

o/c

PRESIDENT
Nayan A. Shah

IMMEDIATE PAST PRESIDENT
Mayur Shah

VICE PRESIDENTS
Deepak Goradia
Boman Irani
Harish Patel
Nainesh Shah
Domnic Romell

Addl. Vice President
Sukhraj Nahar

HON. SECRETARY
Bandish Ajmera

TREASURER
Mukesh Patel

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

SPECIAL PROJECTS
Parag Munot
Sandeep Raheja
Jayesh Shah
Sanjay Chhabria
Rasesh Kanakia

HON. JT. SECRETARIES
Navin Makhija
Sandeep Runwal
Shailesh G. Puranik
Dhaval Ajmera
Pratik Patel

JT. TREASURERS
Nayan Bheda
Munish Doshi

CO-ORDINATORS
Sandeep Shah
Tejas Vyas
Shailesh Sanghvi
Pritam Chivukula

COMMITTEE MEMBERS
Jagdish Ahuja
Jitendra Jain
Deepak Gundecha

INVITEE MEMBERS
Praful Shah
Rajesh Prajapati
Sachin Mirani
Nikunj Sanghavi
Rajeev Jain
Shyamal Mody
Digant Parekh
Rushank Shah
Samyag Shah
Jayesh C. Shah
Sunny Bijlani
Sahil Parikh
Naman Shah
Suhail Khandwani
Ricardo Romell

PAST PRESIDENTS
Dharmesh Jain
Vyomesh Shah
Paras Gundecha
Pravin Doshi
Mohan Deshmukh
Mofatraj Munot
Rajnikant Ajmera
Late G. L. Raheja
Late Lalit Gandhi
Late Babubhai Majethia

CREDAI-MCHI Unit
President, Thane Unit
Ajay Ashar
President, Kalyan Dombivli
Ravi Patil
President, Mira Virar City
Ashit Shah
President, Raigad
Ateeque Khot
President, Navi Mumbai Unit
Prakash Baviskar

Ref. No. MCHI/PRES/18-19/018

September 11, 2018

To,
Hon'ble Shri Devendra Fadnavis
Chief Minister
Government of Maharashtra
Mantralaya,
Mumbai - 400032.

मुख्यमंत्री, सचिवालय
महाराष्ट्र शासन
मंत्रालय, मुंबई - ४०० ०३२.
दिनांक ११/९/१८

Sub: Issues of CREDAI-MCHI's Units

Ref: (1) DO letters addressed to Shri Dinesh Kumar Jain (I.A.S.), Chief Secretary bearing No. MCHI/CEO/18-19/015 & MCHI/CEO/18-19/016 respectively.

(2) DO letter addressed to Shri Pravin Pardeshi (I.A.S.), Addl. Chief Secretary to CM bearing No. MCHI/CEO/18-19/013 dtd. August 30, 2018

(3) DO letter addressed to Shri Rajesh Narvekar (I.A.S.), Collector of Thane District bearing No. MCHI/CEO/18-19/014 dtd. August 30, 2018

Respected Sir,

We would like to bring to your kind notice that the abovementioned DO letters, were addressed to Shri D. K. Jain (I.A.S.), Chief Secretary of Govt. of Maharashtra, Shri Pravin Pardeshi (I.A.S.), Addl. Chief Secretary to Hon'ble Chief Minister and Shri Rajesh Narvekar (I.A.S.) Collector of Thane District from our Units i.e. CREDAI-MCHI Thane, CREDAI-MCHI Raigad and CREDAI-MCHI Navi Mumbai, requesting for an appointment in order to discuss and resolve their issues. (Copies of the D.Os. are attached)

Hence, in this regards, we request your goodself to grant an appointment for all the Three Units Presidents to meet you and personally discuss their issues, raised with the officials concerned.

Kindly give us a date and time, at your earliest convenience and oblige please!

Thanking you,

Sincerely yours,
For CREDAI-MCHI

Nayan A. Shah
President

Bandish Ajmera
Hon. Secretary

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

Encl.: As above.

S. S. Hussain I.A.S. (Ex)
Chief Executive Officer

Ref. No. MCHI/CEO/18-19/015

August 30, 2018

Sub: Request for an Appointment

Dear

CREDAI-MCHI is an apex body consisting of members from the Real Estate Industry among Mumbai Metropolitan Region (MMR). It is the most prominent and the only recognized body of Real Estate Developers in Mumbai and MMR. We bring together members dealing in Real Estate Development on one common platform to address various issues facing the Industry. With a strong Membership of over 1800 leading Developers in Mumbai, CREDAI-MCHI has expanded across MMR, having its own units in the region of Thane, Kalyan-Dombivli, Mira-Virar, Raigad and Navi Mumbai. CREDAI-MCHI is recognized by Government of Maharashtra and the Central Government and helps in meeting their objectives of providing housing, which is a basic necessity.

You may aware that CREDAI-MCHI Organization have five separate units in MMR area. Out of these, our CREDAI-MCHI Raigad Unit is specially working for the Developers who have projects in the jurisdiction of CIDCO/NAINA and Raigad Collector's Office.

Shri Vilas Kothari, President of CREDAI-MCHI Raigad Unit (Mob: 9820281667) has already met the Principal Secretary- I of Urban Development Department with their major pain issues, which are creating bottlenecks to the Development of Real Estate Industry in the upcoming city under CIDCO/NAINA. I am attaching the related correspondence for your kind information.

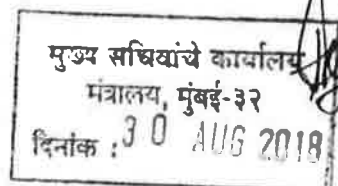
On the basis of above issue, I would like to request you that you please see their letter and give your directions to the concerned authorities to resolve their issues.

Kindly look into the matter and do the needful and oblige, please.

Yours

(S. S. Hussain)

To,
Shri Dinesh Kumar Jain (I.A.S.)
Chief Secretary
Govt. of Maharashtra
Mantralaya, Mumbai



Sr. No.	Issues	solutions
1.	<p>Issue of CB, FB and Terrace.</p> <p>CIDCO has carried out amendments to its GDCR in 2006 and sent it for approval to UDD & was approving plans based on it. CIDCO abruptly stopped approving CB/FB/ Terraces in the plans vide an office memo to the building permission by the department MD. Therefore this proposal was once again resent for approval in 2017. However UDD has still not approved the amendments to GDCR. Which has resulted in large losses to developers in CIDCO areas who were bidding for tenders and buying land as per existing approval mechanism.</p>	<p>Urban Development Department should immediately approve the amendment to GDCR proposed by CIDCO as the similar benefits are approved available in NMMC GDCR.</p>
2.	<p>Maweja</p> <p>A. Problem: CIDCO pays entire compensation to the farmer as per the court order. CIDCO later recovers from the transferee, this results in enormous delays in recovery of Maweja, also sometimes loss of revenues specially in cases where the property is transferred to the society or transferee has closed down his business firm after completion of the project.</p> <p>B. Problem : Developers work has been stopped by CIDCO due to nonpayment of Maweja.</p>	<p>Solution : At the time of agreement of lease with the farmer, CIDCO should take undertaking cum indemnity that the farmer giving his irrevocable consent to CIDCO to deduct their share of Maweja from the compensation decided by the court from time to time. By producing this undertaking CIDCO will be able to directly deduct the Maweja from the compensation amount. To avoid this confusion CIDCO should delete clause from Form B stating that the new transferee will pay the Maweja to CIDCO. Also CIDCO can recover Maweja from farmer under "Areas for land Revenue" under section 109(2) of MRTP Act 1966.</p> <p>Solution : Till the time decision on the above matter is taken CIDCO should not</p>

	<p>C. Problem : Penalty for time extension is calculated along with Maweja amount that too from the date of Original agreement.</p> <p>D. Problem : Transfers/ Conveyance/ Lease Deed/ Society Formation in plots wherein enhance compensation cases under section 28A are going on in various courts, have been completely stopped for any action illegally.</p> <p>E. Problem : In many nodes like Dronagiri Infrastructure like street lights, water, drainage has not been provided even now due to which construction has not started.</p>	<p>stop work and should grant time extension by charging penalty as per original lease premium. It should raise the Maweja demand only at the time of conveyance.</p> <p>Solution : Penalty to be calculated on the original lease premium and not on the lease premium due to enhanced compensation.</p> <p>Solution : There is no time line when the judgment of all such cases will come from the court. Moreover the farmer has option to approach high court and supreme court for further enhanced compensation. Hence all transfers/Conveyance/Lease deed/ society formation of plot should be immediately started.</p> <p>Solution : In such cases penalty for time extension should not be taken at all for such period and construction period should be increased to at least 10 years.</p>
3	<p>Issue of A B C municipal council.</p> <p>HIGH RISE BUILDING: The buildings 15 m & above will be considered as high rise buildings.</p>	<p>Solution : The buildings 24m & above in A, B & C class Councils within MMR Region should be considered as high rise buildings.</p>

4	<p>(i) Issue of building Permission in the Nerul-Karjat region</p> <p>The issue is related to the building permission in the Neral-Karjat region. Due to the technical problems in online submission, the Chief Officer of Karjat Municipal Council is not permitting the Architect to submit the building plans in offline mode and due to his reason, the proposals are stuck up. Since August 2017, no building permission has been issued after online approval made compulsory.</p>	<p>To provide single Window Clearance concept and the problems of proposal submissions in offline mode should start at the earliest. This process should be continued till the online submission concept will start in the Municipal Councils.</p>
---	---	--

S. S. Hussain I.A.S. (Ex)

Chief Executive Officer

Ref. No. MCHI/CEO/17-18/204

June 26, 2018

Sub: Bullet Points of the Meeting held with CREDAI-MCHI Raigad Unit Members on 8th June 2018 at Mantralaya.

Dear

I am very much thankful to you for giving your valuable time to our CREDAI-MCHI Raigad Unit Members to discuss their key issues related to CIDCO/Navi Mumbai areas.

In context to the various key issues, you personally issued specific directions to the department officials and also assured our delegation to look into the matters as per the norms.

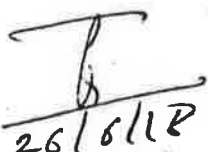
In view of the above, I am sending you the Bullet Points of the discussion for your kind ready reference and further necessary action, please.

Yours



(S. S. Hussain)

To,
Dr. Nitin Kareer (I.A.S.)
Principal Secretary - I
Urban Development Department
Government of Maharashtra
Mantralaya, Mumbai - 400 032


26/6/18

Bullet Points of the Meeting held with Principal Secretary of U.D.D., Dr. Nitin Kareer with CREDAI-MCHI Raigad Unit Members, on 8th June 2018 at Mantralaya.

Sr. No.	Issue	Discussion held
1	<p>Issue of CB, FB and Terrace.</p> <p>Issuance of Occupancy Certificates in CIDCO developed area in Panvel Municipal Corporation.</p> <p>Reference:</p> <p>1) Letter from Commissioner PCMC, vide letter No. 4327/2018 Dated 13.04.2018</p> <p>2) Letter from U.D. Department, Mah Govt., Vide letter No. TPS.1216/503/PRA. KRA.94/16/UD-2 Dated 03.08.2017</p> <p>3) Interim Circular vide letter. No. CIDCO/CAP/2017/790 Dated 26.09.2017</p> <p>4) TPS/1716/ANS77/PRA. KRA./414/16/UD-2 Dated 22.12.2016</p>	<p>Dr. Nitin Kareer, Principal Secretary-1 of UDD said that the proposal was already sent by the Panvel Municipal Commissioner with his comments with respect to the issuance of OC for existing proposals which are approved by CIDCO with CB, FB & Terrace. He accordingly informed the concerned Desk Officer to put up entire file to him for his case study. The Principal Secretary, UDD will examine the comments & will take appropriate action on the same.</p>
	<p>The above mentioned topic is for the CIDCO area which has been transferred to PCMC and the planning authority powers have been also transferred to PCMC. As per the reference number 3 & 4 CIDCO has stopped approving CB, FB and Terraces for newly submitted proposals. But Occupancy Certificates are been issued to the existing proposals with CB, FB and Terraces. However, the Commissioner of PCMC has stopped issuing O.C. for existing proposals which were approved by CIDCO with CB, FB & Terraces.</p> <p>We kindly request you to look in to the matter at the earliest and allow issue of Occupancy Certificates for such approvals given by CIDCO earlier as the construction on all such sites have been completed & even third party interests have been created. Hence it is next to impossible to revise the constructed and completed structures as all the FSI potential has been consumed along with the free of FSI components. For regularising the free of FSI components we are not left with any balance FSI on such plots.</p>	<p>Dr. Kareer mentioned that as per CIDCO DCR - Covered/flowerbed is not possible.</p>

Maweja

A. Problem : CIDCO pays entire compensation to the farmer as per the Court order. CIDCO later recovers from the transferee, this results in enormous delays in recovery of Maweja, also sometimes loss of revenues specially in cases where the property is transferred to the society or transferee has closed down his business firm after completion of the project.

Solution : At the time of agreement of lease with the farmer, CIDCO should take undertaking cum indemnity that the farmer giving his irrevocable consent to CIDCO to deduct their share of Maweja from the compensation decided by the court from time to time. By producing this undertaking CIDCO will be able to directly deduct the Maweja from the compensation amount. To avoid this confusion CIDCO should delete clause from Form B stating that the new transferee will pay the Maweja to CIDCO.

B. Problem : Developers work has been stopped by CIDCO due to non payment of Maweja.

Solution : Till the time decision on the above matter is taken CIDCO should not stop work and should grant time extension by charging penalty as per original lease premium. It should raise the Maweja demand only at the time of conveyance.

C. Problem : In many nodes like Dronagiri Infrastructure like street lights, water, drainage has not been provided even now due to which construction has not started.

Solution : In such cases penalty for time extension should not be taken at all for such period and construction period should be increased to atleast 10 years.

Shri Rajesh Prajapati explained in detail that the Maweja/ compensation amount awarded by the court, the amount has to be recovered from the farmers only from his enhanced compensation amount. The delegates requested to Principal Secretary, Shri Nitin Karray to find a way out to do so. He also asked in detail the procedure and nitigities for Maweja and was convinced that Maweja amount is to be recovered from the farmers only. Principal Secretary informed that he will discuss with other officials from Revenue, CIDCO and find a way out to this problem. Also asked us to be in touch for the earlier resolution of this problem.

	<p>D. Problem : Penalty for time extension is calculated along with Mawaja amount that too from the date of Original Agreement.</p> <p>Solution : Penalty to be calculated on the original lease premium and not on the lease premium due to enhanced compensation.</p> <p>E. Problem : Transfers/ Conveyance / Lease Deed / Society Formation in plots wherein enhanced compensation cases under section 28A are going on in various courts, have been completely stopped for any action illegally.</p> <p>Solution : There is no time line when the judgement of all such cases will come from the court. Moreover the farmer has option to approach high court and supreme court for further enhanced compensation. Hence all transfers/ Conveyance/ Lease Deed/ Society formation of plot should be immediately started.</p>											
3	<p>Issues of A B C municipal council.</p> <table><tr><th>SR.NO</th><th>CLAUSE NO</th><th>AS PER DRAFT DCPR</th><th>PROPOSED MODIFICATION</th><th>REASON FOR MODIFICATION</th></tr><tr><td>1</td><td>2.61</td><td>HIGH RISE BUILDING: The buildings 15 m & above will be considered as high rise buildings.</td><td>The buildings 24 m & above in A, B & C class Councils within MMR Region shall be considered as high rise buildings</td><td>As per the previous Bylaws in these Councils extra fire staircase was required only after exceeding 24 m height. But due to the prevailing rules FSI consumption gets hampered on smaller size of plots.</td></tr></table>	SR.NO	CLAUSE NO	AS PER DRAFT DCPR	PROPOSED MODIFICATION	REASON FOR MODIFICATION	1	2.61	HIGH RISE BUILDING: The buildings 15 m & above will be considered as high rise buildings.	The buildings 24 m & above in A, B & C class Councils within MMR Region shall be considered as high rise buildings	As per the previous Bylaws in these Councils extra fire staircase was required only after exceeding 24 m height. But due to the prevailing rules FSI consumption gets hampered on smaller size of plots.	<p>Dr. Kareer informed the delegation that the formula which is currently applying in other Municipal Corporations in MMR area for the building height from 15 mt. to 24 mt. to avoid double staircase will be applying in ABC Municipal Councils after examining the proposals.</p>
SR.NO	CLAUSE NO	AS PER DRAFT DCPR	PROPOSED MODIFICATION	REASON FOR MODIFICATION								
1	2.61	HIGH RISE BUILDING: The buildings 15 m & above will be considered as high rise buildings.	The buildings 24 m & above in A, B & C class Councils within MMR Region shall be considered as high rise buildings	As per the previous Bylaws in these Councils extra fire staircase was required only after exceeding 24 m height. But due to the prevailing rules FSI consumption gets hampered on smaller size of plots.								

Issues of Common DCR in MMR.

SR.NO	CLAUSE NO	AS PER DRAFT DCR	PROPOSED MODIFICATION	REASON FOR MODIFICATION
1	5.5.B.4	The balcony shall not be enclosed and declaration regarding this shall be submitted by the owner.	The balcony shall be enclosed by payment of premium at 10% of R.R. rate	Due to non-enclosure of balcony the size of the flats increases due to which affordability of the flats hampers.
2	4.4.1	10% recreational open space shall be provided for plots 1000 sqm and more.	10% recreational open space shall be provided for plots 4000sqm and more.	Due to mandatory open space on smaller plots FSI consumption becomes hurdle.
3	4.5	In layout or sub division or any development of land admeasuring 4000 sqm and more 15% of the area shall be earmarked as amenity space.	In layout or sub division or any development of land admeasuring 8000 sqm and more 15% of the area shall be earmarked as amenity space.	Due to mandatory amenity open space on smaller plots FSI consumption becomes hurdle.
4	1.3.3	In specific cases where clearly demonstrable hardship is caused the commissioner may relax the prescribed dimensions provided the base FSI is not consumed.	In specific cases where clearly demonstrable hardship is caused the commissioner may relax the prescribed dimensions provided the base FSI as well as premium FSI is not consumed by paying open space deficiency charges.	As per the marginal open spaces provided as per these regulation the maximum permissible potential in terms of FSI on any said plot can't be consumed.
5	5.6		A society office, fitness centre, cretch, air handling unit, tele booth, telephone concentric room, EPBAX room and letter box admeasuring 20 sqm each building shall be provided free of FSI.	The above said amenities should be free of FSI as those are amenities to be used commonly by the society.

Dr. Nitin Kareer mentioned that some of the common issues of the DCR across Maharashtra will be going to standardize in next few months and accordingly issue of common DCR will get all the benefits, which are incorporated in the other DCR across Maharashtra.

Other points

(i) Building permission in the Neral-Karjat region

The issue related to the building permission in the Neral-Karjat region was raised by Shri Dinesh Doshi. Shri Doshi informed the Principal Secretary of UDD that due to the technical problems in online submission, the Chief Officer of Karjat Municipal Council is not permitting the Architect to submit the building plans in offline mode and due to this reason, the proposals are stuck up. Shri Doshi also pointed out that since August 2017, no building permission has been issued after online approval made compulsory. Hence, the delegation requested to Dr. Nitin Kareer to look into this matter to provide 'Single Window Clearance' concept and the problems of proposal submissions in offline mode should start at the earliest. This process should be continued till the online submission concept will start in the Municipal Councils.

Also, the issue was raised about the infrastructure, which is not available like roads, drainages etc. in that region. It was requested to Dr. Kareer to look into this issue also.

The meeting was concluded with Vote of Thanks by Shri S. S. Hussain - Chief Executive Officers of CREDAI-MCHI.

MAJOR PAIN POINTS OF NAVI MUMBAI - RAIGAD REGION

1. CIDCO has done modification under 37 (1) to the GDCR and sent for approval to urban department in 2006 and reminder in Jan 2018 which is till pending.
2. Common DCR OF 7 Municipal Corporation of MMR region in which it is proposed that balcony enclosure will not be permitted. Due to which affordable housing is affected badly.
(This has to follow up with urban department to cancel the same to construct affordable housing stock.)
3. In all ABC municipal council of MMR Region double staircase are made mandatory beyond 15 mtr height of the building.
(To be made mandatory beyond 24 mtr height)
4. In the DC rule Published for suggestion Objection for Corporation, of MMR region FSI for Gaonthan area is not specified, which was earlier 2FSI.
(To be clarified in final draft)
5. The maveja issue of CIDCO for 12.5% is to be resolved by at Urban Development.
6. The process of online approval in majority of municipal council are not full proof which delays the approval and hence huge loss suffered by the developers and also revenue loss by the council.
(Process to be made on fast track / Software to be updated)
7. In corporation and municipal council for conversion from I To R 20% premium is charged along with 20% area of the land area due to which the cost become very high and **affordable housing required at prominent location is affected.**
(20% premium reduced to 5% for prominent affordable housing)

8. TPS scheme in Naina area are to be put on fast track.
9. FLP @ ready reckoner 30% in Naina area for the 0.5 FSI is very high
(To be reduced up to 10%)
10. Development authority like CIDCO, MHADA are to be brought under RERA.

S. S. Hussain I.A.S. (Ex)

Chief Executive Officer

Ref. No. MCHI/CEO/18-19/016

August 30, 2018

Sub: Request for an Appointment

Dear

CREDAI-MCHI is an apex body consisting of members from the Real Estate Industry among Mumbai Metropolitan Region (MMR). It is the most prominent and the only recognized body of Real Estate Developers in Mumbai and MMR. We bring together members dealing in Real Estate Development on one common platform to address various issues facing the Industry. With a strong Membership of over 1800 leading Developers in Mumbai, CREDAI-MCHI has expanded across MMR, having its own units in the region of Thane, Kalyan-Dombivli, Mira-Virar, Raigad and Navi Mumbai. CREDAI-MCHI is recognized by Government of Maharashtra and the Central Government and helps in meeting their objectives of providing housing, which is a basic necessity.

You may aware that CREDAI-MCHI Organization have five separate units in MMR area. Out of these, our CREDAI-MCHI Navi Mumbai Unit is specially working for the Developers who have projects in the jurisdiction of Navi Mumbai Municipal Corporation and CIDCO/NAINA area.

Shri Prakash Baviskar, President of CREDAI-MCHI Raigad Unit (Mob: 9820009726) has already sent a request letter to Hon'ble Chief Minister with their major pain issues, which are creating bottlenecks to the Development of Real Estate Industry in the upcoming city under CIDCO/NAINA. I am attaching the copy of their Agenda Points for your kind information.

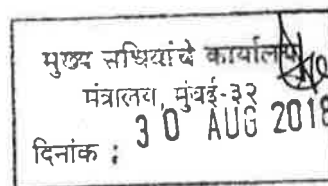
On the basis of above issue, I would like to request you that you please see the agenda points and give your directions to the concerned authorities to resolve their issues.

Kindly look into the matter and do the needful and oblige, please.

Yours

(S. S. Hussain)

To,
Shri Dinesh Kumar Jain (I.A.S.)
Chief Secretary
Govt. of Maharashtra
Mantralaya, Mumbai



Agenda Points received from Shri Prakash Baviskar, President of CREDAI-MCHI Navi Mumbai Unit

- (1) With reference to the Chapter 5 of the MR&TP Act separate Town Planning Scheme for NAINA area should be operationalized and implement for 23 and 201 villages in NAINA jurisdiction. The infrastructure charges will be adjustable for the other payments of basic necessary expenditures on the projects. Separate charges and betterment charges should not be applicable.
- (2) A separate letter to the Director Town Planning should be sent under the subject of approval for separate plan and DCR for 201 villages. Separate desk should be formed for the same.
- (3) Cupboard area and Balcony area should be count under the free of FSI while giving the approval/permissions in the CIDCO area. The old proposal which was submitted to the Government should be approved at the earliest.
- (4) A time bounding programme for the Infrastructure of NAINA area should be notified.
- (5) A joint venture under the PPP model for the land development of more than 40 hectors, should be implemented in CIDCO area like PMAY scheme.
- (6) In CIDCO and NAINA area, the process for approval and permissions for the projects is very much slow, so Government should call the report and examine it for the necessary expeditious orders.

S. S. Hussain I.A.S. (Ex)
Chief Executive Officer

Ref. No. MCHI/CEO/18-19/013

August 30, 2018

Sub: Request for an Appointment

Dear

You may aware that CREDAI-MCHI Organization have five separate units in the MMR area. Out of these, our CREDAI-MCHI Navi Mumbai Unit is specially working for the Developers who have projects in the jurisdiction of Navi Mumbai Municipal Corporation and CIDCO/NAINA area.

Shri Prakash Baviskar, President of CREDAI-MCHI Navi Mumbai Unit (Mob: 9820009726) has already sent a request letter to Hon'ble Chief Minister with their major pain issues, which are creating bottlenecks to the Development of Real Estate Industry in the city of Navi Mumbai (CIDCO/NAINA). I am attaching the copy of their letter, which was addressed to the Hon'ble Chief Minister for your kind information.

On the basis of above issue, I would like to request you that you please see and arrange a meeting of Committee Members of Navi Mumbai Unit with Hon'ble Chief Minister, so they can personally communicate their problems with Hon'ble Chief Minister.

Kindly look into the matter and do the needful to arrange the meeting as per earliest convenience of Hon'ble Chief Minister, please.

Yours

मुख्यमंत्री सचिवालय
महाराष्ट्र शासन
मंत्रालय, मुंबई - ४०० ०३२.
दिनांक ३०/०८/२०१८

(S. S. Hussain)

To,
Shri Pravin Pardeshi (I.A.S.)
Additional Chief Secretary to Hon'ble Chief Minister
Chief Minister Office
Govt. of Maharashtra
Mantralaya, Mumbai

महाराष्ट्र चेंबर ऑफ हाऊसिंग इंडस्ट्रीज, नवी मुंबई

MCHI - CREDAT
N A V I M U M B A I
Sincerely yours

दिनांक : २० ऑगस्ट, २०१८

प्रति,
श्री. देवेंद्रजी फडणवीस साहेब
मा. मुख्यमंत्री, महाराष्ट्र राज्य,
मंत्रालय, मुंबई - ४०० ०३२

**विषय :- 'सर्वासाठी २०२२ पर्यंत घरे' व प्रधानमंत्री आवास योजनांच्या
अमलबजावणीमध्ये येणाऱ्या अडचणीबाबत.**

संबंधीत विभाग :- नगरविकास विभाग, गृहनिर्माण विभाग, महसूल विभाग, ग्रामविकास विभाग,
सिंचन विभाग यासाठी पात्र प्रतीत अर्ज सादर.

महोदय,

आपणांस उपरोक्त विषयासंदर्भात सविनय अर्ज व सूचना सादर करण्यात येते की,
मा. प्रधानमंत्री यांनी 'सर्वासाठी २०२२ पर्यंत घरे' ही अत्यंत प्रभावशाली व
महत्वाकांक्षी योजना जाहीर केलेली आहे. यामुळे घराची गरज ही भागणारच आहे. परंतु
त्याचबरोबर मोठ्या प्रमाणात रोजगार उपलब्ध होणार आहे. शासनाला महसूल मिळणार आहे
आणि संबंधित हजारो इंडस्ट्री यामुळे पुनरुज्जिवित होणार आहे. यामुळेच आपण मुख्यमंत्री
पदी विराजमान झाल्यापासून या क्षेत्राच्या अडी-अडचणी सोडविण्यासाठी विशेष प्रयत्न केले
जात आहे. यामुळेच मोठ्या प्रमाणात अधिसूचना व शासन निर्णय आपणामार्फत अधिसूचित
केल्या जात आहेत. नगरविकास विभागाचे कार्य यात उल्लेखनीय कामगिरी बजावत आहे व
इतर विभाग सुध्दा जोमाने कार्य करीत असल्याचे दिसून येते. याबद्दल आपले हार्दिक
अभिनंदन !!

परंतु प्रत्यक्षात विविध अडीअडचणी व शासकीय कार्यवाही इ. कारणास्तव प्रत्यक्ष
अमलबजावणी करण्याकरीता अडचणी निर्माण होत आहे. या अडचणीचा विचार केल्यास
मोठ्या प्रमाणात घरे निर्माणाकरीता सहाय्य होऊ शकेल याची आम्हांस खात्री आहे. म्हणून
आपणांस या पत्राद्वारे माहिती सादर करित आहोत. कृपया संबंधितांना योग्य त्या सूचना
देण्यास विनंती आहे.

१) बांधकाम परवानगी मिळण्याची पध्दत गतीशील करणे.

याबाबत शासनस्तरावर मोठ्या प्रमाणात बदल घडवून आणले गेलेले आहे. परंतु
प्रत्यक्षात स्थानिक अधिकाऱ्यांची मानसिकता तयार होणे गरजेचे आहे. याकरीता

महाराष्ट्रातील बांधकाम परवानगीसंबंधी असलेल्या अधिकाऱ्यांची बैठक बोलावून संबंधितांना प्रत्यक्ष आपल्यामार्फत व नगरविकास विभाग प्रमुखामार्फत मार्गदर्शन व प्रोत्साहन देणे आवश्यक वाटते. त्याचप्रमाणे एकाच खात्यामार्फत एकाच अधिकाऱ्यांकडून विशिष्ट भूखंडांना परवानगी दिली जाईल ही संकल्पना मोडीत काढून याची मोनोपाली न ठेवता अर्जदाराच्या निवडीनुसार संबंधित विभागाच्या कोणत्याही अधिकाऱ्यांकडून छाननी करून परवानगी देण्यात यावी. त्याचप्रमाणे बांधकाम परवानगी देतेवेळी विकास शुल्क, छाननी शुल्क व्यतिरिक्त जमिनीवर असलेल्या विविध शुल्कांची वसूली केली जाते व विविध नाहरकत दाखले मागितले जातात. यामुळे बांधकाम परवानगी देण्याचा मूळ उद्देश बाजूला राहून वसूली हा उद्देश सुरू राहतो. याऐवजी बांधकाम परवानगीमध्ये या वसूली शुल्काची अट घालून ही शुल्के वसूल करण्यासाठी सहा महिन्यांचा कालावधी देण्यात यावा किंवा प्लिंथ सर्टिफिकेट मंजूर करण्यापूर्वी या वसूल्या व शक्य असलेले नाहरकत दाखले घेण्यात यावेत. कारण प्रकल्प सुरू झाल्यानंतर विकासकाकडे सदनिका विक्रीच्या माध्यमातून किंवा बुकींगच्या माध्यमातून रकमांचे येणे सुरू होते व प्रकल्प मार्गी लागतो. तसेच २००० चौ. मीटरपर्यंतचे प्रकल्प परवानगी वास्तुविशारद यांच्यामार्फत देण्यात यावी. त्यापूर्वी सदरचा प्रकल्प ऑनलाईन सॉफ्टवेअरमधून छाननी झालेला असावा व छाननी झाल्याचे प्रमाणपत्र ऑनलाईन मिळावे व त्याचा उल्लेख करून वास्तुविशारदाने बांधकाम परवानगी प्रमाणपत्र देण्याची तरतूद असावी. त्याचप्रमाणे नगरविकास विभागाच्या वेबसाईटवरून छाननी करतेवेळी शुल्काची रक्कम व चलन ऑनलाईन मिळावे व या अदा केलेल्या रक्कमेच्या चलन क्रमांकाचा उल्लेख वास्तुविशारदाने दिलेल्या बांधकाम परवानगीत असावा. वरील सूचनांचा सखोल अभ्यास करून विविध क्षेत्रानुसार व विकास योजनेनुसार याचे विभाजन करता येणे शक्य आहे.

२) प्रकल्पापर्यंत रस्ते, गटार, पाणी इ. मूळ सोयीसुविधा पुरविणे.

अनेक जमीनमालक व अनेक विकासक यांच्या जमिनी विकास करण्यायोग्य आहे. त्याचप्रमाणे या जमिनी खरेदीदारांच्या सोयीच्या असून काही जमिनीवर हजारो व लाखो सदनिका निर्माण करता येतील अशा सुध्दा आहेत व अशा ठिकाणी सर्व सोयी-सुविधायुक्त प्रकल्प उभारले गेल्यास खरेदीदारांच्या अपेक्षेनुसार या प्रकल्पाचे लोकेशन आहे व काही लोकेशनवर सरकारच्या विविध खात्यामार्फत लहान-मोठी मदत झाल्यास प्रकल्प मार्गी लागू शकतात. विविध प्रकल्प हे रस्त्याच्या रुंदीकरणासाठी, रस्ता मिळण्यासाठी थांबलेले आहेत. प्रत्यक्षात अशा रस्त्यांच्या कामाकरीता सरकारतर्फे संबंधित विभागाना सूचना देणे गरजेचे वाटते. जसे, काही ठिकाणी साडे सात मीटरचे रस्ते असून हे रस्ते १२ ते १८ मीटरपर्यंत रुंदीकरण केल्यास विविध प्रकल्प राबविले जाऊ शकतात. ही बाब ग्रामविकास विभाग किंवा संबंधित विकास प्राधिकरण यांच्यामार्फत करता येणे शक्य आहे. ज्या ठिकाणी अगदी

लहान लोकसंख्या असलेली गावे आहेत म्हणजे अगदी २०० घरांचे गाव असेल तरी सुध्दा शासनामार्फत रस्ते पुरविले जातात. पण जेथे ५००० पासून ५०,००० पर्यंत घरांची संख्या प्रस्तावित आहे व शासनाच्या परवानगीने घरे निर्माण करण्याचे काम सुरु होणार आहे अशा ठिकाणी शासनामार्फत रस्त्यांचे प्रयोजन करून मिळाल्यास आधुनिक स्वरूपाच्या वस्त्या निर्माण होऊ शकतील व अशा प्रकल्पात आंतरराष्ट्रीय कंपन्यांसुध्दा मोठ्या प्रमाणात आपला पैसा गुंतवू शकतील. म्हणून विनंती आहे की, ग्रामविकास विभाग, सार्वजनिक बांधकाम विभाग व विशेष नियोजन प्राधिकरणे, महानगरपालिका यांना विशिष्ट लोकसंख्या, विशिष्ट घरांचे निर्माण होण्याची संख्या निश्चित करून त्या संख्येपेक्षा जास्त घरांचे निर्माण होणार असेल अशा ठिकाणी अस्तित्वातील रस्ते रुंदीकरणाचे व प्रस्तावित रस्ते प्राथम्याने बांधकाम करण्याचे व अस्तित्त्व आणण्याचे संबंधितांना आदेश आपल्या विभागामार्फत देणे आवश्यक आहे. अन्यथा विकासासाठी प्रलंबित असलेले प्रकल्प विकास करणे शक्य होणार नाही. यामुळे जमिनीमध्ये गुंतवणूक असलेला पैसा यांचे मोठ्या प्रमाणात नुकसान होऊन प्रकल्प थांबवून या योजनेला प्रोत्साहनाऐवजी खिळ बसेल.

३) विविध प्रकल्पात येणाऱ्या जमिनी—(अ) आदिवासी, (ब) वन जमिनी व (क) सरकारी जमिनी इ. बाबत.

विविध विकास योजना, मोठ्या नगरवसाहती यामध्ये आदिवासी जमिनी, सरकारी जमिनी व वन विभागाच्या जमिनी असलेल्या दिसून येतात.

अ) आदिवासी जमिनी— या विकास योजनेत किंवा नगरवसाहतीमध्येच येत असल्याने यांच्या खरेदी—विक्रीची कार्यवाही अत्यंत वेळखाऊ असल्याने अशा जमिनी खरेदी करण्यास विकासक इच्छुक नसतात. अशा जमिनी तसाच पडून राहतात. यामुळे आदिवासी बांधवांचा विकास थांबतो व त्यांच्या जमिनींना कवडीमोल भाव मिळतो व आर्थिक अडचणीपोटी बेकायदेशीर व्यवहार काही ठिकाणी अस्तित्वात येतात. हा एक प्रकारे आदिवासी समाजावर अन्याय होतो. ज्या जमिनीच्या परिसरात प्रत्यक्षात विकास अपेक्षित असल्याने शासनाने विविध झोन टाकलेले असतात. रहिवासी व वाणिज्य झोन असल्यास आदिवासी व्यक्तीस अशा जमिनी विकास करण्याकरीता आर्थिक बळ नसते. तांत्रिक ज्ञान नसते. यामुळे त्या विकसित होऊ शकत नाही. यामुळे अशा जमिनीबाबत काही अंशी गैरव्यवहार सुध्दा होतात व काही अंशी अशा जमिनीचा विकास कधीही होत नाही व त्यातून या आदिवासी बांधवांस कोणताही फायदा मिळत नाही. त्याऐवजी या जमिनीची विक्री करण्याची परवानगी एका विशिष्ट अटीवर दिल्यास या जमिनीचा विकास शक्य आहे. जमिनीची सरकारी बाजारमूल्य एवढ्या किंमतीचे फिक्स डिपॉझिट कायमस्वरूपी सरकारकडे जमा करून दरमाह आदिवासी बांधवांस मिळणाऱ्या व्याजातून कायमस्वरूपी उत्पन्नाचे साधन निर्माण करता येईल. तसेच दुसऱ्या पर्यायाचा विचार केल्यास सदर जमिनीचा विकास करून आदिवासी

बांधवांच्या वाटयास येणाऱ्या सदनिकांपैकी २५ ते ५० टक्के सदनिका ज्यांची किंमत जमिनीच्या बाजारमूल्याएवढी असेल, एवढ्या सदनिका किंवा वाणिज्य क्षेत्र कायमस्वरूपी विक्री न करण्याचे बंधन घालून अशा सदनिका भाडेपट्ट्यावर दिल्यास त्यातून मिळणाऱ्या भाड्यातून कायमस्वरूपी रोजगार निर्मिती व आर्थिक मदत आदिवासी बांधवांस होणे शक्य आहे. तसेच समान बाजारमूल्याची पर्यायी जमीन खरेदी करून देण्यासंदर्भात सुध्दा पर्याय उपलब्ध असावा व ही कार्यवाही व परवानगी देण्याचे अधिकार तालुका स्तरावर तहसिलदार यांच्याकडे असावे. यामुळे बांधकाम क्षेत्रातील अडचणी दूर होऊन आदिवासी बांधवांस न्याय मिळेल असे वाटते.

(ब) वन जमिनी — अशा जमिनी विकास आराखड्यात व नगर वसाहत प्रकल्पात लहान प्रमाणात प्रस्तावित प्रकल्पात मध्येच आढळून येतात. अशा वेळी प्रकल्पामध्ये ही एक डोकेदुःखी ठरते. कारण प्रत्यक्षात अशा जमिनीवर कोणतेही झाडे झुडपे नसतात. काही ठिकाणी गावठाणे असतात तर काही ठिकाणी या जमिनी शासनामार्फत दळी व ठाकूर लोकांस वाटप केलेल्या असतात. काही जमिनीतून रस्ता अस्तित्वात असतो व काही जमिनी रस्त्यांसाठी किंवा इतर कामांसाठी आवश्यक असतात व काही जमिनी २०० मीटरच्या बफर झोनमध्ये समाविष्ट होतात. अशा जमिनीची आवश्यकतेनुसार परवानगी घेणे पुर्नजन्माएवढे काम असल्यासारखे वाटते. इतकी वेळखाऊ व किचकट प्रक्रियेतून जावे लागते. अशा विकास आराखड्यातील व नगर वसाहतीतील वन जमिनीच्या बाबतीत आवश्यक परवानग्याचे अधिकार वन विभागाकडे जिल्हा स्तरावर देणेबाबत शासनाकडून संबंधित केंद्राच्या विभागास कायमस्वरूपी अधिकार मिळविण्याकरीता योग्य ती कार्यवाही व्हावी अशी विनंती आहे.

(क) सरकारी जमिनी — महाराष्ट्र शासनाच्या व मालकी हक्कात असलेल्या जमिनी ज्या सिलिंग किंवा इतर विविध माध्यमातून सरकारच्या नावे आहेत. अशा जमिनी विकास आराखड्यात किंवा नगर वसाहत प्रकल्पात किंवा त्या शेजारील अस्तित्वात असलेल्या असतील, अशा जमिनी विविध कारणास्तव किंवा प्रकल्पामधील दोन जमिनीच्या मध्येच येणारी सरकारी जमीन प्रकल्प जोडणेकामी किंवा प्रकल्प वाढीसाठी आवश्यकता वाटल्यास भाडेपट्ट्यावर देण्यात याव्यात किंवा पर्यायी जमीन उपलब्ध करून देण्याच्या अटीवर कायमस्वरूपी देण्यात याव्यात अशी विनंती आहे व किचकट प्रक्रिया दूर करून तहसिलदार किंवा जिल्हा स्तरावर विशिष्ट क्षेत्र २५ हेक्टरपर्यंत अधिकार प्रदान करावेत.

४) **विकसित होणाऱ्या क्षेत्राच्या परिसरात शक्य असलेल्या ठिकाणी पाणीसाठे निर्माण करणे.**

विविध विकास आराखडे किंवा नगर वसाहत प्रकल्प अस्तित्वात असलेल्या ठिकाणी किंवा विकास योजनेच्या १० किलोमीटर परिसरात मोठ्या पर्वत रांगा असतील, नद्या

असतील अशा ठिकाणी पाणीसाठे किंवा नदीला बंधारे किंवा मायनर ऐरीगेशन प्रकल्प अस्तित्वात आणणे शक्य असेल अशा विकास आराखडयात परिसरातील क्षेत्र किंवा मंजूर नगर वसाहती क्षेत्र यांचा सिंचन विभागाकडून सर्व्हे करण्यात यावा व बंधारे व पाणी साठे निर्माण करण्यात यावेत किंवा खाजगी विकासकास स्थानिक स्तरावर परवानगी देऊन असे साठे निर्माणास प्रोत्साहन देण्यात यावे. त्याचप्रमाणे सिंचन प्रकल्प मोठा असल्यास त्याचा खर्च शासनामार्फत देण्यात यावा. त्याचप्रमाणे संबंधित विकास प्राधिकरणास याबाबतच्या सूचना देण्यात याव्यात व प्रकल्प अस्तित्वात असल्यास अशा पाणी साठयामधून प्राथम्याने नगरवसाहतीसाठी पाण्याचे आरक्षण करून पाणी पुरवठा देण्यात यावा व नाहरकत दाखले देण्यात यावे अशी विनंती आहे.

- ५) मोठ्या वसाहतीशेजारी सोलार प्लॅन्ट बसविणेबाबत परवानग्याची पध्दत स्थानिक स्तरावर हस्तांतरीत करणेबाबत

विकास आराखडयात किंवा नगर वसाहती प्रकल्पाशेजारी विविध सोलार प्रकल्पांना तात्काळ परवानगी देण्यासाठी व अशा प्रकल्पांना प्रोत्साहन देण्याच्या दृष्टीने शासनामार्फत प्राथम्याने विचार व्हावा व स्थानिक स्तरावर परवानगी देण्याचे अधिकार प्रदान केल्यास विद्युत पुरवठ्याचे उत्पादन स्थानिक स्तरावर होऊ शकेल व प्रकल्पास गती मिळू शकेल.

- ६) ४० हेक्टरपेक्षा जास्त क्षेत्राच्या जमिनींना सोयी-सुविधा पुरवून टीपी स्कीमला प्रोत्साहन देणे व टीपी स्कीमची परवानगी सह संचालक/जिल्हाधिकारी यांच्या स्तरावर होणेबाबत.

नगररचना अधिनियमात प्रकरण ५ मध्ये टीपी स्कीमबाबत उल्लेख केलेला आहे.

अनेक गावामध्ये अनेक जागा ज्यांचे क्षेत्र ४० हेक्टरपेक्षा जास्त आहे. परंतू जमिनीची मालकी ही एकाच व्यक्तीची नसते व एकाच विकासकास अशी जमीन विकसित करण्यासाठी देण्यास जमीनमालक उत्सुक नसतात. अशा ठिकाणी अनेक जमीनमालकांनी एकत्रित येवून टीपी स्कीमची मागणी केल्यास टीपी स्कीम ज्या ठिकाणी प्राधिकरण अस्तित्वात असेल व ज्या ठिकाणी प्राधिकरण अस्तित्वात नसेलही अशा ठिकाणी सह संचालक, नगररचना यांच्यामार्फत विशिष्ट शासकीय फी आकारून व जमिनीचे प्रधानमंत्री आवास योजनेची घरे बनवितांना म्हाडासाठी २० टक्के भूखंड ठेवून अशा टीपी स्कीमला मंजूरी देता येणेबाबत विचार व्हावा व सदर ठिकाणचे इन्फ्रास्ट्रक्चर बांधकाम विभागातर्फे किंवा नवनिर्वाचित इन्फ्रास्ट्रक्चर निर्माण करणाऱ्या कंपनीमार्फत रस्ते व ग्रोथ सेंटर निर्माण करता यावे. याही माध्यमातून मोठ्या प्रमाणात नगरवसाहती निर्माण होणे शक्य आहे किंवा नगरवसाहतीत ले-आऊट तयार करून विविध विकासकांना त्यांचे वाटप करून तात्काळ विकास करण्याच्या दृष्टीने या पर्यायाचाही विचार होणे महत्वाचे वाटते. तशी परवानगी

नगरवसाहतीतील नियमात असावी व सोयी-सुविधा देण्याचे बंधन जमीन विकासकास / जमीन मालकास असावे.

- ७) संचालक यांच्या स्तरावर, संपूर्ण महाराष्ट्रासाठी मोठ्या वसाहतींच्या परवानगीसाठी विशेष कक्ष निर्माण करणे इ.

विविध नगरवसाहती निर्माणाच्या दृष्टीने शासन, जिल्हाधिकारी, स्थानिक प्राधिकरण व इतर विविध विभाग, अनेक नाहरकत दाखले इ. मुळे मोठ्या प्रमाणात खरेदी केलेल्या जमिनीमध्ये मोठ्या प्रमाणात गुंतवणूक अडकून राहते व वर्षानुवर्षे विविध परवानग्या व अटी-शर्तीच्या पूर्ततेच्या अनुषंगाने वेळ खर्ची होतो. जमीन खरेदी करणे ते लोकेशन क्लिअरन्स मिळविणे या काळात कमीत कमी ५ वर्षांचा कालावधी जातो. त्यानंतर सुध्दा लेटर ऑफ इटेन, मास्टर प्लॅन व बांधकाम परवानगी यासाठी सुध्दा २ ते ५ वर्षांचा कालावधी जातो. म्हणजे नगर वसाहतीचे काम ५ ते १० वर्षांच्या कालावधीशिवाय सुरु करता येणे कठीण होते. म्हणून या मोजक्या नगरवसाहतीच्या परवानग्याचे नियम, अटी-शर्ती यांच्यानुसार छाननी करणे स्थानिक स्तरावर अवघड असते. या मर्यादित संख्येच्या नगर वसाहतीची परवानगी लेटर ऑफ इटेन, मास्टर प्लॅन, बांधकाम परवानगी इ. संचालक नगररचना, पुणे यांच्या स्तरावर एक विशेष कक्ष स्थापन केल्यास सिंगल विंडो क्लिअरन्स मिळू शकेल, असे वाटते. या दृष्टीने आपले स्तरावर याबाबत योग्य ते मार्गदर्शन व विचार व्हावा असे वाटते.

प्रधानमंत्री आवास योजनेची व प्रधानमंत्र्यांच्या संकल्पनेची अमंलबजावणी करण्याच्या दृष्टीने प्रत्यक्षात व्यवसाय करतांना आम्हांस दिसणाऱ्या अडी-अडचणी आपल्या निदर्शनास आणून देणे आम्ही आमचे कर्तव्य समजतो. या दृष्टीने उपरोक्त सूचना आम्ही करत आहोत. कृपया त्याचा योग्य तो विचार व्हावा ही विनंती.

आपला विश्वासू

(प्रकाश भिमराव बाविस्कर)

अध्यक्ष

प्रत :-

- १) मा. अध्यक्ष, क्रेडाई एम.सी.एच.आय., मुंबई
- २) मा. सी.ई.ओ., क्रेडाई एम.सी.एच.आय., मुंबई

CREDAI-MCHI

S. S. Hussain I.A.S. (Ex)
Chief Executive Officer

Additional Chief Secretary (Retd.)
Government of Maharashtra

Ref. No. MCHI/CEO/18-19/014

August 30, 2018

Dear

Sub: Request for an Appointment

You may aware that CREDAI-MCHI Organization have five separate units in MMR area. Out of these, our CREDAI-MCHI Kalyan-Dombivli Unit is specially working for the Developers who have projects in the jurisdiction of Kalyan Dombivli Municipal Corporation and Thane Collector's Office.

Shri Ravi Patil, President of CREDAI-MCHI Kalyan Dombivli Unit (Mob: 9819271222) already had a meeting with the Chief Secretary of Govt. of Maharashtra and discussed their major pain issues, which are creating bottlenecks to the Development of Real Estate Industry in the upcoming city of Kalyan & Dombivli. I am attaching the copy of the agenda points for your kind information.

On the basis of above issue, I would like to request you that you please see their Agenda Points and give your directions to the concerned authorities to resolve their issues.

Kindly look into the matter and do the needful and oblige, please.

Yours

To,
Shri Rajesh Narvekar (I.A.S.)
Collector of Thane District
Thane - 400614

(S. S. Hussain)

3916192
आवक लिपीक
जिल्हाधिकारी कार्यालय ठाणे

**MANAGING COMMITTEE
2019 - 2020**

PRESIDENT
Ravi Patil

IMMEDIATE PAST PRESIDENT
Vijay Rao

PRESIDENT-ELECT
Dhanraj Chavan

VICE PRESIDENTS
Dhanraj Mhatre
Vijay Chavan

HON. SECRETARY
Rajesh Chavan

HON. JOINT SECRETARIES
Rajesh Chavan
Dhanraj Chavan
Ajay Chavan
Ajay Patil
Rajesh Chavan
Dhanraj Chavan

TREASURER
Rajesh Chavan

JOINT TREASURERS
Dhanraj Mhatre
Rajesh Chavan

CO-ORDINATORS
Santosh Patil
Ajay Chavan
Ajay Chavan
Ajay Chavan

COMMITTEE MEMBERS
Ajay Chavan
Ajay Chavan
Ajay Chavan
Ajay Chavan
Ajay Chavan

PAST PRESIDENTS
Prabhu Shah
Ajay Chavan
Ajay Chavan

ADVISOR
Rajesh Chavan

CREDAI - MCHI
KALYAN-COMBIVLI UNIT

1. Tax on Land Under Construction (LUC)

- i) Tax on LUC in KDMC is 6 to 10 times. Tax on Flat of same Area in same Ward / Village. Tax on LUC is 20% or 1/5th of Tax on flat of same Area in any other Corporation in MMR or PMC or PCMC. In all corporations tax on LUC is less than tax on flats. In KDMC it is just reverse of it.
- ii) Tax on LUC in KDMC is 30 to 50 times of other Corporations in Maharashtra. It is 5 times Tax on LUC in MCGM (Mumbai)

2. Development Control Regulations:

- i) Approval of premium FSI/TDR as per Common and Integrated DCR or MMR be done immediately along with fixation of rates of premium also. This step will immediately start generating huge revenue for KDMC.
- ii) If amenities like Road, Garden etc are developed by a Builder he is compensated by grant of TDR in lieu of it as per the formula. But this compensation is grossly inadequate. TDR rates in Kalyan area are about Rs. 800 per sq. ft. In Thane TDR rates are about RS. 4000 per sq. ft. Hence as per current formula it is not workable at all in KDMC. It is workable in Thane due to 5 times rate of TDR in Kalyan. Hence request you to review the norms of grant of TDR in lieu of amenities immediately. In the formula instead of Land Rate in the Area TDR rates should be used to calculate compensatory TDR.

CREDAI MCHI - KALYAN DOMBIVLI UNIT

Sapthima, Bldg. Office No 107, Opp. Swapna Nagar Co-operative Housing Society, Godrej Hill,
Kalyan (West) - 421 301 Tel: 0251-2231031 • E-mail: mchikalyandombivli@yahoo.in • www.mchikdu.com

**MANAGING COMMITTEE
2018 - 2019**

CREDAI - MCHI
KALYAN-DOMBIVLI UNIT

PRESIDENT
Ravi Patel

IMMEDIATE PAST PRESIDENT
Munav Patel

PRESIDENT-ELECT
Shravan Dhole

VICE PRESIDENTS
Dipak Mohli
Vijay Virmar

HON. SECRETARY
Rajesh Gupta

HON. JOINT SECRETARIES
Bharat Chhabra
Munir Chavhan
Anil Bhatia
Vikas Jain
Raju Jachav
Prakash Patel

TREASURER
Anand Varak

JOINT TREASURERS
Dinesh Mehra
Saket Tiwari

CO-ORDINATORS
Sanjay Patel
Jyesh Tiwari
Anil Sonawane
Mohit Shor

COMMITTEE MEMBERS
Munir Kulkarni
Shyamali Mody
Anil Thakur
Ali Akbar Zaynab
Ashok Gangwani

PAST PRESIDENTS
Pratik Shah
Jigar Zaynab
Bandish Aghera

ADVISOR
Rajon Bandekar

- iii) Slum Redevelopment /Scheme and Cluster Development schemes be made applicable in KDMC immediately.
- iv) According to us there is no need to put regulations on 150 m distance from Jail Boundary for security reasons. Proper planning of Jail Barracks is the Solution.

3. Ease of doing Business/Corruption:

- i) Uniform consistent Royalty/ Mining policy for Sand / Metal.
- ii) Auto DCR software not working smoothly due to vested interests.
- iii) Plan sanction and even TDR sanction processes are very tedious and time consuming.

4. RERA Registration Certificate is made compulsory for registration of Agreement for sale of Flats. This will ensure no Flat. Sale agreement of Unauthorized Construction gets registered.

5. Revenue Issues:

- i) Application for payment of conversion tax is not processed for months together.
- ii) Sand Royalty.
- iii) Applications for Taking possession of Flats to be given to the Government under Sec 20 of ULC are not processed. NOC for occupation permission not granted for months together.

CREDAI MCHI - KALYAN DOMBIVLI UNIT

Sapphire Bldg. Office No.107, Opp. Swarna Nagar Co-operative Housing Society, Godrej HSI,
Kalyan (West) - 421 301. Tel: 2251-2231081. • E-mail: mohikarjandombivli@yahoo.in • www.mchikdu.com

**MANAGING COMMITTEE
2018 - 2019**

PRESIDENT
Ravi Patel

IMMEDIATE PAST PRESIDENT
Manoj Rai

PRESIDENT-ELECT
Shrawan Sonawane

VICE PRESIDENTS
Deepak Mehta
Vikas Vithkar

HON. SECRETARY
Rajesh Gupta

HON. JOINT SECRETARIES
Bhama Chivada
Milind Chavan
Anil Bhanja
Vikas Jain
Raju Joshi
Prakash Patel

TREASURER
Arvind Varak

JOINT TREASURERS
Dinesh Mehta
Sakshi Trivari

CO-ORDINATORS
Sanjay Patel
Jyesh Tiwari
Amit Sonawane
Mohit Bhor

COMMITTEE MEMBERS
Milind Kulkarni
Shyamal Mody
Anil Tharwani
Ali Akbar Zojwala
Ashok Gangwani

PAST PRESIDENTS
Pratul Shah
Johar Zojwala
Bandish Ajmera

ADVISOR
Rajan Bandekar

CREDAI - MCHI
KALYAN-DOMBIVLI UNIT

iv) KDMC area Property Cards are not issued even through notification and survey is completed between 2007 to 2010.