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Naman Shah

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Mona Ajmera

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THANE

KALYAN-DOMBIVLI
MIRA VIRAR
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PALGHAR BOISAR
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SHAHAPUR-MURBAD
URAN-DRONAGIRI
ALIBAG

KARJAT-KHALAPUR-KHOPOLI

Ref: MCHI/PRES/22-23/394

Date: 13.02.2023

To,

Shri Sunil Rathod

Chief Engineer (Development Plan)

Brihanmumbai Municipal Corporation
Fort, Mumbai - 400001



Sub: Directives under section 154 of MRTP for reduction in premium by extension of notification TPB/4319/189/CR 123/2019/ UD 11 dated 20.08.2019 for one year for development of Cluster development under 33(9) of DCPR 2034, waiver of Development charge for cluster development and deletion of clause 6.18 in 33(9) 13.15 by carrying suitable modification in DPR 2034 as per due process of law

Ref: 33(9) notification modified on 08.07.2021, TPB/4319/189/CR 123 /2019UD 11 on 20.08.2019

Respected Sir,

The Government of Maharashtra, vide notification TPB/4319/189/CR 123/2019/ UD 11 dated 20.08.2019 for 2 years which ended on 19.08.2021 has provided various concession for promoting the development in city considering various hardship the development sector is facing. The city during pandemic times was benefitted due to several such schemes by Government, which helped avert major economic crisis. The Building industry / The flat buyers and the Government greatly benefitted due to reduction in premium as it was proved that revenues also increased by reducing cost.

Sir, The impetus needs to be continued to reduce cost of development and make it more affordable in city like Mumbai, and in light of construction material cost increase, same needs to be further cushioned so buyers and as well all stake holders including Government can benefit due to increase in revenue by reducing cost of development, due to reduction in premium

Further, the city needs enhanced boost to cluster development over any form of development for better light ventilation and quality of living, However, while various redevelopment took place, cluster development was always a back set due to lack of enough incentives provide being inadequate, Redevelopment under cluster development was first introduced on March 2nd 2009, modified on 09.09.2014 thereafter DCPR 2034 was approved on 08.05.2018, however since then till now less than 20 schemes have been proposed and not more than 5 schemes have been approved.

After several representations, Provision under 33(9) was modified on 08.07.2021 and incentive was improved making schemes viable, however within a month the benefits offered by above notification TPB/4319/189/CR 123/2019/ UD 11 dated 20.08.2019 for 2 years which ended on 19.08.2021 was over and schemes under 33(9) could not avail same benefits as other schemes could, and now we request you to please consider to extend the benefits to start with cluster development the said notification extension on immediate basis.

Sir we request you to consider :

Request 1 : To allow reduction in premium on par with notification TPB/4319/189/CR 123/2019/ UD 11 dated 20.08.2019 under section 154 of MRTP and 50% reduction on same as applicable

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

Request 2 : To consider request to reduce development charge by modification by state Government under section of 124 of MRTP act

Request 3 : To consider premium for non-composite sale wing at 2.5% on par with sale component of 33(10) by following process under section 37 of MRTP act inviting suggestion/objection and issue of final notification under 37(2) there after (by deleting exception clause 6.18 in sub clause 33(9) -13.15) by carrying out suitable modification

Developer association have highlighted that cluster development is the future for city development and rehab tenement being given free of cost and large scale development, reduction in premium will help boost development further there may reduction in one-time recovery of premium, but due to development property tax will increase multifold times which will be repeated annual income to BMC and will help BMC increase revenues year upon year due to new development under cluster.

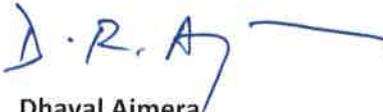
This will help to promote development of city in planned manner, competing with cities in developed countries, rather than pencil type development where quality of life is affected and buildings are constructed on marginal open space affecting health of people overall. However, fees and deposits shall be paid to MCGM as per practice for administrative purpose.

By giving boost to cluster development which will be larger planned development, city of Mumbai today's needs in the redevelopment scheme of things and by promoting larger cluster development with Green certification / and reducing the load on city of Mumbai infrastructure as a pre-condition by extending above benefits as highlighted above.

Thanking you,

**Yours faithfully,
For CREDAI-MCHI**


Boman Irani
President


Dhaval Ajmera
Hon. Secretary

CC:

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

