

**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. JT. SECRETARIES**  
Navin Makhija  
Sandeep Runwal  
Shailesh G. Puranik  
Dhaval Ajmera  
Pratik Patel

**JT. 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 UNIT**  
Ajay Ashar

**PRESIDENT, KALYAN DOMBIVLI**  
Deepak Mehta

**PRESIDENT, MIRA VIRAR CITY**  
Ashit Shah

**PRESIDENT, RAIGAD**  
Kiran Bagad

**PRESIDENT, NAVI MUMBAI UNIT**  
Vijay Lakhani

Ref. No. MCHI/PRES/19-20/639

August 21, 2020

To,  
Shri Balasaheb Thoratji.  
Hon'ble Minister for Revenue  
Government of Maharashtra  
Mantralaya, Mumbai.

**Sub: Loading of additional F.S.I. on Class - II Land at Tal & Dist Thane.**

Respected Sir,

Maharashtra Chamber of Housing and Industry ("MCHI") is an apex body consisting of members from the Real Estate Industry *inter alia* among Mumbai Metropolitan Region (MMR). It is the most prominent and the only recognized body of Real Estate Developers in Maharashtra. We represent the interest of our members before various administrative, government, judicial and quasi-judicial authorities.

The Government presently permits development and transfer of Government Lands (Class-II) earlier being used by Industries for converting them to Commercial/Residential user under various policies. As per it's earlier policies, the Government charged 50% of R.R Rate as charges towards transfer, 3% of R.R Rate for change of user & further 2.5% of R.R Rate for loading of TDR. If the land is surplus vacant land then an additional 100% of R.R. Rate is charged under the ULC Act. The total fees charged for all the above NOC's are approx. 56% to 60% of R.R Rate.

In the jurisdiction of Thane Municipal Corporation by a notification dated 28/08/2015 Government permitted the use of 0.30 Additional FSI. Further on 11/01/2018 Government issued a new guideline for transfer of Government Lands. As per this guidelines Government Charges are reduced to 40% of R.R. Rate for transfer/mortgage/change of user and loading of TDR / Additional FSI / fungible FSI.

While granting NOC's prior to 11/01/2018 the Government has already charged more than 55% of R.R Rate, we request your good self to clarify that for NOC's which were granted prior to 2018 it will not be required to get any new NOC for loading of additional FSI and the **permission for loading of TDR is also deemed to include the permission for loading of 'additional / premium / fungible' FSI on the same class II land.**

The request made herein is *bona fide* and in public interest. We shall be glad to clarify any further query upon hearing from you.

Thanking you,  
Yours Sincerely,  
For CREDAI-MCHI

  
Nayan Shah  
President

  
Bandish Ajmera  
Hon. Secretary