

प्रधान आयुक्त सीमा शुल्क (सामान्य) का कार्यालय
OFFICE OF THE PRINCIPAL COMMISSIONER OF CUSTOMS (GENERAL)
द्वितीय तल, नवीन सीमा शुल्क भवन, बेलार्ड इस्टेट, मुंबई - 400001
2nd Floor, NEW CUSTOM HOUSE, BALLARD ESTATE, MUMBAI-400001
Tel. No. 2261 2407 Fax No. 22757702
Email: customsenclave@gmail.com

F. No. S/43-91/82 CEC (Pt.-VIII)

Date: 30.10.2018

To,
Shri Devendra Kumar,
General Manager,
NBCC, 406, Arun Chamber,
Tardeo Main Road, Mumbai-400034

Sir,

Sub: Construction of office-cum-residential complex at Customs Enclave, Wadala, Mumbai- reg.

Please refer this office letter of even number dated 25.10.2018, meeting dated 29.10.2018 with Finance Secretary and telephonic conversation of project team with you this afternoon in respect of revised plan of the subject matter.

2. Considering the available FSI (2.07) for construction, proposed statistics for construction of office and staff residences is enclosed herewith as **Annexure-'A'**. The layout/design of the project as agreed upon through the deliberations at committee level is enclosed herewith as **Annexure 'B'** and further enumerated as below:

- (i) Office position 2 in Annexure 'B' needs to be relocated to position 1.
- (ii) Staff quarters should be constructed on Land 1 (24 Acres) at places marked as 3 & 5. Proposed staff quarters (Type-II&III) at position 4 may be relocated to position 5.
- (iii) Staff quarters of type-IV to VIII (at position 3) to be so distributed among 3 towers. as to allow construction of higher types of quarters at higher floors in each of these 3 towers while maintaining the height of each tower to be the same. The numbers of quarters required against each type is shown in Annexure 'A'.
- (iv) Relocation of school & hospital is proposed to be done from position 6 to position 7. (The earlier proposed location of school & hospital was based on the assumption that the state is doing away with the EOS. In the current proposal of relocation, ROS has to be done away with. This office has made submissions to the state government to do away with EOS & ROS both.)

3. The end objective behind the requirements enumerated above is as follows and may be ensured to be met.

- (i) To ensure that ground coverage likely to be consumed by the construction is kept at lower minimum allowing thereby open space to the maximum for future requirements and expansion etc.
- (ii) To capitalize on maximum height availability, given the fact that subsequent NOC over existing constructions are difficult and redevelopment gets costlier. Also, this will ensure definite advantage in saving of open spaces.

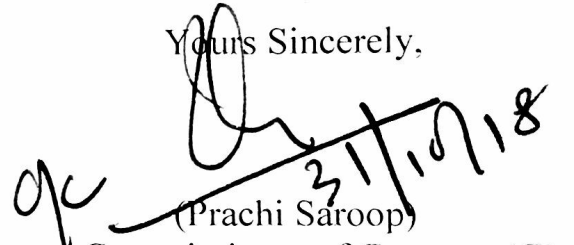
- (iii) Relocation and realignment of office tower and staff quarters is proposed for aesthetics including the complexes to get better sea view. Relocation of Type-II and Type-III from position 4 to 5, will allow them to be less exposed to noise & dust pollution from the adjoining freeway.
- (iv) Location marked as 8 for "Sale" residences should be planned in a way to ensure again maximum permissible height and least coverage of ground. It is believed that high rise will ensure sale proceeds at a higher rate. Necessary amalgamation of proposed two towers may be resorted to.

4. As evident from the outcome of meeting dated 29.10.2018 with Finance Secretary that DIB meeting has timeline of November 2018, therefore, fresh feasibility report and DPR may be worked out with priority and utmost promptness. While furnishing fresh feasibility report and DPR, ambiguities may be taken care of. Additionally, proper accounting of FSI meant for school and hospital should be done ensuring this to be reflected separate from 3,25,621 Sqm of free FSI available for the project.

5. It would be appreciated if a presentation is also simultaneously given to this office for the revised DPR as discussed over phone.

Encl: As above

Yours Sincerely,


(Prachi Saroop)
Commissioner of Customs (G)

Copy to:

Shri Nilesh Shah
Director (Projects)
NBCC (India) Ltd
NBCC Bhawan, Lodhi Road
New Delhi - 110003

PROPOSED CONSTRUCTION OF OFFICE AND RESIDENTIAL QUARTERS AT WADALA

	Block No	Units/ Floor	Floors	Total Units	FSI per unit (incl. fungible)	FSI Total Area (sqm)	Carpet Area (Sqm)	Carpet Total Area	Covered Area	Car parking Nos.	Parking & Services Areas
II	1	8	43	344	75	25800	53.7	18472.8	29556.48	344	
III	1	8	43	344	85	29240	64.04	22029.76	35247.616	344	
IV	2	4	50	400	155	62000	108	43200	69120	800	
V	1	2	50	30	235	7050	164.7	4941	7905.6	60	
VI				36	315	11340	188	6768	10828.8	72	
VII				9	490	4410	298	2682	4291.2	18	
VIII				2	792	1584	495	990	1584	4	
				Social infrastructure		5000			5750	1642	55000
	5			1165		141424		99084	164284		

Office space	53337	Sqm
Saleable Residence space	108000	Sqm
TOTAL	325621	Sqm
School	4500	Sqm
Hospital	4454	Sqm

Note:

- 1) In the instance of difficulty in achieving symmetry in height and design of the towers, social infrastructure FSI may be scaled down.
- 2) The figures of block numbers, units/floor & social infrastructure were provided as pre-estimates during previous communications from NBCC/ARCOP, hence Block numbers and units per floor can be revisited to meet the objectives of para 2(iii) of the letter.
- 3) Also, in case of difficulties, a competent architect/engineer may contact projet team at 9321743081 (Shri Mahendra Yadav, Supdt.) and 9769127616 (Shri Gaurav Sinha, PO)

Relocation:

- # 2 has to be relocated to 1
- # 4 has to be relocated to 5
- # 6 has to be relocated to 7



- ② - Office tower
- ③ - 2 towers type IV
1 tower type V + VI
+ VII + VIII

- Original legends
- ④ - 1 tower type II
- 1 tower type III
 - ⑥ - School & Hospital
 - ⑧ - Sale towers, Residential

OPTION - 2