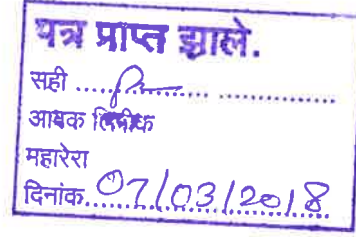


**S. S. Hussain** I.A.S. (Ex)  
Chief Executive Officer

0/c



Ref. No. MCHI/CEO/17-18/154

March 7, 2018

**Sub: Delays in Approvals & Permissions for Construction projects by the Urban Local Bodies (ULB) in MMR area.**

**Ref : (1) Order of National Green Tribunal (NGT) in Original Application No. 677 OF 2016 (M.A. NO. 148/2017) dtd. 8<sup>th</sup> Dec. 2017**

**(2) RERA Act: Section 32 (b)**

**(3) Environmental Clearance pending Proposals on the website**

Dear

Kindly refer to the above NGT Order in context of this letter;

In light of the NGT Order, we would like to bring to your kind attention on the working system to issue the approval, permission for real estate projects through the ULB's and the concerned Environment Committees. In view of the above NGT order, it has been directed, to the Government that, henceforth the pending backlog of submitted projects will be cleared by State Environment I AA & SEAC (MMR).

Now the State Environment Committee has started meeting on monthly basis to clear the pending backlog. As per the Environmental Clearance website, about 2000 proposals are still pending and compared to it the frequency of meetings is less, clearing the Projects taking more time (Copy attached). As this will also be a setback in the dream mission of Hon'ble Prime Minister of India for delivering Affordable Homes to the Common Man. We request for appropriate advice for the Committee to take up more numbers of meetings per month so that backlog gets cleared in 60 days.

On a discussion note I would like to draw your kind attention, that the Section 32 (b) of the RERA Act, with regard to the, **Functions of Authority for promotion of real estate sector:** "creation of a single window system for ensuring time bound project approvals and clearances for timely completion of the project;", emphasizes on proper formulation of the working system to clear the back log and smooth functioning, can be advised to the Government and respective Committees, strongly in the interest of achieving the vision and mission of Real Estate Act.

It is earnestly requested, on behalf of CREDAI-MCHI and with due respect to the Authority, that while considering the adherence of the committed timelines or assurance of commencement as well as completion of the Project by any developer to the consumer, it

should also take the cognizance of the above mentioned background which is indirectly affecting the development Projects.

Under the circumstances, the Authority could sympathetically examine the situation about such delays and consider the whole scene in its true perspective and only the developer should not be punished for the situation not in his control.

Submitted for your kind consideration please.

Yours



(S. S. Hussain)

To,  
**Shri Gautam Chatterjee; I.A.S. (Retd.)**  
Chairman  
MahaRERA  
Govt of Maharashtra  
Bandra, Mumbai