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Nayan A. Shah

IMMEDIATE PAST PRESIDENT
Mayur Shah

PRESIDENT-ELECT
Deepak Goradia

VICE PRESIDENTS
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Harish Patel
Nainesh Shah
Dominic Romell

ADDL. VICE PRESIDENT
Sukhranj Nahar

HON. SECRETARY
Bandish Ajmera

TREASURER
Mukesh Patel

SPECIAL PROJECTS
Parag Munot
Sandeep Raheja
Jayesh Shah
Sanjay Chhabria
Rasesh Kanakia

HON. JOINT SECRETARIES
Navin Makhija
Sandeep Runwal
Shailesh G. Puranik
Dhaval Ajmera
Pratik Patel

JOINT TREASURERS
Nayan Bheda
Munish Doshi

CO-ORDINATORS
Tejas Vyas
Shailesh Sanghvi
Pritam Chivukula

COMMITTEE MEMBERS
Jagdish Ahuja
Jitendra Jain
Deepak Gundecha

INVITEE MEMBERS
Praful Shah
Raajesh Prajapati
Sachin Mirani
Nikunj Sanghavi
Rajeev Jain
Shyamal Mody
Digant Parekh
Rushank Shah
Samyag Shah
Jayesh C. Shah
Sunny Bijlani
Sahil Parikh
Naman Shah
Suhail Khandwani
Ricardo Romell
Harshul Savla

PAST PRESIDENTS
Dharmesh Jain
Vyomesh Shah
Paras Gundecha
Pravin Doshi
Mohan Deshmukh
Mofatraj Munot
Rajnikant Ajmera
Late G. L. Raheja
Late Lalit Gandhi
Late Babubhai Majethia

CREDAI-MCHI UNITS
PRESIDENT, THANE
Ajay Ashar

PRESIDENT, KALYAN-DOMBIVLI
Deepak Mehta

PRESIDENT, MIRA VIRAR CITY
Ashit Shah

PRESIDENT, RAIGAD
Kiran Bagad

PRESIDENT, NAVI MUMBAI
Prakash Baviskar

Ref. No. MCHI/PRES/19-20/105

To,
Shri Praveen Pardeshi (I.A.S.)
Municipal Commissioner
Municipal Corporation of Greater Mumbai
Mumbai - 400 001



January 7, 2020

Sub :- Policy regarding reduction in premium rates for Staircase lift lobby area, open space deficiency area premiums & regularization charges.

Ref :- 1)TPB-4319/189/CR/-123/2019/UD-11 dated 20th aug 2019
2) MCGM/G/1388/ dated 25/7/2019 & 2/08/2019

Respected Sir,

This has reference to Meeting conveyed under the chairman ship of Chief Secretary Govt. Of Maharashtra on 18/7/2019 when Secretary (UD-1), Municipal Commissioner, CEO MHADA, representatives of MCHI /NAREDCO/PEATA/ Borivali Developers Associations were present. MCHI/NAREDCO/ PEATA submitted their representations to take necessary urgent steps to reduce Development Charges, Development Cess, Fungible compensatory area premiums, Additional FSI premiums, Open space deficiency premiums, Staircase lift lobby free of Area premium.

Vide letter of Hon'ble Municipal Commissioner to Hon'ble Principal Secretary - Urban Development in July 2019, MCGM had stated that 'As regards premium towards granting staircase/lift are free of FSI, the same will be dealt with at level of MCGM, after obtaining the sanction of Standing Committee / Corporation.'

On receipts of remarks from MCGM vide their letter dated 25/7/2019 & 2/08/201 & CEO MHADA vide letter dated 27/7/2019 Government of Maharashtra has issued directive u/s 154 of MRT act vide TPB-4319/189/CR/-123/2019/UD-11 dated 20th Aug 2019 in the public interest for reduction of premiums w.r.t Additional FSI premiums, Fungible FSI premiums, Development Cess.

However, the policy regarding reduction in premiums w.r.t. Staircase lift lobby free of FSI is not yet published by MCGM in the public interest as done by Government of Maharashtra in Aug 2019. This has led to discrepancy whereas staircase premium is extremely high (as high as 50% for commercial building for which fungible FSI premium itself is 40%) and is affecting the progress of projects since there the premium is unaffordably high.

Sir, it is our sincere request to issue the policy circular for reduction in staircase premium charges at earliest to ensure that project progress is not stalled.

Thanking you,

Yours faithfully,
For CREDAI-MCHI

Nayan A. Shah
President

Bandish Ajmera
Hon. Secretary