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2022-2023**

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ALIBAG

KARIAT-KHALAPUR-KHOPOLI

**CREDAI - MCHI**

Ref. No.: MCHI/PRES/22-23/090

Date : 02/03/2022

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



**Subject: Issues and Suggestion of CREDAI MCHI for hardships faced by Developers in CIDCO policy and administration.**

Respected Sir,

The effect of outbreak of Corona Virus worldwide and India coupled with the ongoing banking crisis and down fall of various NBFCs, stringent lending activities and rising material cost has affected the real estate sector severally in the last 24 months. It is to be now a known fact that global economic activity and the real estate industry in particular is facing unprecedented slowdown.

We at this stage would like to state that, substantial time and efforts are required to overcome the loss and damage to the real estate developments in CIDCO Notified area and this situation requires an out of box thinking and under your leadership, CIDCO Ltd has always been pioneer in coming out with unique solutions to the problems faced by Developers in Real Estate Sector who are equally important stake holders to the growth of Navi Mumbai region.

We thus request CIDCO Ltd to consider our following issues/concerns and take appropriate decisions and steps to resolve these concerns on war-footing.

Sr. no.	Issue/Concern	Suggested Resolution/Relief sought from Management of CIDCO Ltd.	Concerned Dept. and Designated JMD office.
1.	Grant of Additional FSI/premium FSI/TDR as per UDCPR.	We request for a complete online interface to apply and process for this NOC with citizen charter portal to view the stage of the application.	(MTS)Estate Dept. JMD-

**Maharashtra Chamber of Housing Industry**

Maker Bhavan II, 4<sup>th</sup> 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](http://www.mchi.net)

2.	Instalment facility for payment of premiums for Grant of Additional FSI/premium FSI/TDR as per UDCPR	There is provision under the regulations to opt/request for instalment facility by way of paying with prescribed interest, However the instalment facility is not being granted to proposals by Estate Dept. on request by the Lessee. We request for clear directives to be given to implement this provisions of UDCPR for payment of Premiums in CIDCO share of premiums also.	(MTS)Estate Dept. JMD-
3.	Grant of Additional Construction Period along with Approval for Additional FSI of UDCPR.	The construction period granted for the basic FSI as per terms of agreement to lease mandates utilization of Basic FSI and obtaining OC for same in order to avoid ALP for time extension. Even though the developers are now getting enhanced FSI by payment of premium the time period for construction for the additional FSI as per BR 12504 is proposed to effectuate after completion of the original period. We request that the Projects being vertical high rise in nature in majority cases obtaining part OC without virtual completion by providing elevator and other amenities is highly difficult. We thus request you to consider Architect FSI utilization certification by verifying that the basic FSI has been consumed in original period as per construction completed on site. Request not to insist on OC as most buildings are inhabitable at such stage.	(MTS)Estate Dept. JMD-
4.	Modified Agreement after Grant of Additional FSI as per UDCPR	We request your office to issue directive that once NOC for additional FSI is granted and premium payments are made as per approvals, the modified agreement with grant of additional FSI and construction period lessee shall be executed at earliest. This is a must necessity to obtain Title Certificate and also a barrier for obtaining RERA certificates.	(MTS)Estate Dept. JMD-
5.	Charges for Grant of Mortgage NOC	As per BR 12400 CIDCO board has revised the mortgage NOC administrative charges for plots above 500 sq.mtr. to a mammoth	(MTS)Estate Dept. JMD-

		<p>tune of upto 0.5% for loans above INR 2.0 cr. Sir most of the Real Estate Developments require construction finance to cope with the market scenarios and this mammoth fee of 0.5% with no Cap is really causing huge burden on the cost of development. Sir, even the Registrar of stamp duty has a cap of Rs. 10,00,000 as upper cap to mortgage charges. We thus request you to look into it and rationalize the administrative charges and introduce a maximum cap of 2,00,000/- for plot above 500 sq. mtr. and loans above INR 2.0 cr.</p>	
6.	Aviation NOC/ restrictions of Building height.	<p>We have been made to understand that due to delay in finalising the Radar position of upcoming airport and lack of ground procedures and coordination between CIDCO and NMIAL the enhancement of height above 55.1 mtrs. In the entire Navi Mumbai area is affected and No new development is able to consume such additional FSI as available under UDCPR without grant of higher elevations. We request for a task committee to expedite this issue and open a procedure for application of enhancement of height above 55mtrs on individual cases after aeronautical studies or under EODB revive the colour code zoning maps which have been withdrawn causing great hardship. As on today even if someone wants to make a G+2 structure has to obtain a separate Aviation NOC causing great cost and delay to common man for their dream home.</p>	JMD (NMIAL) And Chief Planner
7.	Cease of Reg. No. 10.15 of UDCPR in CIDCO area.	<p>We understand that the Planning department has stalled all such proposals who have applied for grant of approvals/CC for basic 1.5 FSI owing to the lapse of this regulation. We bring to your notice that CIDCO has privity of contract against all such Licensee to which it has granted plots with Basic FSI of 1.5 including PAP plots of 12.5%. We request your good office to get same regulation extended till eternity by sanction from UD and it is great injustice with developers who have paid</p>	ADTP /TPO CIDCO And Chief planner

		<p>huge sum under the Tender/auction where CIDCO has marketed plots with basic FSI 1.5. CIDCO must get approved from UD that the basic FSI in agreement to lease for all cases must always be honoured and shall prevail.</p> <p>The CIDCO town planning department was very well aware of this regulation and it has acted at the last hour to write to UD secretary for extension of said regulation, we thus request your office to get same sanctioned at earliest from Hon. Minister (UD).</p>	
8.	<p>a) Delay in completion of essential infrastructure in developing nodes causing developer delay in completion of project with OC and hand over habitable conditions to home buyers.</p> <p>b) Lack of STP in Dronagiri and heavy infrastructure delays in residential zones where high number of residential developments delivered to home buyers.</p>	<p>We developers have been long sufferers due to heavy delays in infrastructure deployment for developing nodes and new sectors where plots are being allotted far prior to reality of any infrastructure progress. We thus request you to make it mandatory for engineering department to give their time bound remarks and commitments to each applicant who is granted CC/building permissions for implementation and completion of infrastructure so that the project can obtain OC and home buyers get habitable homes on time. We are paying huge sums as infrastructure charges which should be deployed in time bound manner and with accountability. It's the corporations responsibility to provide robust infrastructure to the planned city of Navi Mumbai. At least basic sewerage, Water and electricity infrastructure should be completed in all developing nodes in time bound manner and before OC of any such building the engineering dept. shall make all efforts to handover such basic infra.</p> <p>There is an urgent need to identify space for construction of STP in Dronagiri. All buildings are functioning on septic tanks and the entire Node has no implemented STP till date. We request you to allocate space for STP and commence work for the same as soon as possible.</p>	CE dept. And TPO

9.	Extension of Period for Instalment of Plots under Tender/Auction citing advent of Omicron variant and overall Economic Outlook	For all tender plots which are due for payment of first or second instalment, fully or partly, the allotment letters should be rescheduled, and a revised allotment letter should be issued with revised dates with an extension of a period of at least 6 months. The period should apply to the due date of the first instalment in cases where the payment has not started and for the second instalment where the payment of first instalment has started or been completed.	MKTG
10.	High Infrastructure Charges in 22.5% scheme plots along with no instalment facility for same.	In the case of 22.5% scheme plots, the infrastructure charges, water charges and other charges being collected are to the tune of Rs.8500/- per sq.mtr. The charges are being collected at the time of First transfer or development without any completion of infrastructure development, water connection and sewerage completion. The charges should be collected in 4 instalments of 6 months each from the time of Commencement Certificate and accountability should be undertaken by the engineering department to deliver this infrastructure to said sectors in time bound manner. Also, the charges should be reduced to bring them in line with other Municipal corporation areas.	
11.	High Infrastructure Charges in 22.5% scheme plots along with no instalment facility for same.	In the case of 22.5% scheme plots, the infrastructure charges, water charges and other charges being collected are to the tune of Rs.8500/- per sq. mtr. The charges are being collected at the time of First transfer or development without any completion of infrastructure development, water connection and sewerage completion. The charges should be collected in 4 instalments of 6 months each from the time of Commencement Certificate and accountability should be undertaken by the engineering department to deliver this infrastructure to said sectors in time bound manner. Also, the charges should be reduced to	

		bring them in line with other Municipal corporation areas.	
12.	Relocation of Crematorium proposed in residential area/node of dronagiri	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.	Chief Planner
13.	Implementation of EODB cell and better transparency in processing Developer applications for FSI/change of Use/ Building permissions	We request you to put a framework of single window application and tracking system similar to the one MCGM has implemented where all their departments are interconnected and one applicant through single console track the inter departmental NOC/ approvals and real time status of their proposal with option to provide additional documents as per remarks of concerned officers.	JMD-Admin

We request you to kindly grant us suitable date and time as per your earliest convenience to discussed the above issues. Kindly consider all our concerns and necessary actions/directives will be issued at earliest to relieve the grievances of Developers under CIDCO notified area and help us build the nation with robust infrastructure and contribute to the Housing for All Mission

Looking forward to hearing from you soon.

Thanking you,

Yours faithfully,  
For **CREDAI-MCHI**



**Boman Irani**  
President



**Dhaval Ajmera**  
Hon. Secretary