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Sejal Goradia



Ref. No. MCHI/PRES/23-25/124  
Date : 31/8/2023

To,  
Dr. Iqbal Singh Chahal (I.A.S.), ★  
Hon'ble Municipal Commissioner,  
Brihanmumbai Municipal Corporation,  
Fort, Mumbai 400 001

Sub: To extend the validity of the Reserved land to be handed over to BMC / Appropriate Authority in case of development of Reservation under AR Policy.

Respected Sir,

We bring to your esteemed attention the matter concerning the extension of validity for the reserved land intended to be handed over to BMC / Appropriate Authority in the event of development under the Accommodation Reservation (AR) Policy.

As per Note 20 (viii) of Regulation 17(1), it is stipulated that the Built-Up Area (BUA) along with the land must be transferred within 5 years from the date of DCPR sanction, to avail additional FSI over and above the land transferred to MCGM / Appropriate Authority.

Clause Regulation 17(1) 20 (viii) states:

*"(viii) Irrespective of the provisions in these regulations for development under Accommodation Reservation (AR), there shall be no cap on the utilization of in-situ FSI/TDR potential/additional FSI on payment of premium, with respect to the plot to be handed over to MCGM / Appropriate Authority. If the developed reservation is transferred to the name of MCGM within 5 years or as specified by the Government after an extension, the following (a), (b), (c) shall be applicable."*

It is noteworthy that DCPR 2034 was sanctioned on 07.05.2018. Unfortunately, a span of 2 years was lost due to the COVID-19 pandemic, causing a standstill in real estate projects. Moreover, the final approval for the Excluded Portion (EP) was received on 23.03.2023. Hence, it became implausible for many of our members to fulfill the requirement of developing the reservation within the 5-year timeframe.

Considering this, we, the members of CREDAI-MCHI, earnestly request an extension of the validity period mentioned in Clause 17(1) 20 (viii) by an additional 5 years. Such an extension will enable numerous project proponents to benefit from this provision, resulting in more reservations being handed over to BMC for the purpose of public services.

We remain hopeful that our humble suggestion will receive your kind consideration and yield a positive outcome.

Yours sincerely,  
For CREDAI-MCHI

Domnic Romell  
President

Dhaval Ajmera  
Hon. Secretary

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**Maharashtra Chamber of Housing Industry**

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