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Paras Gundecha

PRESIDENT-ELECT  
Dharmesh Jain

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Nainesh Shah

HON. TREASURER  
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I.A.S. (Retd.)

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Ashok Mohanani  
Sandeep Runwal  
Bandish Ajmera

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MCHI-CREDAI UNITS

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Shailesh Puranik

President, Kalyan-Dombivli  
Johar Zojwalla

President, Raigad  
Rajesh Prajapati

President, Navi Mumbai  
Arvind Goel

Hon. Secretary, Mira Virar City  
Shailesh Sanghvi

Ref. No. MCHI/PRES/13-14/48

January 27, 2014

Hon'ble, Shri Prithviraj Chavan  
Chief Minister,  
Chief Minister's Secretariat,  
Govt. of Maharashtra  
Mantralaya,  
Mumbai - 400 032

मुख्यमंत्री सचिवालय  
महाराष्ट्र शासन  
मंत्रालय, मुंबई ४०० ०३२  
दिनांक २७/१/२०१४

Sub: Request for Appointment with Hon'ble Chief Minister & points for discussion

Respected Sir,

We on behalf of our MCHI-CREDAI members would like to request you for an appointment to discuss our pending issues at Government level related to the Real Estate Industry.

Due to the forthcoming Parliament / Assembly Elections, the Code of Conduct may become operational at any stage in next month or so. It may not be possible thereafter to finalise, and take policy decisions and take necessary follow up action for any project or developmental schemes during that period. Therefore, MCHI-CREDAI members want to discuss and expedite these issues as per your convenient time.

We kindly suggest the following points for the discussion;

(1) Urban Land Ceiling (ULC Policy) :

As per information from Principal Secretary - I for UDD, the Hon'ble Court is seized off the matter and awaiting for order. The Hon'ble Chief Minister desired that government should carry out provisions of the Act and implement those in right spirit to avoid delay. The point needs priority and expeditious follow up please.

There are number of schemes in Mumbai and Thana wherein the developers, land owners require extension to be granted to the exemption order that have been given to them when the ULC Act was in force.

Those schemes are half way or mid way and unless and until the extension to the ULC exemption order is not granted, those housing projects cannot be completed. Earlier, such extension to the exemption order was granted by The Addl. Collector and Competent Authority itself. Thereafter, after some time, such extensions were being put up to The Principle Secretary, Urban Development Department. And since the last one year these orders have not been put up to The Hon'ble Chief Minister for his sanction. So it is requested that in such case extensions may please be granted, so that the project can be completed.

MCHI-CREDAI (ISO 9001:2008)

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(2) About High Rise Committee :

As discussed in the meeting, the examples of Best Practices were to be collected. Government was expected to request the respective Consulate Generals for the same.

(3) Premium FSI to be increased from 0.33 to 0.80 :

There is a shortage in Generation of TDR leading to slowing down of development we would request the government should consider and increase FSI from 0.33 to 0.80 because it is having an impact on the prices of the flats which are getting increased day by day (Representation submitted to the Hon'ble Chief Minister by Ref. No. MCHI/CEO/13-14/212 dtd. 14<sup>th</sup> October 2013.)

(4) Open Space Deficiency Premium at 10% on use of compensatory FSI :

Representation submitted to the Hon'ble Chief Minister by Ref. No. MCHI/CEO/13-14/212 dtd. 14<sup>th</sup> October 2013.

(5) Suggestions - Objections for the notice regarding Affordable Housing Scheme No. TPS-1212/79/C.R.60/12/UD-12 and Notice published by Govt. of Maharashtra, Urban Development Department, Mantralaya, Mumbai - 400 032 dated 30 November 2013:

Affordable Housing Notification issued on 30<sup>th</sup> November 2013, in this regard clause 11 says that those cases where Commencement Certificate is not been issued, the rental housing will not be granted. In this regard, those cases of rental housing which already have got the locational clearance cleared from MMRDA and who have got the development permission from the concerned planning authority then in those cases, they should allow to continue with the Rental Housing Schemes. Commencement Certificate should not be the cut off point. Transition policy needs to be adopted.

(6) Uniform DCR in MMR:

As per information from Principal Secretary - I for UDD, the draft report is prepared and it is going to be finalized by end of this month after submission and approval from the Hon'ble Chief Minister. Please expedite the same.

(7) Speedy Approvals:

The decision for Speedy Approval was already taken. Circular issued. However, the implementation is not there. Please see that time scheduled for execution within time is maintained by the concerned officers.

(8) Civil Aviation:

For Navi Mumbai geographical map has been cleared and work is about to start. Work is reported to be cleared and for Mumbai the Maps and

proposal is submitted and awaiting for approval from AAI. Please inform and direct for expeditious executions.

(9) Placement of Doppler Radar:

Also regarding the issue of placement of Doppler Radar, the Chief Secretary informed that government is in communication with IMD officials. Therefore our members want to know the current updates in the matter about the replacement/relocation of the Radar.

(10) Policy for redevelopment of dilapidated buildings in suburbs and extended suburbs:

Our members would like to meet Principal Secretary - I for UDD to discuss and understand the views of the government and the stage of progress on the proposals in this matter.

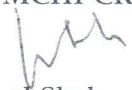
(11) JV Development on MHADA's Land:

As the JV Scheme on MHADA Land would clash with Affordable Housing Scheme, as stated by The Principal Secretary, MCHI-CREDAI suggested that all types of schemes should be implemented so that number of Affordable Housing stock available increases.

(12) Establishment of a world-class Exhibition, Real Estate and construction Workers Skills Development Institute & Construction Workers Colony (Labour Welfare)


As per the detailed discussion please expedite the location of the land availability and formation of the scheme, which would be taken up for the development by MCHI. Request Letters have already been sent to the Collectors concerned.

Yours Sincerely,  
For MCHI-CREDAI

  
Vimal Shah  
President

CC To :  
Shri A. K. Jain (I.A.S.)  
Additional Chief Secretary to Chief Minister  
Main Bldg, 1st Floor,  
Mantralaya,  
Mumbai - 400032

Shri. Ashish Kumar Singh (I.A.S.)  
Principal Secretary to Hon. Chief Minister,  
Government of Maharashtra,  
Mantralaya,  
Mumbai - 400032

  
प्रधान सचिव स्वयं सहायक  
मुख्यमंत्री सचिवालय