

S. S. Hussain I.A.S. (Ex)

Chief Executive Officer

Ref. No. MCHI/CEO/16-17/046

August 09, 2016

Sub: Issues faced by Real Estate in Navi Mumbai

Dear

Congratulation for your taking over as Managing Director - CIDCO!


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 was 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.

Please recall my today's personal discussion with your good self on various issues in Navi Mumbai areas.

Earlier, our **MCHI-CREDAI Navi Mumbai Unit** had submitted its representations on 1st August 2016, 15th June 2016 and 16th May 2016, respectively, wherein they have brought to your kind attention, the issues faced by the Real Estate Industry in Navi Mumbai and especially in NAINA.

I am enclosing the copies of letters submitted by MCHI-CREDAI Navi Mumbai Unit. If your office replies to our MCHI-CREDAI Navi Mumbai Unit's President, Shri Prakash Baviskar, on the issues and difficulties raised by them, it will be highly appreciated and we will be grateful for the same.

Yours


(S. S. Hussain)

To,
Shri Bhushan Gagrani (I.A.S.)
Managing Director - CIDCO
CIDCO Bhavan
CBD Belapur, Navi Mumbai



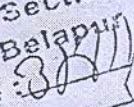
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Sincerely yours...

1st August, 016

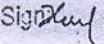
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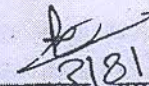
- ✓ 1. Dr. Nitin Kareer Sir,
Hon'ble Principal Secretary
Urban Development Department
Mantralaya Mumbai
- ✓ 2. Shri U. P. S. Madan, (IAS) Sir,
Hon'ble Commissioner
Mumbai Metropolitan Region Development Authority
Bandra-Kurla Complex, M.M.R.D.A. Office Building,
C-14 & 15, E Block Bandra (East), Mumbai - 400 051
- ✓ 3. Shri Bhushan Gagrani, (IAS) Sir,
Hon'ble Managing Director - CIDCO
2nd Floor, CIDCO Bhavan, CBD Beapur, Navimumbai
- ✓ 4. The Chief Planner
Navimumbai Airport Influenced Notified Area
NAINA Office, 3rd Floor, Tower No 10, Belapur Rly. Station Complex
CBD Belapur, Navimumbai
- ✓ 5. The Hon'ble Director
Town Planning Department
Rashtrabhasha Bhavan Rd, Narayan Peth
Pune, Maharashtra - 411030
- ✓ 6. The Hon'ble Jt. Director
Town Planning Department
Konkan Bhavan, CBD Belapur, Navimumbai
- ✓ 7. Shri, B. N. Patil
Hon'ble Director
Dept. of Environment - Govt. of Maharashtra
New Administrative Bhavan, 15th Floor, Madam Cama Road,
Mantralaya, Mumbai - 400 032
- ✓ 8. Smt. Sheetal Teli-Ugale Madam
Hon'ble District Collector & District Magistrate
District Collector office, At P/o Alibaugh, Dist. - Raigad - 402201

CIDCO LTD.
MD'S Section
CBD Belapur
Date: 3/8/16
Sign: 

RECEIVED
Office of ACP/OSD (NAINA)
CIDCO LTD.

Date: 3/8/16

Sign: 


31/8/16
सहसंचालक, नगररचना
कोकण विभाग, नवी मुंबई

Sub.:- Request for rectification in regional plan of Panvel tehsil as many survey nos. are missing.

Ref.:- MMRDA Map Drawing no. RP/3029 dtd 3.09.1999 for Regional Plan.

Respected Sir / Madam,

Greeting for the day!!

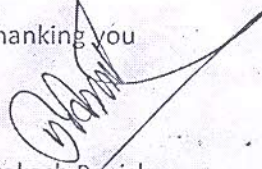
This is with reference to the above mentioned subject we would like to bring to your notice the difference between the scaling of villages of Panvel taluka in said map viz wangani turf taloje village in this map along with Karambeli, Shiravali, Chinchvali turf Taloje, Mahodar and other surrounding villages. But there is a big mistake on account of scaling while making of regional map of this area. The village map of Wangani turf Taloje is on scale of 1:6000 and the remaining all villages as well as the entire map except village Wangani turf Taloje is on scale of 1:10000.

As a result of this mistake certain land (Gut nos.) which are having following Gut nos. have disappeared from the map. The Gut nos. of Wangani turf Taloje are on the boundary of Kondap village Gut no. 8/10, 7/4, 7/3, 7/2, 7/1, 6, 5, 2/2, 2/1 and on the boundary of Shiravali 16/8, 2, 23, 25, 16/10, 16/9, 19/5, 21, 12 are missing. These are the lands actually available on the site (We are herewith attaching the Google map for your kind perusal) but in the MMR Regional plan said land / Gut nos. are invisible. Because of this, there is a lot much of confusion has arise for the title clearance, zone clearance, Eco sensitive Zone boundaries, and village boundaries of the plots which has gone invisible in the map. It is very difficult to make the buyers / developers believe the authenticity of the plot.

Hence we request you to kindly check the same at your end issue a revised map with the equal scaling for the entire village coming under this map. Because of this, there is an error in village borders and Eco Sensitive Zone borders as well as NAINA Borders also. This is creating unnecessary issues and delaying development in the area.

Request you to kindly do the needful and publish the revised plan with unique scaling of said area. The map of invisible Gut nos. with Google map is attached herewith this application. So it's a request to the concerns to make necessary changes in the boundaries of their respective villages.

Thanking you


Prakash Baviskar
President

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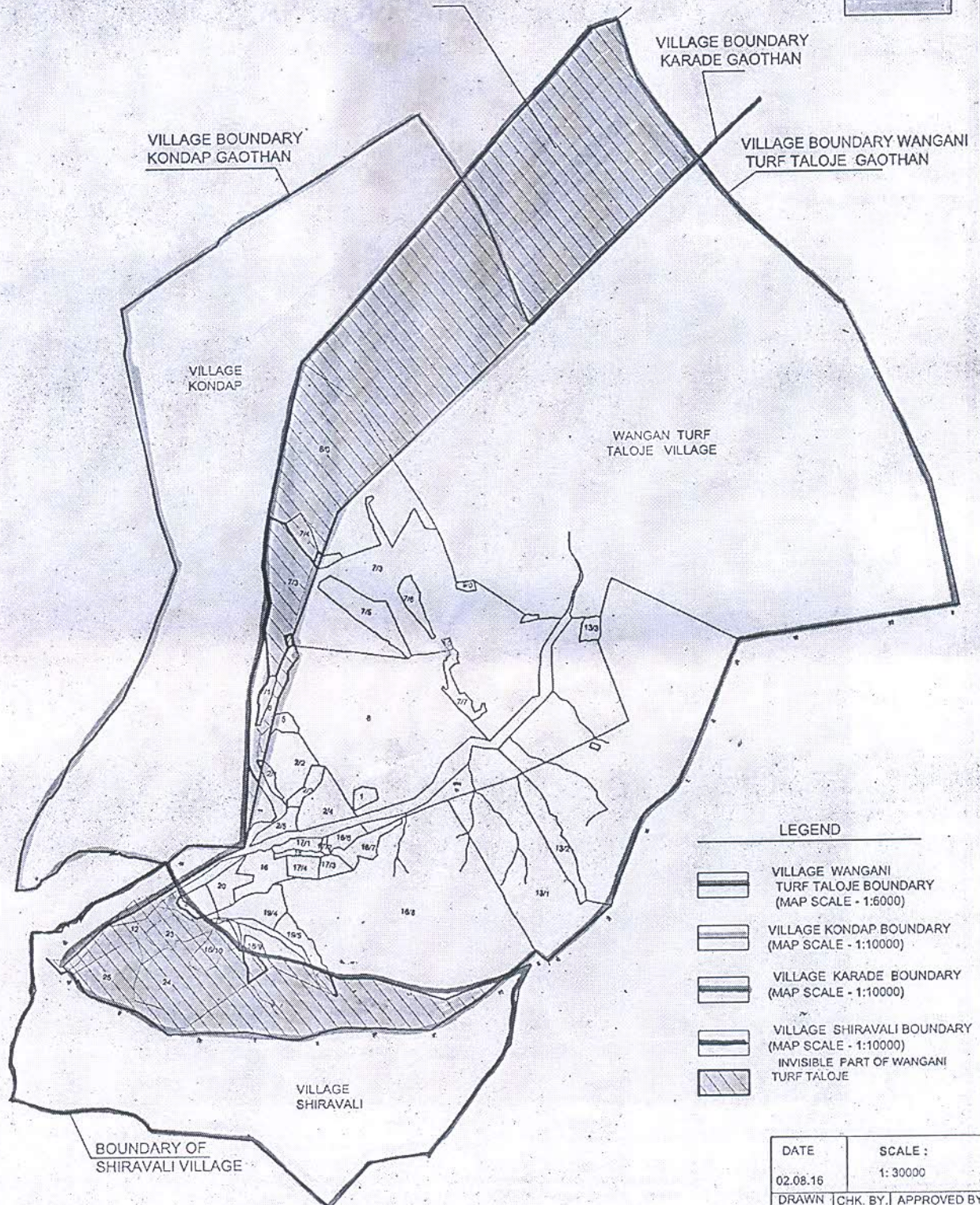
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Encl:- 1. Drawing, showing invisible part of village Wangani turf Taloje in approved Regional Plan of MMR.

2. Copy of Google MAP

Cc:- To,

DRAWING SHOWING INVISIBLE PART OF VILLAGE WANGANITURF TALOJE IN APPROVED REGIONAL PLAN OF MMR

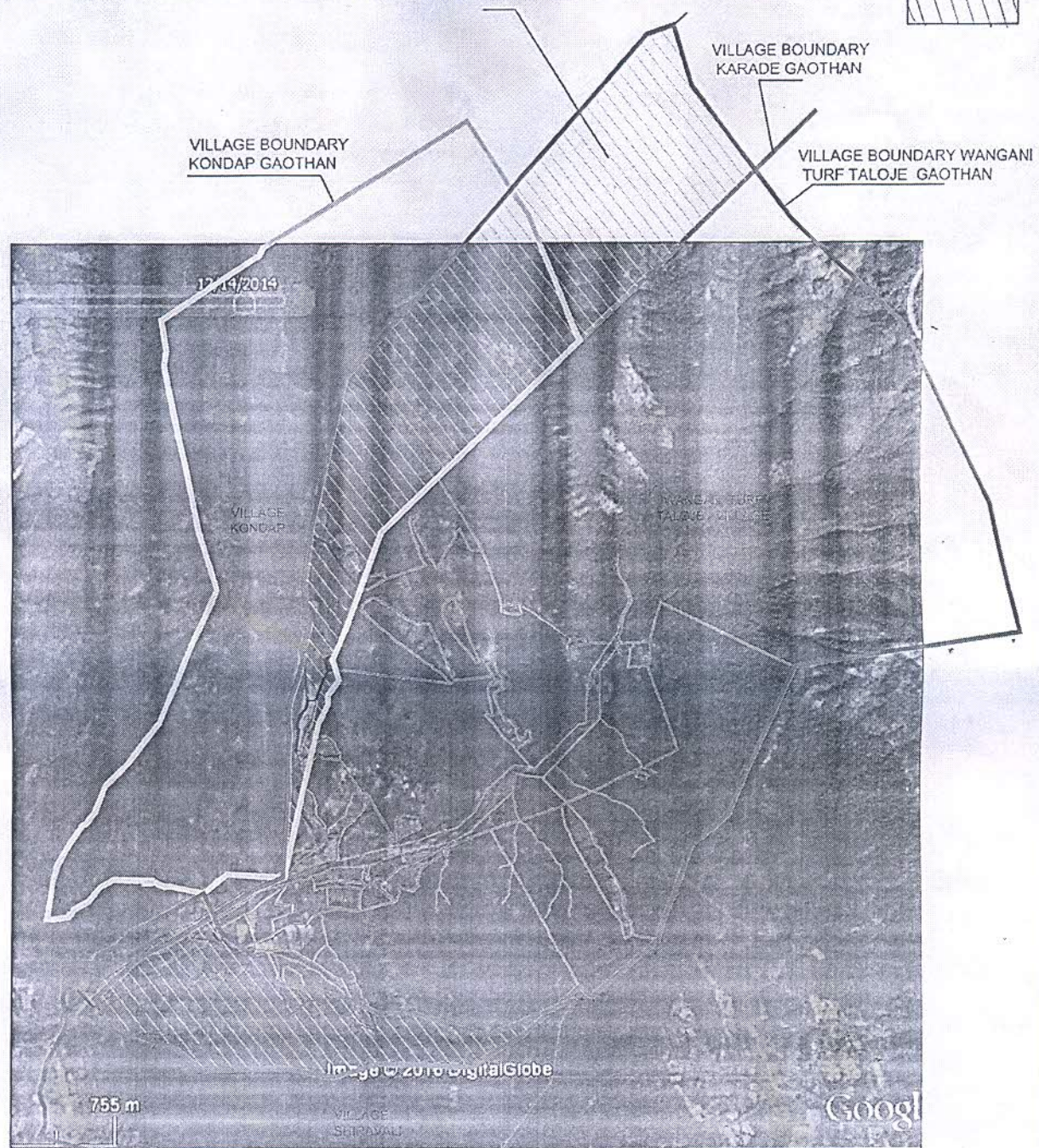
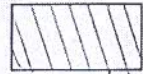


KRUTIKA DALVI
ARCHITECT PLANNER & DESIGNER

Add - 410/411, HILTON CENTER,
SEC-11, PLOT NO. 66, CBD
BELAPUR, NAVI MUMBAI,
PHONE NO. 022 - 40135767 / 41237071

(NOTE - IF ANY IN CASE OF QUERY CONTACT US ON SHOWN NUMBERS)

DRAWING SHOWING INVISIBLE PART OF VILLAGE WANGANI TURF TALOJE IN APPROVED REGIONAL PLAN OF MMR



LEGEND

- VILLAGE WANGANI
TURF TALOJE BOUNDARY
(MAP SCALE - 1:6000)
- VILLAGE KARADE BOUNDARY
(MAP SCALE - 1:10000)
- VILLAGE KONDAP BOUNDARY
(MAP SCALE - 1:10000)
- VILLAGE SHIRAVALI BOUNDARY
(MAP SCALE - 1:10000)
- INVISIBLE PART OF WANGANI
TURF TALOJE

(NOTE - IF ANY IN CASE OF QUERY CONTACT US ON SHOWN NUMBERS)

DATE	SCALE :	
02.08.16	1:30000	
DRAWN BY:-	CHK. BY:	APPROVED BY:
Unyansan	Krutika Dalvi	PRAKASH BAVISKAR
KRUTIKA DALVI		
ARCHITECT PLANNER & DESIGNER		
Add - 410 / 411, HILTON CENTER, SEC-15, PLOT NO. 16, C&D BELAFUR, NAMI MUMBAI.		
PHONE NO. 022 - 40135767 / 41237671		

15th June, 2016

To,

1. **Shri Devendraji Fadnavis Saheb**
Hon'ble Chief Minister of Maharashtra
Mantralaya, Mumbai – 32

2. **Shri Nitinji Kareer Saheb**
Hon'ble Principal Secretary
Urban Development Department
Mantralaya, Mumbai

3. **Shri Bhushan Gagrani Saheb**
Managing Director - CIDCO
CIDCO Bhavan
CBD Belapur - Navimumbai

CIDCO LTD.
MD'S Section
CBD Belapur
Date: *[Signature]*
Sign: *[Signature]*

Sub: -Request you to kindly give a thorough review of 3946 applications received for suggestion / objection and give a second thought for approving NAINA DP Plan due to lacunas. Highlights of the lacunas are mentioned below.

Respected Sir,

We as MCHI – Navi Mumbai unit, having more than 100 Builders & Developers from Navi Mumbai as our members on board, who are working in Real Estate Sector for years now. We are affiliated to MCHI – Mumbai unit and our association is having different units across Maharashtra. The members of the association work as per the Code of Conduct & also follow the rules of the Govt.

Dream project of Smart City in NAINA area which you have even announced in London during foreign tour, but to make it possible there are many lacunas in the said IDP - I & DCR. If the same gets approve then the upcoming city will not be a planned city. It will turn out to be a congested city & it will boost for high rise of rates of housing. Affordable Housing will never take shape in this area.

The reasons are as follows:

- 1) In NAINA are old development plan of MMRDA have been applied which were valid till 2011. As a result of this there are no zone changing happened since NAINA has come in to existence. So, development has come to a halt. Revised zone plan is required for the entire area of 270 villages because the exiting zone plan was prepared considering the population of that time and now in MMR region the population has increased almost 80% than the existing census, but land is not available due to G-I & G-II zones are marked on larger scale.
- 2) It was mandatory under Town planning act 1966 to prepare the development plans for the entire area in stipulated time limit but the same is not done, and in last 3 years only 29 Commencement Certificates have been issued. So the development in this area has come to a halt. This has happened due to lack of experienced staff in planning department. Also the no. of NOCs has been increased and also the procedure to obtain them has been made tedious. as a result the percentage of building authorized houses is almost 0% and due to delay in permissions the unauthorized constructions are taking place.
- 3) While framing the charges the common man has not been considered anywhere. During passing the plan, development charges of Rs. 2811/- (OCSDC + Development Charges) per sq. mtr. Needs to be paid to CIDCO which is more than the land cost as per Govt. value in this area. These charges are being taken without approval from by Govt. and development charges are being charged without providing any infrastructure.
- 4) In IDP the zone marked as residential zone, in that area almost for 90% of the land there are no provisions of roads, electricity, Water supply, sewerage systems. There is a height restriction on structures so the approved FSI cannot be consumed.
- 5) There are almost 4000 objections were raised regarding the Draft IDP for NAINA Phase – I but none of them have been considered and the reason for not considering the objections were also not furnished. The review of these suggestion / objection is must as the same are authentic and were raised by technical experts / ex- CIDCO planner(s) / Architects / other key players of real estate of Navimumbai area as well as the general public residing in this area.

- 6) There is provision made for the land adjacent to main roads, that the same will be developed by CIDCO only or land owner need to surrender it to CIDCO. The land owner individually cannot develop the land. Land owners are left with no other option. The TDR which will be issued against this can to be consumed in given FSI.
- 7) There is a compulsion that minimum of 7.5 hector of land needs to be accumulated to obtain the FSI. This is very much difficult task and due to this clause an individual plot owner will never be able to develop his land having land less than 7.5 hectors.

Apart from these issues there are many other problems have arisen due to this IDP & DCR. To discuss and give our presentation about this we hereby request you to give us an appointment from your busy schedule.

Thanking you

Prakash Baviskar
President

Cc. to: - Ms. Shaina NC Madam
(National Spokeperson - BJP)

Dear Ms, Shaina NC Madam, during a discussion on television talk show named 'The Urban Debate' on Magic Bricks Now (Times Now) channel on 08.06.16 you have given us an assurance that you will try to put forward these above mentioned concerns in front of Hon'ble Chief minister of our state in association with Shri Bhusan Gagrani Sir, Managing Director- CIDCO. Request you to kindly do the needful in review of NAINA DP Plan.

Thanking you

Prakash Baviskar
President - MCHI

भारतीय डाक

RLAD KONKAN BHAVAN <400614>

A RM602713195II

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MUMBAI, PIN:400032

From:MCHI, VASHI

Wt:24grams,

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<<Track on www.indiapost

भारतीय डाक



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<<Track on www.indiapost.gov.in>>

16th May, 2016

To,
Shri Bhushan Gagrani Sir
Hon'ble Managing Director - CIDCO
2nd Floor, CIDCO Bhavan,
CBD Belapur, Navi Mumbai

Sub: - Issues faced by Real Estate in Navimumbai.

Respected Sir,

First of all, we as MCHI – Navi Mumbai unit, we congratulate you for the new assignment of the post of the Managing Director of CIDCO. Because of this decision of Govt. there is a positive environment in Real Estate sector of Navimumbai. The personality of your stature with enriching experience will certainly change the face of the development positively in Navimumbai and especially in **NAINA**.

We are herewith highlighting the major issues. We request you to kindly give us time for a seminar which will help us to understand the issues and have interactive discussion with developers. This will also help to reduce the cost of housing and meet the demand of premium housing and affordable housing which is the mission of the Govt. i.e. 'Housing for all by 2022'

Key issues in CIDCO Area

- 1) The plot allotment and agreement under 12.5% schemes has been almost stopped. PoA and
- 2) Tender pattern has been introduced for allotment of plots so the rates has touched the sky height and only 4-5 developers can afford to have plot in one tender process.
- 3) Plot allotment for individuals, societies, developers to fulfill the housing demand has been stopped in Navimumbai.
- 4) There is very much tedious process and NOCs in obtaining C.C. till obtaining O. C. and up to handover to society in CIDCO area.

- 5) CIDCO was aware that certain plots were under CRZ and mangroves, then too have allotted the same and now the C.C., O.C. and other NOCs has been stopped for those plots.
- 6) Similar construction period irrespective of the size of the plot (40 or 4,000 or 10,000 sq. mtr.). Double of earlier rates in Additional Lease Premium, Fungible FSI and hike in several charges. Because of these hikes there is increase in cost of housing and the process is getting more complicated.
- 7) Earlier CIDCO have allotted Identity Cards to developers, who were frequent visitors and concerns villagers and agents were allowed to meet CIDCO officials during working hours. But now there is a system of visiting hours and generally officials are not available due to various meetings at Nirmal Bhavan and Mantralaya.

Key issues in NAINA

There are many difficulties in actual development due to these errors & this is the major problem which will ruin the dream of developing a well planned city.

- 1) Plan for the entire area was not prepared in stipulated time limit. In first 1 year and 6 month of appointment no permission has been issued and within three years from the formation of NAINA only 29 Commencement in NAINA area old development plan of MMRDA have been applied which were valid till 2011 and there are no zone changing happened by NAINA till today (2016). Residential zone is negligible and FSI is also max 0.35.
- 2) The development plans for the entire area was not prepared in stipulated time limit. In first 1 year and 6 months of appointment no permission has been issued and within three years from formation of NAINA only 29 Commencement Certificates have been issued. So the development in this area has come to a halt. The percentage to build authorized houses is negligible and due to delay in permissions the unauthorized constructions are taking place. So, temporary zone plan should be approved for whole NAINA area and A, B, C rules to be applied till the time DCR gets approved.
- 3) While framing the charges the villager / land owner has not been considered anywhere. While passing the plan OCSDC charges of Rs. 2311/- per sq. mtr. plus DC Rs. 500/- i.e. Rs. 2,81,10,000/- per hector, which is up to 6 times or even more than the ready reckoner value at many places.

These charges are being taken without the same are being approved by State Govt. and charges are being levied without providing any infrastructure. If the dwellings built in additional FSI (above 1 FSI) are surrendered to CIDCO as infrastructure charge then there will be no question of additional OCSDC & Infrastructure Charge.

- 4) In the IDP provisions for residential area almost 90% of the land, there are no provisions of basic infrastructure such as roads, electricity, Water supply, sewerage systems. As there is height restriction, the approved FSI cannot be consumed.
- 5) There are 3946 objections has been raised by the villagers and developers regarding the Draft IDP for NAINA, but none of them have been considered and the reason for not considering the objections were also not furnished.
- 6) There is provision made for the land near to main roads that the same will be developed by CIDCO only or land owner need to surrender it to CIDCO. The land owner individually cannot develop the land. Land owners are left with no other option. The TDR which will be issued against this cannot be consumed in given FSI.
- 7) There should not be any compulsion to involve in NAINA scheme to get 1 to 1.7 FSI and villager / land owner / developer should have option for the NAINA scheme.

Practically it is not possible to find permanent solution to all the above issues hence we hereby put forward demand to scrap the said IDP of NAINA and apply Town Planning (TP) Scheme in the said area. So every plot will get the basic infrastructure such as roads, electricity, Water supply, sewerage systems.

It is our humble request to you to give us time between 23rd May to 27th May, 2016. At least 1 hour between 4.00 pm to 9.00 pm at Vashi or CBD Belapur so we can organize a seminar in which you can have the inputs from all the developers. Post that, you can have a department wise discussion at your end and find solutions.

Thanking you

Prakash Baviskar
President