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Prakash Baviskar

Ref. No. MCHI/PRES/18-19/373

July 19, 2019

To

Dr. Nitin Kareer (I.A.S.)

Principal Secretary - I

Urban Development Department

Government of Maharashtra

Mantralaya, Mumbai - 400 032.

Anagla
19/07/19

लिपिक
प्रधान सचिव (नवि-१)
नियंत्रिका विभाग,
महाराष्ट्र शासन, मंत्रालय,
मुंबई - ४०० ०३२.

Sub. : Charging Premium on land that are reserved in the sanctioned development plans for e.g. hospital, fire brigade, school etc. and being developed under the Accommodation reservation policy dated 2nd May 2016

Respected Sir,

As per our discussions yesterday with regards to the implementation of the Hon'ble SC Order on ULC, on behalf of CREDAI-MCHI, we kindly request you to bear the following in mind while framing the policy for the same.

It may be pertinent to note in this context that as per the Accommodation Reservation Policy announced by the Government of Maharashtra on 2nd May 2016, and also as per the DCPR 2034 Regulation 17(1), the owner is obliged to handover 50% of the total plot or so (which may be exempted under ULC) as per DCPR 2034 Regulation 17 (1) to the MCGM.

Say for example, as per the PR Card, the total area of a plot (which may be exempted under ULC) is 4000 sq.mtrs. and as per sanctioned DP, the above land is reserved for public purpose, like Hospital, School etc.

As per the Accommodation Reservation Policy and also as per the DCPR 2034 Regulation 17(1), the owner is obliged to handover 50% or so of the afore-mentioned land i.e., an area of 2000 sq. mtrs. along with the amenity. The remaining 50% of the plot (balance 2000 sq mtrs) is allowed to be developed by the developer.

If the above plot, say was in Ghatkopar or Malad with as ASR rate of Rs. 50,000/- per sq mtr, then a premium of only Rs. 50,000/- x balance plot area i.e 2000 sq mtr x 15% = Rs. 1.5 Cr. Should be payable to Government of Maharashtra as a onetime premium as derived above.

CREDAI-MCHI PRAYER

In such case since the 50% land area will be handed over to MCGM, the onetime premium should only be charged on the balance plot area retained by the owner as per the DCPR 2034 Regulation 17(1) for such reservation mentioned in the sanctioned development plan.

Your sincerely,

For CREDAI-MCHI

Nayan A. Shah
President

Bandish Ajmera
Hon. Secretary

Sanjiv S. Chaudhary MRICS
Chief Operating Officer