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SHAHAPUR-MURBAD  
URAN-URUNAGIRI  
ALIBAG  
KARJAT-KHALAPUR-KHOPOLI

To,  
Smt. Manisha Mhaikar (I.A.S.),  
Principal Secretary,  
Environment Department,  
Government of Maharashtra.

09/05/22  
लिपिक,  
प्रधान सचिव कार्यालय,  
पर्यावरण व वातावरणीय बदल विभाग,  
मंत्रालय, मुंबई-400 032

Sub: Request for your kind support in the issues/ suggestion for EC department

Respected Ma'am,

At the onset CREDAI-MCHI would like to thank you for giving us the opportunity to present submit our suggestion to strengthen the EC process at Environment Department. We are sure that with your guidance EC Department will achieve greater heights.

CREDAI-MCHI suggestions are as follows:

- 1) Request to schedule more meetings of the SEAC/ SEIAA: As you may aware that State government had issued notification dated 14<sup>th</sup> Jan 2021 with regard to concession in payment of premium payable to government by 50%. This concession was valid until 31<sup>st</sup> December 2021, hence numerous proposals were cleared by planning authorities in the month of December 2021. Therefore, you may have noticed increase in no. of proposals that may have been put up for Environment Clearance in the month of December 2021.

CREDAI-MCHI request you to increase the no. of hearings of the SEAC/SEIAA, so that regular hearings can take place and more files can be processed for E. C. With increase no. of hearings, projects can be commenced as per schedules to at least complete the substructure before monsoon.

Also for deferred cases, we request that the same need to be dealt separately on urgent basis hence, separate meetings specific to deferred cases should be scheduled.

- 2) Request to process the EC application by SEAC: While hearing the cases by SEAC, project proponent is unable to produce certain documents like CRZ NOC, tree NOC, traffic NOC etc. because of which the cases are deferred for submitting this documents.

We humble request you that the SEAC shall not withhold the application, if such documents are pending instead they should continue to recommend to SEIAA with certain conditions which can be mentioned in the minutes of meeting.

- 3) Request to consider Concession report issued by planning authorities for the process of Environmental Clearances: The projects with the approved concession report issued by planning authorities in accordance with local planning regulations, while granting the Environment Clearance. The same is also mentioned in the circular of Government of Maharashtra dated 30 Jan 2014 issued by the Environment Department. The concession report issued by MCGM for the jurisdiction of Mumbai is approved by Municipal Commissioner and contains complete details of the approved layout, its full potential as per the DCPR 2034.

Similarly, we would also like to submit to your good office that along with IOD/IOA/ Concession documents, LOI which is issued by SRA/MHADA/Planning authorities should also be considered as a valid document for submission for Environmental Clearance with full potential. This is because certain Government agencies consider LOI at par with IOD/IOA for their administrative convenience.

Maharashtra Chamber of Housing Industry

Maker Bhavan II, 4<sup>th</sup> Floor, 18, V. Thackersey Marg, New Marine Lines, Mumbai - 400 020.  
Tel: 42121421, Fax: 4212 1411/407 Email: secretariat@mchi.net Website: [www.mchi.net](http://www.mchi.net)

We would also like to highlight the issue was also discussed with Municipal Commissioner of MCGM, Shri Iqbal Singh Chahal and he positively agreed to write a recommendation letter to consider concession documents.

**Therefore, CREDAI-MCHI humbly request you to please issue necessary circular to consider approved concession report / LOI/ IOA/IOD issued by appropriate planning authority for processing the Environment Clearance.**

- 4) **CRZ issue of ongoing projects where OC is refused:** With respect to the 94 proposals, the meeting held on 26.11.2021 at Indira Paryavaran Bhawan, New Delhi under the Chairmanship of Joint Secretary(CRZ) and further CIDCO has forwarded required information to MOEF on 23.12.2021. The matter was pending as there is a recommendation that needs to be sent by MCZMA to MOEF to support our issue. Further MoEF vide letter 14th March 2022, has issued clarification letter to MCZMA.

**We request your good office to kindly intervene in this long pending issue and request MCZMA to issue O.C.**

- 5) **Approval of New CZMP for Thane, Navi Mumbai, Raigad, Palghar:** As you are aware the New CZMP for Mumbai has been brought into effect and new plans are published on the website. We request you to pursue to finalize CZMP for Thane, Navi Mumbai, Raigad, Palghar also, to provide the relief and benefit to this region as per CRZ 2019.
- 6) **Request for fresh survey at Dronagiri of Mangroves:** Projects in Dronagiri have obtained Development permission as per CZMP 1991 and Now they are affected by the CRZ laws due to change in HTL as per CZMP 2011 which was not affected in CZMP 1991. Mangrove Buffer Zones have been included in the Development plan which need to be immediately considered null and void as it would technically be wrong to include the HTL on reclaimed Lands and above 3.25 mts above sea level where Mangroves cannot be set up, these are Manmade Nallas, Rain water harvesting channels.

**As CZMP based on Approved CRZ notification 2019 is on Draft stage, we request you to consider that the 50 mts rule should not be applicable to the plots which are reclaimed above high tide level for developed and CIDCO allotted plots so there would be no requirement to take Permission from MCZMA. This is most urgent need of the hour as a lot of capital has been invested and 5 to 10000 Home buyers are already suffering.** In fact, CIDCOs infrastructure developments like roads, Bridges, Railway a lot of these projects are stuck because of the HTL issue. It can become one of the best nodes for affordable housing and boost the real estate development thereby giving housing to the poor.

- 7) **Implementation of MoEF Circular on Handling ToR application:** We would like to request that MoEF has issued circular dated 6<sup>th</sup> May 2022 on Machanism for handling ToR application, this should be implemented at SEAC/ SEIAA. Hence a direction letter to be issued to the committee in this regard.
- 8) **Clarification on new MoEF Notification on Validity of project:** Recently. MoEF has issued notification dated 12<sup>th</sup> April 2022 with regard to change in validity for EC from 7 years to 10 years. We request you to issue clarification, if this applies to the project which have been lapsed.
- 9) **Clarification on application for CRZ approval:** We request for clarification on the procedure for CRZ approval on parivesh as the latest OM dated 26<sup>th</sup> April 2022 with regard to procedure for clearance of permissible activities as per CRZ 2011.

**However, as CZMP Plans 2019 for Mumbai city and suburbs has been finalized, clarification to be issued to apply for CRZ approval for the project in Mumbai.**

We hope that our above suggestion will be considered positively and necessary direction will be issued to the concern department.

Yours faithfully,  
For CREDAI-MCHI

  
Boman Irani  
President

  
Dhaval Ajmera  
Hon. Secretary