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To,

Shri Manoj Saunik (I.A.S.)

Chief Secretary,

Government of Maharashtra

Mantralaya, Mumbai – 400 032

Sub: Request to amend requirement of H.R.C recommendation for buildings up to 250 mtrs. in all redevelopment projects under Reg. 33 of DCPR 2034.

**Ref: (1) MoM of the meeting headed by the then Chief Secretary, dated 12th Jan 2021
(2) Our letter bearing No. MCHI/PRES/22-23/403 dtd. 21.2.2022 addressed to the then Chief Secretary, Shri Manu Kumar Srivastava (I.A.S.)**

Respected Sir,

With reference to the above referred letters submitted on the subject matter, we would once again like to bring to your kind attention and highlight that a meeting was held on 12/01/2021, under the Chairmanship of Shri Sanjay Kumar (then Chief Secretary) wherein it was decided that for the projects under reg. 33(9) of DCPR 2034, requirement of proposal going to Technical Committee for High Rise Buildings has been amended from 120 mtrs. to 250 mtrs.

Sir, it is a well-known fact that redevelopment projects in Mumbai are executed under reg. 33(5), 33(7), 33(7) A, 33(7)B, 33(9), 33(10) 33(11) and other redevelopment scheme under reg. 33 of DCPR 2034. In order to promote holistic development, it is just to give eligible benefits to all redevelopment projects planned and being executed under all the above regulations. We would like to highlight that maximum redevelopment will be carried out under Reg. 33(7) and 33(10), as maximum resident/ population is either staying in Slum or dilapidated buildings.

CREDAI-MCHI would like to pray that restricting such benefit only for projects under 33(9) shall create disparity to other developments taking place in Mumbai city and the suburbs. CREDAI-MCHI requests your positive support to all the redevelopment projects in Mumbai, especially in these crucial timelines. Such proposals submitted to H.R.C. takes minimum of 6 calendar months and such delay clearly affects the project viability.

At present in Mumbai only Structural, Geotechnical and CFO parameters are looked after by the Technical committee for High Rise Buildings. The parameters of Structural and Geotechnical can be considered in following way.

1. The structural design submitted by the registered Structural Engineer shall be reviewed by another Structural Engineer by carrying out the Peer Review.
2. The Geotechnical parameters and reports submitted by the Geotechnical consultants shall be reviewed through another Geotechnical consultant.

We humbly request that all the project redevelopment scheme under Reg. 33 of DCPR 2034 should be considered for the same and approval for proposal with 250 mtrs. should be vested to Municipal Commissioner, MCGM instead of Technical Committee for High Rise Buildings.

Maharashtra Chamber of Housing Industry

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CREDAI-MCHI CHAPTERS : THANE | KALYAN-DOMBIVLI | MIRA BHAYANDAR | RAIGAD | NAVI MUMBAI |
BHIWANDI | PALGHAR BOISAR | SHAHAPUR-MURBAD | URAN-DRONAGIRI |
VASAI VIRAR | ALIBAG | KARJAT-KHALAPUR-KHOPOLI | YOUTH NMR

CREDAI-MCHI Prayer:

The requirement of all the proposal going to Technical committee for High Rise Buildings with more than 120 mtrs. height should be extended up to 250 mtrs. to all redevelopment project under Reg. 33 of DCPR 2034 as the same is already been considered for cluster redevelopment under 33(9) of DCPR 2034.

This move shall surely facilitate timely approvals and shall also contribute towards the Ease of doing business in Mumbai.

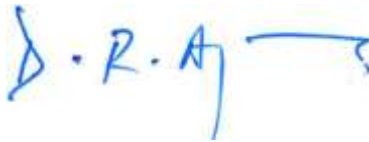
We request you to kindly consider the said prayer and give us an opportunity to meet you in person to discuss the same.

Thanking you for your continuous support.

Yours sincerely,
For **CREDAI-MCHI**



Domnic Romell
President



Dhaval Ajmera
Hon. Secretary