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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.

23/02/2024
लिपिक
अ.मु.स. (नवि-१)
नगर विकास विभाग
महाराष्ट्र शासन, मंत्रालय,
मुंबई

Sub: Request for clarification on applicability of Regulation 14 (A) in ongoing layout

Respected Sir,

With reference to above and your approval of UD to Municipal commissioner of MCGM for the above referred matter dated 11th July and 31st July, we want to submit our concerns as follows.

It is understood that the Amenity area is to be given on the basis of the balance potential of the plot and not the balance basic FSI of the plot wherein for ongoing layout it should be calculated only for the balance basic FSI of the plot.

To calculate the amenity as per regulation 14(A), the balance plot potential including additional FSI is proposed to be considered which gross injustice to the plot owner.

AMENITY CALCULATION AS PER 1991 AND 2034			
Sr. No.	Description	Amenity as per T (V) Area in Sq. mt.	Amenity as on additional FSI
1	Plot Area	30000	
2	Amenities as per regulation 27 of 1991 DCR @ 5% of total plot area	1500	
3	Net plot area for plot as per 1991 DCR	28500	
4	Assume that basic FSI of the plot as per 1991 DCR is consumed after deducting 15% RG	24225	
5	The Plot potential as per 2034 DCR considering 9 m road width	57000	
6	Balance plot potential as per 2034 DCR	32775	
7	Plot area for calculation of Amenity 14(A) as per draft T-5 policy	13929.38	
8	Plot % for 5% amenity	35.09%	
9	Plot % for 10% Amenity	64.91%	
10	Additional Amenity as per draft T-5 policy even though amenity as per 1991 is complied with and basic plot potential consumed	1148.56	
11	Additional Basic BUA permissible as per 2034 DCR equivalent to 15% RG area		4275
12	Additional Amenity to be given based @ 5% of additional basic potential(15% RG area) as per DCPR 2034		213.75

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

As per above table it is seen that to consume balance basic FSI potential (equivalent to 15% RG area) of only 4275 sq. mt. we have to give additional amenity plot of 1148.56 sq. mt. over and above 1500 sq. mt. already handed over as per DCR 1991, where it should be only 213.75 sq. mt.

Sir, we request that for the ongoing layouts where permission is already granted and layout Terms & Condition are precise in only those layouts amenity should be calculated for the 15% RG potential and not anything else.

Thanking you,

Yours sincerely,
For CREDAI-MCHI



Dornic Romell
President



Dhaval Ajmera
Hon. Secretary

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

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Kiran Bagad

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Vijay Lakhani

CREDAI - MCHI

Ref. No. MCHI/PRES/19-20/618

ऑगस्ट ८, २०२०

प्रति,

आदरणीय मंत्री,

नगर विकास विभाग,

महाराष्ट्र सरकार

मा : एकनाथ शिंदे साहेब

विषय : अर्ज 14(A)DP 1991 नुसार मंजूर लेआऊट संबंधित.

महोदय,

अ) चालू लेआऊट साठी जिथे (sanctioned) डीपी 1991 नुसार मंजूर झाला आहे आणि प्रारूप डि.सी.पी.आर प्रकाशित होण्याच्या अगोदर विकासात सीसी मंजूर केले गेले आहेत. तिथे MCGM डी.सी.पी.आर 14(A) च्या संक्रमण धोरणाच्या कलमानुसार सुविधा देण्याचा आग्रह धरला जाऊ नये. हे केवळ नवीन प्रस्तावावर लागू केले जावे, जर चालू असलेल्या लेआऊट साठी ते लागू केले गेले असेल तर ते फक्त 15% RG च्या बेसिक एफ.एस.आय.वर लागू केले जावे जे चालू लेआऊट मध्ये विकासक दावा करू शकेल किंवा डी.सी.पी.आर नुसार त्याचा लाभ घेवू शकेल.

ब) मालकाला पर्याय द्यावयाचा असेल तर सुविधेच्या समकक्ष क्षेत्रांची जमीन मूल्य डीसीआर 1991 नुसार अगोदर वजा करण्यात आलेल्या 15% RG च्या मूलभूत एफएसआय च्या दाव्यावर द्यावयाची आहे.

वरील विषयावर एमआरटीपी कायदा आणि डी.सी.पी.आर 2034 च्या संबंधित नियमन अंतर्गत अधिसूचना/स्पष्टीकरण जारी करून कार्यवाही करावी

आशा आहे, तुम्ही आमच्या प्रार्थना पत्रावर लक्ष देवून कार्यवाही कराल.

आपले नम्र,

क्रेडाई-एमसीएचआय



नयन अ शाह

अध्यक्ष



बंदिश अजमेरा

मा. सचिव

CREDAI - MCHI

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