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To,  
**Shri Devendra Fadnavis Ji,**  
 Hon'ble Chief Minister  
 मंत्रालय, मुंबई ४०० १३२  
 Government of Maharashtra,  
 Mantralaya, Mumbai - 400 032  
 6.18.125

**Sub: Request for Directions under Rule 154 of the MRTP Act for Inclusive Housing Provisions under UDCPR**

Respected Sir,

We wish to bring to your kind attention a matter of significant importance regarding the implementation of inclusive housing provisions under the Unified Development Control and Promotion Regulations (UDCPR) across Maharashtra, particularly in regions with a population of 10 lakhs or more.

As per the Development Control Rules for NAINA (Navi Mumbai Airport Influence Notified Area), notified under **No. TPS-1222/390/CR.127/23/UD-12 dated 15/03/2024**, there was a proposal to make inclusive housing optional for developers. However, this proposal has not been sanctioned by the state government.

In the context of ongoing construction projects in the NAINA region—which predominantly comprise affordable housing units (30 to 50 sq.m.) due to existing infrastructure and connectivity constraints—the mandatory enforcement of Economically Weaker Section (EWS) housing provisions poses practical challenges. The current limitations in infrastructure and connectivity make it difficult to implement these provisions without compromising the feasibility and inclusivity of development in the region.

In light of the above, we respectfully request the Urban Development Department to issue necessary directions under **Rule 154 of the Maharashtra Regional and Town Planning (MRTP) Act** to include provisions for inclusive housing in areas with a population of 10 lakhs or more. This would:

1. Align with **Clause 3.8.1 of the Maharashtra UDCPR** (reproduced below for reference),
2. Ensure that development in regions like NAINA remains both inclusive and practically feasible.

**Relevant Extract of UDCPR Clause 3.8.1 – Inclusive Housing:**

*"Provision for inclusive housing shall be applicable in the following cases:  
 (a) For the sub-division or layout of land admeasuring 4,000 sq.m. or more (after deducting area under DP/RP roads, reservations, etc.), a minimum of 20% of the plot area shall be provided either as:\**

- Developed plots (30-50 sq.m.) for EWS/LIG, to be allotted via MHADA,
- *Equivalent plot area for MHADA to construct EWS/LIG tenements,*
- *Option for the developer to construct such tenements on the 20% plot area,*
- Or alternative provisions within 1 km or same ward, including TDR options in lieu of FSI/DR."

**Maharashtra Chamber of Housing Industry**

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We sincerely hope that our submission will be considered favorably, and necessary directions will be issued to the concerned department at the earliest. Your intervention in this matter will greatly facilitate balanced and sustainable urban development in Maharashtra.

Thank you for your time and consideration.

Yours sincerely,  
For CREDAI-MCHI



**Dominic Romell**  
President



**Dhaval Ajmera**  
Hon. Secretary



**Keval Valambhia**  
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