

**PRESIDENT**

Dharmesh Jain

**IMMEDIATE PAST PRESIDENT**

Vimal Shah

**PRESIDENT-ELECT**

Mayur Shah

**VICE PRESIDENTS**

Nayan Shah  
Deepak Goradia  
Boman R. Irani  
Harish Patel

**HON. SECRETARY**

Nainesh Shah

**HON. TREASURER**

Sukhraj Nahar

**CEO**

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

**SPECIAL PROJECTS**

Bandish Ajmera  
Rasesh Kanakia  
Parag Munot

**HON. JOINT SECRETARIES**

Sandeep Runwal  
Lakshman Bhagtani

**JOINT TREASURER**

Mukesh Patel

**CO-ORDINATORS**

Jagdish Ahuja  
Pujit Aggarwal  
Domnic Romell

**COMMITTEE MEMBERS**

Jayesh Shah  
Nayan Bheda  
Sanjay Chhabria  
Shailesh Sanghvi  
Tejas Vyas  
Jitendra Jain  
Deepak Gundecha

**INVITEE MEMBERS**

Sandeep Raheja  
Munish Doshi  
Navin Makhija  
Rushank Shah  
Pratik Patel  
Rajeev Jain  
Diipesh Bhagtani  
Dhaval Ajmera  
Shyamal Mody  
Nikunj Sanghavi  
Digant Parekh  
Shailesh Puranik

**PAST PRESIDENTS**

Paras Gundecha  
Pravin Doshi  
Mohan Deshmukh  
Mofatraj Munot  
Rajini S. Ajmera  
Late G. L. Raheja  
Late Lalit Gandhi  
Late Babubhai Majethia

**MCHI-CREDAI UNITS**

**PRESIDENT, THANE**  
Ajay Ashar

**PRESIDENT, KALYAN-DOMBIVLI**  
Praful Shah

**PRESIDENT, MIRA VIRAR CITY**  
Ashit Shah

**PRESIDENT, RAIGAD**  
Vilas Kothari

**PRESIDENT, NAVI MUMBAI**  
Prakash Baviskar

Ref. No. : MCHI/PRES/16-17/059

November 15, 2016

To,

**Shri Ajoy Mehta (I.A.S.)**

Municipal Commissioner,

Municipal Commissioner of Greater Mumbai

Mumbai - 400 001

Subject : Request for Joint Meeting

Respected Sir,

CREDAI-MCHI welcomes the giant step taken by Hon'ble Prime Minister of India recently about currency demonetization of currency. We expect this move will boost the real estate sector which will definitely be impacted over the next 12 months & will change forever also this is great news for the affordable housing sector. Cash component in affordable sector is typically minimal as buyers require home loans for up to 90% of the property price. Hence demand in the affordable housing sector will not be impacted. In the short term real estate will suffer but in the long run it will make real estate more affordable and bring it within reach of the common person. RERA Act and the demonetization of the 500 and 1000 currency notes we can expect to witness positive reforms and sales growth in the affordable housing sector. This is a win-win situation for developers and home buyers.

As you are aware, CREDAI-MCHI already had a MOU with Govt of Maharashtra to create 5 laks affordable homes in MMR jurisdiction. Our MCHI members had submitted their brief details of the submitted proposals to the government who already initiated to create affordable housing homes. We also had a series of meetings to discuss the pending issues related to the submitted proposals of affordable homes with the concerned officials of Hon'ble Chief Minister's office and the Principal Secretary of Housing Department.

To reduce exploitation and corruption in real estate, self-certification of plans by developer/ architect is a solution at hand, so also maximum use of technology, reduction in human intervention in the process and shortening the time taken at each stop as well as reducing the levels of decision making would be of great help in expediting the issue. With the sole objective of pushing the principals of Ease of Doing Business, we are taking this opportunity to flag off this concern of the industry and are hopeful that you and your think tank must have already worked out ways and means to mitigate the same.



In this connection CREDAI-MCHI would like to request you that under your area, the corporation may start the review process of all pending proposals at various levels through your concerned engineering staff like Deputy Chief Engineer & Executive Engineer. We suggest that all Executive Engineers may take review updates on all pending proposals on weekly basis through the system and expedite the process by clearing the bottlenecks. Also the concerned Dy Chief Engineers may be also to monitor the process of pending cases at Executive Engineer level every after 15 days through their technical staff. Ultimately overall helicopter view can be done by yourself on monthly basis in coordination with the members of CREDAI-MCHI members & PEATA.

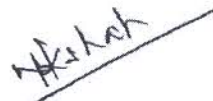
Therefore, in view of the above to kick start this review process of speedy approval & permission for the submitted proposals in the corporation, our members would like to meet you for joint meeting along with your good self and all the Deputy Chief Engineers & Executive Engineers of Building Proposal department at the earliest to discuss & deliberate this issue for the smooth working process.

Kindly do the needful accordingly please

Yours sincerely  
For MCHI-CREDAI



**Dharmesh Jain**  
President



**Nainesh Shah**  
Hon. Secretary



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