

PRESIDENT

Mayur Shah

IMMEDIATE PAST PRESIDENT

Dharmesh Jain

PRESIDENT-ELECT

Nayan Shah

VICE PRESIDENTS

Deepak Goradia

Boman Irani

Harish Patel

Nainesh Shah

HON. SECRETARY

Domnic Romell

HON. TREASURER

Sukhraj Nambekar

CEO

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

SPECIAL PROJECTS

Navin Makhija

Rasesh Kanakia

HON. JOINT SECRETARIES

Parag Munot

Sandeep Runwal

Lakshman Bhagtani

Bandish Ajmera

JT. TREASURERS

Mukesh Patel

Jayesh Shah

CO-ORDINATORS

Nayan Bheda

Munish Doshi

Tejas Vyas

Pratik Patel

Dhaval Ajmera

Sandeep Shah

COMMITTEE MEMBERS

Jagdish Ahuja

Sanjay Chhabria

Shailesh Sanghvi

Jitendra Jain

Deepak Gundecha

INVITEE MEMBERS

Sandeep Raheja

Rajesh Prajapati

Shailesh Puranik

Praful Shah

Sachin Mirani

Rushank Shah

Rajeev Jain

Diipesh Bhagtani

Shyamal Mody

Nikunj Sanghavi

Digant Parekh

Pritam Chivukula

PAST PRESIDENTS

Vyomesh Shah

Paras Gundecha

Pravin Doshi

Mohan Deshmukh

Mofatraj Munot

Rajni S. Ajmera

Late G. L. Raheja

Late Lalit Gandhi

Late Babubhai Majethia

MCHI-CREDAI UNITS

PRESIDENT, THANE

Ajay Ashar

PRESIDENT, KALYAN-DOMBIVLI

Manoj Rai

PRESIDENT, MIRA VIRAR CITY

Ashit Shah

PRESIDENT, RAIGAD

Vikas Kothari

PRESIDENT, NAVI MUMBAI

Prakash Baviskar

Ref. No. MCHI/PRES/17-18/038

October 06, 2017

To,
Shri Manu Kumar Srivastava (I.A.S.)
Principal Secretary (Revenue)
Stamp Duty & Registration
Revenue & Forest Department
Government of Maharashtra
Mantralaya, Mumbai

Sub: Proposal to undertake Ease of Doing Business (EoDB) in Revenue Matters

Respected Sirs,

Let us take this opportunity to congratulate and laud your government and the Central Government for an array of reforms during the last three years that has led to India's ease of doing business ranking jumping 42 places to 100th in the world now. Path breaking efforts have gone into easing doing of business in Building Plan Approval in MCGM, the benefits of which can be felt on the ground. Initiation of on-line approvals and MahaRERA has empowered the common man with technical information like land title and status of government approvals at the click of a button. It is this collective effort that the ranking of India has improved to 181 from 184 last year, and would continue to see further improvement.

Sir, the humungous efforts put in EoDB under your leadership will surely enhance the potential of the state to attract more investment and growth. Now we would like to draw your kind attention to another vital issue. In order to further the cause of EoDB, similar efforts should be extended to the Revenue Department which is a very vital part of state governance. This would not only usher in another era of EoDB and propel our state of Maharashtra way up in the World Bank rankings, but would also further strengthen your resolve of "Minimum Government, Maximum Governance". It is our strong and collective belief that "Your Expert & Efficient Governance + Revenue Reforms + Support & Contribution of CREDAI-MCHI = Tremendous benefits for Citizens" besides augmenting the delivery and realisation of your dream of Housing for All in Maharashtra by 2022. **We should see our state of Maharashtra as the Top States in EoDB ranking by the World Bank in the next two years, with our National Ranking in the Top 50.**

KEY OBJECTIVES OF EoDB IN REVENUE

- Land records and its entire interface with the development of the state should be virtual & online
- For bringing in reliability of land records, online system needs to be implemented and should be the primary goal - this would ensure issues related to reliability of survey number, exact boundary demarcation & area

- The ultimate objective of this exercise being to achieve indefeasible reliability in terms of title and mutation
- GST has achieved "One Nation, One Tax"; this exercise shall realise "One Land, One Record".
- The downloaded land record should be the prime evidence for the boundary, its survey number and the ensuing area, village number, the tenure, its owners along with those deriving rights out of it and all mutations as per the development like sub-division, amalgamation, roads, gardens, amenity open space, built up reservation etc. which are conditions precedence of an approval; as a process, this needs to be made online with minimum human interface. In line with AutoDCR, this system could be called AutoREV.

It may be pointed out here Sir, that commendable work has been done by **Shri Sanjay Dhikle**, a District Superintendent of Land Records Officer, Government of Maharashtra on GIS based Slum Information Management System (SIMS) solution which consists of four components; Topographical Survey of Slum Clusters & Slum Rehabilitation (SR) Schemes, LiDAR Survey of Slum Huts, Mobile Application for gathering slum dwellers information and Web Application with Web-GIS feature for determining the slum dwellers eligibility for free housing under SR Schemes. The same system could be adapted for geo-spatial mapping of all land across MMR and digitisation of land records.

Sir, we are proud to have you as our Honorable Chief Minister. You have minutely studied, understood all the aspects of real estate, the difficulties of the stakeholders, developers and consumers and thereafter initiated their solution, not on file-to-file basis but framing proper, transparent and effective policies and systems.

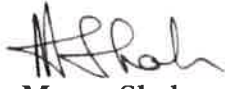
At CREDAI-MCHI, we are and would always be with you and assure you of our active involvement and co-operation so that there is no uneven playing field, a customer friendly environment with the change in perception, timely commencement and completion of real estate projects, fulfillment of commitments, win - win situation for all stake holders. You will appreciate Sir, it could be possible only with the co-operation and mutual effort of both - the Government of Maharashtra and CREDAI-MCHI.

For your kind perusal and reference, we have attached an annexure outlining the key objectives and tasks proposed to be undertaken in this EoDB exercise leading upto the development & launch of the online system, AutoREV. As CREDAI-MCHI, we have already undertaken an RFP process basis the ToR and are happy to state that three agencies have shown active interest in developing AutoREV, namely, PricewaterhouseCoopers Pvt. Ltd., Tata Consultancy Services & SoftTech Enggs. Pvt. Ltd.

We look forward to your appointment for a meeting at your convenient earliest to discuss in person the entire approach & plan. We would sincerely request if the following Officials may also be called in to attend this meeting - Settlement Commissioner, Divisional Commissioner, Additional Chief Secretary Revenue, Collectors of Thane, Mumbai Suburban District, Mumbai City, Palghar & Raigad along with Superintendent of Land Records of each of these districts, Director of Land Records and Maharashtra Remote Sensing Application Centre (M.R.S.A.C), Nagpur.

Thanking you,

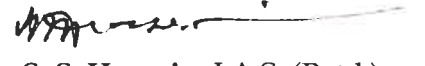
Yours faithfully,
For CREDAI-MCHI



Mayur Shah
President



Domnic Romell
Hon. Secretary



S. S. Hussain, I.A.S. (Retd.)
Chief Executive Officer

Copy for Information :

Shri S. Chokalingam (I.A.S.)
Settlement Commissioner and Director
Land Records
Government of Maharashtra
Pune - 411001

Shri Jagdish Patil (I.A.S.)
Divisional Commissioner
Konkan Division
Government of Maharashtra
Mumbai - 400001


07/11/17
लेखनिक विभाग
आयुक्त कोंकण विभाग
मुंबई-४०० ०३२.

ANNEXURE I

Key objectives for undertaking EoDB in Revenue Matters :

- To reduce layers / levels of decision making
- To eliminate duplication of work / decision making at all levels - replication of processes
- To create a time bound decision making and approval process
- To standardise and digitise all processes
- To eliminate human interface across all levels and processes, to the extent possible
- To bridge the gap between intended & ground level compliances
- To bring in the desired changes in working climate and attitudinal transformation

In order to serve the afore-mentioned objectives, various key tasks will have to be undertaken in a time bound manner.

Key Tasks proposed to be undertaken under EoDB :

- To study the current processes across all departments and offices like but not limited to Talathi, Tahsildar, Dy. Collector, Additional Collector, Collector, Additional Commissioner, Commissioner, CTSO, TILR, SLR, DDLR and Settlement Commissioner and to create a process map with timeline
- To create a Manual / SOP of the internal working of each department & office
- To analyse and suggest an optimum process map, organogram and SOP with the objective of eliminating duplication and human interface
- To map all kind of records being maintained by the various departments & offices and suggest an optimum way of doing through effective Document Management System and digitisation
- To update, upgrade and digitise all the land records
- To carry out GIS mapping of all land survey numbers along with land use / type of lands etc.
- To digitise all the processes by way of Document Management System
- To study all Revenue Department approval processes, number of officials and tables involved, optimise and digitise the same with no or minimum human interface
- To study & create a Torrens System for Land Titling in MMR
- To reduce the workload, as they are heavily overburdened, of Collectorate & his lower field staff leading to manpower reduction

ANNEXURE II**LIST OF PERSONS WORKING FOR EODB REVENUE****FROM MAYFAIR HOUSING PVT LTD**

Mr. Nayan Shah
Mr. Sunil Shelar
Mr. Suryakant Kadam
Mr. Kailash Joshi
Mr. Sanjay Nimbare

FROM PURANIK BUILDERS PVT LTD

Mr. Shailesh Puranik
Ms. Ameeta Ambekar
Mr. Vishwas Sawant
Mr. Mangesh Jadhav

FROM MARATHON BUILDERS PVT LTD

Mr. Mayur Shah
Mr. Sanjay Gambre

FROM MCHI

Mr. S. S. Hussain
Mr. Avadhoot Rane
Mr. Sanjiv Chaudhari
Ms. Archana Tibrewal
Ms. Mamata Talekar
Mr. Sanjay Phope