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

Sub: Minimum road width requirement as per regulation 14.1.1.2(iv), Integrated Township Project of UDCPR 2020.

Respected Sir,

This is with reference to the minimum road width required, as per regulation 14.1.1.2(iv), which states that *'The area shall have an access by means of an existing, or proposed road having minimum width of 18 m. In case of proposed road, such area shall have an access by existing road having width 12 m. for the purpose of declaration locational clearance and Lol of such project but it is necessary for the project proponent to have an existing access of 18 m. before sanction of commencement certificate to the FSI beyond 25% of project.'*

The said regulation is applicable to the areas under regional plans and development plans sanctioned under the provisions of MRTTP Act, 1966.

As mentioned above, for the purpose of locational clearance and Lol of such projects, access by existing road having width 12 m is allowed and minimum width of 18 m is required for any ITPs before sanction of Commence Certificate of not more the 25% of the total FSI.

However, considering the fact that in regional plan areas, existing means of access is from village roads or roads which are not more than 12 m in width, since these areas are yet to be developed.

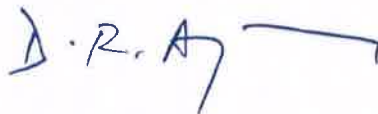
Therefore, to promote development in regional plans and for ease of doing business with reference to approvability timelines it is requested to give approval for Location Clearance, Lol and Master layout basis as per proposed road not below 18 mts in the sanctioned DP plan and before granting building permission 18m existing access road should be insisted from project proponent.

Thanking you and Looking forward to your support.

Yours faithfully,
For CREDAI-MCHI



Boman Irani
President



Dhaval Ajmera
Hon. Secretary

Maharashtra Chamber of Housing Industry

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