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December 02, 2020

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To,
Shri Manu Kumar Srivastav (I.A.S.)
Additional Chief Secretary (Appeals & Security)
Home Department
Government of Maharashtra

Sub: CREDAI-MCHI Suggestions for boosting the Police Housing Stock.

Respected Sir,

Firstly, we would like to thank you for the meeting on 27th November 2020 in the presence of Shri Bhushan Gagrani (I.A.S.) Principal Secretary UDD and Shri Bipin Agarwal (I.P.S.) DGP and Vice-Chairman MSPHC with regards to giving a boost to the Police Housing and brainstorming on the changes required in the existing Regulations. We are very much grateful to you for giving us the opportunity to fulfill the shortage of Police Housing in the city and MMR.

Sir, as discussed in the meeting please find below our 2 key suggestions in order to create the required Housing stock for Police Staff. Also, we suggest that No premium to be charged in order to make the project viable for the respective developer developing the Police Housing scheme.

1) Amendment in DCR Regulation 17(1) note 15 in Existing DCPR 2034 - Asking NOC/remark from user department

Regulation no.	Provisions as per Sanction DCR dated 13/ 11/2018	Suggestion / Objection
17 (1) Note 15	In case of development of plot affected by reservation under AR and where Appropriate Authority is other than MCGM, then NOC/remarks of the concerned Appropriate Authority shall be insisted before allowing development under AR. List of Appropriate Authorities is enclosed in Annexure 24.	As the user is already defined by the way of DP reservation along with the norms of planning. The NOC by the user department should not be insisted and the planning to be sanctioned by the Hon'ble MC as per DCPR 2034

2) Proposed Changes in DCPR 2034 - Addition to Regulation 33 (3)(b)

2. The Commissioner may permit staff quarter for the employees of the Police department (hereinafter referred to as "Police Authority") on a private plot of land having a minimum area of 2000 sq. meters having minimum Road width of 9.0 meters and grant incentive FSI as provided herein below in lieu of staff quarter created and handed over free of cost to the Police Authority, without payment of premium.

Provided further the Commissioner may permit staff quarter for the employees of the Police department (herein referred to as police authority) on a private plot of land situated in SDZ having a minimum area of 4000 sq. meters.

- i) The Incentive FSI shall be admissible against the FSI required for construction of staff quarter shall be constructed as per the following table

Location of project	BUA of Police staff quarters	Incentive BUA permissible	Total Permissible FSI
Island city	1.25	2.75	4.00
Suburbs and Extended Suburbs	1.00	3.00	4.00

- ii) Total permissible FSI including zonal (Basic) FSI shall be used on the same Plot
- iii) No premium shall be charged for features permissible under Reg. 31(1) & 31(3).
- iv) Open space Deficiency (OSD) shall be charged at 2.5% of the land rate of ASR (for FSI 1) only on incentive BUA. No OSD shall be charged on the BUA of Police staff quarters.
- v) Provisions of IH shall not be applicable for development under this regulation.
- vi) No Development Cess shall be charged in respect of development under this regulation.
- vii) Co-relation for the issue of CC and/or OCC between BUA of police staff quarter & incentive BUA shall be for Island city in a ratio of 1.25: 2.75 and for Suburbs and extended suburbs shall be in a ratio of 1:3.
- viii) The relaxation in building and other requirements for the Total permissible FSI shall be permissible under clause 6.1 to 6.14 of Regulation 33(10).

We hope that our suggestion will be duly considered and positive action will be taken to make the necessary amendments

Sir, we assure you, all the support from CREDAI-MCHI will be provided to the Maharashtra Government to create the necessary Housing Stock for Police staff.

Thanking you,

Your sincerely,
For CREDAI-MCHI



Deepak Goradia
President



Pritam Chivukula
Hon. Secretary