

MCHI
Managing Committee
2011 – 2012

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Immediate Past President
Sunil Mantri

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Vimal Shah

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Nayan Shah
Deepak Goradia

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(MCHI Mira Virar City Unit)

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Jt. Treasurers
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Pujit Aggarwal
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(MCHI Kalyan-Dombivli Unit)
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Sanjay Chhabria
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Jagdish Ahuja
Ajay Ashar (Secretary –Thane)
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(Late) Babubhai Majethia

Ref. No.: MCHI/SEC/11-12/75

August 30, 2011

To,
– Managing Committee Members
– Patron Members
– Life Members
– Corporate Members
– MCHI Units All Members

Dear Members,

Find enclosed herewith the copy of the Govt. Resolution issued by Urban Development Dept., Govt. of Maharashtra has issued Govt. Resolution (No. ULC 2209/C. No.35/ULC 2) on 25th August, 2011 regarding implementation of Rental Housing Scheme on Area exempted u/s 20 of Urban Land (Ceiling & Regulation) Act, 1976 for Housing/Special Land Plot Scheme.

Some of the salient features mentioned within are as under:-

1. For seeking permission under the Rental Housing Scheme under Section 20 for land under housing/Talegaon Dabhade Special Land scheme, it will be necessary for the holder of the scheme to obtain extension of time limit for the scheme and to pay the necessary amount of penalty with the government.
2. There should be no litigation case pending in respect of land of a scheme under section 20.
3. While implementing the Rental Housing Scheme on land exempted for housing scheme under Section 20, it will be obligatory to fulfill, along with the terms and conditions laid down in the order of sanction for the housing scheme under section 20, the terms and conditions like surrender of 5 percent of area as due to government, to adhere to prescribed area norms, to implement the scheme within prescribed time limit, to obtain extension of time etc. The concerned landholder/Developer will have to submit to the Mumbai Metropolitan Region Development Authority a undertaking to comply these conditions.
4. If the Special Land plot scheme under Section 20 is converted into Housing Scheme, then while implementing the Rental Housing Scheme on such land area, it will be obligatory to allow 5 percent of the constructed area to government; similarly, if an area is to be given over to government free of cost it will be obligatory to transfer first; subject to fulfill the terms and conditions mentioned in the sanction order of the scheme as also to follow the implementation process in accordance with the prevailing government policy.
5. Out of the 3 additional FSI the Developer/Landholder will get in respect of the proposed Rental Housing Scheme on area under the Section 20 scheme, it will be necessary for the Developer/Landholder to deposit with the government surplus value of 2 FSI at the rate of 2.5 percent of the value of land at market rate in respect of residential construction and at the rate of 5 percent in respect of commercial construction.

Hope you find the same useful.

Thanking you,

Best Regards,
For **Maharashtra Chamber of Housing Industry**

Sd/-
Boman Irani
Hon. Secretary

Encl.: Govt. Resolution No. ULC 2209/C. No.35/ULC 2, dated 25th August, 2011.



Maharashtra Chamber of Housing Industry

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