

MINUTES

Name of the Meeting	1st Meeting of Managing Committee 2013 – 14							
Meeting Chaired by	Shri Vimal Shah, <i>President, MCHI-CREDAI</i>							
Meeting Conducted by	Shri. Nainesh Shah, <i>Hon. Secretary, MCHI-CREDAI</i>							
Date of the Meeting	Tuesday , June 11, 2013			Time of the Meeting		6:00 pm		
Venue of the Meeting	MCHI-CREDAI Conference Hall							
Total Committee Members (42)	No. of Member Present	16	Leave Granted to	18	No. of Members Absent	6	Guest Attended	3
Member Present	<div>1. Shri Vimal Shah, President</div> <div>2. Shri Mayur Shah, Vice President</div> <div>3. Shri Nayan Shah, Vice President</div> <div>4. Shri Boman Irani, Vice President</div> <div>5. Shri Nainesh Shah, Hon. Secretary</div> <div>6. Shri Sukhraj Nahar, Hon. Treasurer</div> <div>7. Shri Ashok Mohanani, Hon. Jt. Secretary</div> <div>8. Shri Mukesh Patel, Hon. Jt. Treasurer</div> <div>9. Shri Rasesh Kanakia, Co-ordinators</div> <div>10. Shri Jagdish Ahuja, Co-ordinators</div> <div>11. Shri Pujit Aggarwal, Co-ordinators</div> <div>12. Shri Jayesh Shah, Committee Member</div> <div>13. Shri Nayan Bheda, Committee Member</div> <div>14. Shri Mukesh Mehta, Invitee Member</div> <div>15. Shri Shailesh Sanghvi, Hon. Secretary, MCHI-CREDAI Mira Virar City Unit</div> <div>16. Shri Arvind Goel, President, MCHI-CREDAI Navi Mumbai Unit</div>							
Leave of Absence Granted to	<div>1. Shri Paras Gundecha, Immediate Past President</div> <div>2. Shri Dharmesh Jain, President-elect</div> <div>3. Shri Deepak Goradia, Vice President</div> <div>4. Shri Harish Patel, Hon. Jt. Secretary</div> <div>1. Shri Bandish Ajmera, Hon. Jt. Secretary</div> <div>2. Shri Lakshman Bhagtani, Hon. Jt. Treasurer</div> <div>3. Shri Parag Munot, Co-ordinators</div> <div>4. Shri Sujal Shroff, Committee Member</div> <div>5. Shri Rajan Bandelkar, Committee Member</div> <div>6. Shri Sanjay Chhabria, Committee Member</div> <div>7. Shri Sandeep Raheja, Invitee Member</div> <div>8. Shri Rakesh Sanghvi, Invitee Member</div> <div>9. Shri Suhail Khandwani, Invitee Member</div> <div>10. Shri Shailesh Puranik, President, MCHI-CREDAI Thane Unit</div> <div>11. Shri Shrikant Shitole, Hon. Secretary, MCHI-CREDAI Kalyan Dombivali Unit</div> <div>12. Shri Rajesh Prajapati, President, MCHI-CREDAI Raigad Unit</div> <div>13. Shri Mohan Deshmukh, Past President</div> <div>14. Shri Mofatraj Munot, Past President</div> <div>15. Shri Rajni S. Ajmera, Past President</div> <div>16. Shri G. L. Raheja, Past President</div> <div>17. Shri Munish Doshi, Special Invitee Member</div> <div>18. Shri Jitendra C. Jain, Special Invitee Member</div>							
Name of Members Absent	<div>1. Shri Sandeep Runwal, Hon. Jt. Secretary</div> <div>2. Shri Vikas Walawalkar, Committee Member</div> <div>3. Shri Rajendra Chaturvedi, Committee Member</div> <div>4. Shri Suil Mantri, Past President</div> <div>5. Shri Pravin Doshi, Past President</div> <div>6. Shri Niranjana Hiranandani, Past President</div>							
Guest Attended	<div>1. Shri Hiten J. Thakkar</div> <div>2. Shri Manoj Awasthi</div> <div>3. Shri Jeetu Hira</div>							

Sr. No. Agenda	DISCUSSION & DECISION	
1.	To read and confirm the Minutes of the meeting held on April 16, 2013	
	Minutes of the Meeting held on April 16, 2013 were taken as 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 18).	
3.	Legal Matters for discussions.	
	Two draft petitions relating to Heritage and SRA are received from Shri Parimal Shroff and these two Writ Petition will be filed.	
	Shri Vimal Shah, President, pointed out that 3 Writ Petition will be filed shortly. Shri Parimal Shroff & Co will be filling these Writ Petitions on behalf of MCHI-CREDAI.	
	a.	Challenging the heritage rules and list where in more <i>than</i> 900 properties are listed in heritage site It is pointed out there is no process and system prescribed, no guidelines issued about the selection of Heritage sites for categorizing the building as Heritage premise, unless government does that the Heritage Committee cannot penalize.
		b. SRA the draft Writ Petition is ready to challenge the government participation which is beyond the environment laws.
	c.	MOEF Shri Pujit Aggarwal said that our plea is that local body should not be subjected to Environmental restrictions, which is central act. He said planning authority, DC Regulations are beyond the jurisdiction of the Act, and cannot be secondary to MOEF. Environmental Act cannot cover DCR, they cannot take over the role of planning authority. It is beyond their power to prescribe construction rules as those Town Planning norms cannot be taken over by MoEF, which is a technical and professional planning authority as per the Town Planning laws. These 3 draft Writ Petitions are already circulated to Managing Committee Members but there is no response or comment received from any one. Managing Committee approval are required to appoint Parimal Shroff & Co. to file these 3 Writ Petitions on behalf of MCHI-CREDAI and pay professional fees as charge. Proposed by Shri Nayan Shah Seconded by Shri Pujit Aggarwal
4.	Discussion on	
	a.	Meeting held with Chief Secretary, Shri J. K. Banthia (I.A.S.) for "Technical Study Group" for scrutinizing various proposals to review the present arrangement and to make recommendations for the construction of High-rise building in jurisdiction of MCGM on April 17, 2013.
		CEO informed to the committee that he already sent a D.O. to Hon'ble Chief Secretary related to the issue of High Rise. He also informed that MCHI-CREDAI sent a format of height of the proposed High Rise building structure and also mentioned some methods of international practices.

Sr. No. Agenda	DISCUSSION & DECISION	
	b.	11th Homes for All Committee Meeting with Chief Secretary, Shri J. K. Banthia (I.A.S.) on April 25, 2013.
		It has been decided by President that CEO will speak with Shri J. K. Banthia (I.A.S.), Hon'ble Chief Secretary to deliberate and expedite important issues which are creating major hurdles in Real Estate Industry.
	c.	Meeting held Chief Minister, Shri Prithviraj Chavan on May 9, 2013
	d.	Letters sent to Principal Secretary - I of UD Department from CEO of MCHI-CREDAI regarding effect of the repeal of ULC Act, 1976.
	e.	Letter sent to Addl. Chief Secretary (Revenue) & Forest Department from CEO of MCHI-CREDAI regarding Auto NA Nashik Pattern.
		<p>CEO informed to the committee that he has already written D.O. to various secretaries related to the topics which were discussed in meeting. Reminder letters would be further sent to them. Time has also been sought for meeting to follow up the issues.</p> <p>The Task Owner of Urban Development Department, Shri Mayur Shah will follow up this matter in next meeting with Shri Manu Kumar Srivastava (I.A.S.), Principal Secretary, UD-I with the help of CEO.</p>
	f.	Meeting held with MCGM Commissioner, Shri Sitaram Kunte (I.A.S.) regarding Mosquito Abatement Committee on May 28, 2013.
		This matter was not discussed in the meeting.
5.	To discuss the list MCHI-CREDAI's Task Owners for 2013-2014.	
	Task Owners Note is attached below.	
6.	Nomination forms received for Youth Committee of MCHI-CREDAI.	
	The above point was not discussed in the meeting	
7.	To discuss about the email received from Ms. Pallavi Shrivastava about the study retreat that is being planned in September in New York City.	
	The above point was not discussed in the meeting	
8.	To discuss regarding Portal of Bulk Procurement.	
	The above point was not discussed in the meeting	
9.	Any other matter with permission of Chair.	
	a.	Notice from Maker Bhavan No. II regarding Increase of property Tax Levied by Bombay Municipal Corporation.
		As per the notice received from Maker Bhavan No. II a sum of 4,86,488/- have to be paid regarding Increase of Property Tax Levied by Bombay Municipal Corporation.
		The president approved the mentioned amount.

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	b.	Proposed Filing of Writ Petition against MCGM for charging 100% premium for condoning open space deficiency for utilization of the fungible premium.
		Managing Committee decided that to obtain the opinion from Senior Counsel Shri Rahul Dwarkadas.

Meeting ended with thanks to the chair.

Sd/-
Nainesh Shah
Hon. Secretary

NOTE - TASK OWNERS

Mr. Vimal Shah said there will be no ambiguity in the ownership of tasks. Setting out the guidelines for Task Owners, The President said:

- 2 members, each, from the Youth Wing will be assigned/attached to each Task Owner.
- Task Owners can employ a professional to get their work done.
- No permanent employees will be hired by the Task Owners.
- Task Owners will have to deliver results within the assigned Budget. If, task completed under budget, then balance funds will be returned to the association. If expenditure exceeds assigned budget, then Task Owner will pay the extra expenditure so incurred.
- Task Owner will be the Principal Owner, and he will be supported by others.
- Task Owners are requested to take domain/knowledge experts for the successful execution of their tasks.
- To prepare budget and spend accordingly. The expenses by the Task Owner would not be audited. Only monitoring by MCHI for Accountability and Transparency.

The list of Task Owners was displayed, and discussed. The following decisions were made:

Task	Task Owner
ACS, CS, IGR	Mr. Nayan Bheda with Mr. Sanjay Chhabria
Stamp Duty	Mr. Jayesh Shah
Auto NA	Mr. Nayan Bheda (Mr. Rasesh Kanakia)
Ready Reckoner (Housing, Retail & Commercial)	Mr. Sanjay Chhabria
Chief Minister's Office and UD Assistance	Mr. Sandeep Runwal
Affordable Housing	Mr. Deepak Goradia With Mr. Mayur Shah
New DCR	Mr. Mayur Shah

The Municipal Commissioner is ready to send the recommendation to UD

It was recommended that separate DCRs be framed for

A) City B) SRA C) Greenfield Projects

All Rehabilitation Projects under various sub rules under Sec. 33., and all issues under --- Reservations.

MMRDA	Mr. Bandish Ajmera and Mr. Nayan Shah and Mr. Deepak Goradia
ULC	Mr. Nainesh Shah
33.9	Mr. Rajendra Chaturvedi

Task	Task Owner
33.7	Mr. Pujit Agarwal (Mr. Sanjay Chhabria?)
33.10	Mr. Jagdish Ahuja
MOA	Mr. Sanjay Chhabria
<i>Shielding benefit being restored</i>	
CIDCO	Mr. Arvind Goel 3 Items, Naina, 55& reservation for infrastructure under new Town Planning System, N.A. & Environmental issues.
Handbook of Procedures	Mr. Nayan Shah
Co-ordination With MCHI- CREDAI Units	Mr. Deepak Goradia, Mr. Bandish Ajmera, Mr. L P Bhagtani
IT & Upgradation of Website	Mr. Ashok Mohanani
5 Units' Handbook of Operation & Procedures	Mr. Mukesh Patel
<i>Mr. Vimal Shah said that a Handbook on policies and procedures, viz. Units' Managing Committee meetings, funding, banking, budgeting, expenses, maintenance of records, auditing, membership enrolment, events organisation, and other aspects will need to be prepared with a view to maintaining transparency and accountability. MCHI-CREDAI will not act as investigators, looking into the running of the Units' affairs. He said MCHI-CREDAI Units could take the advice of Mr. Sukhraj Nahar, Hony. Treasurer, wherever required.</i>	
Mediation Committee	Mr. Rajni S Ajmera
<i>Mediation, inter se, between Members, between Customers & Members, And between Members & Suppliers.</i>	
Mr. Vimal Shah also said that an Advisory Centre will be set up for relations with CREDAI associations.	
CSR	Mr. Pravin Doshi
<i>The first task will be for Construction Labour & their Childrens' Welfare. MCHI-CREDAI shall fund scholarships, set up crèches, fund skills development initially from own funds, and secure support directly from participating members.</i>	
Youth Wing	Mr. Boman Irani
<i>He will mentor the Youth Wing, co-ordinate relations with bodies like CII, FICCI, invite dignitaries from such national bodies for addressing our members. Will schedule 4 such meetings. Youth Wing Zonal meetings will be held with the support of the 3 VPs, Mr. Deepak Goradia, Mr. Nayan Shah, Mr. Mayur Shah.</i>	
<i>Schedule of Meetings :Youth Wing Meetings will be held every 2 months, following the Managing Committee meeting.</i>	
<i>Zonal Meetings will be held every 3 months.</i>	
MCHI-CREDAI Problem Resolution Cell	

Task**Task Owner**

The brief of this Task will be to ask all members, every month, to give their long-delayed problems. The association will then go in a group, to the concerned officer(s)/offices for resolution. In case this does not yield the desired results, the issue will be taken up with the Municipal Commissioner/Govt. Department.

Online Question Corner

Mr. Ashok Mohanani, with Mr. Mukesh Patel.

The objective will be for members to seek information, by posing their question/problem, and other members, having an answer, would write in with their answers/suggestions. The OQC will be open to all members.

The OQC will be like an internet forum/community.

Research & Training

Mr. Vimal Shah

Keep Secretariat In Loop: All correspondence undertaken by Task Owners will be routed through the Secretariat, so that the Secretariat is kept aware and informed of all developments, and can undertake requisite action for followup, et al.

Funds for -MCHI Navi Mumbai Property

Mr. Arvind Goel, President, MCHI-CREDAI, Navi Mumbai, put in a request for funding so that the Navi Mumbai Unit can purchase a proper office. He said that Navi Mumbai Unit will provide a portion of the cost, while balance could come from MCHI-CREDAI. Navi Mumbai Unit will pay off the loan received through instalments, based on the revenue from membership, exhibition and events. Proposal could be submitted by them.

Exhibition Targets

Task Owners to provide information about their professionals/consultants help Team and a Road Map for three months with their strategy to complete and achieve the allotted tasks.