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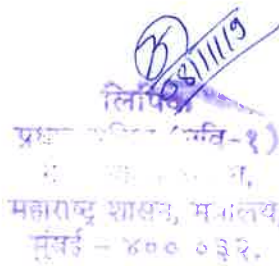
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PRESIDENT, NAVI MUMBAI
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Ref. No. MCHI/PRES/19-20/073

November 8, 2019

To,
Dr. Nitin Kareer (I.A.S.)
Additional Chief Secretary
Urban Development Department
Government of Maharashtra
Mantralaya, Mumbai - 400 032



Sub: Clarification for computing Incentive FSI when converting ongoing slum rehabilitation schemes as per DCPR 2034

Respected Sir,

With reference to ongoing Slum rehabilitation schemes and conversion of the same as per DCPR 2034:

1. Clause VIII of regulation 33(10), 3.2 specifies the Incentive BUA depending on size of the scheme and rate of developed land and rate of construction as per ASR of the year in which LOI is sanctioned. Table is given to compute Incentive FSI based on these parameters.
2. Clause VI, 1.1, states that Hutment dwellers, in the slum or on the pavement, eligible in accordance with the provisions of this Regulation shall in exchange of the protected dwelling structure, be given free of cost a residential tenement having a carpet area of 27.88 sq.mt. including balcony, bath and water closet, but excluding common areas.

In view of above, in respect of ongoing scheme, we would request you to clarify/confirm that:

1. Irrespective of area of the rehab unit, which is provided or already constructed or to be constructed, (that is either 225 sq. ft. or 269 sq. ft. or 300 sq. ft.), the conversion of the scheme shall be for the entire scheme including for the rehab area already completed and handed over that is entire scheme will be converted and the incentive FSI is to be calculated for entire rehab component (including rehab component which might have been already completed as 225 sq. ft. or 269 sq. ft.) of the entire scheme.
2. Further, for the calculation of the Basic Ratio, the Land Rate (LR) and the rate of construction (RC) shall be taken for the year in which the scheme is approved that is the date on which 1st LOI is issued.

Thanking you,

Yours Sincerely,
For CREDAI-MCHI

Nayan Shah
President

Bandish Ajmera
Hon. Secretary

Sanjiv S. Chaudhary MRICS
Chief Operating Officer