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Samyag Shah

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Nimish Ajmera

## WOMENS WING CHAIRPERSON

Alka Doshi

Ref. No. MCHI/SEC/25-26/004

Date: 8.10.2025

To,

Shri Sunil Rathod

Chief Engineer – Development Plan,  
5<sup>th</sup> Floor, Development Plan Department,  
BMC Head Office, Annex building,  
Mumbai, Maharashtra 400001.Subject: Suggestion / Objection for Draft zonal Masterplan of Eco-sensitive zone for the Sanjay Gandhi National Park published in the newspaper on 10<sup>th</sup> September 2025.

Dear Sir,

SR. NO	OBJECTION	SUGGESTION	REASON / REMARKS
1	<p><b>Clause no 8.7 Applicability of Zonal Master Plan.</b></p> <p>Activities and projects which have been permitted and approved by ESZ monitoring committee and SBWL and have been given Environmental Consent till the date of publication, of the zonal masterplan shall be permitted without complying with the zonal Masterplan.</p>	<p><b>Clause no 8.7 Applicability of Zonal Master Plan.</b></p> <p>Activities and projects which have been permitted and approved by ESZ monitoring committee and SBWL and <i>/or</i> have been given Environmental Consent till the date of publication, of the zonal masterplan shall be permitted without complying with the zonal Masterplan. <b>Further, this is also applicable to the amendments to be carried out for the existing approved and issued NOCs of ESZ and SBWL.</b></p>	<p>As said in the clause no 8.7 the new zonal masterplan shall not applicable to the projects which were approved by ESZ monitoring committee and SBWL and have been given Environmental Consent till the date of publication, of the zonal masterplan. However, it is to be pointed out that all these NOCs and consents are having the validity and again for amendments in the layout/ plans we have to obtain the revised NOCs and Consent. In that situation for any ongoing project can face the issues by implementing conditions of the new Zonal Master Plan in the ongoing approved layout and project. In this situation to avoid complications in the ongoing approved layout or project the new Master plan shall not be made applicable.</p>

## MAHARASHTRA CHAMBER OF HOUSING INDUSTRY

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## 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

2	<p>Para 8.10 (3) of the said report, regarding Slums &amp; Encroachments in ESZ states as under:-</p> <p><i>"Slums are the major habitation observed in the ESZ and needs to be rehabilitated on priority. It is recommended that the SRA, undertake the survey of the slums and rehabilitate the eligible slum dwellers in situ, and ineligible Slum Dwellers and PAP shall preferably be rehabilitated outside of ESZ and no free sale component to be permitted within ESZ."</i></p>	<p>Para 8.10 (3) of the said report, regarding Slums &amp; Encroachments in ESZ states as under:-</p> <p><i>"Slums are the major habitation observed in the ESZ and needs to be rehabilitated on priority. It is recommended that the SRA, undertake the survey of the slums and rehabilitate the eligible slum dwellers in situ, and ineligible Slum Dwellers and PAP shall preferably be rehabilitated outside of ESZ and <b>no</b> free sale component to be permitted within ESZ."</i></p>	<p>Most of the SRA schemes approved come with high density, where majority of the Slum dwellers, PAP and even some ineligible slum dwellers need to be rehabilitated for Project development. If we cannot develop Free Sale component within the ESZ, the project planning and economic viability of the Project can get hampered and SR Project development will stall in these cases impacting permanent rehabilitation of slum dwellers.</p>
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Therefore, it is our humble request to exclude already approved S.R. schemes from ambit of the newly proposed restriction for development within ESZ of Sanjay Gandhi National Park and permit Free Sale component of S.R. schemes within the ESZ of SGNP.

Thanking you,

Yours sincerely,  
For CREDAI-MCHI



**Rushi Mehta**  
Hon. Secretary