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**IMMEDIATE PAST PRESIDENT**

Paras Gundecha

**PRESIDENT-ELECT**

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Nayan Shah

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Boman Irani

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I.A.S. (Retd.)

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Sandeep Runwal

Bandish Ajmera

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Rajan Bandelkar

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**PAST PRESIDENT**

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**MCHI-CREDAI UNITS**

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Johar Zojwalla

President, Raigad

Rajesh Prajapati

President, Navi Mumbai

Arvind Goel

Hon. Secretary, Mira Virar City

Shailesh Sanghvi

Ref. No. MCHI/GEN/13-14/093

January 20, 2014

To,  
**Shri. Rajan Kop**  
Joint Secretary  
Urban Development Dept.  
Govt of Maharashtra  
Nirmal Bhavan,  
Mumbai - 400 032

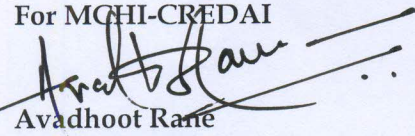
Dear

With reference to the newly formulated 'Standardised building bye-laws for A,B and C class Municipal Councils' under section 363 of Maharashtra Municipal Act 1965 by the Urban Development Dept. of Govt. of Maharashtra, we have the following queries and clarifications to be sought on urgent basis:

1. Is the Neral - Mamdapur region covered under these bye-laws?
2. Is the Rasayani adjacent growth centre villages of Chambarli, Rees, Rasayani, Lodhivli belt covered under these bye-laws?
3. Is the entire MMR and non-MMR region of Raigad & Thane district covered under these bye-laws?
4. Table no. 13 on page 80 clause no. 6 mentions that for plots abutting Road of width upto 9 m, min size shall be 100 sq.m. shall have min width of 7m, front margin of 3.0 m. and side and rear margins of 1.5m & 1.5m respectively, FSI shall be 1.00 and FSI with payment of premium shall be 0.20 and further that Only G + 2 structure shall be allowed. Please throw light on the said clause, does it mean that even larger plots of 1000 sq.m. or so need to confirm to the highlighted condition? Or is it possible to build structures over G+2 on plots abutting roads of width under 9 m.?
5. Is any system (formula) created by UD dept ?... on how the premium will be calculated & collected by Municipal councils as till date no bldg plans is still passed by any Municipal Council in Raigad district according to New DCR or Old DCR.

Above clarification on the above issues is most important for Architects and Developers alike to formulate future course of action; so that there is no comparison or misclarification of the provisions as envisaged in relevant DCR. Official clarification on the said issues would be very much helpful to us.

With Warm Regards,  
For MCHI-CREDAI

  
**Avadhoot Rane**  
General Manager (Liaison)

**MCHI-CREDAI** (ISO 9001:2008)

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20/01/14.