

**S. S. Hussain** I.A.S. (Ex)  
Chief Executive Officer

Ref. No. : MCHI/CEO/16-17/103

January 10, 2017

Subject : **About pain issues affecting the Projects with reference to the MoU Affordable Housing.**

Dear

At the very onset, many thanks for inviting us for this review meeting of the 5.69 Lakh Affordable Homes MoU; your initiative is highly appreciated. We also appreciate your offer to facilitate in driving this MoU forward in the larger interest of the State with the only objective of help create 5.69 lakh affordable housing stock in MMR.

As briefed to you and the KPMG Project Team, while we are insisting for a nodal officer (Deputy Secretary level) to be appointed for each Municipal Corporation & Collector offices in MMR area to smoothen and formalise the process of file reviewing and mitigating the pain areas in each project, please find below some of the key issues affecting the real estate in the region :

1. Implementation of EODB should be applicable in all Municipal Corporations and Municipal Councils as well as all collector offices in MMR area. The 60 days approval concept which is adopted by MCGM may apply for all government agencies.
2. Delayed implementation of the DP & DCR.
3. Absence of a CZMP and latest approved maps.
4. Existence of ULC despite being repealed by the Centre.
5. Hundreds of pending cases for want of MoEF clearance in the absence of the State Committees.
6. The confusion that prevailed over the SGNP Eco-Sensitive Zone, which has just recently been given clarity, as final not issued but zonal map is yet to be created.
7. High Rise committee to be dissolved and auto-approval for buildings upto 120 mtr height to be granted
8. Automatic grant of NA within Municipal Limits.
9. Redressal of matters related to Civil Aviation.
10. Valuation in SRA should be at 25% of ASR value.
11. Lease execution for SRA Development Projects.

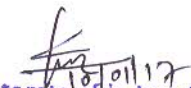
As discussed with your good-self, we earnestly look forward to a meeting with the Chief Secretary followed by a meeting of the key project proponents with the Hon'ble Chief Minister.

We once again thank you for your initiative and support.

Yours

**S. S. Hussain**

To  
**Shri Vijay Singhal (I.A.S.)**  
Development Commissioner (Industries)  
Directorate of Industries  
Government of Maharashtra

  
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