

Ref. No. MCHI/PRES/13-14/050

January 31, 2014

To,
Hon'ble Shri Satish Gavai (I.A.S.)
Vice President & CEO,
MHADA
IIIrd Floor, GrihnirmanBhavan
Kalanagar, Bandra - East,
Mumbai- 400 051.

Sub : Redevelopment under DC Regulation 33(7)

Respected Sir,

Many of our members are involved in redevelopment of cessed property under DC Regulation 33(7). Many of the projects undertaken by our members are not feasible due to the FSI limit of 3 under DC Regulation 33(7). To augment the feasibility, our members take up these projects of redevelopment of cessed properties in combination with DC Regulation 33(24) thus increasing the available FSI to 4 and thereby improving the feasibility.

Under DC Regulation 33(24) (Copy Attached), the maximum permissible FSI is 4.00 and the scheme for Public Parking Lot (PPL) can be implemented in combination with any other regulation i.e. for e.g. if FSI 3.00 is permissible under DC Regulation 33(7), further additional FSI upto 1 is permitted under DC Regulation 33(24) thereby increasing the FSI to 4.00 for the property. However, it has come to our notice that though DC Regulation 33(7) permits FSI of 3 on gross plot area, the proposal of our members submitted in conjunction with 33(7) and 33(24) are not being given the benefit of gross plot area and Municipal Corporation of Greater Mumbai is allowing FSI only on net plot area for the PPL under DCR 33(24).

We wish to submit that the DC Regulation 33(24) is an augmenting regulation and as such the permissible FSI i.e. the gross or net should be based on the basic scheme under which the project has been undertaken. For .e.g. if a project is undertaken under DC Regulation 33(7), then all the provisions of FSI i.e. benefit of gross plot area, etc. should be permitted for the Public Parking Lot scheme also.

We would therefore request you to kindly send a letter to the Urban Development Department highlighting this issue so as to ensure that schemes for redevelopment of cessed building do not get affected and

are able to be avail the benefits of DC Regulation 33(24) so as to improve feasibility of redevelopment projects.

We request you to kindly do the needful and oblige.

Thanking you,

Yours truly,
For MCHI-CREDIA

Vimal Shah
President