

S. S. Hussain I.A.S. (Ex)
Chief Executive Officer

Ref. No.: MCHI/CEO/13-14/044

July 30, 2013

To,
Shri U.P.S. Madan (I.A.S.)
Metropolitan Commissioner,
Mumbai Metropolitan Region Development Authority,
Government of Maharashtra,
Mumbai 400 051.

Dear *Shri Madan*,

Thanks for the appointment for MCHI CREDAI members.

Our members want to meet and discuss with you on following issues/ points related to MMR in terms of the development in real estate sector.

1. There is no clarity regarding the release of F.S.I. Hardship on release of FSI as of present norms discourage developer to participate in Rental Housing Scheme. The prevailing policy for the issue of C.C. by MMRDA is as follows.

Table - A

Sr.No.	Stages of Release of FSI	Rental Component	Free Sale Component
1	On Grant of BP/CC upto plinth by ULB / planning	1.00	1.00
2	On Completion of 50% BUA of Rental Component	-	0.75
3	On Completion of 100% BUA of Rental Component	-	1.00
4	On handing over of "25% land & completed Rental component buildings" with occupancy certificate & completion certificate.	-	0.25
	Total	1.00	3.00

Our request to take a practical approach as 37(10) & other prevailing schemes. Kindly release occupation certificate of sale building on or after conveyance and handing of rental housing building to MMRDA.

2. ULB is charging all over sudden heavy premium for staircase and podium, the same way they are charging on any regular proposal as if the proposal does not have any Rental Housing Scheme connection. As per clause 35(2)(C) of Appendix XXI-B notification dated 21st June and 29th July 2008, Stated as "Premium shall not be charged for exclusion of staircase & lift-well etc. as covered under the provision of DCR 35(2)(C)." Kindly send clarification to all ULB.
3. Offsite Infrastructure charges to be paid proportionate to the development of projects & progress of such infrastructure work around site. If such off site infrastructures work is carried out by Developer, the same to be deducted from offsite infrastructure charges.

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4. Agreement to Sell for 25% of the property which is earmarked have Rental Housing Scheme, should be signed as early as possible.
5. Stamp Duty matter for conveyance of 25% of the property along with Rental Units which requires to be conveyed to the MMRDA, stamp duty should be waived.
6. MMRDA should take the possession of 2 or 3 buildings which are completed by the builder in all respects.
7. Location Approval & NOC for CC is valid for 6 months. Its revalidation should not be insisted.
8. In Raigad/Panvel where current schemes are already approved by Collector, till NAINA starts approving plans, amendments may be done by MMRDA as a Planning authority.
9. Help is required to clear the MOEF on priority basis.
10. The Tree Authority is taking more than six months to clear the file in Urban Local Body. Request ULB to give priority for expeditious clearance.
11. Permission to mortgage 75% of the property which is for sale, should be deemed NOC. It means it does not require any NOC from MMRDA.

Therefore, kindly take above points as an agenda of the meeting with MCHI CREDAI members which will be held on 31st July 2013 at 3:30 pm in your chamber. It is just for your information and necessary consideration at the time of the meeting.

Thanking you,

Warm, personal regards

Yours *Sincerely*,

[Signature]
S. S. Hussain, I.A.S. (Retd.)
C.E.O
MCHI-CREDAI

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