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2023-2025**

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Sunny Bijlani

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Nimish Ajmera

WOMEN'S WING CHAIRPERSON

Sejal Goradia

o/c
CREDAI-MCHI

Ref. No. MCHI/PRES/23-25/083

Date: 3/7/2023

To,

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



Sub : To Request for action on letter submitted on date 28 Dec 2022

Ref : CREDAI-MCHI letter no. MCHI/PRES/22-23/374 on dated 28 Dec 2022
Submitted to BMC.

Respected Sir,

We would like to draw your kind attention towards our letter submitted on 28 Dec 2022 to Brihanmumbai Municipal Corporation regarding the subject of Development of small plots reserved under AH/RR. (Copy Attached)

We earnestly request your prompt intervention and action to resolve the issue of the development of small plots under AH/RR.

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

Yours sincerely,

For CREDAI-MCHI

Domnic Romell
President

Dhaval Ajmera
Hon. Secretary

Encl.: As above

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

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CREDAI-MCHI UNITS
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AUBAG
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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

D. R. A.

Dhaval Ajmera
Hon. Secretary

Maharashtra Chamber of Housing Industry

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