

# MCHI-CREDAI

Real Estate Development with a Global Outlook



**Presentation at the  
MCHI-CREDAI  
ANNUAL GENERAL MEETING  
September 28, 2016**

# MCHI – CREDAI MISSION

## Mumbai Metropolitan Region (MMR)



Area	4355 sq.km.
Population	About 22.2 million (2011)
Districts in MMR	1. Mumbai 2. Suburban 3. Thane 4. Raigad
Corporations in MMR	1. Greater Mumbai 2. Thane 3. Navi Mumbai 4. Ulhas Nagar 5. Kalyan-Dombivali 6. Mira Bhayandar 7. Bhiwandi- Nizampur 8. Vasai-Virar
Municipal Councils in MMR	1. Ambernath 2. Kulgaon-Badlapur 3. Alibaug 4. Pen 5. Uran 6. Matheran Hill Station 7. Panvel 8. Karjat 9. Khopoli
Villages	1000
Urbanisation	94% Urban Population 6% Rural Population



## OUR COMMON GOAL & MISSION:

**TO ESTABLISH MMR – AS THE BEST PLACE TO DO BUSINESS**



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# MCHI – CREDAI BENCHMARKS

- MCHI – CREDAI has grown to be one of the largest association's in any region having a membership of over 1800 members across MMR Region.
- It has fostered the growth of the real estate sector in MMR and promoted increased participation in the sector for the benefit of member companies.
- It represents the industry with government, governing bodies, trade associations and other organizations, at the state, nationally and internationally and successfully provided a platform for the exchange of views on matters affecting the industry.





# AFFORDABLE HOUSING SCHEME:

## HOUSING FOR ALL

(JOINT INITIATIVE WITH GOVT. OF MAHARASHTRA)



To create 5.69 lakh homes from MCHI-CREDAI member developers.

Joint Declaration signed between MCHI-CREDAI & Govt. of Maharashtra in February 2016.



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# Change & Challenges in Real Estate Sector

## Change & Challenges:

- DP DCR 2034
- RERA
- New Accommodation reservation policy.
- New TDR policy.
- Common DCR for MMR.



**PREMIUMS.**

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# DP – DCR 2034

(Building a Bridge to our future)

THE WAY FORWARD   
building for the future

**A great opportunity to leave our legacy on this  
great city**



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# DP – DCR 2034

(Building a Bridge to our future)

## Key Objectives: Mission

- Achieve the objectives of next DP in 7 to 10 yrs.
- Key target parameters at all levels.



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# DP – DCR 2034

(Building a Bridge to our future)

## Key Objectives: Economic Growth

- 10% + Economic growth of Mumbai City.
- All targets linked to economic growth targets of the City.





# DP – DCR 2034

(Building a Bridge to our future)

## Key Objectives: Job Creation

- Target to create a million jobs in Mumbai over the next 7 yrs.
- All job oriented economic activity to be treated on par.
- No distinction between regular commercial space and IT.
- Top priority to Retail / Shopping Centers.
- Top priority to Studios and Film production etc.



# DP – DCR 2034

(Building a Bridge to our future)

## Key Objectives: Dynamic DP

- All DP reservations to be handed over to the Corporation in the next 2 yrs. and to be developed in the next 5 yrs.
- All Citizens handing over reservations to the City should be lauded and rewarded.
- Highest incentive to reservations next DP land owners should pray for some reservations to come on their land.



# EASE OF DOING BUSINESS

- Great concept and great effort.
- All mismatches in DCR need to be corrected.
- Real time monitoring of Ease of Doing Business.
- Monthly meeting at DYC level.
- Bi monthly meeting at Chief Engineer level.
- Quarterly meeting with Hon'ble Municipal Commissioner.



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# REAL ESTATE (Regulation and Development) Act, 2016 (RERA)



## RERA : A Need of a Balancing Act

- Good Transition Policy.
- Create Rules keeping in mind the ground realities of Maharashtra in mind.
- Practical and Financial workability on ground.



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# BRAND MCHI-CREDAI (Make Over)

## RECALIBRATE PUBLIC IMAGE / REBRAND REAL ESTATE INDUSTRY.

- Real Estate Sector is the No. 1 Wealth creator and one of the important growth engines of the Indian Economy.
- Real Estate Sector is the No. 1 Economic Activity Stimulator.
- Real Estate Sector is the No. 2 Revenue earner for the State.
- Real Estate Sector is the No. 1 Revenue earner for the Municipal Corporation of Greater Mumbai (MCGM).



# BRAND MCHI-CREDAI (Make Over)

- Re-establish MMR as the Best Place to do Business.
- 4/ 5 point agenda from everyone.
- Mobile App.
- **MCHI Women's Wing**: Communicate and value achievements in an effective method. The real estate fraternity is a socially responsible community which has demonstrably carried out large amounts of social and charitable efforts and establishments.





# DEVELOP RG's INTO SPORTS ARENAS

## Key Objective: Right To Play

- Every Child should have access to a playground.
- Create 200 playgrounds in Mumbai in the next 5 yrs. MCHI will assist in redesigning all RG's into perfect RG's and Playfields for Children.



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# DEVELOP RG's INTO SPORTS ARENAS

- Sports is instrumental in a country's progression from becoming a Developing to a Developed nation. Among many nations that have used sports to showcase their economic superiority are Japan, South Korea, Russia, Germany, South Africa and now China. Based on this premise, we firmly believe that Sports is a perfect embodiment of Fitness and both are natural extensions of each other.
- Developers across the country have the ability to create one of the dying needs of the availability of play-grounds for children.
- An analysis at the grass root level shows absence of world class infrastructure facilities and sporting equipment as a major cause for lack of development of Sports Sector in India.
- We should target to build a world class sports infrastructure and make available the best sporting technology and equipment, which is vital to development of sports.



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# DEVELOP STREET's INTO SPORTS ARENAS

- Change the perception of people towards Mumbai city, that from dearth of playgrounds, to a Mumbai replete with playgrounds and abundant availability of avenues for satisfying the Mumbaikar's urge for fitness and sports.
- Once Mumbaikars get hooked on to this, it will be like a mexican wave traveling across the entire MMR, and it will have a roll ball effect with playgrounds - multi-sporting arenas springing up everywhere.
- One unique concept that is catching up like fire is that of opening up of streets for sports and fitness activities on Sunday's – Equal Streets.
- All Suburban streets should replicate this activity.



Thank You!