

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

Chief Executive Officer

Ref. No. MCHI/CEO/17-18/054

Oct 23, 2017

Sub: Request for Appointment

Dear

As you are aware after RERA & GST, the Real Estate Industry is going through many difficulties and trying to survive through the various hurdles and bottlenecks faced by Housing Sector of MMR. With respect to that CREDAI-MCHI would like to highlight and discuss on few issues to resolve them.

In view of the above, I would be grateful to you, if you can give your appointment immediately after Diwali vacations, as per time convenience with concerned official related to the subject


Awaiting your favourable response to our request.

Yours



(S. S. Hussain)

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


23/10/17
Under Secretary
Mantralaya, Mumbai - 400 032

Points for Discussion UDD

- 1) Provision of the amnesty scheme for grant of Occupation to the Buildings which have been already occupied without the required Occupation Certificate.
- 2) Redevelopment of dilapidated/unsafe buildings as per DC Regn 33(7)(B) of Draft DCPR 2034
- 3) **Urban Land Ceiling (ULC):** Since the ULCRA had not met its intended objectives, the Government of India had decided to repeal the Act with the passing of the Urban Land (Ceiling and Regulation) Repeal Act, 1999.
- 4) Mira - Bhayander Municipal Corporation (MBMC), Delay in granting of Class I land certificate by the collector.
- 5) Mira Bhayander Conversion Tax, Tenure certificate, Estate Investment.
- 6) Redevelopment of buildings as per DC Regn 33(22) of Draft DCR 2034
- 7) Appointment of MHADA as Special Planning Authority under Sec.152 (4) read with Sec.2-15 (c) of MRTP Act 1966
- 8) **Premiums & Development Charges:** It may be pertinent to be brought to your kind notice that while on one hand, the state is desirous of creation of homes for all by 2020 and to bring in affordability; however, on the other hand, the various development linked premium charges have been increased which have a direct bearing on the project cost and thereby on the sale rate of a unit.
- 9) **Land Under Construction (LUC):** The Corporations decision to change the valuation basis for assessment of LUC taxes from ratable system to capital value system has overnight increased the burden on the developers by 200%~300%.
- 10) **High Rise NOC:** MCGM has filed interim application in Supreme Court and waiting for further hearing. In view of the same we request state government may intervene and expedite this issue.
- 11) **Civil Aviation:** All files for air funnel zone clearance are sent to AAI, New Delhi for approval which has a huge time and cost impact on the project in the absence of technically competent executives locally. While such technical competence could be easily provided, use of technology (GIS mapping / ICAO software) etc.
- 12) **Dumping Ground Order Restricting New Construction:** Sir, please appreciate that this one single order has brought the entire industry to a standstill for no fault of the industry?

EASE OF DOING BUSINESS IN MMR

- Should be standardized across departments related to Real Estate, like Revenue, Land Records, Environment & Forest, Housing etc. Help of Right to services act could be taken!
- To be implemented across all corporations in MMR