

Manav

From: Manav [manav@mchi.net]
Sent: Thursday, November 03, 2011 11:12 AM
To: 'Anjali – Terraformrealty'
Cc: 'Nainesh Shah'
Subject: FW: As discussed in the Core Committee Meeting
Attachments: CS Meeting Minutes Prepared by Nainesh Shah dt. 13th Oct 2011.doc; Marathi Minutes received from Dept. dt. 13th Oct. 2011.pdf; English Translated Minutes of CS Meeting dt. 13th Oct. 2011.doc

From: Manav [mailto:manav@mchi.net]
Sent: Thursday, November 03, 2011 11:02 AM
To: 'Dharmesh Jain'; 'Nainesh Shah'
Cc: 'Rohit Chavan - Nirmal'
Subject: As discussed in the Core Committee Meeting

Ref. No. MCHI/SEC/11-12/120

Thursday, November 03, 2011

Shri Dharmesh Jain
Vice President, MCHI

Shri. Nainesh Shah
Hon. Jt. Secretary, MCHI

Dear Dharmesh,

As discussed in our core committee meeting held on 1st November, 2011, we would like you to kindly request Shri. Gautam Chatterjee, Principal Secretary, Housing Dept., to draft the Minutes of Chief Secretary's Meeting dated. 13th Oct. 2011 as per the guidelines / minutes (prepared by Shri. Nainesh Shah) attached herewith.

You are also requested to kindly take consent of Shri. Malya, President, IBA as discussed in the core committee meeting.

Pls. find herewith Minutes of the CS meetings dt. 13th Oct. 2011

1. CS Meeting Minutes Prepared by Nainesh Shah
2. Marathi Minutes of the CS Meeting received from housing dept.
3. English Translated Minutes of the CS meeting

Dear Nainesh,

You are requested to kindly accompany Shri Dharmesh Jain, during his next visit to Shri Gautam Chatterjee's office in concern to the CS meeting minutes.

Thanking you,
For, Maharashtra Chamber of Housing Industry

Sd/-
Boman Irani
Hon. Secretary



Maker Bhavan - II, 4th Floor, 18, Vithaldas Thackersey Marg, New Marine Lines, Mumbai - 400 020
 Tel.: 42121421 / 40020351. Fax.: 4002 0361 / 62.
 E-Mail: secretariat@mchi.net Website: www.mchi.net

MINUTES

Name of the Meeting	Homes for All		
Meeting Chaired by	Shri. Ratnakar Gaikwad, <i>Chief Secretary, Govt. of Maharashtra</i>		
Meeting Conducted by	Shri. Boman Irani, <i>Hon. Secretary, MCHI</i>		
Date of the Meeting	Thursday, 13 th October, 2011	Time of the Meeting	4:30 PM
Venue of the Meeting	CS Office, Room No. 518 (Main), Mantralaya, Mumbai - 400032		
Minutes Prepared by	Shri. Nainesh Shah, <i>Member, Homes for All Committee</i>		
Govt. of Maharashtra Members Present	<ol style="list-style-type: none"> 1. Shri. Ratnakar Gaikwad, <i>Chief Secretary, Govt. of Maharashtra</i> 2. Shri. T. C. Benjamin, <i>Principal Secretary, Urban Development Dept. (I), Maharashtra</i> 3. Shri. Gautam Chatterjee, <i>Principal Secretary, Housing Dept., Maharashtra</i> 4. Smt. Valsa Nair Sing, <i>Secretary, Environment Dept., Maharashtra</i> 5. Shri. Subodh Kumar, <i>Municipal Commissioner, MCGM</i> 6. Shri. R. A. Rajeev, <i>Municipal Commissioner, Thane</i> 7. Shri. SVR Srinivas, <i>Addl. Metropolitan Commissioner, MMRDA</i> 8. Shri. S. S. Zende, <i>CEO, SRA</i> 9. Smt. Mega A. Shende, <i>Chief Engineer - III, MHADA</i> 		
MCHI Member Present	<ol style="list-style-type: none"> 1. Shri. Paras Gundecha, <i>President, MCHI & Member, Homes for all Committee.</i> 2. Shri. Pravin Doshi, <i>Chairman, Homes for All committee & Past President, MCHI</i> 3. Shri. Vimal Shah, <i>President - Elect, MCHI & Member, Homes for all Committee.</i> 4. Shri. Nayan Shah, <i>Vice-President, MCHI & Member, Homes for all Committee.</i> 5. Shri. Mayur Shah, <i>Vice-President, MCHI & Member, Homes for all Committee.</i> 6. Shri. Deepak Goradia, <i>Vice-President, MCHI & Member, Homes for all Committee.</i> 7. Shri. Boman Irani, <i>Hon. Secretary, MCHI & Member, Homes for all Committee.</i> 8. Shri. Nainesh Shah, <i>Jt. Hon. Secretary, MCHI & Member, Homes for all Committee.</i> 9. Shri. Sandeep Runwal, <i>Coordinator, Managing Committee, MCHI & Member, Homes for all Committee.</i> 		

Proceedings of the Meeting

Sr. No.	Issue	Remarks	Way Forward
1.	Hi-Rise Committee	<p>i) An administrative order, on the clear Terms of Reference (ToR) limiting only to checking of structural stability, should be issued with new G.R. and thus the role of the High Rise Committee should be defined very clearly and the application should be disposed off within 45 days.</p> <p>ii) PS (UDD) mentioned that the file is with the CM Office and the recommendation from the UD office is that all buildings adhering to the slenderness ratio of 1:9 need not go to Hi-Rise Committee and the same can be checked by the Architect and approved by the Planning Body. It is pertinent to note that slenderness ratio is the deciding factor.</p>	Government to issue necessary guidelines.
2.	0.33 FSI	<p>a) CircularNo.CHE/008766/DP/GEN dt. 29/08/11 has been issued in respect of 37 (1).</p> <p>b) An approval under 37(2) is still pending and there is need to immediately proceed with the same and the State is losing revenue on a daily basis.</p> <p>PS (UDD) informed that the file is with the CM office and the necessary recommendation for doing 37(2) has been forwarded.</p>	Shri Gaikwad, Shri Chatterjee, Shri T. C. Benjamin and Dr. Nitin Kareer to jointly discuss this with the Hon'ble Chief Minister.
3.	MMRDA	<p>Government Resolution (No. ULC 2209/ C.No.35/ ULC H2) dated 25th August, 2011 regarding implementation of Rental Housing Scheme on Area exempted under Section 20 of Urban Land (Ceiling & Regulation) Act, 1976 for Housing / Special Land Plot Scheme, has been issued. It was discussed in detail that the Government has taken the policy decision to allow rental housing on ULC exempted lands and hence the role of MMRDA should be restricted to:</p> <p>i) Collecting the premium.</p> <p>ii) To check whether ULC order is in force, i.e. valid exemption order and not check the contents of the ULC order. Thereafter, the Chief Secretary took the decision that locational clearance can be issued by MMRDA and ULC order extension, if required, should be obtained by project proponent within a reasonable time frame / 90 days.</p>	Additional Commissioner, MMRDA and PS (UDD) to sit together and decided way forward.

Sr. No.	Issue	Remarks	Way Forward
		<p>Officially, Minutes of this Meeting and the decision of the Chief Secretary can be quoted by MMRDA for processing of locational clearance for Rental Housing Scheme.</p> <p>Circular dated 8th September, 2011 regarding formation of a Committee for implementation of Rental Housing Scheme, has been issued.</p>	<p>The empowered Committee to submit its recommendations within 7 days. MMRDA Commissioner to ensure.</p>
4.	MOEF	<p>Around 387 files are pending and this indicates a backlog of 2 years. The Chief Secretary expressed his view, concurred by Shri Subodh Kumar that housing should be exempted from MOEF. The Chief Secretary to write appropriate letters to both the State Committees and also at the Centre.</p> <p>MOEF should process the approval based on the maximum FSI available.</p> <p>i) Project with the full permissible FSI can be submitted for MOEF without the IOD. However, IOD shall be issued of the lesser area i.e. permissible FSI versus the full potential of the plot.</p> <p>ii) Terms of Reference and timelines are a big concern.</p>	<p>A draft letter based on the above discussions shall be submitted by MCHI to Smt. Valsa Nair.</p> <p>i) Smt. Valsa Nair to issue necessary instructions to both the Committees accordingly.</p> <p>ii) Smt. Valsa Nair to revert on the representations submitted by MCHI.</p>
5.	ULC	<p>MCHI has submitted various representations to PS (UDD) and based on that PS (UDD) has given the time on next Thursday, i.e. 20th October, 2011 at 11 am to discuss the same with MCHI.</p>	<p>A joint meet with MCHI is organized on next Thursday, 20th October, 2011 at 11 am.</p> <p>In spirit the Act has been repealed and hence the competent authority post can be dissolved.</p>
6.	MHADA 33(5) Scheme	<p>PS (UDD) informed that for Konkan region the file is already submitted to CM Office with the recommendations.</p>	<p>Government Gazette / Notification for implementation to be issued in the month of October, 2011.</p>

Sr. No.	Issue	Remarks	Way Forward
7.	Automatic N.A.	<p>Government circular dated 10th August, 2011 has been issued by the Revenue Department in this regard. In the MMR region, the CC is issued only post N.A. and so to that effect, the circular is rendered ineffective.</p> <p>The Chief Secretary informed about his meeting with the Revenue Ministry where Automatic N.A. should be the way forward whether development plan exists.</p>	<p>A corrigendum needs to be issued to this effect stating "N.A to be issued within 48 hours of submission and not necessary post issuance of CC".</p> <p>Chief Secretary to conduct a joint meeting with Law & Judiciary and Revenue Secretary.</p>
8.	General Discussion	<p>i) One of the most important and top most KRA of Urban Development Department should be to set policies in a transparent and time-bound manner so as to ensure that development becomes automatic.</p> <p>ii) To bring reforms so as to cut down transaction cost and time.</p> <p>iii) Each of the empowered Secretaries of this forum need to show progress on a weekly basis so as to ensure that meeting time is restricted to 30 minutes.</p> <p>iv) All the burning issues cited by MCHI to the Hon'ble Chief Minister need to get sorted out in the next 3-4 months.</p>	

The meeting concluded with the above discussions and it was decided to schedule the next meeting on 15th November, 2011 at 4:00 pm.

The meeting ended with thanks to the chair.

Sd/-

Boman Irani

Hon. Secretary



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Minutes Prepared by	Translated Copy of Marathi Minutes received from Housing Department		
Govt. of Maharashtra Members Present	<ol style="list-style-type: none"> 1. Shri. Ratnakar Gaikwad, <i>Chief Secretary, Govt. of Maharashtra</i> 2. Shri. T. C. Benjamin, <i>Principal Secretary, Urban Development Dept. (I), Maharashtra</i> 3. Shri. Gautam Chatterjee, <i>Principal Secretary, Housing Dept., Maharashtra</i> 4. Smt. Valsa Nair Sing, <i>Secretary, Environment Dept., Maharashtra</i> 5. Shri. Subodh Kumar, <i>Municipal Commissioner, MCGM</i> 6. Shri. R. A. Rajeev, <i>Municipal Commissioner, Thane</i> 7. Shri. SVR Srinivas, <i>Addl. Metropolitan Commissioner, MMRDA</i> 8. Shri. S. S. Zende, <i>CEO, SRA</i> 9. Smt. Mega A. Shende, <i>Chief Engineer - III, MHADA</i> 		
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Proceedings of the Meeting

At the outset, Shri Ratnakar Gaikwad, Chief Secretary, welcomed all those present. The following decisions were taken in the meeting that began subsequently.

Sr. No.	Subject	Discussion	Concerned Dept.
1.	To make available additional 0.33 carpet area index in Mumbai Suburbs.	The Hon'ble Chief Secretary mentioned in this context that the procedure at the administration level has been completed and the Resolution has been submitted for sanction at government level. The follow up in this respect should be done by the Town Planning Department. The Chief Secretary himself and also the Principal Secretary (T.P.- 1) will persue the matter.	Town Planning Department
2.	Criteria for High Rise Committee	A demand has been made through M.C.H.I. that proposals of buildings with more than 70 meters height should be brought before the High Rise Committee. Actually, according to new orders (Directives) slender proportion is the only criterion and in case there is a proposal in the proportion of 1:9, then Principal Secretary (T.P.-1) clarified that submitting the proposal to the High Rise Committee will not be necessary. It was stated in the meeting that in that circumstance even in the case of buildings of 150 meters height it will not be necessary to go to the High Rise Committee. The Chief secretary told the M.M.R.D.A. that there should be an Inspection List for proposals coming to High Rise Committee. It was stated on behalf of M.M.R.D.A. that such an Inspection List has already been prepared.	Urban Development Dept., / Municipal Corporation of Greater Mumbai / MCHI
3.	Single Window Scheme	A demand was made through M.C.H.I. that a Single Window Scheme should be implemented for Rental Housing Scheme. For this purpose, the Chief Secretary suggested that an Inspection List should be prepared. In this context, it was informed through M.C.H.I. that many proposals to obtain exemption from U.L.C. are pending. The M.C.H.I. suggested that Letters of Intent be issued subject to getting exemption from U.L.C. To this, the meeting expressed its consent (approval) in principle. The Chief Secretary opined that it should be examined whether it is possible to have decentralization of authority in this matter.	Town Planning department / Municipal corporation of Greater Mumbai

Sr. No.	Subject	Discussion	Concerned Dept.
4.	To make available 2.5 Carpet Area Index under 33(5) of MHADA	M.C.H.I. has requested that 2.5 Carpet Area Index be sanctioned under the MHADA 33(5) for Konkan Region. It was stated in the meeting that action is being taken in this context.	-----
5.	Clearance by Central Ministry of Environment on the subject	I was stated that the work of the Committee granting environmental clearance at Central level goes on at a very slow pace and its viewpoint is not positive. It was decided at the meeting that a letter should be sent at the Chief Secretary level to the Central Ministry of Environment asking for simplifying the procedure.	Department of Environment
6.	Automatic Non-agricultural (N.A.) permission	It was decided in the meeting that in Mumbai non-agricultural permissions should be given in one month or automatically. The M.C.H.I. informed that no difficulty is being faced in getting non-agricultural permissions in Mumbai Suburban district.	

The Hon'ble Chief Secretary gave his consent to hold the next meeting on 15-11-2011 or thereabout. The Meeting ended with a vote of thanks to all those present.

The meeting ended with thanks to the chair.

Sd/-

Boman Irani

Hon. Secretary

“सर्वासाठी परवडणारी घरे” या योजने अंतर्गत मा.मुख्य सचिवांच्या अध्यक्षतेखाली दि.१३.१०.२०११ रोजी सायंकाळी ४.३० वा. त्यांच्या समिती कक्षात झालेल्या बैठकीचे इतिवृत्त.

“सर्वासाठी परवडणारी घरे” या योजने अंतर्गत समिती सदस्यांची बैठक मा.मुख्य सचिव यांच्या अध्यक्षतेखाली दि.१३.१०.२०११ रोजी सायं.४.३० वा. त्यांच्या समिती कक्षात संपन्न झाली. या बैठकीला खालील प्रमाणे निमंत्रित उपस्थित होते.

- १.श्री. गौतम चॅटर्जी, प्रधान सचिव, गृहनिर्माण विभाग, मंत्रालय.
- २.श्री. सुबोध कुमार, आयुक्त, बृहन्मुंबई महानगरपालिका.
- ३.श्री. टी.सी. बेंजामिन, प्रधान सचिव, नगरविकास विभाग (नवि १), मंत्रालय.
- ४.श्री.एस.एस.झोंडे, मुख्य कार्यकारी अधिकारी, झोपडपट्टी पुनर्वसन प्राधिकरण.
५. श्रीमती वत्सला सिंह, सचिव, पर्यावरण विभाग.
- ६.श्री. एसव्हीआर श्रीनिवास, आयुक्त, एम.एम.आर.डी. ए .
- ७.श्री.प्रविण दोषी, अध्यक्ष, होम्स फॉर ऑल.
- ८.श्री. पारस गुंडेचा, सदस्य.
- ९.श्री. धर्मेस जैन, सदस्य.
१०. श्री. नैनेश शहा, सदस्य.
- ११.श्री. दिपक गरोडिया, सदस्य.
- १२.श्री. संदीप रुणवाल, सदस्य.
१३. श्री. एस. आर. मर्चंट, सदस्य .
१४. श्रीमती मेघा शेंडे, मुख्य अभियंता, महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण.

सभेच्या सुरुवातीस श्री. रत्नाकर गायकवाड, मुख्य सचिव यांनी सर्व उपस्थितांचे स्वागत केले. त्यानंतर सभेस सुरुवात होऊन खालील प्रमाणे निर्णय घेण्यात आले.

अ.क्र.	विषय	निर्णय	संबंधित विभाग
१.	मुंबई उपनगरामध्ये ०.३३ अतिरिक्त चटईक्षेत्र निर्देशांक उपलब्ध करून देण्याबाबत.	मा.मुख्य सचिवांनी या संदर्भात असे नमुद केले की, प्रशासकीय पातळी वर करावयाची कार्यवाही पूर्ण झाली असून प्रस्ताव शासन स्तरावर मान्यतेसाठी सादर करण्यात आला आहे. त्या बाबत नगरविकास विभागामार्फत पाठपुरावा करण्यात यावा. मुख्य सचिव स्वतः तसेच प्रधान सचिव (नवि १) हे या प्रकरणी पाठपुरावा करणार आहेत.	नगरविकास विभाग
२.	हाय राईज कमिटी निकष	हाय राईज कमिटी समोर ७० मीटरपेक्षा जास्त उंचीच्या इमारतींचे प्रस्ताव सादर करावेत अशी मागणी	नगरविकास विभाग

	हाय राईज कमिटी	MCHI मार्फत करण्यात आली आहे. प्रत्यक्षात नवीन आदेशाप्रमाणे केवळ स्लॅंडर प्रमाण हाच निकष असून १:९ या प्रमाणात प्रस्ताव असल्यास हाय राईज कमिटीकडे प्रस्ताव सादर करण्याची आवश्यकता राहणार नाही असे प्रधान सचिव (नवि१) यांनी स्पष्ट केले. त्या परिस्थितीत १५० मीटर पेक्षा जास्त उंचीच्या इमारतीसाठी देखील हायराईज कमिटी कडे जावे लागणार नाही असे बैठकीत सांगण्यात आले. हाय राईज कमिटीच्या प्रस्तावांसाठी तपासणी सूची असावी असे मुख्य सचिवांनी एमएमआरडीए ला सांगितले. अशी तपासणी सूची या पूर्वीच तयार करण्यात आली असल्याचे एमएमआरडीए कडून सांगण्यात आले.	MCHI / बृहन्मुंबई महानगरपालिका
३.	एक खिडकी योजना	रेंटल हाऊसिंगसाठी एक खिडकी योजना राबविण्यात यावी अशी मागणी MCHI मार्फत करण्यात आली. यासाठी तपासणी सूची तयार करावी असे मुख्य सचिवांनी सुचित केले. या संदर्भातील अनेक प्रस्ताव ULC मधून सूट मिळण्यासाठी प्रलंबित असल्याचे MCHI मार्फत सांगण्यात आले. ULC अंतर्गत सूट मिळण्याच्या अधीन राहून आशय पत्र निर्गमित करावे असे MCHI ने सुचित केले. त्यास बैठकीत तत्त्वतः सहमती दर्शविण्यात आली. या प्रकरणी अधिकारांचे विकेंद्रीकरण करता येईल काय या बाबत तपासणी करावी असे मुख्य सचिवांनी सुचित केले.	नगरविकास विभाग / बृहन्मुंबई महानगरपालिका
४.	वि.नि.नि. ३३(५) अन्वये २.५ चटई क्षेत्र निर्देशांक उपलब्ध करून देण्याबाबत.	वि.नि.नि. ३३(५) अन्वये कोकण विभागात २.५ चटई क्षेत्र निर्देशांक अनुज्ञेय करावा अशी विनंती MCHI मार्फत करण्यात आली. या संदर्भात कार्यवाही सुरु आहे असे बैठकीत सांगण्यात आले आहे.	
५.	पर्यावरण विषयक केंद्रीय पर्यावरण मंत्रालयाची मान्यता	केंद्रीय स्तरावरील पर्यावरणीय मान्यता दर्शविणाऱ्या समितीचे काम	पर्यावरण विभाग

		अत्यंत धिम्मा गतीने चालते आणि समितीचा दृष्टीकोन सकारात्मक नाही असे बैठकीत सांगण्यात आले. ही कार्यपद्धती सुलभ करण्यासंदर्भात केंद्रीय पर्यावरण मंत्रालयाला मुख्य सचिव स्तरावर पत्र पाठविण्यात यावे असे बैठकीत ठरले.	
५.	आपोआप बिनशेती परवानगी (Automatic N.A.)	मुंबईमध्ये अकृषिक परवानग्या एका महिन्यात अथवा आपोआप देण्यात याव्यात असे बैठकीत ठरले. मुंबई उपनगर जिल्ह्यामध्ये अकृषिक परवानग्या देण्याबाबत कोणतीही अडचण येत नसल्याचे MCHI मार्फत सांगण्यात आले.	

पुढील बैठक दि.१५.११.२०११ रोजी वा त्या सुमारास आयोजित करण्यास मा.मुख्य सचिवांनी सहमती दर्शविली व उपस्थितांचे आभार मानून बैठक संपन्न झाली.
