

**MANAGING COMMITTEE
2022-2023**

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
Rajesh 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
Rakesh Kanakia
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
Nikhil Sanghvi
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
AUBAG
KARJAT-KHALAPUR-KHOPOLI

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CREDAI - MCHI

Ref. No. MCHI/PRES/22-23/374
Date: 28/12/2022

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

Sub:- Development of small plots reserved under AH/RR

Respected Sir,

There are several small plots of land ranging from 100-1000 sq. mtr. reserved for AH/RR in the DP-2034 situated in Mumbai City. As per regulation 17 of the DCPR-2034 plots reserved for AH/RR can be developed by the owner, whereunder 40% of the plot area is to be carved out by the owner and 50% of the FSI is to be constructed and handed over to the MCGM against grant of TDR. As such the land area to be carved out would be between 40 sq.mt. to 400 sq.mt.

It is submitted that once the land area is carved out, then developer has to consume the potential of the entire land on the balance plot area ranging from 60 sq.mt. to 600 sq.mt.

It is submitted that such a situation makes both the plot to be handed over to the MCGM and the remaining plot available to the developer, diminutive and unbuildable. It is therefore submitted that the MCGM should allow development of plots upto 1000 sq.mt. and reserved for R&R on the following lines:-

- The land owner shall pay the MCGM 40% the land rate as per the RR upon being granted permission to develop.
- The land owner should hand over ready tenements of 300 sq. ft. and upto 800 sq.ft. within the same ward equal to 50% FSI of the reserved plot.

It is submitted that the above situation will not only make the development of small plots viable but also get MCGM upfront PAP/RR tenements before commencement of development of the reserved land in addition to the monetary compensation.

We request you to kindly consider the above.

Thanking you,

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

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