

MANAGING COMMITTEE
2022-2023

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Deepak Goradia

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Ajay Ashar

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Shrikant Joshi
Jayesh Shah
Shailesh Puranik
Parag Shah
Sukhranj Nahar

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Dhaval Ajmera

TREASURER
Pritam Chivukula

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Shahid Balwa
Parag Munot
Rajendra Chaturvedi
Rajesh Prajapati
Harshul Savla
Parth Mehta

HON. JT. SECRETARIES
Pratik Patel
Tejas Vyas

JT. TREASURERS
Mukesh Patel

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Nainesh Shah
Bandish Ajmera
Sandeep Raheja
Subodh Runwal
Rasesh Kanakia
Gautam Ahuja
Deepak Gundecha

SPECIAL ADVISORS
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Gautam Chatterjee
Ar. Hafeez Contractor
Anuj Puri
Ankur Gupta
Adv. Parimal Shroff

INVITEE MEMBERS
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Jackbastian Nazareth
Venkat K. Narayan
Abhishek Kapoor
Amit Thacker
Gurminder Singh Seera
Munish Doshi
Nishant Agarwal
Cherag Ramakrishnan
Azim F. Tapia
Jayesh C. Shah
Shailesh Sanghvi
Sunny Bijlani
Binitha Dalal
Sahil Parikh
Nikunj Sanghavi
Rushank Shah
Ricardo Romell
Samyag Shah
Rushi Mehta
Rajeev Jain

YOUTHWING CONVENOR
Naman Shah

PROCUREMENT CONVENOR
Nimish Ajmera

WOMEN'S WING CHAIRPERSON
Mona Ajmera

CREDAI-MCHI UNITS
THANE
KALYAN-DOMBIVLI
MIRA VIRAR
RAIGAD
NAVI MUMBAI
PALGHAR BOISAR
BHIWANDI
SHAHAPUR-MURBAD
URAN-DRONAGIRI
ALIBAG
KARJAT-KHALAPUR-KHOPOLI

o/c
CREDAI-MCHI

Ref. No. MCHI/PRES/22-23/223

Date: 27/6/2022

To,
Dr. Iqbal Singh Chahal (I.A.S.)
Municipal Commissioner,
Brihanmumbai Municipal Corporation.
Fort, Mumbai

Sub: Request for Appointment

Respected Sir,

CREDAI-MCHI would like to express its sincere gratitude for the support extended to us from time to time with regard to the various issues being faced by the real estate industry.

We further would request your kind attention on the following issues and necessary action with regard to the same.

1. **Concession approval issued by MCGM should be considered by the SEACs and SEIAA** to validate the proposal 's conformity with local planning rules and provisions as applicable from time to time.
2. Lift well Area in respect to FSI – CREDAI-MCHI requests you to **recover the premium only once** as per NBC norms.
3. Request for **extension of instalment facility in premium payable** to state Government. The extension of the instalment payment scheme on premium payable to State Government, MSRDC, Dharavi redevelopment projects, MMRDA, MHADA etc.
4. MCGM charges **Open Space Deficiency premium** to approve building plans that do not provide open space in accordance with the requirement of DCPR. OSD is generally created upon use of additional FSI in the form of TDR, premium FSI and fungible FSI. Zonal FSI for city is 1.33 and suburbs is 1.00. However as per table 12, further FSI is permitted. FSI in city is 3.00 and suburbs is 2.50/ Further 35% fungible FSI is permitted over and above the permissible FSI. The TDR/FSI availed on payment of premium and TDR is 67.2% for the city and 70.3% for the suburbs. As per previous practice of MCGM under DCR 1991 OSD was charged at 10% of normal rate for premium FSI and TDR. The deficiency was pro rata calculated and premium worked out accordingly.
5. In regulation 17(1)20, Sr. No. 5 (3)(b) where reserved land is more than 5 hectares additional BUA should be 100% of the plot area transferred. **There is no rational basis to penalise a land owner of a larger land who hand overs larger area to MCGM viz a land owner handing over smaller area under the same regulation. We request to have a parity in FSI irrespective of the land area.**
6. **CFO service fees to be charged only after the award of CC** as post CFO NOC, developer has to go through various stages of IOD, Environment NOC and then apply for CC as RERA also mandates for commencing work post CC. Hence, we request that annual CFO fire service fees to be charged prospectively only post award of CC without any interest.
7. **Amenities built under 17(1) of DCPR 2034:** Once the amenity is built and OC is obtained, authority to take charge of the amenity at the earliest. As currently corporation waits for the name change in PR card which takes min 6 to 12 months.

Maharashtra Chamber of Housing Industry

Maker Bhavan II, 4th Floor, 18, V. Thackersey Marg, New Marine Lines, Mumbai - 400 020.
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8. **Clarification in 33(7) to allow incentive on the area exceeding 120 sq. M along with additional BUA of 5%** to existing Non Residential Tenants which are to be converted from Non-residential to Residential, as per original user due to hardship in planning.
9. Request to **issue necessary circular in regard to the non-levy of development cess for the projects approved between 20/8/19 to 19/8/21 on the basis of circular issued by MHADA dated 15/7/2020**, which says that if the demand letter of payment premium is generated prior to 19/8/21, then the developer is entitled for the benefits mentioned under the circular dated 20/08/2019, which included waiver of development cess.

Therefore, to discuss on the above in detail, we request your appointment for a meeting with our delegates. Kindly grant us suitable date and time, convenient to you in this week.

Looking forward your kind consideration and earliest appointment.

Thanking you,

Yours faithfully,
For CREDAI-MCHI


Boman Irani
President


Dhaval Ajmera
Hon. Secretary