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Deepak Goradia

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Jayesh Shah
Shailesh Puranik
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Dhaval Ajmera

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Pritam Chivukula

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Parag Munot
Rajendra Chaturvedi
Raajesh Prajapati
Harshul Savla
Parth Mehta

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Tejas Vyas

JT. TREASURERS
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Nainesh Shah
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Sandeep Raheja
Subodh Runwal
Rasesh Kanakia
Gautam Ahuja
Deepak Gundecha

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Gautam Chatterjee
Ar. Hafeez Contractor
Anuj Puri
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Nikunj Sanghavi
Rushank Shah
Ricardo Romell
Samyag Shah
Rushi Mehta
Rajeev Jain

YOUTHWING CONVENOR
Naman Shah

PROCUREMENT CONVENOR
Nimish Ajmera

WOMEN'S WING CHAIRPERSON
Mona Ajmera

CREDAI-MCHI UNITS
THANE
KALYAN-DOMBIVLI
MIRA VIRAR
RAIGAD
NAVI MUMBAI
PALGHAR BOISAR
BHIWANDI
SHAHAPUR-MURBAD
URAN-DRONAGIRI
ALIBAG
KARJAT-KHALAPUR-KHOPOLI

To,
Shri Uday Samant
Hon'ble Minister of Industries,
Government of Maharashtra.

Subject: Request for Amendment in IT/ITES Policy and Integrated Information Technology (IITT) Policy 2015.

Respected Sir,

CREDAI-MCHI is an apex body consisting of members of real estate industry from Mumbai Metropolitan region with strong membership of over 1250+ leading developers in MMR. CREDAI-MCHI has expanded across MMR having its own units in the region of Thane, Kalyan Dombivali, Mira-Bhayander, Vasai- Virar, Raigad, Navi Mumbai, Palghar, Boisar, Bhiwandi, Dronagiri, Shahapur, Murbad, Alibag, Karjat, Khalapur, Khopoli -Pen. CREDAI- MCHI is government recognised body of private sector developers in MMR and consistently working to make the industry more organised and progressive.

We, kindly request you to consider our following suggestions that will strengthen our state policies and help our state to emerge one of most preferred destination for IT industry.

Sir, Maharashtra is well recognized as the most favored destination for industries owing to its well-developed infrastructure, skilled workforce, strategic location with good transportation network, Progressive Sectorial Policies, best incentive policy and much more. Because of this, Maharashtra has been favored destination and attraction with sense of security for Foreign Investors over several years.

The Covid-19 Pandemic with its global presence has created rather magnified the Financial, Industrial instability with highly disturbed moral and sentiments in business community.

India, with increased unemployment and migration of daily wager is expected to see the worst phase in coming days and the same has been endorsed by leading global rating agencies like S&P, Fitch, Moody's. We require proactive thinking on formalizing a stimulus package for Industries is evident for revival of economy. Along with exponential push for Industrial growth, creation of mass and affordable housing is also equally important, which the current pandemic has thought us.

With due consideration to above fact, herewith we put forth our formal suggestions/amendments to IT/ITES Policy and Integrated Information Technology Township(IITT) policy that will strengthen our state policies and help our state to emerge one of most preferred destination for IT industry.

Sr. No	Provisions as per IT/ITES Policy 2015	Suggestions / Recommendations
1	Minimum land requirement of 25 Acres with Min 60% use for IT/ITES And Max 40% use for support services	Min Land requirement to be brought down to min 10 acres
2	FSI for IITT in MMR and PMR regions is 2.5 and rest of state is 2	FSI can be increased up to 4 for MMR and PMR areas and 3 for rest of Maharashtra and ancillary area available under the UDCPR 2020 should be made applicable

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

Sr. No	Provisions as per IT/ITES Policy 2015	Suggestions / Recommendations
3	Approval of Master planning is purview of Director of Town Planning, Pune	Master plan approval to be jurisdiction of Chief Planner MIDC and CEO, in view of Ease of Doing Business.
4	Project completion time period is capped at uniform 5 years irrespective of plot area	Project completion duration should be staggered as per plot area, e.g. 50 to 100 Acres – 7 years 25 to 50 Acres – 6 years 10 to 25 Acres – 5 years
5	Cross Subsidy of 50% of area in support services(Residential), is permitted to be sold outside of IITT	Cross subsidy to be increased to 100% (inserting mandatory provisions for Affordable housing) in view of attracting maximum investment and also increasing availability of affordable housing, which is need of an hour after taking lessons from current Covid Pandemic. Also benefits under Affordable housing scheme to be made applicable for its component.
6	Proportionate FSI premium of residential sale component outside IITT is ___ of prevailing land rates	FSI premium should be flat 20% (for IITT projects) for additional FSI including Residential area sold under cross subsidy, outside IITT.
7	Fiscal Incentives as per IT/ITES policy 2015	Can be further improvised for IITT
8	Nil	Staggered payment facility for premium to be paid for additional FSI, spread over 2 year period for issue of plan approval or payment of 20 / 80 as per UDPCR 2020 where 20% is paid on approval and Balance 80% on or before OC of any first building, Defferment will bear interest @ 8.5% as per UDCPR 2020.
9	Nil	Affordable housing provision within certain residential component and in alignment with PMAY policy.
10	Under IT/ITES policy, minimum 50% area to be reserved for IT/ITES activities, maximum 30% for Financial Services and max 20% for support services.	The 30% component reserved for Financial services to be liberalized with inclusion of some crucial activities important for exponential growth of state such as Research and Development (Engg and Pharma) subject to Zero pollution, professional service providers.

We are very confident you will look into the above request positively.

Thanking you.

Yours faithfully,
For CREDAI-MCHI


Boman Irani
President


Dhaval Ajmera
Hon. Secretary