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KARJAT-KHALAPUR-KHOPOLI



Ref: MCHI/PRES/22-23/259  
Date: 10.08.2022

To,  
Dr. Iqbal Singh Chahal (I.A.S.)  
Municipal Commissioner  
Brihanmumbai Municipal Corporation  
Fort, Mumbai - 400 001

Sub: Directives under section 154 of MRTP for reduction in premium by extension of notification TPB/4319/189/CR 123/2019/ UD 11 dated 20.08.2019 for one year for development of Cluster development under 33(9) of DCPR 2034.

Ref: 33(9) notification modified on 08.07.2021

Respected Sir,

The Government of Maharashtra, vide notification TPB/4319/189/CR 123/2019/ UD 11 dated 20.08.2019 for 2 years which ended on 19.08.2021 has provided various concession for promoting the development in city considering various hardship the development sector is facing. The city during pandemic times was benefitted due to several such schemes by Government, which helped avert major economic crisis. The Building industry / The flat buyers and the Government greatly benefitted due to reduction in premium as it was proved that revenues also increased by reducing cost.

Sir, the impetus needs to be continued to reduce cost of development and make it more affordable in city like Mumbai, and in light of construction material cost increase, same needs to be further cushioned so buyers and as well all stake holders including Government can benefit due to increase in revenue by reducing cost of development, due to reduction in premium

Further, the city needs enhanced boost to cluster development over any form of development for better light ventilation and quality of living, However, while various redevelopment took place, cluster development was always a back set due to lack of enough incentives provide being inadequate, Redevelopment under cluster development was first introduced on March 2<sup>nd</sup> 2009, modified on 09.09.2014 thereafter DCPR 2034 was approved on 08.05.2018, however since then till now less than 20 schemes have been proposed and not more than 5 schemes have been approved.

After several representations, Provision under 33(9) was modified on 08.07.2021 and incentive was improved making schemes viable, however within a month the benefits offered by above notification TPB/4319/189/CR 123/2019/ UD 11 dated 20.08.2019 for 2 years which ended on 19.08.2021 was over and schemes under 33(9) could not avail same benefits as other schemes could, and now we request you to please consider to extend the benefits to start with cluster development the said notification extension on immediate basis.

**Maharashtra Chamber of Housing Industry**

Maker Bhavan II, 4<sup>th</sup> Floor, 18, V. Thackersey Marg, New Marine Lines, Mumbai - 400 020.  
Tel: 42121421, Fax: 4212 1411/407 Email: secretariat@mchi.net Website: [www.mchi.net](http://www.mchi.net)

Sir, we request you to consider and extend the said notification for all development schemes in Mumbai for the better development of our city. However, this is most deservingly needed presently for cluster redevelopment 33(9) of DCPR 2034 as this scheme was modified on 08.07.2021 and has seen some progress finally, however developers could not avail the benefit during pandemic time. Hence the request is that this be extended by a minimum 2 years to give boost to Development, specially the cluster development. This will be good for planned development for Mumbai city by promoting larger cluster development with Green certification.

We hope that our above request will be considered positively and necessary direction will be issued in this regard.

Thanking you,

Yours faithfully,  
For CREDAI-MCHI



Boman Irani  
President



Dhaval Ajmera  
Hon. Secretary