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Bandish Ajmera

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Mukesh Patel

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Sandeep Raheja
Jayesh Shah
Sanjay Chhabria
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Ref. No. MCHI/PRES/18-19/374

July 19, 2019

To

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

Principal Secretary - I

Urban Development Department

Government of Maharashtra

Mantralaya, Mumbai - 400 032.

Angley
19/07/19.

लिपिक
प्रधान सचिव (पति-१)
नगर विकास विभाग,
महाराष्ट्र शासन, मंत्रालय,
मुंबई - ४०० ०३२.

Sub. : 1) Phase wise Development to be allowed on ULC affected land.

2) Interest free deferment payment facility for payment of ULC Premium

Respected Sir,

As hon'ble Supreme Court has accepted the consent term as per the suggestion given by Retd Justice B N Shrikrishna Committee report, Government of Maharashtra is likely to come out with GR or circular for the implementation of the same. CREDAI-MCHI take this opportunity to make the following suggestion for your kind perusal and consideration.

It may kindly be noted that there would be land parcel 4000 sq mtrs or 1 acre and above also that may be affected under ULC. Not all land owner's / Projects proponent may have the financial capability, under the current stressed market conditions, to develop the entire plot in one go. It is for such larger plots and/or land owner's / Projects proponent that phase wise development be considered and allowed. Also the ULC premium should only be charged on pro rata basis i. e only for that portion of land for which development is being proposed.

In those case where land owner's / Projects proponent wishes to make one time ULC Premium payment, a provision for interest free deferred payment should be introduced. To enable land owner's / Projects proponent to make this payment in equal installment spread over 3 to 5 years.

CREDAI-MCHI PRAYER

- 1) Allow partial development while charging the ULC premium on a pro-rata basis.
- 2) Interest free deferment payment facility to be introduced for one time ULC premium payment spread over 3 to 5 years.

Your sincerely,

For CREDAI-MCHI

Nayan A. Shah
President

Bandish Ajmera
Hon. Secretary

Sanjiv S. Chaudhary MRICS
Chief Operating Officer