

Mapping is need of the hour, says guardian minister Patil

Sandeep Ashar | TNN

Mumbai: The city is bursting at its seams. High congestion levels have put a strain on the city's infrastructure and urban services in the last decade.

Now, at a time when a state panel is reviewing the FSI (ratio of permissible built-up area to the total area of the plot), the support for granting varying FSI based on the carrying capacity and use of a particular plot is increasing. Jayant Patil, guardian minister for the island city, said construction on a plot should be in proportion to the carrying capacity and infrastructure facilities of the locality.

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(transfer of development rights) was becoming unbearable in certain parts. Unlike many developed cities in the world, the FSI allocated in Mumbai is uniform, 1.33 in the island city and 1 in the suburbs. Using various scheme-based incentives offered by the state government, de-

velopers regularly end up claiming higher FSI for a plot. According to Patil, in areas where the carrying capacity is fragile, there is a burden on infrastructure. A panel headed by chief secretary JP Dange was appointed in May this year to review the FSI policy. The committee is expected to submit its report by year-end. The Mumbai Transformation Support Unit, an advisory body for the state, had undertaken an exercise in FSI mapping two years ago.

Patil was also critical of the quality of road work being carried out by contractors appointed by the civic body and other agencies. "I recently visited a small village in the United States. People there told me that roads there remain intact for 20 years. Over here, newly laid roads are found developing cracks, potholes, and opening up," he said.

adds to state coffers

HC clamps down on win