

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

Chief Executive Officer

Ref. No.: MCHI/CEO/13-14/312

April 19, 2014

To,
Shri A. N. Kale (DP)
Chairman,
Technically Advisory Committee,
Municipal Corporation of Greater Mumbai,
Mumbai.

Dear

Greetings from MCHI-CREDAI!

Heartily Congratulations for joining as *Chairman for Technically Advisory Committee for Development Planning Department.*

You may be aware, MCHI-CREDAI, formed in 1982, is the most prominent and the only recognized body of Real Estate Developers in Mumbai and MMR. MCHI-CREDAI brings together members dealing in Real Estate Development on one common platform to address various issues facing the Industry. MCHI-CREDAI has a strong Membership of over 1000 leading Developers in Mumbai and has expanded across MMR, having its own units in Thane, Kalyan -Dombivli, Mira - Virar City, Raigad and Navi Mumbai.

MCHI-CREDAI members want to meet you and discuss briefly about following points;

1. Regarding open space width of 6.00 Mts. at least on one side at ground level within the plot.
2. Regarding those cases where IOD has been granted they should be allowed to be continued even if C.C. is not granted.
3. Regarding Housing Scheme for EWS / LIG.
4. Charging of premium for condoning the open space deficiency arising due to use of fungible compensatory FSI from 100% to 10%.
5. Regarding the height of Fire Check Floor should be increased to 2.9 Mts. with cross beam of the depth of 1.1 Mts.
6. Modification in the Regulation 38 so as to permit recreational space on the podium.

Therefore, in view of the above, kindly give your appointment for MCHI-CREDAI Members to discuss the same as per your convenience.

Yours


S. S. Hussain

Shri A. N. Kale
Chairman,
Technically Advisory Committee,
Municipal Corporation of Greater Mumbai,
Mumbai.



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With reference to trailing mail, we would like to provide the certain information which are concerned to us as builders and creating a hurdles for conducting our business:

In the year 2009, we had purchased the plot situated at Poisur, Borivali vide registered deed of conveyance and accordingly our name got incorporated in the property card successfully. The said plot was partly occupied by some tenants.

While erecting our company's Trespasser board & Container office at site in 2010, some tenants/ encroachers are restricting us and trying to take law in their hand. We made several complaints to the concern police station & higher authorities. However, the concerned police station fails to take any concrete action against the aforesaid unlawful acts.

Upon purchasing the aforesaid plot, we have successfully settled most of the tenants on the aforesaid plot. However, certain tenants who were already settled by us were not giving possession of their tenanted premises and illegally occupying the same. Further, certain other settled tenants keeps on encroaching /trespassing their tenants even after giving the possession of their tenanted premises. These illegal tenants alongwith some other unsettled tenants have threatened our security personnel and staff of dire consequences and forcibly restricting us to install our name board on the aforesaid plot. In addition, one of the developers also influencing the tenants for not getting settled by us by promising to pay higher compensation. In response to this, we have made complaint to the concerned police station to take stringent action against the unlawful acts. However, the concerned police station fails to take any concrete action against the aforesaid unlawful acts.

In furtherance to above, one of the tenants who was settled and given us the possession of his tenanted premises and accordingly, we have demolished the said premises. However, some relatives of the said settled tenants illegally encroached and trespassed the demolished premises and made a temporary tent/hut. These relatives of the settled tenants are claiming that they are also having rights in the said tenanted premises and asking money from us. These relative of the settled tenants had beaten our security personnel and threaten of dire consequences. In response to this, we had made the complaint to the concerned police station from time to time to take stringent action against unlawful acts of the said relatives of the said settled tenants. These relatives were arrested and later on release on bail but then these relatives again illegally encroached and trespassed the demolished premises. We again made a complaint to the concerned police station but the police are not taking any action against these relatives of the settled tenants.

Accordingly, we have also filed a writ petition in Bombay High Court against the concerned police so that the police shall take stringent action against the aforesaid unlawful acts.