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KARJAT-KHALAPUR-KHOPOLI

Ref. No. MCHI/PRES/22-23/364

Date: 20/12/2022

To,  
Dr. Iqbal Singh Chahal (I.A.S.),  
Municipal Commissioner,  
Brihanmumbai Municipal Corporation,  
Fort, Mumbai



**Sub: Property Tax Assessment for IT parks**

**Ref: 'Times Square IT Park'**

Respected Sir,

We refer the Maharashtra's Information Technology/Information Technology Enabled Services (IT/ITES) Policy-2015, under **clause 5. Policy Initiatives, 'B'; Fiscal Incentives for IT/ITES Units, para 'V' for Property Tax**, which states that Property Tax shall be levied on IT/ITES Units registered with the Directorate of Industries **at par with residential rates** as applicable in the relevant jurisdictions.

**1. Levy Of property tax :**

All the IT parks, which are registered with the Government of Maharashtra, are given a Permanent IT/ITES Registration Certificate. Despite of having a permanent IT Park certificate, the Assessment Department is levying property tax at the SDRR rate of IT **Park**. Whereas, as per the above-mentioned policy it should be levied at par with **residential** rate, being designated IT Park as per IT/ITES Policy. For Example, SDRR rate and Tax Code Factor is tabulated as below;

Property Tax	SDRR Rate Per Meter	Tax Code Factor
Currently being levied for IT Units	159160	0.414%
Residential Rate : IT park to be levied as per IT/ITES Policy	144640	0.349%

**2. Levy of property tax for individual office in IT park :**

All the IT/ITES units are given IT/ITES Certificate from the Directorate of Industries Government of Maharashtra which are renewed every after 3 years. However, if the Assessment Department finds a certain period of gap after renewal of IT/ITES Certificate for the same IT/ITES Units then they charge at par with commercial rate not at par with residential rate/IT rate for the gap period. For e.g. If any IT/ITES unit has got the IT/ITES Certificate for the period from 1<sup>st</sup> Jan 2018 to 31<sup>st</sup> Dec 2021 and renewal is little later i.e. from 1st April 2022 may be due to ignorance or lack of capacity, for this 3 months they are charged on commercial rate by the Assessment Department.

Sir, we request to reconsider this as principally the entire Park is registered IT Park, hence this should be charged at par with residential rate/IT rate only.

**Maharashtra Chamber of Housing Industry**

Maker Bhavan II, 4<sup>th</sup> Floor, 18, V. Thackersey Marg, New Marine Lines, Mumbai - 400 020.  
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**3. Levy of Property tax for Common areas :**

Property Tax for common area, e.g. Entrance Lobby, Utilities Area, Parking Area, Common Toilets, Watchman Cabin, Electric Substation etc. as being part of designated IT Park is being levied at par with **commercial rate**, which should be levied at par with residential rate as per IT/ITES Policy.

With reference to the above, it is our humble request to please consider and approve the below points;

- a) Property Tax to be levied for IT/ITES Units at par with residential rates only after submitting Permanent IT/ITES Registration Certificate for IT Park.
- b) For calculation of property tax of individual units if there is a delay of 3 months or any period as deemed fit by the authority in the renewal of IT/ITES certificate, then for such period they should continue to be charged at IT rates / residential rates.
- c) Property Tax for common area e.g. Entrance Lobby, Utilities Area, Parking Area, Common Toilets, Watchman Cabin, Electric Substation etc. as being part of designated IT Park to be levied at par with residential rate not at par with commercial rate as per IT/ITES Policy.

We would request your kind consideration on the above and necessary directions, please.

Thanking you

Yours faithfully,  
For **CREDAI-MCHI**

  
**Boman Irani**  
President

  
**Dhaval Ajmera**  
Hon. Secretary