

**MANAGING COMMITTEE
2012 - 2013**

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Paras Gundecha

IMMEDIATE PAST PRESIDENT
Sunil Mantri

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Vimal Shah

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Dharmesh Jain
Mayur Shah
Nayan Shah
Deepak Goradia

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Boman Irani

HON. JOINT SECRETARIES
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Harish Patel
Nainesh Shah

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Ashok Mohanani

JT. TREASURERS
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L. P. Bhagatani

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Sandeep Runwal

COMMITTEE MEMBERS
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Sujal Shroff
Parag Munot
Rajan Bandelkar
Vikas Walawalkar
Jayesh Shah
Nayan Bheda
Sanjay Chhabria
Rajendra Chaturvedi
Jagdish Ahuja

INVITEE MEMBERS
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Mukesh Mehta
Rakesh Sanghvi
Suhail Khandwani

MCHI-CREDAI UNITS
Shailesh Puranik, President,
Thane
Shrikant Shitole, Hon. Secretary
Kalyan-Dombivli
Shailesh Sanghvi, Secretary
Mira Virar City
Rajesh Prajapati, President
Raigad
Arvind Goel, President
Navi Mumbai

PAST PRESIDENTS
Pravin Doshi
Mohan Deshmukh
Motatraj Munot
Niranjan Hiranandani
Rajni S. Ajmera
G. L. Raheja
(Late) Lalit Gandhi
(Late) Babubhai Majethia

MCHI - CREDAI

Ref. No. MCHI/PRES/12-13/104

January 8, 2013

To,
Hon'ble, Shri Prithviraj Chavan
Chief Minister,
Chief Minister's Secretariat,
Govt. of Maharashtra
Mantralaya,
Mumbai - 400 032

मुख्यमंत्री सचिवालय
महाराष्ट्र शासन
मंत्रालय, मुंबई ४०० ०३२
दिनांक ०८/०१/२०१३

Sub: Request for a meeting for select group with Core Committee of MCHI-CREDAI

Ref: Meeting held with Hon'ble Chief Minister on 18th September 2012 on suggestions of MCHI-CREDAI to increasing affordable homes supply to customers

Respected Sir,

We request your attention to our letter dated 20th October 2012 submitted subsequent to the last meeting held on 18th September 2012 at Sahyadri State Guest House, Mumbai.

We would like to draw your kind attention to the following issues that were discussed at the said meeting.

Accordingly, we state below in a tabular format, the issues and directions for better understanding along with speedy process at both ends.

Sr. No.	Issue	Directions given by Hon'ble CM on 18 th September, 2012	Status as on 5 th January, 2013 and action to be taken
1.	SPEEDY (60 DAYS) APPROVAL BY ULBs	Government has made it mandatory for approvals to be made within 60 days and the same to be implemented by issuing	The same is pending. Infact, the non-discretionary system set up by the then Municipal Commissioner, Shri Subodh Kumar had a

MCHI-CREDAI (ISO 9001:2008)

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		necessary instructions within 30 days.	<p>twin objective:</p> <p>i) Transparency & Level playing field (no discretion)</p> <p>ii) Assurance of timely approvals</p> <p>While Transparency & Level playing field has been created, system set up of getting clearance within 60 days is nowhere close to it. This has led to delays at every level of approvals, and hence the purpose of creation of transparent system is lost by delays.</p> <p>Recommendation:</p> <p>Necessary procedures be set and instructions be issued to make approvals mandatory within 60 days.</p>
2.	ENVIRONMENT	<p>a) 3rd Committee for Industry to be formed.</p> <p>b) Office Memorandum dated February, 2012 to be kept in abeyance by taking it to an appropriate forum in Delhi in the next 30 days.</p>	<p>Office Memorandum dated 11th December 2012, for committee constituted (copy attached) for review of Road Width, Construction, SEZs and Road Projects.</p> <p>Recommendation: We request that state government strongly urge to review committee that the planning aspects be left to local planning</p>

			authority and only environmental aspects be looked on by SEAC.
3.	AUTOMATIC N.A.	<p>a) "Nashik pattern" as per GR dated 4th July, 2012 to be implemented within 30 days.</p> <p>b) The Committee Report of all Collectors on Registered Power of Attorney to be treated as a valid document.</p>	Pending
4.	HIGH RISE COMMITTEE	<p>a) limit of high rise approval to be increased to 120 meters.</p> <p>b) Upto 200 mter the peer review by established institutes like IIT, VJTI etc should be sufficient</p> <p>c) For heights beyond 200 meters, clearance of high rise committee</p>	Pending

		<p>should be required.</p> <p>d) MCGM to finalise Terms of Reference within 30 days. Government to set up a Committee to review Terms of Reference submitted by MCGM within 30 days.</p> <p>e) CC upto 120 m to be issued on the indemnity and undertaking and at the risk of the Developer. Necessary instructions to be issued within 30 days.</p>	
5.	ULC	Opinion from Attorney General of India to be taken within 30 days.	Pending
6.	CIVIL AVIATION	Guidelines to be issued to ensure	Pending

		clarity and simplicity so that no individual cases need to approach individually for approvals. Government of Maharashtra to follow up within 30 days.	
7.	RENTAL HOUSING	MMRDA to consider old cases and to make reference to the Government within 30 days. Government to decide the reference made by MMRDA there from within 30 days.	Huge confusion exists. Only case by case approvals are given. Our only request is decision to be taken about the future of the Scheme.
8.	MCHI UNITS	PS UDD (I) to meet all units within 30 days.	Pending
9. 10. 11.	33(9) CLUSTER REDEVELOPMENT SCHEME , 33(7) REDEVELOPMENT OF CESSERED BUILDINGS, 33(5) REDEVELOPMENT OF MHADA COLONY	Government appointed committee to take decision within 30 days.	Pending Pending Pending

12.	MHADA 33(5) ON PRIVATE LAND	37(2) to be implemented within 30 days.	Pending
13.	DCR	<p>a) Minor modifications suggested by Municipal Commissioner to be finalized by PS (UD) within 30 days.</p> <p>b) Uniform DCR as suggested by the Committee under the chairmanship of the then PS (UD), Shri. T. C. Benjamin to be adopted within 30 days.</p>	An Advisory Committee to be appointed who are part of the formulation of the new DCR as, with any new law, there are lot of clarifications that need to be sought and hence this Committee may work as an advisory to the Municipal Commissioner.
14.	AFFORDABLE HOUSING UNDER 33 (XX)	Decision of Hon'ble CM is that UD to come up with a special DCR for Affordable Housing within 30 days.	Congratulations that the Special Townships Scheme vide GR dated _ _ _ _ _ has been announced and Industrial Policy has been announced on 4 th January, 2013.
15.	3 rd REVIEW MEET	The next review meet has been tentatively fixed on 30 th October, 2012.	

The only thing that we require is **streamlining of policies and ensuring timely approvals** for creating affordable housing stock. With interest rates as

high as 24% per annum, the major cost of completed premises in interest cost, and with delayed approvals, the cost of interest per premises now constitute more than 35% of its value. Only timely approvals can bring down this cost and we will be able to bring down the prices making it more affordable to people.

As a Chamber, we have no request towards maximizing profitability, only speed thereby ensuring that affordable homes is a reality. May we request a meeting at the earliest.

With Best Regards,
For MCHI-CREDAI



Paras Gundecha
President

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