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I.A.S. (Retd.)

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Babubhai Majethia

MCHI-CREDAI UNITS

President, Thane
Suraj Parmar

President, Kalyan-Dombivli
Johar Zojwalla

President, Mira Virar City
Ashit Shah


President, Raigad
Vikas Bhamre

President, Navi Mumbai
Arvind Goel

Ref. No. : MCHI/PRES/14-15/068

November 7, 2014

To
Hon'ble Shri Devendra Fadnavis
Chief Minister,
Government of Maharashtra,
Mantralaya,
Mumbai.


लिपिक
मुख्यमंत्री सचिवालय
मंत्रालय, मुंबई-४००३२.

Sub: "Homes for All" in Mumbai Metro Politian Region, State of Maharashtra

Respected Sir,

Heartiest Congratulations! On becoming Chief Minister of State of Maharashtra & Warm Wishes & Greetings from MCHI-CREDAI

Please permit us, Sir, to introduce our organisation to you. MCHI-CREDAI is an apex body consisting of members from Real Estate Industry among Mumbai Metropolitan Region (MMR). This organisation formed in 1982, and it's the most prominent and the only recognized body of Real Estate Developers in Mumbai and MMR. We bring together members dealing in Real Estate Development on one common platform to address various issues facing the Industry. With a strong Membership of over 1800 leading Developers in Mumbai and the MCHI-CREDAI has expanded across MMR, having its own units in the region of Thane, Kalyan Dombivli, Mira Virar City, Raigad and Navi Mumbai.

MCHI-CREDAI is recognized by Government of Maharashtra and the Central Government and helps in meeting their objectives of providing housing, which is a basic necessity. We also work towards raising awareness among the General Public, Real Estate and Construction Industry while providing them with detailed information on new developments in and around Mumbai and MMR. We are also a Member of Confederation of Real Estate Developers' Associations of India (CREDAI) the apex body for Private Real Estate Developers in India and are also affiliated with leading Industry Associations like CII, FICCI, IMC and others.

Government of Maharashtra and Maharashtra Chamber of Housing Industry (MCHI) had signed a Memorandum of Understanding on April 28, 2010 related to the subject of 'Homes for All' wherein MCHI-CREDAI members had pledged to make available 5 lakhs affordable houses in 5 years time in Mumbai and surrounding Mumbai Metropolitan Region. Government of Maharashtra has also pledged that they would consider proposers on a good faith basis and provide quick steps for making available appropriate legislative and policy frame work, amendments in policies, removing bottlenecks in implementing affordable homes projects are removed and this housing stock of affordable houses can be truly delivered by MCHI.

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MCHI-CREDAI (ISO 9001:2008)

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Hence Government of Maharashtra has taken some proactive policy decisions to implement the Rental Housing scheme which is also called "Affordable Housing Scheme". Also as per statement made by Hon'ble Shri Venkaiah Naidu, Union Minister for Urban Development about Single Window Clearance and infrastructure status for realty sector which stated that the real estate and housing sector is experiencing a period of active change. A combination of policy setting and snag in environmental clearances have created a climate of uncertainty and heightened risk. With regard to this Union Government is holding discussions with various ministries on the need for Single Window Clearance and also about giving infrastructure status to the real estate and housing sector which boost the real estate development in MMR Jurisdiction in State of Maharashtra. We feel that the expeditious clearances and approvals of projects would reduce the cost of Housing considerably, because time saving would result in cost savings!

Respected Sir, with reference to above matter we are attaching 'SIX Annexures' along with representation for your kind consideration.

We would be highly obliged and grateful to you if you please consider our points.

Thanking you,

Yours Sincerely
For MCHI-CREDAI

Vimal Shah
President

Nainesh Shah
Hon. Secretary

S. S. Hussain (Retd.)-I.A.S.
Chief Executive Officer

ANNEXURE '1'

POLICY DECISION TO BE TAKEN AT GOVT. LEVEL FOR EFFECTIVE IMPLEMENTATION OF MMRDA's RENTAL / affordable HOUSING SCHEMES

Rental housing Scheme has the potential of delivering a huge housing stock for the masses. It has been described as “a project of vital public purpose” and “Slum Prevention Program” by the Government. The scheme needs some modifications from its current form to ensure wider participation, and success.

Some of the modifications which may be proposed are as under:

1. This scheme must be treated **at par** with the **Special Township scheme**. This will enable the following which will help developers to launch more Rental Housing schemes:
 - Developers will be able to aggregate land directly in their companies' name, include Rental Housing in 63 (1A) in Agricultural Act.
 - ULC will not be applicable, even in u/s 20 schemes as major rental housing shall be generated outside Mumbai municipal limits.
 - Automatic NA.
2. Modification of the Scheme w.r.t. permissible FSI and sharing of the same in U1/U2 Zones and extended suburbs:
 - A FSI of 4 would typically mean having Rental component building as high as 15 to 18 floors and Sale component buildings of 22 to 28 floors.
 - The cost of construction for towers of this height would be extremely prohibitive making the project completely unviable.
 - The U1/U2 zones in non DP areas (outside municipal limits), i.e. MMR areas in which RP is applicable and extended suburbs, are on the periphery of city limits which doesn't have the infrastructure to support FSI as high as 4.
 - Besides socio - economic acceptance will be questionable as people living in these areas are used to low rises and low costs. Also the final population density of a completed township with 4 FSI will be

staggering, and such semi urban areas will not be able to handle the same in terms of infrastructure.

- Hence, in such areas we must push for the reduction of FSI to 3 and change in the sharing ratio, including sharing of land to 0.5:2.5 (Rental: free sale)
- With the above ratio the over all heights of the buildings reduce and viability, socio economic acceptance increases.
- This option should be available as an alternate to FSI of 4 and developers must have a choice to go for either one of the options.
- In general there must be an option of using FSI upto 4 and handing over proportional built up space to the Govt. while maintaining the same (1:3) ratio.
- Hi-rise NOC to be deleted for affordable hsg instead proof checking to be insisted premier engineering institutes like VJTI / IIT.
- MOFA aspects which will ensure delivery of affordable hsg in timely manner – 1 bldg / 20 acre / 100 acre conveyance aspect for affordable hsg - VMS to draft this clause – this can also be reflected in annex 6
- Work flow chart from rajasthan policy- 30 days clearance..affordable hsg is directly related to time & cost overrun..since we not asking fiscal incentives – atleast time overrun for want of approvals can be deliverable of the govt - all clearance by state level organization / ULBs to be given in 30 days – however this clause needs to be redrafted appropriately
- MOEF- make it as part of IOD conditions - this clause needs to be redrafted appropriately
- ULC to be shut in totality like done in other states asin no ULC offices - this clause needs to be redrafted appropriately
- Car parking 33(24) – free sale is 3.0 in suburbs & 4.0 fsi in island city....so for rental / mhada/ social- affordable hsg to happen in mumbai – other schemes need to come asclose to 33(24) otherwise this noble effort to promote affordable hsg will not really work & hence rental & affordable scheme to be allowed in entire MMR region in 1(rental/ affordable) :3 (sale) proportion

- Development of land by way of clubbing of schemes should be allowed as per slum policy.

Single Window Clearance:

- A nodal authority viz. the MMRDA be authorised and empowered to approve all proposals which involve development under the Rental Housing Scheme or the Affordable Housing Scheme as a nodal agency.
- A single window approval would be given by such nodal agency with regard to all aspects of development.
- Such a single window approval process by one nodal authority would save a lot of time and red-tapism and bureaucratic delays in approval of such projects involving development of Affordable Homes.

No Consumption of the entire 4 FSI of Scheme.

If a developer is unable to consume the entire 4 FSI of the scheme on the land under the scheme, and he wishes you use the surplus FSI on additional land which is contiguous / same ward / district to the said land under the scheme then he must be allowed to do so provided the additional land belongs to the developer. (Floating FSI/TDR of unutilized FSI)

ANNEXURE '2'

POLICY DECISION TO BE TAKEN AT GOVT. LEVEL FOR EFFECTIVE IMPLEMENTATION OF MHADA'S PPP SCHEMES

Joint development with MHADA

1. Development of land by way of clubbing of schemes should be allowed as per slum policy.
2. Separate DCR need to be made for joint development applicable to entire MMR and single window approval for the same on lines of SRA 33(10).
3. In MMR: Virar-Vasai, Kalyan, Dombivali, Ambernath, Panvel etc. for lands under the U1, U2, G1, G2 zones, joint development with MHADA to be permitted.
4. Joint development in Mumbai within 100 mtr depth from an existing road on No Development Zone (NDZ) land.
5. For Thane and Mira Road out of a total FSI of 2.5, a range between 0.3 to 0.5 need to be given to MHADA and balance for development by landowner - this will ensure viability & shall give much need impetus to the scheme.
6. For Mumbai out of total FSI of 2.5 a range between 0.4 to 0.6 need to be given to MHADA and balance to be developed by land
7. For other areas in MMR out of total FSI of 2.5, a range between 0.2 to 0.4 need to be given to MHADA and balance to be developed by land owners.
8. All benefits granted under SRA regulations should be made available

Re-development of old building in Mumbai suburbs

For independent development in MMR

All the buildings above 25 years old in Mumbai need to be permitted for redevelopment.

1. The FSI for same should be **2.50**

Base FSI -----1.00

TDR FSI -----1.00

Infrastructure FSI

by way of premium-----0.50

Total **2.50**

2. If the co-operative housing society is formed 25 years back even if the name is not in the ownership column of the revenue

records or conveyance /lease of the land is yet to be executed, than once they file a petition seeking deemed conveyance pending a final decree, independent redevelopment or redevelopment by way of cluster should be permitted.

3. If 70% of the members agree for redevelopment of a building then the rest 30% need to also agree for redevelopment i.e., minority members cannot hold the redevelopment.

For Cluster Development in MMR

1. Minimum area 1 acre
2. 51% consent of all the members of a society should be sufficient to redevelop by way of cluster development.
3. The incentive FSI for cluster development should be 1:1
4. 50% of buildings in cluster should be more than 25 years old
5. Incentive FSI would be as follows

For Thane -----1:1.50

Mira Road-----1:1.75

Other areas of MMR-----1:2.00

ANNEXURE '3'

POLICY DECISION TO BE TAKEN AT GOVT. LEVEL FOR EFFECTIVE IMPLEMENTATION OF S.R.A. SCHEMES

1) Slums on Central Govt. land

The plots owned by central Govt. which are encumbered by slum, the N.O.C. from concerned dept of central Govt. is needed before implementing the proposal of slum rehabilitation scheme on such land.

For rehabilitation of the slum dwellers on such land, the survey of such lands shall be carried out for finalization of total no. of hutments and slum boundary, slum plot area etc. Then such encumbered plots shall be handed over to state Govt. for implementation of S.R. scheme. As per prevailing policy the land premium at the rate of 25 % of the Ready Reckoner rate is recovered, for allowing slum scheme on land belonging to state Govt. local Authorities etc. The 90 % amount of land premium is transferred to the land owning authority & 10 % retained by SRA as administrative charges. Similar procedure can be followed if SRA scheme are allowed on Central Govt. Land.

This is to be mentioned here, that the plot owned by Railway Authority which is encumbered by slum structures, are mostly adjacent to railway track, It is not feasible to rehabilitate the slum dwellers insitu due to various reasons like, land would be required for expansion of railway track, planning constraint due on account of shapes of land and safety measures etc.

Also the lands owned by RCF, Defence Authority, Airport Authority, the insitu rehabilitation of slum dwellers will not be feasible in view of security reason. In such cases the rehabilitation of slum dwellers shall be made on any other open land & as per provision in Clause 3.11 of DCR 33(10), on basis of S.R. scheme which is being implemented on land of Airport Authority or by introducing Rental housing schemes.

For remaining land where insitu rehabilitation is feasible, development shall be carried out as per provision in DCR 33(10) read with Appendix IV after ownership of said encumbered lands is transferred to state Govt.

2) Land premium in respect of S. R. Scheme on Govt./ MHADA/MCGM land

As per the directives issued by Govt. of Maharashtra in Urban Development Deptt. u/No. TPB/4308/897/CR-145/08/UD-11 dtd. 16-4-2008, the developer / society shall pay the premium @ of 25% of Ready Reckoner rate in respect of S.R. Scheme proposed to be implemented on Govt./MHADA/MCGM land where LOI is not issued. As per present policy, it is decided to recover the premium in following stages.

- | | | | |
|-----|---------------------|---|-----|
| i) | Before issue of LOI | - | 10% |
| ii) | Before issue of OC | - | 90% |

Due to recent recession in real estate sector, developers are finding it difficult to pay the premium as per the above stages and there is poor response from the developers due to the payment of premium.

It is proposed to reduce the rate of premium to the extent of 5-10% of ready reckoner rate and to relax the payment schedule structure as per the following stages by amending policy circular :-

		Layout	Comp. Bldg
i	Before issue of LOI	15%	15%
ii	Before issue of 1 st IOA of Rehab Bldg	25%	25%
iii	Bal. Amt. shall be recovered on prorata basis before further CC on equivalent sale BUA in the layout	60%	60%

In case of composite bldg. having separate rehab and sale wing out of remaining 60% premium, 30% of premium will be recovered at the time of CC of Rehab Wing and 30% at the time of 1st CC of Sale Wing.

3) **Township Development under Sec. 3 (k) of Slum Act :**

The State Govt. is empowered to issue specific directions for development of slums above 40 hectares through comprehensive approach on the line of Dharavi Redevelopment Project to achieve economic upliftment and empowerment of slum dwellers. S.R.A. has proposed the following amendments to the Govt.

- a) Area of the plot shall be reduced to 10 hectare
- b) In case of difficult area, it may be relaxed to smaller areas on case to case basis
- c) Holistic approach for development of entire slum pocket
- d) Appointment of Developer to be decided by the S.R.A. by inviting tenders
- e) Separate amenity planning to be insisted in the layout
- f) Delegation of powers to Chief Executive Officer (SRA).

4) **Hut transfer policy**

It is suggested to allow the development in the following manner.

- i) The S.R. Scheme should be taken on such plot as per the Annexure-II issued by Competent Authority with new datum line as decided by the Govt.
- ii) The structures to be identified between 1995-2010 and date of their existence shall be mentioned in Annexure-II
- iii) Tenements shall be given free of cost to those slum dwellers who prove their existence prior to 1-1-1995 or amended datum line as may be decided by Govt.
- iv) The cost of the tenement with respect to the Ready Reckoner shall be recovered from the slum dwellers between 1995-2010 in the following manner.
 - a) 1995-2000 - Rate of Ready Reckoner
 - b) 2001-2005 - Rate of Ready Reckoner
+ 15% extra
 - c) 2006-2010 - Rate of Ready Reckoner
+ 25% extra

- v) To encourage the developers to take up the proposals in North/East i.e. fag end of the City viz. Dahisar, Bhandup, etc. where ratio of eligibility is very less and there is no encouraging sale potential, PAPs shall be allowed to be developed to the maximum extent.
- vi) Ratio of rehab to sale component shall be 1 : 1.25 in fag end of the City viz. Dahisar, Vikhroli, Kanjurmarg & Bhandup etc.
- vii) There shall be relaxation to land premium to be paid to the Govt. in such remote area.

5) **Non-Buildable reservation**

The schemes on non-buildable reservation plots like P.G., R.G., G and NDZ, are held up due to stay order from Hon'ble High Court in W.P. No.1152 of 2002 in Citispace case.

Presently the Hon'ble High Court is allowing development in case to case basis where 100% non-buildable reservations are implemented. However it is not possible to develop the slums plots which are partly encumbered/100% encumbered by slums structures therefore the Govt. will have to move/pursue the matter with /before Hon. High Court to allow the development as per provisions of clause 7 of DCR 33(10) for the slums plots under non-buildable reservations.

- i) Wardwise planning for identification of R.G., P.G., C.R.Z. and other non-buildable reservations and explore the possibility of shifting slum tenements to other locations within the same ward by clubbing with the existing S.R. Scheme by enhancing the insitu FSI maximum to 4.00 with benefit of rehab component generated in non-buildable reservation plot.
- ii) The possibility of relocating non-buildable reservations to other locations within the same ward on Govt. land and allow insitu development of the scheme as per the provision with a condition that the relocated reservations shall have to be developed and handed over to the Competent Authority.

- iii) The tenement density and FSI of existing S. R. Schemes surrounding the encroached non-buildable reservations shall be increased maximum insitu FSI upto 4.0 and tenement density upto 600 tenements/hectare and the PAPs generated in the scheme will be utilized for rehabilitation of the eligible slum dwellers of non-buildable reservations.
- iv) The S. R. Schemes entirely on non-buildable reservations shall be accepted and approved with a condition that the developer shall shift/rehabilitate the slum dwellers to different locations as per the mutual understanding of the Developer and the slum dwellers.
- v) Additional tenements can be generated by promoting 3.11 schemes & 33 (14) D schemes by increasing FSI from 2.50 to 4.00.

6) **Slum plots affected by C.R.Z. Notification**

The proposal within CRZ limits shall be allowed to clubbed with non-CRZ regular schemes. The scheme insitu development in CRZ shall be restricted to FSI 1.25 as per the provision of CRZ and additional area separated in same scheme shall be floated and allowed to be utilized in clubbed scheme to the extent of FSI 3.00 or 4.00.

1. N.G.O.s / Slum Dwellers Society / Land Owning Authority shall take proactive role to implement the S.R. Scheme. The necessary funds for the development shall be made available through Rajiv Awas Yojana. The funds can also be made available to the slum dwellers' societies through financial institutions after approval of the schemes.
2. The feasibility of insitu rehab development shall have to be explored with proper planning restricting the FSI to 1.25 by formation of slum societies and soft loan to individual slum dwellers will be made available through financial institutes or Rajiv Awas Yojana.
3. Wardwise planning for identification of slums on C.R.Z. and other non-buildable reservations and explore the possibility of shifting slum tenements to other locations within the same ward by clubbing with the existing S.R. Scheme by enhancing the insitu FSI maximum to 4.00 with benefit of rehab component generated in non-CRZ plot.
4. The tenement density and FSI of existing S. R. Schemes surrounding the encroached CRZ plot shall be increased maximum insitu FSI upto 4.0

and tenement density upto 600 tenements/hectare and the PAPs generated in the scheme will be utilized for rehabilitation of the eligible slum dwellers on plot affected by CRZ.

7) **Exemption of Environmental Impact Assessment Clearance issued by MOEF :**

As per the provision of Environmental Impact Assessment Notification dtd. 14-9-2006, it is obligatory to obtain the environmental clearance for the construction activities involving Built Up Area more than 20000 sq.mt. It is observed that considerable time is required in obtaining the said NOC.

It is to be mentioned here that by implementing the S.R. Scheme the environment/infrastructure of the locality is considerably improved and this serves the main purpose of Environmental Impact Assessment. Hon'ble Chief Minister, Govt. of Maharashtra has given the target to SRA to implement S.R. Scheme in order to generate 2,00,000 tenements for slum dwellers and no. of proposals are pending with State Environmental Impact Assessment Authority for clearance. It is suggested that the clearances of S.R. Schemes as per E.I.A. Notification shall be given on priority by issuing necessary directions to the department of Environment, Govt. of Maharashtra.

8) **Amendment in land acquisition policy :**

As per the provision of Sec. 14 of Maharashtra Slum Area (I.C. & R.) Act, 1971, Competent Authority is empowered to acquire the land with prior approval of State Govt. which is a time consuming procedure involving various steps. This procedure is very lengthy and requires one window system.

suggestion :

1. Instead of Govt. power may be delegated to CEO (SRA).
2. Govt. may delegate the power of acquisition of encumbered land by slum structures to SRA authority by making necessary amendment to Maharashtra Slum Area (I.C. & R.) Act, 1971, whereby SRA will accept the proposal and process the land acquisition proceeding through Dy.

Collector (SRA) as a Special Land Acquisition Officer so designated for this work. After completion of the process of land acquisition, the S.R. Scheme will be processed for approval.

- 9) Setting up of SRA for Thane with procedure similar to BMC
- 10) In each ward the vacant accommodation reservation plot to be temporarily converted into Transit reservation plot and in situ layout garden or encroached internal Road to be utilized for construction of transit building
- 11] Time frame for issue of Annexure II to be fixed & multiple agencies for issuance of annex 2 to be indentified such as NGOs, TISS, etc ...
- 12) The Slum Dwellers eligible or non-eligible are not shifting from the site despite provision of transit accommodation or on rents shall be treated non-eligible 3 months after LOI Notice to shift and its provision.
- 13) Grievance cell to be established to deal with R.T.I. Pacifying slum dweller informing slum dweller regarding their rights and which they don't have rights and to give them the knowledge as regard to rules of the scheme.

ANNEXURE '4'

POLICY DECISION TO BE TAKEN AT GOVERNMENT LEVEL FOR EFFECTIVE IMPLEMENTATION OF MUNICIPAL CORPORATION OF GREATER MUMBAI SCHEMES

Fast track approvals of plans and municipal reforms

1. There should be fast track approvals for all building proposals.
 2. 50% of the development should be permitted on submission of a fast track approval plans.
 3. Building Security Guidelines should be applied to buildings of public importance and government buildings/establishments only.
 4. Implementation of the Vishwanathan Committee Report.
 5. Abolition of Commercial & Residential zones. Mix use development should be permitted. Let the market forces determine the use of the land i.e abolition of zoning.
- Approval of non agricultural permission automatically.
 - Release of land locked in dispute with government of Maharashtra even after repeal of ULC act and after clear decision of High Court and Supreme Court.
 - **Handing over of development of lands under reservation of open space or under buildings reservation against TDR**
 1. For Development and construction (D & C) road amenity TDR of 1.5 to be granted
 2. For D & C of school and other buildings TDR of 2.00.
 3. For D & C of all mangroves that have been declared as private forest, 1.00 TDR be granted.
 4. For D & C of Recreation Ground or Garden or play ground 1.00 TDR to be granted.
 5. TDR for development and construction of a nala should be granted with FSI 2.00

6. Recreation Ground, Play Ground, Open Spaces & Roads and for other reservation owners to be incentivised to hand over 50% of the land (against TDR Free of Costs) and the balance 50% to be released from reservation for development on which 3.00 FSI to be granted.
7. In case any structures are there on the reserved land, additional FSI to the extent of the existing plus 1.5 times FSI to be granted, provided 50% land is handed over to planning authority and 50% of the land is retained by the land owner.
8. If an owner hands over part of his developable land, which is not under reservation e.g. Residential, Commercial, for Garden, Play Ground, Recreation Ground, Open Spaces and transfers it to the Planning Authority, then 4.00 FSI to be granted on the balance portion of the land that he retains.
9. All D. P. Roads or existing roads that have encroachments or structures need to be given an extra FSI of 3.00 on the plot or TDR equals to the 3 times the area of land of structure.
10. Road Reservation TDR needs to be at par of slum or rental housing TDR.

Redevelopment of Old Building in the Mumbai Suburban Area:

- A new scheme should be formulated which would govern redevelopment of Old Dilapidated structures in the suburbs of Mumbai and MMR.
- While such a scheme does exist for the Mumbai City area, no such scheme is available for the other areas of the Mumbai and MMR.
- Under this scheme, all existing buildings which are over 25 years old should be covered.
- The available FSI for redevelopment of such old buildings should be 2.5.

Cluster Development:

- 51% consent of all the members of a Society should be sufficient to redevelop by way of cluster redevelopment.
- The incentive FSI for cluster development should be 1:1.

Suggestion to modify the present D. C. Regulation:

- To incorporate the definition of “Commissioner” in D.C.R.
- To incorporate the definition of “podium” and “Stilt” in D.C.R.
- The open space criteria should be made simple in 3 categories
 - (i) Height of the building less than 24.00 mts.
 - (ii) Height of the building between 24.00 to 70.00 mts.
 - (iii) Height of the building more than 70.00 mts.
- To modify the restriction of tenement density under D.C.R. 31(2).
- To add various clarifications such as Sewerage Treatment Plant (STP), Water Purification Plant (WPP), Backup Diesel Generator rooms, Building Management Services (BMS) Room, Solar power system, Renewable energy system, Garbage chute, Garbage bins, Condenser rooms, Compulsory crèche rooms etc. under D.C.R. no. 35 (2).
- To add clarification for Mechanised/Stack parking in D.C.R. No. 36(5).
- To allow RMC Plant on site for self use for the Building under development by providing definition in D.C.R. No. 65.
- To simplify the approved procedure and grant deemed permission at every level such as I.O.D., Amended Plan, C.C., Further C.C. Occupation, Part O.C., Development permission etc. thereby providing time limit for each activity and reduce unwanted conditions and make liable the concerned Staff for providing deficient services.
- To provide deemed approval by fixing time limit for High rise building approval to High Rise Committee, Heritage Committee and all other Committees including Committee for providing additional parking under 33(24).

ANNEXURE '5'

IMPLEMENTATION OF THANE MUNICIPAL CORPORATION SCHEMES

1. Incentive FSI / TDR for provision of additional parking space similar to 33(24) scheme.
2. TDR:
 - a TDR utilisation limit in city (Sector I & II) to be increased from 40% to 80%.
 - b Additional 20% slum TDR for all sectors.
 - c 33% TDR from Govt. on payment of premium.
 - d Deficiency in open spaces to be allowed on payment of premium.
3. Multi level parking: Height of parking floors should not be counted in building height for calculating marginal open spaces.
4. Setting up of SRA for Thane with procedures similar to BMC.
5. amenity reservation to be treated at par as done in case of BMC

ANNEXURE '6'

SPECIAL SUGGESTIONS BY MCHI

Development of land belonging to the Government of Maharashtra and its departments/ authorities.

- A new scheme should be introduced whereby a developer could develop the land belonging to the departments of the GOM like Municipal Corporations, MHADA, etc.
- Such project can be developed in accordance with certain rules and regulations that can be formulated for a public-private venture whereby the developer would be obliged to handover certain portion of construction as Affordable Homes to the concerned authority/department of GOM.
- Hi-rise NOC not to be insisted for affordable hsg- however , proof checking to be insisted by premier engineering institutions
- All key MOEF parameters to be made as part of IOD conditions so as to achieve its objective & this will also ensure proper & timely implementation.
- All concessions made available under 33(10) to be extended to all affordable housing schemes including rental scheme , 33(5)