

Concession Report

Concession Required

To condone deficiency in open space for: - FSI 1.00 to the tune of 39.67% - Maximum L/V deficiency of 68.30% at the North–East side for maximum permissible FSI consumption.

Provisions of DCPR

Regulation 6(b) of DCPR 2034.

Approval Required from

Chief Engineer (D.P.)/ Hon'ble Municipal Commissioner.

Justification by L.S.

A. Hardship

- The plot's irregular shape and reduced size due to setbacks make it difficult to maintain required open spaces.
- The challenge of re-accommodating 17 existing society members with varying carpet areas and associated fungible areas within the constraints of the plot.
- The requirement to optimize use of permissible FSI and fungible FSI for project viability, leading to potential open space deficiencies.
- Planning constraints imposed by road widening setbacks and the necessity to provide adequate parking have increased building height, contributing to open space deficiency.
- The joint open space deficiency is worsened by existing structures on adjoining plots, reaching a maximum of 77.45%.

B. Fire Safety

- NOC from Chief Fire Officer acquired, ensuring compliance with fire safety requirements for a building of proposed height.
- Necessary precautions and planning adjustments have been made to ensure safety under fire regulations, with completion certificate from CFO to be insisted upon before granting occupation certificate (OCC).

C. Structural Safety

- A registered structural engineer will supervise the construction, using the latest IS codes, including IS 1893 for earthquake resistance to ensure building safety.
- Periodical testing reports for materials will be insisted upon, along with a structural stability certificate to be submitted at plinth completion.

D. Public and Health Safety

- Licensed plumber appointed to oversee drainage and sanitary works, ensuring compliance with relevant codes and avoiding any health hazards.
- Plans include effective rainwater drainage systems to prevent waterlogging, protecting the health safety of residents and neighborhood.
- Open spaces will be paved to maintain cleanliness and ensure proper drainage.

E. Neighborhood Safety

- Registered Undertakings (RUT) procured from both the developer and neighborhood regarding the deficit open spaces.
- Neighboring plots informed about potential future developments and are not expected to pose objections due to the lack of open space.
- Attention to joint open space improvement is reflected in submitted plans, thereby ensuring overall neighborhood safety.

The above collaborative measures and planning adjustments aim to address the open space deficiencies caused by unique plot challenges and adhere to

the safety norms stipulated by DCPR 2034, requiring discretionary approval for concessions under Regulation 6(b).