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Jesal Shah

To,  
**Shri Radhakrishna Vikhe-Patil,**  
Hon'ble Minister for Revenue,  
Government of Maharashtra,  
Mantralaya, Mumbai - 400032

**Ref: Order dated 15.01.2021 (Annexure A) issued by Revenue & Forest department, Govt. of Maharashtra in respect of section 63-1A of Maharashtra Tenancy and Agricultural Lands Act (MTAL) for Integrated Township (ITP) (and equivalent viz. Special Township (STP) etc.).**

Respected Sir,

**Greetings from CREDAI-MCHI!**

Under your able leadership, Maharashtra is making steady progress to become a \$1 trillion economy. **One of the largest drivers of our economic growth is housing sector which generates large scale employment and creates wealth for the middle class home owners. Integrated Townships (ITP) have played a crucial role in creating high quality urbanization in our state.** ITPs like Magarpatta (Pune) and Palava (MMR) are acknowledged globally as unique examples of successful, planned urbanization creating truly integrated live-work-play locations, which are environmentally sustainable, and reduce pressure on the infrastructure of the rest of the metropolitan area.

Due to Covid-19, the duration for all development projects (bonafide industrial use or ITP or otherwise) has gotten extended, and as per orders passed by Govt. of India as well as Govt. of Maharashtra, the period for validity of all permissions has been extended by 6+6 = 12 months.

In terms of the Order dated 15.01.2021, it has been confirmed that the conditions of 63-1A of MTAL in relation to putting land to use within 5+5 years and completing acquisition within 5 years are applicable only for land acquired for '*bonafide industrial purpose*', and not for ITPs (which tend to be much more long-term and market dependent). As a corollary to the Order dated 15.01.2021, it is requested to further clarify that any conditions of the following nature which have been included in permissions granted for acquisition of land for ITP under Section 63-1A of MTAL have been erroneously included and are not applicable:

- Condition which specifies time duration of 15 years / 5+5 years from date of purchase of land for the respective land to be put to use for ITP.
- Condition which specifies time duration of 5 years from date of permission, for completion of purchase of the lands.

Thanking you,  
**For CREDAI-MCHI**

**Domic Romell**  
President

**Dhaval Ajmera**  
Hon. Secretary

मंत्री, महाराष्ट्र, पर्यावरण, कृषिव्यवसाय विकास  
कार्य कार्यालय, महाराष्ट्र शासन  
मंत्रालय, मुंबई ४०० ०३२

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

**Maharashtra Chamber of Housing Industry**

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