

Ref. No. MCHI/CEO/13-14/240

December 5, 2013

To,
**All Members of MCHI-CREDAI &
MCHI-CREDAI Units**

Sub: 20% EWS/LIG Housing Scheme

Please refer to the GR dtd. 08/11/2013 & Gazette Notification dtd. 28/11/2013 issued by the Urban Development Department, Government of Maharashtra, which was forwarded by MCHI-CREDAI Secretariat, to all its members on 12th November 2013 & Gazette Notification on 2nd December 2013.

Please find the terms and conditions, which are useful with reference to the gazette notification of Urban Development Department issued on 28th November, 2013.

The changes notified under the MR&TP Act stipulate that:

1. At least 20 per cent of the plot of land with an area of one or more acre (4,000 sq. mtrs.) and more will be set aside for EWS and LIG, either as plots of 30 - 50 sq. mtrs. or as tenements measuring 325 sq. ft. and 542 sq. ft.
2. These plots will be sold to MHADA at the land rate prescribed in the Annual Statement of Rates (hereinafter referred to as ASR).
3. MHADA will purchase this stock from the builder at the rate of construction and allot it to the winners through housing lottery system.
4. In return, the developer will get an additional FSI, equivalent to 20% of the land, which he can use on the remaining area.
5. If MHADA declines to purchase the plots within six months, the developer can sell them in the open market. In this case, no additional FSI would be granted.
6. Planning Authority shall ensure that the Occupation Certificate for the rest of the development under the said Scheme is not issued till the Occupation Certificate is issued for the Affordable Housing tenements under the said scheme.
7. The landowner or developer will be permitted to use a quarter of the 20 per cent FSI for erecting service quarters, but in a separate block on the same plot. These will have to be sold as service quarters for commercial use, the notification says.
8. The affordable houses or plots cannot be amalgamated.

9. The benefits do not extend to housing schemes or residential projects for which Commencement Certificates (CC) were already issued before the changes were notified.

You will agree that there are important issues as highlighted in the GR & Notification. In this context please send your issues and constraints about the same and your opinion about the implementability of the scheme as notified by Government.

You may also remember that the MCHI, which is your own Chamber, has already decided to approach Hon'ble High Court about this scheme. Hence, if you have any suggestive points and responses, then please submit to strengthen the hands of the MCHI.

Thanks & Regards,

S. S. Hussain, I.A.S (Retd.)
C.E.O.
MCHI-CREDAI