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To,
Shri Sanjeev Jaiswal [I.A.S.]
Vice President & CEO,
Maharashtra Housing and Area Development Authority,
5th Floor, Grihnirman Bhavan,
Kala Nagar, Bandra E, Mumbai- 400051

**Sub: Suggestions for proposed modification in regulation 33(5) of DCPR 2034 at
MHADA**

Respected Sir,

We would like to express our gratefulness in successfully implementing various MHADA schemes and would also like to see MHADA play a major role to bolster the quality and affordable housing stock in the state of Maharashtra and the city of Mumbai. In order to achieve the same on priority, we would like to request you to consider certain prayers as follows to boost redevelopment under 33(5) :

**1) Levy of Premium to entitlement of area to the existing members to be at par with
33(9), 33(10) and other redevelopment schemes:**

- i. As per regulation 33(5) of DCPR 2034 vide clause 2.1 A(i)(a) ' a basic entitlement equivalent to the carpet area of the existing tenement plus 35% thereof, subject to a minimum carpet area of 35 sqm'. Further clause 2.1A(i)(b) says 'an additional entitlement governed by the size of plot under redevelopment based on the plot size to be given.'

However, the said regulation is silent about the premium to be recovered for allotment of additional BUA for proposed redevelopment. MHADA charges premium on the entire allotted BUA over existing BUA. This should be reconsidered and should be at par with other redevelopment schemes.

Also in 31(3) fungible no premium is charged to the existing members and same should be considered for projects under 33(5) as well.

- 2) Issue on Levy of Premium:** As per the current practice, 7% infra charges have to be paid in addition to 4% development charges for residential component and 8% for commercial component which makes the scheme unviable for the developers and unaffordable for the home buyers. In order to make the vision of Hon. PM (Housing for all) practical, we would request you to consider waiving off the 4% and the 8% development charges for all projects under 33(5) scheme.

- 3) Premiums at the initial stage of the Scheme:** MHADA charges development cess of 7% at the very initial stage without providing any payment scheme. Similarly, all other premiums are at the NOC stage. We hereby request you to introduce a 10:10:80 scheme for all payments in MHADA to make all projects under 33(5) economically viable and housing cheaper for the home buyers.

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

- 4) **Deferred payment rates at 8%:** In order to boost the projects under 33(5), we would request you to keep deferred payment rates at 8% which is been practiced by other urban local bodies as well.
- 5) **Deficiency Component:** We would request you to consider having the deficiency component at par with 33(10) or 33(9) for both rehab and sale components so that the housing becomes affordable for the home buyers.

The above proposals and prayers are focused on making projects under 33(5) viable so that the housing stock in the Mumbai Metropolitan region becomes affordable and viable for the home buyers from the lower income group. This in turn will create better skilled resources available in MMR and will bolster the economic progress of Mumbai, MMR and the state of Maharashtra. We hope that the above-mentioned suggestions given by us will be considered positively and immediate instructions will be given to the concerned departments for the same.

Thanking You in anticipation,

Yours sincerely,
For **CREDAI-MCHI**



Domnic Romell
President