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Naman Shah

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WOMEN'S WING CHAIRPERSON
Sejal Goradia

To,
Shri Aseem Kumar Gupta (I.A.S.)
Principal Secretary (I)
Urban Development Department
Government of Maharashtra

20/06/2024
लिपिक
प्र.मु.स. (नवि-१)
नगर विकास विभाग
महाराष्ट्र शासन, मंत्रालय

Subject: Concerns and Suggestions Regarding the Proposed Requirement for 100% Terrace Area Coverage by Solar Water Heating Panels

Respected Sir,

CREDAI-MCHI is deeply committed to sustainable development and the promotion of renewable energy resources in our industry.

At the outset, we would like to commend the Government of Maharashtra for its proactive approach towards enhancing the usage of renewable energy resources, particularly solar energy, in urban development. The recent suggested proposal mandating the coverage of 100% terrace area of any building with solar water heating panels is indeed a commendable step towards sustainable development.

However, we would like to bring to your kind attention certain practical concerns that arise from this mandate. Based on our technical assessments, we have found that even if the entire terrace area of a typical high-rise building, say 50 floors, is covered with solar water heating panels, it would not suffice to meet the water heating requirements of such a building. Additionally, the 0.9 meter height of parapet walls commonly found in buildings would cast shadows over the panels, significantly compromising their efficiency and ability to harness solar energy effectively.

Moreover, the additional structural load imparted by the installation of these panels on the terrace could potentially lead to an increase in the construction costs. This, in turn, could escalate the overall cost of housing in the already high-priced real estate market of MMR, making affordable housing a greater challenge.

Additionally, there are practical considerations such as maintenance and safety. Solar panels require regular maintenance to ensure they operate efficiently. In high-rise buildings, access to the terrace area for maintenance purposes can be challenging and pose safety risks to maintenance personnel.

Furthermore, the climatic conditions in certain parts of Maharashtra, such as the high rainfall and overcast skies during the monsoon season, may significantly reduce the effectiveness of solar water heating systems. This could lead to a reliance on conventional energy sources during these periods, thereby undermining the purpose of the mandate.

We also need to consider the aesthetic impact on the urban skyline. High-rise buildings with extensive solar panel installations may alter the visual appeal of the city's architecture, potentially affecting tourism and the perception of the cityscape.

In light of these concerns, we believe it is crucial to explore more flexible and adaptive approaches to promoting solar energy usage. For instance, allowing a mix of solar water heating panels and solar photovoltaic (PV) panels for electricity generation could offer a more balanced and efficient use of terrace space, as well as address both water heating and electricity needs.

Maharashtra Chamber of Housing Industry

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BHIWANDI | PALGHAR BOISAR | SHAHAPUR-MURBAD | URAN-DRONAGIRI |
VASAI VIRAR | ALIBAG | KARJAT-KHALAPUR-KHOPOLI | YOUTH NMR

We believe that while the intention behind the proposed mandate is laudable, its practical implementation may face significant challenges and may not yield the desired outcomes. In light of this, we at CREDAI-MCHI are eager to engage in a constructive dialogue with the Government to explore feasible and effective alternatives that can better achieve the goal of sustainable development.

We propose to hold a meeting with the Urban Development Department and the Environment Department of the GoM, to discuss these concerns in detail and to collaboratively develop suitable proposals that enhance the usage of renewable resources in the real estate sector without imposing impractical burdens. Our members are keen to contribute their expertise and insights to ensure that we move towards a sustainable future in a balanced and effective manner.

We look forward to your positive response and are hopeful for an opportunity to work together towards our shared goal of sustainable urban development.

Thanking you in anticipation

Yours sincerely,
For CREDAI-MCHI



Domnic Romell
President



Dhaval Ajmera
Hon. Secretary

CC:

1. Shri Ekanth Shinde ji
Hon'ble Chief Minister
Govt. of Maharashtra
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2. Shri Pravin Darade, (IAS),
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मंत्रालय, मुंबई ४०० ०३२
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दिनांक:- 20/6/2024
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20/June/2024
लिपिक,
प्रधान सचिव कार्यालय
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