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Ref. No. MCHI/PRES/26-27/006

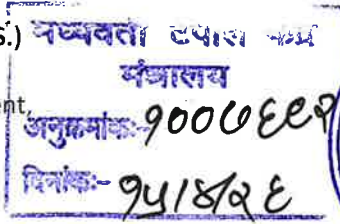
Date: 13/4/2026

To,

1) Shri Assem Kumar Gupta (I.A.S.)

Additional Chief Secretary,
Urban Development Department,
Government of Maharashtra,
Mantralaya, Mumbai 400 0032

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

Vice President & Chief Executive Officer, MHADA
Griha Nirman Bhavan,
Kala Nagar, Bandra (East),
Mumbai - 400 051.E-8795371
15104126Sub: UDD Notification bearing Ref. No. TPB-4325/1585/CR-142/2025/UD-11 dated 04/03/2026

Respected Sir,

Reference is invited to the UDD Notification dated 28/10/2025, whereby the Urban Development Department (UDD), at the request of MHADA and in the larger public interest, proposed modifications to Regulation 31(3) and Sub-Clause 2.1(C) of Regulation 33(5) of DCPR 2034. The said modifications proposed to allow Rehabilitation Entitlement and the Fungible component thereof without levying any premium. Thereafter, UDD vide Notification bearing Ref. No. TPB-4325/1585/CR-142/2025/UD-11 dated 04/03/2026 sanctioned the proposed modification.

The key objective of the proposal for modification of 33(5) through Notification dated 28/10/2025 was to facilitate and improve overall viability of redevelopment projects under Reg 33(5). Pending the sanction of the proposed modifications, certain scheme's were sanctioned offer letters to kick start redevelopment. However, since the UDD Notification dated 28/10/2025 was still pending final sanction at the time of issuance of the such Offer Letter's, the benefits contemplated under the proposed modifications could not be incorporated therein.

In many such cases the first instalment of the offer was not paid and since the first instalment was pending payment, the schemes in essence did not commence as such and continue to be pending. It is to be noted that the provision permitting Rehab Entitlement BUA without charging premium envisaged in the notification dated 28/10/2025 is a key promoter to drive rehabilitation since it would significantly bring down the cost, enabling schemes to move faster towards site vacation and further towards commencement and completion of rehabilitation.

Further, denial of the benefit of the sanctioned modification to schemes wherein offer letters were issued and first instalment was not paid will result in significant financial prejudice and inequity compared to scheme's which are now availing the benefit subsequent to sanction of the modification.

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In view of the above, it is humbly requested that incases wherein Offer Letter was issued subsequent to notification dated 28/10/2025 and first instalment was not paid, thereby meaning scheme's which in effect have not commenced any redevelopment activity, should be allowed the benefits of the sanctioned modification dated 04/03/2026. This would ensure equitable treatment across similarly placed schemes thereby resulting in with improved financial viability and timely execution of redevelopment projects which is in alignment with the intent and spirit of the UD Notifications dated 28/10/2025 & 04/03/2026.

We request your kind consideration and issuance of necessary directions/clarifications at the earliest.

Thanking you,

Yours sincerely,
For CREDAI-MCHI



Sukhraj Nahar
President



Rushi Mehta
Hon. Secretary