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Jesal Shah

To,
Shri Eknath Shinde ji,
Hon'ble Dy. Chief Minister &
Minister for Housing,
Government of Maharashtra,
Mantralaya, Mumbai - 400032

लिपिक
उपमुख्यमंत्री यांचे कार्यालय
महाराष्ट्र शासन
मंत्रालय, मुंबई ४०० ०३२
६१८१२५

Sub: Request for Parity in Recovery of Land Premium for Municipal Tenanted Plots under Cluster Development (Reg. 33(9)) in line with Reg. 33(7).

Respected Sir,

We extend our warm regards and seek your kind attention towards an important matter concerning the redevelopment of Municipal tenanted plots under DCPR 2034.

The Government of Maharashtra has commendably introduced several modifications to Regulation 33(9), promoting cluster development for sustainable, planned growth. These initiatives have significantly benefited tenants, landlords and the Municipal Corporation by enabling organized redevelopment, ensuring environmental compliance, and enhancing green urban infrastructure.

Historically, Municipal tenanted plots owned by the BMC and occupied by tenants or encroachments on reserved lands were redeveloped under Regulation 33(7). However, this often resulted in fragmented and haphazard development, limiting benefits to both tenants and the BMC.

With the advent of cluster development under Regulation 33(9), there is now a clear pathway for comprehensive, planned redevelopment.

- Higher premiums due to the scale of development.

Housing policy of Government of Maharashtra clearly indicates that Cluster Development is to be encouraged.

However, contrary to Housing policy and direction of Government of Maharashtra to promote Cluster Development, BMC on 7th January 2025 has framed policy of charging Land Premium for redevelopment projects vide circular No. DY Ch Eng(IMP)/1213 dated 07.01.2025. The Land Premium proposed to be charged is 40% of SDRR, under the aforesaid Circular.

We request Government of Maharashtra to issue directive to BMC, not to charge any Land Premium for redevelopment projects under Cluster development for following reasons:

- To encourage cluster development, Government of Maharashtra dropped the provision of charging 25% of SDRR, which was proposed in **DRAFT DCPR 2034**, in the **DCPR 2034**. When even 25% of SDRR was dropped in DCPR 2034, the recovery proposed at 40% of SDRR as a policy by BMC is not justified.

Maharashtra Chamber of Housing Industry

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- (ii) The BMC only grant Lease of the Land for Cluster redevelopment under 33(9), hence levying the Premium equivalent to acquisition value, where ownership is fully transferred is not justified.
- (iii) Under Regulation 33(7) there is no provision to charge Land Premium and hence **NO LAND PREMIUM IS CHARGED**, for redevelopment Scheme of redevelopment under Regulation 33(7). While there is no debate that redevelopment under Regulation 33(9) is much preferred option from point of view of orderly development of City whereas redevelopment under 33(7) is fragment and haphazard development.
- (iv) Cluster Development under Regulation 33(9) generates much higher PAP, then any other redevelopment schemes under Regulation 33 of DCPR 2034.
- (v) Cluster Development can also generate additional PAP under regulation 33(9) (2D) Generation of PAP enables speedy development of City Infrastructure.

Since Cluster Development enables rehousing of tenants/slumdwellers/occupants, enables improving infrastructure and orderly development over large areas, it should be encouraged and BMC should not levy any Land Premium.

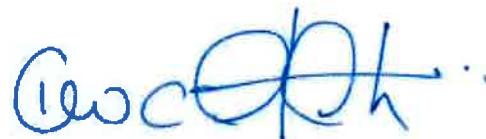
Yours sincerely,
For **CREDAI-MCHI**



Dominic Romell
President



Dhaval Ajmera
Hon. Secretary



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