

Concession Report for Open Space Deficiency

Concession Required:

To allow open space deficiency as follows: - For Front Open Space Deficiency: 0.5% - For Side 2 Margin (Live and Ventilation): 0.8096%

Provisions of DCPR:

Regulation 6(b)

Approval Required from:

Chief Engineer (Development Plan) / Hon'ble Municipal Commissioner

Justification by L.S. (Licensing Surveyor):

Hardship:

- **Plot Configuration and Constraints:**
 - The project plot does not exhibit an irregular shape or planning constraint due to road widening; however, the high building height of 99.6 m categorizes it as a high-rise, which necessitates additional planning for open space.
 - The proposed building height as categorized under high-rise creates constraints in providing the required marginal spaces due to the necessity to accommodate all developmental aspects like accessibility, fire safety, and aesthetic appeal.
- **Commercial and Economic Implications:**

- Mixed-use designation of the plot suggests economic imperative to efficiently utilize available space; hence, maximum FSI usage is unavoidable.
- Deficiencies relate to the efficient use of land designated for mixed-use, which corroborates the economic feasibility of the project.

Fire Safety:

- The building is accessible for fire engines from the road; all flats face the roadside ensuring unimpeded access.
- The No Objection Certificate (NOC) from the Chief Fire Officer (CFO) will be insisted on before the Occupation Certificate (OC) to comply with safety requirements.
- Appendix I of DCPR 2034 for fire safety is observed for ensuring compliance.

Structural Safety:

- A registered structural engineer has undertaken the building design in accordance with the earthquake code (I.S. 1893) ensuring structural integrity and safety.
- Periodical testing reports for construction materials will ensure the quality and stability of the structure.
- A licensed site supervisor has been appointed to ensure ongoing supervision and adherence to construction protocols.

Public and Health Safety:

- Proposal for water management includes prevention of waterlogging and efficient disposal through a storm water drain.
- Upgradation or sanitation for health safety undertaken with the work to be supervised by a licensed plumber.
- Completion certificates related to sanitation and drainage will be provided prior to occupancy certification.

Neighborhood Safety:

- The existence of Joint Open Space (JOS) deficiencies or space safety concerns is addressed with registered undertakings to inform buyers of the openness defects.
- Positive improvement in neighborhood space according to proposals maintains balance between development and residential harmony.
- Safety precautions extend to preserving neighborhood relationships by adhering to legal space allowances where feasible.

Summary of Proposal:

The deficiency is limited and requested concessions align with standard operations in urban development of mixed-use spaces. Given the technical assurances on safety, and minimal functional impact, approval for the proposed deficiencies aligns with principles under regulation 6(b) of the DCPR 2034.