

**PRESIDENT**  
Nayan A. Shah

**IMMEDIATE PAST PRESIDENT**  
Mayur Shah

**VICE PRESIDENTS**  
Deepak Goradia  
Boman Irani  
Harish Patel  
Nainesh Shah  
Domnic Romell

**Addl. Vice President**  
Sukhraj Nahar

**HON. SECRETARY**  
Bandish Ajmera

**TREASURER**  
Mukesh Patel

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

**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**  
Sandeep Shah  
Tejas Vyas  
Shailesh Sanghvi  
Pritam Chivukula

**COMMITTEE MEMBERS**  
Jagdish Ahuja  
Jitendra Jain  
Deepak Gundecha

**INVITEE MEMBERS**  
Praful Shah  
Rajesh 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

**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 Unit**  
President, Thane Unit  
Ajay Ashar

**President, Kalyan Dombivli**  
Ravi Patil

**President, Mira Virar City**  
Ashit Shah

**President, Raigad**  
Ateeque Khot

**President, Navi Mumbai Unit**  
Prakash Baviskar

Ref. No.: MCHI/PRES/18-19/016

September 10, 2018

To  
Hon'ble Shri Devendra Fadnavis  
Chief Minister  
Government of Maharashtra,  
Mantralaya,  
Mumbai 400 032

मुख्यमंत्री सचिवालय  
महाराष्ट्र शासन  
मंत्रालय, मुंबई - ४०० ०३२.  
दिनांक..... ११/९/१८

Sub : Capping of Total premiums to a Max of 25% of Land ASR

Ref. : MCHI/PRES/17-18/198 dtd. 3<sup>rd</sup> April, 2018 &  
MCHI/PRES/17-18/200 dtd. 3<sup>rd</sup> April 2018

Respected Sir,

With Respect to the various premium and development charge being levied, CREDAI-MCHI has been consistently representing to your kind office, that the overall impact was becoming untenable to the extend depth affordability in the hands of the consumers is getting impacted.

Please find attached our earlier communication as mentioned in above Reference nos.

With the new DPCR-2034 on the anvil, we do not foresee the situation easing out with the real estate business becoming more unviable and the homes in the hands of the consumers becoming more unaffordable. We as CREDAI-MCHI, humbly and sincerely request your immediate attention and intervention to cap the total impact of all premiums of development charges in a project to a maximum of 25% of the Land ASR Rate. To this affect, please find attached a table of current and proposed premiums and charges for your kind perusal and consideration.

We CREDAI-MCHI, earnestly look forward to your positive response and acceptance of our request in order to bring viability in real estate business and affordability in the hands of the consumers thereby helping achieve the dream of Housing for All by 2022.

Thanking you,

Sincerely yours,  
For CREDAI-MCHI

Nayan A. Shah  
President

Bandish Ajmera  
Hon. Secretary

S. S. Hussain, I.A.S. (Retd.)  
Chief Executive Officer

Encl.: As above.

Sr. No.	Premium for	% of ASR		Proposed/ Expected
		1991	2034	
1	Staircase Premium	25%	25%	As Proposed
2	50% additional Premium FSI	60%	60%	33%
3	Fungible FSI Residential	60%	60%	33%
4	Fungible FSI Commercial	100%	60%	50%
5	Open Space Deficiency Premium Plot Potential	25%	25%	12.5%
6	Open Space Deficiency Premium Govt. FSI	2.5%	2.5%	As Proposed
7	Open Space Deficiency Premium Reservation TDR	25%	25%	6.25%
8	Open Space Deficiency Premium - Slum TDR	2.5 %	2.5 %	As Proposed
9	Open Space Deficiency Premium Fungible	25%	6.25%	As Proposed
10	Parking Deficiency Premium	10%	10%	As Proposed
11	Development Charge - Land	2%	2%	As Proposed
12	Development Charge - Govt FSI + TDR + Fungible Development Cess - Govt FSI	4%	4%	2%
13	TDR	-	4%	0%
14	IT additional FSI	30%	80%	30% as per IT policy
15	Public Parking Lot	60%	60%	30%

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**CREDAI-MCHI UNITS**

**PRESIDENT, THANE**  
Ajay Ashar

**PRESIDENT, KALYAN-DOMBIVLI**  
Manoj Rai

**PRESIDENT, MIRA VIRAR CITY**  
Ashit Shah

**PRESIDENT, RAIGAD**  
Vilas Kothari

**PRESIDENT, NAVI MUMBAI**  
Prakash Baviskar

Ref. No. MCHI/PRES/17-18/198

April 3, 2018

To,  
Hon'ble Shri Devendra Fadnavis,  
Chief Minister,  
State of Maharashtra,  
Mantralya,  
Mumbai - 400 032

मुख्यमंत्री सचिवालय  
महाराष्ट्र शासन  
मंत्रालय, मुंबई - ४०० ०३२.  
दिनांक ०३/०४/१८

Dear Sir,

**Sub: Capping of Premiums to upto a maximum of 25% of Land ASR**

We at CREDAI-MCHI take this opportunity to thank you and your government to have amended the Stamp Act to pave the way for future reduction of ASR rates. We also take this opportunity to extend our gratitude to your government for announcing the freezing of ASR rates for the year 2018-19.

Sir, while the freeze of the ASR shall provide immediate relief to the Real Estate Sector in the MMR, amongst the multi-lateral issues that plague the sector is also the biggest pain area of various premiums linked to Land ASR rates.

So far as the land rates are concerned, they are the most impacting component in a project's costing. Gone are the days when land rates in MMR were pegged at 70% of the project cost; they at best today are range bound from 20%~25% of sale values. Various analysis and reports have clearly brought out the fact that the current day premiums and charges payable to the government (all linked to land ASR) are around 20%~25% of the residential sale value. Another 30%~40% of the sale price goes towards the construction cost. Accounting for other administrative, marketing and finance costs which is another 15%~25%, the land rates cannot under any scenario, be more than 20%~25% of residential sale rates.

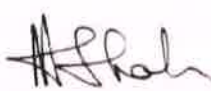
With all premiums and charges linked to Land ASR, land ASR only has a domino effect on the landed cost of the residential unit in the hands of the end buyer. It is this one single factor that has created unaffordability in the markets, making it highly difficult and beyond financial reach of the common man to seek housing within MMR limits. We wish to highlight this pain area and earnestly request your kind intervention to cap all FSI related premiums to 25% of land ASR and other premiums like staircase, open space deficiency etc. to be capped at 15% of land ASR. This amendment would go a long way in bringing relief to the thousands of families seeking a home in MMR.

We at CREDAI-MCHI therefore very strongly request you to kindly:


- Re-calibrate the land rates to upto 25% of Residential Sale Rates across MMR
- Cap all FSI related premiums to a maximum of 25% of Land ASR
- Cap all other premiums like staircase, open space etc. to a maximum of 15% of Land ASR

Thanking you,

Yours faithfully,  
For CREDAI-MCHI

  
Mayur Shah  
President

  
Domnic Romell  
Hon. Secretary

  
S. S. Hussain, I.A.S. (Retd.)  
Chief Executive Officer

**CREDAI-MCHI**



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**PRESIDENT, NAVI MUMBAI**  
Prakash Baviskar

Ref. No. MCHI/PRES/17-18/200

April 3, 2018

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Revenue Minister  
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Mantralaya  
Mumbai 400 032.

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Chief Executive Officer

**CREDAI-MCHI**

Maker Bhavan II, 4th Floor, 18, V. Thackersey Marg, New Marine Lines, Mumbai - 400 020.  
Tel.: 4212 1421, Fax : 4212 1411 / 407 • Email: secretariat@mchi.net • Website: www.mchi.net

04 APR 2018  
सिद्धि  
श्री. महाश्वर पटेल व कुर्वाण  
सर्वजनिक बांधकाम (संवर्धन) उपक्रम  
सहायक शासन, मंत्रालय, मुंबई-४०००३२