

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 Kuwardia
Prashant Khandelwal
Binitha Dalal
Ayushi Ashar
Samyag Shah
Ricardo Romell

SPECIAL ADVISORS
Ar. Hafeez Contractor
Adv. Primal Shroff
Anuj Puri

STATISTICS AND RESEARCH
Dr. Adv. Harshul Savla

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

YOUTHWING CONVENOR
Naman Shah

PROCUREMENT CONVENOR
Nimish Ajmera

WOMEN'S WING CHAIRPERSON
Sejal Goradia

To,

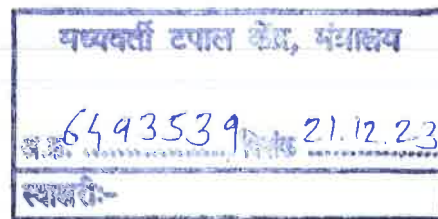
Shri Assem Kumar Gupta (I.A.S.)

Principal Secretary

Urban Development Department (1)

Government of Maharashtra

Mantralaya, Mumbai - 400 032



Sub: Request for modification in the UDD letter to BMC dated 01 December 2023 regarding extension of handing over of land as per reg 17(1) Note 20(viii)

Ref: UDD letter dated 1 Dec 2023 to BMC

Respected Sir,

Firstly, we would like to thank you considering our representation and extending the validity by 3 years for handing over of land as per reg 17(1) Note 20(viii).

However, we would like to draw your attention to the matter concerning the incentive FSI mentioned being offered 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 100% additional FSI over and above the land transferred to MCGM / Appropriate Authority. However, as per the UDD letter additional FSI is restricted to 90%.

It is noteworthy that the 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. It was not possible for many of our members to fulfil the requirement of developing the reservation within the 5-year timeframe. Hence, developers should not be made to suffer with reduced incentive for additional FSI due to this reason.

Additionally, the letter has also increased the Open space deficiency premium from existing 10% or 2.5% of land ASR to 25% or 3% of ASR whichever is higher. This will have additional burden on the project and will impact the development of plot as per sanctioned DP if incentives are not provided.

Considering this, we, the members of CREDAI-MCHI, earnestly request an extension of 5 years in Clause 17 (1) 20(viii) to have a 100% incentive similar to

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

Sunjay M. Phope - 9619345193

that during the initial 5 years. Also, Open Space Deficiency premium to be continued as existing i.e. 10% or 2.5% of Land ASR Such an extension will enable numerous project proponents to benefit from this incentive, 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.

Thanking you,

Yours sincerely,
For **CREDAI-MCHI**



Domnic Romell
President



Dhaval Ajmera
Hon. Secretary



CC

- 1) **Shri Iqbal Singh Chahal (I.A.S)**
Hon'ble Municipal Commissioner
Brihanmumbai Municipal Commissioner
- 2) **Shri Sunil Rathod**
Chief Engineer (Developer Plan)
Brihanmumbai Municipal Commissioner





महाराष्ट्र शासन

नगर विकास विभाग, मंत्रालय, ४ था मजला, मादाम कामा रोड,
हुतात्मा राजगुरु चौक, मुंबई ४०० ०३२.
nirmal.chaudhari@gov.in

क्रमांक : टिपीबी-४३२३/३९६/प्र.क्र. ११९/२०२३/नवि-११

दिनांक :- ०९/१२/२०२३

प्रति,
आयुक्त,
बृहन्मुंबई महानगरपालिका.

विषय :- Request for approval of further one year extension till
12.11.2024 for handing over of land as per Reg 17 (1) and 20(viii)
of DCPR 2034 wherein incentive FSI is available if land is handed
over within five years from the date of sanction of Development Plan.

संदर्भ :- १) मा. श्री. गोपाळ शेटी, खासदार यांचे दि. ५/०७/२०२३ रोजीचे पत्र.
२) मे. क्रेडाई - एमसीएचआय चे पत्र दि. ३१/०८/२०२३.
३) प्रमुख अभियंता (वि.नि.) बृहन्मुंबई महानगरपालिका यांचे पत्र क्र.
ChE/१३३३७/DP/Gen. दि. १/०९/२०२३ व पत्र दि. १२/०९/२०२३.

महोदय,

संदर्भित पत्रांचे कृपया अवलोकन व्हावे.

बृहन्मुंबई महानगरपालिका क्षेत्रासाठी लागू असलेली विकास नियंत्रण व प्रोत्साहन नियमावली - २०३४ चे
विनियम १७(१) नोट मधील खंड २०(iii) नुसार ५ वर्षांचे वैधतेचा कालावधी पुढे ३ वर्षांनी वाढविणेबाबत निर्देश
देण्याची संदर्भित पत्राद्वारे शासनास विनंती करण्यात आली आहे.

महानगरपालिकेचे संदर्भ ३ चे पत्राचे अनुषंगाने आपणास खालीलप्रमाणे कळविणेबाबत मला आदेश
आहेत :-

बृहन्मुंबई महानगरपालिकेच्या विनंती प्रमाणे ३ वर्षासाठी मुदतवाढ i.e दि.१/०९/२०२३ पासून
दि.३०/०८/२०२६ पर्यंत मुदतवाढ खालील सुधारणांसह मंजूर करण्यात येत आहे:-

- विनियम १७(१) च्या टिप-२०(viii) (a) & (b) नुसार अनुज्ञेय अतिरिक्त चटई क्षेत्र निर्देशांक ९०% पर्यंत
मर्यादित करणे. तसेच,
- टिप २० (viii) (c) नुसार open space deficiency क्षमापीत करण्यासाठी अधिमूल्य भरण्याच्या सध्याच्या
तरतुदी ऐवजी २५% अथवा ३% पैकी अधिकतम दराने अधिमूल्य भरणे बंधनकारक राहील.

आपला,

(अमर पाटील)

अवर सचिव, महाराष्ट्र शासन

प्रत :- १) प्रमुख अभियंता (वि.नि.) बृहन्मुंबई महानगरपालिका.
२) निवडनस्ती (नवि-११)