

## PRESIDENT

Sukhraj Nahar

## IMM. PAST PRESIDENT

Domnic Romell

## PRESIDENT-ELECT

Bandish Ajmera

## MENTORS

Abhishek Lodha

Vikas Oberoi

Parag Shah

Ajay Ashar

Jayesh Shah

Vinod Goenka

Vijay Parekh

## SR. VICE PRESIDENTS

Shahid Baiwa

Amit Thacker

Jackbastian Nazareth

Jitendra Mehta

Prattam Chivukula

Nainesh Shah

Shallesh Puranik

## VICE PRESIDENTS

Mukesh Patel

Tariq Ahmed

Dhaval Ajmera

Gurminder Singh Seera

Sunny Bijlani

## HON. SECRETARY

Rushi Mehta

## TREASURER

Nikunj Sanghavi

## JT. SECRETARIES

Dr. Adv. Harshul Savla

Sudhanshu Agarwal

Ricardo Romell

Prashant Khandolwal

Manan Shah

Anuj Goradia

## JT. TREASURERS

Jayesh Chaudhan

Huseain Lalani

## COMMITTEE MEMBERS

Raseeh Kanakia

Subodh Runwal

Parag Munot

Sandeep Raheja

Umang Kurwadla

Parth Mehta

Munish Doshi

Harmohan Sahni

Rajesh Prajapati

Shallesh Sanghvi

Naman Shah

Priya Gumanl

Ayushi Ashar

Vijay Lakhani

Pratik Patel

Binitha Dalal

Rikhav Shah

## INVITEE MEMBERS

Rahul Sagar

Ramkrishna Raheja

Nishant Agarwal

Ajay Nahar

Jayvardhan Goenka

Sahil Parikh

Gaurav Thakker

Abhishek Sharma

Harsh Mehta

Rushi Ajmera

Asli Gani Derziya

Srirang Athalye

Cyrus Mody

Arif Fazlani

Chintan Sheth

Karan Sehgal

Punit Gosrani

Vicky Oswal

Aditya Shah

Aditya Mirchandani

Arshad Baiwa

## YOUTHING CONVENOR

Samyag Shah

## PROCUREMENT CONVENOR

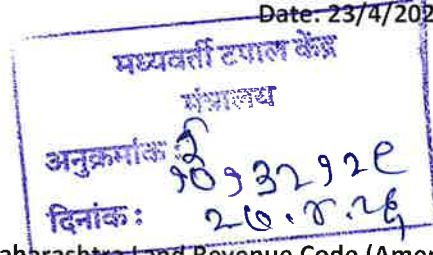
Nimish Ajmera

## WOMENS WING CHAIRPERSON

Alka Doshi

Ref. No. MCHI/PRES/26-27/012

Date: 23/4/2026



To,  
Shri Chandrashekhar Bawankule,  
Honourable Revenue Minister,  
Government of Maharashtra,  
Mantralaya, Mumbai 400 032

Subject: Representation regarding the Maharashtra Land Revenue Code (Amendment) Act, 2026 – Inclusion of Special Planning Authorities (SPAs) and Integrated Township Projects (ITPs) under Section 22 (A) (8).

Respected Sir,

We are writing to you regarding the recent amendment to the Maharashtra Land Revenue Code, 1966, specifically the insertion of Section 22A, sub-section (8). While we welcome the government's initiative to allow the use of Gairan (grazing) lands for designated purposes in notified Final Development Plans, we wish to draw your attention to certain technical exclusions that may hinder comprehensive urban development.

Currently, the amendment specifically mentions areas under Municipal Corporations and Municipal Councils. We urge the department to extend this provision to include Special Planning Authorities (SPAs) and Integrated Township Projects (ITPs) for the following reasons:

1. Inclusion of Special Planning Authorities (SPAs)

Large-scale infrastructure and urban growth in Maharashtra are frequently driven by SPAs such as MMRDA, MSRDC, and CIDCO. These authorities are appointed under the MRTP Act, 1966, to develop notified areas and are responsible for preparing and publishing Final Development Plans. Excluding SPAs from this amendment creates a jurisdictional disparity where Gairan lands can be utilized in municipal areas but remain "locked" in regions under SPA jurisdiction, despite having a sanctioned Final DP. Integrating these lands is essential for contiguous infrastructure and public amenities planned by these authorities.

2. Facilitating Integrated Township Projects (ITPs)

Integrated Townships are a flagship policy of the state to promote planned, self-sustaining urban clusters. These projects typically require large, contiguous land parcels (minimum 100 acres).

- Preventing "Islands" of Non-Development: If Gairan lands located within the boundaries of an ITP are excluded from development, it creates fragmented "pockets" or "islands" of undeveloped land. This disrupts the master planning of the township and creates significant administrative and logistical hardships for residents and developers alike.

2

## MAHARASHTRA CHAMBER OF HOUSING INDUSTRY

Maker Bhavan-II, 4<sup>th</sup> Floor, 18, V. Thackersey Marg, New Marine Lines, Mumbai - 400 020, Maharashtra, India.

Tel: +91 22-42121421

Email: secretariat@mchi.net

Website: [www.mchi.net](http://www.mchi.net)

CREDAI-MCHI CHAPTERS

THANE | KALYA-DOMBIVLI | MIRA BHAYANDAR | RAIGAD | NAVI MUMBAI | BHIWANDI | PALGHAR BOISAR | SHAHAPUR-MURBAD | URAN-DRONAGIRI | VASAI VIRAR | ALIBAG | KARJAT-KHALAPUR-KHOPOLI | YOUTH NMR

- Policy Consistency (Regulation 14.1): As per the Unified DCPR (Regulation 14.1), the inclusion of up to 10% of Government lands within an ITP is already permissible subject to government approval. Including Gairan lands under the same logic would align the Land Revenue Code with existing urban planning regulations.

We humbly request the Urban Development Department for an amendment or issue a clarification to ensure that Section 22 (A)(8) of the Maharashtra Land Revenue Code applies equally to areas where Special Planning Authorities are functional and to areas covered under sanctioned Integrated Township Projects.

We look forward to a positive consideration of our representation.

Yours sincerely,  
For CREDAI-MCHI

A handwritten signature in blue ink, appearing to read 'Sukhraj Nahar', is located below the typed name.

**Sukhraj Nahar**  
President