

Manav

From: secretary [secretary@mchi.net]
Sent: Saturday, March 03, 2012 4:03 PM
To: paras@gundeclubuilders.com; president@mchi.net; vimal.shah@hubtown.co.in; 'Mr. Dharmesh Jain - Vice President'; Mayur Shah; Nayan Shah; Deepak Goradia; secretary@mchi.net; rbk@kanakia.com; Harish Patel; Nainesh Shah; Ashok Mohanani; Mukesh Patel; L. P. Bhagtani; lakshmanbhagtani@gmail.com
Cc: zubinmehta@mchi.net; 'Sharon - Gundecha'; 'Vaishali - Marathon'; 'Rohit Chavan - Nirmal'; rajini.nair@hubtown.co.in; 'Suresh - Mayfair'; Olivia Rodrigues; satya.s@ektaworld.com; allwyn@rustomjee.com; 'Murthy - Dosti'; Tina; Anjali; satya.s@ektaworld.com; Sheetal Pawar; rita.majithia@jayceehomes.com; goyal@mchi.net; anjana.chheda@yahoo.co.in; manav@mchi.net; avadhoot@mchi.net; archana.legal@mchi.net; 'shabina'
Subject: Weekly Core Agenda
Attachments: Minutes Weekly Meeting dtd. 21st Feb. 2012.doc; Guidelines-Highrise-Buildings.pdf; CMIE.doc

Ref No: MCHI/SEC/11-12/202

March 3, 2012

Weekly Core Committee Meeting on Tuesday, 6th March, 2012 at 6:30 pm

Dear Friends,

Please note that our Weekly Core Committee Meeting has been scheduled **at 6.30 pm on Tuesday, 6th March, 2012 at MCHI - CREDAI Office, Mumbai.** Please Note from now onwards our Weekly Core Committee Meeting will be held **at 6:30 pm** instead of 6:00 pm

Enclosed are the minutes of the meeting held on 21st February, 2012.

The Agenda for the Core Committee Meeting is as under:

1. To discuss the trailing email sent by Shri Deepak Goradia on 02nd March.
2. To review the legal issues;
 - a. Service Tax
 - b. VAT Matter
3. To reschedule Advantage MMR Convention as per Shri Deepak Goradia's mail in the last week of April, 2012.
4. To discuss scheduling of the Banking Conclave in the end of March 2012 and finalize the appointments with Dy. Governor and Indian Bank Association Chief.
5. To approve the sharing of costs with GREAT for the Budget Seminar to be held on March 7, 2012.
6. To review the NAR INDIA Convention letter received from Mr. Rajendra Karia, Chairman NAR INDIA, seeking for MCHI - CREDAI's support and way forward.
7. To finalize the suggestion/recommendation received on Shri Vimal Shah's PPT, "Adoption of Fair Business Practices", during the meeting held on 29th February, 2012.

8. To review the CMIE Draft prepared by Shri Boman Irani (attached) and to approve the data/information sheet containing the information to be asked under RTI with MCGM.
9. Shri Ashok Mohanani to update the member on the work done on the Direct Tax Code in coordination with **Shri Shailesh Bathiya**. DTC is being finalized by the Government.
10. To Update Members on Mosquito Abatement Committee meeting held with Shri Subodh Kumar, Municipal Commissioner, MCGM on 28th February, 2012 and also MCHI - CREDAI to support MCGM's "Fight the Bite Campaign."
11. To discuss suggested names (as given below) of Sr. Government Authorities to be invited as Chief Guest for MCHI-CREDAI's Property 2012, 20th Real Estate & Housing Finance Exhibition on 12th April, 2012 as;

1.	Chief Minister	Shri Prithviraj Chavan
2.	Deputy Chief Minister & Finance Minister	Shri Ajit Pawar
3.	Minister of State for Urban Development	Shri Bhaskar Jadhav
4.	Revenue Minister	Shri Balasaheb Thorat
5.	Chief Secretary	Shri Ratnakar Gaikwad
6.	Principal Secretary, Housing	Shri Gautam Chatterjee
7.	Principal Secretary, Urban Development (I)	Shri T. C. Benjamin
8.	Municipal Commissioner, MCGM	Shri Subodh Kumar
9.	Metropolitan Commissioner, MMRDA	Shri Rahul Asthana
10.	Governor of Maharashtra	Shri K. Shankar Narayanan
11.	Mayor of Mumbai	Smt. Shradda Jadhav or new Mayor when appointed.

Any other matter with the permission of the chair.

Thanking you,

With best regards,
For Maharashtra Chamber of Housing Industry

Sd/-
Boman Irani
Hon. Secretary

PS: Gentlemen, I would appreciate your continuous involvement. Your presence in the meetings is important. Seeking your whole hearted cooperation.

----- Forwarded message -----

From: **deepak goradia** <deepakg.dosti@gmail.com>

Date: Fri, Mar 2, 2012 at 2:57 PM

Subject: Fwd: MoEF OM_07.02.2012

To: Ashok Mohanani <ashok@ektaworld.com>, Boman Irani <boman@rustomjee.com>, "Boman Irani - Hon. Secretary" <secretary@mchi.net>, Deepak Goradia <deepakg.dosti@gmail.com>, Harish Patel <harishpatel099@gmail.com>, "L. P. Bhagtani" <lakshman@jayceehomes.com>, "L.P Bhagtani"

<lakshmanbhagtani@gmail.com>, Mayur Shah <mayur@marathonrealty.com>, "Mr. Dharmesh Jain - Vice President" <dharmesh.jain@nirmallifestyle.com>, Mukesh Patel <mukeshpatel@neelkanthgroup.com>, Nainesh Shah <naineshshah@terraformrealty.com>, Nayan Shah <nas@mayfairhousing.com>, Paras Gundecha <paras@gundecheckboxuilders.com>, PRAVIN DOSHI <president@mchi.net>, Rasesh Kanakia <rbk@kanakia.com>, Vimal Shah <vimal.shah@hubtown.co.in>, Zubin Mehta <zubinmehta@mchi.net>, Sandeep Runwal <sandeep@runwal.com>, Pujit Agarwal <pujit@orbitcorp.com>
Cc: rajini.nair@hubtown.co.in, rita.majithia@jayceehomes.com, Allwyn <allwyn@rustomjee.com>, Anjali - Everest <anjalib@terraformrealty.com>, Murthy - Dosti <dostigroup@gmail.com>, Olivia <olivia@rajeshbuilders.com>, Rohit Chavan - Nirmal <rohit.chavan@nirmallifestyle.com>, Satya <satya.s@ektaworld.com>, shabina <shabina@mchi.net>, Sharon - Gundecha <gundecha_company@yahoo.co.in>, Sheetal Pawar <headoffice@neelkanthgroup.com>, Suresh - Mayfair <suresh@mayfairhousing.com>, Vaishali - Marathon <vaishali@marathonrealty.info>, Sandeep Runwal <gracie@runwal.com>

Dear All

Kindly find the attached copy of the MOEF Office's Memorandum on High Rise Buildings dated 8/2/2012 received by me from my consultant Dr. D.A. Patil, via mail below.

Please note that if these guidelines are implemented it will be very difficult for us to implement in Mumbai.

I want this issue to be deliberated upon in our next Core Committee Meeting on Tuesday, 6th March, 2012.

Regards,

DEEPAK GORADIA



DOSTI GROUP

Lawrence & Mayo House, 1st floor, 276, Dr. D. N. Road, Mumbai - 400 001 land line 22198500 fax 22055556

WEB SITE : www.dostigroup.com

This email contained confidential communication. please click on [security rights](#) for disclaimer.

From: Dhanyakumar Patil <dap_24@hotmail.com>

Date: 2 March 2012 10:45:55 AM GMT+05:30

To: Deepak Dosti Group <deepak@dostigroup.com>, Deepak Goradia <deepakg.dosti@gmail.com>, Rajul Vora <rajul.dosti@gmail.com>

Subject: MoEF OM_07.02.2012

Dear Sir,

Enclosing herewith the MoEF Office Memorandum on High Rise buildings dated 07.02.2012 . If they implement this it will be very difficult to implement. You should raise the voice.

Regards,

D. A. Patil

20th February 2012

Sh.Mahesh Vyas
Managing Director & CEO
CMIE
Mumbai
India

Dear Sir,

Subject: Study on the impact of slow approvals on the Real Estate Sector and GDP of Maharashtra State

Maharashtra Chamber of Housing Industry (MCHI) is a premier association of Real Estate Developers in India. Established in 1982, MCHI has been playing a key role in the organised development of real estate in Mumbai Metropolitan Region (MMR). Members of MCHI account for providing 80 % - 90% of residential accommodation in MMR.

MCHI helps both the Central and State governments in meeting their objectives of providing shelter. MCHI works towards raising awareness among the general public, real estate and construction industry while providing them with exhaustive information on projects and new developments in and around Mumbai. With over 540 well-recognized and reputed member developers, MCHI is affiliated with leading industry associations like FICCI, IMC and CREDAI.

Shelter is a basic human need, which has become a major challenge in a country, which is fast urbanizing. Maharashtra is one of the most urbanized states in the country. Whereas nationally 27% of the population was in the urban areas, in Maharashtra, the figure was 42% (Census 2001). Housing in urban areas assumes much greater significance, as it relates not only to basic shelter needs but also provides a facility to the citizens to access services and be part of the development process. Housing implies not only construction of bricks and mortar; it includes the supporting infrastructure, access to transport and employment opportunities.

Maharashtra, though being one the most progressive State, has seen virtually zero addition to its housing stock in the last one year. This is primarily due to lack of approvals coming in from various

state and central authorities. Not only has this added to the woes of homeless, but has also impacted at various other levels, like:

- Steel consumption
- Cement consumption
- Labour & Job-creation
- State Revenues, like:
 - Excise collection
 - VAT collection
 - Stamp duty
- Centre Revenues, like:
 - Service tax
 - Income tax
- Growth of about 500 other industries related to real estate sector

As MCHI, we are keen to assess the impact of this slowdown in approvals on the GDP of Maharashtra State, as well as on India's GDP and bring the same to Government's attention. It is with this intent that we write in to your esteemed organization which has the capability to take on this study. We would like to partner with you as an Industry body to assess this impact. Through the offices of our esteemed member developers, we can give and provide access to any data that may be required by you and is accessible to us.

To take this forward, I suggest we schedule a meeting amongst us at a mutually convenient time. My co-ordinates are mentioned below.

Yours sincerely

Boman Irani

Secretary

Contact No. 9821033773

MINUTES

Name of the Meeting	Weekly Office Bearer's Meeting				
Meeting Chaired by	Shri. Paras Gundecha, <i>President, MCHI</i>				
Meeting Conducted by	Shri. Boman Irani, <i>Hon. Secretary, MCHI</i>				
Date of the Meeting	Tuesday, 21 st February, 2012		Time of the Meeting	6:00 pm	
Venue of the Meeting	MCHI – Meeting Room No. 1				
Total No. of Committee Members	13	No. of Member Present	7	No. of Members Absent	6
Names of Member Present (Proxy)	1. Shri Paras Gundecha, President 2. Shri. Vimal Shah, President – Elect 3. Shri. Mayur Shah, Vice President 4. Shri. Deepak Goradia, Vice President 5. Shri. Boman Irani, Hon. Secretary 6. Shri. Harish Patel, Jt. Secretary 7. Shri Ashok Mohanani, Treasurer				
Name of Members Absent	1. Shri. Dharmesh Jain, Vice President 2. Shri. Nayan Shah, Vice President 3. Shri Rasesh Kanakia, Jt. Secretary 4. Shri. Nainesh Shah, Jt. Secretary 5. Shri. Mukesh Patel, Jt. Treasurer 6. Shri L. P. Bhagtani, Jt. Treasurer				
Date & Venue of the Next Meeting					

Sr. No. Agenda	DISCUSSION & DECISION
1.	To Review Legal Issues
	Service Tax
	Mrs. Anjana Chheda was requested to follow up with Shri Parimal Shroff for taking appointment of Sr. Counsel, Harish Salve and attend conference at Delhi. Shri Vimal Shah, Shri Nayan Shah and Shri Nainesh Shah to be informed to attend the conference.
	VAT Matter
	Shri Vimal Shah requested Shri Parimal Shroff to prepare a note regarding transfer of writ petition to Supreme Court. Mrs. Chheda to follow up with Shri Shailesh Mahimtura to have conference with Shri Verendra Tuljapurkar and engage him to appear in this matter if he is available.
2.	To review the no. of feedbacks received from Members and discuss way forward in concern to the Suggestions/Objections on 20% Reservation EWS/LIG. UD Notice dt. 18th January, 2012.
	Shri Zubin Mehta informed members that around 72 feedbacks were received from our members. Shri Vimal Shah requested Shri Avadhoot Rane to follow up with Shri Sandip Isore to revise the sug/obj. removing the duplication and resubmit the revised sug./obj to the Dy. Director Town Planning by 24 th February, 2012.

3.	To review the no. of feedbacks received from Managing Committee Members, on Shri Vimal Shah's PPT, "Adoption of Fair Business Practices".
	It was decided to call all Managing Committee Members on 28th February, 2012 for the meeting at MCHI especially to discuss in details Shri Vimal Shah's PPT on "Adoption of Fair Business Practices".
4.	To review the steps to be taken on the Direct Tax Code, which is being finalized by the Government, we need to give our views on the same before February 24, 2012.
	Shri Ashok Mohanani was requested to take the lead on this issue of Direct Tax Code and take help of Shri Niranjana Hiranandani on the same. Shri Vimal Shah said Shri Shailesh Bathiya of his office will coordinate with Shri. Ashok Mohanani on DTC matter.
5.	To review the CMIE Draft prepared by Shri Boman Irani, regarding the survey on our Industry.
	Shri Vimal Shah, Shri Mayur Shah and Shri Boman Irani requested to extract necessary information / data required for CMIE from MCGM under RTI.
6.	Any other matter with the permission of the chair.
a.	Advantage MMR.
	Shri Avadhoot Rane was requested to get Hon'ble Chief Minister for Inauguration on Advantage MMR. Also if possible to request him to inaugurate MCHI Exhibition on the same day.
b.	Banking / Finance Conclave
	Shri Vimal Shah suggested that MCHI should partner with Indian Bank's Association (IBA) to get prominent leaders from Banking / Finance Sector for our conclave. Shri Ashok Mohanani was requested to take the charge of the same.
c.	1% Labour CESS
	Shri Vimal Shah requested to send a letter to Commissioner Labour, inquiring that from when (Whether from 2008 or 2010) is the 1% Labour Cess is applicable.
d.	Sponsorship for National Association of Realtors
	It was decided to give Non - Financial Support in the form of Branding to National Association of Realtors.
e.	Up-gradation of Office Computers and other necessary accessories.
	It was decided to replace Desktop of all MCHI staff with Laptops and provide other necessary accessories.
f.	New Time for Core Committee meeting
	It was decided that from next Core Committee meeting onward the time of Core Committee meetings will be 6:30pm

The meeting ended with thanks to the chair.

Sd/-

Boman Irani

Hon. Secretary

OFFICE MEMORANDUM

Subject: Guidelines for High Rise Buildings- regarding

Ministry has been regularly receiving proposals for Environmental Clearance for high rise buildings from the States of Kerala, Maharashtra, Haryana etc. The relevant issues related to height of buildings, adequacy of fire fighting facilities and other requirements have been deliberated upon by the EAC for the related sector from time to time before giving its recommendations to this Ministry. The Ministry also received various representations from the State Government of Kerala and from the builders/developers regarding the specific issue of height of the buildings. In this regard, a site visit in Kerala was undertaken by the EAC.

2. The EAC for Building/Construction, Infrastructure and CRZ Projects in its 105th meeting held on 21-23rd September, 2011 discussed in detail the issues related to increase in traffic, distance from fire stations and other emergency and evacuation requirements for high rise buildings.

3. The EAC recommended that the height of the building should be linked with the width of the road on which the proposed building is to be located and also the distance of Fire Station from the building so that in case of emergency, the Fire Tender may reach in the shortest possible time. The EAC also stressed the need for mandatory mock-up drills and availability of NOC's from the concerned departments before the start of construction as well as before occupancy. The EAC also recommended that the provisions and the guidelines, as applicable, of the State Departments and National/State Disaster Management Authority should be strictly followed. These recommendations of the EAC have been accepted by the Competent Authority.

4. In light of above acceptance, the following guidelines are stipulated regarding buildings of different heights whenever building projects are appraised by the EACs:-

i) For Buildings more than 15 m, height-

All necessary fire fighting equipments shall be in place before the occupancy of the building

ii) Minimum width of the road (right of way):

S.No	Height of Building	Width of Road (right of way)	
		Minimum	Desirable
(a)	between 15 m – 30 m	15 m	18 m
(b)	between 30 m – 45 m	18 m	24 m
(c)	between 45 m – 60 m	24 m	30 m
(d)	above 60 m	30 m	45 m

iii) Location of fire station:

S.No	Height of Building	Location of Fire Station	
		Minimum	Desirable
(a)	between 30 m – 45 m	Within 10 km	Within 05 km
(b)	between 45 m – 60 m	Within 05 km	Within 02 km
(c)	above 60 m	Within 02 km	Within 10 minutes driving distance

(iv) Mandatory Mock-up drills:

Regular and periodic mock-up drills shall be undertaken by the Fire Department at least once in a year.

(v) NOC from the Fire Department:

NOC shall be obtained from the local Fire Station at 2 stages-


- (a) Before the construction
- (b) Before the occupation of the Building

(vi) NOC shall be obtained from National/State Disaster Management Authority, wherever applicable.

(vii) Applicable guidelines of Fire Department/National/State Disaster Management Authority shall be strictly followed by the developer and occupiers/Cooperative Societies.

5. The State Level Environment Impact Assessment Authorities (SEIAAs) may decide to have the provision of more stringent than the above guidelines for projects within their jurisdiction, if the local circumstances so warrant, after following a transparent and inclusive process including consultation with their SEACs.

This issues with the approval of the Competent Authority


(Lalit Kapur)
Director

To:

- 1. All the Officers of IA Division
- 2. Chairpersons/Member Secretaries of all the SEIAAs/SEACs
- 3. Chairman, CPCB
- 4. Chairpersons/Member Secretaries of all the SPCBs/UTPCCs

Copy to:

- 1. PS to MEF
- 2. PPS to Secretary (E&F)
- 3. PPS to SS (JMM)
- 4. PS to JS(RG)
- 5. Website, MOEF
- 6. Guard File