

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

म्हाडा
MHADA



No.VP&CEO/MHADA/559/2020

Date :- 10 JUN 2020

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

Sub : Modification of DCPR 33(5) for not charging premium to rehab
component

- 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) Minutes of Meeting held with Hon'ble Housing Minister on
21.01.2020

Dear Sir,

In the meeting held on 21.01.2020 between representatives of the MCHI and Hon'ble Minister Housing, the MCHI had represented that under DCPR 33(5), Government has prescribed the minimum area for rehabilitation and the said area is based on the existing rehabilitation area. It was further submitted that Government has further provided for incentive incremental area i.e. to say if the layout is larger than the rehabilitation tenement size is also larger.

However, while computing the premium payable in respect of FSI to be paid to MHADA, MHADA is only deducting the existing built up area and not the actual

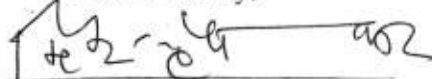
rehabilitation area for e.g. if the existing tenement size 150 sq.ft and the minimum prescribed rehab area is 400 sq.ft, MHADA demands payment for the 250 sq.ft area difference as a premium from the developer. It was submitted that the rehabilitation area is prescribed by the Government and to charge for the rehabilitation area is completely contrary to the spirit of the regulation. In view of the same it is submitted that MHADA should deduct the actual rehab area and charge premium only for the area available for sale.

The Hon'ble Minister Housing has principally agreed with the contention of the MCHI and has directed MHADA to take up the issue with the UDD as the same requires modification of the DCPR 33(5).

Accordingly UDD Is requested to modify the existing provision of the DCPR such that the developer will be liable to only pay premium on the sale FSI and not for the rehabilitation component as provided in the DCPR 33(5). The same is in line provision of DCPR 33(10) and DCPR 33(9), etc. where there is no premium for Rehab area.

The Minutes of the meeting are attached for your perusal. You are therefore requested to issue necessary notification modifying the DCPR 33(5) U/s 154 of MRTP Act expeditiously.

Yours Faithfully,



(Milind Mhaiskar)
VP & CEO/MHADA