

Ref. No. MCHI/PRES/19-20/598

July 14, 2020

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Mayur Shah

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Deepak Goradia

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Harish Patel
Nainesh Shah
Domnic Romell

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Sukhraj Nahar

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Bandish Ajmera

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Mukesh Patel

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Jitendra Jain
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Paras Gundecha
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Ajay Ashar

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Deepak Mehta

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Ashit Shah

PRESIDENT, RAIGAD
Kiran Bagad

PRESIDENT, NAVI MUMBAI UNIT
Vijay Lakhani

To
Shri Omprakash Deshmukh (I.A.S.)
Inspector General of Registration and Controller of Stamp
Govt. of Maharashtra

Sub: 1) Applicability of Construction Rates for Developed Areas under Special Planning Authority (SPA) in Mumbai Metropolitan Area (MMR).

2) Increase in Construction Rates in the Annual Statement of Rates (ASR).

Respected Sir,

This is with reference to applicability of Construction Rates in Annual Statement of Rates (ASR) for various Municipal Corporations, Councils, Panchayat and Rural Area. In this context, we would like to state and submit as under:

Currently in defining Construction Rates in ASR are categorized as under:

- All Municipal Corporations
- All 'A' - Class Municipal Councils
- All B & C - Class Municipal Councils & Nagar Panchayats
- All Influence areas and Rural areas.

From the above, it can be noticed that areas which are under **Special Planning Authority** jurisdiction in MMR, which are not specifically categorized in ASR. Please note that these SPA areas are also developed or under continuous development hence SPA has been assigned and development plans have also been prepared for these SPA areas. These SPA areas are equivalent to developed Municipal corporation and therefore the Construction Rates in ASR for the areas falling under SPA needs to be equal to Municipal Corporations and the same should be specifically categorized in ASR.

Further, the Construction Rates in ASR have not been increased from the year 2017. However, due to inflation, the actual construction rates are increased substantially. Also, with the current Covid-19 pandemic situation, there is extreme shortage of labour, therefore the cost of construction will further increase.


Therefore, we herewith request your goodself to kindly instruct the concerned Department to specifically categorize SPA equivalent to rates of All Municipal areas and also increase the Construction Rates considering the same is not revised from last 3+ years

Thanking you,

Your sincerely,
For CREDAI-MCHI



Nayan A. Shah
President



Bandish Ajmera
Hon. Secretary

