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Mohan Deshmukh  
Mofatraj Munot  
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**CREDAI-MCHI UNITS**

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**PRESIDENT, NAVI MUMBAI**

Prakash Baviskar

Ref. No. MCHI/PRES/17-18/172

March 15, 2018

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

**Sub: Suggestions/Objections on Draft DCPR 2034**

Dear Sir,

CREDAI-MCHI would like to request its participation by submitting its Suggestions and Objections on the Draft DCPR 2034 in city's development plan. These suggestions and objections have been drafted after discussing with the stakeholders and put forth for accountability and transparency in the real estate business.

Our Chamber's main perspective with reference to the DCPR Suggestions is as follows:

**1) Regulation No. VI/33(10) Redevelopment for Rehabilitation of Slum Dwellers :**

- In suburbs and extended suburbs where the basic ratio of the ASR rate of open developed land and Cost of Construction prescribed in ASR is 3.00 or less, an additional incentive FSI up to 50% of the Rehab component be made admissible for Sale and allowed to be consumed in-situ.
- In case of Slum Redevelopment Scheme on privately owned land, LOI may be granted with a condition to submit consent of slum dwellers at the time of granting IOA.

**2) Regulation No. VII/34(3.4)(2) Information Technology & Information Technology enable services**

- Total FSI for IT/ITEs Buildings as prescribed in No. VI/33(13) may be allowed on plots more than 2.0 ha in SDZ

**3) Regulation No. VI/33(19) Additional FSI for Commercial user development in Central Business District or plots situated in Residential or Commercial:**

- Development for Residential purpose to the extent of 30% of the entire permissible FSI under this regulation may be allowed.
- Premium for granting additional BUA beyond permissible FSI as per Table 12 may be charged at 40% of the ASR for open developed land of FSI 1.
- Such development may be allowed on plots where conversion of Zone from I to R is proposed.
- In case where plot is affected by Accommodation reservation, then development under this regulations may be allowed on balance land after deducting the area of plot handed over to MCGM along with built up amenity developed under AR.

We await your kind consideration in this matter.

Thanking you,

Yours faithfully,

**For CREDAI-MCHI**



**Mayur Shah**  
President



**Domnic Romell**  
Hon. Secretary



**S. S. Hussain, I.A.S. (Retd.)**  
Chief Executive Officer

15/3/18  
15/3/18  
15/3/18