

Concession Report for Open Space Deficiency for Project under Consideration

Concession Required:

To condone deficiency in Open Spaces for: - Permissible FSI: For deficiency in Front Open Space (F.O.S.) up to a maximum of 19.78% by charging premium as per policy.

Provisions of DCPR:

Regulation 41 Table 18 of DCPR 2034 and Regulation 6(b) for deficiency in open spaces.

Approval Required From:

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

Justification by L.S.:

The justification for the concession required in open space deficiency focuses on several key areas to ensure the viability and compliance of the project while maintaining structural, health, public, and neighborhood safety standards.

A) Hardship:

- **Constraints Due to Tenant Re-accommodation:** The project involves re-housing 56 tenants with specific apartment area requirements. This mandates optimal planning, resulting in increased open space deficiency.

- **Architectural Planning Constraints:** The project encounters structural layout challenges due to the integration of open space within a dense urban setup, significantly consuming the permissible built-up area.
- **Utilization of Permissible TDR and FSI:** To achieve financial viability, it is essential to fully utilize Transferable Development Rights (TDR) and permissible Fungible FSI, which contribute to the building's design limitations.
- **Height Constraints:** The building's height was necessarily increased to accommodate stacked parking, a requirement due to the narrow 9.15-meter Kastur Park layout roads, which further affects open space provision.

B) Fire Safety:

- **Compliance with Fire Norms:** The project has obtained a Fire Safety NOC, with the final NOC to be submitted before occupancy is permitted. This ensures fire safety measures are integral to the design.
- **Installation of Safety Equipment:** Comprehensive fire safety systems including alarms, sprinklers, and extinguishers will be integrated throughout the building to ensure maximum fire safety for occupants and neighbors.

C) Structural Safety:

- **Professional Oversight:** A registered Structural Engineer will supervise the construction, ensuring it adheres to the latest IS standards for seismic and earthquake resistance, guaranteeing the structural integrity of the building.
- **Regular Site Supervision:** The building is designed under the oversight of site supervisors, with mandatory structural stability certifications to be provided upon completion.

D) Public and Health Safety:

- **Drainage and Sanitation Planning:** A licensed plumber is appointed to oversee plumbing work in compliance with all relevant health and safety standards to prevent any health hazards.

- **Clean Environment Guarantee:** The paved open spaces surrounding the building ensure effective drainage and a clean environment for residents and surrounding properties.

E) Neighborhood Safety:

- **Commitment to Non-Disruption:** Undertakings from the developer confirm that construction activities will not disrupt the neighborhood. A public safety plan, including an insurance policy, is in place to mitigate any risks.
- **Proactive Communication with Neighbors:** A registered undertaking (RUT) will be insisted upon from the developer to notify potential buyers about the deficient open spaces and to ensure no future development disputes arise with adjacent plots.

This comprehensive approach ensures that despite the open space deficiencies, the development remains safe, efficient, and compliant with prevailing regulations and practices.