

MINUTES

Name of the Meeting	Monthly Core Committee Meeting							
Meeting Chaired by	Shri Vimal Shah, President, MCHI-CREDAI							
Meeting Conducted by	Shri Nainesh Shah, Hon. Secretary, MCHI-CREDAI							
Date of the Meeting	Tuesday, November 12, 2013			Time of the Meeting		6:00 pm		
Venue of the Meeting	MCHI-CREDAI Conference Hall							
Total Committee Members (18)	No. of Member Present		5	No. of Members Absent		5	Leave Granted to	8
Member Present	1. Shri. Vimal Shah, President 2. Shri Dharmesh Jain, Vice President 3. Shri Deepak Goradia, Vice President 4. Shri Nainesh Shah, Hon. Secretary 5. Shri. Harish Patel, Hon. Joint Secretary							
Leave of Absence Granted to	1. Shri. Boman Irani, Vice President 2. Shri Ashok Mohanani, Hon. Joint Secretary 3. Shri Bandish Ajmera, Hon. Joint Secretary 4. Shri Lakshman Bhagtani, Joint Treasurer 5. Shri Mukesh Patel, Hon. Joint Treasurer 6. Shri Rasesh Kanakia, Co-ordinator 7. Shri Jagdish Ahuja, Co-ordinator 8. Shri Pujit Aggarwal, Co-ordinator							
Name of Members Absent	1. Shri. Mayur Shah, Vice President 2. Shri. Nayan Shah, Vice Presidents 3. Shri. Sukhraj Nahar, Hon. Treasurer 4. Shri Sandeep Runwal, Hon. Joint Secretary 5. Shri. Parag Munot, Co-ordinator							
Guest Attended	----							
Name of the officials from MCHI-CREDAI	1. Shri S. S. Hussain, CEO 2. Mrs. Anjana Chheda, Legal Advisor 3. Shri C. P. Goyal, Chief Manager, Finance & Admin 4. Shri Avadhoot Rane, General Manager (Liaison)							

Sr. No. Agenda	DISCUSSION & DECISION
1	To read and confirm the minutes of core committee meeting held on October 1, 2013.
	Minutes of the Core Committee Meeting held on October 1, 2013 were taken as read and confirmed.
2.	Legal Matter:
	100% Premium on the deficit due to fungible FSI matter to be discuss with Sr. Counsel Shri Milind Sathe.
	Meeting is fixed on November 13, 2013 with Senior Counsel Shri Milind Sathe and Advocate, Shri Rahul Dwarkadas.
3	Finance:
	Meeting held with Dr. Nitin Kareer (IAS), Sales Tax Commissioner regarding VAT Issue on October 23, 2013
	It was decided that the meeting should be held with Secretary, Finance, Shri S. K. Shrivastava. Shri Vimal Shah, President, MCHI-CREDAI had word with Shri Satish Magar, he said that he is trying to get an appointment and assured that he will get an appointment with Shri Shrivastava within 3 days.
4	Liaison :
	Meetings held with Shri J. K. Banthia (IAS), Chief Secretary on
a.	3rd Meeting of Technical Study Group for High Rise October 24, 2013
	President of MCHI-CREDAI informed the committee that 'Peer Review' for High Rise building has been considered by the Technical Study Committee.
	It was also pointed out in the meeting that the peer review could also be taken for fire fighting the high rise building should also be consider.
c.	General Meeting regarding placement of Doppler Radar on October 25, 2013
	President MCHI-CREDAI suggested that we need to hire an international consultant who is expert in subject of Doppler Radar. Any retired Director General level person of IMD can consider as a consultant. He also suggested that with the help of that consultant MCHI-CREDAI should defend the points which are mentioned by State Government and IMD for replacement of Doppler Radar.
d.	1st Meeting on Construction workers Colony on October 24, 2013 2nd review meeting of Construction Workers Colony on October 29, 2013
	1. Proposal to MMRDA for Rental Housing 10000 Houses for workers Colony (India Bulls & Marathon). This proposal has to be submitted along with draft of Lease Agreement
	2. Proposal to Collector of Raigad and Thane Districts to identify and mark 20 - 25 acres of land for Workers with its copy mark to Divisional Commissioner of Konkan Division. Land should be close to nearest railway station adequate place to develop schools and medical facilities.
	3. The idea and purpose is to develop this colony as principal (MCHI) and other lessees (Developer). We have to maintain the houses which will be taken from MMRDA

Sr. No. Agenda	DISCUSSION & DECISION
	<p>Rental Housing Projects.</p> <p>4. To prepare proper, model scheme for managing and monitoring the units to be created. The model should be workable to house labours required as per the requirement from the respective builders to carry on their work. There should be 2 types of housing accommodation as follows:</p> <ul style="list-style-type: none"> i. For married couple houses who may like to stay in independent small tenements (This would be out of 10000 house which MCHI plans to take out of the rental housing project on long term lease from MMRDA). ii. For creating houses for groups of labours in the form of hostel/dormitory to be built by MCHI on the pieces of lands identified by respective collectors and granted by Govt. on long term basis. <p>The scheme for managing no. of these units we have to create the monitoring model to manage and maintain. Some charges have to be levied on the respective developers and has to be recovered from that developer or charge to the labour. It has to be considered what rate has to be applied, could be twice the charge which we have to pay to the Government?</p> <p>A detail project report has to be prepared on behalf of principal, MCHI. For this purpose technically competent professionals like KPMG etc. has to be taken up on board at the earliest, as we have to submit this proposal to State Govt.</p>
5	<p>To discuss on Official Notification from Ministry of Rural Development on “Draft Rules for the Right to fair compensation and Transparency in Land Acquisition and Rehabilitation & Resettlement Act-2013”</p>
	Not to be taken up.
6	<p>To discuss an open letter to Chief Minister</p>
	Not to be taken up.
7	<p>To form an Advisory board of MCHI-CREDAI</p>
	Not to be taken up.
8	<p>To discuss names of Invitee Members for the year 2013-2014</p>
	<p>We have received applications from Mr. Kamal Khetan – Sunteck Realty, Mr. Domnic Romell – Romell Group, Mr. Pritam Chivukula – Tridhaatu Realty & Infra Pvt. Ltd., and Mr. Anish Shah – Amal Corporation for invitee members in MCHI-CREDAI Managing Committee.</p> <p>Hon. Secretary Shri Nainesh Shah informed 2 more names Mr. Ashok Kothari suggested by Mr. Sukhraj Nahar and Mr. Milan Shah – Imprint Estates Pvt. Ltd. He also said that we have to call these applicants on November 26, 2013 at 4.00 pm before Managing Committee meeting for consideration.</p>
9	<p>To discuss collection of Rs. 1 lakh against Legal Fund</p>
	It is decided that to send one more circular and SMS to all members of MCHI-CREDAI as

Sr. No. Agenda	DISCUSSION & DECISION
	reminder for the collection of Rs. 1 lakh against Legal Fund.
10	To discuss and decide the venue besides the MCHI-CREDAI for all forthcoming Core Committee and Managing Committee Meetings of MCHI-CREDAI
	It is decided that the next Managing Committee Meeting which is going to be held in November 26, 2013 will be held at MCHI-CREDAI Office. Thereafter the Managing Committee Meeting which is scheduled on December 17, 2013 will be held at the office of Omkar and the Managing Committee meeting for the month of January will be at Rajesh Lifesapce.
11	To discuss draft Affordable Housing State Model Policy For Urban Areas
	To forward comments / suggestions on behalf of MCHI-CREDAI to Government of India immediately.
12	To discuss Cricket Season II. Practice session to commence from this month end
	It was decided that the MCHI-CREDAI should not bear any expenses towards cricket. All the expenses should meet against the sponsorships.
13	To discuss file the new petition in Bombay High Court regarding 43 CA matter
	It was decided that all the new petitions first should be submitted to the Core Committee and thereafter to the Managing Committee for their feedback and suggestions before finalization.
14	Seminar on REIT issue on 22nd November 2013
	Seminar on REIT decided to be held on November 28, 2013 at MCHI-CREDAI office at 5.00 pm onwards. Invitation for the same will be circulated to all members of MCHI-CREDAI along with MCHI-CREDAI Units.
15	Any other matter with permission of Chair
	No matter came up for discussion.

The meeting ended with thanks to the chair.

Sd/-
Nainesh Shah
Hon. Secretary