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Boman Irani
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Ref. No. MCHI/PRES/18-19/218

March 15, 2019

To,
Hon'ble Shri Devendra Fadnavis
Chief Minister
Government of Maharashtra
Mantralaya,
Mumbai - 400032

मुख्यमंत्री सचिवालय
महाराष्ट्र शासन
मंत्रालय, मुंबई - ४०० ०३२.
दिनांक 15/3/19

Respected Sir,

Sub: Request Grant of Environmental Clearance for project that are developed under Accommodation Reservation Policy dated 2nd May 2016 and DCPR 2034

Sir, the process followed for Grant of Approval for an Accommodation Reservation proposal by the authorities is in the following manner:

1. All permissions are based on the Accommodation Reservation Policy dated 2nd May 2016 and DCPR 2034.
2. **First Stage: "Development Permission":** Development Permission for Development of the Reservation under Accommodation Reservation Policy is granted after Approval of Hon'ble Municipal Commissioner.
3. **Second Stage: "Approval of Layout":** Thereafter Layout is approved of the Proposed Development by MCGM.
4. Thereafter, the project proponent gets the approval from Traffic Department and Fire Department based on the Full Potential of the Project.
5. **Third Stage: "Grant of Concession":** Thereafter Concessions are approved by Hon'ble Municipal Commissioner, in the Concession so approved, the Chronology of Release of FSI as well as Approval is given to the Full Potential of Development.
6. **Fourth Stage: "Approval of Plans for base FSI for the free sale portion and Approval of Plans for the Reservation to be developed":** Thereafter the plans of the proposed development are approved for base FSI of the free Sale Portion and also plans are approved for the Reservation to be handed over duly developed.
7. **Fifth Stage: "Approval of Release of FSI":** Thereafter the Chronology for Release of FSI of the Full Potential is Approved by the MCGM for the Free Sale Development and Development of the Reservation to the developer.
8. So the states i.e. Development Permission Approved Layout, Approval of Concession, Approval of the Plans and Approval of Chronology for Release of FSI for Full Potential can be considered together as a "LETTER OF INTENT" issued by MCGM.

9. So Sir, just as MOEF considers "LETTER OF INTENT" issued by other Municipal Corporation as the basis for grant of Environment Clearance same way Development Permission Approved Layout, Grant of Concession, Approval of Plans for base FSI, Chronology of Release for FSI together be considered as "LETTER OF INTENT".
10. Sir the main goal of Accommodation Reservation is that all the Reservation Proposed in the Development Plans of all the Planning Authorities in Maharashtra get handed over and developed on time without any financial investment of the concerned Municipal Corporation etc., and also incentives have been granted to the Project Proponent for the Completion and handing over the Reservation and Development is done in a time bound manner.
11. Since the whole approval is frozen it is important that Environment Clearance be granted on "Full Potential basis", based on the combination of the above referred to permission of five stages.
12. Sir, it is important to grant Environmental Clearance at the initial stage of commencement of the project, So that the changes if any are incorporated and whereas if the Environmental Clearance is considered at a later stage it may be difficult to incorporate the changes.

OUR REQUEST:

So our request is that in case of Accommodation Reservation Development Proposals, be treated as Public Purpose Development and MOEF Approval at SEIAA be based on the Full Potential of the Project and not on the area Approved (which may be less than 20000 sq.mtr of built up area) and the Development Permission, Concession Granted, Approved Layout and Approved Plans for Base FSI and Approved Plan, Chronology for Release of FSI be together be taken as letter of "LETTER OF INTENT" for Environmental Clearance for Full Potential of the Project.

Thanking you,

Your sincerely,
For CREDAI-MCHI



Nayan A. Shah
President




Bandish Ajmera
Hon. Secretary



Sanjiv Chaudhary MRICS
Chief Operating Officer

CC:

- (1) Shri Praveen Pardeshi (I.A.S.), Additional Chief Secretary to Hon'ble CM,
- (2) Shri Johny Joseph (I.A.S. Retd.), Chairman, SEIAA
- (3) Shri Anil Diggikar (I.A.S.), Principal Secretary, Environment Department


15/3/19
प्रधान सचिव (पर्यावरण) यांचे स्वीय सहायक
मंत्रालय, मुंबई-४०० ०३२.


15/03/19
आयक लिपीक
पर्यावरण विभाग
मंत्रालय, मुंबई