

Ref. No. MCHI/PRES/19-20/136

February 26, 2020

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-BOMBAY
Deepti Mehta

PRESIDENT, MIRAJ-VIRAR CITY
Ashutosh

PRESIDENT, RAIGAD
Kiran Bagad

PRESIDENT, NAVI MUMBAI
Prakash Baviskar

To,
Shri Iqbal Singh Chahal (I.A.S.)
Principal Secretary (1)
Urban Development Department
Government of Maharashtra
Mantralaya, Mumbai - 400 032

Sub: Issue with regard to Applicability of 33(7)(b)

Respected Sir,

We would like to bring to your notice that Societies buildings that have been demolished between 2016 and November 2018 are not getting the benefit of regulation 33 (7) B i.e. Additional FSI of 15 % of existing authorized Built up area / 10 sq mtr per tenement whichever is more. This benefit is available for the society buildings which are demolished after November 2018. Our request is that the benefit of 33 (7) B should be made available to the buildings demolished after 2016.

The regulation 33 (7) B says that it will be applicable for the redevelopment of existing authorized buildings which are of thirty years of age or more. In other word the buildings which are old enough and dilapidated and required immediate demolition and redevelopment. Also the rule explained that the age of the building shall be as on the first January of the year in which complete redevelopment proposal is submitted to the commissioner and shall be calculated from the

1. Date of Occupation certificate or alternately
2. From the first date of assessment as per the property tax record in respect of such building or building on which balance / admissible FSI has been consumed by way of vertical extension as per then prevailing regulation available with MCGM.


There are many societies who had applied in the year 2006 to 2016 and obtained IOD but the work could not be started, they failed to vacate and demolish the old building and could not obtain commencement certificate for various reasons. In such cases IOD is lapsed since the DCPR 2034 is implemented from November 2018, benefit of 33 (7) (B) should be given such buildings provided the Building is not demolished and IOD is lapsed. Our request is that in such cases the age of the building should be considered from the date of Occupation certificate or from the date of assessment as per the property tax record to the date of demolition of the building or first CC and not from the date of the application made in the year 2006 or 2008 or so till 2016 and benefit of regulation 33 (7) B i.e. Additional FSI of 15% of existing authorized Built up area / 10 sq. mtr. per tenement whichever is more should be given to such society.

We hope that our above suggestion will be considered and necessary action will be taken to bring the parity.

Thanking you,

Yours Sincerely,
For CREDAI-MCHI

Nayan A. Shah
President


Bandish Ajmera
Hon. Secretary

CREDAI - MCHI