

PRESIDENT

Nayan A. Shah

IMMEDIATE PAST PRESIDENT

Mayur Shah

VICE PRESIDENTS

Deepak Goradia

Boman Irani

Harish Patel

Nainesh Shah

Domnic Romell

ADDL. VICE PRESIDENT

Sukhranj Nahar

HON. SECRETARY

Bandish Ajmera

TREASURER

Mukesh Patel

SPECIAL PROJECTS

Parag Munot

Sandeep Raheja

Jayesh Shah

Sanjay Chhabria

Rasesh Kanakia

HON. JOINT SECRETARIES

Navin Makhija

Sandeep Runwal

Shailesh G. Puranik

Dhaval Ajmera

Pratik Patel

JOINT TREASURER

Nayan Bheda

Munish Doshi

CO-ORDINATORS

Sandeep Shah

Tejas Vyas

Shailesh Sanghvi

Pritam Chivukula

COMMITTEE MEMBERS

Jagdish Ahuja

Jitendra Jain

Deepak Gundecha

INVITEE MEMBERS

Praful Shah

Rajesh Prajapati

Sachin Mirani

Nikunj Sanghavi

Rajeev Jain

Shyamal Mody

Digant Parekh

Rushank Shah

Samyag Shah

Jayesh C. Shah

Sunny Bijlani

Sahil Parikh

Naman Shah

Suhail Khandwani

Ricardo Romell

PAST PRESIDENTS

Dharmesh Jain

Vyomesh Shah

Paras Gundecha

Pravin Doshi

Mohan Deshmukh

Mofatraj Munot

Rajnikant Ajmera

Late G. L. Raheja

Late Lalit Gandhi

Late Babubhai Majethia

CREDAI-MCHI UNITS

PRESIDENT, THANE

Ajay Ashar

PRESIDENT, KALYAN-DOMBIVLI

Ravi Palil

PRESIDENT, MIRA VIRAR CITY

Ashit Shah

PRESIDENT, RAIGAD

Ateeque Khot

PRESIDENT, NAVI MUMBAI

Prakash Baviskar

Ref. No. MCHI/PRES/19-20/012

August 14, 2019

To,

Shri Praveen Pardeshi (I.A.S.) ★

Municipal Commissioner,

Municipal Corporation of Greater Mumbai

Mumbai - 400 001.



Sub: Request for reduction of premium to be charged for allowing development permission by conversion of Industrially Zoned land to Residential/ Commercial user

Respected Sir,

The Development permission for industrially zoned land by conversion was permitted for residential user earlier under provision 57 of DCR 1991 by insisting amenity reservation at the rate of 5 % to 17.5% etc. depending upon the area of land under conversion since 2007 onwards, as per the policy/regulation and amended from time to time.

However, the Regulation was modified in 2016, inserting a new clause for charging premium of 20% of the area under conversion as per land rates under Ready Reckoner.

The above said premium was objected to by many stake holders, mainly on the ground that coupled with other levies like Development charges/Cess etc., and continued depression in the real estate sector, the resultant additional burden of 20% premium was making development unviable. It is understood that considering the ground situation, the Director of Town Planning has recommended for reconsideration of the premium to be charged; despite which, while sanctioning, the recommendation was not taken into consideration. The said policy/ modification is now incorporated in DCPR 2034 under Regulation 14B.

Though the Regulation No. 14B of DCPR 2034 ought to have been implemented prospectively, even permissions already granted prior to coming into force of DCPR 2034 are also brought within the ambit of DCPR 2034, despite a specific stipulation of clause 12 of the Notification dt.08.05.2018, issued u/no. TPB.4317/ 629/CR-118/2017/DP /UD-11 which clearly states that,

"Where the I to R/C proposal is sanctioned by Corporation but still the land under such proposal is shown in industrial zone, then notwithstanding to that, separate permission for I to R/C shall not be required and no any procedure to that effect is necessary."

In this regard, a Meeting was held on 29.06.2019 with the State Government wherein the Shri Devendra Fadnavis, Hon'ble Chief Minister of Maharashtra; Shri Piyush Goyal, Hon'ble Minister of Railways and Commerce, GoI.; Shri Hardeep Singh Puri, Hon'ble Minister for Housing and Urban Affairs, GoI.; Shri Ajoy Mehta

(IAS), Chief Secretary, GoM.; Shri Praveen Pardeshi, Municipal Commissioner of MCGM; Shri Nitin Kareer, Principal Secretary (I) of Urban Development Department, GoM. and other officers of Government of Maharashtra and various stake holders representing NARDECO, MCHI, PEATA were present.

In the said Meeting, representation was made specifically in respect of Reg.14(A), 14(B) &15 and issues related to payment of various premiums and detailed discussions were held on these issues.

It was further decided to refer the matter to Govt. for their direction and remarks. However, it is seen that the premium for conversion of Industrial land under provision of 14B of DCPR 2034 is not taken into consideration, which could be an inadvertent oversight.

We therefore request your good-self to kindly look into the matter and consider the reduction of premium for conversion of I to R/ C plots by at least 50%, similar to other premiums, so that development on Industrially Zoned land could become viable and more realistic, which in turn would boost housing / commercial development.

Thanking you,

Your sincerely,
For CREDAI-MCHI



Nayan A. Shah
President



Bandish Ajmera
Hon. Secretary



Sanjiv Chaudhary MRICS
Chief Operating Officer