

PRESIDENT
Mayur Shah

IMMEDIATE PAST PRESIDENT
Dharmesh Jain

PRESIDENT-ELECT
Nayan Shah

VICE PRESIDENTS
Deepak Goradia
Boman Irani
Harish Patel
Nainesh Shah

HON. SECRETARY
Domnic Romell

HON. TREASURER
Sukhranj Nahar

CEO

S. Shahzad Hussain, I.A.S. (Retd.)

SPECIAL PROJECTS
Navin Makhija
Rasesh Kanakia

HON. JOINT SECRETARIES
Parag Munot
Sandeep Runwal
Lakshman Bhagatani
Bandish Ajmera

JT. TREASURERS
Mukesh Patel
Jayesh Shah

CO-ORDINATORS
Nayan Bheda
Munish Doshi
Tejas Vyas
Pratik Patel
Dhaval Ajmera
Sandeep Shah

COMMITTEE MEMBERS
Jagdish Ahuja
Sanjay Chhabria
Shailesh Sanghvi
Jitendra Jain
Deepak Gundecha

INVITEE MEMBERS
Sandeep Raheja
Rajesh Prajapati
Shailesh Puranik
Praful Shah
Sachin Mirani
Rushank Shah
Rajeev Jain
Diipesh Bhagatani
Shyamal Mody
Nikunj Sanghavi
Digant Parekh
Pritam Chivukula

PAST PRESIDENTS
Vyomesh Shah
Paras Gundecha
Pravin Doshi
Mohan Deshmukh
Mofatraj Munot
Rajni S. Ajmera
Late G. L. Raheja
Late Lalit Gandhi
Late Babubhai Majethia

MCHI-CREDAI UNITS
PRESIDENT, THANE
Ajay Ashar

PRESIDENT, KALYAN-DOMBIVLI
Manoj Rai

PRESIDENT, MIRA VIRAR CITY
Ashit Shah

PRESIDENT, RAIGAD
Vikas Kothari

PRESIDENT, NAVI MUMBAI
Prakash Baviskar

Ref. No. MCHI/PRES/17-18/033

October 30, 2017

✓To,

Hon'ble Shri Devendra Fadnavis
Chief Minister
Government of Maharashtra,
Mantralaya,
Mumbai 400 032

मुख्यमंत्री सचिवालय
महाराष्ट्र शासन
मंत्रालय, मुंबई - ४०० ०३२.
दिनांक 30/10/17

लिपिक
मुद्रा प्रतिलिपि कार्यालय
सचिव महाराष्ट्र शासन विभाग
मंत्रालय, मुंबई ४०००३२.

31/10/17

Sub: Consider and removing the difficulties and hurdles faced by the Real Estate Industry in MMR

Respected Sir,

As you are very well aware Sir, in the prevailing situation and it is a fact that the Real Estate and housing is on the downward spiral for more than year due to various drastic changes in government laws and governance principles. Demonetization, RERA, Heavy GST (18%), certain Environmental approvals deadlocks etc. Even the State Government is looking into the impact of the inclusion of Real Estate in GST (as there is thinking for inclusion of entire Real Estate in GST), Sir, your government itself has opposed the GST for Real Estate. Because the State of Maharashtra earns about Rs. 20,000 Crores annual from Stamp Duty and Registration charges from the Real Estate.

In order to bring the issues and difficulties to your Honour's notice and your kind intervention for resolving few of the points/issues immediately to help and revive the sector which is the highest employer of unskilled labours and the highest revenue generator for state, which even the State Government is also aware/recognizes.

On behalf of CREDAI-MCHI, we earnestly request 5-10 minutes time from your busy schedule to raise and to be addressed few of the key issues as follows;

1. **Environmental Clearance:**

The suitable directions could be given so that pending cases of 1.5 lakhs sq.mtr. built up area proposals to be allowed to clear pending files through existing Environmental Committees till the Environmental Cell is fully operation at all the Local Bodies.

2. **Civil Aviation:**

Points needs to be taken up in the regulations governing height of buildings around airports, modifications to be brought into the system so that it will have positive impact on the overall situation of the development in the region.

3. **Ready Reckoner Rates:**

Ready Reckoner Rates to be rationalised, finalise basic guidelines for downward revising rates which are too high at the moment. Additional LBT 1% should not be added to the Stamp Duty.

4. **Conversion Tax for area within Municipal limit:**

We request that the conversion tax should be accepted at Local Body level along with the proposals and no other process should be demanded to expedite the issue of NA permissions.

5. **Reduction in Premiums & payment terms across all Municipalities.**

6. **SRA approval deadlock:**

Suitable coordination meetings, to be regularly scheduled for clearing of the redevelopment projects under SRA as per the DCR. Processes of eligibility should be streamlined.

7. **CREDAI-MCHI's proposal for Ease of Doing Business for simplifications of processes in collector departments for land records, survey etc.**

As it has been done in MCGM for Ease of Doing Business, similar simplification of processes in all sections of Revenue Department with Collectors like land record survey etc. to be replicated.

You would appreciate and agree Sir, that such hurdles and stumbling blocks adversely affect the Developments and add to the time and cost overruns which finally derails projects and over all development, "Sole Agenda of your Popular Government". Hence we earnestly request for your time to deliberate the issues, please.

Thanking you,

Yours faithfully,
For CREDAI-MCHI



Mayur Shah
President



Domnic Romell
Hon. Secretary



S. S. Hussain, I.A.S. (Retd.)
Chief Executive Officer

✓ CC to:
Shri Sumit Mullick (I.A.S.)
Chief Secretary
Government of Maharashtra
Mantralaya,
Mumbai - 400 032