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**PROCUREMENT CONVENOR**  
Nimish Ajmera

**WOMEN'S WING CHAIRPERSON**  
Sejal Goradia

Ref. No. MCHI/PRES/23-25/237  
Date: 20/3/2024

To,  
The Deputy Director (Town Planning),  
ENSA Hutments, E-Block,  
Azad Maidan,  
Mahapalika Marg,  
Mumbai - 400 001.

Sub: Suggestions/Objections to Urban Development Notice No. TPB-4324/119/CR-16/2024/UD-11, dated - 23rd February 2024

Dear Sir,

With reference to the above subject matter, please find enclosed suggestions and objections. (Enclosed below)

We hereby request you to kindly give us an opportunity of a personal hearing to explain our suggestions/objections.

Thanking you,

Yours sincerely,

For CREDAI-MCHI

Domnic Romell  
President

Dhaval Ajmera  
Hon. Secretary

Encl.: As above

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

Recd in  
10/2  
20/3/24  
लिपिक  
नृपसंसाधक, नगर विकास, वृहन्मुंबई  
दस्तावेज, "ई" फ्लॉक, एन्सा हटमेंट मैदान  
महापालिका मार्ग, मुंबई-४०० ००१.

**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 |  
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VASAI VIRAR | ALIBAG | KARJAT-KHALAPUR-KHOPOLI | YOUTH NMR

**Suggestions / Objections in respect of Urban Development Notice No. TPB-4324 /119/CR- 16/2024/UD-11, dated - 23rd February, 2024**

Regulation No. of DCPR-2034	Proposed Modification as per Notification dated 23/2/2024	Suggestion / Objection	Reason
A new proviso to be inserted in Sub-Clause (iii)(c) of Regulation 14(A)	<p>(iii)(c) Such amenity shall be deducted from the plot for the calculation of FSI permissible on the balance plot.</p> <p>However, area of such amenity required to be handed over to BMC as per (ii) above and which is proposed by BMC to be exclusively used for POS shall not be deducted from plot for the calculation of FSI permissible on the balance plot.</p> <p><b>Note:- Area of Amenity so considered in FSI calculation, shall not be considered for deciding compensation in the form of TDR.</b></p>	<p>(iii)(c) Such amenity shall be deducted from the plot for the calculation of FSI permissible on the balance plot.</p> <p>However, area of such amenity required to be handed over to BMC as per (i) and (ii) above and which is proposed by BMC to be exclusively used for POS shall not be deducted from plot for the calculation of FSI permissible on the balance plot.</p> <p><b>This shall also be applicable for Reg. 14(B)(c).</b></p> <p><b>Note: - Area of Amenity so considered in FSI calculation, shall not be considered for deciding compensation in the form of TDR.</b></p>	<p>For area of plots/ layouts more than 4000 sqm and up to 10,000 sqm i.e. sr. no. (i), entire 5% amenity space is to be proposed as POS.</p> <p>The modification is proposed in respect of plots in Residential &amp; Commercial Zone, similarly such amenity is also being required to be handed over to BMC for plot converted from Industrial to Commercial/ Residential user hence this modification need to be extended to 14(B) also</p>