

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. JOINT SECRETARIES

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

JOINT 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
Rajesh 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
Ajay Ashar

PRESIDENT, KALYAN-DOMBIVLI
Deepak Mehta

PRESIDENT, MIRA VIRAR CITY
Ashit Shah

PRESIDENT, RAIGAD
Kiran Bagad

PRESIDENT, NAVI MUMBAI
Prakash Baviskar

Ref no. MCHI/PRES/19-20/147

To,
Shri Vinod P. Chithore
Chief Engineer (Development Plan) &
Director (ES & P)
MCGM



March 03, 2019

Sub: Request regarding Circular for allowing Instalment Facility be made applicable to Staircase and Lift core with Overhead Water Tank

Ref: MCGM Circular No. CHE/DP/30567/Gen dated 04.01.2017

Respected Sir,

1. We request your kind attention to the above referred Circular dated 04.01.2017. Per this Circular guideline were issued for allowing the construction of staircase / staircase lobby / lift/lift lobby/LMR and OHT upto the total proposed height of the building as sanctioned in approved concession by Hon'ble MC, when CC for the structure of the proposed building is being requested in multiple phases.
2. We further draw your attention to Clause no. 8 of the same Circular wherein it is stated that "No instalment facility will be granted in respect of the area comprised in staircase and lift core for which C.C. is required."
3. Subsequently revised instalment facility has been issued dated 17.09.2019. It is requested that the Clause no. 8 of the said Circular be deleted and the Circular for Instalment Facility dated 17.09.2019 be made applicable such that all the dues related to the staircase and lift core with Overhead Water Tank for which CC is granted shall be cleared prior to granting OC/part OC for those floors.
4. The above requested revision will help the industry immensely during these times of distress in the sector.

CREDAI-MCHI Prayers

We request you to please delete the Clause no. 8 of the Circular mentioned.

Thanking you for your kind co-operation.

Thanking you,
For CREDAI-MCHI

Nayan A. Shah
President

Bandish Ajmera
Hon. Secretary

CIRCULAR

Sub: Policy guidelines for allowing construction of staircase/staircase Lobby/ lift / lift lobby/ lift machine room/ overhead water tank (staircase and lift core with Overhead Water Tank) upto the total proposed height of the building as sanctioned in approved concessions by MC, when CC for the Structure of the Building Proposed when CC for the Structure of the Building Proposed is being requested in multiple phases.

Ref: No.MCP/6789 dated 03.01.2017

The following guidelines will be implemented for allowing the construction of staircase/ staircase lobby/ lift/ lift lobby/ lift machine room/ overhead water tank (staircase and lift core with Overhead Water Tank) upto the total proposed height of the building as sanctioned in approved concessions by Municipal Commissioner, when CC for the Structure of the Proposed Building is being requested in multiple phases.

After Concession are approved by Municipal Commissioner and on receipt of the request from Architect/ Developer, the plans will be approved for the staircase/ staircase lobby/ lift/ lift lobby/ lift machine room/ overhead water tank (staircase and lift core with Overhead Water Tank) upto total proposed height of building as per the sanction in approved Concession by Municipal Commissioner for permissible full potential of FSI, in addition to the area which can be approved with available FSI in a phase of the building/ wing of the project on following conditions:-

- 1) The premium for allowing staircase/ lift/ lift lobbies/ staircase lobbies, free of FSI shall be recovered for all such area at all levels before approval of plans for staircase core as stated above.
- 2) On request of Architect/ Developer for grant of C.C. for staircase/ lift core same may be issued for construction of staircase/ staircase lobby/ lift/ lift lobby/ lift machine room/ overhead water tank (i.e. staircase and lift core with Overhead Water Tank) up to proposed height of building for which concessions are approved by Municipal Commissioner and for the built up area for the approvable FSI.
- 3) C.C. beyond plinth for structure shall be granted, on merits, as per the FSI available and irrespective of the C.C. granted for structure.
- 4) For granting approval and C.C. for the staircase and Lift core for the proposed full height of the building, the floors proposed by utilizing following FSI shall not be considered even if the concession are approved in principal by Municipal Commissioner.
 - a. Built up area proposed by utilizing FSI which can be approved only by State Government shall not be considered.
 - b. Built up area proposed by utilizing FSI which requires area correction (if any) to be certified by Competent Authority.
 - c. Plot potential generated due to change in reservation/ deletion of any road/ reservation if any.

- 5) Common Registered Undertaking-cum- Indemnity Bond as per EODB including following clauses shall be insisted from the Architect/ Developer before grant of C.C. for permitted height of staircase/ lift core with overhead water tank.
- A) That the precautionary measures of safety of the structure & its occupants will be provided and undertaken during the constructions.
 - B) That the structural engineers certificate will be submitted certifying that design of staircase/ lift core will have seamless connection with balance R.C.C. work which will be connected to the core after receipt of appropriate approvals.
 - C) That the portion of staircase and Lift core will be removed by the Developer at his risk and cost within 30 days, if the plans of upper floors are not feasible to be approved or are rejected for any reason.
 - D) That the amount of premium recovered by allowing staircase/ staircase lobby/ lift/ lift lobby area free of FSI shall not be refunded or adjusted against any other payment in future.
- 6) The NOC from Civil Aviation and High Rise Committee for proposed height & M.O.E.F. for the proposals affected by CRZ & or for the proposed construction area more than 20,000 sq.mt. (i.e. total BUA to be consumed on plot as per approved concession) shall be insisted before grant of C.C. wherever applicable.
- 7) Such proposals will be processed/ approved by Exe. Engineer concerned in autoder with existing facility available till the regular provision is made in the system.
- 8) No instalment facility will be granted in respect of the area comprised in staircase and lift core for which C.C. is required.
- 9) This circular will be applicable for all new as well as ongoing proposals.

Sd/-23.12.2016
(V.P. Chithore)
Ch.E.(DP)

Sd/-02.01.2017
(Ajoy Mehta)
Municipal Commissioner

No:CHE/DP/30567/Gen Dtd.: 04.01.2017

Dy.Ch.E.(DP) I/ II/ Dy.Ch.E.(BP)City/ Dy.Ch.E.(BP)ES/ Dy.Ch.E.(BP)WS-I/ Dy.Ch.E.(BP)WS-II/
Dy.Ch.E.(BP)Spl.Cell / Dy.Ch.E.(PPPP) / E.E.(P) to Ch.E.(D.P.) EEDP(CITY) E.E.D.P.(E.S.)
E.E.D.P.(W.S.)H&K / E.E.D.P.(W.S.)P&R/ E.E.(TP) E.E.B.P.(W.S.)H/ EEBP(WS)K/ EEBP(WS)P/
EEBP(WS)R/ E.E.B.P.(CITY)II/ E.E.B.P.(CITY)III/ E.E.B.P.(CITY)III/ E.E.B.P.(E.S.)IV/ E.E.B.P.(E.S.)III/
E.E.B.P.(Spl.Cell) I & II/ Dy.Ch.(Planner)D.P./E.E. (M.C. Office)

For information & to take further necessary action in this regard.

(Signature)
04/01/17
(V.P. Chithore)
Ch.E.(DP)