

S. S. Hussain I.A.S. (Ex)
Chief Executive Officer

Ref. No.: MCHI/CEO/13-14/045

July 31, 2013

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

Dear *Shri Madan,*

Please refer to my yesterday's DO, with reference to that I would like to mention a small change in the point no.1. It is more specified now than a general request. Please see Para 2, below the table.

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

The prevailing policy for the issue of C.C. by MMRDA is as follows.

Table - A

Sr.No.	Stages of Release of FSI	Rental Component	Free Sale Component
1	On Grant of BP/CC upto plinth by ULB / planning	1.00	1.00
2	On Completion of 50% BUA of Rental Component	-	0.75
3	On Completion of 100% BUA of Rental Component	-	1.00
4	On handing over of "25% land & completed Rental component buildings" with occupancy certificate & completion certificate.	-	0.25
	Total	1.00	3.00

Our request is for Proportionate FSI release, as in any of the 33(10) and/or 33(9) Scheme. Secondly restrict Occupation of Sales Buildings and link with rental building's occupation i.e. Post Plinth CC, Sales FSI to be released in 1:3 proportionate OC to be given only after OC of rental portions.

Submitted for your information and necessary consideration please.

Thanking you,

With warm regards

Yours Sincerely

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

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