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



**Sub:** Request for reduction in various premiums charged by B.M.C. towards projects for Social amenities such as students' housing, working women hostels, and senior citizens' accommodation.

Respected Sir,

Mumbai is a densely populated city with limited affordable housing options. Students, working women, and senior citizens often face challenges in finding affordable and safe accommodation in the city.

Economist Intelligence Unit's (EIU) Global Liveability Index, has ranked Mumbai relatively lower in recent years. In the 2021 Global Liveability Index, Mumbai was ranked 121<sup>st</sup> out of 140 cities assessed, reflecting the challenges it faces in terms of liveability.

Social amenities such as Students' Housing, Working Women Hostels, and Senior Citizens' Homes provide affordable housing solutions tailored to their specific needs.

Reducing various premiums can play a crucial role in promoting these social amenities by reducing costs, increasing affordability, incentivizing developers, expediting development and fostering public-private partnerships.

By creating an enabling environment for the development of social amenities by private developers, Mumbai can ensure that students, working women and senior citizens have access to safe, affordable, and supportive housing options, contributing to their well-being and enhancing the overall liveability of the city.

As of now, DCPR 2034 (Development Control and Promotion Regulations 2034) does not include any specific provisions for incentivizing private developers to construct social amenities.

However, it is important to note that policies need to change and may be updated over time to address evolving needs and challenges of our city.

We therefore kindly request your consideration in reviewing the premiums charged for social amenities proposed by developers on privately owned plots and taking steps towards reducing them. This would have a significant positive impact on the affordability and accessibility of these amenities for those in need and contribute to a more inclusive and equitable community in our city.

Thank you for your kind attention to this matter. We look forward to a favourable response.

Yours faithfully,

Yours sincerely,  
For CREDAI-MCHI

**Dominic Romell**  
President

**Dhaval Ajmera**  
Hon. Secretary

#### **Maharashtra Chamber of Housing Industry**

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