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Ref. No. MCHI/PRES/25-26/038
Date: 11/3/2026



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Domnic Romell

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Arshad Balwa

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Samyag Shah

PROCUREMENT CONVENOR
Nimish Ajmera

WOMENS WING CHAIRPERSON
Alka Doshi

To,
Shri Sanjeev Jaiswal (I.A.S.),
Vice President & CEO,
MHADA,
Bandra East, Mumbai - 400051.

Mr. Sanjeev Jaiswal
Hon VP & CEO

Sub: UDD Notification bearing Ref. No. TPB-4325/1585/CR-142/2025/UD-11 dated 04/03/2026

Respected Sir,

UDD vide Notification bearing Ref. No. TPB-4325/1585/CR-142/2025/UD-11 dated 04/03/2026 has sanctioned the proposed modification to the following Regulation of 31(3) & 33(5) of DCPR 2034:

Regulation No.	Existing Provision	Sanctioned Provision
31(3) Fungible Compensatory Area:-	In case of redevelopment under regulation 33(5), 33(6) & 33(7)(B) of the Regulation the fungible compensatory FSI area admissible on existing BUA shall be granted without charging premium.	In case of redevelopment under regulation 33(5) , 33(6) & 33(7)(B) of the Regulation the fungible compensatory FSI area admissible on existing BUA shall be granted without charging premium.
	Provided further that in case of redevelopment schemes of EWS/LIG category under Regulation 33(5) where rehab entitlement not exceeding 35 sq.rnt, then fungible compensatory area on such rehab entitlement shall be granted without charging premium.	Provided further that in case of redevelopment schemes of EWS/LIG category under Regulation 33(5) where rehab entitlement not exceeding 35 sq.mt., then fungible compensatory area on such rehab entitlement shall be granted without charging premium.
33(5) sub clause 2.1 (c) Sharing of Balance FSI provisio	Provided that....., may allow additional BUA over and above existing BUA up to 3.00 FSI by charging premium at the percentage rate of ASR defined in table C1 below	Provided that, may allow additional BUA over and above existing BUA Rehab BUA entitlement as per sub clause 2.1A up to 3.00 FSI by charging premium at the percentage rate of ASR defined in table C1 below

2

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

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 State Govt./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.

Thanking you,

Yours Sincerely,
For CREDAI-MCHI



Sukhraj Nahar
President



Rushi Mehta
Hon. Secretary