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To,

The Hon'ble Minister of Industries

Government of Maharashtra

Mantralaya,

Mumbai - 400032

Subject: Request for amendment in IT/ITES Policy

Respected Sir,

CREDAI-MCHI is an apex body consisting of members from the Real Estate Industry among Mumbai Metropolitan Region (MMR), consistently working to make the industry more organized and progressive.

Mumbai and Pune, key cities in Maharashtra, have played pivotal roles in India's IT industry. Mumbai's status as the financial capital attracts IT companies, while the state boasts prestigious educational institutions such as IIT Bombay and NIT Nagpur, producing skilled IT professionals. The government's investment in infrastructure, including IT parks, has transformed cities like Mumbai and Pune into thriving IT hubs. A vibrant startup ecosystem, global connectivity through Mumbai's ports and aviation, and diverse industries in Maharashtra create more job opportunities, skill development, entrepreneurship, startups, and economic growth, contributing to the state's prominence in the IT sector.

The current Maharashtra IT/ITES Policy offers substantial prospects for the rapidly expanding IT industry, with features including Global Capabilities Centers (GCC) focused on the Finance sector, as well as the AVGC (Animation, Visual effects, Gaming, and Comics) industry. The state's forward-looking stance towards business-friendly endeavors has rendered it a captivating choice for long-standing investors. The IT/ITES sector is propelled by a vision to nurture innovation, allure increased investment, and establish a favorable atmosphere for technological progress within Maharashtra. Furthermore, this policy encourages a streamlined approval process for all IT projects and IT-enabled services by promoting ease of doing business. At the same time, it will provide support to the MSMEs, integrated IT townships, private IT Parks, and IT-ITES units across various zones, including residential, no development and green zones. It will also provide support for frontier technology industries.

CREDAI-MCHI appreciates the Government's initiative through this policy to foster the IT sector.

In alignment with the government's mission to position Maharashtra as the foremost destination for investment and innovation among global IT&ITES enterprises through strategic policy interventions, development of competitive advantages, and an enabling business environment, the government has envisioned incentives such as Stamp Duty Exemption and Rationalization of Power Tariff and Property Tax.

However, we kindly request you to consider the following suggestions that will strengthen our state's policy to position our state as an ideal destination for IT industry stakeholders.

1. Premium for Fungible and Ancillary FSI

In order to make built-up space more affordable for entrepreneurs, additional Floor Space Index (FSI) beyond the base FSI is permitted, as outlined in clause 8.1.1 of the policy. Similarly, as per clause 8.1.2, concerning the Premium for additional Floor Space Index in the Brihanmumbai Municipal Corporation area, sub clause A allows for the inclusion of additional FSI by charging a premium at 50% of the prevailing rate. FSI premium should be flat 20% for (IITT) projects for additional FSI, including residential areas sold under crossed subsidy outside IITT.

Our request pertains to extending this provision to include other types of FSI, such as Fungible and Ancillary FSI, at rates equivalent to residential rates.

Maharashtra Chamber of Housing Industry

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VASAI VIRAR | ALIBAG | KARJAT-KHALAPUR-KHOPOLI | YOUTH NMR

2. Development Charges

Since this additional of FSI would undoubtedly increase overall construction costs, including development charges. We therefore kindly request a reconsideration of the application of Development Charges under clause 124 of the MRTP Act. Given that a portion of the cost for Additional FSI is already earmarked for critical infrastructure, we propose exempting IT/ITEs establishments from these charges.

3. Rationalization of other charges and premiums

We urge the authorities responsible for planning to align other premiums and fees, such as open space deficiencies and development cess with residential rates.

4. Relaxation in planning norms

In light of the commonly adopted glass façade design for these buildings that are artificially ventilated, we propose that open space requirements be adjusted accordingly. Specifically, we suggest considering 9.00 meters of open space as adequate for buildings above 70 meters in height and 6.00 meters for buildings below 70 meters in height.

5. Staggered project completion duration as per plot area

The current policy states that the completion of the IITT project should be within 7 ½ years for a plot area ranging from 10 acres to 25 acres and 10 years for a plot area exceeding 25 acres. We would like to bring to your attention that developers may face hardships and challenges in completing the construction within the stipulated timeframe. Hence, we propose to extend the project completion period from 7 ½ years to 10 years for a plot area of 10 acres to 25 acres and from 10 years to 15 years for a plot area exceeding 25 acres.

Furthermore, we also propose that the policy should cover the completion of projects in a phased manner, i.e., buildings with partial OC shall continue to benefit from the ITES policy, even if the project is not fully completed within the specified time limit.

These proposed modifications aim to strike a balance between accommodating the needs of the IT industry while ensuring fair and rationalized costs for developers and promoting a favourable environment for investment and innovation in Maharashtra.

It is important to note that the importance of the IT sector in Maharashtra is dynamic and subject to change based on various factors, including economic trends, technological advancements, and government policies.

Our objective is to contribute to the continued growth of the IT sector in Maharashtra and we are very confident you will look into the above request positively.

Thanking you,

Yours sincerely,
For **CREDAI-MCHI**

Domnic Romell
President

Dhaval Ajmera
Hon. Secretary