

**S. S. Hussain** I.A.S. (Ex)  
Chief Executive Officer

Ref. No. MCHI/CEO/13-14/322

May 6, 2014

To,  
**Shri Sanjay Bhatia (I.A.S.)**  
Vice Chairman & MD, CIDCO  
CIDCO Bhawan, CBD Belapur,  
Navi Mumbai - 400614

Dear

This is to bring to your kind notice that we had a meeting of the Raigad Unit of MCHI-CREDAI. Few important points, concerning CIDCO, were discussed therein. I am forwarding them to you for necessary and positive consideration; so that the projects which are held up for a long time are cleared expeditiously and difficulties being faced by our members are removed with your kind cooperation.

Thanking you in anticipation.

Yours

(S. S. Hussain)

**Shri Sanjay Bhatia (I.A.S.)**  
Vice Chairman & MD, CIDCO  
CIDCO Bhawan, CBD Belapur,  
Navi Mumbai - 400614



### 1) Double Staircase

Issue of providing Double staircase in building above the ht. of 22mtrs, as per the New guidelines issued by Fire dept Maharashtra, it has becomes very difficult to provide two Staircases in plots admeasuring up to 1500 sq.mtrs and the planning is effected very badly.

The New guidelines state that double staircase to be provided for Highrise Buildings, but the definition of High-rise Buildings changes in all the applicable DCR's area wise. In Mumbai high rise is considered above 70 mts. Whereas in CIDCO area high rise is considered above 22mtrs so the planning in CIDCO area for buildings above 22mtrs in height is badly affected and in small plots it is very difficult to consume the applicable FSI also, due to the new guidelines of Fire Department of Maharashtra. Requesting to consider highrise as above 70mtrs ht for the buildings as in Mumbai.

### 2) NAINA

A) After CIDCO being appointed as Planning Agency for NAINA, the work of granting permission for constructing of buildings has come to standstill as the due procedure, is yet to be finalised.

So in this case, CIDCO is requested to simplify the procedure being followed and at least start giving the building permissions for area falling under 200mtrs of gaothan.

B) CIDCO is charging Development Charges as Rs. 500/- per sq.mtrs for giving building permissions which is on very higher side as most of the infrastructure in 200 mtrs gaothan limit is already available, so we request to differentiate for 200 mtrs gaothan limit & beyond 200 mtrs area and both be treated differently. Also we request to give some time relaxation upto the Occupancy Certificate for the payment of Development Charges.

### C) FSI calculations

In the new A/B/C Municipal Council DCR which is applied to NAINA area also, there is availability of extra FSI provision on payment of premium to CIDCO. So we request CIDCO to consider and allow the usage of extra FSI provision available in A/B/C Municipal Council instead of considering the MMR-DCR for the FSI purpose, and would be beneficial for CIDCO in terms of Premium charges.

### D) Cluster Development

In its Cluster Development proposal CIDCO in NAINA, we request CIDCO to come up with a suitable development plan at the earliest as many building proposals are pending in view of the above. This delay is also resulting in lot of unauthorised constructions taking place in NAINA area, which is neither desirable nor good for a planned city like Navi Mumbai.