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Ref. No. MCHI/PRES/18-19/364

July 16, 2019

To,
Hon'ble Shri Piyush Goyal
Minister of Railways
Rail Bhawan, Rafi Marg
New Delhi - 110 001

Respected Sir,

We take this opportunity to thank you on behalf of our more than 1500 members of CREDAI-MCHI for having conducted a very effective and proactive meeting in the august presence of Minister of State (IC), of Civil Aviation, Housing & Urban Affairs Hon'ble Shri Hardeep Singh Puri, Minister of Commerce and Industry Shri Piyush Goyal and Minister of Housing, Government of Maharashtra Shri Radhakrishna Vikhe Patil on Saturday 29th June 2019 to discuss the last mile issues being faced by the Real Estate Industry in MMR and the ways to mitigate the same.

This very historic meeting discussed ways and means of fulfilling our Hon'ble PM's humble dream of making India a 10 trillion economy by 2024 and Homes for All by 2022. The outcome of the meeting will definitely pave the path for Mumbai & MMR to become a Rs.1.5 trillion economy by 2024 and while making real estate business viable, will make housing affordable in MMR.

Please find below issues to be taken up with Environmental Minister for revival of Mumbai Real Estate;

- i. Zero draft of the EIA Notification 2019 dated 15th April 2019 to be implemented, including amendment to EIA Notification 2006 to be carried out for enhancement of built-up area from 20,000 sq. mtrs. to 50,000 sq. mtrs. Implementation of 1.5 lakhs sq mtrs at Municipal Corporation level / Urban Local Bodies (SLP pending in Supreme court to be expedited).
- ii. MOEF and CRZ clearance for the entire plot potential should be granted on the basis of conceptual plans and approval of building plans should not be insisted before granting of MOEF and CRZ Clearance.
- iii. MOEF clearance at State Government level is granted after approval by two committees i.e. SEAC and SEIAA. However, at Central Government level MOEF Clearance is granted after approval by only one Committee i.e. Expert Appraisal Committee. Under Ease of Doing Business at the State Level both the Committee should be merged and MOEF and CRZ Clearance should be granted after appraisal by merged single Committee.

- iv. For the development of the properties located within CRZ areas, the project proponent is required to obtain clearance from the MCZMA Committee. After it is approved by MCZMA committee for environment clearance its goes for further clearance it goes to SEAC & SEIAA.

Hence, the property located within CRZ areas has to undergo clearances from three different committees. We request that the MCZMA committee should be prescribed as the committee for granting environmental clearance also. It may be noted that the guideline prescribed for clearances for the project located within CRZ area are more stringent in order to protect the coastal areas. The same guideline can incorporate the requirement of the environment clearance also (if they are not covered under CRZ guidelines). And as such all the requirement of CRZ clearance and Environment Clearance can be combined and can be cleared by the one committee.

- v. Validity of environment NOC should be till the completion of the project **unless there is substantial change in features of the project.**
- vi. Minor modifications (height, size of the tenement, product mix users etc.) by the project proponent which does not change to the extent of 10% in the environment parameters, no revised NOC to be insisted upon.
- vii. CZMP: Finalization of CZMP Plans 2019 and get approval from MoEF. **CZMP Plan as per CRZ Notification of 2011 was finalized by authorities in 2018 for MMR Region. Now revised, CZMP Plans are required to be sanctioned as per CRZ Notification of 2019. Considering that the GIS Survey of Land has been recently concluded by appointed agencies and there is no change likely to happen in said survey as regards to HTL and Zone Categorization, hence same should be used and revised influence zone should be marked by the agencies and issued so that timely implementation of same can take place**
- viii. Most of the slums situated within the CRZ area were designated and continues to be designated as open spaces under development plan of the Mumbai. Large population lives in this unhygienic slums within the CRZ area and which are complete environmental hazard to coastal areas. These slums within CRZ areas need to be development in accordance with Development Control Regulation of Mumbai wherein it is prescribed that Slums located on any area designated as open space, will be allowed to be develop in situ by leaving aside 33% of such slum area as open area and utilizing 67% of such designated area for redevelopment scheme prescribed under DCPR 2034. The Government does not have any alternative land available to rehabilitate slum dwellers, which are occupying designated open space in CRZ area. The

slums located on designated open spaces within CRZ- II areas should be allowed to be redeveloped in accordance with DCPR 2034 and suitable provision for above specially for Mumbai should be made.

ix. **Flamingo Bird Sanctuary Boundary :**

We request the state government to immediately decide on the buffer zone from the Flamingo Bird Sanctuary boundary. As currently in absence of the same, vide Hon'ble Supreme Court order a 10 KM buffer zone from the sanctuary is applicable, which is affecting almost 50% of the developable area in MMR.

x. **Tungareshwar Bird Sanctuary Boundary:**

We request the state government to immediately decide on the buffer zone from the Flamingo Bird Sanctuary boundary. As currently in absence of the same, vide Hon'ble Supreme Court order a 10 KM buffer zone from the sanctuary is applicable, which is affecting almost 50% of the developable area in MMR.

Sir, we request you to please take up this issue with Hon'ble Prime Minister and the concerned Ministry and call us for the joint meeting to discuss the issues.

Your sincerely,
For CREDAI-MCHI



Nayan A. Shah
President



Bandish Ajmera
Hon. Secretary



Sanjiv S. Chaudhary MRICS
Chief Operating Officer