

**MANAGING COMMITTEE
2023-2025**

PRESIDENT
Domnic Romell

IMMEDIATE PAST PRESIDENT
Boman Irani

PRESIDENT-ELECT
Ajay Ashar

STRATEGIC ADVISOR
Abhishek Lodha

SENIOR VICE PRESIDENTS
Parag Shah
Jayesh Shah
Sukhraj Nahar
Sandeep Raheja
Rasesh Kanakia

VICE PRESIDENTS
Bandish Ajmera
Shailesh Puranik
Pritam Chivukula
Amit Thacker
Jackbastian Nazareth

SECRETARY
Dhaval Ajmera

TREASURER
Nikunj Sanghavi

JOINT SECRETARIES
Tejas Vyas
Pratik Patel
Sunny Bijlani
Rushi Mehta

JOINT TREASURER
Gurminder Singh Seera

COMMITTEE MEMBERS
Shahid Balwa
Subodh Runwal
Parag Munot
Nainesh Shah
Mukesh Patel
Munish Doshi
Rajesh Prajapati
Shailesh Sanghvi
Parth Mehta
Harmohan Sahni
Jayvardhan Goenka
Umayang Kuwadia
Prashant Khandelwal
Binitha Dalal
Ayushi Ashar
Samyag Shah
Ricardo Romell

SPECIAL ADVISORS
Ar. Hafeez Contractor
Adv. Parimal Shroff
Anuj Puri

STATISTICS AND RESEARCH
Dr. Adv. Harshul Savla

INVITEE MEMBERS
Rahul Sagar
Ramkrishna Raheja
Nishant Agarwal
Harsh Hiranandani
Ajay Nahar
Azim F. Tapia
Cherag Ramakrishnan
Vijay Lakhani
Jayesh Chauhan
Aditya Shah
Shraddha Goradia
Sudhanshu Agarwal
Hussain Lalani
Sahil Parikh
Aditya Mirchandani
Rushi Ajmera

YOUTHWING CONVENOR
Naman Shah

PROCUREMENT CONVENOR
Nimish Ajmera

WOMEN'S WING CHAIRPERSON
Sejal Goradia

CREDAI - MCHI

Ref. No. MCHI/PRES/23-25/096

Date: 26/7/2023

To,
Shri Anil Diggikar (I.A.S.),
Vice Chairman and Managing Director,
CIDCO,
Mumbai



Sub: CREDAI-MCHI's suggestions on changes required on Sanjay Kumar Committee's Recommendations

Respected Sir,

As you are aware, a Committee was formed by Government of Maharashtra to fast-track processes such as developing roads, water supply and other basic infrastructure that impacts the real estate sector in Navi Mumbai, the Committee led by Shri Sanjay Kumar, the Former Chief Secretary, given its recommendations pertaining to Additional lease premium being levied by CIDCO.

Being a part of this Committee, CREDAI-MCHI would like submit certain changes in the recommendations of the committee with regards to the Additional lease premiums. Please find our detailed suggested changes in the Annexure attached herewith.

We are looking forward to your kind consideration and necessary implementation of the suggested changes.

Thanking you,

Yours sincerely,
For **CREDAI-MCHI**

Domnic Romell
President

Dhaval Ajmera
Hon. Secretary

PS: Contact Person Mr. Sanjay Phope - +91 9619345193

Encl.: CREDAI-MCHI's suggestion on the Committee's Recommendation

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

CREDAI-MCHI CHAPTERS : THANE | KALYAN-DOMBIVLI | MIRA BHAYANDAR | RAIGAD | NAVI MUMBAI |
BHIWANDI | PALGHAR BOISAR | SHAHAPUR-MURBAD | URAN-DRONAGIRI |
VASAI VIRAR | ALIBAG | KARJAT-KHALAPUR-KHOPOLI | YOUTH NMR

ANNEXURE
CREDAI-MCHI's suggestion on the Committee's Recommendation:

Changes In Recommendation:			
ALP			
Sr. No	Current Point		Change Suggested
	Stage of Construction	Committee's recommendation	Committee's recommendation
1	OC / Part OC obtained (in case of 12.5% plots)	50% rebate on ALP calculated as per new formula recommended by Committee at A(2) below 50% of ALP calculated as per new formula recommended by Committee at A(2) below to be paid within 03 months of demand raised	Relief of 100% ALP calculated as per new formula recommended by committee at A(2) below
2	The slabs for the calculation of ALP for plots allotted to State/Central Government and its undertakings defined under Regulation 4(1) of Navi Mumbai Disposal of Land Regulations (NMDLR), 2008, as well as plots allotted for religious use defined under Regulation 4(iii)(b) of NMDLR, 2008, shall remain unchanged.		The slabs for the calculation of ALP for plots allotted to State/Central Government and its undertakings defined under Regulation 4(1) of Navi Mumbai Disposal of Land Regulations (NMDLR), 2008, as well as plots allotted for religious use defined under Regulation 4(iii)(b) of NMDLR, 2008, shall remain unchanged. However these plots will also get 4 + 2 years for completion of projects as being given to fixed rate / Tender plots.
3	For fresh allotments after the recommendations come in force: CIDCO to amend the slabs for grant of time extension which shall be at the rate proportionate to the annual increase of Reserve Price.		For fresh allotments after the recommendations come in force: CIDCO to amend the current slabs for grant of Time Extension for fixed rate and Tender plots. Henceforth ALP for Time Extension will be same as annual increase in Reserve Price of Plots by CIDCO (currently 10%)

Changes In Recommendation:

No additional lease charges (ALP) should be levied after the completion Certificate has been certified by the annual increase of Reserve Price

Sr. No.	Current Point	Change Suggested
1	<p>A) For plots whose agreement is already in force:</p> <p>a. Before implementation of RERA,</p> <p>For older cases that occurred before the implementation of RERA, where ALP is being charged for not obtaining an occupancy certificate, the following scenarios arise:</p> <p>i. If the lessee provides the Architect completion letter and a rejection letter from the Planning Authority/Urban Local Body, the rejection should be based on purely administrative grounds such as non-submission of Tree NOC (No Objection Certificate). AAI (Airport Authority of India) clearance, etc. The absence of FIRE NOC, Lift NOC, and MPCB (Maharashtra Pollution Control Board) consent to operate will not be considered as administrative grounds for refusal (In such cases, the Completion of construction certified in the Architect Completion Certificate will be deemed valid, and the levy of ALP will cease after the date of the rejection letter issued by the Planning Authority/Urban Local Body.</p> <p>ii. If the lessee only provides the Architect completion letter:</p>	<p>Amnesty Scheme:</p> <p>In case lessee provides architect's completion letter or Architect's application for OC, in such cases the date of completion of construction certified in the architect's completion certificate will be deemed valid and the levy of ALP for Time Extension will cease from that date unless CIDCO has rejected OC on merit of the case.</p>

	<p>a) If the completion is verified through assessment records, water records, or a land utilization certificate issued by the respective authorities, the lessee will be eligible for a 75% waiver of the applicable ALP from the date of the Architect completion letter.</p> <p>b) If the lessee does not provide any verification of completion issued by the aforementioned authorities, the lessee will be eligible for a 50% waiver of the applicable ALP from the date of submission of the Architect completion letter to CIDCO.</p> <ul style="list-style-type: none"> • The benefit of ALP waiver based on the submission of the Architect Completion Certificate will apply only to the cases listed by the Estate Department before the Committee. If the benefit is to be extended to any other case not included in the list, specific approval must be obtained from the Managing Director, providing the reasons for excluding it from the list. <p>b. After implementation of RERA.</p> <ul style="list-style-type: none"> • The cut-off date for imposing Additional Lease Premium (ALP) for not meeting the minimum construction criteria mentioned in the regulations will be based on the percentage of completion of the project as updated by the Architect on the RERA (Real Estate Regulatory Authority) website. • The lessee the produce the Architect Completion Certificate submitted to RERA. CIDCO to verify the completion stage from the concerned Planning Authority/Urban Local Body and ALP shall be recovered till the minimum stipulated construction criteria mentioned in the regulations are fulfilled. <p>CIDCO will issue a public notice to inform its lessees about the amendments and request them to execute an addendum agreement to formalize the amendment in their existing contracts.</p>	
--	---	--