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**WOMEN'S WING CHAIRPERSON**

Sejal Goradia

To,

**Shri Aseem Kumar Gupta (I.A.S.),**

Principal Secretary – 1

Urban Development Department

Government of Maharashtra,

Mantralaya, Mumbai.

**Subject: Request for amendment in ITP Policy under UDCPR 2020.**

Respected Sir,

This is with reference to the ITP projects which are sanctioned & are under process of execution across Maharashtra. As per the regulation 14.1.1.10 of UDCPR, the regional roads, DP roads & the reservations which are included in ITP are to be developed by project proponent & after development should be made available to general public.

The Regional/DP roads are always part of the Sanctioned Development Plan (DP) prior to Special Township Scheme (TP) / Integrated Township Policy (ITP) was sanction by GOM. As per ITP policy, 40% of the total project land is reserved for the various Buildable and Non Buildable Users which are required to be provided other than DP reservation. As per the UDCPR, additional FSI in terms of ancillary area FSI is made available to the developer. It is not viable to consume the total available FSI on the balance land of ITP which is approximately to the tune of 60% of total area. Hence the development of regional/ DP roads which are meant for general public is a huge financial burden on the developer. Further entitlement of basic FSI towards surrender of land and additional FSI towards construction of such amenity by the developer is also provided for in the MRTD Act under Sec 124.

Considering the above facts, it is requested to propose an amendment to ITP Policy wherein either development of Internal DP Roads will be under scope of local/ state planning authority or Developer will be entitled for Construction TDR/ Additional FSI for constructing the same at their own cost.

Thanking you,

Yours sincerely,  
For CREDAI-MCHI

**Domnic Romell**  
President

**Dhaval Ajmera**  
Hon. Secretary

**PS: Contact Person Mr. Sanjay Phope - +91 9619345193**

**Maharashtra Chamber of Housing Industry**

Maker Bhavan II, 4<sup>th</sup> Floor, 18, V. Thackersey Marg, New Marine Lines, Mumbai - 400 020.

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