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Ref. No. MCHI/PRES/17-18/173

March 17, 2018

To,
Shri Prakash Bhukte
Joint Director of Town Planning
Konkan Division,
Konkan Bhavan, C.B.D. Belapur,
Navi Mumbai.

Sub: Suggestions / objections to the New Regulation to allow additional F.S.I. for "Pradhan Mantri Awas Yojana" for the purpose of providing Affordable Housing to Economically Weaker Section (EWS) & Low Income Group (LIG).

Ref: Government in Urban Development Department's Notice No.TPS/1817/UOR/ 121/C.R.77/18/UD-13 dated 26-02-2018 published under section 37(1AA) and published separately under section 154 of the MRTP Act, 1966.

Dear Sir,

Please refer to the above-mentioned Notice under Section 37(1AA) and Directives under section 154 of MRTP Act, 1966 pertaining to new regulation to allow additional F.S.I. for "Pradhan Mantri Awas Yojana" in Developable Zone & Agriculture / No Development Zone for the purpose of providing Affordable Housing to Economical Weaker Section (EWS) and Low Income Group (LIG).

At the outset, without prejudice to our contention, in response to above referred notice and directives, we are submitting our suggestions / objections as hereunder:-

Condition No. of Draft Regulation	Condition as per Draft Regulation	Modification required in Draft Regulation	Reason /Justification
2.	Such Development shall not be permitted on the lands, which deserve preservation or protection from Environmental conditions viz. Hilltop and Hill slopes, Coastal Regulation Restrictions,	Such Development shall not be permitted on the lands, which deserve preservation or protection from Environmental conditions viz. Hilltop and Hill slopes in Green Zones Coastal Regulation	

17/3/18

	restrictions from water bodies and quarries or any restrictions mentioned under Heritage Regulations.	Restrictions, restrictions from water bodies Green Zones and quarries or any restrictions mentioned under Heritage Regulations. Such Development in Green Zone mostly attracts regulations of ESZ and CRZ and therefore, such development should be allowed subject to those regulations.	
3	Such Development shall not be permitted on the Forest Lands, lands used for Orchards, Nurseries, lands affected by Green Belt Zone. Mangroves, Marshy Lands area under any Buffer Zone and other environmentally sensitive areas etc.	In other environmentally sensitive areas other than ESZ on private forest lands and CRZ areas, such development should be allowed on the landward side of the roads and / or existing structures.	
4.	The minimum width of approach road shall be 15.0 mtr.	The minimum width of approach road shall be 12.00 mtr.	In most under developed areas wherein this scheme is proposed, minimum width of approach road shall be 12.00 mtrs.
5.	The permissible FSI for such projects shall be 2.50 in Developable Zone and 1.00 in NDZ / Agricultural Zone.	The minimum permissible FSI for such projects shall be 4.00 in all zones viz. Developable Zone as well as in NDZ / Agricultural Zone.	In most of the D.C.R.'s Development / Redevelopment with 4.00 FSI is permitted. [see DCR Regulation No. 33(5), 33(7), 33(9) & 33(10) etc. of Mumbai]. To make "Pradhan Mantri Awas Yojana"

			economically feasible & to make available Affordable Housing stock in large extent to the Economically Weaker Section (EWS) & Low Income Group (LIG) minimum 4.00 FSI should be permitted at par with MHADA & SRA Schemes, which are also EWS and LIG Schemes in all Zones i.e. Developable Zones and NDZ/ Agricultural Zone.
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It is requested to kindly take into consideration the above view points and suggestion / objection on your record.

We would like you to kindly issue suitable instructions and modifications to the concerned officials to address / examine the apprehensions and objection / suggestion before submitting the proposal to the State Government for final sanction to the above referred Draft New Regulation.

We desire personal hearing in the matter and are awaiting your further communications in this regards.

Thanking you,

Yours faithfully,
For **CREDAI-MCHI**



Mayur Shah
President



Domnic Romell
Hon. Secretary



S. S. Hussain, I.A.S. (Retd.)
Chief Executive Officer