

MUNICIPAL CORPORATION OF GREATER MUMBAI

Office of Dy. Ch. Eng. (Traffic)

Engineering Hub Bldg., 1st floor, Dr. E. Moses Road, Worli Naka, Worli, Mumbai-400 018.

No: Dy. Ch. E / P - 78 / Traffic of

8 JUN 2017

To,

Vivek Bhole Architects Pvt. Ltd.

1st Floor, Pinnacle business Park,

Mahakali caves road,

Andheri (E),

Mumbai – 400 081.

Subject: - NOC for 'Parking Layout' for Proposed Redevelopment of Existing Buildings Sector -1 on plot bearing C.S. No. 1539 & 1540 situated at Worli known as BDD Chawl in G/S Ward Mumbai.

Reference: - Your application dtd. 21.04.2017

Gentlemen,

The parking layout plans submitted by you on 21.04.2017, & revised plans submitted on 31-5-2017 are in accordance with the circular issued by Ch. Eng. (D.P.) under no. CH.E./2291/DP/GEN of 28/3/08 is scrutinized purely from traffic operations and maneuverability point of view and the remarks along with the usual conditions are detailed as follows:

I. As per the parking statement:

- o Required parking spaces are 975 Nos.
- o Parking spaces proposed are 976 Nos.
- o Two wheeler parking spaces proposed are 308 Nos.

From maneuverability point of view 976 Nos. & 308 Nos. Two wheelers are proposed as shown in the plans & the same are in order & detailed here under.

Sr. No.	Floors	Type of Parking	Big	Small	Total	Two wheeler
1	Ground Floor	Surface Car Parking	66	67	133	20
2	1 st Basement Floor	Surface Car Parking	130	132	262	87
2	2 nd Basement Floor	Surface Car Parking	130	132	262	87
4	3 rd Basement Floor	Surface Car Parking	118	109	227	42
5	1 st Podium Floor	Surface Car Parking	69	23	92	72
Total			513	463	976	308

- a) 133 Nos. of car parking spaces are proposed as surface car parking at ground floor with entry/exit through East side S. Amrutwar Marg, West side D.N. Wakrikar Marg, North side Bhagoji Waghmare Marg & South side N.G. Bansode Marg.
- b) 262 Nos. of car parking spaces are proposed as surface car parking at 1st & 2nd Basement Floor with entry/exit through two way ramp.
- c) 227 Nos. of car parking spaces are proposed as surface car parking at 3rd Basement floor with entry/exit through two way ramp.

- d) 92 Nos. of car parking spaces are proposed as surface car parking at 1st Podium floor with entry/exit through two way ramp.
2. The size of parking slots shall be 2.5 m. x 5.5 m. & 2.3m x 4.5m as shown in **Green colour** on plan.
 3. Traffic operations as indicated in red arrows shall be maintained.
 4. Parking slots are in order from maneuvering point of view.
 5. Four Gates for entry and exit through East side S. Amrutwar Marg, West side D.N. Wakrikar Marg, North side Bhagoji Waghmare Marg & South side N.G. Bansode Marg. as shown in the plans.
 6. Adequate Nos. of Special attendant shall be deployed to maneuver the movement of car entry /exit at Ground floor.
 7. This parking layout needs to be got scrutinized/ verified by Chief Architect & Planner, MHADA as per the D.C. Regulation & modification up to date.
 8. If the size, shape or configuration of the ground floor, 1st to 3rd Basement floors & 1st Podium floor is required to be changed as per the requirements of Chief Architect & Planner, MHADA / C.F.O' revised parking layout shall be got approved from this office.
 9. Area reserved for the parking shall be used for the purpose of parking only and a registered undertaking to this effect shall be submitted to Chief Architect & Planner, MHADA office.
 10. Standby arrangements of generators of requisite capacity shall be made in case of electric power failure.
 11. That the registered undertaking indemnifying the M.C.G.M. against any litigation arising out of hardship to user shall be submitted to Chief Architect & Planner, MHADA.
 12. That this parking layout is approved subject to confirming the permissibility of building under reference including allowing parking at 1st to 3rd basement, ground floor & 1st podium floor of the building & maneuvering of vehicles through paved R.G. if any as per D.C. regulation 1991/ modified DCR by Chief Architect & Planner, MHADA.
 13. That the adequate measures shall be taken to provide proper ventilation through mechanical means within Parking Floors.
 14. Necessary care shall be taken for leakages and Mosquito breeding in the parking space below the ground level.
 15. As per the Parking Statement, submitted by the Architect, required Car parking spaces are 975 nos. however, no. of Car spaces proposed are 976 nos. with 308 nos. of Two wheeler Parking Spaces (which is equivalent of apprx. 77 cars) which is apprx. 8% more than requirement as per D.C. Regulation. This aspect shall be scrutinized by Chief Architect & Planner, MHADA as per provisions of DCR1991.
 16. It is specifically mentioned here that the part portion at 1st & 2nd Basement parking floor is shown vacant without any parking spaces and amenity

MBL: JH
S.E. (APP)

Executive Engineer
(Traffic and Co-ordination)

utility. This aspect shall be scrutinized by Chief Architect & Planner, MHADA in view of stipulation of modified DCR regarding counting area beyond 25% excess parking in FSI & approval of competent authority shall be obtained.

17. Architect has proposed two way maneuvering with aisle space of minimum 5.65 mtr. on 1st & 2nd Basement Parking floor, instead of required 6.00 mtr. This aspect shall be verified by Chief Architect & Planner, MHADA & approval of competent authority shall be obtained.
18. Traffic Impact Analysis/ assessment study report shall be submitted from Traffic Engineering Dept. / Institute / recognized traffic consultant considering the development under reference for C.S. No.1539 & 1540 (Approx. 87 bldgs.) and same shall be submitted to Dy.Ch. Eng. (Traffic) and C. F. O. The changes or recommendations suggested shall be binding on developer.
19. The location of surface parking shall be earmarked separately for every building.

You are requested to note the following additional conditions:

1. Minimum clear height of 2.40m below beam bottom at 1st to 3rd basement floor, Ground floor & 1st podium floor shall be provided.
2. That the parking areas shall be adequately lighted, ventilated and drained properly.
3. Edges of the column shall be round shape in the parking levels and bottom of columns shall be painted with Yellow & Black angular stripes.
4. The parking slots shall be painted and numbered.
5. The traffic operations shall be marked in Thermoplastic road marking paint arrows and traffic amenities such as Retro Reflective Road Studs shall be provided to guide the motorists through ramp.
6. Anti Crash Barriers shall be provided at the turning portion of Ramp.
7. Anti Skid finish (surface) shall be provided at the parking floors.
8. Cautionary / informatory signage's shall be provided in the drive ways to guide the motorists.
9. The traffic operations shall be marked in arrows to guide the motorists.
10. The entire drive-way shall be kept free of obstructions.
11. The Board indicating car parking at 1st to 3rd basement floor, ground floor & 1st podium floor shall be provided near the entry gates.
12. The Board indicating 'Visitors Car Parking Available' shall be provided near the entry gates.
13. Adequate parking attendants shall be employed.
14. Necessary care shall be taken to abate the nuisance of car exhaust / smoke in parking area.
15. Slope of 1:10 shall be provided to entry/exit Ramp leading to basement floors & podium floors as shown on plan.
16. The earlier approval given by this office if any shall be treated as cancelled.

17. The convex mirror shall be provided on ramp at the turning points as m, m₁ so as to facilitate the smooth maneuvering of vehicle.

Subject to the amendments and suggestions implemented on site as approved by Chief Architect & Planner, MHADA, the parking layout plan is approved purely from traffic operations and maneuverability point of view only.

The scrutiny fee amounting Rs. 2,32,080/- (Rs. Two lakh thirty two thousand eighty only) has been recovered vide Receipt/SAP No. 1002963301 dated 16.05.2017.

Acc: - Copy of Modified plans.

Zerox copy of payment receipt.

Yours faithfully

sd/-

Executive Engineer
(Traffic planning)

✓ CC to: Chief Architect & Planner, MHADA

Griha Nirman Bhavan, Kalanagar,
Bandra (E), Mumbai – 400051.


Copy forwarded for your information and for insisting upon compliance of relevant conditions mentioned in the above said letter please.

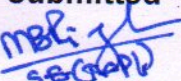

As per the Parking Statement, submitted by the Architect, required Car parking spaces are 975 nos. however, no. of Car spaces proposed are 976 nos. with 308 nos. of Two wheeler Parking Spaces (which is equivalent of apprx. 77 cars) which is apprx. 8% more than requirement as per D.C. Regulation. This aspect shall be scrutinized by Chief Architect & Planner, MHADA as per provisions of DCR1991.

It is specifically mentioned here that the part portion at 1st & 2nd Basement parking floor is shown vacant without any parking spaces and amenity / utility. This aspect shall be scrutinized by Chief Architect & Planner, MHADA in view of stipulation of modified DCR regarding counting area beyond 25% excess parking in FSI & approval of competent authority shall be obtained.

Architect has proposed two way maneuvering with aisle space of minimum 5.65 mtr. on 1st & 2nd Basement Parking floor, instead of required 6.00 mtr. This aspect shall be verified by Chief Architect & Planner, MHADA & approval of competent authority shall be obtained.

Traffic Impact Analysis/ assessment study report shall be submitted from Traffic Engineering Dept. / Institute / recognized traffic consultant considering the development under reference for C.S. No.1539 & 1540

(Approx. 87 bldgs.) and same shall be submitted to Dy.Ch. Eng. 

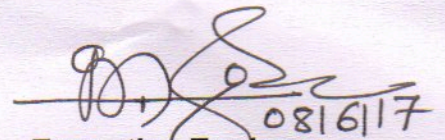
MBR: 
SSG: 

Executive Engineer
(Traffic and Co-ordination)

(Traffic) and C. F. O. The changes or recommendations suggested shall be binding on developer.

The location of surface parking shall be earmarked separately for every building.

It is to specifically clarify that the parking layout plans submitted by the Architect are approved purely from traffic point of view only and the said approval therefore does not construe any sort of permissibility by the traffic department in the matter of approvability of allowing parking at ground floor, 1st to 3rd basement floors & 1st podium floor. This parking layout is approved subject to confirming the permissibility of building under reference including allowing ground floor, 1st to 3rd basement floors & 1st podium floor & the useful built up area of parking lot. The same shall be verified as per D.C. Regulation 1991/ modified DCR by Chief Architect & Planner, MHADA and take further necessary action accordingly please.


08/6/17
Executive Engineer
(Traffic Planning)