

# **Unanimous conclusions of deliberations on “Housing policies related with MHADA”**

Seminar on Housing for all at Nagpur  
21-22 Feb 2015

# Redevelopment of MHADA colonies

Desired changes in present policy (DCR 33(5))

- a) Option to society for additional BUA --
  - i. Premium at RR rate for land for additional BUA
  - ii. BUA equivalent to the premium amount at RR Rate for residential
- b) Category-wise cap on Rehab carpet area.
- c) Cluster development to be incentivised for tenants.
- d) 70% consent in a cluster as a whole.
- e) Benefit of new regulation to be made applicable to ongoing/ approved schemes. (3.0 FSI)
- f) Similar provisions in the DCR to be incorporated for entire Maharashtra on the basis of Mumbai, Thane, Pune DCR.

# Redevelopment of cessed buildings

Desired changes in present policy of redevelopment of cessed buildings (DCR 33(7))

- a) Judicious open spaces for Rehab component to be insisted.
- b) Development in Heritage grade II & III to be allowed.
- c) Amalgamation of non contiguous schemes to be allowed.
- d) Cap of 70 sqm for calculation of incentive to be removed.
- e) No consents for MHADA's own projects
- f) Amendment in Act for faster acquisitions of cessed properties by MHADA with reasonable compensation

# Urban Renewal Schemes

Desired changes in present policy

- a) Cluster redevelopment to be made applicable for old city areas across Maharashtra.
- b) Detailed guidelines/ framework for cluster development in place of case to case approval by committees.
- c) Time-bound approval of cluster as per prescribed guidelines by an empowered Officer.
- d) Compulsory acquisition of properties upto 30% of area of approved cluster.
- e) Restriction on additional entitlement on rehab carpet area to be removed, when total FSI exceeds 4.0.
- f) Cutoff date for eligibility may be reviewed periodically.
- g) No consents for MHADA's own projects

# B.D.D. Chawl redevelopment

- a) This is a historical opportunity to create affordable housing stock within Island city area of Mumbai.
- b) MHADA to be appointed as implementing agency for redevelopment as a cluster development.
- c) Rehab carpet over and above permissible as per 33(9) to be allowed as a special case.
- d) Condition of consents of tenants to be waived off.

# MHADA as planning authority

MHADA to be declared a planning authority under MR & TP Act for

1. Developments/ Redevelopment of MHADA colonies.
2. Redevelopment of cessed buildings.
3. Cluster Redevelopment.
4. B.D.D. Chawl Development.
5. MHADA to formulate the regulations for these developments in the revised DCR.

# Joint Venture in private layout

- FSI as per Regulation for redevelopment of MHADA colonies to be made applicable.
- MHADA share of the additional BUA to be different for different cities.
- Conveyance of proportionate land parcel for MHADA share only.

# **Simplification of N.A. permission**

Automatic NA permissions on approval of plans by paying requisite tax.

Self declaration within 30 days of change of use.



**THANK YOU.**