

Ref. No. MCHI/PRES/19-20/656

August 18, 2020

PRESIDENT
Nayan A. Shah

IMMEDIATE PAST PRESIDENT
Mayur Shah

PRESIDENT-ELECT
Deepak Goradia

VICE PRESIDENTS
Boman Irani
Harish Patel
Nainesh Shah
Domnic Romell

ADDL. VICE PRESIDENT
Sukhraj Nahar

HON. SECRETARY
Bandish Ajmera

TREASURER
Mukesh Patel

SPECIAL PROJECTS
Parag Munot
Sandeep Raheja
Jayesh Shah
Sanjay Chhabria
Rasesh Kanakia

HON. JT. SECRETARIES
Navin Makhija
Sandeep Runwal
Shailesh G. Puranik
Dhaval Ajmera
Pratik Patel

JT. TREASURERS
Nayan Bheda
Munish Doshi

CO-ORDINATORS
Tejas Vyas
Shailesh Sanghvi
Pritam Chivukula

COMMITTEE MEMBERS
Jagdish Ahuja
Jitendra Jain
Deepak Gundecha

INVITEE MEMBERS
Pratul Shah
Raajesh Prajapati
Sachin Mirani
Nikunj Sanghavi
Rajeev Jain
Shyamal Mody
Digant Parekh
Rushank Shah
Samyag Shah
Jayesh C. Shah
Sunny Bijlani
Sahil Parikh
Naman Shah
Suhail Khandwani
Ricardo Romell
Harshul Savla

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
PRESIDENT, THANE UNIT
Ajay Ashar

PRESIDENT, KALYAN DOMBIVLI
Deepak Mehta

PRESIDENT, MIRA VIRAR CITY
Ashit Shah

PRESIDENT, RAIGAD
Kiran Bagad

PRESIDENT, NAVI MUMBAI UNIT
Vijay Lakhani

To,
Shri Bhushan Gagrani (I.A.S.)
Principal Secretary
Urban Development Department (I)
Government of Maharashtra

Sub: Request for Amendment in DCPR 2034 Reg 17(1)(20)(b)

Respected Sir,

In Regulation 17(1)20 sr no (b) where reserved land is more than 5 Hectares additional BUA should be 100 % of the plot area transferred. (SAME AS PER LAND LESS THAN 5 HECTARES AS PER AR 17(1)(20)(a).

If submitted there is no rational basis to penalize a land owner of a larger land who handover larger area to the MCGM viz a land owner handing over smaller area under the same regulation. It is therefore submitted that there should be parity in FSI irrespective of land area.

Plot area < 5 H proforma as per regulation 17(1) (20) (a)		
Road width more than 27 m		
Plot Area		49,500.00
Land to surrender	70%	34,650.00
Premium FSI		2.5
Perm. BUA		
Plot FSI	2.5	123,750.00
Surrender Land FSI	100%	34,650.00
Total Perm. BUA		158,400.00

Plot area >5 H as per regulation 17(1)(20)(b)		
Road width more than 27 m		
Plot Area		51,000.00
Land to surrender	70%	35,700.00
Premium. FSI		2.5
Perm. BUA		
Plot FSI	2.5	127,500.00
Surrender Land FSI	50%	17,850.00
Total Perm. BUA		145,350.00

Plot area >5 Hecter Proposed Proforma as per regulation 17(1) (20) (b)		
Road width more than 27 m		
Plot Area		51,000.00
Land to surrender	70%	35,700.00
Permi. FSI		2.5
Perm. BUA		
Plot FSI	2.5	127,500.00
Surrender Land FSI	100%	35,700.00
Total Perm. BUA		163,200.00

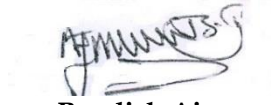
CREDAI-MCHI Request

If submitted there is no rational basis to penalize a land owner of a larger land who handover larger area to the MCGM viz a land owner handing over smaller area under the same regulation. It is therefore submitted that there should be parity in FSI irrespective of land area.

Yours Sincerely,
For CREDAI-MCHI



Nayan A. Shah
President



Bandish Ajmera
Hon. Secretary