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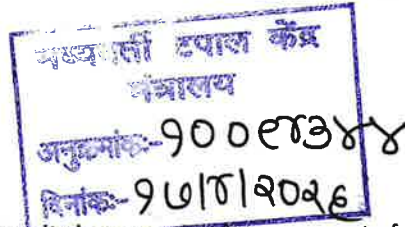
WOMENS WING CHAIRPERSON

Alka Doshi

Ref. No. MCHI/PRES/26-27/009

Date: 15/4/2026

To,
Shri Assem Kumar Gupta (I.A.S.)
 Additional Chief Secretary,
 Urban Development Department,
 Government of Maharashtra,
 Mantralaya, Mumbai 400 002



Subject: Representation seeking uniformity in exemption from payment of Development Charges to eligible tourism and hospitality projects under the Tourism Policy of Maharashtra – 2024 and Government Resolution dated 11th December 2025

Ref: i. Tourism Policy of Maharashtra – 2024 notified vide Government Resolution No. TDS-2022/09/CR No. 542/Tourism-4 dated 18th July 2024;
ii. Government Resolution No. TPS-1824/CR.160/2024/UD-13 dated 11th December 2025 amending the Unified Development Control and Promotion Regulations (insertion of Regulation 14.14).

Respected Sir,

- As you are aware, the Confederation of Real Estate Developers' Associations of India ("CREDAI") is the premier body representing real estate developers across India, including a substantial number of developers undertaking large-scale tourism, hospitality and mixed-use development projects within the State of Maharashtra and the Mumbai Metropolitan Region.
- CREDAI's members are presently implementing and proposing multiple tourism-oriented development projects within the jurisdiction of Municipal Corporations and Special Planning Authority areas in Mumbai and the Mumbai Metropolitan Region, including projects situated within special areas governed by notified planning authorities.
- CREDAI respectfully submits that the Tourism Policy of Maharashtra – 2024 expressly provides, under the Non-Fiscal Incentives relating to Development Charges, that:
"Development charges will be exempted while sanctioning tourism / hospitality component."
 The said policy further envisages exemption from non-agricultural tax and development charges for eligible tourism projects undertaken by public and private proponents, with a view to catalysing high-value tourism infrastructure within the State.
- Pursuant to the aforesaid Tourism Policy, the Urban Development Department has issued Government Resolution No. TPS-1824/CR.160/2024/UD-13 dated 11 December 2025, whereby Regulation 14.14 has been inserted in the Unified Development Control and Promotion Regulations. Regulation 14.14.7 inter alia provides as follows:
"Development charges will be exempted while sanctioning tourism units/hospitality component."
- The amended regulatory framework applies to tourism projects certified by the Department of Tourism and undertaken within the limits of Municipal Corporations and Special Planning Authority areas, other than the jurisdiction of the Brihanmumbai Municipal Corporation. Accordingly, tourism and hospitality projects located within Special Planning Authority areas and other applicable planning jurisdictions are clearly intended to receive the benefit of exemption from Development Charges, subject to certification and compliance with the policy framework.

MAHARASHTRA CHAMBER OF HOUSING INDUSTRY

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CREDAI-MCHI CHAPTERS

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6. CREDAI submits that a number of its members have proposed and undertaken tourism and hospitality projects that are eligible for incentives under the Tourism Policy of Maharashtra – 2024, and have accordingly approached the competent authorities for grant of benefits envisaged thereunder. However, in the course of seeking development permissions and commencement certificates, certain members have been called upon by planning authorities to deposit Development Charges notwithstanding the pendency of applications seeking extension of the said benefits under the Tourism Policy.
7. CREDAI respectfully submits that the absence of uniform and timely implementation of the exemption from Development Charges across planning authorities has resulted in uncertainty for developers, potential blockage of significant capital, and deferment of project timelines. This uncertainty also impacts investor confidence and undermines the policy objective of accelerating tourism-led development within the State.
8. The tourism and hospitality projects undertaken by CREDAI members contribute materially to: (a) expansion of hotel room inventory and convention facilities; (b) promotion of business, leisure and transit tourism; (c) creation of sustained employment across construction, operations and allied services; and (d) enhancement of Mumbai's and Maharashtra's global positioning as a tourism and business destination.
9. In view of the above, CREDAI most respectfully requests the Urban Development Department to kindly consider issuing appropriate clarifications, guidance or directions so as to ensure that the benefits envisaged under the Tourism Policy of Maharashtra – 2024 and Government Resolution dated 11th December 2025 are extended in a uniform and timely manner to all eligible tourism and hospitality projects within all Municipal Corporations and Special Planning Authority areas across the state of Maharashtra including Mumbai Metropolitan Region.
10. Such guidance would greatly assist in ensuring consistency in implementation across planning authorities, facilitate timely project execution, and reinforce the State Government's policy intent of promoting large-scale, high-quality tourism infrastructure investments.
11. CREDAI and its members would be grateful for an opportunity to engage further with your good office to provide project-level data, sectoral inputs and any additional information that may be required in this regard.

Thanking you,

Yours sincerely,
For CREDAI-MCHI


Sukhraj Nahar
President


Rushi Mehta
Hon. Secretary