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MCHI-CREDAI UNITS

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President, Raigad
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President, Navi Mumbai
Arvind Goel

Ref. No. MCHI/PRES/14-15/005

June 24, 2014

To,
Dr. S. S. Ramkrishnan
Director,
Institute of Remote Sensing
Anna University,
Chennai - 600 025
Tamilnadu

Sub.: CRZ buffers for Mumbai

Dear Sir,

We take it as our privilege to introduce our organisation to you.

Maharashtra Chamber of Housing Industry (MCHI), formed in 1982, is the most prominent and the only recognized body of Real Estate Developers in Mumbai and Mumbai Metropolitan Region. MCHI brings together members dealing in Real Estate Development on one common platform to address various issues facing the Industry. MCHI has a strong Membership of over 1000+ leading Developers in Mumbai and has expanded across MMR, having its own units in Thane, Kalyan -Dombivli, Mira - Virar City, Raigad and Navi Mumbai.

We understand that the IRS is preparing the new CZMP for Mumbai. We wish to apprise you of the hardships that we face so that you can find solutions for them and incorporate those in the new CZMP.

1. Mumbai is a comparatively small parcel of land admeasuring 450 sq.kms. and it is surrounded by sea on all sides - with a CRZ buffer of 500 mtrs the developable area of the city is reduced further. We feel the CRZ buffer of 500 mtrs should be reduced to 100 meters as has been done elsewhere in the country like Kerala State. While reducing such CRZ from 500 mtrs to 100 mtrs for Sea front directions may be given to the State Government to initiate implementation of Construction of Sea-Wall as a long term mitigation measure against sea effects on adjoining lands. Such sea wall programme can be executed in the next few years so as to achieve development along coast with all safety nets in place.
2. Nallahs- Nallahs in Mumbai drain out waste and storm water into the sea. Some of these nallahs are already trained and many others are

MCHI-CREDAI (ISO 9001:2008)

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under construction. The walls of these nallahs are made of masonry or RCC and they are higher than the surrounding land. In case of a rise in Sea water these nallahs (water in the nallahs) will overflow much later than the submergence of the surrounding land. So keeping CRZ buffers for such nallahs is redundant and does not serve any purpose. Most nallahs already have accessways for maintenance which are about 7 mtrs to 10 mtrs wide.

The preamble of CRZ Notification indicates that the buffers are prescribed for development controls, considering population that may get affected due to tide/wave actions. For the same purpose, 'open sea-front' buffer is 500 mtrs and for 'creek/tidally influenced water body which is not on open sea front the buffer prescribed is 100 mtrs and less. With the same analogy: as the nallahs are 'Man made drainage channels', there is no likelihood of flooding when these nallahs are trained and cleaned periodically. Hence keeping buffer would not stand on the scientific merits/ basis of CRZ notification as the same will be redundant and will not serve any value addition. Hence these/ such buffers should be reconsidered.

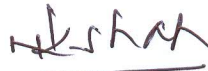
In view of the fact of the under preparation of the New Coastal Zone Management plan, we have put in some points/issues, which are being faced by the developers here. We will be thankful, if while preparing this new set up of maps, the above suggestions are incorporated, so that the difficulties faced by us are considered and reduced to a great extent.

Thanking you,

Yours Sincerely,
For MCHI-CREDAI



Vimal Shah
President



Nainesh Shah
Hon. Secretary