



मुख्य आयुक्त सीमा शुल्क, अंचल- I का कार्यालय
OFFICE OF THE CHIEF COMMISSIONER OF CUSTOMS, ZONE-I
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F. No. S/43-91/82 CEC (Pt.-VIII)

Date: 23.10.2018

To,
The Director General,
Directorate General of Human Resource Development,
Central Board of Indirect Taxes and Customs,
IRCON Building, West Wing
Ground Floor, Plot No. C-4
District Centre, Saket, New Delhi- 110017

Sir,

Sub: Construction of Office cum Residential complex at Customs Enclave, Wadala, Mumbai-reg.

Kindly refer your mail dated 22.10.2018 and this office letter of even number dated 06.09.2018 issued by Principal Commissioner of Customs (G), NCH, Mumbai on the subject forwarding the proposed DPR to your office.

2. The DCPR 2034 along with its Excluded part has been finalized and notified by government of Maharashtra. As per the DCPR, this department is liable to pay premium on additional FSI, Fungible Compensatory Area and Staircase, Lift & Lift Lobby along with Development Cess for the subject project. These premiums/cess are escalating the cost of construction by approximately Rs. 2200 Crores and making the project unviable.

3. Several communications and rounds of meeting were made by the undersigned and Principal Commissioner (G) with state authorities including Hon'ble Chief Minister of Maharashtra for exemptions/relaxations from above premiums/cess, but no exemptions have been granted for the said project. A chronological detail of the communications and meeting with state authorities is enclosed herewith as **Annexure-'A'**. Further, the government of Maharashtra, vide letter No. टिपीबी-4317/772/नवि-11 dated 23.10.2018 (**Annexure-'B'**) issued by under secretary, government of Maharashtra, has clarified that above premiums cannot be waived for the subject project.

4. In the wake of DCPR 2034 and above clarification from state government, the design of the project has to be revised considering the available FSI which can be used for construction of office as well as residential buildings without payment of premiums. The calculation of the available FSI is enclosed herewith as **Annexure-'C'**. As per the said calculation, 3,25,622 sqm of construction can be made on the land. Therefore, after deliberations and in keeping with the overall constraints of getting the conflicting claims of demand survey/satisfaction ratio and the overall floor space available, proposed statistics for construction of office and staff residences is enclosed herewith as **Annexure-'D'**. For comparative statistics of requirements under satisfaction ratio, demand survey and proposed construction units, **Annexure-E** may be referred.

5. Considering the available FSI for construction, certain changes in the design of the project is also required. The layout/design of the project as agreed upon through the deliberations at office level is enclosed herewith as **Annexure 'F'** and further enumerated as below:

- (i) Office position 2 in Annexure 'F' needs to be relocated to position 1.

- (ii) Staff quarters should be constructed on Land 1 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 in 3 towers as to allow construction of higher types of quarters at higher floors in each of the 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 'D'.
- (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. It would be pertinent to mention that the office has made submissions to the state government to do away with EOS & ROS both.)

6. Following considerations have been taken into account in proposing the aforesaid:

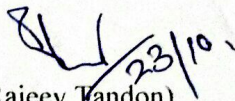
- (i) To ensure that ground coverage likely to be consumed by the construction is kept at lower minimum allowing thereby open space to the maximum for future requirements and expansion etc.
- (ii) To capitalize on maximum height availability, given the fact that subsequent NOC over existing constructions 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 and 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 6 for "Sale" residences should be planned in a way to ensure again maximum permissible height and least coverage of ground. High rise will also ensure sale proceeds at a much higher rate. Necessary amalgamation of proposed two towers may be resorted to.
- (v) While proposing residential staff quarter requirements, broadly the satisfaction ratio and demand survey requirements have been kept in mind in addition to the fact that to the extent feasible senior officers preferable may be housed within the campus.

7. It may not be out of place to mention that in the calculation sheet titled FSI 2.07 & FSI 3.00 attached with e-mail referred above, the FSI of school & hospital equalling 8900 sqm should not have been included in the free FSI eligible to us. In fact, the FSI of school & hospital equalling 8900 sqm is part of AOS obligation and has to be complied with separately before arriving at free FSI of 3,25,622 eligible to us (Annexure 'C' may be referred to). Necessary corrections in distribution of FSI would have to be ensured from the end of the consultants.

8. Aforesaid may please be gone through and if found ok, shall be conveyed to NBCC for incorporation in the revised DPR.

Encl: As above

Yours faithfully,


(Rajeev Tandon)
Chief Commissioner

ANNEXURE-'A'

Sl. No.	Date	Description
1	08.10.2018	Meeting with the Principal Secretary/UD-I, Government of Maharashtra
2	08.10.2018	Letter to Chief Secretary with a copy to the Principal Secretary/UD-I, Government of Maharashtra
3	02.10.2018	Meeting with Hon'ble Chief Minister of Maharashtra
4	24.09.2018	Letter to the Deputy Director, Town Planning for EP regarding Land reservation consequent to hearing on 17.09.2018
5	27.08.2018	DO Letter from Finance Secretary, Government of India to Chief Secretary, Government of Maharashtra
6	13.08.2018	Meeting with the Principal Secretary/UD-I, Government of Maharashtra
7	03.08.2018	Letter to the Principal Secretary/UD-I, Government of Maharashtra
8	31.07.2018	Letter to the Deputy Director, Town Planning intimating the objections/suggestion on the excluded part of DCPR 2034
9	26.06.2018	Letter to the Principal Secretary/UD-I, Government of Maharashtra
10	11.06.2018	Letter to the Deputy Director, Town Planning
11	08.06.2018	Meeting with the Principal Secretary/UD-I, Government of Maharashtra
12	06.06.2018	Meeting with the Chief Secretary, Government of Maharashtra
13	05.06.2018	Letter to the Chief Secretary, Government of Maharashtra
14	12.04.2018	Letter to the Chief Secretary, Government of Maharashtra
15	28.11.2017	Letter to the Chief Secretary, Government of Maharashtra

महाराष्ट्र शासन

क्रमांक : टिपीबी-४३१७/७७२/नवि-११
नगर विकास विभाग, ४ था मजला,
मंत्रालय, मुंबई -३२.
दिनांक : २३/१०/२०१८.

प्रति,

मुख्य आयुक्त,

सीमा शुल्क विभाग (जनरल),

दुसरा मजला, झू कस्टम हाऊस,

बॅलार्ड इस्टेट, मुंबई- ४००००१.

विषय :- सि.एस. नं. १४६, सॉल्ट पॅन डिक्लीजन (एफ/उत्तर), वडाळा मुंबई येथील कस्टम विभागाचे ऑफिस, कर्मचारी निवासस्थाने इत्यादीचे बांधकाम करण्यासाठी बृहन्मुंबई विकास योजना-२०३४ मध्ये सुधारणा / शिथिलता देणेबाबत.

संदर्भ :- १) आपले पत्र क्र. S/४३-९१/८२ CEC (pt. VIII) vide दिनांक- ३६/०६/२०१८ व दि. ८/१०/२०१८ रोजीचे पत्र.
२) शासन नगर विकास विभाग अधिसूचना क्र. टिपीबी-४३१७/६२९/प्र.क्र.११८(III)/२०१७/ईपी(डिसीपीआर)/नवि-११, दि. २१/०९/२०१८.

महोदय,

आपणाकडील वरील विषयासंबंधीचे संदर्भित दि. ८/१०/२०१८ रोजीचे पत्राचे अनुषंगाने आपणांस पुढीलप्रमाणे कळविण्याबाबत मला सूचना आहेत.

सदर प्रकरणी अधिमूल्य आकारणीतून (Premium cannot be waived) आपणास सूट देता येणार नाही.

आपला,

(प्रदीप गोहिल)

अवर सचिव, महाराष्ट्र शासन

ANNEXURE- 'C'

CALCULATION OF PERMISSIBLE AREA FOR CONSTRUCTION

Sr.No.	PARTICULARS	AREA IN SQM	REMARKS
1	Area of the Plot	221220	
2	Less Setback	46678	Land lost for DP Road/Freeway
		174542	
3	Less ROS	8500	Open Land space in school/hospital area
4	Less Remaining area required for 10% Amenity	8954.20	Land Area of built up School/Hospital
5	Balance Area	157087.80	
6	Permissible FSI @ 1.33	208926.77	
7	Add 2.50 times Setback	116695	
8	TOTAL PERMISSIBLE AREA	325621.77	Available w/o payment of premiums to state authorities

ANNEXURE- 'D'

PROPOSED CONSTRUCTION OF OFFICE AND RESIDENTIAL QUARTERS AT WADALA FOR CBIC

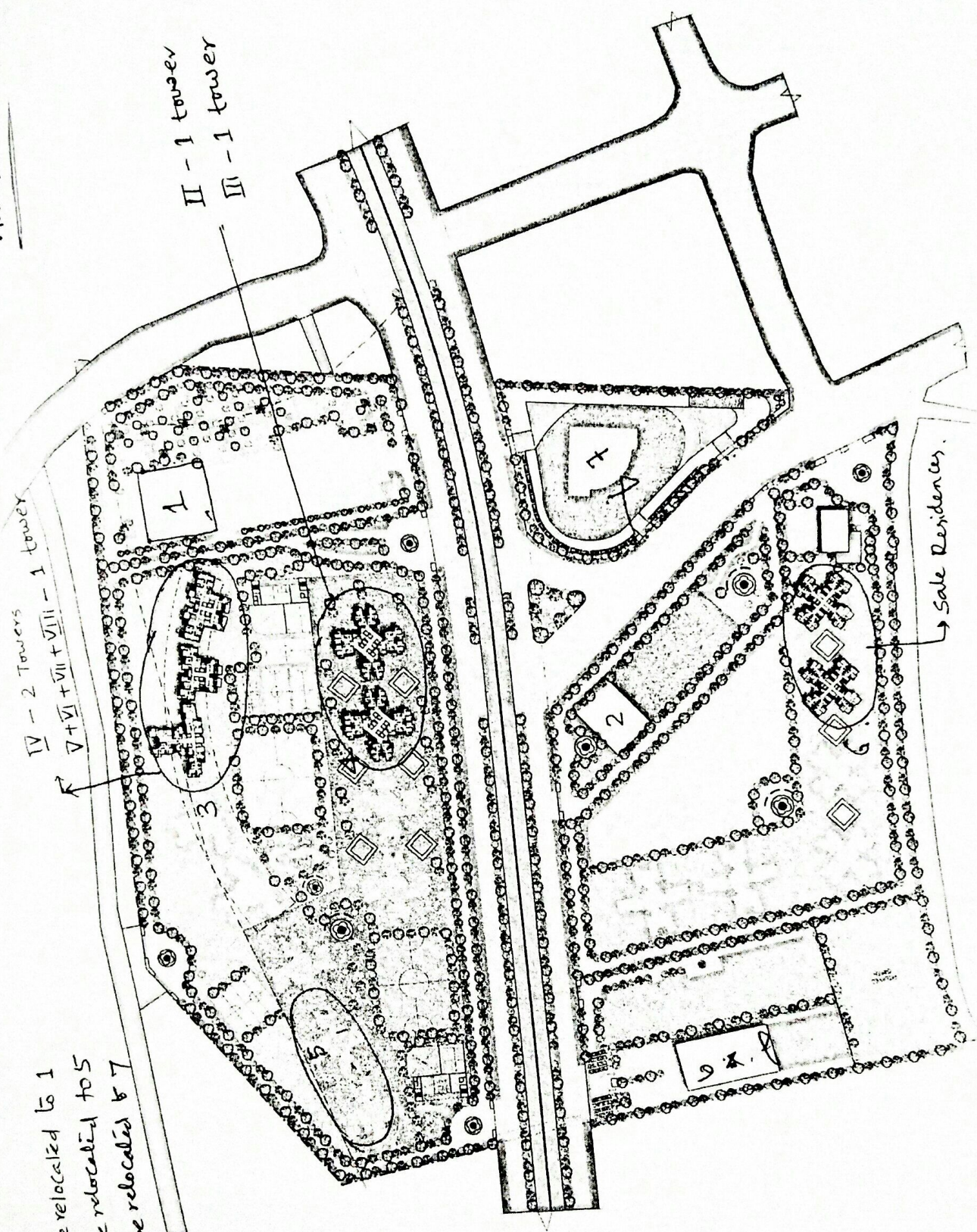
	Block No	Units/ Floor	Floors	Total Units	FSI per unit (incl. fungible)	FSI Total Area (sqm)	Carpet Area (Sqm)	Carpet Total Area	Covered Area	Car parking Nos.	Parking & Services Areas
II	1	8	43	344	75	25800	53.7	18472.8	29556.48	344	
III	1	8	43	344	85	29240	64.04	22029.76	35247.616	344	
IV	2	4	50	400	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	
						5000			5700	1642	55000
	5			1165		141424		99084	164234		

Office space	53387	Sqm
Saleable Residence space	108000	Sqm
TOTAL	325621	Sqm
School	4500	Sqm
Hospital	4454	Sqm

ANNEXURE- 'E'STATISTICS IN R/O CBIC ONLY

Type of Quarter	Requirement as per satisfaction ratio	Requirement as per Demand Survey	Proposed units of quarters
VIII	3	0	2
VII	21	9	9
VI	67	36	36
V	117	30	30
IV	677	398	400
III	4909	1135	344
II	2345	451	344
TOTAL	8139	2059	1165

Annexure - 'F'



- 2 has to be relocated to 1
- A has to be relocated to 5
- 6 has to be relocated to 7

IV - 2 Towers
V + VI + VII + VIII - 1 tower

II - 1 tower
II - 1 tower

Sale Residences.

2 x 9