

S. S. Hussain I.A.S. (EX)
Chief Executive Officer

Ref. No. MCHI/CEO/13-14/184

September 2, 2013

To,
Hon'ble Shri Sitaram Kunte (I.A.S.)
Municipal Commissioner,
Municipal Commissioner of Greater Mumbai
Mumbai - 400 001.

My Dear Kunteji,

Greetings from MCHI-CREDAI

MCHI-CREDAI, the premier association of Real Estate Developers will be holding its 22nd Housing, Real Estate & Home Finance Exhibition, PROPERTY 2013, from October 17 to 20 at MMRDA Grounds, Bandra-Kurla Complex.

We value our association with Municipal Corporation of Greater Mumbai, and have always appreciated the interaction that we have had with your goodself and our Managing Committee members.

Organised bi-annually at MMRDA Grounds, our show has become a landmark and is classed as the largest real estate expo in Indian real estate.

We take this opportunity to extend our cordial invitation to participate in PROPERTY 2013, as our Invitee. We shall provide your esteemed organisation, a 3x4 Sqm Stall (admeasuring 12 sqm) in PROPERTY 2013, *on a complimentary basis*. The show will provide you a prime opportunity to connect thousands of home-buyers, and acquaint them with the mission, goals, programs of Municipal Corporation of Greater Mumbai. We expect a turnout of at least a lakh persons over the 4 days of the exhibition.

I would personally request you to please showcase various developmental projects undertaken by your organization which would inform and enlighten the people for a better quality of life, with the desired utilities, as part of your urban planning which would help the Dream Home Buyers, make an informed decision, and Mumbai would really make him Happy.

May we request you to kindly convey your acceptance of this invitation to participate in PROPERTY 2013, and the person with whom we shall co-ordinate with, in Municipal Corporation of Greater Mumbai for participation.

Looking forward to your early positive confirmation.

Best personal regards,

Yours, Sincerely



S. S. Hussain

Recd
Pans 2/9/13
Pans

To,
Hon'ble Shri Sitaram Kunte (I.A.S.)
Municipal Commissioner,
Municipal Commissioner of Greater Mumbai
Mumbai - 400 001.

S. S. Hussain I.A.S. (Ex)
Chief Executive Officer

Ref. No. MCHI/CEO/13-14/134

August 12, 2013

To,
Shri. Debashish Chakrabarty (I.A.S.)
Principal Secretary,
Department of Housing,
Government of Maharashtra,
Mantralaya,
Mumbai - 400 032

Dear *Shri Chakrabarty***Greetings from MCHI-CREDAI**

As per telephonic conversation between Mr. Milind Dhat, Desk Officer of Housing Department & Mr. Avadhoot Rane, General Manager of MCHI-CREDAI, we came to know that my meeting has been fixed up with Hon'ble Chief Secretary on 14th August 2013 at 6:00 pm along with departmental secretaries of Housing, Revenue, Urban Development & Environment.

I would like to inform you that we have incidentally our 31st Annual General Meeting of MCHI-CREDAI on 14th August 2013 at 5:30 pm at BKC in Mumbai. I am not in a position to attend the said meeting with the Chief Secretary.

Therefore, I will be grateful if you can request the Hon'ble Chief Secretary to postpone the said meeting after 16th August 2013 any day.

*With best regards,*Yours *Sincerely***S. S. Hussain, I.A.S. (Retd.)**
C.E.O
MCHI-CREDAI

Shri. Debashish Chakrabarty (I.A.S.)
Principal Secretary,
Department of Housing,
Government of Maharashtra,
Mantralaya,
Mumbai - 400 032

S. S. Hussain I.A.S. (Ex)
Chief Executive Officer

Ref. No. MCHI/CEO/13-14/189

September 3, 2013

To
Shri Ashish Kumar Singh (I.A.S.)
Principal Secretary to Hon'ble CM,
Hon'ble Chief Minister's Secretariat
Government of Maharashtra
Mantralaya, Mumbai - 400 032.

Dear *Shri Singh*

Please recollect my last two DO letters bearing No. MCHI/CEO/13-14/028 dt. July 8, 2013 and MCHI/CEO/13-14/132 dt. August 7, 2013.


With reference to our last meeting with Hon'ble Chief Minister of Maharashtra and members of MCHI-CREDAI which was held on May 9, 2013, and the detailed discussions which our office bearers had with you in your chamber on the 27th of August, 2013. We would like to meet Hon'ble Chief Minister and discuss some following important points.

1. Environment
2. Urban Land Ceiling
3. Automatic NA
4. Rental Housing
5. Speedy Approvals
6. Civil Aviation
7. Uniform DCR
8. Establishment of a world-class Exhibition & Convention Centre
9. Real Estate and Construction Workers Skills Development Institute
10. Construction Workers Colony (Labour Welfare)
11. MHADA Layout redevelopment 33(5) timelines
12. High Court order regarding 2.5 to 3.0 FSI
13. JV development on MHADA's land
14. Deemed Conveyance

May I request you to please arrange a meeting of Hon'ble Chief Minister with our Committee Members as per convenience of Hon'ble Chief Minister at the earliest.

Best personal regards

Yours sincerely



(S. S. Hussain)
C.E.O

To,
Shri Ashish Kumar Singh (I.A.S.)
Principal Secretary to Hon'ble CM,
Hon'ble Chief Minister's Secretariat
Government of Maharashtra
Mantralaya,
Mumbai - 400 032.

*APShay
4/9/13*

प्रधान साचवाच स्वाय सहायक
मुख्यमंत्री सचिवालय

S. S. Hussain I.A.S. (Ex)
Chief Executive Officer

Ref. No. MCHI/CEO/13-14/132

August 7, 2013

To
Shri Ashish Kumar Singh (I.A.S.)
Principal Secretary to Hon'ble CM,
Hon'ble Chief Minister's Secretariat
Government of Maharashtra
Mantralya,
Mumbai - 400 032.

Dear *Shri Singh,*

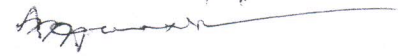
Please recollect my last DO letter bearing No. MCHI/CEO/13-14/028 dtd. July 8, 2013.

With reference to our last meeting with Hon'ble Chief Minister of Maharashtra and MCHI-CREDAI which was held on May 9, 2013, we would like to come and discuss some important points. The issues are highlighted in the letters sent to Hon'ble Chief Minister.

May I request you to please arrange a meeting of Hon'ble Chief Minister with our Core Committee Members as per convenience of Hon'ble Chief Minister as earliest.

With best regards,

Yours sincerely



S. S. Hussain, I.A.S. (Retd.)
C.E.O

To,
Shri Ashish Kumar Singh (I.A.S.)
Principal Secretary to Hon'ble CM,
Hon'ble Chief Minister's Secretariat
Government of Maharashtra
Mantralya,
Mumbai - 400 032.

Sumit
7/8/13
Encl: Copies of the letters sent to Hon'ble Chief Minister

प्रधान सचिवांचे स्वीय सहायक
मुख्यमंत्री सचिवालय

S. S. Hussain I.A.S. (Ex)
Chief Executive Officer

Ref. No. MCHI/CEO/13-14/042

July 30, 2013

To,
Hon'ble Shri Jayant Banthia (I.A.S.)
Chief Secretary
Government of Maharashtra
1st Floor, Main Bldg.,
Mantralaya,
Mumbai - 400032

Dear *Shri Banthiaji*

With reference to my last two D.O. Letters, MCHI/CEO/13-14/024 dtd. July 3, 2013 and MCHI/CEO/13-14/015 dtd. June 24, 2013 and our tele-talk, you were kind enough to suggest that we can sit down and discuss these important issues with reference to our earlier meetings with Hon'ble CM on 9th May 2013 in Sahyadri Guest House, Mumbai.

We have to specifically discuss the following issues on priority.

- (1) Housing Regulatory Bill - 2013
- (2) Automatic NA
- (3) High Rise Building Issues
- (4) Urban Land Ceiling
- (5) Environment
- (6) Civil Aviation

Therefore, as these issues are vital for the development of projects in real estate industry, I request you to please give time for an early meeting after this assembly session as per your convenience to discuss the above issues at the earliest.

With warm regards,

Yours *Sincerely*

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

C.E.O

MCHI-CREDAI

To,
Hon'ble Shri Jayant Banthia (I.A.S.)
Chief Secretary
Government of Maharashtra
Mantralaya,
Mumbai - 400032

PRESIDENT
Vimal Shah

IMMEDIATE PAST PRESIDENT
Paras Gundecha

PRESIDENT-ELECT
Dharmesh Jain

VICE PRESIDENTS
Mayur Shah
Nayan Shah
Deepak Goradia
Boman 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

Sujal Shroff
Rajan Bandelkar
Vikas Walawalkar
Jayesh Shah
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Sanjay Chhabria
Rajendra Chaturvedi

PAST PRESIDENT

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
Shailesh Puranik

President, Kalyan-Dombivli
Johar Zojwalla

President, Raigad
Rajesh Prajapati

President, Navi Mumbai
Arvind Goel

Hon. Secretary, Mira Virar City
Shailesh Sandhvi

Ref. No. MCHI/CEO/13-14/028

July 8, 2013

To

Shri Ashish Kumar Singh (I.A.S.)
Principal Secretary to Hon'ble CM
Government of Maharashtra
Mantralya, Mumbai - 400 032.

Dear

With reference to our last meeting with Hon'ble Chief Minister of Maharashtra and MCHI-CREDAI which was held on May 9, 2013, we would like to come and discuss some important points. The issues are highlighted in the letters sent to Hon'ble Chief Minister.

Accordingly, MCHI-CREDAI wishes to discuss the following initiatives;

- (a) Establishment of a world-class Exhibition & Convention Centre
- (b) Real Estate and Construction Workers Skills Development Institute
- (c) Construction Workers Colony (Labour Welfare)

Therefore, our MCHI-CREDAI President, Shri Vimal Shah & Hon. Secretary, Shri Nainesh Shah and some Core Committee Members wish to meet the Hon'ble Chief Minister personally to discuss specifically about these issues. Kindly arrange to schedule a meeting, with the Hon'ble Chief Minister at the earliest convenient, possible.

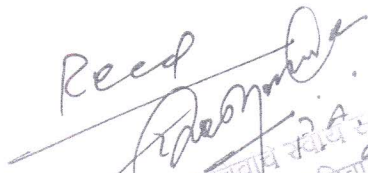
Yours


S. S. Hussain, I.A.S. (Retd.)
C.E.O

To

Shri Ashish Kumar Singh (I.A.S.)
Principal Secretary to Hon'ble CM
Government of Maharashtra
Mantralya, Mumbai - 400 032.

Encls: Photocopies of letters sent to Hon'ble Chief Minister for ready reference.


प्रधान सचिव/सचिव महाराष्ट्र
मंत्रालय

MCHI-CREDAI (ISO 9001:2008)

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

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

Website : www.mchi.net

MCHI - CREDAI

(ISO 9001:2008)

Maker Bhavan II, 4th Floor, 18, V. Thackersey Marg, New Marine Lines, Mumbai - 400 020.
Tel: 42121421, Fax: 4212 1411/407 Email: secretariat@mchi.net Website: www.mchi.net

o/c

MANAGING COMMITTEE 2013-2014

PRESIDENT

Vimal Shah

IMMEDIATE PAST PRESIDENT

Paras Gundecha

PRESIDENT-ELECT

Dharmesh Jain

VICE PRESIDENTS

Mayur Shah

Nayan Shah

Deepak Goradia

Boman Irani

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Nainesh Shah

HON. TREASURER

Sukhraj Nahar

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PAST PRESIDENTS

Sunil Mantri

Pravin Doshi

Mohan Deshmukh

Mofatraj Munot

Niranjan Hiranandani

Rajini S. Ajmera

G. L. Raheja

Lalit Gandhi

Babubhai Majethia

Ref. No. MCHI/CEO/13-14/017

June 24, 2013

To,
Shri Debashish Chakrabarty (I.A.S.)
Principal Secretary
Housing Deptt.
268, Main Bldg.,
2nd Floor, Mantralaya,
Mumbai - 400032

Dear Shri Chakrabarty

With reference to our last meeting with Hon'ble Chief Minister on 09th May 2013, I would like to draw your kind attention on important issues of Housing Regulatory Bill 2013.

As per our information the Central cabinet has already approved the Real Estate Regulatory Bill. But, the Maharashtra State Bill which was sent to the Government of India, for President's assent in September 2012 has not yet been received. I believe the bill has been sent back to government for the remarks on the views and observations of the Department of Housing and Urban Poverty Alleviation, which is yet to be sent.

Therefore, we would like to request Government of Maharashtra to play a vital role in this matter to fulfill the compliances of Government of India positively.

I have personally requested the department as well as the Principal Secretary in charge to expedite sending the required remarks to government of India, so that this bill can be approved for becoming as an act at the earliest.

With best regards,

Yours Sincerely,

[Signature]

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

C.E.O

MCHI-CREDAI

To,
Shri Debashish Chakrabarty (I.A.S.)
Principal Secretary
Housing Deptt.
268, Main Bldg.,
2nd Floor, Mantralaya,
Mumbai - 400032

[Signature]
Secretary to the
Government of Maharashtra
Housing Department
Mantralaya, Mumbai 400 037

MCHI-CREDAI UNITS : PRESIDENT, THANE - Shailesh Puranik
PRESIDENT, KALYAN-DOMBIVLI - Johar Zojwalla
PRESIDENT, RAIGAD - Rajesh Prajapat,
PRESIDENT, NAVI MUMBAI - Arvind Goel
HON. SECRETARY, MIRA VIRAR CITY - Shailesh Sanghvi

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Tel: 42121421, Fax: 4212 1411/407 Email: secretariat@mchi.net Website: www.mchi.net

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Rajendra Chaturvedi

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Moham Deshmukh
Mofatraj Munot
Niranjan Hiranandani
Rajini S. Ajmera
G. L. Raheja
Lalit Gandhi
Babubhai Majethia

Ref. No. MCHI/CEO/13-14/015

To,
Hon'ble Shri Jayant Banthia (I.A.S.)
Chief Secretary
Government of Maharashtra
1st Floor, Main Bldg.,
Mantralaya,
Mumbai - 400032

Dear *Shri Banthia Sir*

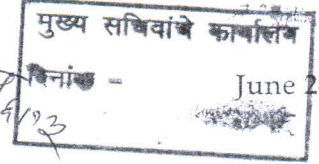
Please refer to our telecon on 01st June 2013, and you were kind enough to suggest that we can sit down and discuss these important issues with reference to our earlier meetings with Hon'ble CM on 9th May 2013 in Sahyadri Guest House, Mumbai.

I am flagging off some important issues and subjects for your reference. So, please give suitable time as per your convenience and availability. The priority issues related to the Real Estate subject are as follows.

(1) MOFA - Reportedly, the Central Cabinet has approved the Real Estate Regulatory Bill. The state bill which was sent to Government of India, for President's assent in September 2012 has not yet been received. I believe the bill has been sent back to government for the remarks on the views and observations of the Department of Housing and Urban Poverty Alleviation, which is yet to be sent.

(2) Urban Land Ceiling - You may recollect that in our last meeting with Hon'ble Chief Minister on 09th May 2013, Principal Secretary, UDD - 1 said that the issue was financial. Normally provided that if use of land is changed from Commercial to Residential or it has to be extended then the government charges a fee for such changes. Asking for any NOCs etc only delays the project. I would like to discuss this issue in brief with you for the desired solution.

(3) Environment - You may recollect that case regarding recent issue of Office Memorandum dtd. 07th February 2012 connected with MoEF. This Office Memorandum dealt with the width of the road and fire station proximity for any building proposal. The new Office Memorandum is modified to be advisory in nature and it says that let State Government and Planning Authority take their decision as per state laws. It also needs some clarification and discussion.



मुख्यमंत्री सचिवालय
महाराष्ट्र शासन
मंत्रालय, मुंबई ४०० ०३२
दिनांक

MCHI-CREDAI UNITS : PRESIDENT, THANE - Shailesh Puranik
PRESIDENT, KALYAN-DOMBIVLI - Johar Zojwala
PRESIDENT, RAIGAD - Rajesh Prajapat,
PRESIDENT, NAVI MUMBAI - Arvind Goel
HON. SECRETARY, MIRA VIRAR CITY - Shailesh Sanghvi

(4) Automatic NA - You may be aware that it was informed to us in the last Hon'ble Chief Minister's Meeting on 09th May 2013 that Divisional Commissioner's report was submitted to the State Government and it is under active consideration. Necessary action and some decision was to be taken up in a month.

(5) Civil Aviation - The issues like various NOCs in Airport Area in Mumbai and Navi Mumbai and mapping parameters, flying corridors etc. was to be considered. It was promised that clearance / approvals will be received shortly. We can discuss the subject, including shielding benefits etc., for the Buildings in Mumbai.

With best personal regards Yours Sincerely,

S. S. Hussain

S. S. Hussain, I.A.S. (Retd.)
C.E.O
MCHI-CREDAI

To,
Hon'ble Shri Jayant Banthia (I.A.S.)
Chief Secretary
Government of Maharashtra
1st Floor, Main Bldg.,
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Mumbai - 400032

MCHI - CREDAI

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Mohan Deshmukh

Mofatraj Munot

Niranjan Hiranandani

Rajini S. Ajmera

G. L. Raheja

Lalit Gandhi

Babubhai Majethia

Ref. No. MCHI/CEO/13-14/012

June 19, 2013

To,
Shri U.P.S. Madan (I.A.S.)
Metropolitan Commissioner
MMRDA
Plot No. C 14 and 15,
Bandra Kurla Complex, Bandra (E)
Mumbai - 400051

Sub: Request for Appointment

Dear *Shri Madan,*

Greetings from MCHI-CREDAI

With reference to our meeting with Hon'ble Chief Minister, Shri Prithviraj Chavan held on 9st May 2013 at Sahyadri Guest House Sir, we would like to draw your attention on following issues;

MCHI CREDAI has a very broad vision and we want to start Skill Up-gradation Centre and International level Conventional Centre and Exhibition place in BKC business area in Mumbai.

We would like to discuss on possible execution of such projects and would be grateful if convenient time for the meeting is given to us.

We look forward to your favorable response.

With Warm Regards,

Thanking you,

Yours Sincerely,

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

To,
Shri U.P.S. Madan (I.A.S.)
Metropolitan Commissioner
MMRDA
Plot No. C 14 and 15,
Bandra Kurla Complex, Bandra (E)
Mumbai - 400051

MCHI-CREDAI UNITS :PRESIDENT, THANE - Shailesh Puranik
PRESIDENT, RAIGAD - Rajesh Prajapati
PRESIDENT, NAVI MUMBAI Arvind Goel
HON. SECRETARY, KALYAN-DOMBIVLI - Shrikant Shitole
HON. SECRETARY, MIRA-VIRAR CITY - Shailesh Sanghvi

**MANAGING COMMITTEE
2013-2014****PRESIDENT
Vimal Shah****IMMEDIATE PAST PRESIDENT
Paras Gundecha****PRESIDENT-ELECT
Dharmesh Jain****VICE PRESIDENTS
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Deepak Goradia
Boman Irani****HON. SECRETARY
Nainesh Shah****HON. TREASURER
Sukhraj Nahar****CEO****S. Shahzad Hussain, I.A.S. (Retd.)****HON. JOINT SECRETARIES
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Niranjan Hiranandani
Rajini S. Ajmera
G. L. Raheja
Lalit Gandhi
Babubhai Majethia**

Ref. No. MCHI/CEO/13-14/005

Kind Attn: Shri Surendra Kumar Bagde (I.A.S.)

June 5, 2013

To,
Hon'ble Shri Sushil Kumar Shinde,
Union Minister for Home Affairs
Government of India
Parliament House, Room No. 13,
New Delhi 110 001

Sub: Request for an AppointmentRe: Our letter bearing No. MCHI/PRES/12-13/133 dtd. 23.04.2013

Respected Sir,

Greetings from MCHI-CREDAI.

MCHI-CREDAI, formed in 1982, is the most prominent and the only recognized body of Real Estate Developers in Mumbai and MMR. MCHI-CREDAI brings together members dealing in Real Estate Development on one common platform to address various issues facing the Industry. MCHI-CREDAI has a strong Membership of over 1000 leading Developers in Mumbai and has expanded across MMR, having its own units in Thane, Kalyan -Dombivli, Mira - Virar City, Raigad and Navi Mumbai.

Sir, MCHI-CREDAI feels that there is an urgent need to discuss issues related to the Maharashtra Housing Regulatory Bill 2012, which is pending for approval with the Central Government.

We look forward to a few minutes of your valuable time for discussion on the above said issue at a time convenient to you in your office in Mumbai or Delhi with the Members of MCHI-CREDAI Core Committee.

With respectful regards,

For MCHI-CREDAI

**S. S. Hussain
C.E.O.**

o/c

MCHI - CREDAI

COMMITTEE

2012 - 2013

PRESIDENT

Paras Gundecha

IMMEDIATE PAST PRESIDENT

Sunil Mantri

PRESIDENT-ELECT

Vimal Shah

VICE PRESIDENTS

Dharmesh Jain
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Nayan Bheda
Sanjay Chhabria
Rajendra Chaturvedi
Jagdish Ahuja

INVITEE MEMBERS

Sandeep Raheja
Mukesh Mehta
Rakesh Sanghvi
Suhail Khandwani

MCHI-CREDAI UNITS

Shailesh Puranik, President,
Thane
Shrikant Shitole, Hon. Secretary
Kalyan-Dombivli
Shailesh Sanghvi, Secretary
Mira Virar City
Rajesh Prajapati, President
Raigad
Arvind Goel, President
Navi Mumbai

PAST PRESIDENTS

Pravin Doshi
Mohan Deshmukh
Mofatraj Munot
Niranjan Hiranandani
Rajni S. Ajmera
G. L. Raheja
(Late) Lalit Gandhi
(Late) Babubhai Majethia

Ref. No. MCHI/CEO/13-14/002

May 18, 2013

To,

Shri. Debashish Chakrabarty (I.A.S.)
Principal Secretary,
Department of Housing,
Government of Maharashtra,
Mantralaya,
Mumbai - 400 032

Sub: Draft Minutes of the Review Meeting held under the Chairmanship of Hon'ble Shri Prithviraj Chavan, Chief Minister of Government of Maharashtra at Sahyadri Guest House on 9th May 2013 at 11:00 am


Respected Sir,

Greetings from MCHI-CREDAI

The draft of Minutes of the discussion, which were held during the meeting with the Hon'ble Chief Minister on 9th May 2013 at 11:00 am. It is being sent with compliments for your information and action as per the directions please.

Thanking you,

Yours faithfully,
For MCHI-CREDAI


S. S. Hussain
CEO

Encl : Draft Minutes of the Meeting

CC to:

- (1) **Shri. Ashish Kumar Singh (I.A.S.)**, Principle Secretary to Hon'ble Chief Minister,
- (2) **Shri. A. K. Jain (I.A.S.)**, Addl. Chief Secretary to Hon'ble Chief Minister,

MCHI-CREDAI (ISO 9001:2008)

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DRAFT

Minutes of the Review Meeting held under the
Chairmanship of Hon'ble Shri Prithviraj Chavan,
Chief Minister of Govt of Maharashtra
at Sahyadri Guest House on 9th May 2013 at 11:00 am

Government Attendees:

- | | | | |
|-----|--------------------------------------|---|----------------------------|
| 1. | Hon'ble Shri Prithviraj Chavan | - | Chief Minister |
| 2. | Shri J K Banthia (I.A.S.) | - | Chief Secretary |
| 3. | Shri A K Jain (I.A.S.) | - | ACS to Hon'ble CM |
| 4. | Shri Swadheen Kshatriya (I.A.S.) | - | ACS (Revenue) |
| 5. | Shri U P S Madan (I.A.S.) | - | MC, MMRDA |
| 6. | Shri Satish Gavai (I.A.S.) | - | VP & CEO, MHADA |
| 7. | Shri S K Shrivastava (I.A.S.) | - | PS (Finance) |
| 8. | Shri Sitaram Kunte (I.A.S.) | - | MC, MCGM |
| 9. | Shri Manu Kumar Shrivastava (I.A.S.) | - | PS (UDD-1) |
| 10. | Shri Debashish Chakrabarty (I.A.S.) | - | PS (Housing) |
| 11. | Shri Praveen Pardeshi (I.A.S.) | - | PS (Forests) |
| 12. | Shri Ashish Kumar Singh (I.A.S.) | - | PS to Hon'ble CM |
| 13. | Shrimati Valsa Nair Singh (I.A.S.) | - | Secretary, Environment |
| 14. | Shri Nirmal Deshmukh (I.A.S.) | - | CEO, SRA |
| 15. | Shri Rajan Kop | - | Jt. Secretary for UDD |
| 16. | Shri Kamlakar Aakode | - | Director for Town Planning |
| 17. | Shri Rajeev Kuknur | - | Chief Engineer DP, MCGM |

21/5/13
महाराष्ट्र शासन
मुंबई शहर विकास विभाग
दिनांक 21.5.13

MCHI-CREDAI Attendees:

- | | | | |
|-----|----------------------------|---|---|
| 1. | Paras Gundecha | - | President |
| 2. | Boman Irani | - | Secretary |
| 3. | S S Hussain (I.A.S. Retd.) | - | Chief Executive Officer |
| 4. | Vimal Shah | - | Elect President |
| 5. | Mayur Shah | - | Vice President |
| 6. | Nayan Shah | - | Vice President |
| 7. | Deepak Goradia | - | Vice President |
| 8. | Nainesh Shah | - | Jt Secretary |
| 9. | Harish Patel | - | Jt Secretary |
| 10. | Mukesh Patel | - | Jt Treasurer |
| 11. | L P Bhagtani | - | Jt Treasurer |
| 12. | Sukhraj Nahar | - | Co-ordinator |
| 13. | Pujit Agarwal | - | Co-ordinator |
| 14. | Sandeep Runwal | - | Co-ordinator |
| 15. | Bandish Ajmera | - | Member |
| 16. | Jayesh Shah | - | Member |
| 17. | Parag Munot | - | Member |
| 18. | Sanjay Chhabria | - | Member |
| 19. | Manohar Shroff | - | Member & Secretary for Navi Mumbai Unit |

S.No.	Issue	Discussion
1.	SPEEDY (60 DAYS) APPROVAL BY ULBs	<p>The Hon'ble Chief Minister (CM) welcomed MCHI-CREDAI committee members. He said that we are meeting after quite some time, and asked to be apprised on the status of issues.</p> <p>Mr. Boman Irani thanked the Hon'ble CM, and conveyed that a no. of issues had been put forward to the Hon'ble CM in the meeting of the May 1, 2012 & Sept 18, 2012.</p> <p>He said in that meeting all the commitments, viz Speedy Approvals, are still to be realized. Mr. Irani stated that in spite of the new DC Regulations, fungible FSI, where submitted plans have no ambiguity which would require clarifications, still approvals are not being done in the promised 60 days' time limit. In some instances, approvals have been delayed for upto 6 months.</p> <p>Hon'ble CM asked for data to be compiled on timelines for approvals.</p> <p>Municipal Commissioner to start collecting data as to when the file was submitted and when the file was cleared so as to get a fair idea to ascertain the average time taken to clear a file/proposal.</p>
2.	ENVIRONMENT	<p><u>OM dated 7th Feb'12:</u> High Court Order dated 10th April 2012 was discussed stating the HC has stated the OM to be advisory in nature.</p> <p>Hon'ble CM said he will be going to Delhi on 17th May and he would talk to the MoEF Ministry about the environmental issues.</p> <p>Another OM dated 4th May, 2013 was brought to the notice of Hon'ble Chief Minister stating that OM is mandatory regardless of the High Court's direction.</p> <p>Terms of Reference (ToR) to be finalized so as to avoid overlapping and repetitive/conflicting directions by various committees.</p> <p>Necessary instructions to be issued within 30 days.</p>
3.	AUTOMATIC N.A.	<p>There is the issue of transparency involved in submission of NA Proposals. It was pointed that changes to the Automatic NA would require amending the MLRC Act.</p> <p>CEO for MCHI CREDAI pointed out that if the</p>

		<p>Amendment in MLRC code required then it be looked upon as an issue to expedite clearances where so many NOCs may not be necessary.</p> <p>The Report of six Commissioners is under active consideration. Within 30 days, ACS (Revenue) will put up the file to Hon'ble CM.</p> <p>A similar consideration was agreed in 2006 policy, to ensure Automatic NA, co-incidentally it was drafted by the current ACS (Revenue).</p> <p>A GR has been issued, Collectors to follow the GR. General consensus was that there was no necessity for so many NOCs.</p>
<p>4.</p>	<p>HIGH-RISE COMMITTEE Definition</p>	<p>Another committee for High-Rise may not be needed. CEO for MCHI-CREDAI informed that MCHI- CREDAI is trying to collect data from within and outside India. Once obtained it would be submitted.</p> <p>Government to form a committee to examine the setting up of an expert panel that would scrutinize any submitted project, and approve within a month (30 days) such project.</p> <p>Municipal Commissioner raised the concern about accountability of Private Structural Experts and others, in the event of any problems arising, post-project completion. He said that statutory bodies were held accountable, but private practitioners may not be accountable.</p> <p>Definition: Definition of High Rise needs to be checked / threshold - whether NBC provides for any definition.</p> <p><u>Change in procedure discussed and suggested by PS (UD):</u></p> <ul style="list-style-type: none"> i) Municipal Commissioner to initiate formation of the Panel of structural experts can be finalized for Peer Review. Project proponent to get the design checked by the Peer Review and only the Peer Review remarks will be discussed by the High Rise Committee. ii) Should there be any mischief on behalf of the RCC consultant or the Peer Review consultant, their license could be revoked by the Corporation. iii) Proposal -to give CC upto 70 m on the indemnity and undertaking by the Developer at his risk --to be considered.

		<p>Government to finalise Terms of Reference so as to avoid overlapping with MOEF Committee.</p> <p>Necessary instructions to be issued within 30 days.</p> <p>To minimize overlapping of checklist by Environment Committee, by High Rise Committee and by CFO, a list of approvals / criteria that has to be checked by each of the Committee needs to be evolved so as to avoid any overlapping.</p> <p>Also it has been decided that govt will form an expert's panel to expedite following 2 issues</p> <ol style="list-style-type: none"> 1) Structural Engineering in terms of High Rise Building 2) Height restrictions upto 70 meters <p>For this any developer can hire a service from IIT or VJTI & he will bear the expenditure for the same.</p>
5.	ULC	<p>Mr. Manu Kumar Srivastava, PS for UDD-1, said that the issue was financial; a provision in the repealed act provided that if use of land is changed from commercial to residential, or if time has to be extended, then the Government charges a fee for such change. He said the issue had financial implication to the tune of Rs.200 crores.</p> <p>CEO for MCHI-CREDAI pointed it could be applicable to old proposals but when the ULC Act itself is repealed then the authority to charge a fee, or withhold approval on non-payment of such a fee, does not lie with the Government to ask for any NOCs, processes or rules under this Act. It only delays the projects.</p> <p>Mr. Vimal Shah pointed out that even in revenue terms the State Government was losing out far more than Rs.200 cores on Registration, Stamp Duties, other levies. Government, while it stood to collect Rs.200 cores was losing out on the creation of housing stock, the loss of general job opportunities, all these spelt a far greater loss through ULC delays. It impacts revenue earned!</p> <p>Maharashtra, said Mr. Vimal Shah, is the only State still having ULC in operation. Centres like Gurgaon, Bangalore and other metropolitan cities had gone far ahead of Mumbai Metropolitan Region in development.</p> <p>i) <u>Opinion</u>: In the meeting dated 1st May, 2012, Hon'ble CM had suggested to take the opinion from Attorney</p>

		<p>General of India. However, after in-depth discussion with PS (UDD-1) in today's meet, it was agreed that opinion of Attorney General of Maharashtra will be taken within 30 days.</p> <p>More than 40 Writ Petitions are pending in Bombay High Court. A three judge bench is yet to be formed and more than 2,50,000 homes are stuck. It would take anywhere upto 5 years before a Court verdict is delivered.</p> <p>ii) Scheme Management: PS(UDD-1) has agreed to streamline the process of any NOCs related to ULC in such a way that nobody needs to come to Mantralaya.</p>
6.	CIVIL AVIATION	<p>It was informed that the map for Navi Mumbai Airport has been finalized and would be vetted by AAI, and parameters like funnel, would be drawn up, thus doing away with the need for clearances on individual case-to-case basis.</p> <p>--CIDCO Map has been submitted to AAI, and a decision is expected to be received shortly.</p> <p>--Maps for Mumbai area are under preparation and will be submitted to AAI for vetting in a month.</p> <p>Shielding benefit for Mumbai buildings needs to be built in.</p> <p>The need for transition time / transition policy was emphasized as the current submissions by the Committee - it was briefly discussed - was too harsh and almost 95% of the applicants will be rendered ineligible.</p> <p>With the recent incident of collapse of Mumbra building, the need for transit accommodation is very severe.</p>
7.	MCHI UNITS	PS UDD-1 to meet all units within 30 days.
8.	UNIFORM DCR	<p>A comparative chart of the major DCR points in the MMR region needs to be evolved in 2 months.</p> <p>Point was raised that the issue has been pending for 2 years.</p> <p>Principal Secretary stated that the issue will be taken up within this month.</p> <p>On the issue of Uniform DCR, two committees are set up:</p>

		<p>1. For byelaws in Municipal Corporation Areas 2. For byelaws in Municipal Council Areas</p> <p>One is under PS of UDD-1 the other under Director-Town Planning</p>
9.	MHADA 33(5) ON PRIVATE LAND	<p>37 (1) AA already issued in Feb. 2011. Gazette notification has been issued for FSI 2.5</p> <p>MHADA emphasized on the need to implement 37(2). Also, the findings of the recent High Court Order were shared, supporting the same.</p> <p>Jt. Venture for property on Private Land. File being submitted. Request made for some more time. Committee</p> <p>37(2) to be implemented within 30 days.</p> <p>33(9) Cluster Redevelopment Scheme, PS of UDD-1 informed that they have finalized Draft 3 Major regulations are being finalized to be presented to the Hon'ble CM.</p>
10.	Rental Housing	<p>It was mooted that Rental Housing Scheme/Plan be converted into Affordable Housing. A report is to be submitted to the Hon'ble CM by Monday, May 13th.</p> <p>More Affordable Housing initiatives necessary, we are the lowest in providing FSI, which is affecting real estate projects. The Government's guidance and timeline are necessary.</p>
11.	NEXT REVIEW MEET	The next review meet could be taken within a month