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Arshad Balwa

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Samyag Shah

PROCUREMENT CONVENOR

Nimish Ajmera

WOMENS WING CHAIRPERSON

Alka Doshi

Ref. No. MCHI/SEC/25-26/007

Date: 27/1/2026

लिपिक

मुख्यमंत्री यांचे कार्यालय

महाराष्ट्र शासन

मंत्रालय, मुंबई ४०० ०३०

२४/१/२६

मजकूरची टपाल केंद्र

१६८६८१३

२४/१/२६

२४/१/२६

To,

(1) Shri Eknath Shinde

Hon'ble Deputy Chief Minister

Minister for Housing & Urban Development

Mantralaya, Mumbai – 400 032

(2) Shri Aseem Kumar Gupta (I.A.S.)

Additional Chief Secretary,

Urban Development Department (I),

Government of Maharashtra,

Mantralaya, Mumbai – 400032.

Sub: UDD Notification Ref. No. TPB-4325/4585/CR-142/2025/UD-11 dated 28/10/2025

Respected Sirs,

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.

MAHARASHTRA CHAMBER OF HOUSING INDUSTRY

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CREDAI-MCHI CHAPTERS

THANE | KALYAN-DOMBIVLI | MIRA BHAYANDAR | RAIGAD | NAVI MUMBAI | BHIWANDI | PALGHAR BOISAR | SHAHAPUR-MURBAD | URAN-DRONAGIRI | VASAI VIRAR | ALIBAG | KARJAT-KHALAPUR-KHOPOLI | YOUTH NMR

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

A handwritten signature in blue ink, which appears to read "Rushi Mehta", is placed above the printed name.

Rushi Mehta
Hon. Secretary
Mob: +91 9821111884