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To

Dr. Sanjay Mukherjee (I.A.S.)

The Metropolitan Commissioner,
Mumbai Metropolitan Region Development Authority
BKC, Bandra – East, Mumbai- 400051.

Sub : Request for Relaxation of Development Control Regulations for consumption of Additional Built Up Area as per State Govt. Notification Dt.19/07/2024 in BKC.

Ref : i) MMRDA's letter no. TCP(P-2)/BKC/Misc./1589/ /2025 Dt. 2nd January, 2025.

Respected sir,

With reference to above subject matter, we thank you for consideration relaxations of certain Development Control Regulations in BKC.

We would like to draw your attention to point no 3 of MMRDA's letter dated 2nd January, 2025 with respect to the additional parking requirement for the consumption of additional built up area, we wish to submit our following representation.

Owing to the height restrictions of the Civil Aviation Authority for development in BKC, practically all the existing buildings during development have provided the required parking for already consumed built-up area/ FSI in the basements along with other building services. However, it is to bring to your notice that the existing property owners of BKC are facing genuine hardship while planning the consumption of an additional built-up area in the existing development of BKC, as there are no spaces left for making provision or accommodating additional parking required as per the Development Control Regulations on the plot or within the building or in the basement.

As such, it is practically not feasible to provide the required full additional parking on the plot or within the building or in the basement for the lessees/ property owners intending to consume additional built-up area as per State Govt. Notification dated 19th July, 2024. This is resulting in the proposals becoming unviable at the planning stage itself and thereby the requests for purchase of additional built-up area are not being submitted to MMRDA.

MMRDA has taken up various initiatives for addressing the traffic situation in BKC such as;

- Opening up a BKC Coastal Road;
- Systemic Traffic Diversions;
- Fast tracking the Metro Line 2-B work in BKC;
- Proposed Pod Taxi System in BKC;
- Measures for augmenting Last Mile Connectivity to Public Transit Infrastructure.

There is also a proposed underground Bullet Train Station in BKC.

As such, the policy of the Government and MMRDA is to migrate and encourage the users in BKC from car centric private transport to Public Transit such as Metros, POD Taxi, Bus facilities, e-bikes etc.

Recently, the State Govt. sanctioned the Reg. 33(23) of Transit Oriented Development of BMC's DCPR-2034 for the Metro Line-3 (Colaba-SEEPZ) and as per the sub-regulation 10 of Reg.33(23), the parking requirement for the developments availing/ purchasing TOD FSI shall only be 50% of the Parking requirement as per BMC DCPR-2034.

Maharashtra Chamber of Housing Industry

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VASAI VIRAR | ALIBAG | KARJAT-KHALAPUR-KHOPOLI | YOUTH NMR

We request you to approach the State Govt. to make applicable the said regulation also to Metro Line-2B (DN Nagar to Mandale) which is passing through Bandra Kurla Link Road and to make applicable the said 50% parking requirement relaxation for additional built-up area admissible in BKC as per State Govt. Notification dt. 19th July, 2024., on lines of TOD FSI.

We support and acknowledge the initiatives being undertaken by the Government and MMRDA for addressing the traffic issues in Mumbai and more particularly in BKC. However, the prevalent Development Control Regulations require providing of additional parking spaces for consumption of additional built up area in BKC which would lead to furthering congestion in BKC and are contrary to the available relaxation of 50% parking for consumption of TOD FSI.

In light of above, MMRDA is requested to approach the State Govt. for highlighting the hardships faced by the lessess/ property owners in BKC in making the provision for parking requirement for consumption of the Additional Built-up Area as per State Govt. Notification dated 19th July, 2024 and seeking atleast 50% relaxation in parking requirement on lines of 50% parking relaxation as permitted by State Govt. for TOD FSI of Metro Line -3.

As an interim measure, we request your good self to kindly consider & allow the relaxation in parking requirement in BKC for the proposals involving consumption of additional built-up area as per State Govt. Notification dated 19th July 2024, pending State Govt. approval.

Yours sincerely,

For **CREDAI-MCHI**

Domnic Romell
President

Dhaval Ajmera
Hon. Secretary