

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

Chief Executive Officer

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

August 30, 2018

Sub: Request for an Appointment

Dear

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

(S. S. Hussain)

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

3912192
आवक लिपीक
जिल्हाधिकारी कार्यालय ठाणे

MANAGING COMMITTEE
2019 - 2019

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Ravi Patel

IMMEDIATE PAST PRESIDENT
Vijay Patel

PRESIDENT-ELECT
Shri. S. S. S.

VICE PRESIDENTS
Dinesh Marda
Vijay Vekari

HON. SECRETARY
Ajayesh Gupta

HON. JOINT SECRETARIES
Bhanu Chandra
Mand Chandra
Anil Khatke
Vijay Jee
Ravi Jadhav
Vijay Patel

TREASURER
Ravi Vekari

JOINT TREASURERS
Dinesh Marda
Saket Tera

CO-ORDINATORS
Surya Patel
Ajayesh Gupta
Anil Chandra
Mand Chandra

COMMITTEE MEMBERS
Mand Chandra
Shyamal Mody
Anil Chandra
Anil Akbar Zafar
Anil Chandra

PAST PRESIDENTS
Prabhu Shah
Johar Chandra
Sankar Chandra

ADVISOR
Ravi Bhandarkar

CREDAI - MCHI
KALYAN-DOMBIVLI UNIT

1. Tax on Land Under Construction (LUC)

- 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.
- 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:

- 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.
- 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

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

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Amit Sonawane
Nishit Shro

COMMITTEE MEMBERS
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Bandish Agrawal

ADVISOR
Rajendra Bhandekar

CREDAI - MCHI
KALYAN-DOMBIVLI UNIT

- 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.

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Manoj Rai

PRESIDENT-ELECT

Shubam Sengupta

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Vikas Vinkar

HON. SECRETARY

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Bhomi Chhetri

Milind Chavan

Anil Bhariya

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All Akbar Zojwala

Ashok Gangwani

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Bandish Ajmera

ADVISOR

Rajan Bandekar

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