

Ref. No.: MCHI/GEN/12-13/096

Friday, September 14, 2012

**Shri. Sanjay Wamanrao Deotale**  
Environment and Cultural Affairs,  
Government of Maharashtra,  
Mumbai - 400 032.

**Respected Hon'ble Minister,**

**Sub: Office Memorandum No. 21 - 270 / 2008 - IA. III dated 7<sup>th</sup> February, 2012.**

**Reg.: Guidelines for High-Rise Buildings.**

*Greetings from MCHI-CREDAI.*

MCHI is an association of developers operating since 1982 in Mumbai and Mumbai Metropolitan Region, comprising of Thane, Kalyan-Dombivli, Vasai-Virar, Navi Mumbai and Raigad.

On 7<sup>th</sup> February, 2012, Ministry of Environment & Forests had issued an Office Memorandum (OM) on Guidelines for High Rise Buildings; a copy of which is attached herewith. The said OM has recommended that the height of the building should be linked with the width of the road on which the proposed building is to be located and also the distance of Fire Station from the building.

It prescribes minimum and desirable road width with reference to the height of the building ranging from 15 M. to 30 M. minimum road width and from 18 M. to 45 M. desirable road width for buildings having height from 15 M. to above 60 M. also the location of fire station with reference to height of the building in both category i.e. minimum and desirable ranging from 10 Kms. to within 2 Kms. or 10 minutes driving distance for building height of 30 M. to 60 M.

Also please find attached herewith a copy of the extract of Minutes of 111<sup>th</sup> Meeting of Infrastructure and Miscellaneous Projects & CRZ held on 16<sup>th</sup> - 17<sup>th</sup> April, 2012. As per the extract you will find that aforementioned Delhi Committee has considered Office Memorandum, as mere guidelines and not mandatory.

The Environmental Clearances of major Construction and Redevelopment Projects in Mumbai & MMRA are stalled because of the above mentioned OM. As the State of Maharashtra is very progressive in nature, the circumstances with regards to road width are major issue in Mumbai, along with Pune, Thane etc. our Hon'able Chief Minister Shri. Prithviraj Chavan also had raised concerns with regards to the abovementioned Office Memorandum during his meeting with Environmental Minister Hon'able Jayanthi Natarajan on 7<sup>th</sup> May, 2012.

We request you to consider Office Memorandum as interpreted by Delhi Environment Committee and accordingly you may advise other Environmental Appraisal Committees also.

We hope for a positive response from your end.

Thanking you,

Sincerely,  
**For MCHI-CREDAI**

**Deepak Goradia**  
Vice President

**Encls.:**

1. A Copy of Office Memorandum No. 21-270/2008-IA.III dated 7<sup>th</sup> February, 2012 regarding Guidelines for High-rise Buildings
2. A Copy of the extract of Minutes of 111<sup>th</sup> Meeting of Infrastructure and Miscellaneous Projects & CRZ held on 16th -17th April, 2012