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Hon. Secretary, Mira Virar City
Shailesh Sanghvi

Ref. No. MCHI/TO/13-14/010

August 8, 2013

To,

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

लिपिक. 8-8-13
(महानगर आयुक्त कार्यालय).

Respected Sir,

Sub: Issues concerned with the implementation of Rental Housing Scheme in MMR Area

We thank you for your personal meeting on 31st July 2013 when you were kind enough for patience hearing.

We had explained to you the following difficulties faced by various developers, which you promised us to resolve at the earliest.

You had also suggested us to send the table for release of FSI, which we hereby submit the same. We hereby narrate the points which we had explained to you earlier.

Our problem that we are facing while constructing Rental Housing Scheme:

1. There is no clarity regarding the release of F.S.I. Hardship on release of FSI as of present norms discourages developer to participate in Rental Housing Scheme.

Please find the following tables suggested by us for release of FSI.

Table 1

Release of 4.00 FSI

Gross Plot area in Sq. Mtrs. Reservations (net plot)	M
Plot area for Rental Housing Component in Sq. Mtrs.	(min. 25% of M) = A
Balance Plot area in Sq. Mtrs.	(M-A) = B
Maximum permissible Built-up area on Rental Housing Component Plot for A Sq. Mtrs.	M
Maximum permissible Built-up area on Balance Plot for B sq. Mtrs.	3M
Maximum permissible Built-up area on Gross Plot of M Sq. Mtrs.	4M

MCHI-CREDAI (ISO 9001:2008)

Maker Bhavan II, 4th Floor, 18, V. Thackersey Marg, New Marine Lines, Mumbai - 400 020.

Tel.: 4212 1421, Fax : 4212 1411 / 407 • Email: secretariat@mchi.net

Website : www.mchi.net

Table 2

Sr. No.	Stages of Development	Release of FSI on Gross Plot Area			Payment of Infra. Charges to MMRDA
		Land FSI	Free Sale Component	MMRDA Component	
	Total FSI - 4.00	1.00	2.00	1.00	
1	On sanction of Locational Clearance For CC	1.00	NIL	NIL	NIL
2	On execution of agreement with MMRDA for development by owner under Rental Housing Scheme	--	NIL	NIL	NIL
3	On Issue of CC for Rental Housing component up to plinth level and obtaining commencement Certificate for Super Structure of Rental Housing component, linked issue of Commence Certificate for the sale Component.	--	20 sq.ft.of CC of Free sale Component to be released for every 10 sq.ft. of CC of Rental Housing Component	10 Sq. ft. CC of Rental Housing Component	25%
4	On issue of OCC for Rental Housing Component Building linked Issue of Occupation Certificate	--	20 sq.ft.of OCC for Free Sale Component to be released for	10 Sq. ft. OCC of Rental Housing Component	50%

	for Sale Component		every 10 sq.ft. of CC of Rental Housing Component		
5	On execution of Conveyance in favour of MMRDA and handing over of Plot area equivalent to A to MMRDA free of cost for Rental Housing Component with clear title in the name of MMRDA and with developed approach road as per approved layout.				25%

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.
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. (a) As per Gazette, all offsite infrastructure to be provided by MMRDA but still MMRDA is insisting the developers to pay for MJP for bulk supply of water to Rental Housing Schemes etc.. Secondly ULB also demands prorated charges from Developers for water, sewerage, power etc.

(b) 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.
4. 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.
5. Agreement to sell for 25% of the property which is earmarked have Rental Housing Scheme should be signed as early as possible.

6. 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.
7. MMRDA should take the possession of 2 or 3 buildings which are completed by the builder in all respects.
8. Location Approval & NOC for CC is valid for 6 months. Its revalidation should not be insisted, after issue of sanction plan.
9. 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.
10. Help is required to clear the MOEF on priority basis.
11. The Tree Authority is taking more than six months to clear the file in Urban Local Body. Request ULP to give priority for expeditious clearance.

We earnestly request you to resolve the above issue. We further request you to grant appointment to meet you at the earliest.

Thanking you,

Yours faithfully,
For MCHI-CREDAI


Deepak Goradia
Vice President