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KARJAT-KHALAPUR-KHOPOLI

To,
The Deputy Director Town Planning
ENSA huts, E block,
Azad Maidan, Mahapalika Marg
Mumbai – 40001

Sub : Suggestion/Objection to Proposed modification 33(24) proposed in DCPR 2034.

Ref : UD notice under 37(1)AA vide no TPB/4321/543/CR 186/2021/UD 11 dated 28/02/2022

Dear Sir,

With reference to above, notice under 33(7) (1AA), the proposed new regulation proposed 24 under reg. 33 of DCPR 2034 is for mainly development of plots for buildings belonging to MHADA or Tenanted buildings belonging to MCGM which are more than 30-year-old or dilapidated.

In this regard, there is duplication to certain extent, as Tenanted plots prior to 1969 belonging to MCGM and Building of MHADA under PMPG of 30-year-old or declared dilapidated are already proposed to be redeveloped under Reg. 33(7) of DCPR 2034 as per proposed modification on 08.07.2021 by UD department.

Therefore, there is no need for new regulation as all other parameters are same and benefit to MCGM /MHADA best interest also lie in the fact that it be developed under Reg. 33(7), we therefore humbly request you to consider only a minor change in Reg. 33(7) modified on 08.07.2021 as below

Sr. No	DCPR 2034 original provision as per 18 may 2034	Modification sanctioned on 08.07.2021 under Ref 33(7)	Suggestion/Objection – now proposed
33(7) (1)	(1) For reconstruction/ redevelopment to be undertaken by same or different landlords or Cooperative societies of landlords and Cooperative Housing Societies (existing or proposed) of existing tenants or by Co-op. Housing Societies of landlords and/or occupiers of a cessed building existing prior	(1) For reconstruction / redevelopment to be undertaken by same or different landlords or Cooperative societies of landlords and Cooperative Housing Societies (existing or proposed) of existing tenants or by Co-op. Housing Societies of landlords and/or occupiers of a cessed building existing prior	(1) For reconstruction/ redevelopment to be undertaken by same or different landlords or Cooperative societies of landlords and Cooperative Housing Societies (existing or proposed) of existing tenants or by Co-op. Housing Societies of landlords and/or occupiers of a cessed building existing prior

लिपिक

उपसंचालक, नगर रचना, बृहन्मुंबई
इन्सा हटमेंट, "ई" बलॉक, आझाद मैदान
महाराष्ट्र Chamber of Housing Industry

	<p>to 30/9/1969 in Island City, which attracts the provisions of MHAD Act, 1976 and for reconstruction/ redevelopment of the buildings of Corporation existing prior to 30.09.1969, FSI shall be 3.00 on the gross plot area or FSI required for rehabilitation of existing tenants plus incentive FSI as specified in sr. no 5(a) below whichever is more.</p>	<p>to 30/9/1969 in Island City, which attracts the provisions of MHAD Act, 1976 and for reconstruction/redevelopment of the buildings of Corporation existing prior to 30.09.1969, or buildings which were earlier constructed by MHADA under PMGP and have completed 30 years of age or declared unsafe by Competent Authority, FSI shall be 3.00 on the gross plot area or FSI required for rehabilitation of existing tenants plus incentive FSI as specified in sr. no 5(a) below whichever is more.</p>	<p>to 30/9/1969 in Island City, which attracts the provisions of MHAD Act, 1976 and for reconstruction/redevelopment of the buildings of Corporation existing prior to 30.09.1969, or buildings which were earlier constructed by MHADA /Or Tenanted building of MCGM which have completed 30 years of age or declared unsafe by Competent Authority, FSI shall be 3.00 on the gross plot area or FSI required for rehabilitation of existing tenants plus incentive FSI as specified in sr. no 5(a) below whichever is more.</p>
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Suggestion no 2 :

The process of redevelopment for handing over of land and compensation can be decided by land owning authority and that can be termed as additional rehab such as the case as 33(9)(20) and incentive to be granted to project proponent creating win-win situation for land owing authority as well

Suggestion no 3 :

Clause of 33(24) (25) for clubbing of schemes similar to 33(7) to be retained with 10% difference premium instead of 30% premium as the case is in 33(7) (10) and should also be applicable for 33(9)

Suggestion no 4 :

Incentive table / rehab area / surplus distribution to be on par with 33(7) to promote such redevelopment schemes which otherwise will get left out

As such PMGM schemes of MHADA which are similar age group and proviso is already sanctioned to be developed under 33(7)(1) as modified on 08.07.2021

Sir, we request you to kindly consider our request on above, and give us personal hearing to explain further

Thanking you,

Yours faithfully,

For **CREDAI-MCHI**



Boman Irani
President



Dhaval Ajmera
Hon. Secretary