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KARJAT-KHALAPUR-KHOPOLI

To,
Shri. Avinash Patil,
Director Town Planning,
Maharashtra State, Pune.

Sub: Suggestion pertaining to Township development

Respected Sir

This is in reference to the regulations pertaining to Township development in State of Maharashtra. Township Scheme was approved by Govt. of Maharashtra in year 2004 with an idea to promote private investment in housing sector and to facilitate housing at affordable prices. It also intended to create a hassle free atmosphere for investors. As per the regulations for Mega City / Special Township / Integrated Township issued from time to time, we see that there has been change in the provision required for road access as follows:

GR	Relevant provision wrt road access	Implication
TPS.1205/MMRDCR/CR-48/06/UD-12 dtd 10 th March 2006	<i>Any suitable area <u>having sufficiently wide means of access not less than 18mt. wide....</u></i>	Investors started investing into special townships basis this regulation that access is required from existing or proposed 18 m wide road.
TPS-1213/1533/ C.R.235/13/UD-12, dated 1 st Jan 2014	<i>Any suitable area <u>having access by means of an existing or a proposed road not less than 18mt. wide....</u></i>	The regulation continued to be that access is existing or proposed 18 m wide road.
TPS-1816/CR-368/16/Part-I/DP-ITP/UD-13, dated 8 th Mar 2019	<i>The area shall have an access by means of an <u>existing, or proposed road having minimum width of 18mt. In case of proposed road, such area shall have an access by existing road having width 12mt for the purpose of declaration location clearance and LOI of such project but it is necessary for the project proponent to have an existing access of 18mt before sanction of Commencement Certificate to the FSI beyond 25% of project</u></i>	Almost 13 years after the first regulation, additional requirement was added that if access is from proposed road, existing road of 12 mt width is required.

We submit that the regulation introduced in 2019 has suddenly changed the requirements for road access for ITP approval – aggregating minimum 40 HA is no easy task and developers and investors have invested moneys on the basis of the prevailing regulation of 18 mt wide road access (existing or proposed) for almost 15 years have been left high and dry.

We request you to take these difficulties into account and revert back to the provisions as they existed in the 2014 GR i.e. **'having access by means of an existing or a proposed road not less than 18mt. wide.....'**
'Alternatively, the condition may be changed as follows: 'The area shall have an access by means of an existing or proposed road having minimum width of 18mt. In case of proposed road, location clearance and LOI of such project shall be processed but such area shall have an access by existing road having width 12mt before Commencement certificate is granted.'

Thanking you,

Yours faithfully,
For CREDAI-MCHI



Boman Irani
President



Dhaval Ajmera
Hon. Secretary