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**2011 – 2012**

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**DRAFT LETTER**

**February 9, 2012**

**To,**  
**The Deputy Director of Town Planning greater Mumbai**  
**ENSA Hutments , E -Block**  
**Azad Maidan,**  
**Mahapalika Marg,**  
**Mumbai – 400 001.**

**Sub : Suggestions / objections to TPB/4307/CR-334/2007/  
UD-11 dated 18<sup>th</sup> Jan 2012 (LIG/EWS housing)**

**Sir,**

With reference to above subject matter please find enclosed following suggestions / objections to the proposed modifications in DCR for Greater Mumbai. You are requested to take into consideration all these suggestions / objections while finalizing the modification and give us hearing in person to elaborate our stand.

Thanking You & Best Regards,

For **Maharashtra Chamber of Housing Industry,**

Sd/-  
**Paras Gundecha**  
**President**



**Maharashtra Chamber of Housing Industry**

Maker Bhavan – II, 4<sup>th</sup> Floor, 18 V. Thackersey Marg, New Marine Lines, Mumbai - 400 020.  
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**Suggestions / objections to TPB/4307/CR-334/2007/UD-11 dated 18<sup>th</sup> Jan 2012**  
**(LIG/EWS housing)**

**Schedule A**

	<b>Clause</b>	<b>Suggestions / Objections</b>
<b>1</b>	For Sub-division of land admeasuring 2000 sq.m and more minimum 20% area shall be provided in the form of 30 to 50 sq.mtr. developed plots for EWS/LIG (Affordable Plots)	<ol style="list-style-type: none"> <li>1. This provision shall be optional and shall not be made obligatory. It is the basic duty of the government to provide food and shelter to the citizen and as such it cannot be entrusted on individuals.</li> <li>2. This amounts to imposing reservation on every land. However, if it is still decided to be implemented as obligatory then we would like to submit following aspects, under protest.</li> <li>3. This shall be made applicable to plots more than 10000 sq.mtr. in area. Due social implications certainly to arise from the proposed scheme, it shall be insisted only on that size of plot wherein separate part of the plot can be made available for this purpose or at least a separate wing can be constructed for the intended purpose.</li> <li>4. This shall not be applicable to those plots that are already under any other reservation / designation.</li> <li>5. This shall be made applicable where for plot of 10000 sq.mtr. and more, plotting is proposed and not for subdivision necessary due to other purposes such as notional subdivision due to other reservations. change in zone, subdivision for property shares etc.</li> <li>6. This shall not be made applicable for redevelopment proposals under 33(5), 33(6), 33(7), 33(8), 33(9) etc. as the scheme itself impose the responsibility of rehousing the existing tenants free of cost or to construct housing for EWS/LIG.</li> <li>7. This shall be made applicable for plots being used for residential use only and not for plots where development is proposed for commercial / industrial or mixed user.</li> <li>8. There shall be option available to owner/ developer as below.</li> </ol>
<b>2.</b>	<p align="center">And</p> <p>For the layout of Land adm 2000 sq.mtr. or more minimum 20% of the B/U area shall be provided for EWS/LIG housing (27.88 to 45 sq.m ) ( affordable tenements )</p>	

	<p>9. For Layout/ Sub-division of land admeasuring 10000 sq.mtr. and more minimum 20% area shall be provided in the form of developed plots for EWS/LIG (Affordable Plots)</p> <p style="text-align: center;">OR</p> <p>For the layout / sub-division of Land adm 2000sqm or more minimum 20% of the B/U area shall be provided for EWS/LIG housing (27.88 to 45 sq.mtr.) affordable tenements.</p> <p>10. Further incentive for developer for making his land available for development of affordable housing is not considered. Also due to reduction in net plot available for construction the construction cost for building multistoreyed structure need to be factored in.</p> <p>In our opinion the affordable tenements shall be considered as free of FSI and developer be given ____% extra FSI over permissible basic potential.</p>
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