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Prakash Baviskar

Ref. No. MCHI/PRES/19-20/052

September 23, 2019

To,

Shri Praveen Pardeshi (I.A.S.)

Municipal Commissioner

Municipal Corporation of Greater Mumbai
Mumbai - 400 001.



Sub: Suggestion objection for the T5 draft for ongoing proposal to deal with applicability of regulation 14(A) of DPCR 2034.

Respected Sir,

With reference to above and your approval of UD to Municipal commissioner of MCGM for the above referred matter dated 11th July and 31st July, we want to submit our concerns as follows.

It is understood that the Amenity area is to be given on the basis of the balance potential of the plot and not the balance basic FSI of the plot wherein for ongoing layout it should be calculated only for the balance basic FSI of the plot.

To calculate the amenity as per regulation 14(A), the balance plot potential including additional FSI is proposed to be considered which gross injustice to the plot owner.

AMENITY CALCULATION AS PER 1991 AND 2034			
Sr. No.	Description	Area in Sq.mt.	
1.	Plot Area	30000	
2.	Amenities as per regulation 27 of 1991 DCR @ 5% of total plot area	1500	A
3.	Net plot area for plot as per 1991 DCR	28500	
4.	Assume that basic FSI of the plot as per 1991 DCR is consumed after deducting 15% RG	24225	
5.	The Plot potential as per 2034 DCR considering 9 m road width	57000	
6.	Balance plot potential as per 2034 DCR	32775	
7.	Plot area for calculation of Amenity 14(A) as per draft T-5 policy	13929.38	
8.	Plot % for 5% amenity	35.09%	
9.	Plot % for 10% Amenity	64.91%	
10.	Additional Amenity as per draft T-5 policy even though amenity as per 1991 is complied with and basic plot potential consumed	1148.56	B

11.	Additional Basic BUA permissible as per 2034 DCR	4275	
12.	Additional Amenity to be given based on additional basic potential as per DCPR 2034	213.75	C

As per above table it is seen that to consume balance basic FSI potential of only 4275 sqmt we have to give additional amenity plot of 1148.56 sqmt over and above 1500 sqmt already handed over as per DCR 1991, where it should be only 213.75 sqmt.

Sir, we request that for the ongoing layouts where permission is already granted and layout Terms & Condition are precise in only those layouts amenity should be calculated for the 15% RG potential and not anything else.

Thanking you,

Yours faithfully,

For CREDAI-MCHI



Nayan A. Shah
President



Bandish Ajmera
Hon. Secretary




Sanjiv Chaudhary MRICS
Chief Operating Officer

CC:

Hon'ble Shri Devendra Fadnavis
Chief Minister
State of Maharashtra
Mantralaya, Mumbai - 400 032

Dr. Nitin Kareer (I.A.S.)
Principal Secretary - I
Urban Development Department
Government of Maharashtra
Mantralaya, Mumbai - 400 032.

मुख्यमंत्री सचिवालय
महाराष्ट्र शासन
मंत्रालय, मुंबई - ४०० ०३२.
दिनांक ०३/११/१९


प्रधान सचिव (उर्वि-१)
नगरविकास विभाग,
महाराष्ट्र शासन, मंत्रालय,
मुंबई - ४०० ०३२.