal :

Service floor height to be as per structural and MEP requirement in order to accommodate, access and service the mechanical floor which houses break pressure tanks, lobby pressurization ducts, fire tanks, lift pressurization, meter room, chiller plants and especially outrigger trusses for structural stability in highrise above 150meters. Proposal is to remove the requirement of fire check floor as per International practice.

16) RESTRICTED CANOPY SIZE

Canopies not only serve as a sheltering area, but are the welcoming and architecture feature and also caters to high volumes of traffic for large developments.

DCPR Guidelines :

Section 30

A cantilevered and unenclosed canopy over common entrance and each common staircase not more than 5.5m long and at least 2.2m above groundlevel. The outer edge of the canopy shall be atleast 1.5m from plot boundary. An unenclosed porch open on three sides, not more than 5.5 m in length parallel to the main building in front of common entrance only and expect rear open space. No part of such porch shall be less than 1.5m from the plot boundary.

Proposal :

The canopy, not only adds to the identity of the building but is one of the most important aesthetic component and also a welcoming feature to the building. It must be free of any limits and restrictions to express architecture.

17) SPANNING DP ROADS –BUILT AIR SPACE

Air space above DP roads can be utilized for the development after leaving the height for the vehicles to pass through thus getting more leaving the height for the vehicles to pass through thus getting more floor plate area even for smaller plots.

DCPR Guidelines :

Section14(Note-i)

In case of amalgamation of plots, no amenity shall be required for the original plot having area less than 4000 sq.mt. However, if area of such amalgamated plots is more than 20000 sq.mt. then the amenity as per this Regulation shall apply.

Proposal :

Amalgamated plot on either side of DP to be allowed for construction of Non-Habitable zone.

If span exceeds structural limit, column to be permitted on central median. Equivalent land to be carved out of subjective plot/ plots, subject to an upper cap of 1m wide.

18) PRIVATE PLOTS FOR PUBLIC –EXTENDED PUBLIC PLAZA

Public plazas will activates the crowd so the potential of commercial. These spaces will play essential role in merging indoor and outdoor spaces.

DCPR Guidelines :

Section 02 (93) & Sec.34 (Note2-i)

In Determining the open –air space required for construction of a building, any space occupied by an existing structure may, on its planned demolition to become a permanently open airspace, be treated as if it were ready such a place.

- i) A depth of 12m. measured from the building line along the front portion abutting the street shall be provided.

Proposal :

Plots which have a public transport node abutting it to have an extension of public domain in ground space, air space could still be used beyond 9m for construction.

19) **TDR ZONE –ADDITIONAL TDR ON STREET**

Street areas will be having more people movement and more activated area. These areas the value of commercial will be higher.

DCPR Guidelines :

Section 32(3.0.-iv)

In cases plotted layout, where layout is submitted along with proposed Development Plan Road, in such cases TDR shall not be permissible for the width of road that would be necessary according to the length as per these Regulations.

Proposal :

Secondary and Primary DP road abutting roads to be granted additional TDR for public plaza and commercial zones developed along with the same on ground and elevated barrier-free movement.

20) **ART MOVEMENT –MANDATORY ART INSTILLATION**

Instillation related to art will be unique features which can be incorporated within the building especially in double/triple heighted spaces.

DCPR Guidelines :

Section 13(7)

The Commissioner may permit temporary use of POS such as Gardens, Leisure Parks, multi-purpose community centers, libraries, reading rooms, public halls, Heritage area and Heritage Precincts, educational complexes, parking lots, institutional areas and the like for the purpose of Art and Culture including circus, jatra, folk dance, meditation etc.

Proposal

Art installation to be made mandatory on public and private realms and street art as extension of public plazas.

21) **STREET PARKING –EXISTING TREES ALONG WITH PAVEMENT**

Parking should be integrated along with the existing trees line. Space between trees should be used for parking so that more road width can be provided.

Proposal :

The space between tree plantation along streets is not efficient for pedestrian pathway. These spaces should be used for parking or seating so that space can be efficiently used. Parking close to the street should be recessed along with internal tree line. Local trees to be used.

22) **BARRIER FREE –NO COMPOUND WALL CULTURE PUBLIC AREA**

Parking should be integrated along with the existing trees line. Space between trees should be used for parking so that more road width can be provided,

Proposal :

The space between tree plantation along streets is not efficient for pedestrian pathway. These spaces should be used for parking or seating so that space can be efficiently used. Parking close to the street should be recessed along with internal tree line.