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2022-2023**

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Dhaval Ajmera

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Pritam Chivukula

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Tejas Vyas

JT. TREASURERS
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Ar. Hafeez Contractor
Anuj Puri
Ankur Gupta
Adv. Parimal Shroff

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Jackbastian Nazareth
Venkat K. Narayan
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Amit Thacker
Gurminder Singh Seera
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Azim F. Tapia
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Shallesh Sanghvi
Sunny Bijlani
Binitha Dalal
Sahil Parikh
Nikunj Sanghavi
Rushank Shah
Ricardo Romell
Samyag Shah
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Rajeev Jain

YOUTHWING CONVENOR
Naman Shah

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Nimish Ajmera

WOMEN'S WING CHAIRPERSON
Mona Ajmera

CREDAI-MCHI UNITS
THANE
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MIRA VIRAR
RAIGAD
NAVI MUMBAI
PALGHAR BOISAR
BHIWANDI
SHAHAPUR-MURBAD
URAN-DRONAGIRI
ALIBAG
KARJAT-KHALAPUR-KHOPOLI

CREDAI-MCHI

Ref. No.: MCHI/PRES/22-23/089

Date : 02/03/2022

To,
Dr. Sanjay Mukherjee (I.A.S.),
Vice Chairman & Managing Director,
CIDCO, Nirmal Bhavan,
2nd Floor, Nariman Point,
Mumbai – 400 021.



Sub: CRZ ISSUE OF ONGOING PROJECTS WHERE OC IS REFUSED

Respected Sir,

With respect to the above subjects, firstly we would like to Thank you for giving us the opportunity to present our case.

Below are the topics to be taken as consideration

Issue at Hand	Suggested Solution
With respect to the 94 proposals, the meeting held on 26.11.2021 at Indira Paryavaran Bhawan, New Delhi under the Chairmanship of Joint Secretary(CRZ) and further CIDCO has forwarded required information to MOEF on 23.12.2021. The matter remains pending as there is a recommendation that needs to be sent by MCZMA to MOEF to support our issue.	We request you to Speak at MCZMA to expedite this recommendation so further steps can be pursued at MOEF.
With respect to the shifting of crematorium surrounded by Sectors 51 and 52 that is right in the center of residential projects in Dronagiri because of which more than 100 projects are not able to commence work.	We request you to work with the planning departments to use this space for the purpose of making Gardens or amenities that can be beneficial to Home buyers around.
Approval of New CZMP for Navi Mumbai	As you are aware the New CZMP for Mumbai has been brought into effect and new plans are published on the website. We request you to pursue the same for Navi Mumbai.
There is an urgent need to identify space for construction of STP in Dronagiri. All buildings are functioning on septic tanks.	We request you to allocate space for STP and commence work for the same as soon as possible.

Maharashtra Chamber of Housing Industry

Maker Bhavan II, 4th Floor, 18, V. Thackersey Marg, New Marine Lines, Mumbai - 400 020.
Tel: 42121421, Fax: 4212 1411/407 Email: secretariat@mchi.net Website: www.mchi.net

ALP is being charged on Maveja amount which has come all of a sudden and is too huge. It is seen that this amount is more than market value of plot which is already paid by the developer. Since this has come as a surprise to most small developers, some developers who have started construction have gone into depression.

Small developers as well as large ones need urgent help from Cidco to overcome this huge problem. BR 11885 needs to be revised in order to give relief to holders of 12 1/2 % plots, specially those where huge compensation has been awarded by relevant courts.

It's been more than two years now more than 500 families are unable to take possession of these houses in such distressed times of the Pandemic. It is Shocking both for the Developers and Home buyers how the new CZMP 2019 notifications have affected us retrospectively. Our Buyers are getting restless now. Even temporary water connections are not given to CRZ affected completed buildings where no more construction is pending and Occupancy is refused.

Sir, we request you to kindly grant us suitable date and time as per your earliest convenience to discussed the issues. Detailed Agenda is attached herewith for your kind perusal.

We trust in your Good offices and Hope right steps will be pushed for in time to come.

Thanking you,

Yours faithfully,
For **CREDAI-MCHI**

Boman Irani
President

Dhaval Ajmera
Hon. Secretary

AGENDA POINTS OF CREDAI MCHI RAIGAD UNIT FOR CIDCO LTD.

Sl no	Issue	Probable Solution
A)	<u>Regarding Additional Lease premium</u>	
i)	Rate of upto 115% for levy of ALP The Rates at which ALP is charged are exorbitantly high and not at feasible at all. The aim of levying ALP should be to penalize and not to earn profit from ALP	Before the year 2016, the rates were up to 35%. The aim of levying ALP, is to avoid holding of Plots by Owners. Other Corporation like MIDC has reduced the ALP to 10% and so the rates of ALP should be reduced reasonably.
ii)	No ALP should be charged after the application by the Architect for completion of building as per the approved plan. Obtaining various NOC like Estate/Fire Noc/Noc for Time Extension etc requires considerable time after making application.	In earlier times CIDCO use to consider the Architects Virtual Completion Certificate and stop levying ALP after issuance of Completion by Architect. This policy needs to be restored.
iii)	Time Granted for Construction is only Four years and does not depend upon Plot Sizes. This is a practical difficulty, where a plot of 1000 sq-mtr and 5000 sq-mtr are given only 4 years. Bigger Plot sizes should be allowed more time as obtaining Environment Clearance also takes considerable time.	Construction time allowed should be as per Plot size Upto 2000 metre : 4 years 2001 to 3500 sq metre : 5 years 3501 to 10000 sq metre : 7 years Above 10000 sq-mtrs : 8 years
iv)	NOC for time Extension is given only for one year and there is substantial delay in issuing the NOC by Estate Department.	i) NOC to be issued within 30 days from the date of Application made for granting NOC for Time Extension ii) Period for granting NOC for Time Extension beyond 30 days should not be considered in calculation of ALP. iii) NOC to be issued for 2/3 years as per the application and not for only one year. Earlier CIDCO issued NOC for time extension for 2 or 3 years and the same policy needs to be restored. iv) NOC to be issued at MTS Level only.
v)	Credit of ALP paid during the first phase of the pandemic In the first phase of COVID the Government had declared 9 months extension for all CC/OC without charging any additional premium but	Credit of ALP should be given to each and every applicant, who has paid the ALP for the period and for applicants now coming for Time Extension, who have not paid the ALP, in such cases the period of 9 months to be waived for

	unfortunately CIDCO has implemented this decision of the Government at a very later stage. Till this decision of CIDCO LTD many of the land owners have paid the ALP charges for such waived period. So either such ALP amount paid is to be refunded or to be adjusted in further payments due for any extension of time	calculation of ALP. This rule to be applied in Blanket to every one.
vi)	Waiver for additional period of One Year CIDCO has not issued a single development permission under the UDCPR for a period of 9/10 months after its implementation as there was no clarity on Premium and Ancillary FSI. CIDCO has also restricted physical entry from 1 st April 2021 to 31 st July 2021 due to COVID 2 nd Wave.	We request to provide Additional 1 year time period for Construction without charging ALP, to all plot owners. .
B)	<u>Regarding MAVEJA NOC</u> Every time MavejaNOC is asked by MTS (12.5%) for transfer/mortgage NOC/extension of time/ Lease deed etc. Obtaining NOC required considerable time	Once the Maveja NOC is submitted instruction should be given to Metro Centre (Land Acquisition Department) that as and when the enhance compensation is awarded to the beneficiary it should be intimated to CIDCO for recovery of additional lease premium as per the enhanced compensation so that every time no separate Maveja NOC is required. Also instructions are to be sent to Land Acquisition Department for such plot allotted under 12.5 % scheme and they should intimate CIDCO as and when enhance compensation has awarded under section 18 and 28A.
C)	<u>Regarding FSI of 1.1 instead of 1.5</u> GES/Tender Plots are eligible for 1.5 FSI but now are allowed 1.1 Base FSI instead of 1.5 FSI.	This is against the principles of Natural Justice and this anomaly needs to be corrected on top-most priority, as this was a Basic decision of Govt of Maharashtra for allotment of Lands under 12.50% in GES in year 1994 (1.5 FSI with 15% Commercial). The Tenders allotted with advertisement of 1.50 FSI, should also be considered and the FSI cannot be reduced UDCPR.

D)	<u>Reg NAINA</u>	
i)	Levy of Betterment Charges is on Higher Side and leading to protest against NAINA by various farmer Groups	Arbitration Report is not yet submitted to the Govt of Maharashtra for TPS - 1 & 2 by the Arbitrator. Once the Arbitrator submits the Report, the Government of Maharashtra, the Betterment Charges may be reduced substantially and the reluctance of Local Farmers will be resolved leading to the overall positive perception, helping in faster implementation on Ground.
ii)	The actual physical possession of the plots falling in TPS- 1, TPS- 2 and TPS-3 are to be handed over to the owners along with property card of the same at the earliest.	Physical Possession of Plots with PR Cards needs to be fast -tracked. Appointment of Separate Revenue Cadre like Talathi, Tehsildar, TILR Office, for NAINA will help fast track the matter. Request to be facilitated at the Government Level..
iii)	Lack of infrastructure work. Except for TPS 1, there is no other Infrastructure Work in progress.	Infrastructure work on Main Roads and for TPS needs to be started on war footing.
iv)	Unauthorised Constructions in NAINA , it is seen that there is rampant illegal construction by villagers/locals along the Proposed/Existing Main Roads, specially on Matheran road, due to ignorance of CUC Department of NAINA	Need to appoint special task force to control unauthorized constructions besides main highways and whole NAINA area, which will easy to develop main roads in NAINA. These are main obstacles for development of IDP-1 of 23 villages. Strict action of demolition to be taken on war footing
E	<u>Regarding Cancellation of Tender Plots</u> CIDCO has advertised for sale of Plots under the e-auction Tender Scheme, where the Highest Successful Bidder is allotted the Plot. CIDCO fixes a minimum Base Rate and calls for Bids. The successful bidders are then allotted plots at rates which are substantially higher than the Base Rate. Recently, CIDCO has issued notices to Successful Bidders, asking them to increase their Bids.	In an era, where the Government is emphasizing on Trust, Transparency. Confidence Building and Ease of Doing Business, such action of CIDCO, needs to be avoided and Notices for cancellation should be withdrawn.
F	<u>Regarding Height Clearance NOC</u> Presently, AAI is issuing Height	Request for resolving the matter with Airport Operator by sorting out the

	Clearance NOC only upto 55 metre, due to which the entire potential of plot cannot be utilized.	RADAR Positions issue, at the earliest.
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