

o/c

**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
Umang 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/23-25/159

Date: 22/11/2023

To,

The Divisional Joint Director of Town Planning, Pune
New Administrative Building, 2nd Floor,
Opp. Vidhan Bhavan,
Pune - 411 001

Sub: Suggestions u/s 37(1AA) and 20(3) of MRTP Act, 1966, for the New Information Technology and Information Technology Enabled Services Policy, 2023, introduced by State Government on 27/06/2023

Ref: 1. Government Resolution No. ITP-2021/PK-170/Udyog-2, dated 27/06/2023.

2. Government Resolution No. TPS-1823/ANS 54/2023/PK97/2023/NV-13, dated 22/09/2023.

[Signature]
लिपिक

Respected Sir,

सहसंचालक नगर रचना
पुणे विभाग, पुणे

In the year 1998, Maharashtra Government introduced I.T. Policy for growth of I.T. Sector & implementation of said policy was successfully done in Maharashtra particularly in Mumbai, New Mumbai, Thane, Pune City & Nagpur. Due to growth of I.T. Sector nos. of well-known I.T. companion settled in Maharashtra & Lakhs of Engineers, Technicians and obtained got jobs in I.T. and it also help to growth of I.T. allied sector i.e. industries, construction, hoteling, transport etc. and now Maharashtra State is one of the Global Hub to attract, well-known I.T. companies in world as most qualified and experience engineers are available in Maharashtra. This is only happened because policy of State Government, changes in many regulations and infrastructure available in Maharashtra State, for which we are very thankful to State Government Authorities.

In the meantime, Government in Urban Development Department introduced Unified Development Control & Promotion Regulation - 2020 which brought uniformity in construction industry throughout Maharashtra, as well as brought transparency and ease of doing business in Maharashtra State particularly in Authorities / Local Authorities

Considering the future growth, importance, capacity of I.T. Sector to provide jobs, export and import of I.T. Sector and also further importance of A.I. (Artificial Intelligence) State Government has introduced new I.T. policy in which guidelines for various State Government Department are issued and it will help to fast growth of I.T. Companies.

[Signature]
Office of the Director of Town Planning
Mah. State. Central Building Pune-411001

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

Prayer: After going through the notification, we think that annexed suggestions are requested to ease out the sanctioning process and get clarity and uniformity in meaning of Regulation.

Requested Suggestions are annexed herewith.

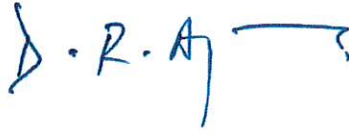
You are requested to consider the same & please oblige.

Thanking you,

Yours sincerely,
For CREDAI-MCHI



Domnic Romell
President



Dhaval Ajmera
Hon. Secretary

CC:

✓ 1. **The Director of Town Planning,**
Ground Floor, Central Administrative Building,
Pune – 411001

✓ 2. **Shri. Aseem Kumar Gupta (I.A.S.),**
Principal Secretary – 1
Urban Development Department
Government of Maharashtra,
Mantralaya, Mumbai.

09/02/2023
लिपिक
प्रधान सचिव (नवि-१)
नगर विकास विभाग
महाराष्ट्र शासन, मंत्रालय
मुंबई - ४०० ०३२.

Maharashtra IT/ITES Policy 2023 Suggestions				
Sr. No.	Clause No	What it States	Query	Suggestion / Recommendation
1	8.1.1	Additional FSI and Space Utilization of IT Parks. FSI may be provided on basis of the following table to all IT Parks in the Greater Mumbai region and rest of Maharashtra : For Minimum 27 m Road width: Greater Mumbai Region: up to 5 Rest of Mah: up to 4	In metro city, Base FSI is 1.0, therefore Maximum Permissible FSI up to 5 or 5 times - both mean the same. However, in Pune, Base FSI is 1.10, therefore Maximum Permissible FSI up to 4 - means total FSI of 4.0 and up to 4 times - means total FSI of 4.40.	Earlier IT/ITES Policy always mentioned 200% / 300% Additional FSI, We suggest/recommend to follow the same language. Accordingly, it should be 400% of Base FSI.
2	8.1.1 8.1.2 [C]	Additional FSI Limit shall be applicable as above or as per the Local DCR norms, whichever is higher, excluding in Agriculture Zone, NDZ, or any others special zone, declared by Urban Development Department, where the maximum Additional Floor Space Index limit shall remain applicable as per prevailing Development Control Regulation. For Central Business District :- If any special planning authority declared any area as a Central Business District as per applicable DCR norms; all registered public and private Information Technology parks/ AVGC parks; in the particular CBD's will be entitled for permissible additional FSI by levying a premium at the rate of 50 % of the existing rate of premium as mentioned in the DCPR of Central Business District.	Since Additional of 1.0 FSI of CBD can be availed over and above FSI of 4 for Rest of Maharashtra [except Greater Mumbai Region], it shall change the ratio of IT vis a vis Non-IT which is currently proposed to be 60% and 40% respectively. The same shall end up becoming 48% for IT and 62% for Non-IT, if one proposes to utilise additional 1.0 FSI of CBD over and above FSI of 4.0 for IT.	In order to have consistency in the new Policy, our suggestion is to have FSI of 5.0 for IT Parks for Rest of Maharashtra as well. This will allow the ratio of 60% for IT and 40% for Non-IT to be utilised in uniformity.

Maharashtra IT/ITES Policy 2023 Suggestions			
Sr. No.	Clause No	What it States	Query
3			IT FSI calculation is currently calculated on net plot area and not gross plot area. We suggest / recommend that IT FSI calculation to be allowed on gross plot area instead of net plot area. As per clause No 6G note 14 in UDCPR, TDR and Premium FSI is calculated on gross Plot area, accordingly IT FSI should also be calculated on Gross Plot Area and not on the Net Plot Area. Therefore, for the sake of consistency IT/ITES FSI should also be calculated on Gross Plot Area .