

PRESIDENT
Boman Irani

IMMEDIATE PAST PRESIDENT
Deepak Goradia

PRESIDENT-ELECT
Ajay Ashar

VICE PRESIDENTS
Dominic Romell
Shrikant Joshi
Jayesh Shah
Shallesh 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
Shallesh 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

लिपिक
प्रधान सचिव (नवि-१)
नगर विकास विभाग
महाराष्ट्र शासन, मंत्रालय

Sub: Request for amendment मुंबई-17(1) 2034 no viii of DCPR 234

Respected Sir,

CREDAI-MCHI urges for your kind attention to the regulation 17(1) 20 Sr. No. (viii) of DCPR 2034. The said regulation is with regard to the additional BUA permissible for handing over of developed reservation to MCGM plot, where reserved land is more than 5 Hectares.

Sir, we would like to highlight the disparity in the above mentioned regulation for having land parcels more than 5 ha and the FSI permitted for the land to be surrendered to MCGM. As per the regulation Sr. no. (viii) b - in case of reservation area more than 5 ha, additional BUA equal to 50% of area of the plot so transferred to MCGM/appropriate Authority.

We have made a proforma with regard to total built up area permitted as per the current regulation.

Plot area < 5 H proforma as per regulation 17(1) (20) (a)		
Road width more than 27 m		
Plot Area		49,500.00
Land to surrender	70%	34,650.00
Permi. FSI		2.50
Perm. BUA		
Plot FSI	2.5	123,750.00
	100	
Surrender Land FSI	%	34,650.00
Total Perm. BUA		158,400.00

Plot area > 5 H proforma as per regulation 17(1) (20) (b)		
Road width more than 27 m		
Plot Area		51,000.00
Land to surrender	70%	35,700.00
Permi. FSI		2.50
Perm. BUA		
Plot FSI	2.5	127,500.00
Surrender Land FSI	50%	17,850.00
Total Perm. BUA		145,350.00

It is clear from the above proforma that plot with less than 5 ha. will have total permissible BUA of 1,58,400 sq ft where the plot with more than 5 ha. will have lesser permissible BUA of 1,43,350 sq. ft. This is unjust for the land owner. CREDAI-MCHI says that there is no rational basis to penalize a land owner of a larger land who handovers larger area to the MCGM viz a land owner handing over smaller area under the same regulation.

CREDAI-MCHI humbly request to that there should be parity in FSI for handing over the reservation plot to MCGM irrespective of the land area.

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

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