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2022-2023**

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Pritam Chivukula

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Parag Munot
Rajendra Chaturvedi
Raajesh Prajapati
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Tejas Vyas

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Ar. Hafeez Contractor
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Sahil Parikh
Nikunj Sanghavi
Rushank Shah
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WOMEN'S WING CHAIRPERSON
Mona Ajmera

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

o/c
CREDAI - MCHI

Ref: MCHI/PRES/22-23/359
Date: 08.12.2022

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



Sub: Request to allow clubbing of scheme u/s. 33(20) (B) with any other development approved as per the provisions of DCPR 2034.

Respected Sir,

The regulation number 33(20)B of DCPR 2034 deals with the development of Affordable Housing (AH) / Rehabilitation & Resettlement (R & R) on private plot or plot of authority other than Government / MCGM / Appropriate Authority. As per the provisions of the reg.no.33(20)(B) the permissible FSI is allowed to be exceeded upto 4.0 when the private plot owner proposed to develop the land for AH / R & R tenements and handover the area of AH / R & R tenements free of cost to BMC.

Reference is please requested circular under no.CHE/DP/25346/Gen dated 04.07.2022. As per the said circular approved by Hon'ble M.C. Sir has granted approval for (i) Combination & Clubbing, (ii) Reduce premium as per the methodology adopted (iii) Stages of release of additional FSI & (iv) Offsite infrastructure charges. Further, Chief Engineer (DP) requested UD department to issue suitable directions regarding open space deficiency premium and offsite infrastructure charges in respect of proposals which are submitted under reg.no.33(20)(B). The reply from UD department is still awaited.

As per the approval granted by Hon'ble Municipal Commissioner, the combination & clubbing as per the FSI available as per Table 12 of Reg.no.30 (A) and 33(20)(B) is permitted with clubbing the said development with other proposals approved as per DCPR 2034. The clubbing provision mentioned in the reg.no.33(20)(B) (I) is being operative with providing AH / R & R component within same ward or adjoining ward or within the distance of 5 Kms and payment of unearned income equal to 40% of difference sale value of shifted built up area of AH / R & R component as per ASR.

As per the above said provision, the scheme becomes attractive, and lot of developers and societies are thinking over to submit the proposal in accordance with the above regulation and policy. It may be mentioned here that, the regulation allows to club and shift the entire AH / R & R component including base FSI and corresponding sale component from additional FSI two or more schemes under these regulations can be permitted to be interchanged. However, officers of BMC have interpreted that the scheme being approved under reg.no.33(20)(B) will not be allowed to club with the sale component of the proposal approved under reg.no.33(10) or reg. no. 33(11) of DCPR 2034 as the Planning Authorities are different. At present, there are various Special Planning Authorities i.e. SRA, MMRDA, MHADA, CSIANA are processing the proposals in Mumbai, City & Suburbs. The said authorities are allowing the development as per the provisions of DCPR 2034.

Maharashtra Chamber of Housing Industry

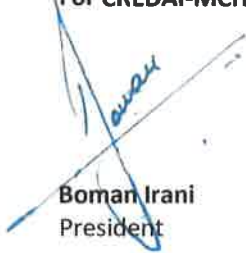
Maker Bhavan II, 4th Floor, 18, V. Thackersey Marg, New Marine Lines, Mumbai - 400 020.
Tel: 42121421, Fax: 4212 1411/407 Email: secretariat@mchi.net Website: www.mchi.net

It may be mentioned here that, the regulation has been conceptualized for generation of tenements for AH / R & R on private plot to help to remove the encroachment from Municipal roads / reservations and effectively implement the Development Plan 2034 of our city. The said tenements generated from such schemes can be utilized for speedy execution of the vital public purpose projects. The tenements from any schemes available for sale without any subsidized cost should be allowed to be clubbed with said PAP tenements for speedy implementation of such type of schemes. Ultimately BMC will get the tenements for rehabilitation in lieu of clubbing with further payment of unearned income as per regulation.

In view of the above provision & policies, it is requested to allow the clubbing the schemes approved under reg.no.33(20)(B) with any scheme approved as per provisions of DCPR 2034 and approved by any Planning Authority.

Thanking you for your continuous support

**Yours faithfully,
For CREDAI-MCHI**



Boman Irani
President



Dhaval Ajmera
Hon. Secretary