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Nayan A. Shah

IMMEDIATE PAST PRESIDENT

Mayur Shah

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Boman Irani
Harish Patel
Nainesh Shah
Domnic Romell

ADDL. VICE PRESIDENT

Sukhraj Nahar

HON. SECRETARY

Bandish Ajmera

TREASURER

Mukesh Patel

SPECIAL PROJECTS

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Sandeep Raheja
Jayesh Shah
Sanjay Chhabria
Rasesh Kanakia

HON. JOINT SECRETARIES

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Sandeep Runwal
Shailesh G. Puranik
Dhaval Ajmera
Pratik Patel

JOINT TREASURER

Nayan Bheda
Munish Doshi

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Tejas Vyas
Shailesh Sanghvi
Pritam Chivukula

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Jitendra Jain
Deepak Gundecha

INVITEE MEMBERS

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Rajesh Prajapati
Sachin Mirani
Nikunj Sanghavi
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Shyamal Mody
Digant Parekh
Rushank Shah
Samyag Shah
Jayesh C. Shah
Sunny Bijlani
Sahil Parikh
Naman Shah
Suhail Khandwani
Ricardo Romell

PAST PRESIDENTS

Dharmesh Jain
Vyomesh Shah
Paras Gundecha
Pravin Doshi
Mohan Deshmukh
Mofatraj Munot
Rajnikant Ajmera
Late G. L. Raheja
Late Lalit Gandhi
Late Babubhai Majethia

CREDAI-MCHI UNITS

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Ajay Ashar

PRESIDENT, KALYAN-DOMBIVLI

Ravi Patil

PRESIDENT, MIRA VIRAR CITY

Ashit Shah

PRESIDENT, RAIGAD

Ateeque Khot

PRESIDENT, NAVI MUMBAI

Prakash Baviskar

Ref. No. MCHI/PRES/18-19/292

May 30, 2019

To

Shri Pravin Pardeshi (I.A.S.)

Municipal Commissioner,

Municipal Corporation of Greater Mumbai

Mumbai - 400 001.



Ref.: PB-4317/629/C.R.118(III)/2017/UD11 dated 12th November 2018.

Respected Sir,

Regulation No. 33(19) prescribes additional FSI for commercial user in CBD or plots situated in Residential or Commercial zone or Independent plot converted in Residential or Commercial zone from Industrial zone. While sanctioning the said provision Government has also proposed such additional FSI for plots which are not reserved/designated in the DP except affected by proposed DP roads/sanctioned RL under MMC act and parking reservation (kindly refer to the notification no TPB-4317/629/CR-118(III)/2017/EP(DCPR)/UD-11 dated 21st September, 2018 and Corrigendum issued under no TPB-4317/629/C.R.118(III)/2017/UD11 on 12th November, 2018).

The provision to regulation 33(19) prescribes the premium to be levied while allowing entire commercial development on a plot situated in Commercial zone/Independent plot in Residential zone excluding area covered under reservation/designated in the DP except affected by proposed DP roads/sanctioned RL under MMC act.

However, erroneously Government's intention to include Parking reservations for allowing entire commercial development as stated in the Corrigendum appears to be missing from this prescription although the premium is linked to the provision. To bring in the clarity we request you to issue further Corrigendum in this regard.

Furthermore the note below Table excludes areas under Reservations, DP roads, RL under MMC Act for computation of FSI whereas the provision includes DP/RL road areas and Parking lots. Rectification/ Corrigendum on this aspect also needs to be issued.

Thanking you,

Your sincerely,

For CREDAI-MCHI


Nayan A. Shah
President


Bandish Ajmera
Hon. Secretary


Sanjiv Chaudhary MRICS
Chief Operating Officer