

DRAFT SCRUTINY REPORT OF AMENDED PLAN
BRIHANMUMBAI MUNICIPAL CORPORATION

P/3343/2019/10E/124/E Ward/MAZGAON/337/1/NEW

Sub: Proposed Redevelopment of property bearing C.S. No. 10E/124 of Mazgoan Division, E-Ward, situated at Matharpakhadi Road & Mazgoan Road, Mumbai - 400 010, known as "Patni Chawl".

Architect: Shri. Milind D. Changani of M/s B. N. Shah & Asso.

Owner: C.A. To Mahendra Ravji Chheda & others.

Plan for Reference at Attached in online.

Preamble:

In this case, Architect Shri. Milind D. Changani on behalf of their client M/s. Shri Mahendra Ravji Chheda & others had submitted the proposal redevelopment of plot bearing C.S. No. 10E/124 of Mazgoan Division, E-Ward, situated at Matharpakhadi Road & Mazgoan Road, Mumbai - 400 010 known as "Patni Chawl". The FSI claimed is permissible FSI 3.00 + Additional 5% to existing tenants as per 5(a) + 35 % Fungible FSI as per Reg. 31(3) of DCPR 2034 and by claiming Staircase, lift, lift lobby area free of F.S.I. without charging premium for rehab component & by charging premium for sale component being non- composite building as per Reg.31(1)(iv). Architect has also obtained NOC from MBRR board for FSI 3 & Additional FSI & Fungible FSI vide No:R/NOC/F-2520 /3443/ MBRRB – 19 dated 22.04.2019 & Collector NOC being Collector property vide No: CSLR/RB-1/T-2/ Mazgoan C.S. No. 10E/ 124/ Redevelopment Permission/2018/23563 dated: December 2018 is attached in the additional documents

Architect Shri. Milind D. Changani of M/s B. N. Shah & Asso has submitted proposal for Proposed redevelopment of existing structure. The proposed building comprises of single level basement for services & UGT+ Ground floor for entrance lobby & shops (NR), + service floor + 2nd to 17th upper residential floors with total building height 68.90 Mt. from ground floor to terrace level slab with 1.50m. wide 1 nos. of staircase (Residential) + 2 no of staircases up to 1st floor (commercial) & 4 nos. of Public lifts + mechanized parking tower of height 69.90 Mt touching to building line.

Thereafter Architect has applied for concession approval and detailed report was submitted to Dy.Ch.Eng.(BP)City / Ch.Eng. (D.P.)/ and Hon'ble M.C's for following points and same was approved by Ch.Eng.(D.P.)/ Hon'ble M.C. dt: 11.08.2020.

Dy.Ch.Eng.(BP)City approval was sought for the following :-

1. To allow splitting/Clubbing & conversion of NR to R area on different floors subject to NOC from MBRRB as explained in point no.32 of 4B.
2. To not to insist LOS as per Reg. (27)(1) (a) of DCPR 2034 as explained in point no.51 of 4B.

Ch.Eng.(D.P.)/Hon'ble M.C's approval was sought for the following :-

3. a) to allow the area of staircase, lift, lift lobby, free of FSI without charging premium for rehab component & by charging premium for sale component being non-composite building as per Reg.31(1)(iv) of DCPR-2034 and as per Circular C-5 vide no CHE/DP/110/GEN dated 30.01.2020 b) To allow the metallic staircase

- connecting to parking tower free of FSI without charging premium being a requirement of CFO as per Reg. 6(b) of DCPR-2034 c) To allow MS staircase to LMR/Water tanks as show in plan free of FSI without charging premium as per Circular no C 7- Vide no CHE/DP/110/GEN dated 30.01.2020 as explained in point no 28 of 4B.
4. To condone the open space deficiency NIL to 86.42% under DCPR 6(b) by charging premium by charging premium, at 10% of Normal premium or 2.5% of land ASR as per 33(7) (8) for sale component as per policy as explained in point no.4.of 4B.
 5. To allow permissible fungible B.U.A. of 1239.17 Sq.mt. out of which, 358.37 Sq.mt. for Residential rehab ,165.76 Sq. Mt. for NR rehab component & 106.06 Sq. Mt. for MBRRB component without charging premium and permissible fungible B.U.A. of 608.98 Sq.mt. for residential & Commercial sale component by charging premium of 35% of RR rate as per UD notification dated 20.08.2019 vide No. TPB/4319/189/CR 123/2019/UD 11. As explained in point no. 25 of 4B.
 6. i) To allow the basement with 4.35mt height Flush to the ground level subject to submission of NOC from Ch.Eng. (M&E)"s/Consultant before issue of plinth CC, ii) To allow columns in required front open space for basement, with basement at clear distance of 3.0m from plot boundary as explained in point no. 27 of 4B.
 7. To allow area of internal staircase & Internal Lift of rehab/Sale NR shops counted into and free of FSI by charging premium as per policy as explained in point no. 29 of 4B.
 8. To allow meter room having area 20.00 Sq. Mt. instead of permissible 18 Sq. Mt. for 90 Tenants free of FSI at basement subject to NOC from Electric supply company as explained in point no. 30.
 9. i) To allow mechanical car parking tower having height 69.90 mt. above ground level touching to the building. ii) To allow higher height of mechanized parking tower i.e. 1.00 Mt more than proposed building height being a genuine hardship. as explained in point no. 31.
 10. To allow Deficient Size of AVS free of FSI by charging premium as permissible in reg 40(2))(2) subject to NOC from M&E and compliance of national Building code for design of AVS as explained in point no. 33 of 4B.
 11. To consider the lesser front open space as against the required as per Reg 41 of DCPR 2034 due to genuine hardship of Road set back from 2 sides and odd shape of plot as explained in point No.34 of 4B.
 12. To allow open to sky slopping roof created above rehab NR shops with 1:5 slop free of FSI and separated with upper floor with a service floor level difference of 1.8m as per Reg 6(b) of DCPR-2034 being a genuine hardship as explained in point no. 35 of 4B.
 13. To allow continuous chajja over window as per 6(b) of DCPR- 2034. as explained in point 36 of 4B.
 14. To allow elevation features i.e. parapet wall of 4.50 Mt. height & 4.50 Mt. parapet wall on overhead water tank and over terrace floor level as elevation feature as shown in plans and as per circular no C-10 vide no CHE/DP/110/Gen dated 30.10.2020 as explained in point no 37 of 4B.
 15. To allow lift opening at terrace level free of FSI by charging premium being residential cum commercial building as explained in point No.48.

16. To allow height of building 68.90 Mt which is proposed within 100 Mts. Of Matarpakhdi Heritage Precinct subject to MHCC NOC as an IOD condition as explained in point no. 48 of 4B.

Thereafter IOD was issued was issued on 16.09.2020 without calming sale fungible FSI for building comprises of single level basement for services & UGT+ Ground floor for entrance lobby & shops (NR), + service floor + 2nd to 16th upper residential floors with total building height 65.25 Mt. from ground floor to terrace level slab with 1.50m. wide 1 nos. of staircase (Residential) + 2 no of staircases up to 1st floor (commercial) & 4 nos. of public lifts + Car Tower.

The I.O.D. was valid up to 16.09.2021; the same was lapsed, due to non compliance of IOD conditions. There was no policy in DCPR 2034 to re-validate said IOD hence, Architect has applied for fresh IOD. As per IOD plans dated 16.09.2020, total permissible BUA is 3990.00 sq.mt. and proposed BUA is 3966.60 sq.mt.

Thereafter Architect has submitted plan with benefit of sale fungible as per concession approved dated 11.08.2020. Hence permissible BUA is 4779.63 sq.mt and proposed BUA 4580.97 sq.mt. Architect had proposed minor change in floor-to-floor height with total height of building 60.40 mt from general ground level upto terrace level within permissible limit as per IOD approved.

The IOD was reissued on issue on dated 31.12.2021 for building comprising of comprises of single level basement for services & UGT+ Ground floor for entrance lobby & shops (NR), + service floor + 2nd to 17th upper residential floors with total building height 60.40 Mt. from ground floor to terrace level slab with 1.50m. wide 1 nos. of staircase (Residential) + 2 No. of staircases up to 1st floor (commercial) & 4 nos. of Public lifts + mechanized parking tower of height 69.90 Mt touching to building line.

Thereafter Architect had submitted amended plan for phase approval and same was approved dated: - 07.12.2022.

Thereafter Plinth CC was issued on 23.12.2022 as per IOD dated 31.12.2021 and Phase program approval dated 07.12.2022.

The plans are scrutinized as per DCPR 2034 as follows:

1)	Amended plan for approval	:	Attached in additional document.
2)	I.O.D.	:	31.12.2021
3)	C.C. up to plinth	:	23.12.2022
4)	C.C. is valid up to	:	22.12.2024
5)	Earlier plans were approved on the basis of sanctioned of Hon'ble M.C. dt.11.08.2020	:	Attached online.

Now to make proposal more viable, developer desires to take additional FSI through Regulation 33(12)B of DCPR-2034 therefore Architect has submitted amended plans wherein Architect has proposed following amendments;

- a) Architect has submitted plans by claiming the benefit of contravening structures as per Reg. 33(12) B of DCPR2034.
- b) Architect has claimed additional fungible area.
- c) Architect has proposed additional floors.

Following points needs consideration :-

Remarks of the amended plans are given below: -

		As per Last Concession Approved plan attached in additional document dated: - 11.08.2020	As per IOD Approved plan attached in additional document: - 31.12.2021	Proposed Plan under scrutiny attached in additional document.			Remark
				Reg 33(7)	Reg 33(12)	Total	
1.	Area of Plot	1156.36	1156.36	1156.36	1156.36	1156.36	Increased due to addition of reg 33(12) of DCPR 2034
2.	Less Set Back Area	329.76	329.76	329.76	-	329.76	
3.	Net Plot Area	826.60	826.60	826.60	-	826.60	
4.	Less 10% RG	0.00	0.00	0.00	-	0.00	
5.	Balance Plot Area	826.60	826.60	826.60	826.6	826.60	
6.	Add Set Back Area	329.76	329.76	329.76	-	329.76	
7.	Total area	1156.36	1156.36	1156.36	826.6	1156.36	
8	Additional FSI on road width	N.A.	N.A.	N.A.			
8(a)	Add TDR	N.A.	N.A.	N.A.			
	Slum TDR	N.A.	N.A.	N.A.			
	General TDR	N.A.	N.A.	N.A.			
8(b)	Add 33(12) B on net plot area	-	-	-	33.456 + 50 % = 50.18 x 14 PAP = 702.58 sq.mt		
9	FSI	3.00	3.00	3.00	1.00	4.00	
10	Permissible BUA	11.56.36 x 3.00 = 3469.08	11.56.36 x 3.00 = 3469.08	11.56.36 x 3.00 = 3469.08	702.58	4171.66	
11	5% additional area as per	71.39	71.39	71.64	-	71.64	

	33(7)(5)(a)						
12	Total area (10+11)	3540.47	3540.47	3540.72	702.58	4243.30	
13	Proposed BUA	3540.47	3540.47	3540.72	702.58	4243.30	
14	Permissible Fungible BUA	1239.16	1239.16	1239.25	245.90	1485.16	
15	Proposed Fungible BUA	1037.78	1040.50	1048.42	244.82	1293.24	
16	Total Permissible BUA including Fungible	4779.63	4779.63	4779.97	948.48	5728.46	
17	Deficit area	180.46	180.65	189.93	1.08	191.01	
18	Net permissible BUA	4599.17	4598.98	4590.04	947.40	5537.45	
19	Total Proposed BUA including fungible	4578.25	4580.97	4589.14	947.40	5536.54	
20	Height of building	68.90 mtrs.	60.40	69.85 mtrs.			
22	Number of T/S NR R	90 20 70	90 20 70	109 20 89			
23	User	Residential/ Commercial	Residential/ Commercial	Residential/ Commercial			
24	Parking proposed /Required	Reqd. - 62 nos Prop - 60 nos.	Reqd. - 62 nos. Prop - 60 nos.	Reqd. -60 nos. Prop - 60 nos.			

1. To continue the earlier concessions: -

Reference is requested to detailed report submitted to Ch.Eng.(D.P.)/ Hon'ble M.C.'s attached in note sheet & Hon'ble M. C's approval thereon at 11.08.2020.

Dy.Ch.Eng.(BP)City approval was sought for the following :-

1. To allow splitting/Clubbing & conversion of NR to R area on different floors subject to NOC from MBRRB.
2. To not to insist LOS as per Reg. (27)(1) (a) of DCPR 2034.

Ch.Eng.(D.P.)/Hon'ble M.C's approval was sought for the following :-

3. a) to allow the area of staircase, lift, lift lobby, free of FSI without charging premium for rehab component & by charging premium for sale component being non-composite building as per Reg.31(1)(iv) of DCPR-2034 and as per Circular C-5 vide no CHE/DP/110/GEN dated 30.01.2020 b) To allow the metallic staircase connecting to parking tower free of FSI without charging premium being a requirement of CFO as per Reg. 6(b) of DCPR-2034 c) To allow MS staircase to LMR/Water tanks as show in plan free of FSI without charging premium as per Circular no C 7- Vide no CHE/DP/110/GEN dated 30.01.2020
4. To condone the open space deficiency NIL to 86.42% under DCPR 6(b) by charging premium by charging premium, at 10% of Normal premium or 2.5% of land ASR as per 33(7) (8) for sale component as per policy.
5. To allow permissible fungible B.U.A. of 1239.17 Sq.mt. out of which, 358.37 Sq.mt. for Residential rehab ,165.76 Sq. Mt. for NR rehab component & 106.06 Sq. Mt. for MBRRB component without charging premium and permissible fungible B.U.A. of 608.98 Sq.mt. for residential & Commercial sale component by charging premium of 35% of RR rate as per UD notification dated 20.08.2019 vide No. TPB/4319/189/CR 123/2019/UD 11.
6. i) To allow the basement with 4.35mt height Flush to the ground level subject to submission of NOC from Ch.Eng. (M&E)"s/Consultant before issue of plinth CC, ii) To allow columns in required front open space for basement, with basement at clear distance of 3.0m from plot boundary.
7. To allow area of internal staircase & Internal Lift of rehab/Sale NR shops counted into and free of FSI by charging premium as per policy.
8. To allow meter room having area 20.00 Sq. Mt. instead of permissible 18 Sq. Mt. for 90 Tenants free of FSI at basement subject to NOC from Electric supply company.
9. i) To allow mechanical car parking tower having height 69.90 mt. above ground level touching to the building. ii) To allow higher height of mechanized parking tower i.e. 1.00 Mt more than proposed building height being a genuine hardship.
10. To allow Deficient Size of AVS free of FSI by charging premium as permissible in reg 40(2))(2) subject to NOC from M&E and compliance of national Building code for design of AVS as explained in point no. 33 of 4B.
11. To consider the lesser front open space as against the required as per Reg 41 of DCPR 2034 due to genuine hardship of Road set back from 2 sides and odd shape of plot.
12. To allow open to sky slopping roof created above rehab NR shops with 1:5 slop free of FSI and separated with upper floor with a service floor level difference of 1.8m as per Reg 6(b) of DCPR-2034 being a genuine hardship.
13. To allow continuous chajja over window as per 6(b) of DCPR- 2034.
14. To allow elevation features i.e. parapet wall of 4.50 Mt. height & 4.50 Mt. parapet wall on overhead water tank and over terrace floor level as elevation feature as shown in plans and as per circular no C-10 vide no CHE/DP/110/Gen dated 30.10.2020.

15. To allow lift opening at terrace level free of FSI by charging premium being residential cum commercial building.
16. To allow height of building 68.90 Mt which is proposed within 100 Mts. Of Matarpakhdi Heritage Precinct subject to MHCC NOC as an IOD condition.

In view of above, **Ex. Eng.(B.P.) City's- II** approval is requested to continue the earlier Concession granted by Hon. M.C. on 11.08.2020 as elaborated in the earlier concessions report.

2. Open spaces:-

The proposed amended plans are attached in additional document.

Open space as per approved Concession plan:-

Earlier concession approved Building Height was. 68.90 Mt & Bldg. under reference was non composite bldg., as such the required open space is as per DCPR 41, Front open space 3.0 Mt. & Side Open Space = 12.00 Mt. for L/V & 6.00 Mt. for D/w

GROUND FLOOR TO 1st & service Floor:					
Side	O.S. Req. in mts	O.S. Prop. in mts	Deficiency in mts	% Def.	Remark
EAST A-B B-C	6.00 mt 6.00 mt	3.55 mt 4.12 mt	2.45 mt 1.88 mt	40.83% 31.33%	R.O.S R.O.S
SOUTH E-F G-H I-J K-L	6.00 mt 6.00 mt 6.00 mt 6.00 mt	1.53 mt 6.08 mt 3.72 mt 3.38 mt	4.47 mt NIL 2.28 mt 2.62 mt	74.50% NIL 38.00% 43.67%	R.O.S R.O.S R.O.S R.O.S
WEST L-M	3.00 mt	1.60 mt	1.40 mt	46.67 %	F.O.S
NORTH M-A	3.00 mt	1.60 mt	1.40 mt	46.67 %	F.O.S
2nd To 17th FLOOR:					
Side	O.S. Req. in mts	O.S. Prop. in mts	Deficiency in mts	% Def.	Remark
EAST z8-z9 z10-z11 z11-z12 z15-z16 z17-a	06.00 mt 06.00 mt 12.00 mt 06.00 mt 06.00 mt	2.62 mt 1.87 mt 1.87 mt 2.60 mt 2.04 mt	3.38 Mt 4.13 Mt 10.13 Mt 3.40 Mt 3.96 Mt	56.33% 43.00% 84.42% Nil 42.00%	D/w D/w L/V D/w D/w
<u>SOUTH</u> a-b c-d e-f g-h i-j	12.00 mt 12.00 mt 06.00 mt 06.00 mt 06.00 mt	2.85 mt 1.63 mt 6.72 mt 7.92 mt 6.72 mt	9.15 Mt 10.37 Mt NIL NIL	76.25% 86.42% NIL NIL	L/V L/V D/w D/w D/w

k-l	12.00 mt	5.01 mt	NIL	NIL	L/V
m-n	12.00 mt	3.44 mt	06.99 Mt 8.56 Mt.	58.25 % 71.33 %	L/V
<u>West</u>					
n-o	03.00 mt	4.21 mt	NIL	NIL	FOS
o-p	03.00 mt	4.21 mt	NIL	NIL	FOS
p-t	03.00 mt	7.13 mt	NIL	NIL	FOS
t-u	03.00 mt	3.26 mt	NIL	NIL	FOS
<u>North</u>					
u-v	03.00 mt.	3.26 mt	NIL	NIL	FOS
w-x	03.00 mt	2.52 mt	0.48 mt	16.00%	FOS
y-z	03.00 mt	3.78 mt	NIL	NIL	FOS
z1-z2	03.00 mt	1.66 mt	1.34 mt	44.66%	FOS
z7-z8	03.00 mt	4.91 mt	NIL	NIL	FOS
Open space required for separate structure for NR.					
Side	O.S. Req. in mts	O.S. Prop. in mts	Deficiency in mts	% Def.	Remark
<u>NORTH</u> QN	3.00 mt	1.64 mt	1.38 mt	46.00 %	SOS
<u>EAST</u> NO	3.00 mt	1.60 mt	1.40 mt	46.67 %	SOS
<u>SOUTH</u> OP	3.00 mt	1.56 mt	1.44 mt	48.00 %	SOS
<u>WEST</u> PQ	3.00 mt	1.60 mt	1.40 mt	46.67 %	FOS

Now proposed Building Height was. 69.85 Mt & Bldg. under reference was non composite bldg., as such the required open space is as per DCPR 41, Front open space 3.0 Mt. & Side Open Space = 12.00 Mt. for L/V & 6.00 Mt. for D/w

As per Regn. 47(B)(a) "Buildings having height more than 32 m upto 70 m, at least one side, accessible from road side, shall have clear open space of 9 m at ground level."

"Provided, if the building abuts another road of 6 m or more, and clear space of 9 m at ground level is available including abutting road or building abuts another road of 9 m then this condition shall not be insisted upon."

GROUND FLOOR TO 1st & service Floor:					
Side	O.S. Req. in mts	O.S. Prop. in mts	Deficiency in mts	% Def.	Remark
<u>EAST</u>					
A-B	6.00 mt	3.55 mt	2.45 mt	40.83%	R.O.S
B-C	6.00 mt	4.12 mt	1.88 mt	31.33%	R.O.S
<u>SOUTH</u>					
E-F	6.00 mt	1.53 mt	4.47 mt	74.50%	R.O.S
G-H	6.00 mt	6.08 mt	NIL 2.28 mt	NIL 38.00%	R.O.S R.O.S

I-J	6.00 mt	3.72 mt	2.62 mt	43.67%	R.O.S
K-L	6.00 mt	3.38 mt			
WEST					
L-M	3.00 mt	1.60 mt	1.40 mt	46.67 %	F.O.S
NORTH					
M-A	3.00 mt	1.60 mt	1.40 mt	46.67 %	F.O.S
2nd To 20th FLOOR:					
Side	O.S. Req. in mts	O.S. Prop. in mts	Deficiency in mts	% Def.	Remark
<u>EAST</u>					
z8-z9	06.00 mt	2.62 mt	3.38 Mt	56.33%	D/w
z10-z11	06.00 mt	1.87 mt	4.13 Mt	43.00%	D/w
z11-z12	12.00 mt	1.87 mt	10.13 Mt	84.42%	L/V
z15-z16	06.00 mt	2.60 mt	3.40 Mt	Nil	D/w
z17-a	06.00 mt	2.04 mt	3.96 Mt	42.00%	D/w
<u>SOUTH</u>					
a-b	12.00 mt	2.85 mt	9.15 Mt	76.25%	L/V
c-d	12.00 mt	1.63 mt	10.37 Mt	86.42%	L/V
e-f	06.00 mt	6.72 mt	NIL	NIL	D/w
g-h	06.00 mt	7.92 mt	NIL	NIL	D/w
i-j	06.00 mt	6.72 mt	NIL	NIL	D/w
k-l	12.00 mt	5.01 mt	06.99 Mt	58.25 %	L/V
m-n	12.00 mt	3.44 mt	8.56 Mt.	71.33 %	L/V
<u>West</u>					
n-o	03.00 mt	4.21 mt	NIL	NIL	FOS
o-p	03.00 mt	4.21 mt	NIL	NIL	FOS
p-t	03.00 mt	7.13 mt	NIL	NIL	FOS
t-u	03.00 mt	3.26 mt	NIL	NIL	FOS
<u>North</u>					
u-v	03.00 mt.	3.26 mt	NIL	NIL	FOS
w-x	03.00 mt	2.52 mt	0.48 mt	16.00%	FOS
y-z	03.00 mt	3.78 mt	NIL	NIL	FOS
z1-z2	03.00 mt	1.66 mt	1.34 mt	44.66%	FOS
z7-z8	03.00 mt	4.91 mt	NIL	NIL	FOS
Open space required for separate structure for NR.					
Side	O.S. Req. in mts	O.S. Prop. in mts	Deficiency in mts	% Def.	Remark
<u>NORTH</u>					
QN	9.00 mt	1.5 mt	7.5 mt	83.33%	JOS
<u>SOUTH</u>					
NO	3.60 mt	1.56 mt	1.44 mt	40.00 %	JOS
<u>WEST</u>					
OP	3.00 mt	1.60 mt	1.40 mt	46.67%	FOS

<u>EAST</u> PQ	3.60 mt	1.50 mt	2.10 mt.	58.33%	SOS
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In this case open space deficiency was already condoned by the Hon'ble M.C. up to **86.42 %** by premium at telescopic rate for sale component as per policy.

Now as per proposed amended plans, there is no change in open spaces deficiency as per last concession approved plans as such there is no need to condone open space deficiency for proposed amended plans again. However Premium for additional BUA shall be recovered for additional component.

In view of above, **Ch.Eng.(D.P.)/ M.C.'s** approval is requested to condone the open space deficiency NIL to **86.42%** under DCPR 6(b) for additional floor and only additional Premium is to be recovered for 33(12) components as per policy, as explained above.

3. Permissible FSI:-

As per last concession approved plans Architect has submitted proposal under regulation 33(7) and 33(7)(5)(b) of DCPR 2034, the total permissible B.U.A. approved was 3540.47 Sq.mt

Now Architect has submitted amended plans in accordance with 33(7), 33(7)(5)(b) & 33(12)B of DCPR 2034. Now as per Reg. 33(12)(B) of DCPR- 2034 "Redevelopment of contravening structures included in the net plot is claimed. Now total permissible area is 4243.30 Sq. Mt. excluding fungible area.

Calculation for the FSI is as follows.

<u>Permissible BUA: - As per Reg. 33(7) of DCPR-2034:</u>		
Area of Plot	=	1156.36
Set Back	=	329.76
Net Plot Area	=	826.60
Permissible BUA with FSI 3 (1156.36 x 3)	=	3469.08
5% for Rehab	=	71.64
Total Permissible BUA	=	3540.72
<u>Permissible BUA: - As per Reg. 33(12) of DCPR-2034</u>		
Permissible BUA 33(7)	=	3540.72
Carpet area required for rehabilitation of 14 Nos. of PAP (27.88 x 14Nos.)	=	390.32
Built up Area	=	468.38
Permissible 50% Incentive	=	234.19
Total Permissible BUA 33(12)	=	702.58
Total Permissible BUA 33(7) + 33(12)	=	4243.30
As per Regn. 33(12) (A) (e), the overall F.S.I. of the net plot shall not exceeds 4.00.(1156.36 X 3.00)+(826.60 X 1.00)	=	4295.68

In view of above, **Ex.Eng.(B.P.)City-II's** approval is requested to allow the permissible BUA of **4243.30 sq.mt.** i.e. FSI 4.00 on Net plot area as per Regn.33(7) + 33(12) of DCPR 2034 subject to submission of NOC from Assistant Commissioner E ward ward as explained above.

4. Fungible permissible BUA:-

Earlier in this case Architect had obtained approval of Fungible area permissible as per Reg.33 (7) of DCPR-2034 dated :- 11.08.2020. Now, Architect has proposed

amended plan with Reg. 33 (7) + 33(12)(B) of DCPR 2034.

Further Architect has claimed fungible F.S.I. on 555.29 Sq.mt. for residential & 53.68 Sq. Mt. Commercial sale component by charging premium of 35% of RR rate as per UD notification dated 20.08.2019 vide No. TPB/4319/189/CR 123/2019/UD 11. The revised fungible area approved earlier & proposed now is as follows.

Earlier approved:-

	Permissible B.U.A. Sq.mt.	Permissible Fungible B.U.A. 35% Sq.mt.	Total Permissible B.U.A. Sq.mt.	Proposed B.U.A. Sq.mt.	Proposed Fungible B.U.A. Sq.mt.	Total Proposed B.U.A. Sq.mt.
Rehab- R	965.80	338.03	1303.83	965.80	312.83	1278.63
Rehab NR	531.70	186.09	717.79	531.70	121.38	653.08
MBRRB	303.04	106.06	409.10	303.04	15.15	318.19
Sale -R	1586.54	555.29	2141.83	1586.54	546.23	2132.77
Sale-NR	153.39	53.69	207.08	153.39	42.19	195.58
Total	3540.47	1239.16	4779.63	3540.47	1037.78	4578.25

Now Proposed:-

Type	Permissible BUA	Permissible FUNGIBLE	TOTAL BUA	PROPOSED BUA	PROPOSED FUNGIBLE	TOTAL PROPOSED BUA IN FUNG.
Rehab R	1023.90	358.37	1382.27	1023.90	339.16	1363.06
Rehab NR	473.67	165.78	639.45	473.67	95.11	568.78
MHADA	303.04	106.06	409.10	303.04	13.02	316.06
PAP	468.38	163.93	632.32	468.38	162.86	631.24
Sale R	1855.67	649.49	2505.16	1855.67	641.57	2497.24
Sale NR	118.63	41.52	160.16	118.63	41.52	160.16
Total	4243.30	1485.16	5728.46	4243.30	1293.24	5536.54

In view of above, **Ch.Eng.(D.P.)/ M.C.'s** approval is requested to allow total permissible B.U.A. of **5728.46 sq.mt.** including total fungible B.U.A. of **1485.16 Sq.mt.** out of which **358.37 Sq.mt.** fungible built up area for Rehab-R & **165.78 Sq.mt.** fungible built up area for Rehab-NR, **106.06 Sq.mt.** fungible built up area for MHADA & **163.93 Sq.mt.** fungible built up area for Rehab-PAP without charging premium and **41.52 Sq.mt** commercial sale component, **649.49 Sq.mt** residential sale component by charging premium at **50 %** for residential & **60 %** for commercial of Ready Reckoner rate, as explained above.

5. Proposed Building:-

Earlier concession was approved for high residential cum commercial building comprising of single level basement for services & UGT+ Ground floor for entrance lobby & shops (NR), + service floor + 2nd to 17th upper residential floors with total building height 68.90 Mt. from ground floor to terrace level slab with 1.50m. wide 1 nos. of staircase (Residential) + 2 no of staircases up to 1st floor (commercial) & 4 nos. of Public lifts + mechanized parking tower of height 68.90 Mt touching to building line.

Thereafter IOD was issued was issued on 16.09.2020 without calming sale fungible FSI for building comprises of single level basement for services & UGT+ Ground floor for entrance lobby & shops (NR), + service floor + 2nd to 16th upper residential floors with total building height 65.25 Mt. from ground floor to terrace level slab with 1.50m. wide 1 nos. of staircase (Residential) + 2 no of staircases up to 1st floor (commercial) & 4 nos. of public lifts + Car Tower.

The I.O.D. was valid up to 16.09.2021; the same was lapsed, due to non compliance of IOD conditions. There was no policy in DCPR 2034 to re-validate said IOD hence, Architect has applied for fresh IOD. As per IOD plans dated 16.09.2020, total permissible BUA is 3990.00 sq.mt. and proposed BUA is 3966.60 sq.mt.

Thereafter Architect has submitted plan with benefit of sale fungible as per concession approved dated 11.08.2020. Hence permissible BUA is 4779.63 sq.mt and proposed BUA 4580.97 sq.mt. Architect had proposed minor change in floor-to-floor height with total height of building 60.40 mt from general ground level upto terrace level within permissible limit as per IOD approved.

The IOD was reissued on issue on dated 31.12.2021 for building comprising of comprises of single level basement for services & UGT+ Ground floor for entrance lobby & shops (NR), + service floor + 2nd to 17th upper residential floors with total building height 60.40 Mt. from ground floor to terrace level slab with 1.50m. wide 1 nos. of staircase (Residential) + 2 No. of staircases up to 1st floor (commercial) & 4 nos. of Public lifts + mechanized parking tower of height 69.90 Mt touching to building line.

Thereafter Architect had submitted amended plan for phase approval and same was approved dated: - 07.12.2022.

Now Architect has submitted amended plans as per regulation 33(7) and 33(12)(B) of DCPR for High-rise residential Cum commercial building comprising of basement (-4.05 Mtrs.) for services + Ground and 1st floor for shops/N.R. + Service floor + 2nd to 20th upper residential floor with total height of building 69.85 Mtrs. from general ground level upto terrace level. Further proposed an automated mechanized car parking tower with Pit (-4.05 Mtrs.) upto height 69.90 Mtrs. from general ground level up to top level having separate emergency M.S. staircase & a separate ground + 01 upper floored structure for duplex shops (with internal lift) having height of 8.70 Mtrs. from general ground level to roof-top level.

6. Meter room :

As per Reg. 31(1)(xxxii) of DCPR 2034, Area of electric meter/service utility room having area of 10 sq.mt per 50 tenements at Basement /Ground/Stilt/Podium. ***In case of High Rise building the meter, room may be allowed as per the specific requirements of Electric Supply Company.***

In this case there are 109 Nos. tenements and as per DCPR provision above, Permissible Area of meter room is 21.80 sq.mt and proposed area of meter room 15.52 sq.mt in basement level free of FSI and excess area is counted in FSI as shown on the plan attached in additional document.

In view of above **Ex.Eng.(BP) City-II's** approval is requested to allow meter room free of FSI and excess area counted in FSI as per Reg. 31(1)(xxxii) of DCPR 2034.

7. Parking Spaces:-

Earlier as per concession approved Architect had proposed 60 nos. of parking against permissible 62 nos. of parking spaces which include additional 50% & additional 10% of required parking. Architect has proposed additional 50% parking over and above required parking. Additional parking upto 50% over and above required Parking is permissible as per 31(1)(vi) of DCPR 2034. Since Architect had also proposed mechanized parking system to accommodate parking requirement, Architect has also proposed 10% additional parking which is permissible as per Reg. 44(6) Note (iii). Parking remark for the proposed planning has been obtained from Traffic consultant on 19.11.2019 and attached it in additional documents.

Now Architect has submitted amended plans and as per proposed amended Plans and as per clause 44 Table 21, 59.18 nos. of parking required including and Architect has proposed 60.00 nos. of parking spaces as per DCPR 31(1)(vi). Architect has obtained NOC from parking consultant and attached in Additional documents.

PARKING STATEMENT REHAB			
AREA OF FLATS (SQ.MT)	PARKING REQUIRED PER FLAT	NO OF FLATS	NO OF PARKING
upto 45.00	1 parking / 8 flats	23	2.87
45.00 to 60.00	1 parking / 4 flats	1	0.25
60.00 to 90.00	1 parking / 2 flats	00	0.00
90.00 or aobve	2parking / 1 flats	1	1
Total		25	4.125
Visitors parking	10%	=	Min 1 0.41
Total parking required		=	5.125
Commercial 1 FOR 40 Sq.mt. up to 800 Sq.mt. & More than 800 Sq.mt. Parking 1 for 80 Sq.mt.		<u>678.60/40</u>	<u>16.97</u>
Total Commercial			16.97
Additional 10% Min Visitor (Min. 2)			2.00
Total Parking Required For NR			18.97
Total Parking Required for Tenant			24.09
PARKING STATEMENT FOR SALE			
AREA	PARKING REQD.	NO. OF FLATS	PARKING REQD.
Below 45.00 sq.mt.	1 parking / 4 flats	29	7.25
45.00 to 60.00 sq.mt.	1 parking / 2 flats	33	16.50
60.00 to 90.00 sq.mt.	1 parking / 1 flats	1	1.00
above 90.00 sq.mt.	1parking / 1 flats	0.0	0.00

total	63.00	24.75
10 % for visitors parking		2.48
Total Parking required		27.23
COMMERCIAL 1FOR 40 SQ.MT UP PARKING 1 FOR 80 SQ.MT. TO 800 SQ.MT & MORE THAN 800 SQ.MT.	42.36/40 = 1.05	1.059
ADD 10 % VISITOR PARKING (MIN.2 NOS)		2.00
Total Parking Required for NR		3.06
Total Parking Required		30.29
Total		30.29
Total Rehab + Sale		54.38
10 % Holding space for Mechanical Parking		5.44
Total Parking Required		59.81
Total Parking Proposed		60.00

In view of above **Ex. Eng. (BP) City-II's** approval is requested to allow car parking spaces free of FSI as per 31(1) (vi) of DCPR-2034.

8. N.O.C. from C.F.O:-

The height of the building is 69.85 mt. Architect has submitted revised N.O.C. from C.F.O. u/No. P-3343/2019/(10E/124)/E Ward/MAZAGAON/CFO/1/Amend dt. 29.02.2024 is attached in additional document.

Refuge area is provided at 6th & 14th floor is as follow:

Floor	Refuge area required (4%)	Refuge area required (4.25%)	Refuge area provided	At the height from Ground Level
6 th floor	71.03	75.47	74.39	22.60 Mtrs.
13 th floor	82.06	87.19	91.90	44.65 Mtrs.

Refuge area is provided as per modified D.C.P.R. 48(8)(b) as per DCPR 2034 read with D.C.P. Reg. 31(1)(xix).

In this case refuge areas are provided and claimed free of FSI as per Reg.48(8) read with 31(1)(xix) of DCPR-2034. Further in this case Architect has proposed vertical extension in the earlier approved building, now height of the building is 69.85 Mt. as such revised NOC from CFO is necessary. Architect has obtained NOC vide No. P-3343/2019/(10E/124)/EWard/MAZAGAON/CFO/1/Amend, dated 29.02.2024 and attached in additional documents.

In view of above **Ex. Eng.(B.P.)City II's** approval is requested to allow the proposed refuge area at 6th & 14th floor level, free of FSI as per reg. 48(8)(b) of DCPR 2034 as explained above.

9. Fitness center :-

Architect has proposed fitness center admeasuring 95.31 Sq. Mt. on 2nd floor level as shown in plans attached in the additional documents, as a requirement of the prospective clients. As per regulation 31(1) (xvii) 37(28) of DCPR-2034 fitness center equivalent to 2% of total BUA may be allowed free of FSI. In this case 2% of total BUA is 95.59 Sq. Mt. which is within the permissible limit.

In view of above **Ex. Eng. (BP) City-II's** approval is requested to allow Fitness center free of FSI as per 31(1)(xvii) read with 37(28) of DCPR-2034.

10. To allow the area of staircase, staircase lobby, lift, lift lobby, lift for additional floors free of FSI by charging premium: circular u/no. C7- Vide no Che/DP/110 dated 30.01.2020 :-

In this case earlier Architect has already obtained concessions from CH. Eng./M.C. to allow staircase, lift, lift lobby area free of FSI without charging premium for rehab component & by charging premium for sale component being non-composite building as per Reg.31(1)(iv) of DCPR-2034 as per Circular no C7- Vide no Che/DP/110 dated 30.01.2020 and Now Architect has proposed only vertical extension as per regulation 33(12)(B) of DCPR with minor internal changes in planning within building line for lower floors and has claimed areas of staircase, lift, lift lobby free of FSI without charging premium for rehab component of 33(7) and 3(12) B & by charging premium for sale component of 33(7) & 33(12)(B) being non-composite building as per Reg.31(1)(iv) of DCPR-2034 as per Circular no C7- Vide no Che/DP/110 dated 30.01.2020

In view of above, **Ch.Eng.(D.P)/M.C's** approval is requested to allow the area of staircase, lift, lift lobby of additional floors as per proposed amendment free of FSI without charging premium for rehab component of 33(7) and 3(12) B & by charging premium for sale component of 33(7) & 33(12)(B) being non-composite building as per Reg.31(1)(iv) of DCPR-2034 as per Circular no C7- Vide no Che/DP/110 dated 30.01.2020

11. Internal Lift:-

In this case Architect have proposed 04 Nos. of duplex type shops from ground floor to 1st with internal lift of size 1.25 mt x 1.25 mt and claimed the area under internal lift free of FSI by charging 100% premium issued u/no. C-6 CHE/DP/110/Gen dated 2019-20.

In view of above, **Ch.Eng.(DP)/Hon'ble M.C.'s** approval is requested to allow Internal lift free of FSI by charging 100% premium as explained above.

12. To allow width of sale NR in 0.90 mt. and inadequate size as per Regn. 6(b) of DCPR 2034.:-

In this case Architect has proposed width of sale NR 0.90 mt. and inadequate size on ground floor due to planning constrains. As per Regn. 37 of Table 14 the minimum width of NR / Shop is 1.20 mt. Now Architect has requested to allow minimum width 0.90 mt. and inadequate size as per Regn. 6(b) of DCPR 2034.

In view of above, **Ch.Eng.(DP)/Hon'ble M.C.'s** approval is requested to allow width of sale NR in 0.90 mt. and inadequate size as per Regn. 6(b) of DCPR 2034.

13. To allow 14 nos. of risers in staircase on ground floor to terrace floor.

In this case Architect has proposed staircase on ground floor to terrace floor. However Architect has proposed 14 nos. of riser at mid landing to floor level from Ground floor to terrace level due to planning constraint and height of the floor as shown on plan. However, CFO has already given the NOC for proposed building. Architect has requested to allow 14 nos. of risers in staircase on ground floor to terrace floor which was proposed due to planning constraint and the height of the floor.

In view of above, **Ch.Eng.(DP)/Hon'ble M.C.'s** approval is requested to allow 14 nos. of risers in staircase on ground floor to terrace floor as per Regn. 6(b) of DCPR 2034.

14. To allow Shop having depth more than 12.00 mt.and to insist an undertaking for air-conditioning the shops with depth more than 12.0m.

In this case rehab NR tenements are proposed with depth greater than 12.00 mt. As per Reg. 40(1)(C) of DCPR 2034 maximum depth of shop shall not exceed 12.00 mt. Architect has provided depth of shop more than 12.00 mt.& up to 19.00 mt.due to planning constraints and hardships in accommodating existing rehab NRs at ground and first floor levels. Architect has proposed to provide centralized AC system for entire rehab NR. Therefore being air-conditioned it is permissible up to depth of 20m as per Reg 40(1), Undertaking for same shall be insisted to allow the same subject to being centrally air conditioned.

In view of above, **Ch.Eng.(DP)/Hon'ble M.C.'s** approval is requested to allow Shop having depth more than 12.00 mt.and to insist an undertaking for air-conditioning the shops with depth more than 12.0m.

15. Elevation features :-

To allow Pergola at terrace slab level projecting beyond the building line:-

Architect has proposed elevation feature to building, pergola at terrace slab level projecting the building line up to 1.20 mt. and same free of FSI as shown plan as per As per Circular C-10 Vide no Che/DP/110/ Gen dated 30.01.2020) read with new policy CHe/DP/18005/Gen dated 31.10.2023.

To allow AC Ledge on RCC chajja with railing and louvers:-

AC Ledge on RCC chajja with railing and louvers are proposed same is permissible as per As per Circular C-10 Vide no Che/DP/110/ Gen dated 30.01.2020) read with new policy CHe/DP/18005/Gen dated 31.10.2023. may be considered with approval of Hon MC sir.

In view of above, **Ch.Eng.(DP)/ Hon'ble M.C.'s** approval is requested i) To allow Pergola at terrace slab level projecting beyond the building line up to 1.20 mt. is allowed free of FSI. ii) To allow AC Ledge on RCC chajja with railing and louvers as explained above.

16. 20% NR user:

Architect has proposed to claim the benefit of 20% N.R. user on incentive F.S.I. permissible as per Appendix III.

As per clause 9 of Appendix-III of modified D.C. Regn. 33(7), 20% of incentive F.S.I. can be used for Non-residential purpose otherwise permissible in D.C. Regn. Detailed calculations towards permissible 20% N.R. user is as under:

1. Permissible built up area as per F.S.I. 3.0 = 3540.72 sq.mt.
2. C.A. under rehabilitation of existing R & NR = 1247.97 Sq.mt.
3. Built up area for rehab (R+NR) (2 X 1.2) = 1497.56 Sq. mt.
4. MBR&RB surplus area = 303.04 Sq.mt.
5. Total BUA (Rehab + MHADA) = 1800.6 Sq.mt.
6. Built up area for Sale (1- 5) = 1740.12 sq.mt.
7. 20% permissible N.R. User = 348.02 Sq.mt.
8. Proposed Sale N.R. user (without fungible) = 118.63 Sq.mt.

The Architect has proposed built up area of 118.63 sq.mt. against permissible N.R. B.U.A. of 348.02 sq.mt. of Sale N.R. user which is within permissible 20%, same may please be allowed.

17. **SWM NOC:**

Architect has already obtained an NOC from SWM department vide no. SWM/16479/2023/F/N/CTY, Dated 12 Jul 2023. & attached in additional documents. The same is valid till 23 Feb 2024.

18. **Deviations in auto-DCR Report: -**

Auto-DCR scrutiny report attached in additional document may please be seen.

The deviations noted are as follows:-

Sr. No	Deviations Table No. as per Auto scrutiny report	Deviation	Remarks
1	Table 2c	Built up Area Details	In this case Architect has proposed 5536.54 Sq.mt. as permissible 5728.46 Sq.mt.
2	Table 4b(2)	BUA Area 20%	Architect has proposed Sale NR within the 20% as explained in point no 16.
3	Table 5	Open space deficiency	Applied for Condonation in open space deficiency to Ch.Eng (DP)/Hon"ble M.C.
4	Table 7-b	AVS details	Already condonation in deficient size of AVS to Ch.Eng (DP)/Hon"ble M.C.
5	Table 8-b	Electric Substation	In this case net plot area after deducting set back is 826.60 Sq, Mt. therefore Electric substation is not required.
6	Table 9a	Floor Details of SHOP	inadequate size shop Put up for Ch.Eng (DP)/Hon"ble M.C. sir in 6(b)
7	Table 10	ED & FD	Architect has proposed ED ad FD as shown on plan.
8	Table 13	Summary	In this case Architect has proposed 5536.54 Sq.mt. as permissible 5728.46 Sq.mt.

Approval of the concessions does not imply approval to the layout or to any building propose. This is to certify that the information filled is true and correct to the best of my knowledge.

Architect / Licensed Surveyor

Name: Shri. Milind D. Changani

M/s. B. N. Shah & Asso.

Signature

Ex. Eng.(BP)City-II's

The Amended report along with the plans and FSI calculations are verified through Auto DCR and following concessions are put up for approval of **Ch.Eng.(DP)/ Hon'ble M.C.**

In view of above, Ex.Eng.(B.P.)City-II's approval is requested.

1. To continue the earlier Concession granted by Hon. M.C. on 11.08.2020 as elaborated in the earlier concessions report.
2. To allow the permissible BUA of **4243.30 sq.mt.** i.e. FSI 4.00 on Net plot area as per Regn.33(7) + 33(12) of DCPR 2034 subject to submission of NOC from Assistant Commissioner E ward.
3. To allow meter room free of FSI and excess area counted in FSI as per Reg. 31(1)(xxxii) of DCPR 2034.
4. To allow car parking spaces free of FSI as per 31(1) (vi) of DCPR-2034.
5. To allow the proposed refuge area at 6th & 14th floor level, free of FSI as per reg. 48(8)(b) of DCPR 2034.
6. To allow Fitness center free of FSI as per 31(1)(xvii) read with 37(28) of DCPR-2034.

Che. Eng(D.P)/Hon.MC approval is requested for :-

1. To condone the open space deficiency NIL to 86.42% under DCPR 6(b) for additional floor and only additional Premium is to be recovered for 33(12) components as per policy
2. To allow total permissible B.U.A. of **5728.46 sq.mt.** including total fungible B.U.A. of **1485.16 Sq.mt.** out of which **358.37 Sq.mt.** fungible built up area for Rehab-R & **165.78 Sq.mt.** fungible built up area for Rehab-NR, **106.06 Sq.mt.** fungible built up area for MHADA & **163.93 Sq.mt.** fungible built up area for Rehab-PAP without charging premium and **41.52 Sq.mt** commercial sale component, **649.49 Sq.mt** residential sale component by charging premium at **50 %** for residential & 60 % for commercial of Ready Reckoner rate.
3. To allow the area of staircase, lift, lift lobby of additional floors as per proposed amendment free of FSI without charging premium for rehab component of 33(7) and 3(12) B & by charging premium for sale component of 33(7) & 33(12)(B) being non-composite building as per Reg.31(1)(iv) of DCPR-2034 as per Circular no C7- Vide no Che/DP/110 dated 30.01.2020.
4. To allow Internal lift free of FSI by charging 100% premium.
5. To allow width of sale NR in 0.90 mt. and inadequate size as per Regn. 6(b) of DCPR 2034.

6. To allow 14 nos. of risers in staircase on ground floor to terrace floor as per Regn. 6(b) of DCPR 2034.
7. To allow Shop having depth more than 12.00 mt.and to insist an undertaking for air-conditioning the shops with depth more than 12.0m.
- 8.i) To allow Pergola at terrace slab level projecting beyond the building line up to 1.20 mt. is allowed free of FSI.
- ii) To allow AC Ledge on RCC chajja with railing and louvers

The information above, plans and FSI calculations area checked by Autodcr.

Sub.Eng.(BP)City-II

Asst.Eng.(BP)City-IV