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Ref. No. MCHI/PRES/14-15/130

February 03, 2015

To,
Hon'ble Shri Sudhir Mungantiwar
Minister of Finance & Planning and Forest Department
Government of Maharashtra
Mantralaya
Mumbai,

Sub:- About declaring Sanjay Gandhi National Park and area close to it as Eco Sensitive Zone!

Respected Sir,

As you know, Sir, after the Supreme Court Order of 2006, Ministry of Environment & Forest was directed to notify Eco Sensitive Zones around the National Parks and protected areas. Ministry of Environment & Forest had asked State Governments to submit proposals for Eco Sensitive Zone around National Park and Wildlife Sanctuaries. It was also made clear that, it was mandatory to get prior clearance from the Steering Committee of the National Board of Wildlife for any development and non forest activity within 10 Kms of Eco Sensitive Zone. Accordingly, necessary directions have been issued by the Director of Sanjay Gandhi National Park and Chief Conservator of Forest to the Municipal Commissioners of Mumbai and Thane Municipal Corporations for not to consider and sanction Real Estate Projects with an area over 20,000 sq. mtrs within a 10 kms radius of the Sanjay Gandhi National Park, unless a green clearance has been obtained from the National Board of Wild Life (NBWL). This directive will impact on all ongoing and proposed Real Estate projects in Mumbai's Eastern and Western Suburbs and much of Thane District.

The letter of Mr. Vikas Gupta (IFS), the Chief Conservator of Forest & Director of Sanjay Gandhi National Park, reiterated that as per Supreme Court ruling and subsequent orders issued by the Ministry of Environment & Forest and Climate Change, "building and other construction projects having built-up area more than 20,000 sq. mtrs. will need the clearances of the National Board of Wild Life (NBWL)."

However, the Ministry of Environment & Forest, has not yet notified the buffer zone as per proposal of State of Maharashtra and all constructions above the area of 20,000 sq. mtrs. require NOC from National Board of Wild Life.


लिपिक

मंत्री, वित्त, नियोजन व वने खांचे कार्यालय
महाराष्ट्र शासन, मंत्रालय
मुंबई ४०० ०३२

MCHI-CREDAI (ISO 9001:2008)

MCHI-CREDAI, is an apex body consisting of members from Real Estate Industry among Mumbai Metropolitan Region (MMR). This organisation formed in 1982, and it's the most prominent and the only recognized body of Real Estate Developers in Mumbai and MMR. We bring together members dealing in Real Estate Development on one common platform to address various issues facing the Industry. Our suggestion is that, before any such limit of buffer zone is fixed, which is going to affect the Real Estate development in Mumbai and Thane and other areas close to National Park, the Department should consider the Development Plan which is already available in Mumbai, Thane, Mira - Bhayandar etc. and needs to be respected.

Fortunately, as far as, Sanjay Gandhi National Park is concerned, it is properly demarcated and its boundaries are properly fixed and walled by cement and brick walls. Since, the boundary of the National Park is already earmarked in order to avoid Wildlife and human conflicts and save the area from encroachment, there appears to be no need for any further buffer zone beyond the boundary of National Park. Moreover, Mumbai city has a well made detailed plan for city development, prepared by the local authority like Municipal Corporation of Greater Mumbai.

Most of the parameters of environment, city planning and a properly designed development of any real estate, is already looked into by Municipal Corporation as well as the State level Environmental Appraisal Committees. Hence, after the issue of directions from director of Sanjay Gandhi National Park, there has been lot of disquiet and concern expressed; because this will affect the whole Real Estate industry in Mumbai and the surrounding areas.

We feel that, the state Government should take up the issue with the Central Government in Ministry of Environment & Forest about geophysical condition of Maharashtra, around the Sanjay Gandhi National Park and suggest that there is no need for any such further restriction.

We would just like to bring to your kind notice the letter from Government of Maharashtra in Revenue and Forest Department, Mantralaya dated 9th January 2008 addressed to the Deputy Inspector General of Forest (Wildlife), Ministry of Environment and Forest, New Delhi.

The Government of Maharashtra had made it very clear that such a proposal is not feasible as per views of the other departments like Urban Development, Industry, Environment, Revenue and also that of the Forest Development Corporation of Maharashtra and Archeological Survey of India, as this will hamper the developmental activities in the surrounding areas of Mumbai. Hence, Government of Maharashtra had already taken a decision not to declare the area around Sanjay Gandhi National Park, Mumbai as an Eco Sensitive Zone.

We would also like to draw your kind attention to the General Principle and desire of the Government to Ease Business of Development also in the construction industry. Government is trying to provide approvals for residential projects within 7 days of receipt of the proposals from the builders. It will affect the property

prices and bring it down by 15-20 %, once the approvals are provided within shortest possible time.

So issue or to create another bottleneck of getting NOCs from Wildlife National Board will further delay the process and it will cost time and money in addition to the present process.

Hence our prayer is;

- (1) Since, The Sanjay Gandhi National Park area is well demarcated and walled there may not be need for any further restrictive buffer zone.
- (2) Moreover, Mumbai has a very well Development Plan, by the local authority, Municipal Corporation of Greater Mumbai, demarcation and Development Plan prepared should be respected before any additional restrictions are laid down, because they are prepared as per Development Control Regulation of Mumbai.

Hoping for the positive response.

Thanking you,

Yours faithfully,

For **MCHI-CREDAI**



Vimal Shah
President

CC to: **Hon'ble Shri Prakash Javadekar**
Minister of State (Independent Charge)
for Environment, Forest & Climate Change,
Paryavaran Bhavan,
Government of India,
New Delhi.

Encl : Representation copy submitted to the then Revenue Minister, Shri Narayan Rane



24695132
24695136

To,
Shri Narayan Rane
Hon'ble Minister for Revenue
Government of Maharashtra
Mantralaya
Mumbai 400 001

Respected Sir:

CHANGES TO BE MADE AND ITEMS TO BE INCORPORATED IN THE
BOMBAY STAMP ACT, 1958

We are pleased to enclose a document, suggesting the changes that need to be made in respect of Bombay Stamp Act, 1958, and other items.

Sir the Real Estate Industry, which contributes a fair portion of direct revenues, besides providing the second highest employment, after Agriculture, is passing through a recessionary phase. The Government of Maharashtra has passed many acts and schemes to reduce the problems of housing and slums. But these schemes have remained largely on paper, because entrepreneurs, who would have otherwise willingly adopted these schemes, face too many problems in implementation. Of the 1800 applications received under SRA, only 250 have been completed.

Sir, the suggestions outlined below, will go a long way in incentivizing real estate developers, and entrepreneurs to take up the challenge of affordable housing and slum rehabilitation. This will not only change the very looks of Mumbai and MM region, but also bring in substantial revenue to the Government, and generate employment, and goodwill for the Government of Maharashtra.

Sir, the points to be considered, include:

- 1% Stamp Duty in respect of Agreement for Development or Joint Venture Agreement, or any agreement, in respect of development of immovable property.

- Max Fee of Rs. 100/- on any Conversion of Partnership to a Limited Company under Chapter IX of the Companies Act, 1956.
- Hypothecation, Mortgage and Charge on any movable or immovable property, Maximum Stamp Duty Payable should be restricted to Rs. 10,00,000/-
- Amalgamation, Merger, Demerger or Reconstruction of Companies, maximum Stamp Duty payable shall be Rs. 10,00,00
- Rs. 100/- Stamp duty on Conveyance or Agreement for Development in respect of land declared as Slum or Slum Rehabilitation under Maharashtra Slum Act.
- Automatic NA on approval of building plans.

We trust the points submitted for your kind consideration and action will be received favourably. We, on our part assure you, that affordable housing and slum rehabilitation will be fast-tracked through these reforms.

Yours Respectfully,

For Maharashtra Chamber of Housing Industry

Sd/-

Pravin Doshi

President