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Parth Mehta

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Ar. Hafeez Contractor
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Azim F. Tapia
Jayesh C. Shah
Shailesh Sanghvi
Sunny Bijlani
Binitha Dalal
Sahil Parikh
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Samyag Shah
Rushi Mehta
Rajeev Jain

YOUTHWING CONVENOR
Naman Shah

PROCUREMENT CONVENOR
Nimish Ajmera

WOMEN'S WING CHAIRPERSON
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BHIWANDI
SHAHAPUR-MURBAD
URAN-DRONAGIRI
ALIBAG
KARJAT-KHALAPUR-KHOPOLI

Ref. No. MCHI/PRES/22-23/081

Date : 23/02/2022

मध्यवर्ती टपाल केंद्र
नगर विकास विभाग मंत्रालय
अ. क्र.: 14
दिनांक: 23/02/2022
OMM

To,
Shri Bhushan Gagrani (I.A.S.)
Principal Secretary (1),
Urban Development Department,
Government of Maharashtra,
Mantralaya, Mumbai – 400 032

Sub.: Concession on levying of Municipal Taxes and other Special Concessions for Megacity Township Project at par with Special Township Projects and Integrated Township Projects.

Ref.: Our letter No. MCHI/PRES/20-21/271 dated 03/08/2021

Respected Sir,

With reference to subject matter above, we had requested you to issue clarification for Megacity Projects wherein we had requested concessions in Municipal Taxes and allowing similar concessions to the same at par with Special Township Projects and Integrated Township Projects.

As per Reg. 14.1.1.12 (viii) of UDCPR-2020 for Integrated Township Projects. "Developer shall develop and maintain the all infrastructure (internal street light, roads etc.) upto the completion of the ITP project. Within such period or till the authority is formed as per Regulation No. 14.1.1.12 (ix), the concession in **property tax** levied by the respective Grampanchayat or the respective Planning Authority shall be **66% of normal rate** as prescribed under the Grampanchayat Act or under Maharashtra Municipal Council, Nagar Panchayat and Industrial Township Act 1965 or Maharashtra Municipal Corporation ACT. **Such property tax shall be levied from date of Occupancy Certificate.**"

As mentioned in our earlier letter, the government's purpose for encouraging the township project whether it is Megacity Project or Integrated Township Project was to reduce the burden on the local authorities by allowing the development and maintenance of the local infrastructure like drainage system, water supply & pipeline systems, road and its infrastructure are executed by the developer of township at their own cost and hence the concessions in the Property Taxes are provided. In this case, Megacity Projects are developed at par with the Integrated Township Projects wherein all the necessary infrastructure as mentioned above and as required in ITP are developed and maintained by the developer thus reducing the burden on the local authorities.

Further, as per Reg. 14.1.1.13 of UDCPR-2020 Special Concessions are granted to Integrated Township Projects which shall also be made applicable to Megacity Projects considering the similarity in the nature of the schemes.

Maharashtra Chamber of Housing Industry

Maker Bhavan II, 4th Floor, 18, V. Thackersey Marg, New Marine Lines, Mumbai - 400 020.
Tel: 42121421, Fax: 4212 1411/407 Email: secretariat@mchi.net Website: www.mchi.net

Hence, it is only fair that **Concession on levying of Municipal Taxes and other Special Concessions that are allowed to ITP shall also be made applicable to Megacity Projects.**

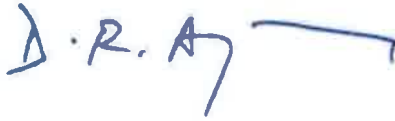
In view of the facts stated above, we request you to expedite and issue necessary directives in this regards **allowing concession on levying of Municipal Taxes and applying the same from the date of Occupancy Certificate and allowing other Special Concessions to Megacity Projects that are allowed to ITP.**

Thanking you,

Yours faithfully,
For CREDAI-MCHI



Boman Irani
President



Dhaval Ajmera
Secretary