

PRESIDENT
Nayan A. Shah

IMMEDIATE PAST PRESIDENT
Mayur Shah

PRESIDENT-ELECT
Deepak Goradia

VICE PRESIDENTS
Boman Irani
Harish Patel
Nainesh Shah
Domnic Romell

ADDL. VICE PRESIDENT
Sukhraj 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/19-20/111

January 14, 2020

To,

Dr. Nitin Kareer (I.A.S.)

Additional Chief Secretary -1

Urban Development Department

Government of Maharashtra

Mantralaya, Mumbai - 400 032

प्रधान सचिव (नवि-१)
नगरविकास विभाग,
महाराष्ट्र शासन, मंत्रालय,
मुंबई - ४०० ०३२.

Ref: IT/ITES Policy - Payment of Fungible Premium reduced thereof.

Respected Sir,

The IT policy under your Leadership has got more than the desired result and created very huge employment in the Mumbai Financial Hubs.

We would like to draw your attention to Government direction under TPB-4319/189/CR-123/2019/UD dated 20.8.2019, for premium for Fungible FSI:

- Reduced from 50% to 35% of ASR (for FSI 1.0) for Residential & Commercial use.
- Reduced from 60% of 40% of ASR (for FSI 1.0) for Commercial user.

Sir, inadvertently, the reduction in premium 60% for Industrial User i.e. IT/ITES development has been left out.

Prayer:

- Needless to mentioned that under DCPR 2034, IT/ITES and Commercial are same i.e. 40%.

However, Building Proposal department of MCGM is still demanding for 60% premium for IT/ITES.

Hence a suitable Clarification to accept 40% Fungible premium for All IT/ITES be issued.

We request your early intervention as it is already 5 months since the reduction in premium is affected as per in aforesaid direction of 20.08.2019.

2) Transit / Exit Policy for Private IT/ITES Park

Sir, a lot of private IT/ITES parks have been constructed over the last 2 decades. This has also led to some level of non-compliance. With the DCPR 2034 in place, the premium for IT/ITES Parks and Commercial User is brought at par. It is prayed that IT Parks should be given a onetime option to convert to Commercial user as per DCPR 2034. This Transition / Exist Policy may be formulated with a top-up premium as under:

- i). Post construction of 3 years of IT Park a payment of 10% premium
- ii). Post construction of 5 years of IT park a payment of 5 % premium.

Once the transition is completed, prospectively the other benefits like property tax, electricity duty and other concessions be withdrawn.

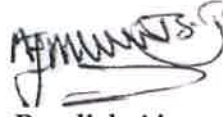
CREDAI-MCHI have already represented to Shri Ajoy Mehta (I.A.S.), Chief Secretary vide their letter dated August, 14, 2019 (copy enclosed).

Thanking you,

Yours Sincerely,
For CREDAI-MCHI



Nayan A. Shah
President



Bandish Ajmera
Hon. Secretary

CC:

(1) Hon'ble Shri Subhash Desai
Minister of Industries
Government of Maharashtra
Mantralaya, Mumbai - 400 032

(2) Shri Ajoy Mehta (I.A.S.)
Chief Secretary
Government of Maharashtra
Mantralaya, Mumbai - 400 032.

Encl.: As above

लिपिक
14-1-2020
मंत्रि, उद्योग, खनिकर्म
यांचे कार्यालय
महाराष्ट्र शासन
मुंबई ४०० ०३२
मुख्य सचिवचे कार्यालय
सामान्य प्रशासन विभाग
मंत्रालय, मुंबई ४०००३२
14 JAN 2020

PRESIDENT
Nayan A. Shah

IMMEDIATE PAST PRESIDENT
Mayur Shah

VICE PRESIDENTS
Deepak Goradia
Boman Irani
Harish Patel
Nainesh Shah
Dornnic Romell

ADDL. VICE PRESIDENT
Sukhraj 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 TREASURER
Nayan Bheda
Munish Doshi

CO-ORDINATORS
Sandeep Shah
Tejas Vyas
Shailesh Sanghvi
Pritam Chivukula

COMMITTEE MEMBERS
Jagdish Ahuja
Jitendra Jain
Deepak Gundecha

INVITEE MEMBERS
Praful Shah
Rajesh 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

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
Ravi Patil

PRESIDENT, MIRA VIRAR CITY
Ashii Shah

PRESIDENT, RAIGAD
Ateeque Khot

PRESIDENT, NAVI MUMBAI
Prakash Baviskar

Ref: No. MCHI/PRES/19-20/008

August 14, 2019

To
Shri Ajoy Mehta (I.A.S.)
Chief Secretary
Government of Maharashtra
Mantralaya, Mumbai 400 032

लिपिक
मुख्य सचिवाने कार्यालय
सामान्य प्रशासन विभाग
मंत्रालय, मुंबई ४०००३२
14/8/19

Sub: Request for Consideration being Chairman - Empowered Committee - IT/ITES Policy 2015

Respected Sir,

The 3rd Empowered Committee meeting of IT/ITES Policy 2015 under your Chairmanship was held on 2nd August, 2019 at 05.00 PM., whereby we at CREDAI-MCHI request your goodself for the following to ensure sustenance and continuity of the established IT parks:-

- I). The premium for Additional FSI be restored to 25%, which was prevalent prior to prevailing IT/ITES Policy 2015. Alternatively, 30% as per IT/ITES Policy 2015.
- II). As per Industries, Energy and Labour Department, Govt. of Maharashtra Resolution No. ITP-2015/CR-206 /Ind-2, dated 22.02.2016, definition of Back Office Operation is as under:-

"The administrative & support staff of a financial institute such as Banks, Insurance Company, Mutual Fund, Non-banking Finance Companies or "any department or office which is responsible for function related to the running of the company such as Settlements, Compliance, Accounting, IT & Other Technology"

*Sir, Definition of Back Offices:- may be suitably amended as under:-
"Corporate Offices of Industries and all service sectors including Banking & Finance, as long as it is not carrying out any retail sales from the office premises", which is responsible for function related to the running of the company such as Settlements, Compliance, Accounting, IT & other Technology.*

- III). Exit Policy:
Sir, The IT Parks have come up since last 20 years and to enable have continued Occupation of these developments, they must be given a chance to convert to Commercial Office user especially in light of the DCPR 2034 which has made IT/ITES development at Par with Commercial. A suitable Transition / exit policy may be announced, whereby for the IT Parks, the premium proposed to be charged may be as under:

- i. Post completion of 3 years, on payment of 10% premium.
- ii. Post completion of 5 years, no premium be charged.
- iii. All future benefits of property tax, Electricity Duty and other concession to be withdrawn.

Needless to say that the Government shall generate more revenue from:-

- a. Increased property tax and Electricity duty
- b. High Stamp Duty collection.
- c. Level playing field for existing IT Parks vis-à-vis new development in DPCR 2034

Sir, we would be happy to meet you in person and request you to consider our proposal in the Empowering Committee Meeting at the earliest.

Thanking you,

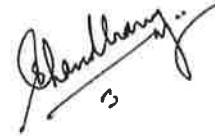
Your sincerely,
For CREDAI-MCHI



Nayan A. Shah
President



Bandish Ajmera
Hon. Secretary



Sanjiv Chaudhary MRICS
Chief Operating Officer