

PRESIDENT
Boman Irani

IMMEDIATE PAST PRESIDENT
Deepak Goradia

PRESIDENT-ELECT
Ajay Ashar

VICE PRESIDENTS
Domnic Romell
Shrikant Joshi
Jayesh Shah
Shailesh Puranik
Parag Shah
Sukhraj Nahar

HON. SECRETARY
Dhaval Ajmera

TREASURER
Pritam Chivukula

SPECIAL PROJECTS
Shahid Balwa
Parag Munot
Rajendra Chaturvedi
Raajesh Prajapati
Harshul Savla
Parth Mehta

HON. JT. SECRETARIES
Pratik Patel
Tejas Vyas

JT. TREASURERS
Mukesh Patel

COMMITTEE MEMBERS
Harish Patel
Nainesh Shah
Bandish Ajmera
Sandeep Raheja
Subodh Runwal
Rasesh Kanakia
Gautam Ahuja
Deepak Gundecha

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

INVITEE MEMBERS
Mohit Malhotra
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

To
Dr. Bhushan Gagrani (I.A.S.)
Additional Chief Secretary
Urban Development Department (I)
Government of Maharashtra
Mantralya, Mumbai

Sub: Clarification on applicability of 'Chapter - 11 Acquisition and Development of Reserved Sites in Development Plans' of UDCPR to the Development Plan Reservations affecting Integrated Township Projects.

Ref. : Government Notification Dt. 02/12/2020 for sanctioning UDCPR.

Respected Sir,

We would like to bring to your attention 'Reg.11.1 Manner of Development of Reserved Site in Development Plan (Accommodation Reservation Principle)' of 'Chapter - 11 Acquisition and Development of Reserved Sites in Development Plans' stipulates that the use of lands situated within the limits of Planning Authority which have been reserved for certain purpose in the Development Plan, shall be regulated in regard to type and manner of development/ redevelopment according to the provisions mentioned therein. Further 'Reg.11.0 General' states that these regulations shall be applicable for the areas within the jurisdiction of planning authorities, unless otherwise specified.

With reference the subject cited above, it is submitted that the Regulations no. 14.1.1 and 14.1.2 of UDCPR contain the provisions for Integrated Township Project (I.T.P.) for Regional Plan and Development Plan areas. In some cases, part of the lands included in I.T.P. schemes are affected by D.P. Reservations. Reg.14.1.1.10 Liability of a Project Proponent/s, Sub regulation (ii) states "The Regional Plan roads and reservations which are included in ITP shall be developed by the project proponent and after development made available to general public."

As such, there is no specific mention of manner of Development of Reservations affecting I.T.P. In a general case, if a land in a scheme is affected by reservations in Development Plan, then Accommodation Reservation Principle is made applicable to such schemes. In case of I.T.P. the amenities viz. Garden, Parks, P.G., Schools, Health care facilities, Public Assembly facilities, Public utilities (such as Fire Brigade stn., Police stn., Public Parking etc.) and economic activities are required to be provided in accordance with the provisions of UDCPR which consumes approx. 40% of the scheme area leaving only 60% of the plot area for development. As such, it is just and proper to make Accommodation Reservation Principle applicable to the D.P. Reservations in I.T.P. schemes at par with the general schemes.

In view of above, we seek your clarification regarding applicability of 'Chapter - 11 Acquisition and Development of Reserved Sites in Development Plans' to the I.T.P. schemes from the U.D.D.

Yours faithfully,
For CREDAI-MCHI

Boman Irani
President

Dhaval Ajmera
Hon. Secretary

Maharashtra Chamber of Housing Industry

Maker Bhavan II, 4th 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