

NOTICE

1st Managing Committee Meeting for the Term 2012 - 2013

Dear Managing Committee Members,

The 1st Managing Committee Meeting for the term 2012 – 2013 will be held on **Tuesday, 12th June 2012 at 6:15 p.m.** at **MCHI-CREDAI Conference Room, Mumbai**, to transact the following business.

SR. No.	AGENDA		Attachments	Time
1.	Refreshments and Networking.		--	6:15 pm to 6:30 pm
2.	To read and confirm the Minutes of the meeting held on May 8, 2012.....		Annexure – I, Pg. No. <u>3</u> to <u>7</u>	6:30 pm to 6:33 pm
3.	To grant leave of absence to members.		--	6:33 pm to 6:35 pm
4.	Update on Legal Matters for discussion.....		Annexure – II, Pg. No. <u>8</u>	6:35 pm to 6:40 pm
5.	To review the following meetings:			6:40 pm to 7:15 pm
	(a)	With Chief Minister on May 1, 2012 to discuss the way forward.	--	
	(b)	With Smt. Jayanti Natrajan, Union Minister for Environment & Forest and Dr. T. Chatterjee Secretary Environment on MOEF pending points and way forward.	--	
	(c)	With Shri Rahul Asthana, Metropolitan Commissioner, MMRDA and Shri S. V. R. Srinivas, Add. Metropolitan Commissioner, MMRDA on May 11, 2012.	Annexure – III, Pg. No. <u>9</u> to <u>11</u>	
	(d)	With Shri Satish Gavai, VP and CEO, MHADA on MHADA Issues on May 11, 2012.		
	(e)	With Shri T. C. Benjamin, Additional Chief Secretary, UD (I) on various issues related to Urban Development Dept. on May 15, 2012.		
	(e)	CREDAI meeting held on May 12, 2012 at Sahara Star and monthly CREDAI updates by Shri Dharmesh Jain.	--	
6.	To discuss Agenda for :			7:15 pm to 7:30 pm
	(a)	Municipal Commissioner, Shri Sitaram Kunte (for All MCHI-CREDAI Members)	--	
	(b)	Chief Secretary, Shri Jayant Kumar Banthia to greet and update him on all our issues	--	
	(c)	Chief Minister, Shri Prithviraj Chavan along with UD Dept. and all ULB's (for all MCHI-CREDAI Units)	--	

SR. No.	AGENDA	Attachments	Time
7.	All Units presidents to give a brief on their activities		7.30 pm to 7:55 pm
	(a) MCHI-CREDAI Thane Unit	--	
	(b) MCHI-CREDAI Kalyan Dombivili Unit	--	
	(c) MCHI-CREDAI Mira Virar City Unit	--	
	(d) MCHI-CREDAI Raigad Unit	--	
	(e) MCHI-CREDAI Navi Mumbai Unit	--	
8.	To approve Costs CREDAI GCB Meeting on June 16, 2012 at Hotel Grand Hyatt.	--	7:55 pm to 8:00 pm
9.	To review advisory note on Exhibition by Shri Bandish Ajmera, Chairman Exhibition Committee , MCHI-CREDAI	Annexure – IV, Pg. No. <u>12</u> to <u>13</u>	8:00 pm to 8:05 pm
10.	New Membership approved on May 22, 2012.....	Annexure – V, Pg. No. <u>14</u>	8.05 pm to 8.07 pm
11.	Any other matter with permission of Chair.	--	8:07 pm to 8:15 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 **Maharashtra Chamber of Housing Industry,**

Sd/-

Boman Irani
Hon. Secretary

Please Note:

- **Networking and Refreshments will be held between 6:15 pm to 6:30 pm.**
- **Next Managing Committee Meeting will be on Tuesday, July 17, 2012.**

Annexure – I: (Point No. 2 as per Agenda)

MINUTES

Name of the Meeting	12th Meeting of Managing Committee 2011 - 12							
Meeting Chaired by	Shri. Paras Gundecha, President, MCHI-CREDAI							
Meeting Conducted by	Shri. Boman Irani, Hon. Secretary, MCHI-CREDAI							
Date of the Meeting	Tuesday, 8 th May, 2012			Time of the Meeting	6:30 pm			
Venue of the Meeting	MCHI-CREDAI – Conference Room							
Total Committee Members (41)	No. of Member Present	26	No. of members Absent	7	Leave Granted to	8	Guest Attended	2
Member Present	<ol style="list-style-type: none"> 1. Shri. Paras Gundecha, President 2. Shri. Sunil Mantri, Immediate Past President 3. Shri. Vimal Shah, President - Elect 4. Shri. Dharmesh Jain, Vice Presidents 5. Shri. Mayur Shah, Vice Presidents 6. Shri. Nayan Shah, Vice Presidents 7. Shri. Deepak Goradia, Vice Presidents 8. Shri. Boman Irani, Hon. Secretary & President, MCHI-CREDAI Mira Virar City Unit 9. Shri. Harish Patel, Hon. Joint Secretaries 10. Shri. Ashok Mohanani, Treasurer 11. Shri. Mukesh Patel, Jt. Treasurer 12. Shri. L. P. Bhagtani, Jt. Treasurer 13. Shri. Sukhraj Nahar, Coordinator 14. Shri. Sandeep Runwal, Coordinator 15. Shri. Sujal Shroff, Committee Member 16. Shri. Rajan Bandelkar, Committee Member 17. Shri. Jayesh Shah, Committee Member 18. Shri. Rajendra Chaturvedi, Committee Member 19. Shri. Rakesh Sanghvi, Invitee Members 20. Shri. Shrikant Shitole, Invitee Members & Secretary, MCHI-CREDAI Kalyan-Dombivli Unit 21. Shri. Shailesh Sanghvi, Invitee Members & Secretary, MCHI-CREDAI Mira Virar City Unit 22. Shri. Rajesh Prajapati, Invitee Members & President, MCHI-CREDAI Raigad Unit 23. Shri. Arvind Goel, Invitee Members & President, MCHI-CREDAI Navi Mumbai Unit 24. Shri. Pravin Doshi, Past Presidents 25. Shri. Mohan Deshmukh, Past Presidents 26. Shri. Mofatraj Munot, Past Presidents 							
Leave of Absence Granted to	<ol style="list-style-type: none"> 1. Shri. Nainesh Shah, Hon. Joint Secretaries & President, MCHI-CREDAI Thane Unit 2. Shri. Sandeep Raheja, Committee Member 3. Shri. Bandish Ajmera, Committee Member & President, MCHI-CREDAI Kalyan-Dombivli Unit 4. Shri. Nayan Bheda, Committee Member 5. Shri. Niranjan Hiranandani, Past Presidents 6. Shri. Rajni S. Ajmera, Past Presidents 7. Shri. G. L. Raheja, Past Presidents 							
Name of Members Absent	<ol style="list-style-type: none"> 1. Shri. Rasesh Kanakia, Hon. Joint Secretaries 2. Shri Pujit Aagarwal, Co-ordinator 3. Shri. Parag Munot, Committee Member 4. Shri. Vikas Walawalkar, Committee Member 5. Shri. Sanjay Chhabria, Committee Member 6. Shri. Mukesh Mehta, Invitee Members 7. Shri. Jagdish Ahuja, Invitee Members 8. Shri. Ajay Ashar, Invitee Members & Secretary, Thane Unit 							
Guest Attended	<ol style="list-style-type: none"> 1. Shri Johar Zojwalla, President - Elect, MCHI-CREDAI Kalyan Dombivli Unit 2. Shri Hiten Gandhi, Navi Mumbai 							
Date & Venue of the Next Meeting	June 12, 2012							

Sr. No. Agenda	DISCUSSION & DECISION
	<p>One Minute silence was observed in the Memory of Mrs. Chetana Ajmera, wife of Shri Jayant Ajmera who passed away on May 7, 2012</p>
1.	<p>To read and confirm the Minutes of the 11th Managing Committee Meeting held on April 10, 2012</p>
	<p>Minutes of the 11th Managing Committee Meeting held on April 10, 2012, were read and confirmed.</p>
2.	<p>Update on Legal Matters for discussion</p>
	<p>Service Tax: MCHI-CREDAI has already filed SLP in Supreme Court and it is admitted and tagged with earlier SLP file under Civil Appeal No. 8390 of 2011.</p>
	<p>VAT: Mrs. Chheda apprised the Committee regarding VAT matter M/s. Mahimtura & Co withdraws then appearance on April 2, 2012 before the Hon'ble High Court at 3.00 pm. The High Court did not grant time for engaging other Advocates and also did not adjourn the matter on the ground of pending transfer petition.</p> <p>Mrs. Chheda filed her appearance as Advocate of MCHI-CREDAI. Shri Milind Sathe Sr. Counsel appeared on behalf of MCHI-CREDAI. Advocate General Shri Dariaus Khambata appeared for the State Government. The petition was hotly contested. The Lordship Justice Shri Chandrachud dismissed the petition by reasoned order. Mrs. Chheda made the application of stay of the interim order but the interim stay was not extended. All the members will be informed about the further steps would be taken in the VAT matter, after the dismissal of Petition.</p> <p>It was proposed by Shri Vimal Shah and Seconded by Shri Dhamesh Jain to file SLP in Supreme Court challenging the order of dismissal and appoint M/s. Parimal Shroff & Co as our attorney. All members unanimously approved the proposal.</p>
	<p>TDR Issue, JVPD Scheme: Whether to intervene in JVPD Scheme</p> <p>In the writ petition no 2452 of 2011 petition filed by Hasmukh Mehta challenging 2001 Circular issued by MCGM, where the reserved plots in sanctioned lay outs are not handed over to the corporation free of costs, cc beyond 50% will not be given on the proposals for development. In the first Petition the Petitioner contended that the plans are approved for FSI '1', the TDR is already purchased by the Petitioner and it was prayed that Corporation may be directed to place the plans for utilizing permissible TDR. The Petitioner is the owner of the plot by regular conveyance and there are no restrictive covenants in the conveyance. Therefore, the petitioner is not concerned with the acquisition of property and / or the potential of the plot under reservation the petitioner is entitled to developer the plot as per the existing DC Regulation 1991 and therefore the Corporation should be directed to approve the plans as the Petitioner has already bought the TDR.</p> <p>Shri Pravin Samdani, Sr. Counsel discussed this petition with Mrs. Anjana Chheda, and informed that this been very vital issues, MCHI-CREDAI should join as intervener in this petition. The factual position was explained on phone to Shri</p>

Sr. No. Agenda	DISCUSSION & DECISION
	<p>Nayan Shah and he instructed to file intervener application immediately through Shri Suraj Shah of Wadia Gandhi & Co. Shri Nayan Shah instructed that this intervener application should be filed only after the MCHI-CREDAI Managing Committee gives its approval.</p>
3.	<p>a) Review the Meeting held with Shri Prithviraj Chavan, Hon'ble Chief Minister of Maharashtra on May 1, 2012 at 4:00 pm at Sahyadri State Guest House and the way forward.</p>
	<p>Shri Boman Irani updated members on CM's Meeting held on 1st May, 2012 at Sahyadri State Guest House.</p> <p>In concern to the 60 days approval, CM said Monthly Monitoring Mechanism could be set up, whereby all clearances would be put up on a website, and average time taken will also be known. This will promote accountability at each level.</p> <p>On the issue of Environment, the Chief Minister said he had personally written to the Ministry in Delhi, and was pursuing the issue. He said we have forwarded file to Environment Ministry at Delhi for approval for an additional committee for MMR. The two committees will be given a mandate to meet regularly to clear the backlog of approvals. With reference to the recent office memorandum on the height of Building, he had written a letter to the Environment Ministry on its impact on Real Estate here. But this being a Central matter, there were jurisdictional issues. But he stressed that the Terms of Reference being drawn up for the proposed committees will be underlined by absolute clarity and clearance of all backlog. If need be, the Chief Minister said he was ready to make an approach at the PMO level.</p> <p>But we have come to know that by the efforts of CM the MoEF has withdrawn the Office Memorandum – Guidelines on Highrise building dated 7th February, 2012.</p> <p>On Automatic NA The Chief Minister said that the Cabinet in 2009 had rejected Auto NA. The Revenue Department would put up a new note to the cabinet. The grant of Automatic NA was under active consideration of the Government in respect of Class-I lands and Class-II lands. However, he said there were issues of ownership, occupancy, with Tribal, SC, reservations needing to be taken into account. It may require modification of MRL act. Till then we can adopt Nashik pattern for NA. Shri Boman Irani requested Shri Rajesh Prajapati and Shri Ajay Ashar to follow up a clear cut policy of Automatic NA Nasik Model. Shri Ashok Mohanani was requested to collect data on Nasik Model.</p> <p>On Highrise committee the Government agreed that Terms of Reference of the High rise Committee would be looked into, particularly in view of existence of Environmental Committee. Various options like peer review, etc. are under Government's active consideration. The decision of the CM would be taken very quickly with regard to this Committee.</p> <p>On ULC issue CM agreed to the need to do away with the department, subject to checks being put in place, to ensure the commitments made by Developers under ULC, are fulfilled. It was said that there were 2800 cases pending in residential projects for The Advocate General had expressed a negative view on ULC. And the Government would be taking the opinion of the Attorney General. The Government would take suitable action on this issue, at the earliest.</p> <p>Civil Aviation Issue CM agreed with the view that various heights can be prescribed on a three-dimensional basis for the entire MMR. He promised to take up the matter with the</p>

Sr. No. Agenda	DISCUSSION & DECISION
	<p>Civil Aviation Authorities in Delhi. Shri Rahul Asthana, Commissioner-MMRDA, said he had written to the Hon'ble Civil Aviation Minister, Shri Vyalar Ravi on the issue of Civil Aviation clearances for projects in Mumbai. The Chief Minister expressed surprise that when international norms from ICAO were available, why it was so difficult to set clear guidelines for Mumbai.</p> <p>On Rental Housing Chief Minister said that he had received a note on committee of Rental Housing, and that he was not happy with the situation. The Government reiterated that Rental as well as Affordable Housing was the need of the hour. And the Government would come out with further clarification and simplification in respect of Rental/Affordable Housing in a very short time.</p> <p>Shri Vimal Shah suggested that MCHI-CREDAI should submit to respective Municipal Corporations the list of the projects which requires approval but are still pending.</p>
	Meeting held Dr. T. Chatterjee, Secretary MoEF on May 7, 2012
	<p>Shri Deepak Goradia, Vice President briefed members on the meeting held with Dr. T. Chatterjee. He was of the view that Dr. T. Chatterjee has changed his tone and on confirmation of the 24th Jan 2012 meeting Minutes he said the meeting was informal and so the minutes of the said meeting cannot be taken on record. Environment issues faced by MMR developers are state issues and Centre has no roll to play in the same. Shri Deepak Goradia said we were disappointed with this meeting and expressed his desire to not follow up with Smt. Valsa Nair Singh, Secretary, Environment Dept. Maharashtra for further follow up and after drafting the Terms of Reference. It was also decided to have conference call meeting within MCHI-CREDAI environment committee to discuss some of the environment issues.</p>
	<p>b) Meeting with Shri R. A. Rajiv, Thane Municipal Commissioner on May 5, 2012 in his office</p>
	<p>Issue of Auto DCR was discussed with Thane Municipal Commissioner on 5th May, 2012. Members brought to the notice of Commissioner that the Auto DCR system has failed to work. In reply the commissioner said this was just due to elections that held recently, as the staff was involved in election work. He assured the Auto DCR will soon start working as normal and approval will be given in 60 days again.</p>
4.	All Units presidents to give a brief on their activities in April 2012
	a) MCHI-CREDAI Thane Unit
	b) MCHI-CREDAI Kalyan Dombivili Unit
	c) MCHI-CREDAI Mira Virar City Unit
	d) MCHI-CREDAI Raigad Unit
	e) MCHI-CREDAI Navi Mumbai Unit
	<p>Shri Vimal Shah said unit issues we have discussed number of time within ourselves as well as with the government authorities. Now unit members should follow up their issues directly with the government authority at Mantralaya as well as at their respective Municipal Corporation and Municipal Councils.</p> <p>Shri Rajesh Prajapati was requested to follow up with Revenue Secretary in concern to Automatic NA issue.</p> <p>Shri Nayan Shah was requested to follow up with ULC issue with UD Dept. along with Thane Unit</p>

Sr. No. Agenda	DISCUSSION & DECISION
	<p>Shri Shrikant Shitole of KD Unit was requested to look in to Uniform DCR issue with respective authorities.</p> <p>Navi Mumbai Unit was requested to follow up Civil Aviation issue.</p>
	To decide on the AGM date in September 2012
	Friday, 7th September, 2012 is the date finalized by members for the next Annual General Meeting.
	To approve Costs
	Calling attention Protest Campaign
	<p>Rs. 31,44,619/- (Rupees Thirty One Lakhs Forty Four Thousand Six Hundred and Nineteen) were approved toward expenses incurred for Peace Protest Campaign. Entire expenditure will be boned by Chamber and will not be passed on to the members.</p> <p>Proposed by:- Shri Harish Patel, Hon. Jt. Secretary. Seconded by:- Shri Ashok Mohanani, Treasurer</p>
	CREDAI's GCB Meeting
	<p>Shri Boman Irani instructed to Freeze Rs. 1,00,000/- (Rupees One Lakh only) towards CREDAI's GCB Meeting. Shri Zubin Mehta was requested to add one more agenda point in the Managing Committee Agenda from next Managing Committee Meeting the agenda point shall be "Monthly updates of CREDAI Meeting", this agenda point will be briefed by Shri Dharmesh Jain.</p> <p>Proposed by:- Shri Dharmesh Jain, Vice President Seconded by:- Shri Deepak Goradia, Vice President</p>
	Any other matter with permission of Chair.
	MCHI-CREDAI President of the Year 2012 - 13.
	<p>Shri Vimal Shah raised the issue of MCHI - CREDAI Presidency for the year 2012 - 13. He proposed that Shri Paras Gundecha President of 2011 - 12 should Continue as President for the year 2012 - 13 also. The issue was discussed within the present Managing Committee Members. Finally unanimously it was decided by the present managing committee members that Shri Paras Gundecha will continue as the President for the year 2012 - 13.</p> <p>Proposed by:- Shri Vimal Shah, President Elect Seconded by:- Shri Dharmesh Jain, Vice President</p>

The meeting ended with thanks to the chair.

Sd/-
Boman Irani
Hon. Secretary

Annexure - II: (Point No. 4 as per Agenda)

Update on Legal Matters for discussion :

(a) VAT:

In VAT matter the judgment is received. SLP will be filed shortly.

(b) MoEF:

Writ Petition appears for admission on reopening of Court.

(c) JVPD Scheme TDR issue:

Writ Petition appears for admission on reopening of Court.

Annexure – III: (Point No. 5 (c) as per Agenda)

**Meeting with MMRDA Commissioner on Rental Housing
Date 11th May, 2012**

Agenda: To understand the highlights of the decisions taking points deliberated with Hon. CM regards to various Rental housing issues.

Participants:

1. Shri. Rahul Asthana, Metropolitan Commissioner, MMRDA
2. Ms. Uma, Chief Town Planner,
3. Shri. Paras Gundecha, President, MCHI-CREDAI
4. Shri Mayur Shah, Vice President, MCHI-CREDAI
5. Shri. Nayan Shah, Vice President, MCHI-CREDAI
6. Shri. Deepak Goradia, Vice President, MCHI-CREDAI
7. Shri. L. P. Bhagtani, Jt. Treasurer, MCHI-CREDAI
8. Shri. Pravin Doshi, Past President, MCHI-CREDAI
9. Shri. Mofatraj Munot, Past President, MCHI-CREDAI
10. Shri Nainesh Shah, Hon. Jt. Secretary, MCHI-CREDAI

At the outset, MC clarified that this is just deliberation and no way should be considered as final. These points are in nature of proposals.

	Issue	Suggestions/discussion outcome/deliberations
1.	Size of tenement	Tenement size @ 300 sqft carpet area from 160 sqft carpet area (300 sqft is the area prescribed under EWS)
2.	Disposal of Rental Housing flats	<ul style="list-style-type: none"> • 25% handed over to ULB, • 25% to Government Agencies, • 50% to Public. • ULB and Government agencies will decide for themselves whether they give it on rent to their employees or offer to PAP what to do is at their discretion. • Free sale portion of developers not to be touched at all, its their discretion to sell the flats at market rate or to do what they like.
3.	Infrastructure Charges	<ul style="list-style-type: none"> • It is low and has to increase. • In next 10 days a committee would decide, • Committee to include MC, MMRDA; Rahul Asthana+Principal Secretary, Housing, Gautam Chatterjee+ Principal Secretary UD, T.C.Benjamin.
4.	Commercial	Upto 10% from earlier 15%

	Issue	Suggestions/discussion outcome/deliberations																		
5.	Release of FSI	<p>ULB areas</p> <table> <thead> <tr> <th></th> <th>Rental</th> <th>Free sale</th> </tr> </thead> <tbody> <tr> <td>To begin with FSI 2.00</td> <td>1.00</td> <td>1.00</td> </tr> <tr> <td>On 50% completion of RH portion</td> <td>nil</td> <td>0.75</td> </tr> <tr> <td>On 100% completion of RH portion</td> <td>nil</td> <td>1.00</td> </tr> <tr> <td>On Conveyance of land & building</td> <td>nil</td> <td>0.25</td> </tr> <tr> <td>Total</td> <td>1.00</td> <td>3.00</td> </tr> </tbody> </table>		Rental	Free sale	To begin with FSI 2.00	1.00	1.00	On 50% completion of RH portion	nil	0.75	On 100% completion of RH portion	nil	1.00	On Conveyance of land & building	nil	0.25	Total	1.00	3.00
	Rental	Free sale																		
To begin with FSI 2.00	1.00	1.00																		
On 50% completion of RH portion	nil	0.75																		
On 100% completion of RH portion	nil	1.00																		
On Conveyance of land & building	nil	0.25																		
Total	1.00	3.00																		
		<p>U1 & U2 areas</p> <table> <thead> <tr> <th></th> <th>Rental</th> <th>Free</th> </tr> </thead> <tbody> <tr> <td>To begin with FSI 1.25</td> <td>1.00</td> <td>0.25</td> </tr> <tr> <td>On 50% completion of RH portion</td> <td>nil</td> <td>1.25</td> </tr> <tr> <td>On 100% completion of RH portion</td> <td>nil</td> <td>1.25</td> </tr> <tr> <td>On conveyance of land and building</td> <td>nil</td> <td>0.25</td> </tr> <tr> <td>Total</td> <td>1.00</td> <td>3.00</td> </tr> </tbody> </table>		Rental	Free	To begin with FSI 1.25	1.00	0.25	On 50% completion of RH portion	nil	1.25	On 100% completion of RH portion	nil	1.25	On conveyance of land and building	nil	0.25	Total	1.00	3.00
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6.	Stamp Duty	Exempted on rental housing component. This was recommended and this will go through the process CM is inclined to grant.																		
7.	Buildable Amenities proposed in DP	<ul style="list-style-type: none"> In ULB areas all buildable amenities that are proposed in the DP will have to be developed as per DP/DCR by the developer and on the balance plot RH scheme can be developed In U1 & U2 areas Plot upto 2 hectares of land parcel - 5% area for amenities. Plot 2-5 hectares of land parcel- 7.5% area for amenities, Plots 5 hectares and above- 15% area for amenities. 																		
8.	Net Plot Area	<ul style="list-style-type: none"> Everything will base on net plot area. FSI for rental housing to be calculated on net plot area. 																		
9.	Area where RH not be allowed	<ul style="list-style-type: none"> In limits of NMMC + MIDC + Mumbai and Suburban district Low Development Zone (LDZ) and Special Residential Zone (SRZ) Area falling in Mira Bhavander Municipal Corporation In NDZ Clubbing of land parcels will not be allowed. 																		
10.	Infrastructure in U1 & U2	<ul style="list-style-type: none"> Infrastructure charge in U1 & U2 are very low, it need to increase. The three member committee would decide. 																		
11.	Environmental Issues	<ul style="list-style-type: none"> With 300 sft carpet area of rental housing unit density per hectare will fall. As such it will also resolve the environmental issue. 																		
12.	Construction Already started	<ul style="list-style-type: none"> Where construction has started and sanction granted, old rule to apply. 																		

	Issue	Suggestions/discussion outcome/deliberations
13.	Schemes current status	<ul style="list-style-type: none"> Out of 41 schemes sanctioned, 17 have taken off.
14.	Amalgamation of policies of “Mega City”, “Specail Township” and “Rental Housing” in U1 & U2	<p>There is likely to be an amalgamation of policy for “mega cities”, “special township” and “rental housing” in U1 & U2.</p> <ul style="list-style-type: none"> Reduce min area from 100 hectares to??? Increase FSI from 0.5 to 1.00 20-25% small houses below 40 sq.mtr to be handed over to govt at predetermined price. Govt. will sell those.
15.	Minimum Plot Size	<ul style="list-style-type: none"> In ULB 8000 sqmtr In U1 & U2, 10000 sqmtr to remain.

MCHI-CREDAI recommendations:

1. In U1 & U2, total FSI of 3.00, out of that 0.5 for rental housing and 2.5 for free sale.
2. In ULB total FSI 4.00, out of which, 1.00 rental housing and 3.00 for free sale
3. Minimum plot size in ULB to be 4000 sqmtr from 1000 sqmtr at present. In U1 & U2, 1 hectare min plot size to continue.
4. A policy for transition period. Cutoff date. Six months period to be given to old cases that have applied for rental housing. Even those who got locational clearances but could not revalidate they will continue under same old policy and six months period to be given to them to comply.
5. ULC, NOC should not be insisted at time of granting of locational clearance and layout clearance because planning authority is bound to look at the ULC NOC before granting C.C.

Annexure – IV: (Point No. 9 as per Agenda)**Ref. No. MCHI/GEN/12-13/018****June 6, 2012**

To,
All Members of MCHI-CREDAI & MCHI-CREDAI Units

Dear Friends,

Thank you for the wholehearted support you extended for the 1-Day Protest Gathering on May 3, 2012. Your support has had the requisite effect on the authorities and made people sit up and take note.

We are in constant and regular dialogue with them, and you are and will be kept updated on the developments from time to time.

Our struggle continues, because the issues and challenges require a sustained commitment from all of us.

MCHI-CREDAI Mumbai, Thane and Raigad Units, were compelled to postpone their yearly Exhibitions in Mumbai in April/ May 2012, due to inadequate stocks and also to register a strong protest against the systemic delays in approvals.

The Chief Minister said he views the Real Estate Industry as very essential to the growth of Maharashtra. And Affordable Housing and adequate housing is the most important need. He said he looks forward to working with an organized Housing Industry, based on a speedy approvals process. The Housing Industry has the potential to make a robust contribution to the revenue and taxes in Maharashtra.

Till then, maintain your enthusiasm, stay united, for results are certainly going to start coming. Our Industry can look forward to better days with regards to a transparent, speedy, consistent system of regulations, policies and procedures.

We now plan to organize our own representative industry shows from the 3rd quarter of this year in Mumbai as well as Overseas.

The dates are as follows :

Domestic : Mumbai – BKC Nov. 2012

The Mega Show will be held from Thursday Nov. 01, to Sunday Nov. 04, 2012, at the MMRDA Grounds, Bandra Kurla Complex, BKC.

Having completed 19 successful shows – the forthcoming November show would be the 20th Property Show. Faith & Confidence in MCHI-CREDAI is what draws the public from the outer suburbs and far flung areas to the MCHI-CREDAI Property Show. Mumbaities look forward to the MCHI-CREDAI Property Shows.

International Shows:**London – UK - Sept 2012.**

We return to London this September after the London Olympics as the market trend is on the rise, and our developer community can showcase their new stock to the UK NRI population.

Dubai – UAE - Dec. 06, 07, 08, 2012.

MCHI-CREDAI - Property shows in Dubai – UAE have been recognized as the most authentic exhibition by the NRI's as they are aware that MCHI-CREDAI brings reliable & genuine/bonafide developers to showcase their stock.

Doha / Bahrain / Kuwait - Feb 2013.

Untouched for a while these countries have enormous potential and MCHI – CREDAI would tap these markets one by one to introduce a new market to all our members in 2013.

We do solicitate your support by participating in all our above exhibitions and book the dates in your calendar as well as reserve your budgets towards participation in all our shows. We at the same time would like you not to encourage participation in any privately organized Realty Exhibitions, Conferences, and Conventions.

We are issuing this Advisory Note, and once again call on all members to abide by this request. It is in our interest not to strengthen private interests who have nothing to contribute to our industry, and hence we request you to refrain from participating in such shows being held in Mumbai & International Destinations.

MCHI-CREDAI is counting on your continued support as always and we look forward to your help in all ways to take our protest campaign forward to a successful conclusion.

Thanking You and Best Regards,

Yours Sincerely,

Sd/-
Bandish Ajmera
Chairman - Exhibition Committee

Annexure - V: (Point No. 10 as per Agenda)

New Membership approved on May 22, 2012.....

Patron Member Corporate (3):

- Lotus Space & Designs Pvt. Ltd. (Rep: Mr. Kamlesh G. Mehta)
- Simplex Realty Limited, (Rep: Mr. Nandan Damani)
- Lokhandwala Construction Industries Pvt. Ltd., (Rep. Mr. Arshad Usmani)