CREDAÎ - MCHI

Ref. No. MCHI/PRES/17-18/045   November 13, 2017

To,
Hon'ble Shri Arun Jaitley
Minister for Finance
Government of India
North Block
New Delhi - 110 001

Sub.: **Proposal note to undertake Ease of Doing Business (EoDB) in Revenue Matters**

Respected Sir,

We as CREDAI-MCHI would like to take this opportunity to congratulate and laud your government for an array of reforms during the last three years that has led to India's ease of doing business ranking jumping 42 places to 100th in the world now. Path breaking efforts have gone into easing doing of business all across in general and in particular in Building Plan Approval processes, especially in Municipal Corporation of Greater Mumbai (MCGM), the benefits of which can be felt on the ground across Mumbai Metropolitan Region (MMR). Initiation of on-line approvals and the various provisions under RERA have empowered the common man with technical information like land title and status of government approvals at the click of a button. It is this collective effort that the ranking of India has improved to 181 from 184 last year, and would continue to see further improvement.

Sir, the humungous efforts put in EoDB under your leadership will surely enhance the potential of the nation as an investment destination driving unprecedented growth. Coupled with the roll out of GST, while all your collective efforts will help wipe out black money and the corrupt, it will bring with it a period of double digit GDP growth with increased transparency and accountability across the economy.

We would now like to draw your kind attention to another vital issue. In order to further the cause of EoDB, similar efforts should be extended to the Revenue Department which is a very vital wing of state governance. This would not only usher in another era of EoDB and propel our country way up in the World Bank rankings, but would also further strengthen your resolve of "Minimum Government, Maximum Governance". It is our strong and collective belief that "Your Expert & Efficient Governance + Revenue Reforms + Support & Contribution of CREDAI-MCHI = Unparalleled benefits for Citizens" besides augmenting the delivery and realisation of your dream of Housing for All by 2022. **We should see our state of Maharashtra as the Top States in EoDB ranking by the World Bank in the next two years, with our National Ranking in the Top 50.**

KEY OBJECTIVES OF EoDB IN REVENUE

- Land records and its entire interface with the development of the state should be virtual & online

- For bringing in reliability of land records, online system needs to be implemented and should be the primary goal - this would ensure issues related to reliability of survey number, exact boundary demarcation & area

- The ultimate objective of this exercise being to achieve indefeasible reliability in terms of title and mutation

- GST has achieved "One Nation, One Tax"; this exercise shall realise *"One Land, One Record"*.

- The downloaded land record should be the prime evidence for the boundary, its survey number and the ensuing area, village number, the tenure, its owners along with those deriving rights out of it and all mutations as per the development like sub-division, amalgamation, roads, gardens, amenity open space, built up reservation etc. which are conditions precedence of an approval; as a process, this needs to be made online with minimum human interface. In line with AutoDCR (an online building plan approval system implemented in MCGM for MMR), this system could be called AutoREV.

It may be pointed out here Sir, that commendable work has been done in Slum Rehabilitation Authority (SRA), Government of Maharashtra, on GIS based Slum Information Management System (SIMS) solution which consists of four components; Topographical Survey of Slum Clusters & Slum Rehabilitation (SR) Schemes, LiDAR Survey of Slum Huts, Mobile Application for gathering slum dwellers information and Web Application with Web-GIS feature for determining the slum dwellers eligibility for free housing under SR Schemes. The same system could be adapted for geo-spatial mapping of all land across MMR and digitisation of land records.

At CREDAI-MCHI, we are and would always be with you and assure you of our pro-active involvement and co-operation so that there is no uneven playing field, a customer friendly environment with the change in perception, timely commencement and completion of real estate projects, fulfillment of commitments, win - win situation for all stake holders. You will appreciate Sir, it could be possible only with the co-operation and mutual effort of both – the Government and CREDAI-MCHI.

For your kind perusal and reference, we have attached an annexure outlining the key objectives and tasks proposed to be undertaken in this EoDB exercise leading upto the development & launch of the online system, AutoREV.

We look forward to your appointment for a meeting at your convenient earliest to discuss in person the entire approach & plan.

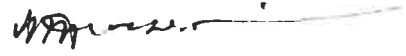Thanking you,

Yours faithfully,
For CREDAI-MCHI

| **Mayur Shah** | **Domnic Romell** | **Nayan Shah** | **S. S. Hussain,** I.A.S. (Retd.) |
| President | Hon. Secretary | President-Elect | Chief Executive Officer |

ANNEXURE I

Key objectives for undertaking EoDB in Revenue Matters :

- To reduce layers / levels of decision making
- To eliminate duplication of work / decision making at all levels – replication of processes
- To create a time bound decision making and approval process
- To standardise and digitise all processes
- To eliminate human interface across all levels and processes, to the extent possible
- To bridge the gap between intended & ground level compliances
- To bring in the desired changes in working climate and attitudinal transformation

In order to serve the afore-mentioned objectives, various key tasks will have to be undertaken in a time bound manner.

Key Tasks proposed to be undertaken under EoDB :

- To study the current processes across all departments and offices like but not limited to Talathi, Tahsildar, Dy. Collector, Additional Collector, Collector, Additional Commissioner, Commissioner, CTSO, TILR, SLR, DDLR and Settlement Commissioner and to create a process map with timeline
- To create a Manual / SOP of the internal working of each department & office
- To analyse and suggest an optimum process map, organogram and SOP with the objective of eliminating duplication and human interface
- To map all kind of records being maintained by the various departments & offices and suggest an optimum way of doing through effective Document Management System and digitisation
- To update, upgrade and digitise all the land records
- To carry out GIS mapping of all land survey numbers along with land use / type of lands etc.
- To digitise all the processes by way of Document Management System
- To study all Revenue Department approval processes, number of officials and tables involved, optimise and digitise the same with no or minimum human interface
- To study & create a Torrens System for Land Titling in MMR
- To reduce the workload, as they are heavily overburdened, of Collectorate & his lower field staff leading to manpower reduction

ANNEXURE II

LIST OF PERSONS WORKING FOR EODB REVENUE

FROM MAYFAIR HOUSING PVT LTD
Mr. Nayan Shah
Mr. Sunil Shelar
Mr. Suryakant Kadam
Mr. Kailash Joshi
Mr. Sanjay Nimbare

FROM PURANIK BUILDERS PVT LTD
Mr. Shailesh Puranik
Ms. Ameeta Ambekar
Mr. Vishwas Sawant
Mr. Mangesh Jadhav

FROM MARATHON BUILDERS PVT LTD
Mr. Mayur Shah
Mr. Sanjay Gambre