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ALIBAG  
KARJAT-KHALAPUR-KHOPOLI

To  
Shri Eknath Shinde ji  
Hon'ble Chief Minister  
Government of Maharashtra  
Mantralaya, Mumbai

मुख्यमंत्री सचिवालय  
महाराष्ट्र शासन  
मंत्रालय, मुंबई ४०० ०३२  
दिनांक १९/१०/२०२२

**Sub: To allow recovery of Market value for BUA to be handed over to MHADA under 33(9) on par with 33(7) policy to be adopted for Cluster development under 33(9) of DCPR 2034**

Respected Sir,

The housing department has approved as policy for 33(7) on 27.06.2022. copy attached along with this letter to recover 110% of market value in lieu of surplus area to be handed over to MHADA in development of cess properties subject to condition that min area of surplus is planning is not less than 400 sqft. As such the surplus area received is used by MHADA for hand over to PAP / other projects where size of flat required is 400 sqft max., and in case of larger tenement handed over, same is sold in open market at lower price than ready reckoner in most cases.

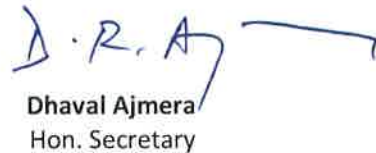
Sir, we request you to consider similar policy for 33(9) to all monetary compensation at 110% of market value similar to policy approved by housing on 27.06.2022. subject to condition that planning to have flats size not less than 400 sqft a per policy. And at present same is recovered before OC, however in order generate revenue for MHADA same can be recovered much in advance in 2 stage 20% at issue of NOC to release such BUA to be handed over to MHADA and 80% before OC to said area.

Further to boost cluster redevelopment, a concession of 50% needs to be provided for a period of one year to promote cluster development which is the need of the hour for city like Mumbai and development of cluster will bring more indirect/direct revenues, promote job creation and create affordable housing for city of Mumbai. The recovery for one year will be 50% of each stage as recommended above i.e. 10% at issue of NOC for BUA to be released to be handed over area and 40% before OC to said area, this will help MHADA generate revenue for their own projects / redevelopment being undertaken by MHADA on MHADA lands.

Sir, we request you to consider above recommendation from the industry to promote larger cluster development.

Yours faithfully,  
For CREDAI-MCHI

  
Boman Irani  
President

  
Dhaval Ajmera  
Hon. Secretary

**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)