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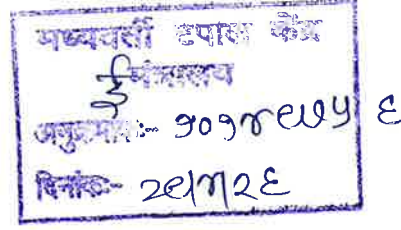
WOMENS WING CHAIRPERSON

Aika Doshi

Ref. No. MCHI/PRES/26-27/016

Date: 28/4/2026

To,
Shri Assem Kumar Gupta (I.A.S.)
 Additional Chief Secretary,
 Urban Development Department,
 Government of Maharashtra,
 Mantralaya, Mumbai 400 032



Subject: Suggestion to alleviate shortage of TDR by allowing issue of TDR FSI by payment of premium in BNSA Villages

Respected Sir,

On behalf of CREDAI-MCHI (CREDAI-Maharashtra Chamber of Housing Industry), we wish to bring to your kind attention a critical issue affecting the timely and holistic development of the Bhiwandi Nizampur Surrounding Notified Area (BNSA).

The Bhiwandi Nizampur Surrounding Authority Development Plan was prepared covering 60 villages surrounding the municipal boundary of Bhiwandi Nizampur City Municipal Corporation. The Government of Maharashtra, vide its Notification dated 17th March 2007, appointed MMRDA as the 'Special Planning Authority' (SPA) for BNSA. As SPA, MMRDA prepared and submitted the Draft Development Plan to the Government for sanction on 21st December 2012 under Section 30(1) of the Act.

As per the Draft Development Report, four phases were envisaged for implementation of the Development Plan (2006-2026), with various reservations and roads prioritized for acquisition. The mode of acquisition, as per Development Control Regulations, included TDR/AR policy and land acquisition under the RFLTLARR Act, 2013. However, even in 2026, very few reservations have been acquired under the TDR policy.

Under the UDCPR regulations, based on road width, the permissible FSI for development is as follows:

Basic FSI	1.1
Premium FSI	0.3
TDR FSI	1.1
Total	2.5

Due to low implementation of reservations and DP roads, there is a significant shortage of TDR. Consequently, the TDR component remains unutilized, and land costs as well as housing prices are increasing, as these costs are being loaded only onto the Basic and Premium FSI components. There is a major demand for affordable housing in the BNSA area, yet the total FSI potential remains underutilized, and affordable housing stock is not being created to match prevailing and future demand.

MAHARASHTRA CHAMBER OF HOUSING INDUSTRY

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Suggestion:

CREDAI-MCHI humbly suggests that 100% of the permissible TDR component should be met by paying a premium — akin to the provision already allowed in Panvel Municipal Corporation and NMMC areas — until such time that TDR becomes easily available in the region.

Sir, allowing payment towards the TDR/FSI component will enable developers to create much-needed affordable housing stock, while simultaneously generating revenue for the State. This revenue can then be utilized for infrastructure development and public works in the BNSA area.

We earnestly request your kind consideration and favorable intervention in this matter.

Yours sincerely,
For CREDAI-MCHI



Sukhraj Nahar
President



Rushi Mehta
Hon. Secretary