

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

Ref. No. MCHI/CEO/14-15/104

October 10, 2014

Dear

Sub: Submission of Suggestions / Objections for the draft published IDP & DC & PR for the NAINA Project.

I would like to make the following suggestions on behalf of MCHI-CREDAI in regard to the referred subject:

REGARDING 15% AREA FOR CIDCO IN NAINA SCHEME:

As per NAINA Scheme, the Developer has to contribute 15% of land to CIDCO. This 15% land should also include any non-contiguous lands that the Developer has within NAINA Region. This non-contiguous land given by the Developer would be very useful to CIDCO for reimbursement to those affected by more than 40% reservations and who therefore have to be given alternate land by CIDCO.

Including this amendment in the DC&PR for IDP will encourage people/ developers to go for NAINA Scheme and also create a distributed land bank for CIDCO. The distributed land bank would help CIDCO in allotting alternate lands (to those affected by +40% reservations) near the owners original land holding / reserved land thought NAINA Region.

REGARDING AMENITY CLAUSE:

In Regulation No. 14.5.6, Table 14.1 is referred. This seems to be an error. In this regulation Table No. 14.3 (Amenities to be provided) should be referred.

REGARDING EWS/LIG HOUSING

- Regulation 14.6 should clearly specify EWS/LIG housing to be provided in NAINA scheme projects.
- The Regulation should also specify where the % (of EWS/LIG) built up area is on base FSI of 1 or 1.7/1.8/1.7. Since GoM has been specifying EWS/LIG housing as 20% of base FSI the same should be followed in case of NAINA region.



- Government's Revised Special Township Policy (2 Jan 2014) specifies that 'Developer may also be permitted to utilize 25% of the total of 20% FSI earmarked for EWS/LIG to construct EWS/LIG tenements in the form of service quarters in the same STP but in a separate block which shall have to be sold as service quarters only to the purchasers of the free sale flats'. This clause should also be incorporated in NAINA DC & PR.

REGARDING PROVISION FOR RAILWAY STATION / SUBURBAN RAILWAY STATION:

The Panvel-Karjat rail line passes through NAINA Region and is proposed to be converted into a Sub-urban line. Keeping this in view, it is suggested that Suburban stations be developed along this rail line, in NAINA Region in order to avoid duplication & extension of Railway Lines as it is happening in case of Kharghar Station. It is also suggested that a Suburban station in Bhingarwadi would be a good location considering the potential of this for a Multi-Modal Hub.

Submitted for necessary consideration please.

Yours



S. S. Hussain

To,
Shri Sanjay Bhatia (I.A.S.)
Vice Chairman & Managing Director,
CIDCO,
CBD Belapur,
Navi Mumbai

CC to :
Shri V. Venugopal
Officer on Special Duty
Navi Mumbai Airport Influence Notified Area (NAINA)
CIDCO,
CBD Belapur,
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