

PRESIDENT
Vimal Shah

IMMEDIATE PAST PRESIDENT
Paras Gundecha

PRESIDENT-ELECT
Dharmesh Jain

VICE PRESIDENTS
Mayur Shah
Nayan Shah
Deepak Goradia
Boman R. Irani

HON. SECRETARY
Nainesh Shah

HON. TREASURER
Sukhraj Nahar

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

HON. JOINT SECRETARIES
Harish Patel
Ashok Mohanani
Sandeep Runwal
Bandish Ajmera

JOINT TREASURERS
Lakshman Bhagtani
Mukesh Patel

CO-ORDINATORS
Rasesh Kanakia
Jagdish Ahuja
Pujit Aggarwal
Parag Munot

COMMITTEE MEMBERS
Vikas Walawalkar
Jayesh Shah
Nayan Bheda
Sanjay Chhabria
Rajendra Chaturvedi
Shailesh Sanghvi
Tejas Vyas

INVITEE MEMBERS
Sandeep Raheja
Munish Doshi
Jitendra Jain
Domnic Romell

PAST PRESIDENTS
Sunil Mantri
Pravin Doshi
Mohan Deshmukh
Mofatraj Munot
Niranjan Hiranandani
Rajni S. Ajmera
G. L. Raheja
Lalit Gandhi
Babubhai Majethia

MCHI-CREDAI UNITS

President, Thane
Suraj Parmar

President, Kalyan-Dombivli
Johar Zojwalla

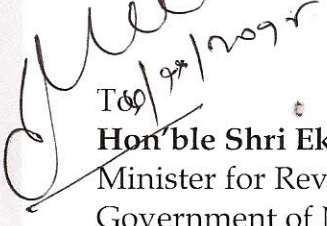
President, Mira Virar City
Ashit Shah

President, Raigad
Vikas Bhamre

President, Navi Mumbai
Arvind Goel

Ref. No MCHI/PRES/14-15/066

November 4, 2014


T 09/11/2014
Hon'ble Shri Eknath Khadse,
Minister for Revenue Department,
Government of Maharashtra,
Mantralaya,
Mumbai 400 032

Sub: Our Suggestions related to the MLRC (Amendment) Ordinance, 2014

Respected Sir

Heartiest Congratulations! on becoming a Revenue Minister of State of Maharashtra & 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 also work towards raising awareness among the General Public, Real Estate and Construction Industry while providing them with detailed information on new developments in and around Mumbai and MMR. We are also a Member of Confederation of Real Estate Developers' Associations of India (CREDAI) the apex body for Private Real Estate Developers in India and is also affiliated with leading Industry Associations like CII, FICCI, IMC and others.

MCHI-CREDAI (ISO 9001:2008)

Maker Bhavan II, 4th Floor, 18, Sir Vithaldas Thackersey Marg, New Marine Lines, Mumbai - 400 020.

Tel.: 4212 1421, Fax : 4212 1411 / 407 • Email: secretariat@mchi.net

Website : www.mchi.net

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Vikas Bhamre

President, Navi Mumbai

Arvind Goel

With reference to the above subject we would like to inform you that, MCHI-CREDAI is very much thankful to the Revenue Department for this important initiative. For this Ordinance our chamber would like to suggest our views for finalizing the rules under the Act to expedite the matter of N.A. Permission which takes a long time to come.

Our kind request to you, to please consider our suggestions while framing the new Rules under the MLRC (Amendment) Ordinance, 2014.

Yours Sincerely,
For MCHI-CREDAI

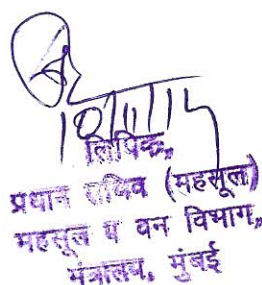


Vimal Shah
President

Encl. : Annexure

Cc :

✓ Shri S. S. Sandhu (I.A.S.)
Principal Secretary (Revenue)
Revenue & Forest Department,
Government of Maharashtra,
Mumbai - 400 032



लिपिक,
प्रधान सचिव (महसूल)
महसूल व वन विभाग,
मंत्रालय, मुंबई

ANNEXURE

MAHARASHTRA LAND REVENUE CODE, 1966 (MAHARASHTRA ORDINANCE NO. XVII OF 2014)

Sr. No.	Section	Issue	Remarks/Suggestion
1.	42 (1) (a)	The Planning Authority shall ascertain from the concerned Revenue Authority, the class of land, its occupancy and encumbrances, if any there upon, and after ascertaining the same, it shall grant the Development Permission....	<p>The Planning Authority is required to give Development permission and no time limit is prescribed for him to grant Development Permission.</p> <p>The Planning Authority be given time limit of 15 days to ascertain from the concerned Revenue Authority, the class of land, its occupancy and encumbrances, if any there upon, and after ascertaining the same, it shall grant the Development Permission.</p>
2.	42 (1) (b)	<p>For conversion of use of any land as an Occupants Class II..... the Occupants shall apply to the Planning Authority for permission to change the use of land and the Planning Authority shall direct the said Occupant to obtain No Objection Certificate of the Collector for such change.</p> <p>The Collector shall examine the documents by which the Land is granted and the relevant laws and if permissible to grant No Objection Certificate required the Applicant to pay the Nazrana and the Government dues for that purpose and on payment of same, the Collector shall issue No Objection Certificate for Change of use of such land.</p>	<p>The Planning Authority be prescribed time limit of 15 days to direct the said Occupant to obtain No Objection Certificate of the Collector.</p> <p>The Collector may be prescribed 30 days time limit to examine the document and grant No Objection Certificate as per law.</p>

		<p>On receipt of such certificate, the concerned Planning Authority shall issue Development Permission, as per the provisions of the Maharashtra Regional & Town Planning Act 1966.</p>	<p>On receipt of No Objection Certificate, Planning Authority be prescribed time limit of 15 days to issue Development Permission.</p> <p>The process of giving directions and issue of No Objection Certificate and issue of Development Permission should be uniform, conflict in internal policies and regulation of various authorities cause ambiguity in compliance required on the part of the person applying for Development Permission.</p> <p>Which will save precious time and money and getting Non Agricultural Permission, in the Traditional way which was being followed till now before this ordinance was passed/issued.</p> <p>The various government authorities should not be allowed to defer verification/confirmation as per their respective requirements and settle the issue immediately in order to give a fast track clearance which will meet the end of justice as well as fulfill the goal/objective of the government to comply with the decision.</p>
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