

# ARCHI MUMBAI



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**Chairman Address**

**Architectural Practice today in Mumbai**

First Development Plan for Mumbai was proposed in the year 1967. The Development Plan was revised and sanctioned in 1991 i.e. after a period of 24 years. Now Draft Development Plan is published in Feb 2015 titled as D.P. 2014-2034. Mumbai is administratively divided into twenty four wards and each ward is having its own D.P. 2034. The study of the proposals reveals that the Vision for each ward is not developed and ward level local specific problems are neither identified nor addressed.

Wide consultations are not held to evolve the draft D.P. Architects and Planners are not consulted while framing proposals. There is no Established Participatory Process to involve Architects, Planners and Local Community Based Organizations to evolve the Draft Development Plan.

Circulars are being issued for "Ease of Doing Business", however, desired relief is not felt unless regulations are simplified and certain powers are delegated at zonal building proposal offices.

Virtually all real estate developments in Mumbai are stand still & Architectural fraternity is facing number of difficulties as follows: (1) Procuring new works in private and public sector (2) Fees structure is not keeping with the time required to render the services and expenses being incurred in maintaining physical infrastructure and qualified staff (3) Cut throat competition within fraternity (4) No shield for fees of Architectural services from Council of Architecture (5) Established CVC Practice for appointment of Consultants are framed similar to appointment of Contractors and needs revision (6) Architects being held responsible for the Acts and Deeds of the Developers and facing Penal Actions. (7) Job opportunities for new graduate Architects are diminishing considering increased number of colleges imparting Architectural Education and diminishing work orders for Architectural firms. (8) Competition from International Multidisciplinary consulting firms and Engineering consultancy firms (9) Timely recovery of fees in private sector (10) Retention amounts being kept in public sector.

I request all the Brihan Mumbai Centre members to think over above issues and suggest an action plan to overcome above situation so as to prepare/finalise common work plan unitedly.

**Ar. Milind Sambhare.**  
Chairman

**BULLETIN**

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## Site visit was organized by IIA – Brihan Mumbai Centre



*Excavation work with rock cutting activity on Site*



*On site interaction between site Engineer Mr. Kaushal Gandhi, Prof. Mukund Athavle from Sir J. J. College of Architecture & Students.*

A group of 60 students of 3rd year B.Arch. from Sir J. J. College of Architecture visited an under construction site at Andheri (East) on February 16th, 2016. On-site Engineers & Architects explained various construction activities.

Proposed site is located at Sahar Road, Andheri East. The project is having Residential Rehab & Sale Building of Ground +11 storeys with 2 levels of Basements. A Retail activity is proposed on Ground & 2 upper floors.

Ongoing site activity included part excavation with Rock cutting activity, construction of retaining wall and Shore Piling and Rebaring activity.

With sheet rock observed on site, students were explained about the construction methods adopted. Shore Piling by DTH & ODEX method, Rock Cutting by Drilling & Diamond cutting method. Cost & Time impact on the project was explained to the students.

## Making India Fire Safe

Brihan Mumbai Centre IIA, organised a meeting with various centres- Mumbai, Pune, Nasik, Thane and Chairman of Maharashtra Chapter along with the Maharashtra Fire Services held on March 19th 2016 at 11.00 a.m. at the Maharashtra Fire Services office, Kalina.



Meeting with Shri M.V. Deshmukh, Director, Maharashtra Fire Services and IIA Office Bearers- Maharashtra Chapter & Centres.

The opening session was addressed by Shri M.V. Deshmukh, Maharashtra Fire Services explaining the background, objective and tentative programme. Cities pride in consuming maximum FSI however most of the times safety parameters are compromised. Inadequate roads, accesses, corridors, untrained personnel in buildings, lack of sensitivity and understanding of safety measure both preventive & corrective lead to increase in the damage that could have been otherwise be prevented.

Presentation was made by Secutech, which is holding a conference for Fire safety measures from 21st to 23rd April 2016.

Mr. Warick, Director, Maharashtra Fire Services & CFO MIDC expressed his concerns on the deficient service infrastructure. Lack of trained manpower and delay in response time is required to be minimised. The infrastructure today cannot support high-rises to the tune of 450 mts. Active fire Protection in such cases cannot completely control the fires in high-rises, hence preventive control measures become essential.

International standard of safety is very high. Buildings above 45 mts. are recommended to have sprinklers inside the

apartments. Due to budget & other constraints such measures are usually not adopted.

MFS has designed Auto DCR for fire norms; it was suggested to include Architects to suggest any modification in the said program.

Ar. Sambhare, Chairman, IIA- Mumbai Centre expressed concerns over various repetitive fire incidents which can probably be controlled by preventive measures. Passive Fire Safety measures in vertical Development are inevitable, but concerns over safety need to be attended with conscious efforts.

Presentation was given by Mr. Hemant Khadse, East Corp included the suggestions and action plan for the series of events on Fire Safety. The series of events to cover locations starting from Nagpur, Nasik, Pune, Aurangabad and concluding with Mumbai. Solapur also may be considered. East Corp will be part of upcoming event on above topics as Knowledge partner or event partner and coordinate with MFS and IIA to plan the series.

## 'International Earth Day' Seminar organized by IIA – Brihan Mumbai Centre

Brihan Mumbai Centre, Rachana Sansad Institute of Environmental Architecture (RSIEA) & US Consulate General, Mumbai on April 23, 2016 at Rachana Sansad Auditorium.



Panel discussion moderated by Prof. Roshni Udyavar Yehuda, Head, RSIEA. (On left side).

Eminent panellists from left to right- a) Ar. Milind Sambhare, Chairman, Indian Institute of Architects- Brihan Mumbai Centre (IIA-BMC), b) Dr. A. D. Sawant, Pro Vice Chancellor, University of Mumbai, c) Mr. Chandanshive, Solid Waste Management, MCGM, d) Dr. Rakesh Kumar, Scientist & Head, National Environmental Engineering Research Institute (NEERI), e) Mr. Mandar Halbe, Corporator, KDMC, f) Mr. E. Ravindran, Municipal Commissioner, Kalyan Dombivili Municipal Corporation (KDMC).



Image on Left- Mr. E. Ravindran, Municipal Commissioner, KDMC, being felicitated by Ms. Neelam Parelkar, Trustee, IIA  
Image on Right- Interaction between Eminent Panellists & Audience in question-answer session.

International Earth Day Seminar was organized by Brihan Mumbai Centre- IIA, Rachana Sansad's Institute of Environmental Architecture (RSIEA) & US Consulate General on April 23, 2016 at Rachana Sansad Auditorium.

Ar Neeta Sarode from Rachana Sansad introduced the topic.

Following it 'Racing to Zero' movie was presented by Ms. Brittney Stewart from the US Consulate General, Mumbai.

The movie was based on an example of San Francisco focusing on how citizens, civic bodies and other stakeholders should be committed to segregation of waste. The segregation will be based on whether the waste needs to be Composted, Recycled, Landfilled or Incinerated. Large man-power and awareness is required for the technologies to be successful.

A panel discussion by eminent panellist took place

a) Mr. E. Ravindran, Municipal Commissioner, Kalyan

## 'International Earth Day' Seminar organized by IIA – Brihan Mumbai Centre

Dombivili Municipal Corporation

- b) Mr. Mandar Halbe, Corporator, KDMC
- c) Mr. Chandanshive, Solid Waste Management, MCGM
- d) Dr. Rakesh Kumar, Scientist and Head, National Environmental Engineering Research Institute
- e) Dr. A. D. Sawant, Pro Vice Chancellor, University of Mumbai
- f) Ar. Milind Sambhare, Chairman, Brihan Mumbai Centre -IIA

The discussion was moderated by Prof. Roshni Udyavar Yehuda, Head, RSIEA.

Dr. Kumar expressed there are several fires that take place through the year in the dumping grounds, recent one was at a larger scale. There are over 300-500 trucks per day that ply to the dumping ground. The ground needs to be divided into manageable cells with unobjectionable access, in case of emergency. This is not done and dumping takes place in a haphazard manner. Fire brigade movement gets challenging due to lack of access. Rag-pickers also burn the waste to make it easier for them to seav out metal to sell.

Sprinkling of saline water from creeks on the garbage mounds reduces methanogenesis but it is not done. Dousing of fire can be done with waste water.

Dr. Sawant pointed out that the waste segregation as shown in the movie should be given importance. He questioned why people of Deonar and Mulund have to suffer due to the pollution created by the fires and why can't we transport the waste away into the hinterlands which don't have habitation so that it can be managed well.

Dr. Sawant insisted that there should be formal courses and educational/ awareness programs for citizens.

Ar. Sambhare explained how Mumbai's case is one of grave complexity given its size and population. SWM is a subject related to planning and management of Urban infrastructure.

Ever increasing FSI, concession in open spaces around the building, increased parking requirements, restrictions on basement depths have put pressure on land utilization in new projects, even recreation grounds are proposed over podium tops but for court judgements. These are difficulties of formal development, for informal developments the difficulties becomes more grave with not only residential but commercial, manufacturing units, processing units, restaurants all generate loads of mixed waste at the same location.

E-waste generation should also be studied in the city as correctly pointed out in the movie.

Only Municipal bodies cannot make a successful SWM plan. It has to be supported by all stakeholders and citizens for it to be a sustainable process.

Mumbai should learn from Surat which had plague which made Waste segregation and management a priority for them. Today, they are generating power from waste. ALMs have to be given authority and civic body have to be held accountable.

Mr. Ravindran and Mr. Halbe explained through example of KDMC where a high court order put a ban on construction activity which made them shake up the process of SWM. Lands were recognized and technology was set-up and citizens were asked to segregate waste at source. Today, it will take about 6 months for the SWM plan to get successfully implemented.

Awareness of people, societies and residential groups has to be wide-spread. Citizens should be given incentives and not only compulsions for managing their waste.

## 'Manual of Policies and Procedure of Employment of Consultants' issued by Government of India, Central Vigilance Commission.

### 1.1 Purpose

1.1.1 The purpose of these Guidelines is to define the Government of India's broad policies and procedures for selection, contracting and monitoring of consultants and other professional services providers financed from Govt. of India's resources. Projects funded partially or in whole by loan/grant from International organizations like International Bank for Reconstruction and Development (IBRD), International Development Association (IDA) or grant from the Bank or trust funds would normally be governed by guidelines agreed to in the respective loan/credit agreement with them.

Paragraph No. 1.5 is reproduced as follows;

### 1.5 Selection of Consultants :

1.5.1 For selection of the consultants, normally, the employer shall adopt two stage procedure in terms of Rules 168 to 175 of General Financial Rules, 2005. In the first stage, the employer shall identify the likely sources on the basis of formal or informal enquiries and by inviting Expression of Interest (EOI) thought advertisement as per Rule 168 of GFRs. On the basis of responses received, Consultants meeting the requirement will be short listed for further consideration. In

## **'Manual of Policies and Procedure of Employment of Consultants' issued by Government of India, Central Vigilance Commission.**

the second stage, the short-listed consultant will be invited to submit (Request for Proposals or RFP) their technical and Financial Proposals. The consultant shall be selected based on evaluation of their technical and Financial bids, the details of which are provided in Chapter III.

### **The selection of consultant shall follow any of the following methods; as considered appropriate:**

1. Quality and Cost Based Selection (QCBS): Under normal circumstances, this method of evaluation shall be used.
2. Combined Quality Cum Cost Based system (CQCCBS): This method of selection shall be used for highly technical projects where weightage need to be given to higher technical standards, while finalizing the prices, as per para 3.12 below.
3. Quality Based Selection (QBS): This method of selection may be used under the following circumstances:
  - (i) The outcome of the assignment will have high impact and hence it is essential to engage most qualified consultant. Examples are national policy formulation; capacity building program etc.
  - (ii) The assignment is very complex or highly specialized where it is difficult to define scope of work with accuracy. Examples are country specific study; reforms related studies, high precision scientific work etc.
4. Cost Based Selection (CBS): This method of selection may be used for the assignments of following nature:
  - (i) assignment where any experienced consultant can deliver the services without requirement of specific expertise. Examples are traffic surveys, market surveys etc. and
  - (ii) cost of which shall not exceed Rs. Ten lakh.

### **Selection by direct negotiation**

The selection by direct negotiations/nomination is permissible in terms of Rule 176 of General Financial Rules, 2005 under exceptional circumstance such as (a) for tasks that represent a natural continuation of previous work carried out by the firm, (b) in case of emergency situation arising after natural disasters, situations where timely completion of the assignment is of utmost importance, (c) situations where the execution of assignment may involve use of proprietary techniques or only restricted to a financial ceiling of Rs. Ten lakh.

Recently, 'Request For Proposals' (RFP) for 'Appointment of Consultant for Architectural and Engineering Design Services for Up-gradation of District Hospital to the capacity of 300

beds at Amreli, District Amreli' was published by Project Implementation Unit of 'Health & Family Welfare Department', Government of Gujarat, in the month of October, 2015.

The RFP explains that stipulated standards of Quality, Correctness and Completeness of Design & Drawings, High-grade Workmanship are expected from the Consultants. The selection procedure however, is on Least Cost basis. This is contrary to the guidelines of Council of Architecture.

Further the Bid is restricted to only Company/Firm Incorporated and registered with Registrar of Companies under Indian Company's Act 1956. A Large number of old and new Architectural firms do not fall under this registration. A more relevant criteria would be to make sure that all firms have their team of Architects registered with the Council of Architecture.

The consultancy fee criterion is based on percentage of actual cost of the project basis, and will neither be scaled on level of effort or time.

Further, it puts a limit on the age of Key personnel, even though the eligibility is based on the consultant's relevant experience in the last 5 to 10 years.

Imposing of Earnest Money Deposit and Bank Guarantee clauses may be relevant to trading or contracting agencies. Architectural Consultants provide value added services and they employ experts in the relevant stream of the profession to take the project through, bargaining the fees of these experts/ professionals may have detrimental effects to the project.

Considering the above, the Architectural fraternity should come together and lay down ethical and relevant terms which are more suitable to professionals who provide valuable service and are designers as well as master-co-ordinators.

All Brihan Mumbai Centre members are requested to go through the above said Guidelines and submit their suggestions/objections on the same.

## Condolence Meeting for Late Dr. Roshan Namavati



The Late Dr. Roshanali Namavati passed away to heavenly abode on October 28th, 2015. A respected knowledgeable personality who had been teaching as a visiting professor and his books on professional practice etc. have moulded generations of Architects during his decades of contribution to Architectural profession. He was conferred Hon. Fellowship of the Indian Institute of Architects by acknowledgement of his works.

Brihan Mumbai Centre of Indian Institute of Architects along with Mumbai Branch of Institute of Valuers (India) and Sir J. J. College of Architecture; organised a condolence meeting on 6th November 2015.

Friends and fellow Architects spoke in the meeting about working with him and his achievements.

## IIA – Brihan Mumbai Centre: Centenary Year Events

The 'Indian Institute of Architects' is completing 100 years and IIA-Brihan Mumbai Centre has completed 25 years. We have planned to organize monthly lectures / panel discussion series between May 2016 - April 2017.



Look forward to in our next issue

- Report on the launching event of this series, held on May 27th, 2016 at Sir J.J. College of Architecture to deliberate on 'Role of Architects and Opportunities' within the changing global scenario.
- Upcoming event of the series on 'Acquisition of Land for Public Projects under various Acts' at Sir J. J. College of Architecture.

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