

## MINUTES

**Special Meeting on “Road Set Back Notification”** held on **19<sup>th</sup> March 2019** at **6:00 pm** at Wadhwa Group, Platina, 3rd Floor, Plot No C-59, G-Block, BKC, Bandra (E), Mumbai – 400 051. To discuss the Notice issued by the UDD on 7<sup>th</sup> March, 2019, thereby inviting all the concerned for suggestion and objections.

This meeting was attended by 25 members of CREDAI-MCHI. In the meeting a single point agenda was discussed as to what shall be the impact of the above referred notice/ proposed provision on the Real Estate Industry and how can the adversity be controlled in light of this new proposed provision under the DCPR-2034.

Few points discussed in the meeting are as here under:

- Shri Sanjiv Chaudhary, explained in detail the proposed road set back notification with a chart explaining the calculation as per the provisions of existing DCPR-2034 and the proposed provision. The feasibility and viability of the proposed provision on the project was discussed along with the views of the members present. The economic impact after the final outcome was also discussed.
- There was a concern raised by many members present in the discussion about the adverse impact that shall be on the plot potential as it shall be reduced if the proposed provision is accepted by the Government.
- President Shri Nayan Shah suggested few points to commence the working on this proposed provision, a study group comprising of Members present in the meeting to be formed for taking up this matter at all necessary levels.
- Shri Pritam Chivkula, Shri Dhaval Ajmera, Shri Yashodhan Sandhu, Shri Sahil Parikh, Shri Sunny Bijlani, Shri Dharmesh Chheda and Shri Kunal Chheda shall be a part of this Study Group.
- It was decided to file suggestion and objection on this Notice by CREDAI-MCHI and to give a common draft to the societies, PMC's and request them to file in their name and submit to the UD Department.
- In the meantime, the study group members to take an appointment of Advocate Shri Parimal Shroff for a legal opinion on the proposed provision of DCPR-2034.
- It was unanimously decided that all member shall contribute Rs. 2 Lakhs for incurring the all required expenses to take the matter ahead.
- In this regard President Shri Nayan Shah suggested, to create an escrow account, ring fenced for bearing the expenses to be incurred this matter.
- Shri Bandish Ajmera continued that when this issue is resolved the fund left in the escrow account shall be proportionately returned to those members who have contributed in it.

- As decided if there is consent of all members, to meet the Hon'ble Chief Minister and apprise him on this and the other related issues of Real Estate Industry like the RL, Cantilever, Environment, Revenue etc.
- Also if necessary and as per the decision of the Study Group Members, meet the Hon'ble Municipal Commissioner and Principal Secretary UD Department and discuss on this matter with them.
- To discuss about the PR strategy in the next meeting.
- The meeting concluded with a note that the draft to be given to various societies/PMC shall be ready by Monday 25<sup>th</sup> March, 2019.

The meeting concluded with a vote of Thank from the President Shri Nayan Shah.

Regards,  
For **CREDAI-MCHI**

**Bandish Ajmera**  
Hon. Secretary