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Pritam Chivukula

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PRESIDENT, KALYAN-DOMBIVLI

Ravi Patil

PRESIDENT, MIRA VIRAR CITY

Ashit Shah

PRESIDENT, RAIGAD

Ateeque Khot

PRESIDENT, NAVI MUMBAI

Prakash Baviskar

Ref. No. MCHI/PRES/19-20/017

August 19, 2019

To,

Hon'ble Shri Devendra Fadnavis
Chief Minister
State of Maharashtra
Mantralya, Mumbai - 400 032

मुख्यमंत्री सचिवालय
महाराष्ट्र शासन
मंत्रालय, मुंबई - ४०० ०३२.
दिनांक २०/८/१९

Sub: Reviving Housing Construction in Mumbai. Meetings held on 29.06.2019, 01.07.2019, 18.07.2019 with representatives of NAREDCO, MCHI and PEATA regarding various premiums/charges on Real estate development.

Respected Sir,

We sincerely appreciate the steps taken by Government to reduce the various premiums/charges to revive the Real Estate sector. The Real Estate industry is going through very arduous times, and these steps will provide a much needed impetus to the sector. Many changes that are currently under implementation like reduction in Fungible FSI premium, Additional FSI for IT/Commercial Development, Development Charges for Commercial & Residential Developments, will further boost growth and create jobs in the State.

In addition to the other premiums, we would like to draw your attention to Open Space Deficiency premium. Based on earlier DCR 1991, many projects were approved as mechanically lighted & ventilated considering all sides as dead wall to the building. In the new DCPR 2034, same provisions have continued, and only the clause numbers have changed (as shown in the below table). Therefore, artificially lighted and ventilated building (as per NBC 2016) having 9m open space should be considered adequate, by considering sides of building as dead wall as per clauses 40 (2) & 41 (2) Table-A of DCPR 2034. Based on the above facts, we request you to give the necessary direction to MCGM to continue the earlier practice followed by MCGM, as the clause regarding the artificial light and ventilation has not been changed in DCPR 2034. As per clause 41 (2) Table-A of DCPR 2034, dead wall provision of 9m (instead of 6m in DCR 1991) shall be followed for open space requirement purposes for artificially lighted and ventilated buildings.

DCR 1991	DCR 2034
Clause 42(3) Where lighting and ventilation requirements are not met through day-lighting and natural ventilation, they shall be ensured artificial lighting and ventilation in accordance with the provisions of Part VIII, Building Services Section-I, Lighting and ventilation, National Building Code.	Clause 40(2) Where lighting and ventilation requirement are not met through day-lighting and natural ventilation they shall be ensured through artificial lighting and ventilation in accordance of Part VIII, Building Service Section-I, Lighting and ventilation. National Building Code.

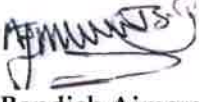
Clause 29(f) Dead Wall Provision- For a building of height of 24m or more such exterior space shall be minimum 6m...	Clause 41(2) Table - A Dead Wall Provision- 9m for more than 120m ht. of building
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Sir, we humbly request your support to implement these steps to revive the Real Estate sector, and provide the much needed impetus to boost the economy, and generate jobs in the State.

Thanking you.

Yours Sincerely,
For CREDAI-MCHI


Nayan A. Shah
President


Bandish Ajmera
Hon. Secretary

C.C to:
Shri Ajoy Mehta (I.A.S.)
Chief Secretary
Government of Maharashtra
Mantralaya, Mumbai - 400032.

लिपिक
मुख्य सचिवांचे कार्यालय
सामान्य प्रशासन विभाग
मंत्रालय, मुंबई ४०० ०३२
2018/19