

Ref. No.: MCHI/SEC/11-12/217

March 22, 2012

Mr. Jaitirth (Jerry) Rao

Chairman, Value and Budget Housing Corporation
306/307, Panchsheel Plaza Estate Pvt. Ltd.,
3rd Floor, Hughes Road, Next to Dharam Palace,
Mumbai – 400 007.

Dear Sir,

It was a pleasure meeting you on March 13, 2012 in your offices in Mumbai.

As you are aware, MCHI-CREDAI, as an association, has been engaged in the Pursuit of development of *Affordable Housing*. While Affordable Housing is lauded, extolled and spoken about much in meetings and fora, the goal remains elusive, and illusory. Because the prevailing ground realities in metropolitan cities like Mumbai and MMR make it next to impossible to work towards this goal.

The sky-high prices of land, (sometimes constituting 60% of the project cost) and a plethora of overlapping procedural rules and regulations that not only inhibits, but actually retard whatever progress is achieved in a project. A project, undertaken with a great deal of effort, after securing countless permissions, NOCs and what-have-you, is brought to a standstill, because of a sudden change in rules, imposed without much warning.

In this context and for your kind reference, I am enclosing a complete docket of correspondence, with letters addressed to the Hon'ble Minister for Environment in the Ministry of Environment & Forests, and other functionaries of the Maharashtra State and Central Governments, the letters deliberate the problems that developers face in Mumbai, vis-a-vis Environments, Clearances, the resultant delays span a period of 18 to 24 months seriously affecting all project estimates.

We look forward to work with you on the above issues, and will be pleased to respond to any request for action from our side.

Thanking you,

Regards,

Boman Irani

Sd/-

Hon. Secretary – MCHI-CREDAI

The letters sequentially dated from November 08, 2011, are:

1. Ref. No. MCHI/PRES/11-12/213, letter to Shri Manmohan Singh – Hon'ble Prime Minister of India, dt. March 19, 2012 regarding issues faced in obtaining Environmental Clearness in Mumbai Metropolitan Region (MMR).
2. Ref. No. MCHI/PRES/11-12/213, letter to Smt. Jayanti Natrajan – Union Minister for Environment & Forest, dt. March 19, 2012 regarding issues faced in obtaining Environmental Clearness in Mumbai Metropolitan Region (MMR).
3. Ref. No. MCHI/PRES/11-12/203, letter to Dr. T. Chatterjee, Secretary, Ministry of Environment & Forest, dt. March 3, 2012 regarding for a follow up meeting at your earliest.
4. Ref. No. MCHI/PRES/11-12/202, letter to Smt. Jayanti Natrajan – Union Minister for Environment & Forest, dt. March 3, 2012 regarding for a follow up meeting at your earliest.
5. Ref. No. MCHI/PRES/11-12/192, letter to Dr. T. Chatterjee, Secretary, , Ministry of Environment & Forest, dt. February 8, 2012 subject: Minutes of the MCHI meeting held with MOEF officials of Central Government on 24th Jan., 2012 at Paryawaran Bhavan, New Delhi.
6. Ref. No. MCHI/PRES/11-12/188, letter to Shri Prithviraj Chavan, Hon'ble Chief Minister of Maharashtra, dt. January 25, 2012 subject request for recommendation for clarification from the Minister of Environment and Forest, Government of India, for allowing reconstruction of dilapidated, dangerous building and redevelopment of slums in the Costal Regulation Zone in Greater Mumbai.
7. Ref. No. MCHI/PRES/11-12/187, letter to Shri Gautam Chatterjee, Principal Secretary, Housing Dept., dt. January 25, 2012 regarding MCZMA should include Slums Redevelopment in CRZ area in CZMP plan.
8. Ref. No. MCHI/PRES/11-12/186, letter to Smt. Valsa Nayar Singh, Secretary, Environment Dept., dt. January 25, 2012 regarding MCZMA should include Slums Redevelopment in CRZ area in CZMP plan.
9. Ref. No. MCHI/PRES/11-12/180, letter to Dr. T. Chatterjee, Secretary, Environment & Forest, dt. January 18, 2012 regarding issues faced in obtaining Environmental Clearness in Mumbai Metropolitan Region (MMR).
10. Ref. No. MCHI/PRES/11-12/166, letter to Smt. Jayanti Natrajan – Union Minister for Environment & Forest, dt. December 14, 2011 regarding issues faced in obtaining Environmental Clearness in Mumbai Metropolitan Region (MMR).
11. Ref. No. MCHI/PRES/11-12/158, letter to Smt. Jayanti Natrajan – Union Minister for Environment & Forest, dt. November 23, 2011 regarding issues faced in obtaining Environmental Clearness in Mumbai Metropolitan Region (MMR).
12. Ref. No. MCHI/PRES/11-12/140, letter to Smt. Jayanti Natrajan – Union Minister for Environment & Forest, dt. November 8, 2011 regarding issues faced in obtaining Environmental Clearness in Mumbai Metropolitan Region.