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To,
Shri Eknath Shinde
Hon'ble Minister of Urban Development Department
Government of Maharashtra

Sub: - Minor Modification in 33(9) for road width criteria an Reg. 19 under MRTD
154 directives

Respected Sir,

With regards to Reg. 33(7) /33(9), State government has issued notification no TPB/4320/197/CR 72 /2020 (Part I) dated 08.07.2021 on modification proposed to 33(7) & 33(9) and with regards to same we propose minor modification in 33(9) for expeditious promotion and completion of cluster development.

Preamble:

Clause 1.1 – of 33(9) Cluster Development Scheme(CDS) means any scheme for redevelopment of a cluster of buildings and structures over a minimum area of 4000 sq. m in the Island City of Mumbai and 6000 sq. m in the Mumbai Suburbs & Extended Suburbs, bounded by existing distinguishing physical boundaries such as roads, nallas and railway lines etc. and accessible by an existing or proposed D.P. road which is atleast 18m wide whether existing or proposed in the D.P. or URP or a road for which Sanctioned Regular line of street has been prescribed by the MCGM under MMC Act, 1888. Such cluster of buildings (hereinafter referred to as "Cluster Development (CD)") shall be a cluster or a group of clusters identified for urban renewal: Provided further that HPC may consider after verifying traffic simulation study to allow CDS on a plot having access from existing minimum 12m. wide dead end road originating from 18 m. wide public road. Provided further that the **Commissioner may consider to allow CDS on a plot having access from existing 12.0 mt. road, depending on availability of 18.30 m. arterial road within the vicinity of 500m. from the Scheme.**

From the above, it is clear that proposal under 33(9) can be sanctioned on proposed RL as well , however Height of the building is being restricted as pre Reg. 19 which stipulate height of the building to be allowed only sanctioned and prescribed width on site to be achieved which will delay cluster development and development of city of Mumbai

Reg no	Sanctioned Provision	Proposed minor modification	Justification												
Reg. 19	<p>High Rise and Special Buildings: The Commissioner may permit access to such Buildings from any street as stated below in the Table No 6</p> <table><tr><th>Building Type</th><th>Height of Building</th><th>Minimum road width required in Metres (m)</th></tr><tr><td>High Rise</td><td>Above 32 m upto 70m</td><td>9.0</td></tr><tr><td>High Rise</td><td>Above 70 m upto 120m</td><td>12.0</td></tr><tr><td>High Rise</td><td>Above 120m</td><td>18.0</td></tr></table>	Building Type	Height of Building	Minimum road width required in Metres (m)	High Rise	Above 32 m upto 70m	9.0	High Rise	Above 70 m upto 120m	12.0	High Rise	Above 120m	18.0	Notwithstanding provision in Reg. 19, the height of the building above 120 m shall be allowed on sanctioned 12.0m road width subject to 18.0 proposed RL / or RL as recommended by HPC as cluster approval are sanctioned on proposed RL as pre provision of 33(9) 1.1.	To facilitate development in Cluster and to promote cluster development, and since cluster is sanctioned on Proposed RL as per 1.1 of 33(9) height of the said building also should be permissible, subject to min 12.0m wide prescribe road width which is sufficient for fire tender movement and expedite cluster redevelopment in city.
Building Type	Height of Building	Minimum road width required in Metres (m)													
High Rise	Above 32 m upto 70m	9.0													
High Rise	Above 70 m upto 120m	12.0													
High Rise	Above 120m	18.0													

We therefore humbly request for your kind consideration to the suggestion mentioned above.

Thanking you for continuous support.

Yours faithfully,

For CREDAI-MCHI



Deepak Goradia
President



Pritam Chivukula
Hon. Secretary