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Alka Doshi

To,

Shri Sanjeev Jaiswal (I.A.S.),

Vice President & CEO,

MHADA,

Bandra East, Mumbai - 400051.

Sub: UDD Notification Ref. No. TPB-4325/1585/CR-142/2025/UD-11 dated 28/10/2025

Hon'ble Sir,

Vide Notification dated 28/10/2025, the Urban Development Department (UDD) has allowed the following provisions:

1. Fungible FSI on Rehabilitation Entitlement without charging premium
2. Premium on Additional BUA in Regulation 33(5) to be levied only on the free-sale component, excluding the Rehabilitation Entitlement

This amendment brings development under Regulation 33(5) at par with Regulations 33(7), 33(9), and 33(10), wherein no additional FSI purchase cost is levied for the rehabilitation component.

The initiative was undertaken by MHADA with the primary objective of reducing the overall redevelopment cost of societies within MHADA layouts, thereby facilitating redevelopment and expediting rehabilitation of the large number of societies many which are currently in dilapidated condition and requiring urgent intervention.

However, like many redevelopment schemes in Mumbai, numerous proposals under Reg. 33(5) have slowed down or stalled due to financial and procedural challenges. To facilitate the revival of these projects, it is hereby requested that the benefits granted under the Notification dated 28/10/2025 be extended to all ongoing projects where Full Occupation Certificate (OC) has not yet been received.

For such schemes, it is proposed that:

- Only the cost of Rehab Fungible / Rehab Entitlement premium already paid towards the rehabilitation component may be permitted to be adjusted against pending dues of MHADA for the project or any project of the group
- No refund should be allowed, ensuring there is no financial outflow from MHADA.

Extending this benefit will substantially support societies that have not yet received Full OC and currently have outstanding dues payable to MHADA. This measure will also significantly aid the completion of slowed or stalled redevelopment projects, fulfilling the intent of the Notification and promoting faster rehabilitation of MHADA layout societies.

We request you to kindly consider the above

Yours sincerely,

For CREDAI-MCHI



Rushi Mehta

Hon. Secretary

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MHADA CFC Inward Documents Acknowledgement

Applicant Information

Token No	202512090002	Date	Dec 9, 2025
Applicant Name	sanjay Yedage,Credai-MCHI	From	sanjay Yedage,Credai-MCHI
Mobile No.	8108131888	Email	-
Department	VP & CEO-Authority	Location	MHADA Head Office - Mumbai
To	SANJEEV JAISWAL		

Document Details

S.No	Document Name	Copy	Copy Count	Details
1	Application	Original	1	UDD Notification Ref. No. TPB-4325/1585/CR-142/2025/UD-TI dated 28/10/2025

Remark

S.No	Remarks
1	Your E-Office No. is 7830650

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