

Ref. No. MCHI/PRES/19-20/600

July 27, 2020

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Nayan A. Shah

IMMEDIATE PAST PRESIDENT
Mayur Shah

PRESIDENT-ELECT
Deepak Goradia

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Harish Patel
Nainesh Shah
Domnic Romell

ADDL. VICE PRESIDENT
Sukhraj Nahar

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Bandish Ajmera

TREASURER
Mukesh Patel

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Sandeep Raheja
Jayesh Shah
Sanjay Chhabria
Rasesh Kanakia

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Sandeep Runwal
Shailesh G. Puranik
Dhaval Ajmera
Pratik Patel

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Munish Doshi

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Shailesh Sanghvi
Pritam Chivukula

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Jitendra Jain
Deepak Gundecha

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Sachin Mirani
Nikunj Sanghavi
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Sunny Bijlani
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Vyomesh Shah
Paras Gundecha
Pravin Doshi
Mohan Deshmukh
Mofatraj Munot
Rajnikant Ajmera
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Late Lalit Gandhi
Late Babubhai Majethia

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Ajay Ashar

PRESIDENT, KALYAN DOMBIVLI
Deepak Mehta

PRESIDENT, MIRA VIRAR CITY
Ashit Shah

PRESIDENT, RAIGAD
Kiran Bagad

PRESIDENT, NAVI MUMBAI UNIT
Vijay Lakhani

To
Shri. Balasahab Thorat
Hon'ble Minister of Revenue,
Govt. of Maharashtra,
Mantralaya, Mumbai.

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