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Vijay Lakhani

Ref. No. MCHI/PRES/20-21/053

November 20, 2020

To,
Hon'ble Dr. Jitendra Awhad ji
Minister for Housing
Government of Maharashtra

Atmanu
20/11/2020
लिपिक
मंत्री, गृहनिर्माण यांचे कार्यालय
महाराष्ट्र शासन
मंत्रालय, मुंबई ४०० ०३२

Sub.: Proposal for amendment in provision of DCR33(5) of MHADA Layout.

- Ref.: 1. Minutes of Meeting held with Hon'ble Minister Housing held on 21.01.2020.
2. MHADA letter to Principal Secretary UDD No. VP&CEO/MHADA/1979/2 25.07.2019.
3. MHADA letter to Principal Secretary UDD No. VP&CEO/MHADA/557/2 10.06.2020.

Respected Sir,

In the meeting held with the former Hon'ble Chief Minister, Govt. of Maharashtra, along with stakeholders for redevelopment of MHADA Colonies on 29th June, 2019 and further the meeting with Chief Secretary held on 18th July, 2019, with representatives of MCHI, NAREDCO and PEATA, the issues regarding the redevelopment were discussed in detail. Our main demand was to make the project economically viable by reducing the various premiums and charges.

In light of the above discussion and to promote the redevelopment in MHADA Layouts modifications in regulation 33(5) of DCPR-2034 had been proposed vide MHADA's letter dtd.: 25th July, 2019. As per discussion in the above referred meeting MHADA had requested that premium rate of FSI may be reduced by 50% of table C-1 of clause 33(5) of DCPR-2034 for period of two years.

Subsequent thereto, the Government of Maharashtra vide Notification dtd.: 20th August, 2019 reduced the rates of premium only for MIG/EWS category by 50% but premium rates for MIG/HIG were reduced by 25% only. We had reiterated our demand for reduction of premium by 50% for MIG / HIG Categories as was originally recommended by MHADA vide its letter dtd.: 25th July, 2019.

MHADA has again vide its letter dtd.: 10th June, 2020 requested to issue directions under sec.154 of MRTP modifying the DCPR-2034 as proposed above at the earliest so as to facilitate expeditious redevelopment of MHADA Colonies.

In view of the above, we would like yourself to take a note that Recession in Building Industry is same for all the categories. **Therefore, we once again request you to reduce the rates of premium for FSI for MIG & HIG categories by 50% as against 25%. Further it is also requested to extend the period to further 3 Years i.e. till 19th August 2024.**

Also, instead of 4 installments of 25% each, the initial installment be of 20% and upon paying the first installment full C.C. be issued and upon paying the balance installments of 20% - 20% and 40% with 8.5% interest the O.C. can be issued.

The Government vide above notification had waived levy of Development Cess / Off site Infrastructure charges applicable to various sub-regulation of Regulation 33 for 2 years period. We further request you to extend this period for further 3 years time to ease the construction business. i.e. till 19th August, 2024.

Considering the precarious situation created by this pandemic - covid 19 and specially looking at the feeble condition of the Building Industry, from time to time we have requested Government to reduce Development Charges, Development Cess, Fungible Compensatory Area premium, Premium towards additional FSI, etc. to boost up and to revive the Building Industry.

The Urban Development department vide their notification u/no. TPB-4317/629/CR-118/2017/DP/UD-11, dated 08/05/2018 u/s 31(1) of MR&TP Act 1966 has sanctioned DP 2034 and DCPR 2034.

In the said DCPR - 2034 vide clause 33 (5), to promote the housing stock and to enable the cluster development in MHADA layouts under Regulation 33 (5), the Floor Space Index for plots having area more than 4000.00 sq. mt. and abutting the roads having width of 18.00 mtrs. or more is permitted to be exceeded upto 4.00 instead at 3.00 but such additional 1.00 FSI is to be shared with MHADA in the ratio of 2(MHADA):1 (society / developer) and it shall be handed over to MHADA free of cost & without any compensation.

It is pertinent to note that even the higher FSI was introduced, not a single proposal has been sanctioned by availing the benefit of this regulation due to its unviable proposition.

In present scenario, stakeholders are reluctant for cluster development in MHADA layouts due to highly unviable incentive FSI provision. It is submitted that large MHADA colonies comprise of several individual housing societies/units and it is extremely difficult to bring all tenements on one platform to go in for cluster redevelopment. The benefits of cluster redevelopment are far too many and need not be enumerated. It is therefore submitted that considering the difficulties posed by stakeholders to aggregate large cluster under DCPR 33 (5). **It is requested that the additional FSI over and above 3.00 FSI, be available to the project on the same principle of paying premium with discounted rate as mentioned above.**

The Government is requested to issue directions under sec.154 of MRTP modifying the DCPR 2034 as proposed above at the earliest so as to facilitate expeditious redevelopment of MHADA colonies.

Thanking you,

Yours Faithfully,
For CREDAI-MCHI



Deepak Goradia
President



Pritam Chivukula
Hon. Secretary