

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

**To,
Shri H. S. Sonawane (I.A.S.)**

Inspector General of Registration & Controller of Stamps,
Ground Floor, Opposite Vidhan Bhavan (Council Hall),
New Administrative Building,
Pune - 411001, Maharashtra

**Sub: Proposal for Separate Consideration of Land Rates for Cessed Buildings, SRA Plots,
Slum Pockets, and EWS in Mumbai**

Respected Sir,

As an organization deeply invested in the development and progress of the real estate sector in Maharashtra, we are writing to humbly bring to your attention a pressing issue that has been impeding the redevelopment of cessed buildings, SRA plots, slum pockets, and EWS (Economically Weaker Sections) in Mumbai.

Mumbai, being a city of immense potential and dynamic growth, is home to over five lakh plus cessed buildings, many of which are in urgent need of redevelopment to ensure the safety and well-being of its residents. However, one of the significant challenges hindering the redevelopment efforts is the absence of separate land rates for cessed buildings, SRA plots, slum pockets, and EWS.

The current land rates fail to reflect the unique circumstances and challenges faced by these specific categories of properties, thereby creating a barrier to their redevelopment. The high ratio of Land rates to Ready Reckoner (RR) values makes it financially unfeasible for developers to undertake redevelopment projects in these areas, despite the pressing need for revitalization and improvement.

To address this issue and facilitate the much-needed redevelopment of cessed buildings, SRA plots, slum pockets, and EWS, we respectfully propose the implementation of separate consideration of land rates for these categories. Specifically, we suggest a 50% reduction in land rates, equivalent to 25% of the RR values, for cessed buildings, SRA plots, slum pockets, and EWS.

This proposed reduction in land rates would not only incentivize developers to undertake redevelopment projects in these areas but also contribute to addressing the critical shortage of affordable housing and improving the overall living conditions of residents in Mumbai's urban areas.

The current lack of separate land rates for these categories has resulted in a stagnation of redevelopment efforts, perpetuating unsafe and substandard living conditions for thousands of residents.

By implementing separate land rates with a 50% reduction for cessed buildings, SRA plots, slum pockets, and EWS, we believe that Mumbai can unlock the full potential of redevelopment projects in these areas, fostering inclusive growth and sustainable urban development.

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

We earnestly request your esteemed office to consider our proposal favorably and take proactive steps to address this longstanding issue. Your support and cooperation in this matter will contribute to the overall well-being and prosperity of Mumbai's residents.

Thank you for your attention to this matter. We eagerly await your favorable response and remain at your disposal for any further information or clarification you may require.

Yours sincerely,
For **CREDAI-MCHI**



Domnic Romell
President



Dhaval Ajmera
Hon. Secretary

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