

o/c

**PRESIDENT**  
Mayur Shah

**IMMEDIATE PAST PRESIDENT**  
Dharmesh Jain

**PRESIDENT-ELECT**  
Nayan Shah

**VICE PRESIDENTS**  
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Boman Irani  
Harish Patel  
Nainesh Shah

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Domnic Romell

**HON. TREASURER**  
Sukhraj Nahar

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

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Rasesh Kanakia

**HON. JOINT SECRETARIES**  
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Sandeep Runwal  
Lakshman Bhagtani  
Bandish Ajmera

**JOINT TREASURER**  
Mukesh Patel  
Jayesh Shah

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Munish Doshi  
Tejas Vyas  
Pratik Patel  
Dhaval Ajmera  
Sandeep Shah

**COMMITTEE MEMBERS**  
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Sanjay Chhabria  
Shailesh Sanghvi  
Jitendra Jain  
Deepak Gundecha

**INVITEE MEMBERS**  
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Rajesh Prajapati  
Shailesh Puranik  
Praful Shah  
Sachin Mirani  
Rushank Shah  
Rajeev Jain  
Diipesh Bhagtani  
Shyamal Mody  
Nikunj Sanghavi  
Digant Parekh  
Pritam Chivukula

**PAST PRESIDENTS**  
Vyomesh Shah  
Paras Gundecha  
Pravin Doshi  
Mohan Deshmukh  
Mofatraj Munot  
Rajni S. Ajmera  
Late G. L. Raheja  
Late Lalit Gandhi  
Late Babubhai Majethia

**CREDAI-MCHI UNITS**  
**PRESIDENT, THANE**  
Ajay Ashar

**PRESIDENT, KALYAN-DOMBIVLI**  
Manoj Rai

**PRESIDENT, MIRA VIRAR CITY**  
Ashit Shah

**PRESIDENT, RAIGAD**  
Vilas Kothari

**PRESIDENT, NAVI MUMBAI**  
Prakash Baviskar

Ref. No. MCHI/PRES/17-18/088

To,  
Shri Ajoy Mehta (I.A.S.)  
Municipal Commissioner,  
Municipal Corporation of Greater Mumbai  
Mumbai - 400 001



Sub: MOM u/No. MCG/A/876 dt. 19.12.2017

Respected Sir,

We have received the MOM and are surprised to see the variation in points 4, 5, 6 and 11. In the past the practice followed by MCGM was to prepare MOM jointly with representatives of all the trade association, which was not followed while preparing this MOM and hence, we feel that there are some errors in the recording of the MOM as published.

Following are the errors which we request for modification, if approved.

**(1) Point No. 4 - Setback not in use for 12 years - limitation is not to be made applicable:**

The clarification issued u/s 62(3) says very clearly that compensation is payable from 14.12.1977 onwards where the Road has been acquired. Therefore, the law of limitation is not applicable. Hence in the MOM "subject to provision of law of limitation" needs to be deleted.

**(2) Point No. 5 - Free Fungible area to existing Buildings under 35(4):**

It is surprising to see in Item No. 2 where Occupation is not issued but while redeveloping the existing Building, the same area is permitted by charging premium. This is not correct. Reference is requested to Item No. 1, 3 & 4 in which no records are available but based on Assessment records, Fungible area is available free of premium. The same benefit may please be extended to Item No. 2 and hence needs correction.

**(3) Point No. 6 - SOP - 9.00 mts. wide Road - simplify the procedure:**

Please correct the draft.

**(4) Point No. 11 -**

During the Meeting, the M.C. has opined that 3.00 sq. mts. watchman's chowky will be provided at each gate, free of F.S.I. The provision of D.C.R. says that watchman's chowky of 3.00 sq. mts. can be provided. There is no control over the number of chowkies. Hence the Hon'ble M.C. can approve additional watchman's chowkies under 64(b) at his level and hence the question of referring the matter to U.D. Dept. does not arise and needs to be deleted. Hence in the MOM "the matter may be referred to U.D. Dept. for modification in D.C.R." needs to be deleted.

Thanking you,

Yours faithfully,  
For CREDAI-MCHI

Mayur Shah  
President

Domnic Romell  
Hon. Secretary

S. S. Hussain, I.A.S. (Retd.)  
Chief Executive Officer