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Prakash Baviskar

Ref. No. MCHI/PRES/18-19/359

July 15, 2019

To,
Hon'ble Shri Yogesh Sagar
Minister of State for Urban Development
Government of Maharashtra
Mantralaya, Mumbai - 400 032

राज्य
राज्य, नगर विकास
महाराष्ट्र शासन, मुंबई
मं. ४०० ०३२

Sub: Issue of Development/Redevelopment of properties situated within 500 mtr. parameter of areas belonging to Navy/Armed Forces.

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.

The Defence Ministry had issued a guideline vide Circular Bearing No.11026/2/2011/D (Lands) dated 21st October 2016. That prior to this Circular there has been many Circulars on the subject matter right from the month of May 2011 culminating into this latest Circular of 21-10-2016. The main objective of these Circulars is to strike a balance between the security concerns of the Armed forces and the rights of the citizens to develop or redevelop their properties which are within the designated areas.

Each of the Naval and Army Depots and areas were established before Independence and were located basically far away from Mumbai City as it existed then and were established in areas where any scarce and low population. E.g. the Malad Depot and the Naval area in Malad was established in area which had only 7000 inhabitants at that point of time. The Malad area is now part of Mumbai suburb and has population more than 1 million. The same is true for Armed forces areas situated in KanjurMarg, Santacruz, Juhu, Kandivali and Ghatkopar etc. Mumbai City being an island cannot be geographically extended and therefore, the Development of the land within the city has to be optimized, so as to provide affordable housing to more than 10 million residents of the city.

Recently a circular has been issued, wherein a distance of 10 mtr. from the boundary of the army area is prescribed as no development zone. Whereas, the Navy continues to prescribe 500 mtrs. as no development zone from its boundary.

In most of the cases, the entire no development zone area prescribed by Navy has in fact buildings, chawls, slums and other commercial/industrial premises. All of this requires development/redevelopment. If the Navy/Armed Forces feels that area of 500 mtr. from its boundary should be kept vacant, open and as no development zone. Then it is requested the said area should be acquired by the Armed Forces after paying the compensation as per Land Acquisition Act and also providing permanent Alternate Accommodation to the residents living that area. This is similar to requirement of any land for implementing any project by the Government. E.g. Railways, MMRDA, MCGM or any other authority, which requires land for its project, first rehabilitates all the occupants of such land by providing permanent alternate accommodation to each of them and also paying compensation under Land Acquisition Act to the land owners. If the Defence Ministry/Armed Forces does not want to acquire the land then development of the properties beyond 10 mtrs. of the parameters of the area occupied by the Armed forces should be allowed to be developed.

Your sincerely,
For CREDAI-MCHI



Nayan A. Shah
President



Bandish Ajmera
Hon. Secretary



Sanjiv S. Chaudhary MRICS
Chief Operating Officer