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Jesal Shah

To,
Smt. Valsa Nair Singh (I.A.S),
Additional Chief Secretary,
Housing Department,
Government of Maharashtra,
Mantralaya, Mumbai – 400 032


10/10/24

लिपिक
अ.सु.स. (गृहनिर्माण) खांदा कार्यालय

Subject : To issue an addendum in clause 1(x) of the Government Resolution dated 19.08.2024 in respect of the Policy relating to creation and allotment of tenements to the project affected persons while implementation of public purpose basic infrastructure projects.

Reference: Government in Housing Department Resolution No. Yachika-2023/Pra. Kra.220(Part-1)/ZoPaNi-2, dated 19.08.2024

Respected Madam,

We are grateful for issuing the GR referred above for creation of PAP's in SR Schemes and facilitating the same.

After careful study of the the said GR, it is observed in decision number (1) regarding efforts to be done for creation of PAP's tenements in clause (1) (x) that the land of any Public Authority adjoining to the slum land , if amalgamated with due NOC from such Public Authority and the adjoining slum developer construct PAP's within the permissible FSI of the said land free of cost, then the In-Situ FSI as per clause 7.1 of regulation 33(10) of DCPR -2034 after amalgamation with such slum scheme shall be allowed.

The clause 7.1 under regulation 33(10) of DCPR-2034 mentioned in the said GR dated 19.08.2024 deals only with the amalgamation of slum and Non-slum plots of BMC / MHADA under regulation 33(7)/ 33(5) and 33(10) of DCPR-2034 with separate calculations of FSI of slum and Non-slum area. However, the Policy of Housing Department for creation of PAP's is not effectively dealt with in the said clause 7.1 of regulation 33(10). The same is precisely dealt in clause 3.2 regarding rehabilitation component and its incentive and clause 3.12 (A) deals with the tenement density and the calculations of PAP's tenements. Thus, to deal effectively with the spirit and intention of the Government to create more PAP's , it seems to be necessary to add the aforesaid clause 3.2 and 3.12(A) of regulation 33(10) of DCPR-2034 in the said GR dated 19.08.2024.

In view of the above, you are hereby requested to do the needful in the matter for adding clause 3.2 and 3.12(A) of regulation 33(10) of DCPR-2034 before clause 7.1of regulation 33(10) in clause 1(x) of the said GR dated 19.08.2024

Yours sincerely,
For CREDAI-MCHI



Domnic Romell
President



Dhaval Ajmera
Hon. Secretary

Maharashtra Chamber of Housing Industry

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