

**PRESIDENT**

Nayan A. Shah

**IMMEDIATE PAST PRESIDENT**

Mayur Shah

**VICE PRESIDENTS**

Deepak Goradia  
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 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**

Ashit Shah

**PRESIDENT, RAIGAD**

Ateeque Khot

**PRESIDENT, NAVI MUMBAI**

Prakash Baviskar

Ref. No. MCHI/PRES/18-19/367

July 18, 2019

To,  
**Hon'ble Shri Devendra Fadnavis**  
Chief Minister  
Government of Maharashtra  
Mantralaya, Mumbai - 400 032

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मुख्यमंत्री सचिवालय  
महाराष्ट्र शासन  
मंत्रालय, मुंबई - ४०० ०३२.  
दिनांक. १८/७/१९

**Sub: Extension of time or relaxation of area requirement for the orders issued Under section 63 (1) A of Bombay Tenancy and Act, 1948 for acquisition of lands for Special Township Project in MMR.**

Respected Sir,

We would like to appreciate your efforts on the introduction of Policy for Special Township Projects. Due to this Policy, we are now able to provide affordable housing to the Citizens of state which contributes towards Hon'ble Prime Minister's dream i.e. Housing for all by 2022.

In this regard, we would like state that the Govt. of Maharashtra has allowed developers to acquire Agriculture Lands under section 63 (1A) of BTL Act, 1948 for development of special Township Projects in the year 2006. Accordingly, many Developers have acquired land parcels in the MMR. The orders granted under section 63(1) A are valid for a period of 15 years from the date of its issue and the developer is required to complete the development of STP within the period of 15 years.

However, your good self is well aware that due to present economic slowdown from last 4 to 5 years in real estate sector, many projects are delayed. Also there are various other reasons such as changes, modifications in DCR, development plans (Growth Centre etc.) and planning authority i.e. MMRDA, CIDCO (NAINA), Ambernath-Kulgaon-Badlapur and surrounding notified area (AKBSNA), notified area of 27 villages. These changes/ modifications has impacted the smooth implementation of special Township Projects and eventually delayed the development of STP projects.

**Considering the above for completion of delayed projections, we hereby request you**

a) To extend the validity period of orders issued under section 63(A) of BTL Act, 1948 by additional 5 years.

- b) Where part of Land after purchase U/S 63 (A) has been reserved for some other purpose like- Growth center / education Zone / Bullet train / Metro train or any D.P reservation and in any such cases balance land may be allowed to use for residential purpose, since it will never reach 100 Acre area requirement

Thanking you,

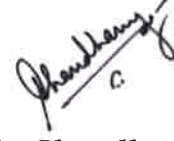
Yours Sincerely,  
For **CREDAI-MCHI**



**Nayan A. Shah**  
President



**Bandish Ajmera**  
Hon. Secretary



**Sanjiv Chaudhary MRICS**  
Chief Operating Officer

CC:

- ✓ (1) **Hon'ble Shri Chandrakant Patil**  
Revenue Minister  
Government of Maharashtra,  
Mantralaya  
Mumbai 400 032

- ✓ (2) **Shri Manu Kumar Srivastava (I.A.S.)**  
Additional Chief Secretary (Revenue)  
Registration and Stamp  
Revenue & Forest Department  
Government of Maharashtra  
Mantralaya, Mumbai

3/8/19  
श्री मनु कुमार (आ.एस.)  
अतिरिक्त सचिव (आ.एस.)  
पंजीयन व मुद्रा विभाग,  
मंत्रालय, मुंबई