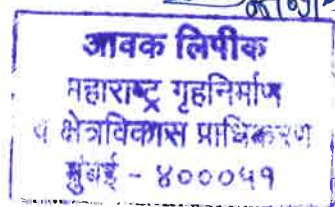


8/9/23



**PRESIDENT**  
Domnic Romell

**IMMEDIATE PAST PRESIDENT**  
Boman Irani

**PRESIDENT-ELECT**  
Ajay Ashar

**STRATEGIC ADVISOR**  
Abhishek Lodha

**SENIOR VICE PRESIDENTS**

Parag Shah  
Jayesh Shah  
Sukhraj Nahar  
Sandeep Raheja  
Rasesh Kanakia

**VICE PRESIDENTS**

Bandish Ajmera  
Shailesh Puranik  
Pritam Chivukula  
Amit Thacker  
Jackbastian Nazareth

**SECRETARY**  
Dhaval Ajmera

**TREASURER**  
Nikunj Sanghavi

**JOINT SECRETARIES**

Tejas Vyas  
Pratik Patel  
Sunny Bijlani  
Rushi Mehta

**JOINT TREASURER**  
Gurminder Singh Seera

**COMMITTEE MEMBERS**

Shahid Balwa  
Subodh Runwal  
Parag Munot  
Nainesh Shah  
Mukesh Patel  
Munish Doshi  
Rajesh Prajapati  
Shailesh Sanghvi  
Parth Mehta  
Harmohan Sahni  
Jayvardhan Goenka  
Umayang Kuwadia  
Prashant Khandelwal  
Binitha Dalal  
Ayushi Ashar  
Samyag Shah  
Ricardo Romell

**SPECIAL ADVISORS**  
Ar. Hafeez Contractor  
Adv. Parimal Shroff  
Anuj Puri

**STATISTICS AND RESEARCH**  
Dr. Adv. Harshul Savia

**INVITEE MEMBERS**

Rahul Sagar  
Ramkrishna Raheja  
Nishant Agarwal  
Harsh Hiranandani  
Ajay Nahar  
Azim F. Tapia  
Cherag Ramakrishnan  
Vijay Lakhani  
Jayesh Chauhan  
Aditya Shah  
Shradha Goradia  
Sudhanshu Agarwal  
Hussain Lalani  
Sahil Parikh  
Aditya Mirchandani  
Rushi Ajmera

**YOUTHWING CONVENOR**  
Naman Shah

**PROCUREMENT CONVENOR**  
Nimish Ajmera

**WOMEN'S WING CHAIRPERSON**  
Sejal Goradia

To,

Shri Sanjeev Jaiswal (I.A.S.),

Vice President & CEO,

Maharashtra Housing and Area Development Authority,

Grihanirman Bhavan, Kala nagar, Bandra East, Mumbai – 400051

**Sub: Suggestions for the processing of redevelopment proposals under Regulation 33(5) of DCPR 2034 at MHADA**

Respected Sir,

We would like to express our heartfelt gratitude to the respected officials of Maharashtra Housing and Area Development Authority for their admirable work in ensuring the smooth implementation of various schemes of MHADA and helping in bolstering the growth of the redevelopment proposals in MHADA Layouts. To further promote the growth of the redevelopment proposals and also to help in increasing the efficiency of approval process and to make the whole approval process of redevelopment proposals smoother, we would like to offer a few suggestions which are stated as under,

**1. Approving the concession proposals on the full potential of the plot**

- Presently the concession proposals are being approved by the Building Permission Cell (SPA Dept.) of MHADA as per the height of the building permitted by Civil Aviation Authority. In case of proposals which lie closer to the airport, or which are being affected by the funnel zone of the runway or proposals which are affected by communications criteria, etc. there are restrictions on the permissible topmost elevation for the construction of the proposed building and the height permitted by Mumbai office of AAI. The project proponent later has to make appeal to the office of AAI Delhi for additional height clearance. Once the said height is approved by the Appellate Authority, the project proponent then once again has to submit the proposal to Building permission cell for additional concessions and once gain the file is processed for approval of Hon. VP thus causing duplication of work for the Architect and Project Proponent.
- As per the current practice followed by MCGM, the concession proposals are approved for the maximum full potential of the plot and the IOA is issued as per the FSI potential that is loaded on the plot. Subsequently, the further CC is restricted as per the height permissible according to the Civil Aviation NOC issued by AAI and the balance CC is released on receipt of additional height clearance by AAI. This practice followed by MCGM is in line with the EODB guidelines issued by the Government of India and causes smoother and efficient execution of proposals of development/redevelopment.
- In most cases in MHADA, the proposals are for the redevelopment of existing societies in the MHADA layouts and in such cases effective and smooth execution of proposals is a must for the rehabilitation of existing members of housing societies.
- **In view of above facts and hardships and for smooth implementation and for EODB, we hereby request your kind good selves to adopt the similar process and approve the concession proposals on the full potential of the plot as per the Offer letter issued by REE and restrict CC up to the permit height as per Civil Aviation Authority.**

**Maharashtra Chamber of Housing Industry**

Maker Bhavan II, 4<sup>th</sup> 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](http://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

**2. Issuance of NOC for CC corresponding to the payment of premiums**

- As per MHADA Resolution no. 6749 dated 11.07.2017, the payment of premiums as per offer letter can be made in 4 equal instalments subject to the condition that NOC for IOA will be issued for the entire approved BUA as per offer letter, however the NOC for CC will only be issued for the proportionate BUA for which the payment of premium has been made. Thus, if the project proponent makes the payment of 25% of the total payable amount (1<sup>st</sup> instalment) then the NOC for CC will only be issued for 25% of the total approved BUA as per offer letter and the CC of the remaining 75% of the approved BUA will be restricted. Further when the project proponent makes the payment of the second instalment, only then the NOC for CC for the proportionate BUA is released by REE Department and so on.
- This practice followed by MHADA is causing grave hardships to the project proponent. The project proponent is granted NOC to CC for 25% of the BUA and the interest is recovered by MHADA at rate of 8.5% on the balance 75% BUA for which the NOC to CC is not released. Further MHADA also charge penal interest if the instalment is not paid within the stipulated time period. Which is not justified.
- If MHADA Authority is granting NOC to CC for 25% of BUA, then they should not levy any interest for the balance 75% of BUA which seems to be fair. And If MHADA is charging interest on the balance 75% BUA, then in that scenario MHADA should grant NOC to CC for 90% of the BUA and restrict 10% of the BUA area CC till the full payment of all the outstanding payment is made.
- The similar practice is followed by MCGM, SRA and also the Building Permission Cell of MHADA (SPA Dept.) itself. In cases wherein the payment of premiums is made in instalments, the CC will be granted for 90% of the total approved BUA and only CC will be restricted for only 10% of the total approved BUA. This practice helps in the smoother and efficient execution of the proposals.
- In view of above, we hereby request your kind good selves to grant NOC for CC for the entire approved BUA subject to the condition that the project proponent has to submit an undertaking stating that they will not create third party rights on the BUA for which the payment of premium has not been made or grant NOC for CC for 90% of the entire approved BUA and only restrict CC of the 10% of the total approved BUA or to not levy interest on the proportionate amount of BUA for which the NOC to CC is not issued.

**3. Process for the Execution of Lease Deed/Supplementary Lease Deed**

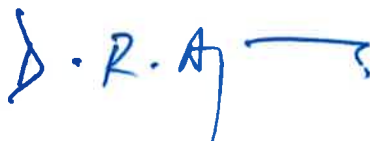
- As per the current process followed in MHADA, the execution of lease deed/supplementary lease deed usually takes a long time and the project proponent/Co – op Housing Society/Co – op Society has to approach approximately 6 – 7 departments of MHADA for various purposes before the execution of the lease deed/supplementary lease deed in favour of the society.
- Thus, to smoothen the process of the execution of the lease deed/supplementary lease deed and to make the process simpler for the members of the societies/project proponents and to make the whole process in line with the EODB policy, MHADA should set up a single window clearance system for execution of the lease deed/supplementary lease deed.

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

Yours sincerely,  
For CREDAI-MCHI



**Dominic Romell**  
President



**Dhaval Ajmera**  
Hon. Secretary