

MINUTES

Name of the Meeting	9th Core Committee Meeting							
Meeting Chaired by	Shri Vimal Shah, President							
Meeting Conducted by	Shri Nainesh Shah, Hon. Secretary							
Date of the Meeting	Tuesday, December 2, 2014				Time of the Meeting	6:00 pm		
Venue of the Meeting	MCHI-CREDAI Meeting Room No. 1							
Total Committee Members (18)	No. of Member Present	10	Leave Granted to	4	No. of Members Absent	4	Guest Attended	1
Member Present	<ol style="list-style-type: none"> 1. Shri Vimal Shah, President 2. Shri Dharmesh Jain, President - elect 3. Shri Mayur Shah, Vice President 4. Shri Nayan Shah, Vice President 5. Shri Deepak Goradia, Vice President 6. Shri Boman Irani, Vice President 7. Shri Nainesh Shah, Hon. Secretary 8. Shri Harish Patel, Hon. Jt. Secretary 9. Shri Lakshman Bhagtani, Jt. Treasurer 10. Shri Jagdish Ahuja, Co-ordinator 							
Leave of Absence Granted to	<ol style="list-style-type: none"> 1. Shri Sukhraj Nahar, Hon. Treasurer 2. Shri Ashok Mohanani, Hon. Jt. Secretary 3. Shri Rasesh Kanakia, Co-ordinator 4. Shri Parag Munot, Co-ordinator 							
Name of Members Absent	<ol style="list-style-type: none"> 1. Shri Sandeep Runwal, Hon. Jt. Secretary 2. Shri Bandish Ajmera, Hon. Jt. Secretary 3. Shri Mukesh Patel, Jt. Treasurer 4. Shri Pujit Aggarwal, Co-ordinator 							
Guest Attended	<ol style="list-style-type: none"> 1. Shri Nayan Bheda, Committee Member 							
Name of the officials from MCHI-CREDAI	<ol style="list-style-type: none"> 1. Shri. S. S. Hussain, CEO 2. Shri C. P. Goyal, Chief Manager - Finance & Admin 							

Sr. No. Agenda	DISCUSSION & DECISION	
1.	<p>To read and confirm the minutes of core committee meeting held on November 11, 2014</p> <p>Minutes of the Core Committee Meeting held on November 11, 2014 was taken as read and confirmed.</p>	
2.	<p>Liaison</p> <p>a. Discussion on Workshop about Glass Wall and Glass Façade <i>This workshop has been conducted on 29th of November at Hotel Four Seasons, Worli. Shri Mukesh Patel, Shri Domnic Romell and Shri Parag Munot prepared the presentations for both sessions for this workshop. In Session I for Fire Curtains, Session II for Glass Façade.</i></p> <p>Committee appreciated the work done by Shri Mukesh Patel, Hon. Joint Treasurer. The committee had assigned the work regarding the above seminar and he committed and completed his responsibility in the best way. Therefore, the committee decided to give him appreciation letter.</p> <p>b. Discussion on Gazette Notice - FSI of 4.00 on the gross plot area for creating facility of Convention/ Exhibition Centre near Chatrapati Shivaji International Airport (CSIA) <i>State Government has permitted additional FSI for Convention/ Exhibition Centre in CSIA notified area. The Government is satisfied that in the public interest, it is desirable to incorporate a specific regulation regarding Convention/Exhibition centers in the said Regulations. The State Government has proposed that the development of these centers shall be permissible in Mumbai, on a plot in Residential (R-2)/Industrial (11, 12, 13)/ Commercial (C1, C2)/ No Development Zone with Maximum permissible FSI of 4.00 on the gross plot area subject to the conditions mentioned on minimum area of 10 hectors along with main road/ highway having minimum width of 18.30 meters.</i></p> <p><i>The proposed modification will be taken into consideration by the Government of Maharashtra after receiving suggestion objections from concerned stake holders.</i></p> <p>The above point was not discussed in the meeting.</p>	
3.	<p>Secretariat</p> <p>a. Discussion about CREDAI Conclave held in Hotel Taj, New Delhi on 24th- 25th November 2014 <i>Shri Dharmesh Jain, Shri Mayur Shah, Shri Deepak Goradia, Shri Boman Irani, Shri Domnic Romell and Shri Nayan Bheda attended the conclave from Managing Committee Members. Inspirational thoughts and views shared by Hon'ble Shri M. Venkaiah Naidu, UDD & HUPA Minister, Hon'ble Shri Prakash Javadekar, Environment State Minister and Shri Ashok Gajapathy Raju, Civil Aviation Minister from Government of India.</i></p> <p><i>Also in panel discussion for Smart Cities, Shri Dharmesh Jain expressed his clear views to implement the dream of Hon'ble Prime Minister to achieve successes for Real Estate Industry and also get the benefit to the common man from lower and middle income group.</i></p> <p>Shir S. S. Hussain, CEO has prepared and presented a 2 pages note on CREDAI Conclave held in Hotel Taj, New Delhi on 24th - 25th November 2014 for the information of our members.</p> <p>The committee appreciated the arrangements, invitees and speakers, audiences during the conclave.</p>	

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	b.	<p>Update on secretariat recruitment</p> <p>Shri Nainesh Shah, Hon. Secretary updated to the Core Committee that recently Mr. Prasad Watulkar, Purchase Executive and Ms. Bienu Vaghela, Head - PR has joined the MCHI-CREDAI and offer letter has been served to Shri Satish Kumar for the post of Head - Secretariat, he will be joining MCHI-CREDAI in the month of February 2015. Shri Vimal Shah, President and Shri Dharmesh Jain, President - elect also interacted Shri Sanjiv Chaudhary for the post of Head Research which is to be finalized. President-elect, Shri Dharmesh Jain appreciated the efforts done by Hon. Secretary, Shri Nainesh Shah regarding the secretariat recruitment.</p>
	c.	<p>Mail received from Mr. Tony Ciochetti, Chairman of MIT's Centre for Real Estate, US <i>He wishes to come to Mumbai on 13th December 2014 and talk to 6-7 Mumbai - based real estate developers regarding Real Estate issues.</i></p> <p>It was decided in Core Committee to meet Mr. Tony Ciochetti, Chairman of MIT's Centre of Real Estate, US, but later on it was decided that due to lack of time we are not going to meet Mr. Tony Ciochetti.</p>
4.	Legal:	
	a.	<p>To discussed ULC SLP matter : <i>To discuss the updates given by Advocate Nivit Srivastava for the ULC SLP listed on 10th November in Supreme Court.</i></p> <p>Hon. Secretary, Shri Nainesh Shah, informed to the Core Committee that our ULC matter was nicely presented before the bench at Supreme Court by Senior Counsel, Shri Harish Salve and Shri Shyam Divan. The Hon'ble Court instructed to serve the notice to the Maharashtra State Government and the matter is adjourned for 5th January 2015 and Hon. Secretary, Shri Nainesh Shah also informed that the judge is very much optimistic on this ULC matter and he thinks that ULC matter will be over by March 2015.</p>
5	Any other matter with permission of Chair	
	a.	<p>LUC matter</p> <p>It was decided that the LUC petition was with Shri Rahul Dwarkadas, Wadhia Ghandy & Co. but the draft submitted on LUC petition by Shri Rahul Dwarkadas was not up to the mark, so committee decided to inquire about some another advocate who is expert, specially in Property Tax matter.</p>
	b.	<p>It has been decided that a meeting with Hon'ble Shri Devendra Fadnavis, Chief Minister of Maharashtra should be arranged during the winter assembly session at Nagpur. So it was decided that CEO, Shri S. S. Hussain should try to get an appointment with Chief Minister of Maharashtra in between 12th December to 16th December at Nagpur for discussing major housing issues. It was also decided that a letter should be sent to Shri Pravin Darade (IAS), Secretary Hon'ble Chief Minister with the request.</p>
	c.	<p>A details presentation prepared by Shri Nayan Shah, Vice President, for submitting to Hon'ble Shri Sitaram Kunte (IAS), Municipal Commissioner, MCGM. There was total 22 important issues/ suggestions on which Shri Nayan Shah, Vice President wanted to draw an attention of Municipal Commissioner.</p>

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	<p>The entire Committee admired Shri Nayan Shah, Vice President, as he put his efforts to prepare this presentation. It was decided that the presentation should be submitted to the Municipal Commissioner not on behalf of Mayfair but should be submit on behalf of MCHI-CREDAI.</p>
d.	<p>An issue of Seminar by Robin Sharma was discussed in Core Committee and it was decided that the meeting should be arranged somewhere in February 2015, but if there is any shortfall of funds the MCHI-CREDAI should not bear the amount, whatever shortfall would be bear by the Task Owner of seminar.</p>
e.	<p>It was requested by President, Shri Vimal Shah that we should have urgent meeting to discuss line to line from MHARA Rules immediately. So in view of this the meeting has been scheduled at Hotel Sofitel on 6th December 2014 from 2.30 pm onwards, BKC. All Managing Committee Members can attend the seminar along with Their legal heads but only legal heads will not be permitted.</p>
f.	<p>Shri Nayan Shah, Vice President informed to the Core Committee that a seminar is going to be held with association of Institute of Chartered Accountants of India at Office of CA institute, BKC, Bandra (E), on 27th December 2014. Seminar will be on 5 burning issues relating to Real Estate Industry. On each issue there will be 2 speakers one from the Institute of Chartered Accountants of India and one from the Real Estate Industry. This task was assign to Shri Nayan Shah, Vice President and Shri T. D. Joseph will assist him.</p>
g.	<p>Core Committee took up the exhibition issue very seriously because the graph of exhibition profit drastically came down. Therefore, it was decided that in the next meeting i.e. on Tuesday, 9th December 2014 we should discuss only one point that is how to make more profit from our property expo make it a greater and grand success!</p>
h.	<p>Shri Dharmesh Jain, President-elect, informed to the committee that he has organized meeting with Shri Eknath Kadse, Revenue Minister in his chamber on December 3, 2014 at 3.00 pm.</p>

Meeting ended with vote of thanks to the Chair.

For **MCHI-CREDAI**

Sd/-

Nainesh Shah

Hon. Secretary