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2023-2025**

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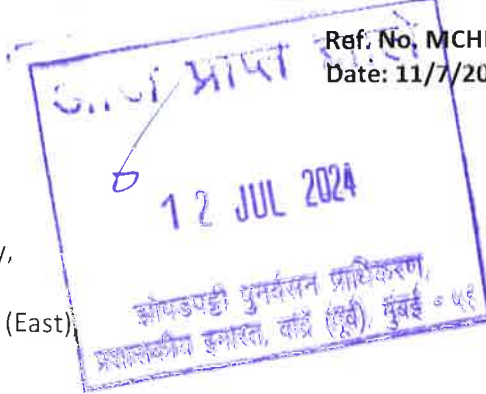
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Naman Shah

PROCUREMENT CONVENOR
Nimish Ajmera

WOMEN'S WING CHAIRPERSON
Sejal Goradia

CREDAI - MCHI

Ref. No. MCHI/PRES/24-25/060
Date: 11/7/2024



To,
Dr. M. P. Kalyankar (I.A.S.),
Chief Executive Officer,
Slum Rehabilitation Authority,
New Administrative Building,
Anant Kanekar Marg, Bandra (East),
Mumbai-400051.

Sub.: Grant of conceptual plans for environmental clearance for S.R. Scheme as per provisions of Regulation No. 33(10) of DCPR-2034

Ref.: MOEF - OM bearing FNo. IA3-22/10/2022 dated 05.05.2022

Respected Sir,

As per the notification from Ministry of Environment and Forests dated 14/09/2006, building and construction projects having construction area 20,000 sq. mt. or more are required to obtain environmental clearance from MoE&F. Further, the environment clearance is issued on plans approved by Planning Authority and process of obtaining environment clearance takes at least 90 days.

In the case of projects approved by Slum Rehabilitation Authority, initially, all the concessions required for planning of buildings proposed considering full permissible FSI of the plot along with fungible BUA, is approved by Hon'ble CEO (SRA) and on basis of approved concessions subsequently IOA plans are issued in the stages as with respect to the development of individual buildings and subject to correlation of rehab and sale BUA. However, concession plans showing conceptual plans consuming and availing of permissible FSI is not maintained by the authority, in spite of approval by your Hon'ble office.

As per the OM bearing FNo. IA3-22/10/2022 dated 05.05.2022, the environmental clearance is granted on basis of conceptual plans approved by the authority. In view of SRA not having such a facility the rehab and sale approval for buildings are delayed as after Concessions are approved by your office, IOA plans have to be approved only after which we are allowed to apply for and obtain **Environmental Compliance (EC)** from the MoEF department. This results in delays in project implementation and places a financial burden on us, as we have to pay premiums/purchase TDR and additional FSI in advance, and then wait for environmental clearance before starting construction activities. More importantly this also delays rehabilitation component approvals, as CC for Rehab buildings cannot be issued without specific Environmental Compliance approvals for Rehab Buildings as well.

In case of proposals considered by other Planning Authorities, the concessions are approved by officer of the rank of Commissioner, along with reference to conceptual plans detailing the availing of full permissible FSI. Therefore, environment clearance is granted considering full permissible FSI as proposed in the conceptual plans for which concessions are sought and accordingly approved. It is in view of this Environmental Compliance approvals from other planning authorities are fast tracked and obtained in some cases before granting the necessary IOA/IOD permissions.

Maharashtra Chamber of Housing Industry

Maker Bhavan II, 4th 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

CREDAI-MCHI CHAPTERS : THANE | KALYAN-DOMBIVLI | MIRA BHAYANDAR | RAIGAD | NAVI MUMBAI |
BHIWANDI | PALGHAR BOISAR | SHAHAPUR-MURBAD | URAN-DRONAGIRI |
VASAI VIRAR | ALIBAG | KARJAT-KHALAPUR-KHOPOLI | YOUTH NMR

If SRA makes available conceptual plans as proposed along with concession note sheet approved only to the Architect and Developer, showing full permissible FSI for the purpose for submission of the same for environmental clearance, it will avoid unnecessary delay, promote faster rehabilitation approvals & also reduce financial burden on us.

So, we request you to make available conceptual plans in order to obtain environmental clearance at once for entire project.

Thanking you,

Yours Sincerely,
For CREDAI-MCHI



Domnic Romell
President



Dhaval Ajmera
Hon. Secretary

PS: Contact Person Mr. Sanjay Phope - +91 9619345193