

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

म्हाडा
MHADA



No.VP&CEO/MHADA/557/2020

Date :-

10 JUN 2020

To,
Principal Secretary,
Urban Development Department (UD-1),
Govt. of Maharashtra, Mantralaya
Mumbai.

Sub : Proposal for amendment in Provision of DCR 33(5) of MHADA layout

Ref : 1) Minutes of Meeting held with Hon'ble Minister Housing held on
21.01.2020

2) Government Letter No. 2020/32 dated 03.02.2020

3) Government Letter No. 2020/95 dated 15.02.2020

4) MHADA letter to Principal Secretary UDD No.

VP&CEO/MHADA/1979/2019 dated 25.07.2019

5) Minutes of Meeting dated 21-1-2020 of meeting held with Hon'ble
Minister of Housing

Dear sir,

Reference is requested to the above. The Minutes of Meeting held with the Hon'ble Minister on 21.02.2020 is enclosed hereto for your kind perusal. In this regard, it is submitted that, MHADA has been permitted to exercise the powers of Planning authority for MHADA layouts in MCGM jurisdiction vide notification No. TPB 4315/167/CR-51/2015/UD-11, dated 23.05.2018. Further Urban Development department vide their notification u/no. TPB-4317/629/CR-118/2017/DP/UD-11, dated 08.05.2018 u/s 31(1) of MR&TP Act 1966 has sanctioned DP 2034 and DCPR

2034 excluding substantial modifications. Thereafter UDD vide their notification dated 21.09.2018 and dated 23.10.2018 has fixed the date 13.11.2018 to be the date on which the said excluded parts as described in the schedule A shall come into force.

In the meeting held with the former Hon'ble Chief minister, Govt. of Maharashtra, along with stakeholders for redevelopment of MHADA Colonies on 29th June 2019 and further the meeting with Chief Secretary held on 18th July 2019, with representatives of MCHI, NAREDCO and PEATA, the issues regarding the redevelopment were discussed in detail. The main demand of the stakeholders is to make the project economically viable by reducing the various premiums and charges such as premium for additional FSI development charges, development cess, staircase/lift premium, Fungible premium, allowing incentive for cluster development as per provisions in DCPR-33(9). It was decided to refer to matter to government for their directions.

In light of the above discussion and to promote the redevelopment in MHADA layouts following modifications in regulation 33(5) of DCPR-2034 MHADA had proposed the following vide its letter dated 25.07.2019.

1. PARITY OF DCPR 33(5) WITH REGARDS TO INCENTIVE AS PER DCPR 33(9)

MHADA vide letter dated 07.08.2018, already recommended government to incorporate the provision of incentive FSI in 33(5) as per 33(9). This provision will enable the cluster development in MHADA layouts under regulation 33(5). In present scenario, stakeholders are reluctant for cluster development in MHADA layouts due to lack of incentive FSI provision. It is submitted that large MHADA colonies comprise of several individual housing societies and it is extremely difficult

and onerous to bring all housing societies on one platform to go in for cluster redevelopment. The benefits of cluster redevelopment are far too many and need not be enumerated. It is therefore submitted that considering the difficulties posed by stakeholders to aggregate large cluster under DCPR 33(5). It is proposed that the incentive FSII under Clause 2.1(B) table- B be modified as per provision in regulation 33(9).

2. REDUCTION IN PREMIUM CHARGED BY MHADA UNDER DCPR 2034 REGULATION 33(5) TABLE C-1

MHADA is charging premium for allotting additional FSI as per the provision DCPR 2034 which ranges from 40% to 95% of land rate as per the ration of LR/RC. The same is mentioned in Table C-1 of DCPR-2034 regulation 33(5). The details of past 3-4 years revenue collected by MHADA against recovery of premium for additional FSI i.e. from 2015 up to 2018-19.

Year	FSI Premium (In crores)
2015-16	463.03
2016-17	375.39
2017-18	182.82
2018-19	341.47

From the above table it is seen that the recovery in 2018-19 is reduced as compared to 2015-16, though the Ready Reckoner are increased. It therefore appears that reduction of premium may result in increase in pace of redevelopment.

The current premium charges as per DCPR-2034;

Table C-1 of regulation 33 (5)

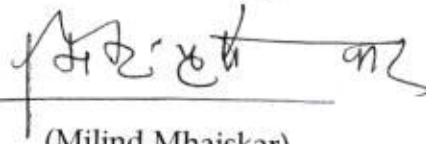
LR/RC ratio	EWS/LIG	MIG	HIG
0 to 2	40%	60%	80%
2 to 4	45%	65%	85%
4 to 6	50%	70%	90%
Above 6	55%	75%	95%

As per discussion in the above referred meeting MHADA had requested that premium rate of FSI may be reduced by 50% of table C-1 for period of two years. It was submitted that if premium is reduced up to 50% for the next Two years, there can be a likely hood of increase of number of proposals so that the effective annual recovery of the premium will not be severally affected.

Subsequent thereto, the Government of Maharashtra vide Notification dated 20.08.2019 reduced the premium contained in C-1 of Regulation 33(5) only by 25%. MCHI CREDAI has reiterated its demand for reduction of premium by 50% as was originally recommended by MHADA vide its letter dated 25.07.2019. Moreover MHADA has been requesting UDD for bringing parity between DCPR 33(5) with regards to incentive as per DCPR 33(9) has also not been considered by UDD so far. In the meeting held with Hon'ble Minister (Housing) on 21.01.2020, MHADA has been directed to once again raise the above of issues with the UDD so that redevelopment of MHADA colonies can be under take expeditiously.

In view of the above, the Government is requested to issue directions under sec.154 of MRTTP modifying the DCPR 2034 as proposed above at the earliest so as to facilitate expeditious redevelopment of MHADA colonies.

Yours Faithfully,



(Milind Mhaiskar)
VP & CEO/MHADA