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Shraddha Goradia
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Sahil Parikh
Aditya Mirchandani
Rushi Ajmera

YOUTHWING CONVENOR
Naman Shah

PROCUREMENT CONVENOR
Nimish Ajmera

WOMEN'S WING CHAIRPERSON
Sejal Goradia

To,
Shri Manoj Saunik (I.A.S.)
Chief Secretary,
Government of Maharashtra
Mantralaya, Mumbai – 400032

मुख्य सचिवांचे कार्यालय
सामान्य प्रशासन विभाग
मंत्रालय, मुंबई ४०००३२
23 JUN 2023

Colour zerox held.

Sub : To Request for action on letter submitted on date 06.06.2023

Ref : CREDAI-MCHI letter no. MCHI/PRES/23-25/038 on dated 06.06.2023
Submitted to Chief Secretary of Maharashtra.

Respected Sir,

We would like to draw your kind attention towards our letter submitted on 06.06.2023 regarding the subject of Request to amend requirement of H.R.C recommendation for buildings up to 250mtrs. In all redevelopment projects under reg. 33 of DCPR 2034. (Copy attached)

We therefore request you to kindly give us an opportunity to meet you in person to discuss the same.

Thanking you,

Yours Sincerely,
For CREDAI-MCHI

Domnic Romell
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

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

MANAGING COMMITTEE
2023-2025

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YOUTHWING CONVENOR
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Nimish Ajmera

WOMEN'S WING CHAIRPERSON
Sejal Goradia

CREDAI - MCHI

Ref. No. MCHI/PRES/23-25/038
Date : 6/6/2023

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

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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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.

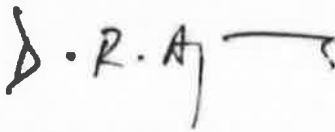
We request you to kindly consider the said prayer and give us an opportunity to meet you in person to discuss the same.

Thanking you for your continuous support.

Yours sincerely,
For **CREDAI-MCHI**



Dominic Romell
President



Dhaval Ajmera
Hon. Secretary

PRESIDENT
Boman Irani

IMMEDIATE PAST PRESIDENT
Deepak Goradia

PRESIDENT-ELECT
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VICE PRESIDENTS
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HON. JT. SECRETARIES
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CREDAI-MCHI UNITS
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URAN-DRONAGIRI
ALIBAG
KARAT-KHALAPUR-KHOPOLI

Ref: No. MCHI/PRES/22-23/403
Date: 21/2/2022

To,
Shri Manu Kumar Srivastava (I.A.S.),
Chief Secretary,
Government of Maharashtra,
Mantralaya, Mumbai - 400032

लिपिक
मुख्य सचिव का कार्यालय
सांख्यिक प्रशासन विभाग
मंत्रालय, मुंबई ४०० ०३२
21/02/2022

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 Chief Secretary dated 12th Jan 2021
(2) Our letter bearing No. MCHI/PRES/21-22/388 dtd. 10.12.2021 addressed to the then Chief Secretary, Shri Debashish Chakrabarty (I.A.S.)
(3) Our letter bearing No. MCHI/PRES/22-23/074 dtd. 14.2.2022 addressed to the then Chief Secretary, Shri Debashish Chakrabarty (I.A.S.) and copy marked to Shri Bhushan Gagrani (I.A.S.), UDD (1)
(4) Our letter bearing No. MCHI/PRES/22-23/102 dtd. 21.3.2022

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.

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Maharashtra Chamber of Housing Industry

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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.

CREDAI-MCHI Prayer:

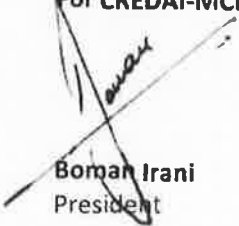
The requirement of all the proposal going to Technical committee for High Rise Buildings with more than 120 mtrs height should be extended up to 250 mtrs to all redevelopment project under Reg. 33 of DCPR 2034 as the same is already been considered for cluster redevelopment under 33(9) of DCPR 2034.

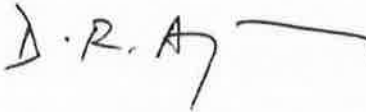
This move shall surely facilitate timely approvals and shall also contribute towards the Ease of doing business in Mumbai.

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 faithfully,
For CREDAI-MCHI


Boman Irani
President


Dhaval Ajmera
Hon. Secretary

Encl: As mentioned Above

नगर विकास विभाग / नवि-११
मा. मुख्य सचिव, महाराष्ट्र शासन यांचेकडे दि. १२/०१/२०२१ रोजी संपन्न झालेल्या
बैठकीचे इतिवृत्त.

विषय :- बृहन्मुंबई महानगरपालिका हद्दीतील उंच इमारतींच्या बांधकाम प्रस्तावाच्या
छाननीसाठी सध्याच्या व्यवस्थेचे पुनर्विलोकन करून शिफारशी करण्यासाठी शासन
निर्णय दि. २/०४/२०१३ द्वारे गठीत तांत्रिक अभ्यास गटाची बैठक.

मा. मुख्य सचिव यांचे अध्यक्षतेखाली दि. १२/०१/२०२१ रोजी संपन्न झालेल्या विषयांविषयी बैठकीस
खालील सदस्य / अधिकारी उपस्थित होते.

- (१) श्री. भूषण गगराणो, प्रधान सचिव (नवि-१), नगर विकास विभाग, मंत्रालय, मुंबई.
- (२) श्री. नरेंद्र टोंके, संचालक, पर्यावरण विभाग, मंत्रालय, मुंबई.
- (३) श्री. राजेंद्र जवजाळ, उपसचिव, सार्वजनिक बांधकाम विभाग, मंत्रालय, मुंबई.
- (४) श्री. अशोक पाटील, (उ.सं.न.र., बृहन्मुंबई), संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेवतीने.
- (५) श्री. चिटोरे, संचालक, अभियांत्रिकी सेवा व प्रकल्प, बृहन्मुंबई महानगरपालिका.
तसेच प्रमुख अभियंता (विकास नियोजन) बृहन्मुंबई महानगरपालिका.
- (६) श्री. एस.सो. देशपांडे, महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण, मुंबई यांचेवतीने.
- (७) श्री. हिवराळे, मुख्य अग्निशमन अधिकारी, बृहन्मुंबई महानगरपालिका.
- (८) श्री. दिपक गोराडोया, अध्यक्ष, क्रेडाई (CREDAI), मुंबई.
- (९) श्री. अभय वाडे, पिएटा (प्रॅक्टीसिंग इंजिनियर्स, आर्किटेक्ट्स अँड टाऊन
प्लानर्स असोसिएशन) इंडिया, मुंबई. (PEATA) यांचेवतीने.

बैठकीत झालेली चर्चा :-

बृहन्मुंबई विकास नियंत्रण व प्रोत्साहन नियमावली-२०३४ चे विनियम ३३(७) व विनियम ३३(९) मध्ये
सुधारणा करणेबाबत म्हाडास प्राप्त झालेल्या निवेदनांचे अनुषंगाने म्हाडाने शासनास सादर केलेल्या प्रस्तावात
विनियम ३३(९) अन्वये समुह पुनर्विकास योजनेत २५० मीटर उंची पर्यंतच्या इमारतींसाठी हाय राईज समितीची
मान्यता घेण्याची अट शिथिल करणेबाबतचे विनंतीचा समावेश आहे.

विनियम ३३(७) व विनियम ३३(९) मध्ये सुधारणा करणेबाबत म्हाडाकडून प्राप्त झालेल्या प्रस्तावाचे
अनुषंगाने विनियम ३३(९) अन्वये समुह पुनर्विकास योजनेत २५० मीटर उंची पर्यंतच्या इमारतींसाठी हाय राईज
समितीची मान्यता घेण्याची अट शिथिल करणेबाबतचे सदरहु मुद्द्याबाबत विषयांविषयी समितीची मान्यता घेवून
त्यानंतर आवश्यक कार्यवाही करणेबाबत नगर विकास विभागाने सादर केलेल्या प्रस्तावास मा. मंत्री महोदय
यांची मान्यता प्राप्त झाली असून त्यानुसार सदर विषयी निर्णय घेण्याबाबत बैठक आयोजित करण्यात आल्याचे
व त्याबाबत अनुषंगिक माहिती प्रधान सचिव (नवि-१) यांनी विशद केली.

बैठकीत झालेल्या चर्चेत मुख्य अग्निशमन अधिकारी, बृहन्मुंबई महानगरपालिका यांनी सांगितले की,
१२० मीटर पेक्षा उंच इमारतीकरीता अग्निशमन विभागाकडून नाहरकत परवानगी (Fire NOC) घेण्याची
तरतूद असून त्यानुसार प्रस्ताव हाय राईज समितीपुढे असला तरी किंवा नसला तरीही अशा सर्व इमारतीकरीता
अग्निशमनच्या अनुषंगाने प्रस्तावाची छाननी अग्निशमन विभागाकडून करण्यात येऊन त्यानंतरच नाहरकत
परवानगी (Fire NOC) देणे आवश्यक आहे. त्यामुळे समुह पुनर्विकास योजनेत १२० मीटर ते २५० मीटर
उंचीपर्यंतचे प्रस्तावाकरीता हाय राईज समितीची सक्ती न करण्याची विनंती मान्य करण्यास अग्निशमनचे
अनुषंगाने हरकत नाही. याबाबत प्रमुख अभियंता, बृहन्मुंबई महानगरपालिका यांनी सांगितले की, सदर विनंती
मान्य केल्यास विकास नियंत्रण व प्रोत्साहन नियमावलीमध्ये बदल करणे आवश्यक राहील.

समुह पुनर्विकास योजनेतर्गत विनियम ३३(१) अन्वये योजनेत तसेच विकास नियंत्रण व प्रोत्साहन नियमावली -२०३४ चे इतर विनियमांतर्गत प्रस्तावात देखील इमारतीची उंची १२० मीटर ते २५० मीटर उंचीपर्यंतचे प्रस्तावाकरीता हाय राईज समितीची सक्ती न करण्याबाबत तरतूद करण्यात यावी अशी श्री. अभय वाडे (PEATA) यांनी विनंती केली. तेव्हा सदर बैठकीत केवळ विनियम ३३(१) अन्वये समुह पुनर्विकास योजनेतले इमारतीचे उंचीबाबत बैठकीत निर्णय घ्यावयाचा असल्याबाबत मा. मुख्य सचिव यांनी स्पष्ट केले. त्यानुसार झालेल्या चर्चेअंती बैठकीत खालील निर्णय घेण्यात आले.

अ.क्र.	बैठकीत घेण्यात आलेला निर्णय	निर्णयाची अंमलबजावणी करणारे विभाग / प्राधिकरण	अंमलबजावणीचा कालावधी
१	<p>१) बृहन्मुंबई विकास नियंत्रण व प्रोत्साहन नियमावली-२०३४ चे विनियम ३३(१) अन्वये समुह पुनर्विकास योजनेत विकास प्रस्तावाकरीता विनियम ११(२)(A) मधील उंच इमारतीच्या प्रस्तावाची छाननी हाय राईज समितीकडून करणेसंदर्भात असलेली इमारतीच्या उंचीची १२० मीटरची मर्यादा वाढवून २५० मीटर पर्यंत करण्यात येत आहे.</p> <p>२) वरील निर्णयानुसार समुह पुनर्विकास योजनेत १२० मीटर ते २५० मीटर पर्यंत उंच इमारतीसाठी हाय राईज समितीची मान्यता घेण्याची अट शिथिल करण्यात येत असल्याने, त्याऐवजी अशा इमारतीच्या प्रस्तावास आय.आय.टी., मुंबई; एस.पी. कॉलेज, अंधेरी; व्हीजेटीआय, माटुंगा येथील तज्ञ स्ट्रक्चरल अभियंत्याकडून इमारतीचे स्ट्रक्चरल डिझाईन / जीओटेक्नीकल रिपोर्ट ची छाननी / प्रमाणपत्र प्रकल्प प्रवर्तक/ विकासकाने सादर करणे आवश्यक राहिल. त्यानुसार अशा प्रस्तावात प्रस्तावित १२० मीटर ते २५० मीटर उंच इमारतीस परवानगी देण्याबाबत निर्णय घेण्याचे अधिकार आयुक्त, महानगरपालिका यांना राहतील.</p> <p>३) बृहन्मुंबई विकास नियंत्रण व प्रोत्साहन नियमावली-२०३४ चे विनियम ३३(१) व विनियम ११(२)(A) मध्ये वरील निर्णयानुसार सुधारणा करण्यात यावी. महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३७(१कक) अन्वये फेरबदलाची कार्यवाही अनुसरून फेरबदलाची वैधानिक कार्यवाही पूर्ण होऊन फेरबदलास शासनाकडून अंतिम मंजूरी प्राप्त झालेशिवाय सदरहु सुधारणा अंमलात आणता येणार नाही.</p>	नगर विकास विभाग	दोन आठवडे

बैठकीत वरील निर्णय घेण्यात आल्याचे मा. मुख्य सचिव यांनी जाहिर केले व उपस्थितांचे आभार मानून बैठक समाप्त झाली.
