Concession Report for Open Space Deficiency

Concession Required

- Condonation of open space deficiency is sought for the current project:
- To the tune of max. 21.48% for Live and Ventilation (L/V) and max. 24.67% for Front Open Space (F.O.S.) in Floor Space Index (F.S.I.) 1.00 from the cantilever building line.
- Joint open deficiency to the tune of max. 41.53%.

Provisions of DCPR

- Regulation 41, 43(1), 6(b) of DCPR 2034.

Approval Required from

- Ch.Eng.(D.P.)/Hon’ble Municipal Commissioner.

Justification by L.S.

The request for concession due to open space deficiency is backed by a series of justifications highlighting planning constraints and ensuring compliance with safety and civic standards.

Hardship

- **Irregular Plot Shape**: The design and layout are challenged by the irregular shape of the plot, imposing significant constraints on providing standard open spaces.
- **Height Restriction**: Given the proximity to the airport, any building height over 32.00 meters necessitates a 6.00-meter clear open space,

which is unattainable due to existing site conditions. This constraint forces a more horizontal building layout.

- **Existing Infrastructure**: The requirement to accommodate current occupants compels the use of cantilever projections and reduced open spaces, necessary for optimal redevelopment.
- **Parking Needs**: To maintain adequate parking facilities within planning constraints, stacked parking solutions are utilized, which contributes to the present open space deficiency.
- **Full FSI Utilization**: The project's financial viability relies on utilizing the full permissible FSI, which inherently affects available open spaces.

Health Safety

- **Drainage and Sanitation**: The appointment of a licensed plumber ensures drainage systems comply with established bye-laws, minimizing health risks. Connection to the municipal sewer system is planned for effective waste discharge and stormwater management to prevent waterlogging.
- **Paved Open Spaces**: Proposed concrete paving around the building will aid in maintaining cleanliness and preventing flooding.

Structural Safety

- **Engineering Practices**: A registered structural engineer has been engaged to ensure compliance with I.S. 1893, focusing on earthquake resilience and overall structural integrity.
- **Quality Assurance**: Periodic testing of construction materials will enforce quality standards, ensuring the safety and durability of the building.

Fire Safety

- **Design Compliance**: Provisions for a refuge area, as per fire safety norms, are made to improve safety during emergencies. The building height is kept within 31.75 meters to facilitate adequate access for firefighting.
- **CFO NOC**: A No Objection Certificate from the Chief Fire Officer will be secured to guarantee compliance with fire safety requirements before occupancy.

Neighborhood Safety

- **Registered Undertakings**: Undertakings from developers and the neighborhood acknowledge the open space deficiencies, ensuring no future grievances arise from adjoining developments.
- **Community Integration**: The project ensures that neighborhood safety is maintained by minimizing disruptions and upholding public obligations through responsible construction practices.

In conclusion, despite planning constraints, all efforts are made to meet the standards for safety and public interest. This report seeks the approval of the Hon'ble Municipal Commissioner for the proposed concessions under the provided justifications, ensuring community safety, structural integrity, and civic compliance are not compromised.