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PALGHAR BOISAR
BHIWANDI
SHAHAPUR-MURBAD
URAN-DRONAGIRI
ALIBAG
KARJAT-KHALAPUR-KHOPOLI

Ref: No. MCHI/PRES/22-23/201

Date: 25/5/2022

To
Dr. Iqbal Singh Chahal (I.A.S.)
Municipal Commissioner,
Brihanmumbai Municipal Corporation,
Fort, Mumbai



Sub: Draft Minutes of meeting on suggested amendment under DCPR 2034 as discussed
with Urban Development Department

Respected Sir,

We would like to bring to your attention that CREDAI-MCHI had a detailed meeting with Additional Chief Secretary Shri Bhushan Gagrani, Director Town Planning Shri Avinash Patil and entire Urban Development Department on 16th May 2022, to discuss various suggestion and issues with regard to DCPR 2034.

Sir, as per our detailed discussion on 16th May 2022, we would like to submit the points under BMC and the required action to be taken for your kind reference. We request to kindly look into the issues and take necessary action in discussion with UDD department.

We are extremely confident under your leadership and guidance, we overcome all the challenges face in the implementation of DCPR 2034 and maximum benefit can be availed by the stakeholders.

Thanking you for your continuous support.

Yours faithfully,
For CREDAI-MCHI


Roman Irani
President


Dhaval Ajmera
Hon. Secretary

Encl: As mentioned above

Maharashtra Chamber of Housing Industry

Maker Bhavan II, 4th Floor, 18, V. Thackersey Marg, New Marine Lines, Mumbai - 400 020.
Tel: 42121421, Fax: 4212 1411/407 Email: secretariat@mchi.net Website: www.mchi.net

Point for MCGM as discussed with ACS UDD in a meeting 16th May 2022

Lift Well Area With respect to FSI	premium is recovered at every level even if VOID is there	Regulation 31 (1)	Lift Well is counted once in FSI as per NBC norms	as per NBC 2005 / 2016	Premium to be recovered once Only	UDD will discuss the issue MC BMC
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Request for Extension to installment facility in premium payable to State government: GoM resolution dated 19.09.2019 was valid for 2 years is required to be extended. Request to kindly extend the installment payment scheme on premium payable to state government, MSRDC, Dharavi redevelopment projects, MMRDA, MHADA, etc.						ACS Agreed with Submission UDD will request for proposal from BMC
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MCGM charges open space deficiency premium to approve building plans that do not provide Open space in accordance with the requirement of DCPR for adequate national light and ventilation. Regulation 41 table A of the DCPR interalia provides. Open space deficiency is generally created upon use of additional FSI in the form of TDR, Premium FSI and Fungible FSI. The Zonal FSI for city is 1.33 and for suburbs is 1.00. However as per Table 12 further FSI is permitted. FSI in the city is 3.00 and in the suburbs is 2.5. Further 35% fungible FSI is permitted over and above the permissible FSI. The TDR/ FSI availed on payment of premium and TDR is 67.2% for the city and 70.3% for the Suburbs. Further as per previous practice of the MCGM under DCR 1991, open space deficiency was charged at 10% of the normal rate (i.e 2.5%) for premium FSI and TDR. The deficiency was pro-rata calculated and premium worked out accordingly.	UDD will discuss the issue with BMC															
In Regulation 17(1)(20) sr no v(iii) (b) where reserved land is more than 5 Hectares additional BUA should be 100 % of the plot area transferred.(SAME AS PER LAND LESS THAN 5 HECTARES AS PER AR 17(1)(20)(a). If submitted there is no rational basis to penalize a land owner of a larger land who handover larger area to the MCGM viz a land owner handing over smaller area under the same regulation. It is therefore submitted that there should be parity in FSI irrespective of land area. <table><tr><td colspan="3">Plot area < 5 H proforma as per regulation 17(1) (20) (a)</td></tr><tr><td colspan="3">Road width more than 27 m</td></tr><tr><td>Plot Area</td><td></td><td>49,500.00</td></tr><tr><td>Land to surrender</td><td>70%</td><td>34,650.00</td></tr><tr><td>Permi. FSI</td><td></td><td>2.50</td></tr></table>	Plot area < 5 H proforma as per regulation 17(1) (20) (a)			Road width more than 27 m			Plot Area		49,500.00	Land to surrender	70%	34,650.00	Permi. FSI		2.50	UDD agreed with the suggestion and informed necessary action will initiated post BMC remarks
Plot area < 5 H proforma as per regulation 17(1) (20) (a)																
Road width more than 27 m																
Plot Area		49,500.00														
Land to surrender	70%	34,650.00														
Permi. FSI		2.50														

Perm. BUA			
Plot FSI	2.5	123,750.00	
Surrender Land FSI	100%	34,650.00	
Total Perm. BUA		158,400.00	
Plot area < 5 H as per regulation 17(1)(20)(b)			
Road width more than 27 m			
Plot Area		51,000.00	
Land to surrender	70%	35,700.00	
Permissible. FSI		2.50	
Perm. BUA			
Plot FSI	2.5	127,500.00	
Surrender Land FSI	50%	17,850.00	
Total Perm. BUA		145,350.00	
Plot area < 5 Hector Proposed Proforma as per regulation 17(1) (20) (a)			
Road width more than 27 m			

Plot Area		51,000.00	
Land to surrender	70%	35,700.00	
Permi. FSI		2.50	
Perm. BUA			
Plot FSI	2.5	127,500.00	
Surrender Land FSI	100%	35,700.00	
Total Perm. BUA		163,200.00	