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To,
Shri Aseem Kumar Gupta (I.A.S.),
Principal Secretary – 1,
Urban Development Department,
Government of Maharashtra.

Subject: Regarding Insistence of Amenity as per DCPR 14(A) for ongoing layouts as per transition policy.

Respected Sir,

With reference to above and in continuation of our earlier representation/submission to your office, we have to further represent and submit as under.

- 1) In ongoing land layouts where developers have commenced the work of buildings in large layout, where development normally takes time, transition policy as formulated should not be made applicable.
- 2) In ongoing layout the developer benefited towards land FSI to the extent of only of only 15% RG which was being deducted as per DCR 1991.
- 3) The FSI permissible potential is being changed number of times and hence it should not be considered while calculating the requirements of 14(A) as it would be injustice to the ongoing development of large layouts.
- 4) As per 1991 DCR, the 5% amenity space was on land only and not on potential. The same was applicable to plots more than 20000 sq.mt.
- 5) We have received number of representations from developers of large layouts stating that it becomes difficult for them to provide amenity as calculated as per transition policy of B.M.C.
- 6) The earlier layout/subdivision were approved as per DCR 1991 and then "ELU" draft DP 2034 and then EP were declared and finally DP 2034 was sanctioned. Till all processes did the development in large layouts and hence due to above facts, we request to issue clarification to B.M.C. for the following—

"In large layouts exceeding 20000 sq.mt. were layouts are ongoing and commencement certificate is issued in the layout, the transition policy of B.M.C. should not be made applicable."

Kindly accept above request as many stake holders are facing problems in providing amenity space as per DCPR 14(A) as per the calculation made by B.M.C. in the transition policy.

Thanking you,

Yours sincerely,
For CREDAI-MCHI



Domnic Romell
President



Dhaval Ajmera
Hon. Secretary

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