

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

D/c

Ref. No. MCHI/CEO/15-16/39

July 03, 2015

Dear

We thank you Madam, for the meeting, which was held today, i.e. June 23, 2015 in Your Chamber concerning Environmental Clearances with respect to Real Estate Development. We wish to represent you, that the proposals for the Environmental Clearances to be submitted by the Project Proponent should be submitted with full development potential, which the Project Proponent proposes to utilize on the plot.

At present, the proposals are being accepted only after Intimation of Approval/Intimation of Disapproval, is issued and reconsidered only to the extent of the permission granted under the respective IOA/IOD. This leads to multiple applications required to be done by the same project for each enhancement in the construction area on the plot. e.g. initial approval might be taken only for plot potential without considering TDR potential and subsequently the project proponent comes back for clearance including TDR potential on the said plot. It is also important for environmental clearance been granted at one go for full development potential of the plot, since committee recommending Environmental Clearance will be in position to examine the issues connected with the development and environment for whatever is finally going to be proposed by the Project Proponent.

Further to our representation dated 23<sup>rd</sup> April 2015 made to Principal Secretary, (Env) and Chairman, MCZMA regarding simplification of the application procedure, we are pleased to inform you that in the Minutes of the 99<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> May 2015, it has been decided that the IOD conditions be waived off for submission of proposals to MCZMA as also proposal could be submitted with approval of conceptual plans without IOD by concern planning Authority.


In view of above, we request you to please issue necessary guidelines permitting the Project Proponent to compulsorily submitting the proposal in Environmental Clearances showing the final completed and total plot potential, which the Project Proponent intends to develop on the said plot and not to insist for submitting the proposal limiting to the approvals.

Yours



(S. S. Hussain)

To,  
**Smt. Malini Vijay Shankar (I.A.S.)**  
Principal Secretary  
Department of Environment  
Govt of Maharashtra  
Mantralaya, Mumbai 400032

  
मालिनी विजय शंकर  
पर्यावरण विभाग  
मंत्रालय, मुंबई-३२