

Ref. No. : MCHI/SEC/12-13/064

September 27, 2012

## NOTICE

### **5<sup>th</sup> Managing Committee Meeting for the Term 2012 - 2013**

**Dear Managing Committee Members,**

The 5<sup>th</sup> Managing Committee Meeting for the term 2012 – 2013 will be held on **Tuesday, October 9, 2012 at 6.15 pm** at **MCHI-CREDAI Conference Room, Mumbai**, to transact the following business.

SR. No.	AGENDA	Attachments	Time
	Refreshments and Networking.	--	6:00 pm to 6:15 pm
1.	To read and confirm the Minutes of the meeting held on September 4, 2012.....	Annexure – I Pg. No. <u>3</u> to <u>10</u> :-	6:15 pm to 6:18 pm
2.	To grant leave of absence to members.	--	6:18 pm to 6:20 pm
3.	Update on Legal Matters for discussion.....	--	6:20 pm to 6:30 pm
4.	To review the following meetings		
	a. With Shri Prithviraj D. Chavan, Hon'ble Chief Minister of Maharashtra on September 18, 2012.	--	6:30 pm to 6:35 pm
	b. With Shri Rajeev Kukunur, Chief Engineer (DP) on September 24, 2012 to give Presentation of Fire Safety by Consultants on Glass Cladding.	--	6:35 pm to 6:40 pm
	c. With Shri Swadheen Kshatriya (IAS), Addl. Chief Secretary, Revenue Department on September 25, 2012 on Automatic NA Permission.	--	6:40 pm to 6:45 pm
5.	To review updates from task owner on various Government issues and progress made on the following matters.	--	6:45 pm to 7:15 pm
	a. Proposed Organization chart for internal working of Secretariat by Shri Dharmesh Jain	--	
	b. Advantage MMR Conference by Shri Mukesh Patel	--	
	c. DCR implementations and issues by Shri Mayur Shah	--	
	d. UD – Rental Housing Policy implementation by Shri Deepak Goradia	--	
	e. Ready Reckoner Rates rationalization by Shri Sanjay Chhabria	--	
	f. MHADA 33 (5) policy to be decided by Shri Vimal Shah	--	
	g. MoEF Office Memorandum & CZMP plan by Shri Deepak Goradia	--	
	h. High Rise by Shri Mayur Shah	--	

SR. No.	AGENDA		Attachments	Time
	i.	Revenue Secretary follow up for all issues including auto NA by Shri Rajesh Prajapati	--	
	j.	SRA by Shri Vimal Shah	--	
	k.	ULC – Court matter & follow up by Shri Nainesh Shah	--	
	l.	VAT by Shri Ashok Mohanani	--	
	m.	DP Mumbai + RP MMR by Shri Nayan Shah	--	
	n.	CSR by Shri Nayan Shah	--	
	o.	Meeting with CM towards development issues in State by Shri Dharmesh Jain	--	
	p.	33 (9) cluster development by Shri Rajendra Chaturvedi	--	
	q.	RTI by Shri Rajendra Chaturvedi	--	
	r.	Assessment Issues by Shri Mukesh Mehta	--	
	s.	Civil Aviation follow up by Shri Sanjay Chhabria	--	
7.	Presentation by Shri Dharmesh Jain on IIMB-CREDAI BUSINESS LEADERSHIP PROGRAMME to be held IIM-Bangalore Campus from 31st October – 4th November 2012.		--	7:15 pm to 7:20 pm
8.	Any other matter with permission of Chair.		--	7:20 pm to 7:30 pm

All Members of the Managing Committee are requested to kindly make it convenient to be on time and be present for the meeting.

Attendance is mandatory for all Meetings.

For **MCHI-CREDAI**,

Sd/-  
**Boman Irani**  
Hon. Secretary

**Please Note:**

- **Networking and Refreshments will be held between 6:00 pm to 6:15 pm.**

## Annexure -I (Point No. 1 as per Agenda)

### MINUTES

Name of the Meeting	4 <sup>th</sup> Meeting of Managing Committee 2012 - 13							
Meeting Chaired by	Shri Paras Gundecha							
Meeting Conducted by	Shri. Boman Irani, <i>Hon. Secretary, MCHI-CREDAI</i>							
Date of the Meeting	Tuesday, September 4, 2012			Time of the Meeting		4:00 pm		
Venue of the Meeting	“Mahagony”, Hotel Grand Hyatt, Santacruz (E), Mumbai.							
Total Committee Members (41)	No. of Member Present	28	No. of Members Absent	4	Leave Granted to	9	Guest Attended	6
Member Present	<div>1. Shri Paras Gundecha, President</div> <div>2. Shri Vimal Shah, President-eletc</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 Boman Irani, Hon. Secretary</div> <div>7. Shri Harish Patel, Hon. Jt. Secretary</div> <div>8. Shri Nainesh Shah, Hon. Jt. Secretary</div> <div>9. Shri Ashok Mohanani, Treasurer</div> <div>10. Shri Mukesh Patel, Treasurer</div> <div>11. Shri Lakshman Bhagtani, Jt. Treasurer</div> <div>12. Shri Sukhraj Nahar, Co-ordinator</div> <div>13. Shri Pujit Aggarwal, Co-ordinator</div> <div>14. Shri Bandish Ajmera, Committee Member</div> <div>15. Shri Parag Munot, Committee Member</div> <div>16. Shri Rajan Bandelkar, Committee Member</div> <div>17. Shri Jayesh Shah, Committee Member</div> <div>18. Shri Nayan Bheda, Committee Member</div> <div>19. Shri. Sanjay Chhabria, Committee Member</div> <div>20. Shri Rajendra Chaturvedi, Committee Member</div> <div>21. Shri Mukesh Mehta, Invitee Member</div> <div>22. Shri Rakesh Sanghvi, Invitee Member</div> <div>23. Shri Jagdish Ahuja, Invitee Member</div> <div>24. Shri Shrikant Shitole, Secretary, MCHI-CREDAI Kalyan-Dombivli</div> <div>25. Shri. Arvind Goel, President, MCHI-CREDAI Navi Mumbai</div> <div>26. Shri Mohan Deshmukh, Past President</div> <div>27. Shri Mofatraj Munot, Past President</div> <div>28. Shri Rajni Ajmera, Past President</div> <div>29.</div>							
Leave of Absence Granted to	<div>1. Shri Sunil Mantri, Immediate Past President</div> <div>2. Shri Dharmesh Jain, Vice President</div> <div>3. Shri Rasesh Kanakia, Hon. Jt. Secretary</div> <div>4. Shri. Sandeep Raheja, Committee Member</div> <div>5. Shri Sujal Shroff, Committee Member</div>							

	<ol style="list-style-type: none"><li>6. Shri Shailesh Sanghvi, Secretary, MCHI-CREDAI Mira Virar City</li><li>7. Shri Rajesh Prajapati, President, MCHI-CREDAI Raigad</li><li>8. Shri. Pravin Doshi, Past President</li><li>9. Shri G. L. Raheja, Past President</li></ol>
Name of Members Absent	<ol style="list-style-type: none"><li>1. Shri Sandeep Runwal, Co-ordinator</li><li>2. Shri Vikas Walawalkar, Committee Member</li><li>3. Shri Shailesh Puranik, President, MCHI-CREDAI Thane</li><li>4. Shri Niranjana Hiranandani, Past President</li></ol>
Guest Attended	<ol style="list-style-type: none"><li>1. Shri Manohar Shroff, Hon. Secretary, MCHI-CREDAI Navi Mumbai</li><li>2. Shri Vikas Kothari, Vice President, MCHI-CREDAI Raigad</li><li>3. Shri Vikas Bhamre, Secretary, MCHI-CREDAI Raigad</li><li>4. Shri Jayesh Gandhi, Committee Member MCHI-CREDAI Raigad</li><li>5. Shri Kiran Bagad,</li><li>6. Shri Madhhu D. Patil</li></ol>
Date & Venue of the Next Meeting	<b>October 9, 2012 at MCHI - CREDAI Conference Room</b>

Sr. No. Agenda	DISCUSSION & DECISION	
1.	To read and confirm the Minutes of the meeting held on August 14, 2012	
	Minutes of the Managing Committee Meeting held on August 14, 2012, were 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 9)	
3.	Update on Legal Matters for discussion	
	Mrs. Anjana Chheda briefed the members	
	<b>VAT:</b> The application came up for hearing before the Bench of Hon'ble Shri Justice R.M. Lodha, Shri Justice A. R. Dave and Shri Justice Ranjan Gogoi today. Dr. A.M. Singhvi, Sr. Advocate with Shri Parimal Shroff appeared on behalf of MCHI-CREDAI. The Court has been pleased to pass an interim order extending the date of registration to 15.10.2012 and date of filing of return /payment to 31.10.2012. In case payment of tax/ VAT is made by 31.10.2012, the State Government is restrained from taking coercive steps for recovery of tax/ interest/ penalty. In case the petitioners succeed the amount deposited will be refunded along with such interest as the court may determine.	
	<b>ULC:</b> On 23 <sup>rd</sup> of August matter did not appear on the board. This matter may appear for final hearing at any day.	
	<b>MOEF:</b> In the above matter so far the union government has not file reply. The matter may come for admission at any time.	
4.	To review the following meetings	
	a.	With Shri Ravi Buddhiraja (Retd I.A.S.) Chairman for SEAC-II on August 17, 2012 to discussion on Environmental related issues.
		Shri Mayur Shah and Shri Pujit Aggarwal gave a presentation on an environmental impact. On which Shri Buddhiraja informed both to give this presentation to all members of SEAC-II. Also he suggested that to give a same presentation to environment secretary, Mrs. Valsa Nair Sing (I.A.S.)
	b.	With Shri Sitaram Kunte (I.A.S.), MC of MCGM on August 17, 2012 to Briefing of Core Committee of MCHI CREDAI.
		Core Committee of MCHI-CREDAI discussed various issues related to MCGM viz. Staircase lobby, Elevation Projections, Service Ducts, Terrace and other issues etc.  Hon'ble Municipal Commissioner of MCGM discussed all issues briefly with core committee. Core committee also awaiting for the official minutes which will be prepared by MCGM.
	c.	With Smt. Valsa Nair Singh on August 31, 2012 on MCZMA policy.
		Shri Vimal Shah briefed Members about his meeting with Mrs. Valsa Nair Singh, Secretary Environment-Maharashtra. He said that the meeting with the Secretary had been extremely positive, and that the Department would be ready to act on the points made. Shri Vimal Shal also mentioned that in the meeting with Mrs. Valsa Nair Singh, that 17 proposals were deferred due to DCR and environmental issues.

Sr. No. Agenda	DISCUSSION & DECISION	
		<p>Shri Vimal Shah said that suitable references were needed by committee to submit by Monday, from AP, Karnataka, and others. And the Ministry would move to have them notified.</p> <p>The support of Shri Dharmesh Jain would be sought to collect data from CREDAI centres.</p> <p>On the issue of CRZ plot within Zone 1, 2 or 3, it was urged that we should work with the MCGM, and Environment. These plans were drawn 20 years back. Shri Gautam Chatterjee, Principal Secretary, Housing, had agreed that all tenant rehabilitation will be shown as redevelopment.</p>
	d.	<p>With Shri Rajeev Kukunur, Chief Engineer for DP Dept in MCGM on September 1, 2012 to discuss in brief to sort out the pending issues which are discussed in meetings held with Shri Sitaram Kunte on 17<sup>th</sup> August &amp; 25<sup>th</sup> August.</p>
		<p>Shri Nayan Shah, Shri Sukhraj Nahar and Shri Manoj Daisaria discussed with Shri Kukunur to take the review of the both the meetings which conducted by Hon'ble Municipal Commissioner with MCHI-CREDAI.</p>
5.		<p>To review updates from task owner on various Government issues and progress made on the following matters.</p>
	a.	<p>On MHADA Housing Policy and new LA Bill by <b>Shri Vimal Shah</b></p>
		<p>The above matter was not discussed in the meeting and kept for next managing committee meeting.</p>
	b.	<p>On DCR high rise by <b>Shri Mayur Shah</b></p>
		<p>It was decided that to follow the matter of High rise in which opinion from Attorney General is pending to come at Urban Development Department.</p> <p>Also decided to follow the matter of IIT in which Urban Development Department will issue a letter to IIT related to the matter of High rise.</p>
	c.	<p>CZMP plan and MMRDA Rental Housing by <b>Shri Deepak Goradia</b></p>
		<p>Shri Vimal Shah brief the members on progress related to CZMP plan. Shri Vimal Shah said that office memorandum of February 7, 2012 is under consideration with Secretary of Environment Department of Maharashtra State. He also informed the Managing Committee Members that as per his discussion with Smt. Valsa Nair Singh, Secretary Environment Department, Government of if anyone can bring the circular from any states within India those who are not following the said office memorandum of MoEF, than secretary of environment department can issue the circular accordingly for state of Maharashtra.</p> <p>To implement the CZMP Plan State Government will call the suggestions and objections from various real estate companies and concern organisation up to the end of November. On December 10, 2012 all report of suggestions and objections will be submit by State Government of Maharashtra to MoEF and after that on January 1, 2013 MoEF will issue a final circular of CZMP plan after analyzing all reports of each and every states within India.</p>

Sr. No. Agenda	DISCUSSION & DECISION	
	d.	On ULC matter by <b>Shri Nainesh Shah</b>
		<p>1) The matter to come up before the Full Bench for hearing on 3rd October, 2012.</p> <p>2) To follow up at Delhi and receive the opinion from the Attorney General of India.</p> <p>3) To follow up with competent authorities for implementation- i.e. for streamlining the process with UDD in getting NOCs issued within 7 days.</p>
	e.	On VAT by <b>Shri Ashok Mohanani</b>
		<p>Shri Ashok Mohanani briefed the members on progress made on the VAT issue.</p> <p>Shri Ashok Mohanani said that the VAT amount is to be collected and maintained in a separate account. The Court had said “no coercive action to be taken to recover said amount”</p> <p>He also said that an association, called “Marathi Bandhakam Vyawsayik Association” had filed a writ, and that we could join as Interveners. Shri Parimal Shroff be consulted on this issue.</p> <p>On VAT Shri Vimal Shah made a detailed oral presentation on the modalities of calculating VAT, and ensuring compliance. He urged members to please join this committee, and bring their views, and that he (Shri Vimal Shah) and Shri Ashok Mohanani will work on this. Members were invited to send in their suggestions, queries before 15<sup>th</sup> Sept. and the document would be presented/circulated by 22<sup>nd</sup>-24<sup>th</sup> September.</p>
	f.	Chief Minister Office & MCHI Secretariat Reorganization by <b>Shri Dharmesh Jain</b>
		Shri Rajesh Prajapati was not present in the meeting hence this matter was not discussed.
	g.	On Automatic NA by <b>Shri Rajesh Prajapati</b>
		Shri Rajesh Prajapati was not present in the meeting hence this matter was not discussed.
	h.	Shri Nayan Shah
		<p>Shri Nayan Shah, Vice President, briefed members in detail on his meeting with Municipal Commissioner. He also informed committee he had circulated a detailed note on the same. Shri Nayan Shah said that PEATA would be involved in framing the guidelines, and that they being domain experts in some areas, would be dealing with those points exclusively, and MCHI-CREDAI would not get involved in these areas, for the purpose of avoiding overlap and confusion.</p> <p>He said that any commitment that the Municipal Commissioner may make, would be subject to any rule that may be amended, from time to time. And if a change is brought about by legislation, then the commitment made by the Corporation would be overruled, which would include the Ready Reckoner.</p>
6.	Any other matter with permission of Chair.	
	<b>Ownership of Issues</b> Shri Vimal Shah said that members should come forward, because taking ownership of Tasks and Issues actually helps the member in solving his organisation’s specific problem through the institutional mechanism of MCHI-CREDAI, Department’s response is different if	

Sr. No. Agenda	DISCUSSION & DECISION																																							
	<p>an association is representing, instead of an individual making his own representation.</p> <p>Shri Boman Irani elaborated that the Core Committee members meet 2 days a week, giving 2-3 hours, The managing committee meetings give a chance for networking, and absences break the continuity. Therefore, it was essential to “relook at the way we participate in the meetings”.</p> <p>Shri Irani further said that MCHI-CREDAI will try and chart the future course of the industry, by inviting speakers to address the Managing Committee, and we shall try and have at least 8 such meetings.</p> <p>Shri Boman Irani emphasized that while all members have issues with various agencies on an individual basis, the days of dealing with it on an individual basis are gone.</p> <p>Shri Nayan Shah referred to his 30-day document on action program.</p> <p><b>Vision For MCHI.</b> Shri Boman Irani said that there was a need for conceptualizing a vision for MCHI-CREDAI with deliverables in the next 5 years.</p> <p>“ADVANTAGE MMR” will be staged, positioning MMR as a world-class centre. It will be necessary to liaise with the Chief Minister’s office. And the Convention must feature world-class speakers. He invited younger members of MCHI-CREDAI, including Shri Pujit Agarwal, Shri Parag Munot to volunteer for ADVANTAGE MMR.</p> <p>Ownership of Tasks</p> <p>The following are the members and the tasks to be taken up by them:</p> <table><tr><th></th><th></th><th>Name of Owner</th></tr><tr><td><b>1.</b></td><td><b>MCHI Internal</b></td><td></td></tr><tr><td>1.</td><td>Goal of MCHI to be finalized.</td><td>Core committee</td></tr><tr><td>2.</td><td>Proposed Organisation + SOP for our work.</td><td>Dharmesh Jain</td></tr><tr><td><b>2.</b></td><td><b>Advantage MMR</b></td><td>Mukesh Patel</td></tr><tr><td></td><td>Advantage MMR (Not Advantage Maharashtra)</td><td></td></tr><tr><td></td><td>“A World Class Region”</td><td></td></tr><tr><td><b>3.</b></td><td><b>DCR</b></td><td>Mayur Shah</td></tr><tr><td></td><td>To resolve all day to day issues re: plan pass + approvals +EETC +CFO +SWD +Substation + PRC to ensure Plan pass actually happens in 60 days</td><td></td></tr><tr><td><b>4.</b></td><td><b>UD</b></td><td></td></tr><tr><td>1.</td><td>To get a committee formed by Govt. deciding on the DCR modification suggested by MCGM on 26<sup>th</sup> March 2012 + 18<sup>th</sup> April 2012 + other issue + additional fungible FSI+ Malls + Shopping Centre Multiplex and MCHI to be an invitee</td><td>Dharmesh Jain</td></tr><tr><td>2.</td><td>Rental Housing Policy is implemented by MMRDA.</td><td>Deepak Goradia</td></tr><tr><td>3.</td><td>Rental Housing in Vasai-Virar region is restored.</td><td>Deepak Goradia</td></tr></table>			Name of Owner	<b>1.</b>	<b>MCHI Internal</b>		1.	Goal of MCHI to be finalized.	Core committee	2.	Proposed Organisation + SOP for our work.	Dharmesh Jain	<b>2.</b>	<b>Advantage MMR</b>	Mukesh Patel		Advantage MMR (Not Advantage Maharashtra)			“A World Class Region”		<b>3.</b>	<b>DCR</b>	Mayur Shah		To resolve all day to day issues re: plan pass + approvals +EETC +CFO +SWD +Substation + PRC to ensure Plan pass actually happens in 60 days		<b>4.</b>	<b>UD</b>		1.	To get a committee formed by Govt. deciding on the DCR modification suggested by MCGM on 26 <sup>th</sup> March 2012 + 18 <sup>th</sup> April 2012 + other issue + additional fungible FSI+ Malls + Shopping Centre Multiplex and MCHI to be an invitee	Dharmesh Jain	2.	Rental Housing Policy is implemented by MMRDA.	Deepak Goradia	3.	Rental Housing in Vasai-Virar region is restored.	Deepak Goradia
		Name of Owner																																						
<b>1.</b>	<b>MCHI Internal</b>																																							
1.	Goal of MCHI to be finalized.	Core committee																																						
2.	Proposed Organisation + SOP for our work.	Dharmesh Jain																																						
<b>2.</b>	<b>Advantage MMR</b>	Mukesh Patel																																						
	Advantage MMR (Not Advantage Maharashtra)																																							
	“A World Class Region”																																							
<b>3.</b>	<b>DCR</b>	Mayur Shah																																						
	To resolve all day to day issues re: plan pass + approvals +EETC +CFO +SWD +Substation + PRC to ensure Plan pass actually happens in 60 days																																							
<b>4.</b>	<b>UD</b>																																							
1.	To get a committee formed by Govt. deciding on the DCR modification suggested by MCGM on 26 <sup>th</sup> March 2012 + 18 <sup>th</sup> April 2012 + other issue + additional fungible FSI+ Malls + Shopping Centre Multiplex and MCHI to be an invitee	Dharmesh Jain																																						
2.	Rental Housing Policy is implemented by MMRDA.	Deepak Goradia																																						
3.	Rental Housing in Vasai-Virar region is restored.	Deepak Goradia																																						



Sr. No. Agenda	DISCUSSION & DECISION		
	5.	<b>Ready Reckoner Rates</b> Ready Reckoner rates for 2013 -2014 present a scientific valuation report to Govt.	Nayan Shah
	6.	<b>MHADA</b> MHADA 33(5) policy is finalized.	Vimal Shah
	7.	<b>MoEF</b> 1 Office Memorandum is stayed by a legal process. 2 Office Memorandum is stayed by State Government 3 CZMP plan, MCHI suggestions on the same is submitted to MoEF through Chiplunkar or any other Expert.	Pujit Aggarwal
	8.	<b>High Rise</b> 1 High Rise committee CC upto 70 mts be permitted 2 Threshold limit for HRC is raised to 120 mtrs.	Mayur Shah
	9.	<b>Revenue</b> 1 Meeting with revenue secretary meeting for issues with Collector & settlement Commissioner + TILR + SLR + CTSO 2 NA Permission + Sub division+ Amalgamation 3 P.R.Card in words and figures + Mutations in P.R.Cards + area corrections all these process made in easy	Rajesh Prajapati
	10	<b>SRA</b> To meet P.K.Das and understand his scheme for slum redevelopment for Mumbai that he has presented to Hon'ble CM + MCGM. [if his proposal gets accepted, the basic fundamentals of SRA will change].	
	11	<b>ULC</b> Final hearing is conducted.	Nainesh Shah
	12	<b>VAT</b> 1 Simple scheme for period between 2006 to 2010. 2 Clarification by MCHI that VAT is payable by Customer and it can be around 3% to 5%	Ashok Mohnanai
	13	<b>DP Mumbai + RP MMR</b> We decide as how we proactively handle it.	Nayan Shah
	14.	<b>Meeting with CM</b>	Dharmesh Jain
	15	<b>33 (9) cluster development</b>	Rajendra Chaturvedi
	16	<b>RTI</b>	Rajendra Chaturvedi

Sr. No. Agenda	DISCUSSION & DECISION		
	<b>17</b>	<b>Assessment</b>	Mukesh Mehta
	<b>18</b>	<b>Civil Aviation</b>	Sanjay Chabaria
	<p>Shri Arvind Goel, President, MCHI-CREDAI Navi Mumbai Unit, sought MCHI-CREDAI's support in securing a meeting with the Government. The Hon'ble Chief Minister had offered to have a separate meeting with MCHI-CREDAI Units. He said CIDCO was without an MD for the last 18 months, seriously handicapping the real estate sector in Navi Mumbai.</p> <p>Shri Nayan Shah pointed out that RTI activists had become aggressive, and that there appeared an organized operation in getting RTI information, regardless of the locus standi of the information seekers.</p>		

Meeting ended to the thanks to the chair.

Sd/-  
Boman Irani  
Hon. Secretary