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Ref. No. MCHI/PRES/14-15/011

July 8, 2014

To,
Hon'ble Dr. Jitendra Singh,
Minister of State for Earth Sciences,
Mahasagar Bhavan,
Govt of India
New Delhi - 110003

प्रेक्षक/Despatcher:-
पृथ्वी विज्ञान विभाग
Ministry of Earth Sciences
पृथ्वी भवन/Prithvi Bhavan
लोदी रोड, नई दिल्ली-110003
Lodhi Road New Delhi-110003
09/07/2014

Sub: Request for Appointment for discussion on Installation of Secondary Doppler Radar for City of Mumbai.

Respected 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.

Sir, as per mandatory conditions issued by Municipal Corporation of Greater Mumbai, (MCGM) for proposed High-rise building permissions in the case of development or redevelopment of cessed buildings, has created serious bottleneck. The condition No. 20 in that mandatory conditions, *'that the NOC from IMD shall be submitted before issue of any further permission in the proposal, if the proposal falls within 10 Kms. from Archana Building, Navy Nagar, Colaba, where Doppler is situated'*. This has brought the process of redevelopment and other High Rise building developments to a complete halt in Mumbai. The MCGM has not given any thought to this provision, but totally accepted the condition imposed on development by Indian Metrological Department (IMD) who has installed the Doppler Radar at Archana Building, Navy Nagar, Colaba in South Mumbai, Maharashtra.

The height restrictions of 70 mtrs imposed by the Indian Metrological Department (IMD) in the radius of the 10 kms. of the building in Navy Nagar, suddenly puts a full stop on all the redevelopment projects as they all are in the island city, within radius of the Doppler Radar site. The Government of Maharashtra itself, in order to give a major boost for redevelopment of 14,000 cessed building in South Mumbai had announced on July 26, 2013 that a Floor

Space Index (FSI) of 3.00 will be extended to B and C category buildings (constructed prior to September 30, 1969). These projects shall be taken up subject to certain conditions and safeguards as enumerated in the Notifications issued by Urban Development Department of Government of Maharashtra on 4th May 2013 & 14th August 2013.

The building byelaws under the relevant laws of the State and the redevelopment regulations (DCR) provided for in situ development with enhanced rehabilitation area and provision imposed by MCGM in respect of refuge floors, minimum number of parking, fungible FSI, compulsory open spaces, Road setback, reservations on plot, Provision for Fire Safety and other compulsory amenities to be provided in the new buildings. It would be seen that all of these lead to the increase of the height of the buildings and none of them can be compromised even a bit in view of the strict regulation.

Moreover, for the consumption of FSIs, buildings have to be built of High-rise and unless height is increased such areas cannot be developed. In view of the above, the restrictions and conditions put by MCGM as mandatory and NOC from IMD for any High Rise building taller than 75 mtrs and within the radius of 10 kms should be approved by it. Unfortunately, this 10 kms. area covers the major part of the island city of Mumbai. It is also very clear that if the required height is not permitted by the local authorities, leading to no developments in island city can take place.

Our suggestions would be that, a Secondary Doppler Radar may be installed at a greater height, preferably on a hill side in the vicinity of Mumbai city, resulting in unobstructed reach to get correct information on weather, climate conditions.

Hence, this condition involving Doppler Radar installation along with its restrictions, would kill the development projects. Therefore, our request is to meet you personally at the earliest as per your convenience and discuss the matter in brief by which we can get major relief from the Ministry of Earth Sciences about installation of Secondary Doppler Radar for the City of Mumbai, Maharashtra.

Awaiting for valuable response from your office please.

Yours Sincerely
For MCHI-CREDAI



Vimal Shah
President