

## PRESIDENT

Vimal Shah

## IMMEDIATE PAST PRESIDENT

Paras Gundecha

## PRESIDENT-ELECT

Dharmesh Jain

## VICE PRESIDENTS

Mayur Shah  
Nayan Shah  
Deepak Goradia  
Boman R. Irani

## HON. SECRETARY

Nainesh Shah

## HON. TREASURER

Sukhraj Nahar

## CEO

S. Shahzad Hussain  
I.A.S. (Retd.)

## HON. JOINT SECRETARIES

Harish Patel  
Ashok Mohanani  
Sandeep Runwal  
Bandish Ajmera

## JOINT TREASURERS

Lakshman Bhagatani  
Mukesh Patel

## CO-ORDINATORS

Rasesh Kanakia  
Jagdish Ahuja  
Pujit Aggarwal  
Parag Munot

## COMMITTEE MEMBERS

Vikas Walawalkar  
Jayesh Shah  
Nayan Bheda  
Sanjay Chhabria  
Rajendra Chaturvedi  
Shailesh Sanghvi  
Tejas Vyas

## INVITEE MEMBERS

Sandeep Raheja  
Munish Doshi  
Jitendra Jain  
Domnic Romell

## PAST PRESIDENTS

Sunil Mantri  
Pravin Doshi  
Mohan Deshmukh  
Mofatraj Munot  
Niranjan Hiranandani  
Rajni S. Ajmera  
G. L. Raheja  
Lalit Gandhi  
Babubhai Majethia

## MCHI-CREDAI UNITS

President, Thane  
Suraj ParmarPresident, Kalyan-Dombivli  
Johar ZojwallaPresident, Mira Virar City  
Ashit ShahPresident, Raigad  
Vikas BhamrePresident, Navi Mumbai  
Arvind Goel

Ref. No. MCHI/PRES/14-15/067

November 6, 2014

To,  
Hon'ble Shri Devendra Fadnavis  
Chief Minister  
Government of Maharashtra,  
Mantralaya,  
Mumbai 400 032लिपिक  
मुख्यमंत्री सचिवालय  
मंत्रालय, मुंबई-४००३२२Sub: Request Revival of "Homes For All" - MCHI Joint Declaration with  
Govt. of Maharashtra

Respected Sir,

Heartiest Congratulations! on becoming Chief Minister of State of Maharashtra  
& Warm Wishes & Greetings from MCHI-CREDAI

Please permit us, Sir, to introduce our organisation to you. 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. With a strong Membership of over 1800 leading Developers in Mumbai and the MCHI-CREDAI has expanded across MMR, having its own units in the region of Thane, Kalyan Dombivli, Mira Virar City, Raigad and Navi Mumbai.

MCHI-CREDAI is recognized by Government of Maharashtra and the Central Government and helps in meeting their objectives of providing housing, which is a basic necessity. We also work towards raising awareness among the General Public, Real Estate and Construction Industry while providing them with detailed information on new developments in and around Mumbai and MMR. We are also a Member of Confederation of Real Estate Developers' Associations of India (CREDAI) the apex body for Private Real Estate Developers in India and is also affiliated with leading Industry Associations like CII, FICCI, IMC and others.

MCHI-CREDAI has been supplementing the various efforts by the Central and State Governments in combating natural calamities. After the disaster earthquake of Latur District in 1993, MCHI-CREDAI adopted the village for Rehabilitation and constructed the Houses worth of 2 Crores. Also our Managing Committee Members have been contributing towards the social causes by undertaking the various projects that benefited the less privileged. Our members also supported the State Government's campaign by undertaking beautification of Public Spaces, supporting the Urban Local Bodies. This Chamber also works towards the Anti-Malaria Campaign by donating Charity Fund to the MCGM.

६-११-१४  
गोपनीय लिपिक  
मुख्य सचिव के कार्यालय  
सचिवालय, मुख्य मंत्रालय, मुंबई

MCHI-CREDAI (ISO 9001:2008)

Maker Bhavan II, 4th Floor, 18, Sir Vithaldas Thackersey Marg, New Marine Lines, Mumbai - 400 020.

Tel.: 4212 1421, Fax : 4212 1411 / 407 • Email: secretariat@mchi.net

Website : www.mchi.net

Recently, MCHI-CREDAI has taken a very active step and assist Mumbai Police in their Social Campaign for the safety of women in Mumbai.

With reference to the above subject we would like to inform you that, MCHI-CREDAI had a Joint Declaration with Govt. of Maharashtra on 28<sup>th</sup> April 2010, under Public Private Initiative, related to the subject of "Homes For All". A Joint Committee was also formed for the purpose. The main objective of this committee is to take immediate steps in order to encourage construction of more affordable homes to the end that the Housing deficit in the Mumbai and MMR can be reasonably be brought under control to provide Affordable Homes to EWS, LIG & MIG groups.

This Committee had several meetings with the Chief Secretaries in their particular tenure with Govt. of Maharashtra and our Committee Members taking spontaneous interest to expedite the Task and have actively participated for this fulfilling the objectives of **Homes For All Committee**. MCHI-CREDAI is very much interested to take this initiative further ahead to execute the Govt. scheme positively to provide Affordable Homes to EWS, LIG & MIG groups.

Therefore, our kind and humble request to Hon'ble Chief Minister, to renew the tenure period of the Homes For All Committee which is supposed to end on 28<sup>th</sup> of April 2015. We also request for a personal Meeting on the above subject please.

Yours Sincerely,  
For MCHI-CREDAI

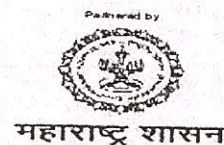
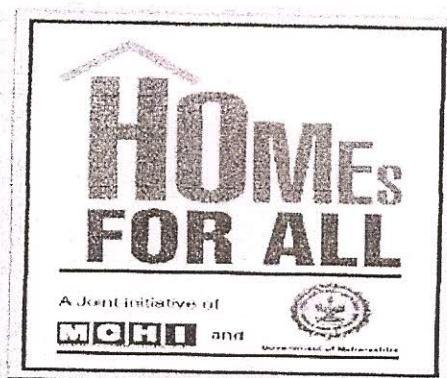


**Vimal Shah**  
President

**Encl: Joint Declaration between GOM & MCHI**

**CC to: Shri Swadheen Kshatriya (I.A.S.)**  
Chief Secretary,  
Govt. of Maharashtra  
Mantralaya,  
Mumbai - 400 032





**JOINT DECLARATION**  
***"HOMES FOR ALL"***  
*A Public – Private Initiative*  
**BETWEEN**  
**THE GOVERNMENT OF MAHARASHTRA**  
**AND**  
**MAHARASHTRA CHAMBER OF HOUSING INDUSTRY**

**DATED 28<sup>th</sup> APRIL, 2010**

### JOINT DECLARATION

This Joint Declaration ("this Joint Declaration") is made and executed at Mumbai on this TWENTY EIGHTH day of April, in the Christian year Two Thousand and Ten:

#### **BETWEEN**

THE GOVERNMENT OF MAHARASHTRA, having its office at Mantralaya, Mumbai 400 021, and represented by its Chief Secretary, Shri J. P. Dange, hereinafter referred to as "the GOM" (which expression shall, unless the context otherwise requires, mean and include the Government of Maharashtra and all its departments) of the **ONE PART**

#### **AND**

MAHARASHTRA CHAMBER OF HOUSING INDUSTRY, a Society incorporated under the Societies Registration Act, 1860 and duly registered under the Bombay Public Trust Act, 1950 having its registered office at Maker Bhavan – II, 4<sup>th</sup> Floor, 18, V. Thackersey Marg, New Marine Lines Mumbai 400 020, and represented by its **PRESIDENT, SHRI. PRAVIN H. DOSHI**, hereinafter referred to as "MCHI" (which expression shall, unless the context otherwise requires, mean and include its successors) of the **OTHER PART;**

#### PREAMBLE AND BACKGROUND:

- A. MCHI is an Association with more than 500 members incorporated under the Societies Registration Act, 1860 and duly registered under the Bombay Public Trust Act, 1950 and has been established with the main objective to promote housing and real estate industry, which aims to satisfy the most basic necessity of all citizens.
- B. The parties agree and acknowledge that today there is a severe deficit of good affordable housing availability in the Mumbai and MMR. Accordingly, MCHI has taken an initiative and a pledge for maximising the construction of more Affordable Homes in the Mumbai and MMR known as "HOMES FOR ALL" and has approached the GOM for its support and aid in the course of enabling the members of MCHI to create more Affordable Homes in the Mumbai and MMR and the GOM has agreed to extend all necessary co-operation, including legislative revamp, development potential incentives to developers, and authorising the nodal agency to provide for a single window clearance to projects comprising Affordable Homes.





### OVERALL OBJECTIVE

The overall objective of the Parties hereto is that immediate steps be taken in order to encourage construction of more Affordable Homes to the end that the housing deficit in the Mumbai and MMR can be reasonably be brought under control hence immediate initiative required to provide affordable homes to the EWS, LIG and MIG groups.

### COMMITMENTS OF MCHI

- A. MCHI hereby pledges and commits that it shall make all reasonable endeavours to be role of facilitator to its members and encourage the members to take up construction of Affordable Homes within projects being developed by such respective members.
- B. MCHI estimates that within a period of 5 years, construction of 5,00,000 (Five Lakhs) Affordable Homes can be achieved by its members within the Mumbai and MMR.
- C. MCHI shall in consultation with its members, from time to time make Proposals and submit the same to the GOM which shall be ultimately aimed to promote the development and construction of more Affordable Homes. MCHI has already formulated suggested guidelines so that bottlenecks in the GOM approved schemes of affordable homes are removed and speedy developments across MMR is achieved through all the GOM schemes. MCHI with GOM shall finalise all such amendments for speedy and viable implementation projects of affordable homes in next 60 days.

### COMMITMENTS OF GOM

- A. The GOM shall from time to time consider the Proposals made by MCHI in good faith and shall take all quick steps including legislative reform and amendments in policies so that all the bottlenecks in implementing affordable homes projects are removed.
- B. The GOM shall direct the nodal agency for approval of all projects involving the construction of Affordable Homes, to grant a single window clearance to all such projects.
- C. GOM shall finalise all such amendments for speedy and viable implementation projects of affordable homes in next 60 days along with necessary administrative directions for the implementation of the same.

### JOINT COMMITTEE

- A. The GOM hereby appoints it's
  - (1) Chief Secretary – Chairman
  - (2) Principal Secretary, Urban Development
  - (3) Principal Secretary Housing
  - (4) MMRDA Commissioner
  - (5) CEO & Vice Chairman, MHADA
  - (6) Municipal Commissioner, Mumbaias the Authorised Representatives.



B. The MCHI hereby appoints

- (1) Shri Pravin Doshi, Chairman of "Homes For All" Committee
- (2) President MCHI – Shri Sunil Mantri
- (3) Shri Dharmesh Jain
- (4) Shri Mayur Shah
- (5) Shri Nainesh Shah


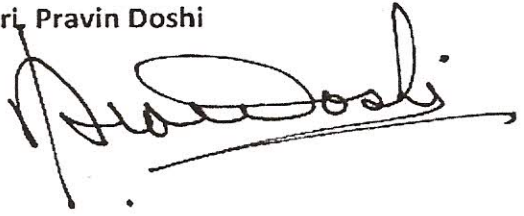
#### RELATIONSHIP

- A. This Declaration does not create a relationship between the Parties of either a trust, or partnership or agency and it is clarified that the Parties hereto are executing this Declaration on a principal-to-principal basis.
- B. This Declaration merely records the endeavours that each Party hereto is committed towards and the willingness of each of the Parties to strive to achieve the ultimate objective of providing more Affordable Homes within the Mumbai and MMR and does not create legally binding rights or obligations between the parties hereto.

#### RESOLUTION

The said Joint Committee shall meet regularly at least once a week and shall resolve all the possible bottlenecks and bring in appropriate reforms in practise and in policy in next 60 days and accordingly MCHI shall facilitate and endeavour to deliver 5 lakhs affordable homes in next 5 years.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE SIGNATURES ON THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

Signed and Delivered by the within named GOM through its <u>Chief Secretary</u> , <u>Shri J. P. Dange.</u>	Signed and Delivered by the within named MCHI through its President, Shri. Pravin Doshi
	

In the presence of Hon'ble Chief  
Minister of State of Maharashtra  
Shri Ashokrao Shankarrao Chavan