

KEYNOTE ADDRESS 37TH AGM

PRESIDENT SHRI NAYAN SHAH

Y B CHAVAN AUDITORIUM

19TH SEPTEMBER, 2019

IMPROVING BUSINESS VIABILITY AT MCGM LEVEL

Accomplishment

- Reduction in fungible Premium from 50% to 35% for Residential and 60% to 40% for Commercial. Complete waiver of Development Cess for 2 years.
- Reduction in the interest rate for payment facility and increasing time by two years. Also For building upto 70 mtr now payment can be made as 10% DP and balance in four-yearly equal installment of 22.5% each or till OCC and for building above 70 mtr now payment can be made as 10% down and balance in five yearly equal installment of 18% each. or till OCC

Future Goals

- Land ASR to be rationalized across MMR
- All premiums to be rationalized at 25% of RR
- LUC : To ensure that LUC is charged on land and not on plot potential.
- Staircase and Lift lobby Premium to bring down to 15%
- Reduction in open Space Deficiency

AFFORDABLE HOUSING

- GST rates got reduced to 1% and Stamp Duty for PMAY project got reduced to Rs. 1000.
- PMAY Workshop to guide members to take benefit of PMAY Scheme

ULC

- CREDAI-MCHI's continuous efforts and filing of petitions in the Hon'ble High Court and Hon'ble Supreme Court, had led to the setting up of a committee under Rtd.CJI Justice B N Srikrishna. Basis the recommendations of the Committee's report.
- The Chamber had filed the consent terms which have been duly accepted by the Hon'ble Supreme Court, which has directed our state to expeditiously implement the recommendations of the report. On behalf of your Chamber, I would like to acknowledge the efforts put in by the ULC Task Committee.

SWM ISSUES

- We are having constant meeting with SWM Department to ease out the process.
- Helping members in Compliance related to SWM NOC's.
- Complete support to MCGM in identifying the new sites.

FUTURE GOALS FOR MOEF

- Suggestions will be provided to MoEF to clear Zero draft Notification
- MoEF approvals to be approved based on conceptual/potential plans with a time limit of 30 days as per the Government of India Notification.
- MoEF: Projects upto 150,000 sq.mtrs., sanctioned from MoEF ponit of view by incorporating the MoeF conditions as part of the DCR. The same would be dealt by the ULB.
- CZMP Plan to be finalized

EXECUTION OF MINIMUM 9.15 MTR. ROAD WAS IMPLEMENTED

- CREDAI-MCHI made several representation and meeting at MCGM to clear policy guidelines for minimum 9.15 mtr.
- Building Proposal officers are been given responsibility to make to All RL minimum 9.15

SRA

Accomplishments

- Issue of lease Deed in SRA was finalized.
- Circular for Plinth CC for Rehab at along with IOA Stage was finalized.
- No interest rate on facility of deferred payment for 2 years.
- Sale office permission as temporary structure in Rehab Building.

Future Goals

- Ensure 33/ 38 procedure is enforced in a timely manner.
- Simplification of 144 procedures.
- Online approval system for SRA needs to be implemented.

MHADA

- MHADA premium were reduced by almost 50% for EWS/LIG/MIG
- Transition Policy for applicability of reduced fungible Premium for redevelopment of building under 33(5) was cleared
- Future Goals : Smooth Implementation of Auto DCR Platform at MHADA to ease out the process

KEY RBI ISSUES

- One-time restructuring of all developer loans.
- For new projects / loans: The construction finance to be extended by Banks and HFC's for various payment seeking building plan approvals such as those shown in the adjoining tables, taking them as "land value margin component"
- Immediate liquidity
- Affordable housing definition
- Monetary policy linked bank interest rate
- Home loans to **be below 7%**

GOALS FOR GST

- Affordable housing definition under GST to be made to read “60 sq. mtrs. or Rs.45 lakhs”
- No GST on rehab component of any redevelopment where rehab is done free of cost
- Commercial leasing GST rate to be brought down to 5% from 18%
- Option of 8% with ITC to be made available to the assessee
- All land transactions & land related instruments of Development such as JDA, Land lease, joint venture, TDR etc. that were not chargeable under Service Tax regime and were treated as land or land related instrument for payment of Stamp Duty, to be kept outside the ambit of GST

FUTURE GOALS

- **Civil Aviation** : The final height that the building is eligible for, should be made available in a time bound manner
- **Navy NOC** : The Navy NOC issue to be solved
- **No increase in Premium / RR rates**
- **Ease of Doing Business in Revenue Department**

TOTAL GR/CIRCULARS/NOTIFICATION ISSUED

State Notification (Total - 43)				Circulars (Total - 25)	
Urban Development Department	Revenue & Forest Department	Housing Department	CO-OPERATION, MARKETING AND TEXTILES DEPARTMENT	MCGM	SRA
35	4	2	2	23	2

State GR (Total - 19)					Gazzette
Urban Development Department	Revenue & Forest Department	Housing Department	CO-OPERATION, MARKETING AND TEXTILES DEPARTMENT	Law and Judiciary Department	Environment
4	4	7	2	2	1

TOTAL REPRESENTATION MADE IN LAST YEAR

Total Representations	609
Central Government	318
State Government	291

STATE Government Departments/Authorities	No. or representations submitted
Chief Minister	65
Chief Secretary	19
Urban Development Dept.	28
Revenue & Forest Dept.	14
Housing Dept.	14
MCGM	40
SRA	16
Collector	6
Town Planning	4
Environment	18
Industry (ITeS)	7
MahaRERA	14
MMRDA	4
MHADA	5
Apprenticeship	4
Other Municipal Corporations	12
GST/Sales Tax	10
IGR	9
Settlement Commissioner	2
TOTAL :	291

CENTRAL Government Departments/Authorities	No. Of representations submitted
Prime Minister	19
Finance	23
Railways	14
MoEF & CC	11
GST Council & GST Fitment Committee	205
Airport Authority of India	2
Defence	5
Civil Aviation	14
Home	2
Niti Aayog	6
RBI	10
Urban Development	7
TOTAL :	318

CREDAI-MCHI SUPPORT TO MAHARERA

- CREDAI-MCHI periodically follows up with projects proponents for compliance process both by email and Telephone
- Various handholding workshop are conducted in order to create awareness and educate various compliance process.
- Regular meeting with MahaRERA Management for various issues and simplification of process

INCREASE IN CREDAI-MCHI FAMILY MEMBERS

Membership Category	Total
Patron Corporate	5
Corporate	2
Elementary Corporate	5
Ordinary Corporate	19
Total	31

GOALS FOR CREDAI-MCHI SECRETARIAT

- The Secretariat shall strive to strike a strong stakeholder bonding and have a year-round calendar of events to foster a strong Member Engagement.
- Create a self-sustaining Association.
- Strong & motivated Secretariat

CREDAI-MCHI TO COLLABORATE WITH OTHER ASSOCIATIONS



THANK YOU

