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Bandish Ajmera

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Jagdish Ahuja  
Pujit Aggarwal  
Parag Munot

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Nayan Bheda  
Sanjay Chhabria  
Rajendra Chaturvedi  
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Tejas Vyas  
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Munish Doshi  
Domnic Romell

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Mohan Deshmukh  
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Niranjan Hiranandani  
Rajni S. Ajmera  
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**MCHI-CREDAI UNITS**

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Suraj Parmar

**President, Kalyan-Dombivli**  
Johar Zojwalla

**President, Mira Virar City**  
Ashit Shah

**President, Raigad**  
Vikas Bhamre

**President, Navi Mumbai**  
Arvind Goel

Ref. No. MCHI/PRES/14-15/123

January 12, 2015

To,  
**Dr. Nitin Kareer (I.A.S.)**  
Principal Secretary - I  
Urban Development Department,  
Govt of Maharashtra,  
Mantralaya,  
Mumbai - 400032

Respected Sir,

**Heartiest Congratulations! On becoming Principal Secretary - I for Urban Development Department. Warm Wishes & Greetings from MCHI-CREDAI.**

Please permit us, Sir, to introduce our organisation to you. **MCHI-CREDAI** is an apex body consisting of members from Real Estate Industry among Mumbai Metropolitan Region (MMR). This organisation formed in 1982, and it's the most prominent and the only recognized body of Real Estate Developers in Mumbai and MMR. We bring together members dealing in Real Estate Development on one common platform to address various issues facing the Industry. With a strong Membership of over 1800 leading Developers in Mumbai and the **MCHI-CREDAI** has expanded across MMR, having its own units in the region of Thane, Kalyan Dombivli, Mira Virar City, Raigad and Navi Mumbai. **MCHI-CREDAI** is recognized by Government of Maharashtra and the Central Government and helps in meeting their objectives of providing housing, which is a basic necessity.

We had numbers of meeting with the then Principal Secretary - I of Urban Development Department and also Chamber submitted many representations to the Department for our various requests from Real Estate wing on behalf of Real Estate Developers. We would like to mention few important points as follows, which could be considered by the Government for immediate implementation.

- (1) Government should encourage the self verification along with architect certificate up to the plinth.
- (2) TDR should be increased from 0.33 to 0.75 for MCGM jurisdiction.
- (3) No Open Space deficiency should be payable so that Double payment is avoided.
- (4) Issue of garden on podium mentioned in DCR 23 should be reconsidered as amendment to the DCR.
- (5) FSI 4 should be considered with one extra FSI each for passage, lift and staircase. Premium of Fungible to be paid in 3 installments. Master FSI to be increased by 4.

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**MCHI-CREDAI** (ISO 9001:2008)

Maker Bhavan II, 4th Floor, 18, Sir Vithaldas Thackersey Marg, New Marine Lines, Mumbai - 400 020.  
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- (6) In CRZ-I & CRZ III category, Government should make new policy be formulated for issuing TDR.
- (7) For Affordable Housing the current policy which is applicable to the MMR Region should be extended to Mumbai Region.
- (8) Special guidelines to be issued for Fire fighting to overcome the limitation of the height of 30 Mtrs.
- (9) For High Rise Committee Peer Review should be brought in instead of High Rise Committee.
- (10) Related to the subject of "Jail", Hon'ble Chief Minister declared in Nagpur assembly that the condition should be changed from the radius of 500 Mtrs. to 150 Mtrs. for the construction purpose around the Jail. State Government should expedite this matter with necessary orders.
- (11) The Act of Urban Land Ceiling should be scraped at the earliest.
- (12) Cluster Development Policy should be implemented immediately. High Power Committee to be appointed in extended suburbs for reviewing and monitoring the process of Cluster Development.
- (13) Conversion Policy under 37 (1) should be changed to 37 (2).
- (14) In EWS matter, redevelopment should be done in same ward under any schemes in MCGM jurisdiction as well as SRA Projects and payment of premium at one location should be charged.

Therefore, with reference to the above points, MCHI-CREDAI kindly requests you to take up this issue on urgent, priority basis for the consideration of the Government. Urban Development Department can justify overall these issues for the bright and positive future of the Real Estate Wing and which could be give more benefits for the common man to get him the facility of Affordable Housing.

Waiting for your kind cooperation & positive consideration.

Yours Sincerely,  
For MCHI-CREDAI



**Vimal Shah**  
President