MCHI - CREDAI

(O/C)

MCHI/GEN/14-15/192 May 15, 2015

To,
Shri Sanjay Banait
Deputy Director,
Town Planning Department,
Govt. of Maharashtra,
Mumbai.

Subject : Suggestion to Regulation 33(24) of DCR for Greater Mumbai 1991

Ref. : Gazette Notice to the proposed modification to Regulation 33(24) of DCR 1991 for Greater Mumbai u/s. 37(1AA).

Dear Sir,

With reference to the above subject, MCHI-CREDAI is hereby submitting it's suggestions with this letter (Annexure –I copy enclosed) to the proposed modification to Regulation 33(24) of DCR 1991 for Greater Mumbai u/s. 37(1AA).

Submitted for your necessary consideration please.

Regards,
For MCHI-CREDAI

Avadhoot Rane
General Manager

26/5/15
उपसंचालक नगर रचना, बृहन्मुंबई
यांचे लिपिक
उपसंचालक नगर रचना, बृहन्मुंबई
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MCHI-CREDAI (ISO 9001:2008)
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ANNEXURE - I

Regulation No.	Existing Provision	Proposed Provision	MCHI-CREDAI's Suggestion
Clause (x) of Regulation 33(24)	The developer of the public parking lot (PPL) shall pay 'premium', worked out as per the following formula :- Premium = 40% of [Value of the additional built up area corresponding to the incentive FSI admissible under this Regulation, as per the A.S.R. prepared by the I.G.R. Maharashtra State – (Cost of construction of PPL + Cost of any extra amenities/ facilities provided + cost of construction of built-up area corresponding to the incentive F.S.I. admissible under the Regulation)] For the purpose of calculating premium as above, the cost of construction of PPL including amenities/ facilities and the cost of construction of built-up area corresponding to the incentive FSI admissible under this Regulation for the financial year 2011-2012 shall be taken as Rs.15,000/- per sq. mtrs. and Rs.25,000/- per sq. mtrs. respectively Revised construction costs shall be notified by the Municipal Commissioner of Municipal Corporation of Greater Mumbai every year in April, based in the average increase in Material Price Index of RBI (70% weigthage)	The developer of the public parking lot (PPL) shall pay 'premium', worked out as per the following formula:- Premium = 60% of [Value of the additional built up area corresponding to the incentive FSI admissible under this Regulation, as per the A.S.R. prepared by the I.G.R. Maharashtra state – (Cost of construction of PPL + Cost of Construction of built-up area corresponding to the incentive F.S.I. admissible under this Regulation)]. For the purpose of calculating premium as above, the cost of construction of PPL including amenities/ facilities and the cost of construction of built-up area corresponding to the incentive FSI admissible under this Regulation for the financial year 2011-2012 shall be taken as Rs. 15,000/- per sq. mtrs. and Rs.25,000/- per sq. mtr. respectively. Revised construction costs shall be notified by the Municipal Commissioner of Municipal Corporation of Greater Mumbai every year in April, based on the average increase in Material Price Index of RBI (70% weightage) and Labour Index (CI) (30% weightage	**Premium = 40% of [Value as per Residential Ready Reckoner Rate for additional incentive built-up area due to application of DCR 33(24) less (cost of construction of PPL + cost of any extra facilities provided + cost of construction of incentive FSI)].** It is now learnt that the Govt. is proposing enhancement in the premium of 40% to 60% in the formula mentioned above. It may be mentioned here that Govt. is increasing the Ready Reckoner Rate (RR rate) by about 25% every year even though real estate market has slowed down. If the proposed enhancement is imposed by Govt., then it will be very difficult to avail of the amenity of PPL for the public purpose. If the premium in the formula given above is increased from 40% to 60% as being considered by the Govt., then it is unreasonable and impracticable

	and Labour Index (CPI) (30% weightage) during the previous financial year, over the year preceding that. Provided that all the development of public parking lots for which letter of Intent has been issued by the Corporation as per the DC Regulation 33(24), published vide Notification dated October 20, 2008, excepting those which have progressed substantially, shall have to follow the provisions of Regulations 33(24) as amended vide this Notification and shall have to pay the premium at the rate of 50% of what they would have otherwise been required to pay as per the amended provision.	during the previous financial year, over the year preceding that. Provided that all the developments of public parking lots for which letter of Intent has been issued by the Corporation as per the DC Regulation 33(24), published vide Notification dated October 20, 2008, excepting those which have to follow the provisions of Regulations 33(24) as amended vide this Notification and shall have to pay the premium at the rate of 50% of what they would have otherwise been required to pay as per the amended provision. Provided further that all the developments of public parking lots for which IOD/IOA has not been issued as per proposed modification published vide Notification dated 19th March 2012 and sanctioned modification published vide Notification dated 6th August 2014, shall have to pay the premium as per the amended provision.	for the owners/Developers to propose any Public Parking in Mumbai, which is a need of the City.