

Ref. No. MCHI/SEC/14-15/015

September 26, 2014

Agenda for the 8th Core Committee Meeting of MCHI-CREDAI for the term 2014 – 2015
On Tuesday, September 30, 2014 at 6.00 pm at MCHI-CREDAI Office

1. **To read and confirm the minutes of core committee meeting held on August 23, 2014**
(Annexure I, Page No. 2 to 5)
2. **Liaison**
 - i. **Discussion on Guidelines issued by Ministry of Defense for building constructions**
It has been heard that a meeting will be held in current month regarding issues related to the Defense land. Some restrictions by department which affects the hurdles in the development.
 - ii. **Discussion on meeting with Dy. Director (Valuation)**
Meeting held with Shri N. R. Kavle, Dy. Director (Valuation) on September 24, 2014 to discuss to finalize new ASR for 2014-2015. Shri Dharmesh Jain, Shri Mayur Shah, Shri Dominic Romell participated in this meeting along with Shri S. S. Hussain and Shri Avadhoot Rane on behalf of MCHI-CREDAI
3. **Any other matter with the permission of Chair.**

For **MCHI-CREDAI**

Sd/-

Nainesh Shah

Hon. Secretary

MINUTES

Name of the Meeting	7 th Core Committee Meeting					
Meeting Chaired by	Shri Vimal Shah, President					
Meeting Conducted by	Shri Nainesh Shah, Hon. Secretary					
Date of the Meeting	Tuesday, September 23, 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	7	Leave Granted to	11	No. of Members Absent	0
Member Present	1. Shri Vimal Shah, President 2. Shri Dharmesh Jain, President – elect 3. Shri Mayur Shah, Vice President 4. Shri Deepak Goradia, Vice President 5. Shri Nainesh Shah, Hon. Secretary 6. Shri Harish Patel, Hon. Jt. Secretary 7. Shri Sandeep Runwal, Hon. Jt. Secretary					
Leave of Absence Granted to	1. Shri Nayan Shah, Vice President 2. Shri Boman Irani, Vice President 3. Shri Sukhraj Nahar, Hon. Treasurer 4. Shri Ashok Mohanani, Hon. Jt. Secretary 5. Shri Bandish Ajmera, Hon. Jt. Secretary 6. Shri Lakshman Bhagtani, Jt. Treasurer 7. Shri Mukesh Patel, Jt. Treasurer 8. Shri Rasesh Kanakia, Co-ordinator 9. Shri Jagdish Ahuja, Co-ordinator 10. Shri Pujit Aggarwal, Co-ordinator 11. Shri Parag Munot, Co-ordinator					
Name of Members Absent	----					
Guest Attended	----					
Name of the officials from MCHI-CREDAI	1. Shri. S. S. Hussain, CEO 2. Shri C. P. Goyal, Chief Manager – Finance & Admin 3. Shri Avadhoot Rane, General Manager – Liaison					

Sr. No. Agenda	DISCUSSION & DECISION
1.	<p><i>To read and confirm the minutes of core committee meeting held on August 9, 2014</i></p> <p>Minutes of the Core Committee Meeting held on August 9, 2014 was taken as read and confirmed.</p>
2.	<p>Liaison</p> <p>i. <i>Discussion on Guidelines issued by Ministry of Defense for building constructions It has been heard that a meeting will be held in current month regarding issues related to the Defense land. Some restrictions by department which affects the hurdles in the development.</i></p> <p>The above point was not discussed in the meeting</p>
3.	<p>Secretariat</p> <p>I <i>Action to be taken and channelize on issues which are discussed in 32nd AGM and Brainstorming Session.</i></p> <p>a. <i>Letter to be send to Shri Rana Kapoor for time for few MC members to pursue ECR idea discussed in our 32nd AGM;</i></p> <p>Shri Vimal Shah, President informed to Shri S. S. Hussain, CEO to send the letter to Shri Rana Kapoor accordingly.</p> <p>b. <i>Letter to send to all associations to put up united front on real estate in MMR- FICCI, ASSOCHAM, CII;</i></p> <p>Shri Vimal Shah, President suggested to the Core Committee to make common program with Government by clubbing all organization like FICCI, ASSOCHAM, CII on Real Estate Chapter. He informed Shri Hussain, CEO to send letters to HOD's of this organizations who handled the Real Estate part in their organization.</p> <p>c. <i>20 points submission for manifesto;</i></p> <p>Shri Vimal Shah, President informed to Shri S. S. Hussain to send letters to State President of Maharashtra of all political parties to include our 20 points agenda in their political manifesto in forthcoming assembly elections.</p> <p>d. <i>Welcome letter to new Managing Committee Member & also old Managing Committee regarding discussed points agreed in brainstorming Session;</i></p> <p>Shri Nainesh Shah, Hon. Secretary informed Shri S. S. Hussain, CEO to send the mail to all Managing Committee Members under signed by Shri Vimal Shah, President, MCHI-CREDAI, which will incorporate the welcoming message para and followed by the bullet points which they want to follow-up as discussed in brainstorming session. Also to add the point of 70% attendance and derivable for all members (Key points, review, monitoring).</p> <p>e. <i>Hire other team members based on mandate already given by Managing Committee</i></p> <p>The above point is not discussed in the meeting.</p> <p>f. <i>Website streamlining</i></p> <p>Shri Nainesh Shah, Hon. Secretary instructed to Shri C. P. Goyal to finalize the process of Website and he also suggested him to add the point of E-share on web portal of MCHI-CREDAI.</p>

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4	<i>Any other matter with permission of Chair</i>
	<i>a</i> Exhibition
	<p>A request received from Shri Bandish Ajmera, Chairman Exhibition Committee to make the payment to Exhibition vendors around Rs. 2 Crores from the funds of MCHI. And as he will receive the funds from the participants of Exhibition 23rd Property Expo he will refund this advance amount to MCHI.</p> <p>It was unanimously decided to break the FDs of around Rs. 2 Crores for the aforesaid purpose.</p>
	<i>b</i> To Do List:
	<p>Avadhoot : RTI application to be made seeking information regarding average delay of the clearances of the projects from the date of the submission of the application, duration of pendency, delay and date of order of the clearances.</p> <p>Environment: the order of Madras High Court should be got hold on and request CIC and the respective Planning Authorities and Local Bodies like, Municipal Commissioner, CEO-MHADA, Chief Engineer (DP) to consider and implement the directions in that High Court order while implementing RTI Act.</p> <p>Request letter to be written to the Secretary, Industries (IT) for holding discussions, seminars on IT Policy, either in Government or in our office.</p> <p>Reminder to the members through SMSs etc. for Contribution of Legal Fund.</p> <p>Tarun : Welcome Letter – points to be included in the letter to the Managing Committee Members’ deliverables, tasks assigned which will be reviewed monitoring to ease their involvement, participation and contribution.</p> <p>Website: Streamlining the site and structure has been designed, however, data uploading, Operation maintenance charges, costs, logging etc. All timeliness to be fixed, e-share for members benchmarking, ranking etc. For each work, the facility should be provided to the members like free for three months, free of charge so that they get used to the system with the password, logging system etc.</p> <p>Empanelment of Architects, even practicing Architects to provide MCHI with suggestions and objections on various Notification on the relevant subjects.</p> <p>The meeting on fixation Annual Statement of rates (RR & ASR) tomorrow, our main emphasis and request should be that in view of the prevailing situation of market no revision in ASR. Construction cost is too low. Cost should be taken into consideration for floorwise increase of cost of construction.</p> <p>Try to get data on DSR from PWD and MHADA.</p> <p>Get in touch with Mr. Pankaj Kapoor on the inventory market scene, real estate sale etc. is quite dim/frail. The situation is quite depressing, the rates not appreciating, sales are low and the inventory increasing.</p>

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	<p data-bbox="298 216 1536 283">Request for a meeting with Mr. Milind Mhaiskar, Secretary of Relief & Rehabilitation, Revenue & Forest Department and IGR.</p> <p data-bbox="298 321 1536 388">Thane TDR: Apprehension/doubt that this order may be implemented in whole Maharashtra and not limited to Only Mumbai & Thane.</p> <p data-bbox="298 426 1536 562">ULC- SLP : Email to all members that to appoint Senior Counsel in Supreme Court is very expensive. As implications are of very high cost. Request all who are affected, to come forward and help in filing SLP by MCHI in the Supreme Court. We have no fund in Legal Account.</p> <p data-bbox="298 600 1536 737">It was decided to appoint Shri Naphade on record to represent MCHI, who may take Senior Counsels but with a controlled cost. If Anybody/Member wants very Senior Advocate, please come forward, if they have any suggestion and kindly contact secretariat for appointing other counsel and be prepared to bear the cost.</p>

Meeting ended with vote of thanks to the Chair.

For **MCHI-CREDAI**

Nainesh Shah

Hon. Secretary