

**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**

Praful 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

Ref. No. MCHI/PRES/19-20/659

August 18, 2020

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

**Sub: CREDAI-MCHI suggestions and also few clarifications with regard to  
DCPR 2034**

Respected Sir,

Sir, we all are confident that your exceptional, commanding and dynamic leadership will ensure in that real estate gets its lost shine back and CREDAI-MCHI assure you our continued support in best way possible. We strongly believe, together we can certainly about a positive environment in the Real Estate and general wellbeing of our society.

The following Suggestions are for your kind consideration and necessary consideration

- 1) We would to bring to you notice that today award worth of Rs. 18600 cr are pending before MCGM towards the compensation for Road widening, Nallas, Water pipelines. The ground realty is that it is not viable to get reservation as corporation doesn't have funds to be pay money.

Hence CREDAI-MCHI propose TDR 3.0 times should be granted for Road and utilities like water pipeline, Nallas, etc. This will incentives the land owner for allowing the development of the said reservation, Also MCGM will not get burden with monetary compensation.

**CREDAI-MCHI request the department to please consider our above request for granting TDR 3.0 times.**

- 2) 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). As current provision is of 50% additional BUA of the plot transfered

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 Hektor <b>Proposed Proforma</b> 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.

- 3) Land handed over as amenity under DCPR- 14(A)(iii) of DCPR- 2034 should not be deducted from computation of FSI of the plot. The below proforma is made based on the current regulation

As per present Practice Proforma		
Road width more than 27 m		
Plot Area		19,500.00
AOS as per 14 (A)		1,450.00
Net Plot Area		18,050.00
Basic FSI		18,050.00
TDR + Premium FSI	1.5	27,075.00
Total BUA		45,125.00

<b>Proposed Proforma</b>		
Road width more than 27 m		
Plot Area		19,500.00
AOS as per 14 (A)		-
Net Plot Area		19,500.00
Basic FSI		19,500.00
TDR + Premium FSI	1.5	29,250.00
Total BUA		48,750.00

The above proforma clearly shows that Land being taken from land owner without compensation Monetary or FSI which is ex facie illegal under law.


**CREDAI-MCHI request the department to make the necessary correction by issuing necessary notification**

**Thanking you**

**Yours Sincerely,  
For CREDAI-MCHI**



**Nayan A. Shah**  
President



**Bandish Ajmera**  
Hon. Secretary