

PRESIDENT
Dharmesh Jain

IMMEDIATE PAST PRESIDENT
Vimal Shah

PRESIDENT-ELECT
Mayur Shah

VICE PRESIDENTS
Nayan Shah
Deepak Goradia
Boman R. Irani
Harish Patel

HON. SECRETARY
Nainesh Shah

HON. TREASURER
Sukhraj Nahar

CEO
S. Shahzad Hussain
I.A.S. (Retd.)

SPECIAL PROJECTS
Bandish Ajmera
Rasesh Kanakia
Parag Munot

HON. JOINT SECRETARIES
Ashok Mohanani
Sandeep Runwal
Lakshman Bhagtani

JOINT TREASURER
Mukesh Patel

CO-ORDINATORS
Jagdish Ahuja
Pujit Aggarwal
Dòmnic Romell

COMMITTEE MEMBERS
Jayesh Shah
Nayan Bheda
Sanjay Chhabria
Shailesh Sanghvi
Tejas Vyas
Jitendra Jain

INVITEE MEMBERS
Sandeep Raheja
Munish Doshi
Navin Makhija
Rushank Shah
Deepak Gundecha
Pratik Patel
Rajeev Jain
Diipesh Bhagtani
Dhaval Ajmera
Shyamal Mody
Nikunj Sanghavi
Digant Parekh

PAST PRESIDENT
Paras Gundecha
Sunil Mantri
Pravin Doshi
Mohan Deshmukh
Mofatraj Munot
Niranjan Hiranandani
Rajni S. Ajmera
Late G. L. Raheja
Late Lalit Gandhi
Late Babubhai Majethia

MCHI-CREDAI UNITS
President, Thane
Suraj Parmar
President, Kalyan-Dombivli
Pratul Shah
President, Mira Virar City
Ashit Shah
President, Raigad
Vikas Bhamre
President, Navi Mumbai
Arvind Goel

Ref. No.: MCHI/GEN/15-16/023

January 09, 2016

To,
Shri N. R. Shende
Joint Director
Town Planning Department,
Government of Maharashtra,
Konkan Bhavan, Navi Mumbai

Sub: Suggestion/ Objection to notice published u/no.TPB 4315/
CR-146/2015/(3)/UD- 11 dt.10.12.2015.

Ref. : Gazette Notice issued by UDD on 10th December 2015, under the
subject of **"Proposed Modification to Development Control
Regulations for Municipal Corporations in Maharashtra State &
CIDCO in respect of IT/ITES Policy under section 37(1AA) of
the Act"**.

Respected Sir,

With reference to the above subject, we would like to submit our suggestion
to the aforesaid notice. Please find the Annexure attached.

Therefore, we are requesting to give us, time for the personal hearing in order to
hear our say and incorporate our points in the Gazette Notification.

Thanking you.

Yours Faithfully,
For **MCHI-CREDAI**



Mayur Shah
President - Elect

11/1/16
सहसंचालक, नगररचना
सहसंचालक, नवी मुंबई शहरी विकास

MCHI-CREDAI

ANNEXURE

Sr. No.	Proposed modification to building of IT Establishments	Suggestion	Justification
1	<p>The commissioner may permit additional FSI upto 100% registered Public and Private IT/ITES Parks /AVGC Parks, IT SEZs or IT Parks in SEZs and to stand-alone IT/ITES units in public IT Park (including IT/ITES units located in Residential/ Industrial/No Development/ Green/Agriculture Zone) which have been approved by the Directorate of Industries, set up under present and previous IT /ITES policies, shall be made available with premium of 30% of the prevailing ready reckoner rate in Pune. Pimpri-Chinchwad, Greater Mumbai, Thane, Navi Mumbai, Kalyan-Domivali, Mira-Bhayandar, Ulhasnagar Municipal Corporations, Navi Mumbai Notified area and 10% of the prevailing ready reckoner rate for other Municipal Corporations.</p>	<p>The commissioner may permit additional FSI upto 100% registered Public and Private IT/ITES Parks /AVGC Parks, IT SEZs or IT Parks in SEZs and to stand-alone IT/ITES units in public IT Park (including IT/ITES units located in Residential/ Industrial/ No Development / Green / Agriculture Zone) which have been approved by the Directorate of Industries, set up under present and previous IT /ITES policies, shall be made available with premium of 25% of the prevailing ready reckoner rate in Pune. Pimpri-Chinchwad, Greater Mumbai, Thane, Navi Mumbai, Kalyan-Domivali, Mira-Bhayandar, Ulhasnagar Municipal Corporations, Navi Mumbai Notified area and 10% of the prevailing ready reckoner rate for other Municipal Corporations.</p>	<ul style="list-style-type: none"> • Premium of 25% of the Prevailing ready reckoner rate is insisted as per D.C. Reg. 1991 of M.C.G.M. • Ready reckoner Rate has substantially increased in Municipal Corporation limit . • Hence, any increase in %premium will deter vision of placing Maharashtra amongst the most preferred investment destination for global investors
2	<p>Additional FSI above 100% and upto 200% on plots having an access road of minimum 18 meters width, shall be made available with premium of 30% of the prevailing ready reckoner rate in Pune, Pimpri-Chinchwad, Greater Mumbai, Thane, Navi Mumbai, Kalyan-Dombivali, Mira-Bhayandar, Ulhasnagar Municipal Corporations, Navi Mumbai notified area and 10% of the prevailing ready reckoner rate for other Municipal Corporations.</p>	<p>Additional FSI above 100% and upto 200% on plots having an access road of minimum 12 meters width, shall be made available with premium of 30% of the prevailing ready reckoner rate in Pune, Pimpri-Chinchwad, Greater Mumbai, Thane, Navi Mumbai, Kalyan-Dombivali, Mira-Bhayandar, Ulhasnagar Municipal Corporations, Navi Mumbai notified area and 25% of the prevailing ready reckoner rate for other Municipal Corporations.</p>	<ul style="list-style-type: none"> • Existing Provision of DCR 1991, M.C.G.M. allows IT Establishment on roads having width more than 12 meters. • Imposing FSI restriction with respect to width of road specially in MCGM limits ,where small % of road network is having width more than 18.00 mt will allow fewer IT Establishment .

3	No Premium shall be chargeable in Municipal Council areas, if they are covered under No Industry Districts and Naxalism affected areas of the State (as defined in the Package Scheme of Incentives -2013 of the State.)	No Premium shall be chargeable in Municipal Council areas, if they are covered under No Industry Districts and Naxalism affected areas of the State (as defined in the Package Scheme of Incentives -2013 of the State.)	-----
4	The total maximum permissible F.S.I. shall not exceed limit of 3.00	The total maximum permissible F.S.I. shall not exceed limit of 3.00 and total maximum permissible FSI shall not exceed (1.33 x 3 = 3.99) in Mumbai city district.	<ul style="list-style-type: none"> As per Maharashtra's IT/IT Enabled Services Policy point no.i) Note ,where ever the basic FSI is more than 1.00 total admissible additional FSI, shall not exceed 3.00 after considering the 100%or 200% additional FSI respectively. Total additional FSI in Mumbai City district would be (1.33 x 2 = 2.66) which is within the parameter described above. Also, Maximum FSI Permissible with additional FSI in MCGM is 4.00.
5	Maximum 20% of total Built-up area (excluding parking area) will be permitted for support services in IT Parks in Pune, Pimpri-Chinchwad, Greater Mumbai, Thane, Navi Mumbai, Kalyan-Dombivali, Mira-Bhayandar, Ulhasnagar Municipal Corporations, Navi Mumbai notified area and remaining area be utilized for IT/ITES.	Maximum 40% of total Built-up area (excluding parking area) will be permitted for support services in IT Parks in Pune, Pimpri-Chinchwad, Greater Mumbai, Thane, Navi Mumbai, Kalyan-Dombivali, Mira-Bhayandar, Ulhasnagar Municipal Corporations, Navi Mumbai notified area and remaining area be utilized for IT/ITES.	<ul style="list-style-type: none"> Maximum 40% of total Built-up area is required for support services along with required Residential, shopping Center ,entertainment user. Requirement is similar to any Industrial Park or SEZ wherein 50% ancillary user with Residential, shopping Center ,entertainment user is permitted. This is required to bring walk to work culture with all social infrastructure .Also brings more feasibility and viability to IT project. Hence 20% is not sufficient.