



IIPA in Conversation with Dr Sanjay Mukherjee, IAS, Vice Chairman and Managing Director of City and Industrial Development Corporation of Maharashtra

1. What are the accomplishments and upcoming housing projects of CIDCO?

CIDCO as the New Town Development Authority has been providing affordable housing in Navi Mumbai since its inception. CIDCO used a self-financing subsidized model to develop housing projects catering to the needs of the income group. Prominent names from Indian Architecture contributed to the design of the housing projects in Navi Mumbai. CIDCO has always used the advancements in modern technologies to its advantage since 1972.

Even during the pandemic, CIDCO was working continuously for providing affordable houses. Last year CIDCO launched special housing scheme for Covid warriors and Uniformed personnel to pay tribute for their dedicated service during the time of pandemic. Under this scheme, around 4,488 tenements were made available in Taloja, Kalamboli, Kharghar, Ghansoli, and Dronagiri nodes for Economically Weaker Sections (EWS) and general category. At the beginning of 2022, CIDCO



Dr. Sanjay Mukherjee, Vice Chairman, and Managing Director, CIDCO

launched a scheme of 6,508 tenements for EWS and general category in Dronagiri, Ghansoli, Kalamboli, Kharghar, and Taloja nodes. Very soon, CIDCO is going to launch a Mass Housing Scheme comprising on the lines of "Transit Oriented Development". Under this scheme, housing complexes will be built within the vicinity of bus depots, truck terminals, and railway stations at various nodes of Navi Mumbai inclusive of the Taloja node. Having such housing schemes within the vicinity of bus and truck terminals, and railway station forecourt areas will only decrease travelling time and travelling expenses for the citizens.

2. As CIDCO has been a part of Navi Mumbai development since 1970, what is your view on this long journey?

It has been a long journey as CIDCO has been a part of the development of Navi Mumbai since 1970. Since the establishment of CIDCO, our only motto was to build a city that will not only provide basic amenities but also provide a sustainable life. CIDCO has been a part of this development since the formation of Navi Mumbai. It's an honor to be a part of this journey. CIDCO is always looking into different ways to develop a more reliable plan that will sustain for a longer period and will be beneficial for its citizens. CIDCO has always emphasized on the all round development of Navi Mumbai. Apart from providing physical infrastructure, CIDCO has always given due importance to the socio-cultural needs of the citizens. Looking back, the journey was long but the results were worth. As Navi Mumbai has received international acclamation and it's a proud moment for Navi Mumbai and CIDCO. CIDCO and Navi Mumbai are inseparable. Every project has been de-

signed at par with international standards and citizen- friendly plans.

3. What are the most ambitious projects you are looking forward to?

CIDCO endeavours to make Navi Mumbai self-contained and build a strong foundation not only for the current population but also for future generations. The upcoming Navi Mumbai International Airport (NMIA) will be one of the world's largest Greenfield Airports implemented by CIDCO on an area of 1160 hectares and the first urban multi-airport system in India, connecting Navi Mumbai to the world. Navi Mumbai Metro project is being implemented in four phases to strengthen the public transport system and to provide better connectivity. Soon the commercial operation is going to commence on line no. 1 between Central Park and Pendhar stations. CIDCO is soon going to launch a Mass Housing Scheme based on the concept of "Transit Oriented Development". This housing scheme is planned considering the major projects of CIDCO and the subsequent population growth in Navi Mumbai. Through this scheme affordable homes will be provided to large number of families. CIDCO is developing NAINA (Navi Mumbai Airport Influenced Notified Area), an ultra-modern and sustainable city on an area of 371 sq.km. around the NMIA, in order to prevent any haphazard development in the area. For the fast and effective implementation of NAINA, it is going to be implemented through 11 Town Planning Schemes and the Interim Development Plan (IDP) of 23 villages. The unique model of Town Planning Schemes has allowed the participation of land owners in the project.

4. What are your views on Smart City?

CIDCO's view towards the development of Navi Mumbai, right from the beginning, was to develop a new city well-equipped with infrastructure and the city that would provide a better quality of life. This core of CIDCO's development policy is exactly what the objective of Smart City Mission has envisaged. The other elements of SCM like adequate water supply, proper waste management, efficient public transport, e-governance, safety and security of citizens, sustainable development, etc. are being efficiently dealt with by CIDCO.

CIDCO's various projects and initiatives related to affordable housing, transport, basic amenities, providing online services, installation of CCTVs, conservation of environment, implementation of new water supply schemes, etc. will transform Navi Mumbai into Smart City by offering a better quality of life to the residents of the city.

5. What steps CIDCO is taking to make connectivity better, and how it will help the overall development of Navi Mumbai?

Navi Mumbai International Airport which is known as one of the world's largest Greenfield Airports implemented by CIDCO and the first urban multi-airport system in India, is planned to handle a minimum of 60 million passengers and 1.5 million tonnes of cargo annually. An integrated Metro Rail corridor is being designed in Navi Mumbai to ease the pressure on the other modes of transport. Detailed Project Report (DPR) prepared by Delhi Metro Rail Corporation, the Elevated Corridor-I as Belapur-Kharghar-Pendhar-Taloje-MIDC-Kalamboli-Khandeshwar to be extended to Navi Mumbai International Airport (NMIA) having a total length of 26.26 km, is considered to be developed in Phases (four lines). In the first phase, CIDCO has undertaken the implementation of Navi Mumbai Metro Line-1 (Belapur to Pendhar), an elevated corridor having a length of 11.10 Kms and 11 Stations and one Depot at Taloja. Soon the commercial operation is going to commence on line no. 1 between Central Park and Pendhar stations. The Metro project will provide better connectivity to Navi Mumbai. The Nerul/Seawoods-Uran Railway Corridor, being developed by CIDCO will help to connect various nodes in South Navi Mumbai to the suburban railway network. CIDCO has developed water transport terminal at Nerul and very soon the catamaran and speed boat service will commence from here. The passenger water terminal will reduce the travelling between Navi Mumbai and South Mumbai and between Navi Mumbai and Konkan significantly. This will also reduce the stress on roads and suburban railway by providing an alternative to the citizens. CIDCO has also proposed Kharghar-Turbhe Tunnel project to provide a direct connectivity between Turbhe and the planned International Corporate Park at Kharghar.

6. How CIDCO is contributing to the economic growth of the State?

With the help of new schemes and projects, CIDCO has always highly contributed to the development of the state. With projects like Navi Mumbai International Airport, Navi Mumbai Airport Influence Notified Area, and Navi Mumbai Metro Rail Project, -all these are likely to change the face of Navi Mumbai advancing India's economic growth and making the city internationally acclaimed. Navi Mumbai Metro shall not only boost the city's transit system but also boost its economic growth as well. Navi Mumbai International Airport which is estimated to carry 1.5 million tonnes of cargo annually and 60 million passengers annually will generate the



revenue at a higher rate and will directly help the financial growth of the state. Corporate Park which will be built on 10.5 Ha. of land will be known as a “Financial Centre” for the high-end commercial use as well as residential use. Being the financial centre of the city, Corporate park will prove to be one of the important sources of the economic contribution to the state.

Also, many other projects such as the International Golf course and Centre of Excellence Football Stadium will prove to be an addition to the economic growth of the state by attracting the tourists worldwide.

7. What are the new projects CIDCO is working on for the development of Navi Mumbai?

CIDCO is currently working on developing a new project. Navi Mumbai International Airport, Navi Mumbai Metro, Mass Housing Scheme, Corporate Park, and Water Terminal are the prime highlights of the new projects in Navi Mumbai. Currently, CIDCO is working tirelessly to complete the work on time while providing all the required facilities. With the help of all these new projects, it will help in the development of the city as well as enhance the beauty of the city. Navi Mumbai International Airport, Navi Mumbai Metro, and Water Terminal will be helpful to make the connectivity better and smooth for the transportation. Whereas, Housing schemes will provide the dream houses to the citizens. Housing schemes will not only provide quality housing but will also provide houses for all economic classes. Corporate Park, Golf Course, and International Stadium will prove to be helpful to improve the entertainment and financial module of the city. It will not only provide a picturesque view but also prove to be the strong pillar of Navi Mumbai’s growth.

8. What policies CIDCO is implementing to keep the transparency with the citizens?

CIDCO has always believed in being transparent with the citizen. For the housing scheme, CIDCO has come up with the computerized lottery system to give all the applicants an equal chance without any discrepancy or discrimination. CIDCO has various helpline numbers to register the grievances, complaints, and suggestions from the citizens. CIDCO is on fast track to provide an e-governance by making available its various services online. Up to now CIDCO has implemented various software systems like SAP (for coordinating various services of different departments), COPAS (building permission), NIAMS (building permission in NAINA area), etc. All these measures have helped to establish transparency and efficiency in CIDCO administration to a large extent.

9. What is the upcoming project of CIDCO for the development of Sports and Entertainment?

CIDCO has put considerable effort to develop Sports and Entertainment in Navi Mumbai. Central Park, developed by CIDCO is a large-scale open space located at the centre of Kharghar in Navi Mumbai. It virtually creates a ‘Green-Link’ between the hills dotting Kharghar and the creek, while a natural channel runs from hills to creek with fully grown trees and vegetation spread over sporadic locations. The project development is divided into two phases, Phase-I in Sector 23, and Phase-II in Sectors 24 and 25. To boost the country’s tourism CIDCO has planned to develop Kharghar Valley Golf Course which will serve as the venue for prestigious competitive events on a national and international level. With a serene atmosphere and excellent topographical beauty, this picturesque and attractive tract of land is an ideal location for golf. It houses CIDCO’s Magnum-Opus Golf and Country Club, an 18 - hole international standard golf course of par 72 and 7,137 yards, build on 103 hectares. Centre of Excellence (CoE) is being developed as an international football stadium under CIDCO’s International Corporate Park project. A football stadium being developed in compliance with FIFA standards on 10.5 ha. at Kharghar node of Navi Mumbai with the capacity of 40,000 audiences. Through COE Navi Mumbai will get an honour to host international football matches.

10. What role did CIDCO play in stabilizing the economy after the pandemic?

CIDCO has taken various initiatives in stabilizing the economy. It has launched various schemes of selling of residential and commercial plots and shops. These schemes launched by CIDCO have really helped to revive the real estate sector after pandemic and also provided opportunity to common citizens to build their houses in Navi Mumbai. CIDCO’s major projects like Navi Mumbai International Airport, Navi Mumbai Metro, Water Transport never hindered during the pandemic. CIDCO is trying its best to complete the project in the given time and start the service for the citizens to generate the discussed revenue. Many proposed projects are almost in their last phase of completion due to which it can be said that the projects will be contributing to the system at a faster rate once it is started. CIDCO is taking all the required measures to make sure that the economy of the state and city will get back to normal and has come up with many plans for the same. ■

— Meghna Chukkath