

MINUTES

Name of the Meeting	5 th Core Committee Meeting							
Meeting Chaired by	Shri Vimal Shah, President							
Meeting Conducted by	Shri Nainesh Shah, Hon. Secretary							
Date of the Meeting	Tuesday, September 2, 2014			Time of the Meeting		6:00 pm		
Venue of the Meeting	MCHI-CREDAI Meeting Room No. 1							
Total Committee Members (18)	No. of Member Present		7	Leave Granted to		8	No. of Members Absent	3
Member Present	1. Shri Vimal Shah, President 2. Shri Dharmesh Jain, President-elect 3. Shri Mayur Shah, Vice President 4. Shri Deepak Goradia, Vice President 5. Shri Nainesh Shah, Hon. Secretary 6. Shri Bandish Ajmera, Hon. Jt. Secretary 7. Shri Lakshman Bhagtani, Hon. Jt. Treasurer							
Leave of Absence Granted to	1. Shri Nayan Shah, Vice President 2. Shri Sukhraj Nahar, Treasurer 3. Shri Harish Patel, Hon. Jt. Secretary 4. Shri Ashok Mohanani, Hon. Jt. Secretary 5. Shri Sandeep Runwal, Hon. Jt. Secretary 6. Shri Mukesh Patel, Hon. Jt. Treasurer 7. Shri Rasesh Kanakia, Co-ordinator 8. Shri Jagdish Ahuja, Co-ordinator							
Name of Members Absent	1. Shri Boman Irani, Vice President 2. Shri Pujit Aggarwal, Co-ordinator 3. Shri Parag Munot, Co-ordinator							
Guest Attended	----							
Name of the officials from MCHI-CREDAI	1. Shri S. S. Hussain, Chief Executive Officer 2. Shri C. P. Goyal, Chief Manager, Finance & Admin 3. Shri Avadhoot Rane, General Manager (Liaison)							

Sr. No. Agenda	DISCUSSION & DECISION
1	<p>To read and confirm the minutes of core committee meeting held on August 19, 2014</p> <p>Minutes of the Core Committee Meetings held on August 19, 2014 was taken as read and confirmed.</p>
3.	<p>Secretariat</p> <p>i Discussion on Brainstorming Session which is scheduled on 6th & 7th September 2014 at Hotel Sofitel.</p> <p>Hon. Secretary Shri Nainesh Shah informed Secretariat to send SMS and reminder mails to all Managing Committee Members to attend the Brain Storming session which is scheduled on 6th & 7th September at Hotel Sofitel. Shri Vimal Shah informed that Urban Development Minister Shri Venkaiah Naidu may meet our Managing Committee on September 13, to discuss all issues which are pending with Government of India of Real Estate Development. Thereafter President drafted 20 bullet points with justification to give Hon'ble Minister and also he informed the committee to take up all these points for discussion in Brain Storming session. <i>(points attached)</i></p> <p>Hon. Secretary Shri Nainesh Shah informed the committee to take other following issues for the Brain Storming session which are</p> <ol style="list-style-type: none"> 1. Organizational Structure. 2. Vision Mission of MCHI-CREDAI 3. Ownerships of Projects 4. Priority of Work
5.	<p>Discussion on 32nd AGM</p>
	<p>Hon. Secretary asked President-elect Shri Dharmesh Jain and Vice President Shri Mayur Shah about the confirmation of panelist who will participate of the 32nd AGM. Committee finalized following four names who are tentatively confirm to participate for AGM.</p> <ol style="list-style-type: none"> 1. Shri Anuj Puri - Chairman & Head, JLL India 2. Shri Neeraj Bansal - Partner & Head, Real Estate Construction KPMG 3. Shri S. Srinivasan - CEO, Kotak Realty Fund 4. Shri V. Srinivasan - ED, HDFC Ltd. <p>President, Shri Vimal Shah suggested the name of MD and CEO of YES Bank Shri Rana Kapoor for the Key Note Speaker after the AGM. Hon. Secretary informed to the CEO to assign this work of bank tie-up to Shri T. D. Joseph, Head Event</p> <p>Shri Dharmesh Jain, President-elect suggested to call the business channel "NDTV Profit" for the wide coverage of the Panel Discussion which may broadcast after few days after AGM. He suggested Ms. Manisha Natrajan is the coordinating person to execute this event. According to that Hon. Secretary informed CEO to work out for this procedures</p>

Meeting ended with vote of thanks to the Chair.

For **MCHI-CREDAI**

Sd/-

Nainesh Shah
Hon. Secretary

BULLET POINTS FOR THE DISCUSSION WITH MEMBERS OF PARLIAMENT

Sr. No.	Item	Justification
1	Whenever, there are external Expert Committees required to scrutinize the projects, in order to give speedy clearance for all Development Projects.	High Rise Committee, SEAC-I & II, they shall meet at least twice a week or as frequently as required, so as to, at any point of time, not having backlogs/delay of more than 30 days.
2.	Terms of References of each committee should be specific for the purpose, for which it is formed/created and not beyond the objective for which the Committee has to be appointed.	<ul style="list-style-type: none"> a. High Rise Committee shall examine only structural stability of the construction of the cities, in respect of the existing Laws and Regulations of the government. b. Committees shall not ask for any amendments or changes, which are contrary to DCR or the concession given by the Commissioner under the prevailing DCR. c. The High Rise committee shall be abolished and to be replaced with Peer Review of the Structural Design by the Reputed Institution. d. Self Certification, by the Architect to be allowed for construction up to plinth. Once the plans are approved by local authorities, the Provisional Occupation Certificate shall be issued by Architect based on confirmation that the construction is 100% as per the approved plan. e. Final Occupation Certificate shall be issued within 90 days from the Provisional

		Occupation Certification.
3.	ULC : Finalizing the Repeal of the Act.	Issues concerning u/s. 20, exemption of ULC should be put to rest by categorically coming out with Notifications, to exempt the surrender of the premises to the Government, where the project was completed on the date of repeal of the ULC Act. The Act would be repealed in Latter & Sprit like all other states of the Country. No other conditions applied and the land would be free & same shall be monitored by the Local Body/Planning Authority.
4.	All NOCs required from any department for development of any land shall have to be issued under Citizen's Charter within 15 days.	The NOCs can be done away with, if the remarks and opinions are obtained from empanelled consultants/experts in respect of various services.
5.	Wherever FSI is made available on payment of Premium to the government or/local body, the same shall not be subjected to any further payment again, including any form of deficiency charges etc.	
6.	The State Government shall recommend to the Central Government that if the Development Project is being implemented as per the DP Plan, then no environmental clearance should be required.	
7.	Will work with the Aviation Department of Central	

	Government of India to apply to revise the height permissible for the Mumbai City as per the Modern Technology, which could be Notified in Mumbai area and maximum permissible height in MMR and no Individual NOC is required.	
8.	Land Titling Act :	The Land Titling Act and Title Register and Digitization of land records shall be brought in place, so that insurance of land/premises title can be taken.
9.	PR Card and 7/12 extracts should be in Word format and made available online.	
10.	Review Petition by State Government for the Private Forest judgment of the Supreme Court should be withdrawn and be implemented forthwith.	
11.	DCR shall be uniformly applied in any city, which is affected by CRZ and the CRZ and other related Clearances to be clubbed together.	
12.	Finance	<p>Finance shall be made available for the Real Estate projects, in which land shall be considered as a part of the project cost and Ready Reckoner Rate as land value.</p> <p>Industry status to be granted to us.</p> <p>REITS/INVITS to be made more friendly and tax efficient by bringing them online with other countries like Singapore etc.</p>

		Banking restrictions/regulations to be eased.
13.	Section 43 CA shall be deleted.	Section 43CA & 56(2)(vii)(b)(ii), be treated as unconstitutional and no action to be taken as the matter is subjudiced with the Hon'ble Bombay High Court and pending for final decision. Since it is a very assumed and deemed income made taxable, there is no justification for the same.
14.	SRA:	For Non-participating, non-cooperating and non-vacating slum dwellers should be well-defined, SOP to be framed. Same Principle should be implemented/applied for Tenanted buildings as well. Old and dilapidated buildings' rehabilitation, Tenants' rehabilitation and any housing project where the dwelling unit is up to size of 60 sq.mtrs., shall be considered as infrastructural development.
15.	Loans in respect of A+ Category Municipal Corporation, loan upto 1 ½ crore shall be considered as priority loan.	
16.	All SEZ Exemptions Tax Holiday shall be restored.	The Taxes like MAT and DDT which were brought in Later, middle of the SEZ Scheme, should be removed to revive and rejuvenate the SEZ.
17.	In respect of properties where OC is obtained, Service Tax should not be applicable and no BCC should be insisted.	
18.	The Fungible FSI premium in respect of commercial should be reduced to 10% from the present 100% and for retail should be	

	increased to 60% from present 45%.	
19.	The entire NDZ & BPT land shall be utilized for creating Schools, Colleges, Hospitals, Hotels, Playgrounds, Marinas Sporting activities Arena, Exhibition & Convention Centers, Training Centers etc., for which the city has deficit in DP plan and shall not be used for any Residential or Commercial Construction purposes. All the Government land, except MHADA, shall be utilised for these purposes.	
20.	Green TDR	Green TDR to be issued in respect of Salt Pan, Mangroves, Forest Land, CRZ III, being handed over to local body or Government. Such Green TDR which could be equivalent to 1.5 TDR, allowed to be used in Mumbai, including city based on Ready Reckoner Rates.