MINUTES OF MEETING: GHMC

➢ **POINTS FROM THE PRESENATION BY SOFTTECH:**

1. New addition of PreDCR → Assign Name → Road Name
   - For all types of roads
   - Existing & Proposed road.

2. **Key points while making MSB files:**

a) CAD Settings:
   - **Disable Auto save option** because it takes a lot of time to save the file again and again.
   - **Save file in lower version** (e.g. Version 2000) so that the file becomes lighter.
   - If for the same file, scrutiny report has been generated many times the file becomes very heavy and then it takes a lot of time to generate the reports. It is better to delete all DCR layers and **Copy the drawing to a new file**.

b) If the floors are typical, the **mark typical floors** rather than keeping floors differently otherwise the software will read each and every entity multiple time.

c) Mark the staircase From **PreDCR tab → Mark → Stair Case** for different types of staircase rather than naming them separately.
   - Similarly mark fire escape, lift and refuge area from PreDCR tab.

d) If the entire building is an existing structure, then mark it as Existing structure.
   - If only 1 floor is existing, then mark the floor BUA in **_ExistingBUA outline**.

➢ **COMMON PREDCR FAILURES WHILE DOING ONLINE SCRUTINY: Manual needs to be updated for following points**

1. Driveway
2. Habitable room error
3. Mortgage
4. Ramp
5. Drafting of Podium: To be drafted on Site plan as well as on Floor plan.
6. Typical Floor/ building markings.
7. Difference between Existing structure & Floor.
8. Refuge area
9. Mezzanine floor.
10. Balcony marking in first & second floor.

➢ POINTS DISCUSSED IN MEETING WITH ARCHITECTS:

1. Mortgage issue:
   Q. For plot below 200 sq.m. and height up to 7m, mortgage is not required in Plan and as well as in BPAMS.
   Q. For high rise buildings, Mortgage to be allowed on immediate floors above 2nd floor for satisfying 10% of built up area requirement.
   A. It is decided that only in case of high-rise buildings, mortgage on upper floors is allowed to provide 10% area.

2. Single software for HMDA & GHMC:
   Q. Requirement of single software for GHMC & HMDA with same layers.
   A. Need 15- 30 days for development.

3. Helipad for Highrise buildings:
   Q. How to mark Helipad in PreDCR?
   A. A substructure to be added in PreDCR.

4. GO's: - All GO's to be implemented in system.

5. FAQ's to be updated on DPMS page.

6. Non- habitable room ventilation checks:
   Q. For non- habitable room like Puja & store room, ventilation check is not required.
   A. Need further discussion with CCP Sir.

7. Setbacks for Single block with multiple wings and different floor heights:
   Q. How to draft PreDCR layers for such drawings and what will be the setback requirements?
   A. Overlapping of P-Work.
   B. Setbacks of the highest wing to be considered.

8. Fire shaft – ventilations shafts:
   Q. Ventilation shafts in Basements, Fire ducts, Slab cut outs, Voids- No specific dimensions are mentioned in GO and NBC. Only minimum dimensions for ventilation shaft for toilets is mentioned in NBC i.e. 3 X 3 m.
   A. Software should be updated to address this issue

9. 1 Ramp with 3.6 m width and 1 Car lift:
   Q. When one-way ramp of 3.6 m width and 1 car lift is provided, Ramp check should come OK.
   A. Software should be updated to address this requirement.

10. Issue with 3FL & 4FL Fire staircase:

      Q. Fire Staircase with 3FL & 4FL is not accepting in AutoDCR.

      A. Software is updated to address this issue

11. TDR issue:

      Q. When TDR is used, then in AutoDCR report Plot Miscellaneous details, checking with as per GO 168 Table # is getting failed. Details of TDR.

      A. Need to remove that check. Need to update. Require JIRA

      B. TDR 400%- Selling to party- Then only up to 2 floors concession.

      C. TDR 400%- Same premises- No restriction in no. of floors.

12. Staircase checks for 1 & 2 dwelling units:

      Q. Required Flight width, Tread width and Riser height is not proper.

      A. Software is updated to address this issue

13. Excluding & including parking:

      Q. In AutoDCR report, built up area excluding and including parking is showing wrong.

      A. Software is updated to address this issue

14. Files are getting corrupted/ Fatal errors:

      A. Need Firewalls to stop the files from getting corrupted.

      B. Main reason for files getting corrupted- While uploading, net connectivity is not proper or file is not uploaded completely.

15. Organized open space can be used for fire safety vents etc, but it is not allowed by the software.

      A. Software should be updated to address this requirement

➤ **POINTS DISCUSSED WITH CCP SIR:**

1. Issue with 2 Stilts:

      Q. Second stilt height is not getting excluded from the total height.

      A. Need to be checked with L1 team. If not resolved, then need to update.

2. Transfer of setbacks issue:

      Q. Setbacks are getting captured correctly, but transfer of setbacks rule is not getting applied and hence, showing failed in Mandatory plot checks.

      Q. Can transfer of setbacks from Front setback is allowed keeping minimum of 7 m for high-rise buildings?

      A. CCP Sir: Software should check the transfer of area from 1 side to another. The extent of area getting deducted from one side and how much area is getting added to another side. Both should be equal. Need to update. Require JIRA

      A. Transfer of setbacks is not allowed from front in any case.

3. Mechanical parking:

      Q. How to calculate parking area when mechanical 2/3/4 stack parkin is proposed?

A. CCP Sir: As per Government clarification, to encourage more parking and reduce the no. of cellars, for 2 stack parking in the entire cellar/ stilt parking calculations to be doubled excluding staircase, lift and other accessory uses.
Software should be updated to address this issue

4. Balcony for High rise commercial buildings:
Q. Can balcony be covered for High rise commercial buildings?
A. CCP Sir: As per Government clarification, after 6 m of habitable floor height, balcony (2 m wide projection onto setbacks) proposed on higher levels can be covered only for High rise commercial buildings and that balcony projection should not be captured while reading setbacks.
B. Marking for Open balcony & Covered balcony to be provided in PreDCR. Software should be updated to address this issue

5. Room to room ventilation is not allowed.

6. Door checks for internal rooms to be made mandatory.

7. PreDCR report to be displayed in BPAMS.

8. Issue with 4.5 m wide driveway:
Q. Whether 4.5 m wide driveway checks are mandatory?
A. CCP Sir: For Circle/ Zonal file, it is not mandatory. But for all Head office file, driveway check is mandatory. Software should be updated to address this issue

9. Slope roof for residential buildings:
Q. When giving slope roof for residential buildings, it is asking for Staircase?
A. Software should be updated to address this issue

10. Building height for plots having natural slope:
Q. How to check building height?
A. Height to be checked from formation level with respect to road. Software should be updated to address this issue

11. Tot lot issue:
Q. How to capture setbacks for proposals having Tot lots?
A. Need to provide separate markings:
   • Tot lot within building
   • Tot lot on setbacks/ outside building.