

PRESIDENT

Sukhraj Nahar

IMM. PAST PRESIDENT

Dominic Romell

PRESIDENT-ELECT

Bandish Ajmera

MENTORS

Abhishek Lodha

Vikas Oberoi

Parag Shah

Ajay Ashar

Jayesh Shah

Vinod Goenka

Vijay Parekh

SR. VICE PRESIDENTS

Shahid Balwa

Amit Thacker

Jackbastian Nazareth

Jitendra Mehta

Pritam Chivukula

Nainesh Shah

Shallesh Puranik

VICE PRESIDENTS

Mukesh Patel

Tariq Ahmed

Dhaval Ajmera

Gurminder Singh Soora

Sunny Bijlani

HON. SECRETARY

Rushi Mehta

TREASURER

Nikunj Sanghavi

JT. SECRETARIES

Dr. Adv. Harshul Savla

Sudhanshu Agarwal

Ricardo Romell

Prashant Khandalwal

Manan Shah

Anuj Goradia

JT. TREASURERS

Jayesh Chauhan

Hussain Lalani

COMMITTEE MEMBERS

Rasesh Kanakia

Subodh Runwal

Parag Munot

Sandeep Raheja

Umang Kuvadia

Parth Mehta

Munish Doshi

Harmohan Sahni

Rajesh Prasad

Shallesh Sanghvi

Naman Shah

Priya Gurnani

Ayushi Ashar

Vijay Lakshani

Pratik Patel

Dinitha Dalal

Rikhav Shah

INVITEE MEMBERS

Rahul Sagar

Ramkrishna Raheja

Nishant Agarwal

Ajay Nahar

Jayvardhan Goenka

Sahil Parikh

Gaurav Thakker

Abhishek Sharma

Harsh Mehta

Rushi Ajmera

Asif Gani Deraiya

Srirang Athalya

Cyrus Mody

Arif Fazlani

Chintan Sheth

Karan Sehgal

Punit Gosrani

Vicky Oswal

Aditya Shah

Aditya Mirchandani

Arshad Balwa

YOUTHING CONVENOR

Samyag Shah

PROCUREMENT CONVENOR

Nimish Ajmera

WOMENS WING CHAIRPERSON

Alka Doshi

Ref. No. MCHI/PRES/26-27/033

Date: 30/6/2026

To,
The Deputy Director (Town Planning),
ENSA Hutments, E-Block,
Azad Maidan,
Mahapalika Marg,
Mumbai – 400 001.

Sub: Suggestions / Objections to TPB – 4326/CR-62/2026/UD-11 dated 10th June 2026

Respected Sir,

With reference to above subject matter, please find enclosed suggestions and objections. (Enclosed below).

We hereby request you to kindly give us an opportunity of personal hearing to personally explain our suggestions / objections.

Thanking you,

Yours Sincerely,
For CREDAI-MCHI

Sukhraj Nahar
President

Rushi Mehta
Hon. Secretary

Enclosed: As above

14/26
लिपिक

उपसंचालक, नमर रचना, बृहन्मुंबई
इन्सा हटमेंट, "ई" ब्लॉक, आझाद मैदान
महापालिका मार्ग, मुंबई-४०० ००१.

MAHARASHTRA CHAMBER OF HOUSING INDUSTRY

Maker Bhavan-II, 4th Floor, 18, V. Thackersey Marg, New Marine Lines, Mumbai - 400 020, Maharashtra, India.

Tel: +91 22-42121421

Email: secretariat@mchi.net

Website: www.mchi.net

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

Suggestions / Objections in respect of Urban Development Notice No. TPB - 4326/CR-62/2026/UD-11

Regulation No	Proposed Modification as per Notification dated 10/06/2026	Suggestions / Objections	Reasons
Regulation 33 (28) Definition	Special Housing - Development of identified plots of BMC / Govt. / Public authorities for construction of EWS Housing for special weaker and / or socially disadvantaged categories notified by Government for the purposes of this section,	Special Housing - Development of identified plots of BMC / Govt. / Public authorities for construction of EWS Housing for special weaker and / or socially disadvantaged categories notified by Government for the purposes of this section, or, plots of BMC / Govt. / Public authorities that are allotted / granted / leased to co-operative societies / persons / other association of persons of EWS category and/or specially weaker and/or socially disadvantaged categories of societies	The proposed regulation presently suggests that it is inapplicable to plots that have already been granted by the State Government or its parastatal agencies. The proposed regulation may, therefore, clarify that it is also applicable to plots that have already been granted (by allotment letter, order, grant, lease etc.) by the State Government or its parastatal agencies to co-operative societies / persons / other association of persons of EWS category and/or specially weaker and/or socially disadvantaged categories of societies where the development is either not commenced, or, has commenced but has not been completed. Since the State Government would have already followed the statutory process culminating in allotment/grant/lease of the concerned plot, no further notification in terms of the category of EWS persons or housing scheme may be insisted upon in such cases.

④

Regulation No	Proposed Modification as per Notification dated 10/06/2026	Suggestions / Objections	Reasons
Reg. 33(28).3	The development shall be allowed on vacant and unreserved/non-designated lands free from any encumbrances.	The development shall be allowed on vacant and unreserved/non-designated lands free from any encumbrances. The development shall also be allowed on: (a) Plots that have been allotted/granted/leased where development has commenced but has not been completed; (b) Plots where there are slum tenements or any other unauthorized structures; (c) Plots that have areas under encroachment. If the plot is partially encroached by Slum areas, declared under provisions of Slum Act or Census Slum or Slums on Public Land existing prior to 01.01.2000 or such other reference date notified by Government, the same can be developed jointly, provided that such slum areas do not constitute more than 50 % of the Total plot Area under the scheme. Such Slums can be developed under provisions of Regulation 33 (10) of DCPR 2034, and approvals shall be given by the planning authority approving the scheme under Regulation 33 (28), Slum certification & Annexure II to be issued by Competent Authority	Allowing the Development to Encroached Slum area will facilitate the re-development of Plots partially encroached by Slums and promote flexibility of Design.



Regulation No	Proposed Modification as per Notification dated 10/06/2026	Suggestions / Objections	Reasons
Reg. 33(28).8	The total permissible FSI of the scheme shall be minimum as mentioned in Table No.12 of Regulation 30A. However higher FSI may be permitted by Municipal Commissioner after giving due consideration to Impact Assessment study regarding the impact on city and the sector level infrastructure and amenities as well as traffic and environment of the scheme, provided that higher FSI shall be used for the purpose of only creation of further housing for special category and corresponding incentive and incidental amenities and for no other purpose. The incentive built up area against construction of EWS tenement shall be as per table below:	The total permissible FSI of the scheme shall be minimum as mentioned in Table No.12 of Regulation 30A. However higher FSI may be permitted by Municipal Commissioner after giving due consideration to Impact Assessment study regarding the impact on city and the sector level infrastructure and amenities as well as traffic and environment of the implementation of the scheme, provided that higher FSI shall be used for the purpose of only creation of further housing for special category and corresponding incentive and incidental amenities and for no other purpose. corresponding Sale Incentive as stipulated in the table below The incentive built up area against construction of EWS tenement shall be as per table below:	Allowing sale Incentive to be included in the higher FSI will be in line with provisions of this Regulations



Regulation No	Proposed Modification as per Notification dated 10/06/2026	Suggestions / Objections	Reasons																				
Reg. 33(28).8	<table><tr><th>Basic Ratio (LR/RC)</th><th>Incentive FSI (Percentage)</th></tr><tr><td>Above 6</td><td>72</td></tr><tr><td>Above 4 and up to 6</td><td>81</td></tr><tr><td>Above 2 and up to 4</td><td>89</td></tr><tr><td>Up to 2</td><td>98</td></tr></table>	Basic Ratio (LR/RC)	Incentive FSI (Percentage)	Above 6	72	Above 4 and up to 6	81	Above 2 and up to 4	89	Up to 2	98	<table><tr><th>Basic Ratio (LR/RC)</th><th>Incentive FSI (Percentage)</th></tr><tr><td>Above 6</td><td>72 80</td></tr><tr><td>Above 4 and up to 6</td><td>81 90</td></tr><tr><td>Above 2 and up to 4</td><td>89 100</td></tr><tr><td>Up to 2</td><td>98 110</td></tr></table>	Basic Ratio (LR/RC)	Incentive FSI (Percentage)	Above 6	72 80	Above 4 and up to 6	81 90	Above 2 and up to 4	89 100	Up to 2	98 110	The primary difference between this regulation and other redevelopment schemes lies in the tenant rent payouts, which typically amount to 8% to 9% of the sale cost. Hence it will be appropriate to reduce the sale incentive as applicable under Regulation 33(9) of DCPR 2034, for plot area of more than 10,000 sq m by about 10% and derive the Incentive FSI table for these new proposed regulations.
Basic Ratio (LR/RC)	Incentive FSI (Percentage)																						
Above 6	72																						
Above 4 and up to 6	81																						
Above 2 and up to 4	89																						
Up to 2	98																						
Basic Ratio (LR/RC)	Incentive FSI (Percentage)																						
Above 6	72 80																						
Above 4 and up to 6	81 90																						
Above 2 and up to 4	89 100																						
Up to 2	98 110																						
Reg. 33(28).8	Explanation: RC is rate of construction in respect of RCC Construction and Land Rate (LR) is the rate of Open Land for FSI 1. (No actual cost of construction will be considered) Provided further that in case there is more than one land rate applicable to different parts of the plot under the scheme, a weighted average of all the applicable rates shall be taken for calculating the Average Land Rate and the Basic ratio. Provided further that for calculation of the Basic Ratio, the Land Rate (LR) and the Rate of Construction (RC) shall be taken for the year in which IOD is issued and the said ratio shall remain unchanged even if	Explanation: RC is rate of construction in respect of RCC Construction and Land Rate (LR) is the rate of Open Land for FSI 1. (No actual cost of construction will be considered) (Rate of construction shall be taken as per cluster policy) Provided further that in case there is more than one land rate applicable to different parts of the plot under the scheme, a weighted average of all the applicable rates shall be taken for calculating the Average Land Rate and the Basic ratio. Provided further that for calculation of the Basic Ratio, the Land Rate (LR) and the Rate of Construction (RC) shall be taken for the year in which IOD is issued and the said ratio shall remain unchanged even if such Scheme undergoes any revision or modification subsequently during its course of completion.	Proposed EWS housing policy will be developed basis realistic rates of Construction rather than those stipulated in ASR.																				

Regulation No	Proposed Modification as per Notification dated 10/06/2026	Suggestions / Objections	Reasons
	such Scheme undergoes any revision or modification subsequently during its course of completion.		
Reg. 33(28).10	100% of the incentive FSI can be used for residential or non-residential purpose in consonance with DCPR provisions.	100% of the Sale incentive FSI can be used for residential or non-residential purpose in consonance with DCPR provisions.	This is proposed for the Clarification on type and use of the FSI
Reg. 33(28).15	The appurtenant land of EWS Housing component and sale component shall be in the ratio of 45:55.	The appurtenant land of EWS Housing component and sale component shall be in the ratio of 25:75 .	The proposed Ratio is due to BUA for sale component being higher, including Fungible FSI of 35 % and the foot print of EWS is less than Foot print of Sale building, because of general Design Concepts
Reg. 33(28).16	The construction of EWS Housing component and sale component shall be done in the 2:1 proportion. However, Occupation Certificate to sale component shall be granted only after handing over of EWS Housing component duly completed.	The construction of EWS Housing component and sale component shall be Proportionate as per incentive FSI as per clause 8 done in the 2:1 proportion. However, Occupation Certificate to sale component shall be granted only after handing over of EWS Housing component duly completed. The Occupation certificate to the proportionate sale component shall be granted in proportion to handed over EWS Housing Component duly completed.	This will enable early monetization of the sale component, thereby ensuring adequate cash flow for project execution and funding of the construction of EWS Housing Component. Since the Occupation Certificate for the Sale Component remains conditional upon the completion and handing over of the corresponding EWS Housing Component, the intent of the Regulation is fully safeguarded while enhancing the financial viability and timely completion of the project.



Regulation No	Proposed Modification as per Notification dated 10/06/2026	Suggestions / Objections	Reasons
Reg. 33(28).17	Notwithstanding anything contained in these regulations: a) The relaxations incorporated in Sub-Regulation No. 6 of Regulation No. 33(10) of these regulations except clauses 6.11, 6.16 and 6.18 shall be applicable for EWS Housing component only. b) Even if the Layout open space is reduced to make the project viable, a minimum of 15% LOS shall be maintained.	Notwithstanding anything contained in these regulations: a) The relaxations incorporated in Sub-Regulation No. 6 of Regulation No. 33(10) of these regulations except clauses 6.11, 6.16 and 6.18 shall be applicable for EWS Housing component only. Relaxation/Policy as per regulation 33 (9) shall be made Applicable b) Even if the Layout open space is reduced to make the project viable, a minimum of 15% LOS shall be maintained.	a) This modification will have parity amongst the regulations



Regulation No	Proposed Modification as per Notification dated 10/06/2026	Suggestions / Objections	Reasons
Reg. 33(28).18	Additional Development Cess. Additional development cess equivalent to 100% of Development charges on BUA (excluding the fungible compensatory area/BUA), shall be paid by the project proponent. This amount shall be paid to the Corporation in accordance with the time schedule for such payment as may be laid down by the Commissioner, provided the payment of instalments shall not go beyond the completion of construction. This amount shall be used for Scheme to be prepared for the improvement of off-site infrastructure in the area around the development. Development cess shall be in addition to development charges levied as per section 124 of MR & TP Act 1966.	Additional Development Cess. Additional development cess equivalent to 100% of Development charges shall be on on BUA over and above of Special Housing Area (excluding the fungible compensatory area/BUA), shall be paid by the project proponent. This amount shall be paid to the Corporation in accordance with the time schedule for such payment as may be laid down by the Commissioner, provided the payment of instalments shall not go beyond the completion of construction. This amount shall be used for Scheme to be prepared for the improvement of off-site infrastructure in the area around the development. Development cess shall be in addition to development charges levied as per section 124 of MR & TP Act 1966.	(b) This will have parity amongst the redevelopment regulations of DCPR 2034
Reg. 33(28).19	The distance between any two EWS Housing buildings shall be minimum 9.00 m.	The distance between any two EWS Housing buildings shall be minimum 9.00 m, in Case of demonstrable Hardship the Municipal Commissioner can grant concession up to 6m	Concession will be required in case of demonstrable Hardship



Additional Suggestions:

We suggest that following sub-regulations be added to account for following Planning aspects

- 1) AOS shall be reduced to 35% of required, at par with provisions of Regulation 33(7) and 33(10)
- 2) Parking Norms should be at par with provisions of Regulation 33(9)
- 3) Relaxation in Building and other requirements in accordance with sub regulation No. 13 of Regulation 33(9) shall be made applicable.
- 4) The proposed regulation is to be incorporated in DCPR, 2034. It is suggested that the proposed regulation should also be made applicable and should be incorporated in all Development Control Regulations of all Planning Authorities in all areas in Mumbai City, including the Wadala Notified Area DCR (WNA DCR) of MMRDA.

END OF DOCUMENT

