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Ref. No. MCHI/PRES/18-19/365

July 16, 2019

To,

Hon'ble Shri Piyush Goyal

Minister of Railways

Rail Bhawan, Rafi Marg

New Delhi - 110 001

Sub: - Finalisation of Policy regarding Height restriction.

**Ref :- Letter dtd. 21st June 2019 received from Ministry of Civil Aviation
(copy attached)**

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.

We request that New GSR-751 (E) whose drafts was published on 12th April 2018 to be approved and notified at the earliest.

In addition to above as discussed in the meeting on that day, we request the following;

1. NOC for any structure/building once issued for a defined height should be valid for that building till completion of that building. Considering the density of the population of Mumbai city and the limited geographical area of Mumbai City (being an island) the entire population of 12 million and above can be provided with **AFFORDABLE HOUSING** only by constructing high rises. Each of the project in Mumbai City comprises of multiple High-rises will take more than 15 to 20 years, in view of above once the particular height is sanctioned by following due process by Civil Aviation Authority we request to remain valid for entire project life.

Sir, there are multiple instances where the NOC issued for a particular height has been reduced when renewal for such NOCs are applied. The construction work in many cases is at 6 months from OC stage and the premises have been sold, the common man has invested his life earnings and the project gets stalled due to reduction of the height at the time of renewal. We once again request the height once granted should remain valid till completion of the project.

There are more than 500 projects all over India which are awaiting for height NOC's from Civil Aviation Department. With the finalization of the draft GSR-751 (E) dated 12th April 2018, all the pending decisions and issues with the department will not only unlock lot of Housing Stock but will be a positive step towards "Housing for All" target of Hon'ble Prime Minister Shri. Narendra Bhai Modi.

Sir, we request you to please take up this issue with Hon'ble Prime Minister and the concerned Ministry and call us for the joint meeting to discuss the issues.

Thanking you,

Your sincerely,
For CREDAI-MCHI



Nayan A. Shah
President



Bandish Ajmera
Hon. Secretary



Sanjiv S. Chaudhary MRICS
Chief Operating Officer