

MINUTES

Name of the Meeting	2nd Meeting of Managing Committee 2013 – 14							
Meeting Chaired by	Shri Vimal Shah, President, MCHI-CREDAI							
Meeting Conducted by	Shri. Nainesh Shah, Hon. Secretary, MCHI-CREDAI							
Date of the Meeting	Tuesday , July 2, 2013			Time of the Meeting		6:00 pm		
Venue of the Meeting	MCHI-CREDAI Conference Hall							
Total Committee Members	No. of Member Present	29	Leave Granted to	14	No. of Members Absent	7	Guest Attended	4
Member Present	<div>1. Shri Vimal Shah, President</div> <div>2. Shri Paras Gundecha, Immediate Past President</div> <div>3. Shri Mayur Shah, Vice President</div> <div>4. Shri Nayan Shah, Vice President</div> <div>5. Shri Deepak Goradia, Vice President</div> <div>6. Shri Nainesh Shah, Hon. Secretary</div> <div>7. Shri Sukhraj Nahar, Hon Treasurer</div> <div>8. Shri Ashok Mohanani, Hon. Jt. Secretary</div> <div>9. Shri Sandeep Runwal, Hon. Jt. Secretary</div> <div>10. Shri Bandish Ajmera, Hon. Jt. Secretary</div> <div>11. Shri Lakshman Bhagtani, Hon. Jt. Treasurer</div> <div>12. Shri Mukesh Patel, Hon. Jt. Treasurer</div> <div>13. Shri Jagdish Ahuja, Co-ordinator</div> <div>14. Shri Pujit Aggarwal, Co-ordinator</div> <div>15. Shri Sujal Shroff, Committee Member</div> <div>16. Shri Jayesh Shah, Committee Member</div> <div>17. Shri Rakesh Sanghvi, Invitee Member</div> <div>18. Shri Jitendra Jain, Special Invitee Member</div> <div>19. Shri Shailesh Puranik, President, MCHI-CREDAI Thane</div> <div>20. Shri Johar Zojwalla, Hon. Secretary, MCHI-CREDAI Kalyan Dombivli</div> <div>21. Shri Shailesh Sanghvi, Hon. Secretary, MCHI-CREDAI Mira Virar City</div> <div>22. Shri Rajesh Prajapati, President MCHI-CREDAI Raigad</div> <div>23. Shri Niranjan Hiranandani, Past President</div> <div>24. Shri S. S. Hussain, CEO, MCHI-CREDAI</div> <div>25. Smt. Anjana Chheda, Legal Advisor, MCHI-CREDAI</div> <div>26. Shri Ashok Lulla, General Manager, MCHI-CREDAI</div> <div>27. Shri C. P. Goyal, Chief Manager – Finance & Admin, MCHI-CREDAI</div> <div>28. Smt. Shehnaaz Khambatta , General Manager – PR & Corp. Communication, MCHI-CREDAI</div> <div>29. Shri Avadhoot Rane, General Manager (Liaison), MCHI-CREDAI</div>							
Leave of Absence Granted to	<div>1. Shri Dharmesh Jain, President-elect</div> <div>2. Shri Boman Irani, Vice President</div> <div>3. Shri Harish Patel, Hon. Jt. Secretary</div> <div>4. Shri Rasesh Kanakia, Co-ordinator</div> <div>5. Shri Parag Munot, Co-ordinator</div> <div>6. Shri Nayan Bheda, Committee Member</div> <div>7. Shri Rajendra Chaturvedi, Committee Member</div> <div>8. Shri Suhail Khandwani, Invitee Member</div> <div>9. Shri Munish Doshi, Special Invitee Member</div> <div>10. Shri Sunil Mantri, Past President</div> <div>11. Shri Mohan Deshmukh, Past President</div> <div>12. Shri Mofatraj Munot, Past President</div> <div>13. Shri Rajni S. Ajmera, Past President</div> <div>14. Shri G. L. Raheja, Past President</div>							
Name of Members Absent	<div>1. Shri Rajan Bandelkar, Committee Member</div> <div>2. Shri Vikas Walawalkar, Committee Member</div> <div>3. Shri Sanjay Chhabria, Committee Member</div> <div>4. Shri Sandeep Raheja, Invitee Member</div> <div>5. Shri Mukesh Mehta, Invitee Member</div> <div>6. Shri Arvind Goel, President, MCHI-CREDAI Navi Mumbai</div> <div>7. Shri Pravin Doshi, Past President</div>							
Guest Attended	<div>1. Shri Manohar Shroff, Hon. Secretary, MCHI-CREDAI Navi Mumbai</div> <div>2. Shri Dinesh Doshi, Committee Member, MCHI-CREDAI Raigad</div> <div>3. Shri Jitendra Mehta, Hon. Secretary, MCHI-CREDAI Thane</div> <div>4. Shri Shrikant Shitole, Hon. Secretary, MCHI-CREDAI Kalyan Dombivli</div>							

Sr. No. Agenda	DISCUSSION & DECISION
1.	To read and confirm the Minutes of the meeting held on June 11, 2013
	Minutes of the Meeting held on June 11, 2013 were taken as read and confirmed.
2.	To grant leave of absence to members
	As mentioned on Page 1, leave of absence granted to names mentioned (Nos. 1 to 14).
3.	Presentation of the work allotted to the concern Task Owners
	Shri Jayesh Shah made an oral presentation on Stamp Duty & Registration.
	Shri Niranjan Hiranandani said that MCHI-CREDAI should launch a public movement, go on the social media, pointing out the disparity between the Ready Reckoner rate and the actual sale price. The campaign's goal should be to see that the section is rescinded. MCHI should go to the Union Finance Minister for this purpose.
	Shri Vimal Shah said CREDAI West Bengal had sought information from MCHI on prevailing Ready Reckoner (RR) practice and procedures. He said that in West Bengal the (RR) is 3 times higher than the prevailing market rates.
	Shri Pujit Agarwal Task Owner of MHADA 33(5) & 33(7). He said he would make a submission in the next 15 days.
	Shri Rajni S Ajmera could not attend. Shri Vimal Shah asked Shri Bandish Ajmera to substitute for Rajnibhai. Shri Vimal Shah said that besides the Grievance Redressal, the scope of this Task Centre will be Mediation between Members, and an Advisory Cell. Members could write in, have experts sponsored by the members, or MCHI could pay for them.
	<u>MCHI-CREDAI Procurement:</u>
	Shri Vimal Shah informed members that Shri Parag Munot was at work on the Procurement Portal, and he had sent in a draft to Shri Vimal Shah.
	<u>Taxation & Legal:</u>
	Shri Vimal Shah reported that a meeting was held with the Sales Tax Commissioner on June 26, 2013. A FAQ (Frequently Asked Questions) Questions) given. It was submitted that any agreement prior to 2006 be excluded. 50% Contract value should be vatable.
	VAT was a liability for the customer/buyer, not of the developer, and chargeable on receipt basis and not accrual basis. Once OC is received no VAT is to be charged. In case of cancellation, (including Home Loan cancellation) VAT should be refunded.
	On the issue of State Govt. charging flat 1%, members unanimously agreed that it should be 1%. Shri Vimal Shah said he would convey their sentiments to the State Government, about the options available.
	<u>Letter to Members for Rs. 1 lakh Legal Contribution:</u>
	Members were informed that an appeal for Rs. 1 lakh will be going out to each member, to help build the Corpus for meeting legal expenses.
	<u>MOEF and SEZ:</u>
	Shri Deepak Goradia said that the Municipal Commissioner had opined that having a fire station within 1 or 2 kilometres of a High Rise was not practicable.
	Shri Goradia further informed that in opinion sought from our attorney, we were advised that DCR and local laws must prevail.

Auto DCR:

Shri Mayur Shah informed the meeting that they would be building on earlier work done, and invite members to join them. Shri Nayan Shah said that pathbreaking DC Regulations work was being done, and they had sought the services of Shri Patankar.

Shri Vimal Shah exhorted Managing Committee members to wake up, and scrutinise their plots/areas and see that they match exactly with the actual, as on their project site.

Shri Jagdish Ahuja, made an oral presentation on 33(10).

Rapport with Members: Shri Vimal Shah emphasized that every Vice President must take up members' problems with the Deputy Commissioners and Chief Engineers. In this context, MCHI will write to all members, inviting them to join this initiative.

Admin & HR:

Shri Nainesh Shah presented the Strategy Map for raising MCHI as an organisation to the next level. He said that AON-Hewitt had agreed to be the Preferred Partner of MCHI, and work on the road map, defining goals, working out actionable plans, monitoring progress, and ensuring deliverables.

4 Major Projects:

In this context Shri Vimal Shah said that we have plans to work on 4 major projects, which will make a substantial difference to MCHI's image and status, positioning it as an Industry Leader, beyond just a members' body:

- A) Setting up a Labour-Skills Development Institute
- B) A permanent, world-class Exhibition cum Convention Centre
- C) Real Estate Workers Colony
- D) Real Estate Research Centre in alliance with CRISIL and other organizations.

Organizational Restructuring:

Shri Nainesh Shah presented two slides on organisation and restructuring, and informed that 24 new hires were proposed, and an expenditure of Rs. 2.5 crores was suggested.

He sought the consent and written views of the Managing Committee members.

On the subject for Exhibitions, Shri Vimal Shah said the goal must be to induct global property developers, and not remain limited to Mumbai.

Shri Niranjani Hiranandani, Past President, commended the Restructuring Plan. He recalled that when they had bought the present premises, @ Rs.5,000, it was speculated if these weren't too large, but today, the need seemed to be for larger space.

He said he had 3 points to make viz. Roadmap:

- A) Start on the Plan at the earliest. But, what is a must, is to define the range of activities/ subjects.
- B) View what can be taken up, and not get involved in taking up 20 activities. Shri Hiranandani complimented the Committee for appointing the CEO, Shri Shahzad Hussain, and felt he was the right person to work on the Roadmap & Restructuring.
- C) Roll out the plan within a period of 1 year.

Shri Hiranandani advised that hiring 24 new personnel all within one time span would not be in the interests of MCHI. This could be phased over a span of 2 years. He said it takes time to train a new inductee, integrate him/her into the organisation, and getting the best out of him/her. Appointing 24 persons at one go would also present serious issues in effectively assigning tasks, monitoring progress, and achieving milestones.

On the subject of Skills Training Institute, he said MCHI should look at setting up a Teachers' Training Institute, where new appointees would receive 3 months' training, then be assigned to

	<p>members' sites, to train the workers, labourers on-site for 3 months. In this way, you could get 4 rounds of training. We should also take up trainers training.</p> <p><u>CSR Activity:</u> Shri Vimal Shah that Shri Pravin Doshi, Past President, was the Task Owner, and he would be looking into welfare schemes for construction labourers. Shri Vimal Shah also informed the meeting that Shri Sukhraj Nahar, Treasurer, had initiated a worthy "Nahar Scholarship" program.</p> <p><u>Youth Wing:</u> Shri Vimal Shah informed that Shri Boman Irani, Vice President, who was not present, had organised a meeting of Youth Wing Members. The younger members had a very good interaction, exchanging ideas. He said that Shri Irani will be holding a large meeting next month of Youth Wing members.</p> <p><u>Standardising Business Process:</u> Shri Shailesh Sanghvi informed that he was at work on the task.</p> <p>Shri Vimal Shah commended the work done by Shri Sukhraj Nahar, Treasurer, in developing processes for Accounts & Finance. He had set in place excellent controls, and Task Owners can be mentored by him in getting the best prices by following the laid-down processes.</p> <p><u>IT & Website :</u> Shri Ashok Mohanani Task Owner of IT & Website and Member Assistance made a presentation on the MCHI Website and Portal, being developed with team members Shri Mukesh Patel and Shri Sujal Shroff. The website will carry a range of information, data, expert views, involve not just members, but also other stakeholders like Banks. It will be interactive, and have an Advisory Section, giving members an opportunity to write in, seek the opinions and advice of members in resolving any issues, problems. The website will also cover the MCHI Units of Thane, Mira-Virar, Dombivali-Kalyan, Raigad and Navi Mumbai. The presentation was received well.</p> <p><u>Membership:</u> Shri L P Bhagtani reported that the Membership Committee had enhanced the Legal Fund Contribution from Rs. 1 lakh to Rs.2 lakhs for new members.</p>								
4.	<p>Legal Matters for discussions.</p> <table border="1"> <tr> <td data-bbox="310 1276 386 1339">i.</td><td data-bbox="386 1276 1539 1339">Contribute Rs. 1 Lakh from MCHI-CREDAI Members to MCHI Legal Fund A/c</td></tr> <tr> <td data-bbox="310 1339 386 1507">ii.</td><td data-bbox="386 1339 1539 1507">On June 27, 2013 the Writ Petition challenging the notification issued by Ministry of Environmental & Forest dated January 6, 2011 in respect of CRZ – II Areas and Slum Rehabilitation Scheme providing for stake of the State Government or its parastatal entities to be not less than 51% (CRZ Notification) is logged it will come for admission in due course.</td></tr> <tr> <td data-bbox="310 1507 386 1591">iii.</td><td data-bbox="386 1507 1539 1591">MOEF Writ Petition under No. 1180 of 2013 disposed by Bombay High Court on June 24, 2013 order given by Shri S. J. Vazifdar & Shri M. S. Sonak, JJ.</td></tr> <tr> <td data-bbox="310 1591 386 2009"></td><td data-bbox="386 1591 1539 2009"> <p>Shri Vimal Shah, President pointed out that 2 petitions relating to Slum CRZ Area rehabilitation scheme in the stake of the State Government or its parastatal entities to be note less than 51% (CRZ Notification) and petition challenging the Heritage rules and the list are filed.</p> <p>The Writ Petition challenging on Notification dated March 29, 2011 issued by MoEF to Notification dated January 6, 2011 for making substantive changes in the original CRZ notification without following due procedure of land will be file shortly.</p> <p>We have received a written note from Shri Rahul Dwarkadas on the 100% levy of premium on deficit in the compulsory open space arising out of the use of fungible FSI. It is opined that it is good case to file Writ Petition. Committee agreed to file Writ Petition through M/s. Wadia Ghandy & Co. Shri Nayan Shah will provide all the requisite information required for filling.</p> </td></tr> </table>	i.	Contribute Rs. 1 Lakh from MCHI-CREDAI Members to MCHI Legal Fund A/c	ii.	On June 27, 2013 the Writ Petition challenging the notification issued by Ministry of Environmental & Forest dated January 6, 2011 in respect of CRZ – II Areas and Slum Rehabilitation Scheme providing for stake of the State Government or its parastatal entities to be not less than 51% (CRZ Notification) is logged it will come for admission in due course.	iii.	MOEF Writ Petition under No. 1180 of 2013 disposed by Bombay High Court on June 24, 2013 order given by Shri S. J. Vazifdar & Shri M. S. Sonak, JJ.		<p>Shri Vimal Shah, President pointed out that 2 petitions relating to Slum CRZ Area rehabilitation scheme in the stake of the State Government or its parastatal entities to be note less than 51% (CRZ Notification) and petition challenging the Heritage rules and the list are filed.</p> <p>The Writ Petition challenging on Notification dated March 29, 2011 issued by MoEF to Notification dated January 6, 2011 for making substantive changes in the original CRZ notification without following due procedure of land will be file shortly.</p> <p>We have received a written note from Shri Rahul Dwarkadas on the 100% levy of premium on deficit in the compulsory open space arising out of the use of fungible FSI. It is opined that it is good case to file Writ Petition. Committee agreed to file Writ Petition through M/s. Wadia Ghandy & Co. Shri Nayan Shah will provide all the requisite information required for filling.</p>
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5		Liaison:
	i.	2 nd meeting of High Rise Study Technical Group with Hon. Chief Secretary
		<p>CEO MCHI-CREDAI elaborated this point in a meeting with brief. Task Owner Shri Mayur Shah stated that MCHI-CREDAI shall try to convince the Government for peer review and abolishment of HRC after 2nd September 2013. Also it has been decided that MCHI-CREDAI will write to Consulate Generals of Japan, UAE, Singapore & USA to get the required information about the legal regime followed there about high rising structures.</p> <p>Minutes of the above meeting already submitted to the Chief Secretary from CEO MCHI level under signed by CEO, MCHI-CREDAI.</p>
	ii.	Discussion on meeting with Shri Rajeev Kukunur, Chief Engineer DP Regarding changing 10% payment for condoning the deficiency in open space that arises due to use of Fungible FSI.
		<p>Task Owner Shri Mayur Shah and Shri Nayan Shah informed the committee that they discussed the points related to the charging of 10% payment on fungible FSI and some other issues according to the same with Shri Rajeev Kukunur and Dy. Chief Engineer (BP) convinced on the points which are raised by MCHI-CREDAI.</p> <p>These points already submitted to the Municipal Commissioner's office from MCHI-CREDAI level to take further for detail discussion with next Municipal Commissioner's Meeting.</p>
6	Any other matter with the permission of Chair	
	i.	New Memberships for approval
		<p>The Managing Committee accepted new members to MCHI-CREDAI and pass the following resolution:</p> <p>"RESOLVED THAT Aadi Properties Pvt. Ltd., (Rep. Shri Nitin C. Patel); Sri Sai Deep Realtors Pvt. Ltd., (Rep.: Shri Leebin S. Muthathyan); Huges Real Estate Developers Pvt. Ltd. (Rep. Mr. Rikhav Shah/ Mr. Rajesh Shah); Patel Realty (India) Ltd. (Rep. Mr. Pravin Malkani); Silver Moon Construction Pvt. Ltd. (Rep. Mr. Nisar Ahmed Ibrahim Patel) be and are hereby admitted as Patron members (Corporate) of MCHI-CREDAI."</p>

Meeting ended with thanks to the chair.

Sd/-
Nainesh Shah
Hon. Secretary