

50  
2015

F.No. 19-141/2014-IA.III  
Government of India  
Ministry of Environment, Forests and Climate Change  
(IA.III Division)

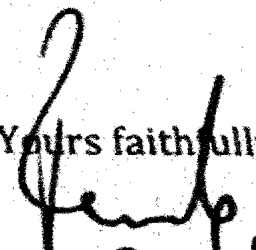
Agni, 2<sup>nd</sup> Floor, Jorbagh  
Indira Paryavaran Bhawan  
New Delhi 110003  
September 29, 2015

To  
Shri Kamlesh G. Mehta  
216, Tardeo Air-Condition Market  
Tardeo,  
Mumbai-400023

Sub: The operation of para 8(V)(1)(ii)(c) of CRZ Notification, 2011 in respect of redevelopment of dilapidated, cessed and unsafe buildings within the limits of Greater Mumbai - clarification reg.

This has reference to your letter dated 26.09.2015 in the above subject matter. The above provisions of CRZ Notification, 2011 in para 8(V)(1)(ii)(c) and 2(ii) reads that FSI or FAR for such redevelopment/ reconstruction schemes shall be in accordance with the Town and Country Planning regulations prevailing as on the date on which the project is granted approval by the competent authority. This Ministry had issued an Office Memorandum dated 29.3.2011 restricting the application of FSI/ FAR for such projects as on 6.1.2011. However, the said OM has been quashed by High Court of Judicature at Bombay in WP No 2305/2014. Accordingly, it is clarified that the applicable FSI/ FAR of such development projects in dilapidated, cessed and unsafe buildings will be as on the date on which the project is granted approval by the competent authority.

Yours faithfully

  
(Bishwanath Singh)  
Joint Secretary

Copy to:

The Chairman  
Maharashtra State Coastal Zone Management Authority  
Room No. 217, (Annexe)  
Mantralaya  
Mumbai-400 032