

MINUTES

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| Name of the Meeting | 8 th Core Committee Meeting | | | | | | | |
| Meeting Chaired by | Shri Vimal Shah, President | | | | | | | |
| Meeting Conducted by | Shri Nainesh Shah, Hon. Secretary | | | | | | | |
| Date of the Meeting | Tuesday, November 11 | | | 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 | | 6 | Leave Granted to | | 6 | No. of Members Absent | 6 |
| Member Present | 1. Shri Vimal Shah, President 2. Shri Mayur Shah, Vice President 3. Shri Deepak Goradia, Vice President 4. Shri Nainesh Shah, Hon. Secretary 5. Shri Sandeep Runwal, Hon. Jt. Secretary 6. Shri Jagdish Ahuja, Co-ordinator | | | | | | | |
| Leave of Absence Granted to | 1. Shri Boman Irani, Vice President 2. Shri Sukhraj Nahar, Hon. Treasurer 3. Shri Harish Patel, Hon. Jt. Secretary 4. Shri Ashok Mohanani, Hon. Jt. Secretary 5. Shri Rasesh Kanakia, Co-ordinator 6. Shri Parag Munot, Co-ordinator | | | | | | | |
| Name of Members Absent | 1. Shri Dharmesh Jain, President – elect 2. Shri Nayan Shah, Vice President 3. Shri Bandish Ajmera, Hon. Jt. Secretary 4. Shri Lakshman Bhagtani, Jt. Treasurer 5. Shri Mukesh Patel, Jt. Treasurer 6. Shri Pujit Aggarwal, Co-ordinator | | | | | | | |
| 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 – Liaision | | | | | | | |

| Sr. No. Agenda | DISCUSSION & DECISION |
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| 1. | <p>To read and confirm the minutes of core committee meeting held on September 23, 2014</p> <p>Minutes of the Core Committee Meeting held on September 23, 2014 was taken as read and confirmed.</p> |
| 2. | <p>Liaison</p> <p>a. Discussion on meeting with Hon'ble Chief Minister</p> <p>Shri Vimal Shah - President, Shri Nainesh Shah - Hon. Secretary meet new Hon'ble Chief Minister of State of Maharashtra along with Shri S. S. Hussain, CEO, MCHI-CREDAI. Hon'ble CM showed his interest to know the latest facts about real estate. He was keen about Affordable Housing, ULC Orders and other elements which stuck up the real estate development.</p> <p>It was decided to make another draft on the subjects to be discussed with Hon'ble Chief Minister with respect of presentations.</p> <p>After the points taken up during Brainstorming Session and other earlier notes, three following points have to be properly prepared and presented for next agenda with Hon'ble Chief Minister.</p> <ol style="list-style-type: none"> 1. Administrative Reforms in Real Estate is required in order to get the business of Commercial Constructions back to Mumbai. Corrections are required in the set up. 2. Development of Real Estate and its growth needs to be pushed on priority, so that it becomes hub of Commercial, Residential, Rental and IT is encouraged to generate employment. 3. Make Affordable Housing possible by making it attractive for development, unless things are changed drastically. No work of development would happen in Mumbai. <p>b. Discussion on "Technical Consultant" for MCHI-CREDAI</p> <p>Shri Sandeep Isore of Planet Consultant showed his interest to join as a Technical Consultant for MCHI-CREDAI Secretariat. He will send his scope of work and terms shortly.</p> <p>Negotiate with Shri Sandeep Isore for Rs. 1 lakh per assignment as 1.5 lakh demanded is on the higher side. He should agree for Rs. 1 lakh on the assignment basis. Get his scope of work and terms finalized as per our need. Shri Isore, to give, at least 2 days' time in a week. His work could be reviewed for the preparation of New DCR, DP Plan process etc. He has to be follow up for the making of New DCR by Government. The earlier notes on DCR prepared by Hubtown, Kalpataru and Romell could be combined to make the New DCR.</p> <p>Our stand should be that unless the DCR changed and new positive outlook is brought in, it should be next to impossible to take up development works in Mumbai. The Government or MCGM should not only ask for our objections/suggestions, but our representative/person should be made part of each discussions and exercise for preparing clauses of the New DCR. Our request for change should go to Government with the list of DCRs prepared by MCHI Consultant.</p> <p>DCR has to be changed and 4 FSI need to be made absolute, one for stairs, elevation etc. and three for other construction so that it can be optimized. Our suggestions would be that self certification by the developer, so that the project submitted is approved in 90 days and they can have 9 months' time to again see, scrutinize, review and give directions, if any. The DCR have to be simplified and only 1 premium could be charged.</p> |

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| | c. | Discussion on submitted representations <ul style="list-style-type: none"> Representation submitted to Hon'ble Revenue Minister about Suggestions to finalize Rules related to NA ordinance. Representation submitted to Hon'ble Revenue Secretary about Royalty Matter. CEO requested to the State Government to clarify the current stand in Royalty matter with reference to Court order. Representation submitted to Hon'ble Chief Minister about request for the revival of Homes for all Committee. |
| | | CEO informed the committee that the above representations were submitted to the concern department in Government. |
| | d. | Discussion on letter of Shri S. V. R. Srinivas, Additional MC of MCGM <p>Additional MC requested to Shri Vimal Shah, President, MCHI-CREDAI to give suggestive points on MCGM's new initiative to start department for 'Ease of Doing Business'. As stakeholders MCGM wants to co-ordinate and take suggestions and comments from MCHI-CREDAI for that purpose of Bring Mumbai up on the index.</p> <p>In response to letter from Mr. S. V. R. Srinivas, Additional Municipal Commissioner, a meeting should be requested with him. Notice of two days or prior 30 hrs for the meeting should be given.</p> <p>The help of the two experts like McKinsey and IL&FS should be taken. If McKinsey people could give us study plan and suggestions, as to how to revise MMR and make it financial centre, compare it with other world cities. Infrastructure activities to be taken up. McKinsey to be engaged on the issues in the Srinivasan's letter</p> |
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| 3. | Secretariat | |
| | a. | Discussion on Brainstorming Session |
| | | Point taken up. |
| 4. | Legal: | |
| | a. | ULC Matter: |
| | | To discuss the updates given by Advocate Nivit Srivastava for the ULC SLP listed on 10 th November in Supreme Court. |
| | | Once ULC order from the High Court is received, same should be circulated to All our Members. |
| 5 | Any other matter with permission of Chair | |
| | a. | Resignation letter from the post of Trustee of MCHI-Trust of Shri Mohan Deshmukh |
| | | It was decided by the President that Resignation of Shri Mohan Deshmukh from the post of Trustee of MCHI Trust should be accepted. A policy should be framed and passed to change the objective of the trust. President, All Past Presidents to be members & President-elect to be ex-official Secretary of the trust and Senior most Past President should be Chairman of the Trust. The Chairman of the Trust should be chaired for Two Terms, not more than two years of each term. |

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| | b. | Quality Affordable Housing for all in Mumbai Metropolitan Region – A Reality by year 2020. Not Discussed |
| | c. | Discuss the Opinion received from Chartered Accountant, Shri Anup Shah regarding Diamond Investment & Properties It was decided to support from MCHI to Shri Anup Shah's Petition regarding Diamond Investment & Properties V/s. Income Tax Officer – 19(3)(1). |
| | d. | Draft MOU to be signed between MCHI-CREDAI, the Govt. of Maharashtra and Mumbai Mobile Creches. Draft MOU, it was approved to be finalized prepared by Mumbai Mobile Crèches. |
| | e. | CREDAI Conclave at Hotel Taj, New Delhi on 24th- 25th November 2014 It has been decided that Shri T. D. Joseph will call all Managing Committee Members of MCHI-CREDAI and its Units and will request for attending the CREDAI Conclave, in Delhi. He will also take up personally with the Presidents and Secretaries of all units of MCHI-CREDAI and request them to attend in large number of members, at least 15 from each unit. |
| | f. | Empanelment of consultants It has been decided that advertisement should give for Consultants on the Panel of MCHI on for each subject. |
| | g. | Wadia Ghandy Bill It was also approved for the capping of Fee Structure of Wadia Ghandy & Company from 3.5 lakhs to 7.5 lakhs as requested and insisted by them. |
| | h. | Private Forest land – Review petition of Government of Maharashtra Follow up for the issue of final order by Hon'ble Bombay High Court, dt. January 2014 to issue order to the Government of Maharashtra for withdrawing Review Petition said to be filed in Supreme Court in case of Private Forest Land issue order of January 2014. |
| | i. | Legal Fund from Members It has been decided that to send reminder mail to all members about request for Legal Fund. |
| | j. | New Members in Managing Committee Shri Dinesh Kuwadia, Shri Omprakash Goyenka & Shri Rajendra Chaturvedi, should be called for one hour before next Managing Committee Meeting for meeting with President. |
| | k. | Consultant for Presentation to Hon'ble Prime Minister Contract for the consultants should be ongoing for three years, which can be reviewed every 6 months. Determine policy parameters, impact on Real Estate, say CRZ issues, carrying capacity of Infrastructure etc, FSI increase and its impact on the infrastructure. The help of the two experts like McKinsey and IL&FS should be taken up. If McKinsey people could give us study plan and suggestions, as to how to revise MMR and make it financial centre, compare it with other world cities. Infrastructure activities to be taken up. McKinsey to be engaged on the issues in the Srinivasan's letter. |
| | l. | Workshop on Fire Curtains and Glass Facade Regulation and Implementation: Request to all our Managing Committee members to send two persons for the workshop on Fire Curtain and Glass Façade Regulation & Implementation jointly organized by Institution of Fire Engineers and Mumbai Fire Brigade on 29 th November at Hotel Four Seasons, Worli. Shri Mukesh Patel to be followed up for his presentation. Hafiz Contractor's Presentation could also obtained, then Mr. Patel will coordinate further. |

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| | m. | Representation to State Minister Shri Prakash Javadekar |
| | | Request letter should be written to Shri Prakash Javadekar, Minister of State, Environment & Forest Department, to get time with T. S. R. Subramanian Committee to explain each of our points personally. The letter is already sent to the Committee. |

Meeting ended with vote of thanks to the Chair.

For **MCHI-CREDAI**

Nainesh Shah
Hon. Secretary