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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/19-20/640

August 21, 2020

To,
Dr. Nitin Kareer (I.A.S.)
Additional Chief Secretary
Department of 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