

**MANAGING COMMITTEE  
2012 - 2013**

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**IMMEDIATE PAST PRESIDENT**

Sunil Mantri

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Mayur Shah

Nayan Shah

Deepak Goradia

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Boman Irani

**HON. JOINT SECRETARIES**

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Harish Patel

Nainesh Shah

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Ashok Mohanani

**JT. TREASURERS**

Mukesh Patel

L. P. Bhagtani

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Sukhraj Nahar

Pujit Aggarwal

Sandeep Runwal

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Bandish Ajmera

Sujal Shroff

Parag Munot

Rajan Bandekar

Vikas Walawalkar

Jayesh Shah

Nayan Bheda

Sanjay Chhabria

Rajendra Chaturvedi

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Rakesh Sanghvi

Jagdish Ahuja

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Thane

Shrikant Shitole, Hon. Secretary  
Kalyan-Dombivli

Shailesh Sanghvi, Secretary  
Mira Virar City

Rajesh Prajapati, President  
Raigad

Arvind Goel, President  
Navi Mumbai

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Mohan Deshmukh

Mofatraj Munot

Niranjan Hiranandani

Rajni S. Ajmera

G. L. Raheja

(Late) Lalit Gandhi

(Late) Babubhai Majethia

**MCHI - CREDAI**

Ref. No. MCHI/PRES/12-13/031

August 6, 2012

To,  
**Hon'ble Shri Prithviraj Chavan,**  
Chief Minister  
Govt. of Maharashtra,  
Mantralaya,  
Mumbai - 400 032

**Sub : Approval of high-rise building (above 70 mtrs.) in Mumbai.**

**Ref : Request to grant C.C. up to 70 mtrs.**

Respected Sir,

We would like to draw your kind attention to the present development being carried out in Mumbai, whereby, in the process of consuming the prevalent FSI, parking requirements and fire fighting requirements, high-rise building/s above 70.0 mtrs. is inevitable.

By proposing high-rise buildings, there is advantage of minimum plinth coverage, more garden space is available and better light and ventilation to the buildings.

As per the present notification, whenever the building is more than 70.0 mts., it requires clearance from High-rise Committee.

We appreciate the government's concern for expediting the entire process of approval and bringing transparency in approval process whereby the government has issued modification to D.C. Regulations on dated 6<sup>th</sup> January, 2012.

M.C.G.M. has issued circular dated 12.01.2012 which deals with how the entire process will be simplified and mode of process of approval.

One of the conditions of the circular is to obtain concessions of the entire project at one time only with a view that the applicant need not come again and again for obtaining concessions of the particular proposal to M.C.G.M.

Due to implementation of the new circular, at present MCGM is approving the concessions at one time and approving the buildings up to 70.0 mts. without granting any Commencement Certificate (C.C.) for the building, since the High-rise Committee's clearance is required for buildings with height more than 70.0 mts.

  
मुख्य सचिव  
महानगर शासन

मंत्रालय, मुंबई ४०० ०३२  
दिनांक ०६/०८/१२

**MCHI-CREDAI (ISO 9001:2008)**

Maker Bhavan II, 4th Floor, 18, V. Thackersey Marg, New Marine Lines, Mumbai - 400 020.  
Tel.: 4212 1421, Fax : 4212 1411/407, Email : secretariat@mchi.net  
Website : www.mchi.net



While approving the concessions, Hon'ble Municipal Commissioner verifies the fire safety by way of clearance from C.F.O., traffic point of view obtaining NOC from the Traffic Department of M.C.G.M. and all other aspects of D.C. Regulations which are required for high-rise buildings like Fire NOC etc, are being scrutinized and then only approval to the concessions to the entire building is granted by Hon'ble Municipal Commissioner. Only issues then left out is structural aspect and Geo-technical aspect which is to be looked into by High-rise Committee.

Earlier, these buildings upto 70.0 mts. were being approved and C.C. were also granted since the present condition was not applied.

The procedure for granting clearance by the High-rise Committee is taking lot of time resulting delay in approval process and hence there is stalemate in real estate industry.

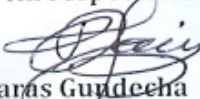
The Hon'ble Municipal Commissioner has already recommended the threshold limit of 70.0 mtrs. may be extended to 120 to 150 mts. and only structural stability needs to be considered for all these buildings with the height more than 120 to 150 mts.

Considering all these aspects for the building of height above 70.0 mts. i.e. high-rise buildings, we would like to request the Hon'ble Chief Minister to approve the plans for building and grant C.C. up to the height of 70.0 mts. and C.C. beyond 70.0 mts. may be granted after clearance of High-rise Committee approval.

We request Hon'ble Chief Minister to take decision favorably so that development process in Mumbai is not hampered.

Thanking you,

With respectful regards.

  
Paras Gundeeka  
President

Mobile: 9821092439