

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

Chief Executive Officer

Ref. No. MCHI/CEO/15-16/212

February 19, 2016


Sub: Memorandum of Understanding between MCHI-CREDAI and Govt. of Maharashtra on 17.02.2016

Dear

With reference to your letter dtd. 18th February 2016, please find attached herewith the detailed list of 146 projects to be developed by 28 Developers, leading to an investment of Rs.1,10,000 Crores for Affordable Housing in MMR. Basis which, the Memorandum of Understanding between Government of Maharashtra and MCHI-CREDAI was signed.

Hope you find the same in order.

Yours


(S. S. Hussain)

To,
Shri S. S. Zende (I.A.S.)
Vice President & Chief Executive Officer,
Maharashtra Housing & Area Development Authority
Bandra (E), Mumbai.

२१/२०१६
लिपिक
महाराष्ट्र मंडळनिर्माण व
क्षेत्रविकास प्राधिकरण, मुंबई - ५९

Sr. No.	Developer	Address	Name of SPOC	Email Id	Project Details / Address	Location	Land Status	Municipal Corporation	File Number	Zone	Configuration	Greenfield	Brownfield			Rental			SRA			Issues	Investment In								
													Total	Sale	Rehab	Total	Sale	Rental	Total	Sale	Rehab										
1	Jolly Brothers Pvt Ltd	2nd Floor, Citi Mall, Link Road, Andheri(W), Mumbai-53	Rajni Ajmera	rajni@ajmera.com	Jolly Baord Coloney, Govind Ram Jolly Road, Near JVLR, Kanjurmarg(E)	Kanjurmarg(E)	Clear Title	MCGM	Yet to submit	Eastern Suburbs	1 RK/1 BHK/1.5 BHK	2000										1. Sanction of new CZMP plan 2. Approval of affordable housing scheme pending Layout approval/Developemnt permission 3. Speedy procedure for MOEF clearance 4. Natrional baord of wild life Approval	2170								
											2 BHK/2.5 BHK	3500																			
											3 BHK	2000																			
	Yogi Development Corporation	2nd Floor, Citi Mall, Link Road, Andheri(W), Mumbai-53	Rajni Ajmera	rajni@ajmera.com	Harman Mota property, Kalyan Murbad Road, Opp. Century Rayon Mill, Sahad	Sahad	Clear Title	UMC	Yet to submit	Shahad	1 RK/1 BHK/1.5 BHK	400										1. Sanctioning of new proposed DP 2. Approval of affordable housing scheme 3. Speedy procedure for MOEF clearance									
											2 BHK/2.5 BHK	800																			
											3 BHK	300																			
	Yogi Development Corporation	2nd Floor, Citi Mall, Link Road, Andheri(W), Mumbai-53	Rajni Ajmera	rajni@ajmera.com	Godrej Hill, Kalyan West	Kalyan(W)	Clear Title	KDMC	Yet to submit	Kalyan	1 RK/1 BHK/1.5 BHK	1250										1. Highc ourt order of not allowing new project for garbage treatment by KDMC 2. Approval of affordable housing scheme 3. Speedy procedure for MOEF clearance 4. Construcion of road as per Sanction DP									
											2 BHK/2.5 BHK	700																			
											3 BHK	250																			
2	Rajesh Lifespaces	R.B. House, M.I.D.C. Cross Road 'B' J.B. Nagar, off Andheri Kurla Road, Andheri (E), Mumbai-59.	Mr. Ansari Ahmed	kajpesh.sheth@rajeshlifespaces.com	CTS No. 307/66A of Village Valnai, Malad (W).	Malad (W)	Clear	SRA	SRA/ENG/2832/PN/ML/A	Western Suburbs	1 RK/1 BHK/1.5 BHK											existing layout. 2) National Board of wildlife.	2218								
											2 BHK/2.5 BHK																				
											3 BHK																				
						Dahisar (E)				1 RK/1 BHK/1.5 BHK																					1) National Board of wildlife.
										2 BHK/2.5 BHK																					
										3 BHK																					
						Dahisar (E)				1 RK/1 BHK/1.5 BHK																					1) National Board of wildlife.
										2 BHK/2.5 BHK																					
										3 BHK																					
						Andheri (E)				1 RK/1 BHK/1.5 BHK																					1) National Board of wildlife.
										2 BHK/2.5 BHK																					
										3 BHK																					
						Mulund (W)				1 RK/1 BHK/1.5 BHK																					1) New D.P. an existing 9.15 mtr. road is shown affecting the property. 2) National Board of wildlife.
										2 BHK/2.5 BHK																					
										3 BHK																					
Powai	1 RK/1 BHK/1.5 BHK																				1) HE NOC										
	2 BHK/2.5 BHK																														
	3 BHK																														
Powai	1 RK/1 BHK/1.5 BHK																				1) National Board of wildlife.										
	2 BHK/2.5 BHK																														
	3 BHK																														
Vikhroli (W)	1 RK/1 BHK/1.5 BHK	200																			1) National Board of Wildlife 2) Highrise height limit change to 120 mtrs. from 70 mtrs.										
	2 BHK/2.5 BHK	400																													
	3 BHK	200																													
Dharavi	1 RK/1 BHK/1.5 BHK																				1) Civil Aviation										
	2 BHK/2.5 BHK																														
	3 BHK																														
Thane (W)	1 RK/1 BHK/1.5 BHK																				1) To allow 120 mtrs instead of 92 mtrs. Height. 2) National Board of wildlife.										
	2 BHK/2.5 BHK																														
	3 BHK																														
Kurla (W)	1 RK/1 BHK/1.5 BHK																				1) Civil Aviation										
	2 BHK/2.5 BHK																														
	3 BHK																														
3	Sai Ashray Developers Pvt Ltd and Pushpanjali Properties Pvt Ltd.	Rajpipla, Opp. Standard Chartered Bank, Linking Road, Santacruz (W), Mumbai 400 054.	Amol Redij	amol.redij@ahujagroup.com	Prasadam, MIDC Road, Near Golden Punjab Hotel, Chikhholi, Ambernath (E), 421501	Ambernath (E)	Clear	Ambernath Municipal Council	ANP/NRV/BP/14-15/505/8384/46 dtd 21/8/2014	Ambernath	1 RK/1 BHK/1.5 BHK	3212										* Long time taken for Vinichitkaran (N.A) at Collector Office. * Environmental clearance should not be given post local authority approval. it should be prior on concept plan so that suggestions by MOEF can be incorporated in final approval plan. while screening the proposal, aspects related to environment should only be considered as per MOEF circulars. *Finalisation of TDR Policy based on road width. TPS/1813/3067/CR.492/UD-13	1692								
											2 BHK/2.5 BHK	1355																			
											3 BHK	451																			
											1 RK/1 BHK/1.5 BHK	1936																			
											2 BHK/2.5 BHK	1076																			
											3 BHK	88																			
	Club Life Realtors Pvt Ltd.	Rajpipla, Opp. Standard Chartered Bank, Linking Road, Santacruz (W), Mumbai 400 054.	Amol Redij	amol.redij@ahujagroup.com	Bhiwandi Kalyan Road, Near Bhadvad Lake, Bhadvad, Bhiwandi	Bhadvad, Bhiwandi	Clear	Bhiwandi Nizampur City Municipal Corporation Bhiwandi	B.P.NO/98/2014-15	Bhiwandi	1 RK/1 BHK/1.5 BHK													* Long time taken for Vinichitkaran (N.A) at Collector Office. * Environmental clearance should not be given post local authority approval. it should be prior on concept plan so that suggestions by MOEF can be incorporated in final approval plan. while screening the proposal, aspects related to environment should only be considered as per MOEF circulars. *Finalisation of TDR Policy based on road width. TPS/1813/3067/CR.492/UD-13							
											2 BHK/2.5 BHK																				
											3 BHK																				
											1 RK/1 BHK/1.5 BHK																				
											2 BHK/2.5 BHK																				
											3 BHK																				
											10			10																	
											96	30	66																		
																						* The society redevelopment project is									

		702, Natraj. M. V. Road Junction, Western Express Highway, Andheri (E)	Boman R. Irani	bomanirani@rustomjee.com	570, 587, 514, 540, 547, 243, 581, 582, 588, 569, 571, 580, 504, 506, 507, 560, 566, 567, 568, 563, 565, 510, 512, 517, 519, 589, 559, 562, 557, 564, 603, 578 of Village Charkop, Kandivali West	Charkop, Kandivli (W), Mumbai				Western Suburbs	3 BHK	990.00									making it at par with 33(10). To allow all concessions for the buildings at par with 33(10). To allow all free of FSI areas permissible as per Development control Regulation free of premiums. The fungible component for the PTC tenements should be allowed to be utilized free of premium in the balance sale component. Proposed modification to 33(14)D of 4.00 to be made applicable for the proposed development.		
16	Squarefeet Group	Thane(W)	Sachin Mirani : 022-25452903	sachinmirani@gmail.com	Regal Square, next to Shivaji Stadium, Temghar Pada, Bhadwad	New Bhiwandi, Thane(W)	Clear title	Bhiwandi Nizampur Municipal Council	BPK 115/2013-14 JKNRV 3053 dt. 1.2.14	Bhiwandi	1 RK/1 BHK/1.5 BHK 2 BHK/2.5 BHK 3 BHK	250 250									Development of DP Roads, Water supply, Need proper infrastructure in adjoining area		
	Squarefeet Group	Thane(W)	Sachin Mirani : 022-25452903	sachinmirani@gmail.com	Ace Square, next to Vijay park, Kasarvadavli, GB Rd	Thane(W)	Clear title	Thane Municipal Corporation	S06/0111/11/TMC/TDD/TPS/1122/14	Thane	1 RK/1 BHK/1.5 BHK 2 BHK/2.5 BHK 3 BHK	750 750									Development of DP Roads, Water supply, Need proper Infrastructure, Faster environment clearance, Eco Sensitive Zone clearance, Vadavli lake maintenance		
	Squarefeet Group	Thane(W)	Sachin Mirani : 022-25452903	sachinmirani@gmail.com	Orchid Square, next to South Indian college, Chikhlioli	Ambernath(W)	Clear title	Ambernath Badlapur Municipal Council	ANP/NRV/BP/13-14/1032/8317/90	Ambernath	1 RK/1 BHK/1.5 BHK 2 BHK/2.5 BHK 3 BHK	300 300										Development of DP Roads, Water Supply, Need proper Infrastructure, Chikhlioli Station work	
	Squarefeet Group	Thane(W)	Sachin Mirani : 022-25452903	sachinmirani@gmail.com	Green Square, behind Cosmos Jewels, Village kavesar, GB Rd	Thane(W)	Clear title	Thane Municipal Corporation	Plan put up	Thane	1 RK/1 BHK/1.5 BHK 2 BHK/2.5 BHK 3 BHK	300 300										Clearance of Eco Sensitive Zone, Water Supply and Fast Environment Clearance	
	Squarefeet Group	Thane(W)	Sachin Mirani : 022-25452903	sachinmirani@gmail.com	Grace Square, behind Kausa talao, Shimla Park	Mumbra(W)	Clear title	Thane Municipal Corporation	509/0027/11/TMCTDD/0670/12 dt. 10.9.12	Thane	1 RK/1 BHK/1.5 BHK 2 BHK/2.5 BHK 3 BHK	336 308 56										Faster Environment Clearance	
	Squarefeet Group	Thane(W)	Sachin Mirani : 022-25452903	sachinmirani@gmail.com	Sarvoday Square, behind Dental college, Chikhlioli	Ambernath(W)	Clear title	Ambernath Badlapur Municipal Council	Plan put up	Ambernath	1 RK/1 BHK/1.5 BHK 2 BHK/2.5 BHK 3 BHK	600 600											Development of DP Roads, Water Supply, Need proper Infrastructure, Chikhlioli Station work
	Squarefeet Group	Thane(W)	Sachin Mirani : 022-25452903	sachinmirani@gmail.com	Mahavir Square, next to Tikujiniwadi, Manpada	Thane(W)	Clear title	Thane Municipal Corporation	TMC/TDD - 453 dated 24.11.10	Thane	1 RK/1 BHK/1.5 BHK 2 BHK/2.5 BHK 3 BHK	80 80											Clearance of Eco Sensitive Zone, Water Supply and Development of DP Roads
17	Sai Satyam Group	Adharwadi Near Don Bosco School Kalyan West 421201	Mr. Asutosh Jathar/ Mr. Mahajan ARC	dcapl@gmail.com	Sai satyam Residency Adharwadi Near Don Bosco School Saisatyam Residency (Upcoming)	Wadheghar, Kalyan (W)	Clear NA Land	KDMC	KDMC/NRV/BP/KV/2012 13/51/4	Kalyan	1 RK/1 BHK/1.5 BHK	134										48	
											2 BHK/2.5 BHK	3											
											3 BHK												
											1 RK/1 BHK/1.5 BHK	56											
											2 BHK/2.5 BHK	56											
											3 BHK												
	Marathon Realty Pvt. Ltd. 702, Marathon Max, Mulund Goregaon Link Road, Mulund (W), Mumbai - 400080.	Mayur Shah 9821084134	+91-mayur.shah@marathonrealty.com	marathonrealty.com	Marathon Empire	Kanjur (W)				Eastern Suburbs	1 RK/1 BHK/1.5 BHK		9298	2098	7200							1. Bhandup & Kanjur is difficult area under clause 3.19 of Appendix IV. 2. Stamp Duty on acquisition of Pvt. Land at 25% of Ready Reckoner Value as Govt. Land 3. To issue LOI & grant IOA and CC of rehabilitation building without insisting on 70% consent on private lands. 4. NDZ to be quickly removed as per new DP proposal 5. Environment approval to be quicker	
											2 BHK/2.5 BHK		753	753									
											3 BHK												
											1 RK/1 BHK/1.5 BHK												
											2 BHK/2.5 BHK												
											3 BHK												
											1 RK/1 BHK/1.5 BHK		25829	5829	20000								
											2 BHK/2.5 BHK		2093	2093									
											3 BHK		1829	1829									
											1 RK/1 BHK/1.5 BHK		263	59	204								
											2 BHK/2.5 BHK		21	21									
											3 BHK		19	19									
											1 RK/1 BHK/1.5 BHK		212	48	164								
											2 BHK/2.5 BHK		17	17									
											3 BHK		15	15									
1 RK/1 BHK/1.5 BHK		168	38	130																			
2 BHK/2.5 BHK		14	14																				
3 BHK		12	12																				
1 RK/1 BHK/1.5 BHK		580	131	449																			
2 BHK/2.5 BHK		47	47																				
3 BHK		41	41																				
1 RK/1 BHK/1.5 BHK		58	13	45																			
2 BHK/2.5 BHK		5	5																				
3 BHK		4	4																				
1 RK/1 BHK/1.5 BHK		394	89	305																			
2 BHK/2.5 BHK		32	32																				
3 BHK		28	28																				
1 RK/1 BHK/1.5 BHK		581	131	450																			
2 BHK/2.5 BHK		47	47																				
3 BHK		41	41																				
1 RK/1 BHK/1.5 BHK		262	59	203																			
2 BHK/2.5 BHK		21	21																				
3 BHK		19	19																				
1 RK/1 BHK/1.5 BHK		126	29	97																			
2 BHK/2.5 BHK		10	10																				
3 BHK		9	9																				
1 RK/1 BHK/1.5 BHK		246	56	190																			
2 BHK/2.5 BHK		20	20																				

702, Marathon Max, Mulund Goregaon Link	9821084134	ealty.com	Shri Ganesh	bhandup		Eastern Suburbs	3 BHK								17	17		70% consent on private lands.
Marathon Realty Pvt. Ltd. 702, Marathon Max, Mulund Goregaon Link	Mayur Shah 9821084134	+91-mayur.shah@marathonrealty.com	Shri Samarth	Kanjur		Eastern Suburbs	1 RK/1 BHK/1.5 BHK								226	51	175	To issue LOI, IOA & CC without insisting on 70% consent on private lands.
							2 BHK/2.5 BHK								18	18		
							3 BHK								16	16		
Marathon Realty Pvt. Ltd. 702, Marathon Max, Mulund Goregaon Link	Mayur Shah 9821084134	+91-mayur.shah@marathonrealty.com	Shri Ashtavinayak	Kanjur		Eastern Suburbs	1 RK/1 BHK/1.5 BHK								121	27	94	To issue LOI, IOA & CC without insisting on 70% consent on private lands.
							2 BHK/2.5 BHK								10	10		
							3 BHK								9	9		
Marathon Realty Pvt. Ltd. 702, Marathon Max, Mulund Goregaon Link	Mayur Shah 9821084134	+91-mayur.shah@marathonrealty.com	Siddhivinayak	Kanjur		Eastern Suburbs	1 RK/1 BHK/1.5 BHK								150	34	116	To issue LOI, IOA & CC without insisting on 70% consent on private lands.
							2 BHK/2.5 BHK								12	12		
							3 BHK								11	11		
Marathon Realty Pvt. Ltd. 702, Marathon Max, Mulund Goregaon Link	Mayur Shah 9821084134	+91-mayur.shah@marathonrealty.com	Sai Bhumi	Kanjur		Eastern Suburbs	1 RK/1 BHK/1.5 BHK								419	95	324	To issue LOI, IOA & CC without insisting on 70% consent on private lands.
							2 BHK/2.5 BHK								34	34		
							3 BHK								30	30		
Marathon Realty Pvt. Ltd. 702, Marathon Max, Mulund Goregaon Link	Mayur Shah 9821084134	+91-mayur.shah@marathonrealty.com	Jay Ganesh	Kanjur		Eastern Suburbs	1 RK/1 BHK/1.5 BHK								58	13	45	To issue LOI, IOA & CC without insisting on 70% consent on private lands.
							2 BHK/2.5 BHK								5	5		
							3 BHK								4	4		
Marathon Realty Pvt. Ltd. 702, Marathon Max, Mulund Goregaon Link	Mayur Shah 9821084134	+91-mayur.shah@marathonrealty.com	Jay Bhavan	Kanjur		Eastern Suburbs	1 RK/1 BHK/1.5 BHK								130	29	101	To issue LOI, IOA & CC without insisting on 70% consent on private lands.
							2 BHK/2.5 BHK								11	11		
							3 BHK								9	9		
Marathon Realty Pvt. Ltd. 702, Marathon Max, Mulund Goregaon Link	Mayur Shah 9821084134	+91-mayur.shah@marathonrealty.com	Deepchaitanya	Kanjur		Eastern Suburbs	1 RK/1 BHK/1.5 BHK								189	43	146	To issue LOI, IOA & CC without insisting on 70% consent on private lands.
							2 BHK/2.5 BHK								15	15		
							3 BHK								13	13		
Marathon Realty Pvt. Ltd. 702, Marathon Max, Mulund Goregaon Link	Mayur Shah 9821084134	+91-mayur.shah@marathonrealty.com	Surve Nivas	Kanjur		Eastern Suburbs	1 RK/1 BHK/1.5 BHK								68	15	53	To issue LOI, IOA & CC without insisting on 70% consent on private lands.
							2 BHK/2.5 BHK								6	6		
							3 BHK								5	5		
Marathon Realty Pvt. Ltd. 702, Marathon Max, Mulund Goregaon Link	Mayur Shah 9821084134	+91-mayur.shah@marathonrealty.com	Maratha	Kanjur		Eastern Suburbs	1 RK/1 BHK/1.5 BHK								44	10	34	To issue LOI, IOA & CC without insisting on 70% consent on private lands.
							2 BHK/2.5 BHK								4	4		
							3 BHK								3	3		
Marathon Realty Pvt. Ltd. 702, Marathon Max, Mulund Goregaon Link	Mayur Shah 9821084134	+91-mayur.shah@marathonrealty.com	Sahyog	Kanjur		Eastern Suburbs	1 RK/1 BHK/1.5 BHK								131	29	102	To issue LOI, IOA & CC without insisting on 70% consent on private lands.
							2 BHK/2.5 BHK								11	11		
							3 BHK								9	9		
Marathon Realty Pvt. Ltd. 702, Marathon Max, Mulund Goregaon Link	Mayur Shah 9821084134	+91-mayur.shah@marathonrealty.com	Swami Samarth	Kanjur		Eastern Suburbs	1 RK/1 BHK/1.5 BHK								387	87	300	To issue LOI, IOA & CC without insisting on 70% consent on private lands.
							2 BHK/2.5 BHK								31	31		
							3 BHK								27	27		
Marathon Realty Pvt. Ltd. 702, Marathon Max, Mulund Goregaon Link	Mayur Shah 9821084134	+91-mayur.shah@marathonrealty.com	Sahakar	Kanjur		Eastern Suburbs	1 RK/1 BHK/1.5 BHK								265	60	205	To issue LOI, IOA & CC without insisting on 70% consent on private lands.
							2 BHK/2.5 BHK								21	21		
							3 BHK								19	19		
Marathon Realty Pvt. Ltd. 702, Marathon Max, Mulund Goregaon Link	Mayur Shah 9821084134	+91-mayur.shah@marathonrealty.com	Ganesh	Kanjur		Eastern Suburbs	1 RK/1 BHK/1.5 BHK								239	54	185	To issue LOI, IOA & CC without insisting on 70% consent on private lands.
							2 BHK/2.5 BHK								19	19		
							3 BHK								17	17		
Marathon Realty Pvt. Ltd. 702, Marathon Max, Mulund Goregaon Link Road	Mayur Shah 9821084134	+91-mayur.shah@marathonrealty.com	Ambevadi CHS	Hariyali		Eastern Suburbs	1 RK/1 BHK/1.5 BHK								794	179	615	More than 18 months have wasted because of MSTC claim despite undertaking to pay land premium on govt land
							2 BHK/2.5 BHK								64	64		
							3 BHK								56	56		
Marathon Realty Pvt. Ltd. 702, Marathon Max, Mulund Goregaon Link	Mayur Shah 9821084134	+91-mayur.shah@marathonrealty.com	Ekvira CHS	Mulund		Eastern Suburbs	1 RK/1 BHK/1.5 BHK								100	22	78	To issue LOI, IOA & CC without insisting on 70% consent on private lands.
							2 BHK/2.5 BHK								8	8		
							3 BHK								7	7		
Marathon Realty Pvt. Ltd. 702, Marathon Max,	Mayur Shah 9821084134	+91-mayur.shah@marathonrealty.com	Shri Om Shakti CHS	Nahur		Eastern Suburbs	1 RK/1 BHK/1.5 BHK								272	61	211	To ignore complaints from ex MLC
							2 BHK/2.5 BHK								22	22		
							3 BHK								19	19		

			Sarvoday Leela	Village Kanchangaon, Taluka Kalyan, Dist. Thane, Near Thakurli Station		Kalyan	1 RK/1 BHK/1.5 BHK	500										1. Stay from High Court on new approvals. 2. F.S.I. 2.0 for utilising full Potential of the plot.
							2 BHK/2.5 BHK	500										
							3 BHK											
			Sarvoday Hills	Village Chole, Taluka Kalyan, Dist. Thane, Near Thakurli Station		Kalyan	1 RK/1 BHK/1.5 BHK	125										
							2 BHK/2.5 BHK	125										
							3 BHK											
			Sarvoday Swaroop	Village Kanchangaon, Taluka Kalyan, Dist. Thane.		Kalyan	1 RK/1 BHK/1.5 BHK	75										
							2 BHK/2.5 BHK	75										
							3 BHK											
			Yet to be named	Village Chole, Taluka Kalyan, Dist. Thane.		Kalyan	1 RK/1 BHK/1.5 BHK	64										1. Stay from High Court on new approvals. 2. F.S.I. 2.0 for utilising full Potential of the plot.
							2 BHK/2.5 BHK	64										
							3 BHK											
			Yet to be named	Village Shivaji Nagar, Taluka Kalyan, Dist. Thane.		Kalyan	1 RK/1 BHK/1.5 BHK	40										1. Stay from High Court on new approvals. 2. F.S.I. 2.0 for utilising full Potential of the plot.
							2 BHK/2.5 BHK	40										
							3 BHK											
			Sarvoday Patwardhan Buag	Village & Taluka Kalyan, Dist. Thane. Behind Sports Complex		Kalyan	1 RK/1 BHK/1.5 BHK	300										1. Development of D.P. Road by K.D.M.C. 2. F.S.I. 2.0 for utilising full Potential of the plot.
							2 BHK/2.5 BHK	300										
							3 BHK											
							1 RK/1 BHK/1.5 BHK	165										1. Stay from High court on new permissions. 2. Eventhough this area is under K.D.M.C. Jurisdiction there is a likelihood of once again
							2 BHK/2.5 BHK	160										

				yet to be named	unopar, Taluka Kaiyan, Dist. Thane.				Kaiyan	3 BHK											27 villages going out of K.U.M.L. Jurisdiction - uncertainty to be resolved. 3. F.S.I. 2.0 for utilising full Potential of the plot.			
				Sarvoday Nagar	Village Chikhlohi, Taluka Ambarnath, Dist. Thane.				Ambarnath	1 RK/1 BHK/1.5 BHK 2 BHK/2.5 BHK 3 BHK	900 900										Proposed Railway Station Chikhlohi between Ambarnath & Badlapur must for easy accessibility			
				Sarvoday Square	Village Chikhlohi, Taluka Ambarnath, Dist. Thane. Behind Sarvoday				Ambarnath	1 RK/1 BHK/1.5 BHK 2 BHK/2.5 BHK 3 BHK	200 200													
				Gangangiri Vihar	Village Khopoli, Taluka Khalapur, Dist. Raigad. Near Gangangiri				Khalapur	1 RK/1 BHK/1.5 BHK 2 BHK/2.5 BHK 3 BHK	160 160													
				Yet to be named	Village Borsheti, Taluka Shahpur, Dist. Thane.				Shahpur	1 RK/1 BHK/1.5 BHK 2 BHK/2.5 BHK 3 BHK	750 750										Uniform DCR for utilising full potential of the plot.			
20	Mehta Group Shri Deepak Mehta 9619888265			Amrut Siddhi	Titwala (E)				Titwala/Ambivali	1 RK/1 BHK/1.5 BHK 2 BHK/2.5 BHK 3 BHK	200 100													
				Amrut Pearl	Gauri Pada - Kalyan (W)				Kalyan	1 RK/1 BHK/1.5 BHK 2 BHK/2.5 BHK 3 BHK	125 75													
				Yogi Dham	Gauri Pada - Kalyan (W)				Kalyan	1 RK/1 BHK/1.5 BHK 2 BHK/2.5 BHK 3 BHK	150 70													
				Yet to be named	Gauripada, Nr Town Park, Kalyan (W)				Kalyan	1 RK/1 BHK/1.5 BHK 2 BHK/2.5 BHK 3 BHK	1250 1250												1. Dumping ground issue, KDMC is not sanctioning the plan. 2. Ring route DP road to be established. 3. Environmental permission yet to be received. 4. Since the lands falls under class 1 land, no need of NA permission to start project.	
				Yet to be named	Nr Kalyan Station				Kalyan	1 RK/1 BHK/1.5 BHK 2 BHK/2.5 BHK 3 BHK	150 150												1. Slum rehabilitation scheme in Kalyan to be implemented. 2. Railway Noc is hurdle , it takes time 1 year 3. Dumping ground issue, KDMC is not sanctioning the plan. 3. Environmental permission yet to be received. 4. Since the lands falls under class 1 land, no need of NA permission to start project.	
				Yet to be named	Nr Godrej hills, Kalyan (W)				Kalyan	1 RK/1 BHK/1.5 BHK 2 BHK/2.5 BHK 3 BHK	160 160													1. Dumping ground issue, KDMC is not sanctioning the plan. 2. Ring route DP road to be established. 3. Environmental permission yet to be received. 4. Since the lands falls under class 1 land, no need of NA permission to start project.
21	Om Shri Sai Krupa			Sai Sharnam	Kalyan				Kalyan	1 RK/1 BHK/1.5 BHK 2 BHK/2.5 BHK 3 BHK	106 106													
				Sai Sarvesh	Ambivali				Titwala/Ambivali	1 RK/1 BHK/1.5 BHK 2 BHK/2.5 BHK 3 BHK	40 40													
22	Rai Residency Pvt. Ltd.			Rais Heritage	Katemanivali, Kalyan East				Kalyan	1 RK/1 BHK/1.5 BHK 2 BHK/2.5 BHK 3 BHK	50 51													
				Rais Valley	Katemanivali, Kalyan East				Kalyan	1 RK/1 BHK/1.5 BHK 2 BHK/2.5 BHK 3 BHK	85 86													
				Yashwant Heights	Vijay Nagar, Kalyan East				Kalyan	1 RK/1 BHK/1.5 BHK 2 BHK/2.5 BHK 3 BHK	135 136													
23	Virkar Engineers			Anand Green (S.No.61 H.No.2 Village - Gandhare)	Near Vasant Vally, Kalyan				Kalyan	1 RK/1 BHK/1.5 BHK 2 BHK/2.5 BHK 3 BHK	28 28													
				Anand Shrushti (S.No.40 H.No.1 Plot No.9 &10 Village-Kolivali)	Behind Golden Walk Hotel, Kalyan				Kalyan	1 RK/1 BHK/1.5 BHK 2 BHK/2.5 BHK 3 BHK	60													
				Anand Sagar Enclave (S.No.70 H.No.1/Village -)	Near Don Bosco School, Kalyan				Kalyan	1 RK/1 BHK/1.5 BHK 2 BHK/2.5 BHK 3 BHK	70													
24	Laabh Group				Bhiwandi				Bhiwandi	1 RK/1 BHK/1.5 BHK 2 BHK/2.5 BHK 3 BHK	154													
					Thane (W)			Thane	Thane	1 RK/1 BHK/1.5 BHK 2 BHK/2.5 BHK 3 BHK	110											N.A. before plan sanction (N.A.) Should be cancelled FSI purchase from TMC should be included in VP department instead of TDR department TILR sub-division & NOC from corporation for sub-division 7/12 mutation entry Slow in developing infrastructure as per Development Plan(Like D.P.Road,Severage,Garden, Hospitals, Schools, Bus Depos, Local Railway Station) LBT Cancellation, ULC orders, Fire & Tree NOC. Makeing water & Power Availability after		
					Bhiwandi			Bhiwandi	Bhiwandi	1 RK/1 BHK/1.5 BHK 2 BHK/2.5 BHK 3 BHK	550													
						Thane (W)			Thane	Thane	1 RK/1 BHK/1.5 BHK 2 BHK/2.5 BHK 3 BHK	288												
											1 RK/1 BHK/1.5 BHK 2 BHK/2.5 BHK	72												

744

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227

Mayfair Projects & Issues

Sr. No.	Developer	Project Details	Issues																																								
1	Mayfair Housing Pvt. Ltd	Ganesh Mandir Road, Titwala (E)	<p>1) OPEN LAND TAX BEING CHARGED BY KDMC IS EXHORBITANT AND IT SHOULD BE ABOLISHED IMMEDIATELY.</p> <p>JUSTIFICATION</p> <p>a. For any Affordable Housing Project, charging of open land tax by a Urban Local Body is being very excessive and because of this tax the project becomes unviable.</p> <p>b. Further, below find the details for the Open Land Tax being charged by Other Corporations. The statement is self explanatory and you will find the exorbitant amount being charged for the Open land Tax by the KDMC and it is around 20 to 25 Times greater than other comparative Corporations.</p> <table border="1" data-bbox="647 395 2078 582"> <thead> <tr> <th data-bbox="647 395 1077 416">S. No.</th> <th data-bbox="1077 395 1630 416">Name of Corporation</th> <th data-bbox="1630 395 1973 416">ANNUAL RENT Computed for land by local bodies</th> <th data-bbox="1973 395 2078 416">Rs. per sqmt</th> <th data-bbox="2078 395 2121 416">ANNUAL</th> </tr> </thead> <tbody> <tr> <td data-bbox="647 416 1077 437">Tax charged for land by local bodies</td> <td data-bbox="1077 416 1630 437"></td> <td data-bbox="1630 416 1973 437">Rs. per sqmt</td> <td data-bbox="1973 416 2078 437"></td> <td data-bbox="2078 416 2121 437"></td> </tr> <tr> <td data-bbox="647 437 1077 458">a B E F</td> <td data-bbox="1077 437 1630 458"></td> <td data-bbox="1630 437 1973 458"></td> <td data-bbox="1973 437 2078 458"></td> <td data-bbox="2078 437 2121 458"></td> </tr> <tr> <td data-bbox="647 458 1077 478">Min Max Avg Min Max Avg</td> <td data-bbox="1077 458 1630 478"></td> <td data-bbox="1630 458 1973 478"></td> <td data-bbox="1973 458 2078 478"></td> <td data-bbox="2078 458 2121 478"></td> </tr> <tr> <td data-bbox="647 478 1077 499">1 KDMC</td> <td data-bbox="1077 478 1630 499">300 2350 1325 193 1512 852.63</td> <td data-bbox="1630 478 1973 499"></td> <td data-bbox="1973 478 2078 499"></td> <td data-bbox="2078 478 2121 499"></td> </tr> <tr> <td data-bbox="647 499 1077 520">2 TMC</td> <td data-bbox="1077 499 1630 520">20.66 46.28 33.47 11.00 25 18.08</td> <td data-bbox="1630 499 1973 520"></td> <td data-bbox="1973 499 2078 520"></td> <td data-bbox="2078 499 2121 520"></td> </tr> <tr> <td data-bbox="647 520 1077 541">3 PMC</td> <td data-bbox="1077 520 1630 541">25.83 108.5 67.16 16.46 69.16 42.81</td> <td data-bbox="1630 520 1973 541"></td> <td data-bbox="1973 520 2078 541"></td> <td data-bbox="2078 520 2121 541"></td> </tr> <tr> <td data-bbox="647 541 1077 561">4 PIMPRI</td> <td data-bbox="1077 541 1630 561">25.61 51.12 38.36 13.57 27.09 20.33</td> <td data-bbox="1630 541 1973 561"></td> <td data-bbox="1973 541 2078 561"></td> <td data-bbox="2078 541 2121 561"></td> </tr> </tbody> </table> <p>c. Because of the high Open Land Tax being charged by KDMC this particular project of ours becomes unviable and no affordable housing scheme can sustain such high taxes and this open land tax needs to be abolished immediately.</p> <p>d. The above area / location is a genuine location where government can promote true affordable housing projects but because of such exorbitant charges being charged by the KDMC, the word affordable does not exist.</p> <p>e. Hence, Open Land Tax being charged by KDMC is exorbitant and it should be abolished immediately. This clarification be issued by 30th November 2015</p> <p>2) OFFSITE INFRASTRUCTURE LIKE ROADS, DRAINAGE, WATER AND ELECTRICITY SHOULD BE PROVIDED BY KDMC/STATE GOVT.</p> <p>3) COMPLETION CERTIFICATE/ OCCUPATION CERTIFICATE BY KDMC OFFICE TO BE GIVEN IN 15 DAYS FROM THE DATE OF APPLICATION</p> <p>4) WATER CONNECTION PROCESS SHOULD PRECEDE SIMUNTAINUOSLY WITH OC AND WATER CONNECTION SHOULD BE GRANTED WITHIN 7 DAYS OF GRANT OF OCCUPATION CERTIFICATE / COMPLETION CERTIFICATE.</p>	S. No.	Name of Corporation	ANNUAL RENT Computed for land by local bodies	Rs. per sqmt	ANNUAL	Tax charged for land by local bodies		Rs. per sqmt			a B E F					Min Max Avg Min Max Avg					1 KDMC	300 2350 1325 193 1512 852.63				2 TMC	20.66 46.28 33.47 11.00 25 18.08				3 PMC	25.83 108.5 67.16 16.46 69.16 42.81				4 PIMPRI	25.61 51.12 38.36 13.57 27.09 20.33			
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2	Mayfair Housing Pvt. Ltd	Valshet Road, Asangoan €	<p>1) N.A. PERMISISON AND BUILDING PERMISSION FROM THE THANE COLLECTOR TO BE GIVEN CONCURRENTLY WITH THE APPROVAL OF THE PLANS BY THE THANE ADTP.</p> <p>2) REVISED N.A. REQUIREMENT OF THANE ADTP / THANE COLLECTOR SHOULD BE ABOLISHED / DISCONTIUNED. IMMEDIATELY.</p> <p>3) REQUIREMENT OF ROAD WIDTH IN A PROJECT LAYOUT WHICH IS LESS THAN 20,000 SQM SHOULD BE CAPPED MAXIMUM AT 12 MTRS, HIGHER ROAD WIDTHS IN SUCH LAYOUT SHOULD NOT BE INSISTED UPON BY THE THANE – ADTP. THIS CLARIFICATION BE ISSUED IN OUR CASE IMMEDIATELY.</p> <p>4) OFFSITE INFRASTRUCTURE LIKE ROADS, WATER AND ELECTRICITY SHOULD BE PROVIDED BY THE STATE GOVERNMENT TO OUR PROJECT.</p> <p>5) MOEF NOC SHOULD BE PART OF THE APPROVAL GRANTED BY THE THANE COLLECTER / ADTP FOR AFFORDABLE SEGMENT WITH THE HEIGHT RESTRICT UP TO 24 Mtrs. (G + 7 STOREY)</p>																																								
3	Momento Developers LLP. Mooksh Housing LLP.,	Valshet Road, Asangoan (E)	<p>1) APPROVAL BY THANE ADTP OFFICE TO BE GIVEN WITHIN 15 DAYS OF DATE OF APPLICATION COMPLETE IN ALL RESPECT</p> <p>2) NA PERMISISON AND BUILDING PERMISSION FROM THE THANE COLLECTOR TO BE GIVEN CONCURRENTLY WITH THE APPROVAL OF THE PLANS BY THE THANE ADTP.</p> <p>3) TILR TO GIVE EFFECT TO SITE APPROVED PLAN LIKE BUILDINGS, INTERNAL ROADS, RG, ETC. WITHIN 15 DAYS OF THE DATE OF APPLICATION SO WE CAN HANDED OVER AND UTILISE FULL POTENTIAL OF PLOT.</p> <p>4) REQUIREMENT OF ROAD WIDTH IN A PROJECT LAYOUT WHICH IS LESS THAN 20,000 SQM SHOULD BE CAPPED MAXIMUM AT 12 MTRS, HIGHER ROAD WIDTHS IN SUCH LAYOUT SHOULD NOT BE INSISTED UPON BY THE THANE – ADTP. THIS CLARIFICATION BE ISSUED IN OUR CASE IMMEDIATELY.</p> <p>5) OFFSITE INFRASTRUCTURE LIKE ROADS, WATER AND ELECTRICITY SHOULD BE PROVIDED BY THE STATE GOVERNMENT TO OUR PROJECT.</p> <p>6) MOEF NOC SHOULD BE PART OF THE APPROVAL GRANTED BY THE THANE COLLECTER / ADTP FOR AFFORDABLE SEGMENT WITH THE HEIGHT RESTRICT UP TO 24 Mtrs. (G + 7 STOREY)</p>																																								

4	Magi Developers LLP.,	Valshet Road, Asangoan (E)	<p>1) APPROVAL BY THANE ADTP OFFICE TO BE GIVEN WITHIN 15 DAYS OF DATE OF APPLICATION COMPLETE IN ALL RESPECT</p> <p>2) NA PERMISISON AND BUILDING PERMISSION FROM THE THANE COLLECTOR TO BE GIVEN CONCURRENTLY WITH THE APPROVAL OF THE PLANS BY THE THANE ADTP.</p> <p>3) TILR TO GIVE EFFECT TO SITE APPROVED PLAN LIKE BUILDINGS, INTERNAL ROADS, RG, ETC. WITHIN 15 DAYS OF THE DATE OF APPLICATION SO WE CAN HANDED OVER AND UTILISE FULL POTENTIAL OF PLOT.</p> <p>4) REQUIREMENT OF ROAD WIDTH IN A PROJECT LAYOUT WHICH IS LESS THAN 20,000 SQM SHOULD BE CAPPED MAXIMUM AT 12 MTRS, HIGHER ROAD WIDTHS IN SUCH LAYOUT SHOULD NOT BE INSISTED UPON BY THE THANE – ADTP. THIS CLARIFICATION BE ISSUED IN OUR CASE IMMEDIATELY.</p> <p>5) OFFSITE INFRASTRUCTURE LIKE ROADS, WATER AND ELECTRICITY SHOULD BE PROVIDED BY THE STATE GOVERNMENT TO OUR PROJECT.</p> <p>6) MOEF NOC SHOULD BE PART OF THE APPROVAL GRANTED BY THE THANE COLLECTER / ADTP FOR AFFORDABLE SEGMENT WITH THE HEIGHT RESTRICT UP TO 24 Mtrs. (G + 7 STOREY)</p>
5	MAYFAIR HOUSING	Mayfair virar garden, Agashi Road, Virar (West)	<p>1) IN VVMC, THEY HAVE NOT APPROVED ANY PLANS FOR AFFORDABLE HOUSING DUE TO LACK OF INFRA I.E. WATER AND ELECTRICITY SHOULD BE PROVIDED BY THE STATE GOVERNMENT TO OUR PROJECT.</p> <p>2) LACK OF CONNECTIVITY TO THE PROJECT I.E. BRIDGES, ROADS, ETC. BRIDGES SHOULD BE MADE BY STATE GOVERNMENT FROM DAHISAR TO VIRAR WHICH ALSO COVERS BHAYNDER, MIRARROAD, NALASOPARA, VASAI, NAIGAON AND INBETWEEN LOCATION AS PER REQUIREMENT.</p> <p>3) BALANCE PLOT DEVELOPMENT POTENTIAL TO BE PERMITTED FOR CONSTRUCTING AFFORDABLE HOUSING SCHEME. THIS SHOULD BE NOTIFIED BY THE GOVERNMENT / PLANNING AUTHORITY</p> <p>4) TILR SECTION IN VVMC TO BE IMMEDIATELY STARTED FOR SUB-DIVISION AND AMALGAMATION OF AFFORDABLE HOUSING SCHEMES. THIS SHOULD BE NOTIFIED BY THE PLANNING AUTHORITY</p> <p>5) OPTION TO OWNER / DEVELOPER TO CONSUME LOWER FSI MAINTAINING THE SAME SALE TO AFFORDABLE RATIO. THIS SHOULD BE NOTIFIED BY THE PLANNING AUTHORITY</p> <p>6) RELAXATION IN BUILDING HEIGHT BY THE PLANNING AUTHORITY FOR AFFORDABLE HOUSING SCHEMES. THIS SHOULD BE NOTIFIED BY THE PLANNING AUTHORITY</p> <p>7) SINGLE WINDOW CLEARANCE BY LOCAL AUTHORITY TO BE APPOINTED FOR ALL MATTERS RELATED TO AFFORDABLE HOUSING SCHEME</p> <p>8) MOEF NOC SHOULD BE PART OF THE APPROVAL GRANTED BY THE PLANNING AUTHORITY FOR AFFORDABLE HOUSING SCHEMES.</p>
6	M/S Rajlaxmi Developers	Kolshet Road, Next To Bayer India, Thane (West)	<p>1) THE CHANGE IN THE LAND AREA OF THE RENTAL HOUSING SCHEME LAYOUT SHOULD BE ALLOWED TO BE INCLUDED IN THE RENTAL HOUSING SCHEME AND NECESSARY CLARIFICATION SHOULD BE ISSUED BY THE STATE GOVERNMENT.</p> <p>2) IN CASE OF PROJECTS WHO ARE ALREADY HAVING MOEF NOC AND IF THERE IS SOME CHANGE IN THE AREA OF THE PROJECT THEN TMC TO GRANT THE CC FOR THE PROJECT AND NOT INSIST FOR AMENDED MOEF NOC AND THE AMENDED MOEF NOC TO BE INSISTED BY TMC AT THE TIME OF THE OC.</p> <p>3) NOC FROM THE MAHARASHTRA WILD LIFE BOARD SHOULD NOT BE APPLICABLE BECAUSE OUR PROJECT IS BEYOND 100 MTRS OF THE BOUNDARY OF THE SANJAY GANDHI NATIONAL PARK.</p> <p>4) TILR SECTION TO EFFECT IMMEDIATELY THE SUB-DIVISION AND AMALGAMATION OF AFFORDABLE HOUSING SCHEMES.</p> <p>5) REVISED CFO NOC SHOULD NOT BE INSISTED AT THE TIME OF AMENDMENT OF PLANS.</p>
7	Mayfair maru Developers	Mayfair Maru Developers, Next to Mira Darshan Complex, M.T.N.L. Road, Taluka & Dist. Thane.	<p>1) NOC FROM ULC DEPARTMENT – THANE FOR AFFORDABLE HOUSING SCHEMES EXEMPTING THEM FROM ALL CONDITIONS AS MENTIONED IN THE EXEMPTION ORDERS GRANTED BY THE ULC AUTHORITY IN THE PAST.</p> <p>2) GRANT OF SANAD BY THE COLLECTOR THANE TO CLASS 1 LANDS SHOULD BE AUTOMETIC ON PAYMENT OF CONVERSION CHARGES BY THE LAND OWNER/DEVELOPER.</p> <p>3) ENCUMBRANCES MAY BE DEFINED AS ANY SPECIFIC CIVIL COURT ORDER RESTRAINING THE DEVELOPMENT OF LAND IN QUESTION. (MERE SUIT PENDING FOR AGES SHOULD NOT BE CONSIDERED AS ENCUMBRANCE).</p> <p>4) PLANNING AUTHORITY SHOULD GRANT FULL COMMENCEMENT CERTIFICATE ON THE LAND OWNER / DEVELOPER ATTACHING THE ONLINE 7/12 EXTRACT CLASSIFYING THE LAND AS CLASS -1 AND RECEIPT FOR PAYMENT OF CONVERSION CHARGES AND FORMAL COPY OF SANAD TO BE GIVEN AT THE TIME OF OCCUPATION CERTIFICATE.</p> <p>5) TILR TO EFFECT SUB-DIVISION AND AMALGAMATION OF AFFORDABLE HOUSING SCHEMES. YHIS SHOULD BE NOTIFIED BY THE PLANNING AUTHORITY.</p>

8	Mayfair Housing Pvt Ltd	CTS. No. 35235 (part), S.No.263 (Part), Dadasaheb Gaikwad Nagar, Malvani, Malad (West),	<p>1) REVISED AGREEMENT WITH MHADA FOR REDEVELOPMENT AS PER 33(5) AS PER THE SCHEME ALREADY SUBMITTED TO MHADA. APPROVAL OF MHADA ON THE PREMIUM BASIS AND ACCORDINGLY THE TENEMENTS EQUIVALENT TO THE PREMIUM AS PER THE MARKET RATE IS TO BE HANDED OVER TO MHADA PHASE WISE.</p> <p>2) REVISED LEASE DEED WITH THE LEASE PERIOD OF 99 YEARS WITH AN OPTION TO EXTEND THE LEASE FURTHER ON THE SAME TERMS AS PER THE LEASE DEED ALREADY EXECUTED.</p> <p>3) NO RESTRICTION ON THE SALE OF FREE UNITS TO PARTICULAR GROUP OF PEOPLE OTHER THAN THE UNITS TO BE HANDED OVER TO MHADA AND TENANTS WHICH NEEDS TO BE REACCOMMODATED AND ALSO PERMISSION FOR THE SALE/ MORTGAGE BY MHADA SIMULTANEOUSLY AFTER EXECUTION OF THE REVISED AGREEMENT IN THE OPEN MARKET.</p> <p>4) FEDERATION SHOULD BE ALLOWED TO ENTER INTO THE AGREEMENT WITH MAYFAIR HOUSING PVT LTD FOR REDEVELOPMENT OF THE ENTIRE SCHEME.</p> <p>5) ALTERNATE ACCOMMODATION TO THE TENANTS IN THE TRANSIT CAMP.</p>
9	Mayfair Urban Developer Pvt. Ltd.	133/3, 134/2/3, 136/1, 132/1,15/5, 15/6, VILLAGE-ADAI,TAL-PANVEL, DIST- RAIGAD.	<p>1) WE HAVE NOT SUBMITTED ANY PLAN BECAUSE POLICY IS NOT YET ANNOUNCED.</p> <p>2) NAINA – D. P. SHOULD BE FINALISED IMMEDIATELY AND IT SHOULD BE IMPLEMENTED IMMEDIATELY.</p> <p>3) SANCTIONING OF PLANS FOR THE AFFORDABLE HOUSING SCHEME BY NAINA– AUTHORITY SHOULD BE STARTED IMMEDIATELY AND IT SHOULD BE GRANTED IN A TIME BOUND MANNER.</p> <p>4) CLASS 1 LANDS - GRANT OF SANAD BY THE COLLECTOR THANE TO CLASS 1 LANDS SHOULD BE AUTOMATIC ON PAYMENT OF CONVERSION CHARGES BY THE LAND OWNER / DEVELOPER. 7/12 EXTRACTS OF CLASS -1 LANDS SHOULD BE NOTIFIED ONLINE ON THE WEBSITE OF COLLECTOR. ENCUMBRANCES MAY BE DEFINED AS ANY SPECIFIC CIVIL COURT ORDER RESTRAINING THE DEVELOPMENT OF LAND IN QUESTION. (MERE SUIT PENDING FOR AGES SHOULD NOT BE CONSIDERED AS ENCUMBRANCE). THE CONVERSION CHARGES SHOULD BE ANNOUNCED AND BE MADE PUBLIC. PLANNING AUTHORITY SHOULD GRANT FULL COMMENCEMENT CERTIFICATE ON THE LAND OWNER / DEVELOPER ATTACHING THE ONLINE 7/12 EXTRACT CLASSIFYING THE LAND AS CLASS -1 AND RECEIPT FOR PAYMENT OF CONVERSION CHARGES AND FORMAL COPY OF SANAD TO BE GIVEN AT THE TIME OF OCCUPATION CERTIFICATE.</p> <p>5) TILR – SURVEY/RECORDS – SHOULD BE MADE ONLINE AND TIME BOUND MANNER. PRESENTLY ONLY APPLICATION IS DONE ONLINE.</p> <p>6) OFFSITE INFRASTRUCTURE LIKE ROADS, WATER AND ELECTRICITY SHOULD BE PROVIDED BY THE STATE GOVERNMENT TO AFFORDABLE SEGMENT PROJECTS WHICH ARE SANCTIONED AND APPROVED BY THE AUTHORITY.</p> <p>7) MOEF NOC SHOULD BE PART OF THE APPROVAL GRANTED BY THE PLANNING AUTHORITY FOR AFFORDABLE HOUSING SCHEMES.</p>

Sewa Group

1	Sewa Group	Khativali, Washind	<p>1) Our Proposed project “Seva Paradise” is located between Mumbai- Nasik Highway (N. H. 3) and Vashind Station on Central Railway. Vashind station is the Prominent station on central Railway and has a Big Industrial area like JSW steels and so many other non polluting Industries . Vashind, Khativali area has a huge potential of affordable housing. At such an important location which is just 200 metres from Railway station, Forest Department has proposed the Eco Sensitive Zone which restricted the development up to 20,000 Sq. M only. If area of Eco Sensitive Zone restricted up to National Highway instead of Railway Line, it will open huge track of land needed for affordable housing.</p> <p>2) Two staircases needed above 4 storey which unnecessarily increases construction area and in turn increases the cost also. Allow One staircase at least up to 7 storey.</p> <p>3) Convert Vashind – Khativali Gram Panchayat into Municipal counsel.</p> <p>4) Infrastructure to be improved.</p>
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