

**MANAGING COMMITTEE
2022-2023**

PRESIDENT
Boman Irani

IMMEDIATE PAST PRESIDENT
Deepak Goradia

PRESIDENT-ELECT
Ajay Ashar

VICE PRESIDENTS
Domnic Romell
Shrikant Joshi
Jayesh Shah
Shailesh Puranik
Parag Shah
Sukhranj Nahar

HON. SECRETARY
Dhaval Ajmera

TREASURER
Pritam Chivukula

SPECIAL PROJECTS
Shahid Ralwa
Parag Munot
Rajendra Chaturvedi
Rajesh Prajapati
Harshul Savla
Parth Mehta

HON. JT. SECRETARIES
Pratik Patel
Tejas Vyas

JT. TREASURERS
Mukesh Patel

COMMITTEE MEMBERS
Harish Patel
Nalish Shah
Bandish Ajmera
Sandeep Raheja
Subodh Runwal
Rasesh Kanakia
Gautam Ahuja
Deepak Gundecha

SPECIAL ADVISORS
Abhishek Lodha
Gautam Chatterjee
Ar. Hafeez Contractor
Anuj Puri
Ankur Gupta
Adv. Parimal Shroff

INVITEE MEMBERS
Mohit Malhotra
Jackbastian Nazareth
Venkat K. Narayan
Abhishek Kapoor
Amit Thacker
Gurminder Singh Seera
Munish Doshi
Nishant Agarwal
Cherag Ramakrishnan
Azim F. Tapia
Jayesh C. Shah
Shailesh Sanghvi
Sunny Bijlani
Binitha Dalal
Sahil Parikh
Nikunj Sanghavi
Rushank Shah
Ricardo Romell
Samyag Shah
Rushi Mehta
Rajeev Jain

YOUTHWING CONVENOR
Naman Shah

PROCUREMENT CONVENOR
Nimish Ajmera

WOMEN'S WING CHAIRPERSON
Mona Ajmera

CREDAI-MCHI UNITS
THANE
KALYAN-DOMBIVLI
MIRA VIRAR
RAIGAD
NAVI MUMBAI
PALGHAR BOISAR
BHIWANDI
SHAHAPUR-MURBAD
URAN-DRONAGIRI
ALIBAG



Ref: MCHI/PRES/22-23/191

Date: 12th May 2022

To,
Shri Niranjan Kumar Sudhanshu (I.A.S.)
Settlement Commissioner and Director, Land Records
New Admn. Bldg., 3rd Floor,
Opp. Council Hall,
PUNE 411 001

Sub: CREDAI-MCHI Suggestion on Ease of Doing Business

Respected Sir,

Firstly, we would like to thank you for accepting our request for the meeting and giving us the opportunity to submit our suggestion on implementing Ease of Doing Business in the various process of the department.

Few of the suggestion are as follows:

- 1) All payments need to be done online through GRAS (Government Revenue Accounting system). The procedure for issuing challan to be removed.
- 2) Payment for various processes to be done as per the Published Fixed rates depending on area of plot which needs to be surveyed.
- 3) The survey of same property for different approvals like subdivision, boundary fixation, etc. to be avoided, it should be done once to avoid duplication and error.
(ONE LAND - ONE RECORD & ONE LAND - ONE SURVEY)
- 4) In case of subdivision and paiki 7/12 extracts, the NOC from corporation to be avoided as the plans are already given by corporation.
- 5) For area correction file to be submitted to SLR only.
- 6) Measurement fees to be taken once, even if the survey date is postponed or all the parties are not present, till the final copy is issued.

Please refer to our detailed suggestions annexed herewith for your kind reference.

We hope that our suggestion will be considered positively and necessary action will be taken in this regard.

Looking forward to your cooperation in this regard.

Yours faithfully,
For CREDAI-MCHI

Boman Irani
President

Dhaval Ajmera
Hon. Secretary

13.05.2022
आवक लिपीक
जमाबंदी आवुक्त आणि
जंचालक भूमि अभिलेख
(न.स.स.स.)

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

KEY SUGGESTIONS UNDER POST EoDB : SETTLEMENT COMMISSIONER'S OFFICE				
TO BE IMPLEMENTED WITHIN 30 DAYS				
1	All payments needs to be done online through GRAS (Government Revenue Accounting system). The procedure for issuing challan to be removed.			
2	Payment for various processes to be done as per the Published Fixed rates depending on area of plot which needs to be surveyed.			
3	<p>The survey of same property for different approvals like subdivision, boundary fixation , etc to be avoided, it should be done once to avoid duplication and error.</p> <p><u>(ONE LAND - ONE RECORD & ONE LAND - ONE SURVEY)</u></p>			
4	All the processes to be time bound as per the EoDB depending on the area of plot.			
5	Notice period should be reduced to 5 days instead of 15 days.			
6	Time limit to be set for preparing survey drawings.			
7	In case of subdivision and paiki 7/12 extracts , the NOC from corporation to be avoided as the plans are already given by corporation.			
8	Measurement plan should be issued in 3 days from the date of survey .			
9	For area correction file to be submitted to SLR only .			
10	NA measurement to be avoided.			
11	Survey done by Private Licenced Surveyor should be accepted .			
12	Measurement fees to be taken once, even if the survey date is postponed or all the parties are not present, till the final copy is issued.			

TO BE IMPLEMENTED WITHIN 100 DAYS	
1	In case of Area correction and Boundary fixation, The Government should be issue GR directing all SLR to carry out survey of developed / undeveloped plots and fixed the boundries and record the actual area in P.R. card / 7/12 extract and also correct the survey sheets so that issue of Area correction and bondary fixation automaticully solved.
2	Trimble Geo-spatial machine should be used for online survey plans.
3	Survey along with contours, HFL , HTL to be uploaded on website.
4	Role of collector to be redefined , some of his powers to be delegated to SLR, like Area Correction, Sub-Division / Amalgamation, Appeal etc .
5	Digitised map to be confirmed as done by SLR (SRA) and similar survey mechanism to be extended in MMR.

UNDER SETTLEMENT COMMISSIONER							
For MCGM							
SR.NO.	PROCESSES	CURRENT SCENARIO		POST EoDB		KEY SUGGESTIONS FOR IMMEDIATE IMPLEMENTATION	Implement done/ not done (Yes & No)
		NO OF STEPS	TIME TAKEN	NO OF STEPS	TIME TAKEN		
1	Area Correction Measurement and issue PRC	50	172	20	30	Application to be submitted in CTSO only.	No
						Payment to be done through GRAS.	Yes
						15 days notice period reduced to 5 days.	No
						Measurement surveyor should prepare plan within 3 days from measurement done on site.	No
						SLR to arrange hearing & give decision for the area correction within 20 days time limit .	No
						CTSO to issue PRC within 2 days.	No
						File should not be forwarded for collector's Order.	No
2	Boundary Fixation Measurement	20	60	6	10	Payment to be done through GRAS.	Yes
						15 days notice period reduced to 5 days.	No
						Measurement surveyor should prepare plan within 3 days from measurement done on site.	No
						CTSO to issue MR Plan within 2 days.	No
3	Joint Measurement	21	62	6	10	SPA/ULB NOC should be avoided.	No
						Payment to be done through GRAS.	Yes
						15 days notice period reduced to 5 days.	No
						Measurement surveyor should prepare plan within 3 days from measurement done on site.	No
						CTSO to issue Joint Measurement Plan within 2 days.	No
4	Sanad (N.A.) Measurement	28	63			Sanad (N.A.) Measurement to be abolished.	No
						SPA/ULB to receive NA conversion tax and intimate CTSO, Tahsidar, Talathi to implement the same on PRC.	No

SR.NO.	PROCESSES	CURRENT SCENARIO		POST EoDB		KEY SUGGESTIONS FOR IMMEDIATE IMPLEMENTATION	Implement done/ not done (Yes & No)
		NO OF STEPS	TIME TAKEN	NO OF STEPS	TIME TAKEN		
5	Sub- Division / Amalgamation Order & Measurement and issue PRC	54	118	12	20	Application to be submitted in CTSO only , collector order to be avoided.	No
						Payment to be done through GRAS.	Yes
						Subdivision /Amalgamation order should be issued by SLR.	No
						15 days notice period reduced to 5 days.	No
						Measurement surveyor should prepare plan within 3 days from measurement done on site.	No
						CTSO to issue PRC within 2 days.	No
6	T.P. Implementation in PRC	43	120	12	20	Application to be submitted to CTSO only, initial SLR approval to be avoided.	No
						Payment to be done through GRAS.	Yes
						15 days notice period reduced to 5 days.	No
						Measurement surveyor should prepare plan within 3 days from measurement done on site.	No
						TP Implementation finalised by SLR within 7 days.	No
						CTSO to issue PRC within 2 days after SLR order.	No
7	Name Transfer in PRC MSD (A) Name Transfer by Registered Document (B) Name Transfer by Legal heirs etc.	18	45	4	10	Notice No.9 to be issued within 2 days.	No
						15 days notice period reduced to 5 days.	No
						Jawab (statement) not required.	No
						Re- submission of documents in CTSO office to be avoided .	No
						PRC should be issued within 2 days from completion of Notice period.	No
						By giving effect to the Notification issued by Settelement Commissioner & Director of Land Records (State of Maharashtra)Pune	

8	PRC in word MSD	9	18	1	1	Dated 16.02.2015. , In all cases of land where the PRC already contains the mutation entry and the area of the land in words, in such cases M.C. G.M should not insist P.R. Card Inwords.	No
						Property card should be issued online on the same day of Application.	No

UNDER SETTLEMENT COMMISSIONER								
For Rest of MMR								
SR.NO.	PROCESSES	CURRENT SCENARIO		POST EoDB		KEY SUGGESTIONS FOR IMMEDIATE IMPLEMENTATION	Implement done/ not done (Yes & No)	
		NO OF STEPS	TIME TAKEN	NO OF STEPS	TIME TAKEN			
9	Area Correction in 7/12 Extract	76	219	19	35	Application to be submitted to SLR only.	No	
						Payment to be done through GRAS.	Yes	
						15 days notice period reduced to 5 days.	No	
						Measurement surveyor should prepare plan within 3 days from measurement done on site.	No	
						SLR to arrange hearing and give decision within 20 days; collector approval should not be required.	No	
						Talathi issued 7/12 extract within 2 days from SLR order.	No	
10	Subdivision / Amalgamation Measurement - CTSO	47	82	24	30	Application to be submitted to CTSO only, initial SLR approval	No	
						Payment to be done through GRAS.	Yes	
						15 days notice period reduced to 5 days.	No	
						Measurement surveyor should prepare plan within 3 days from measurement done on site.	No	
						ULB/SPA NOC should be abolished.	No	
						CTSO to issue PRC & MR Plan within 2 days after receipt of sub division /amalgamation order from SLR.	No	

SR.NO.	PROCESSES	CURRENT SCENARIO		POST EoDB		KEY SUGGESTIONS FOR IMMEDIATE IMPLEMENTATION	Implement done/ not done (Yes & No)
		NO OF STEPS	TIME TAKEN	NO OF STEPS	TIME TAKEN		
11	Boundary Fixation Measurement - CTSO	18	53	6	10	Payment to be done through GRAS.	Yes
						15 days notice period reduced to 5 days.	No
						Measurement surveyor should prepare plan within 3 days from measurement done on site.	No
						CTSO to issue MR Plan within 2 days.	No
12	Boundary Fixation Measurement - TILR	20	54	6	15	Payment to be done through GRAS.	Yes
						15 days notice period reduced to 5 days.	No
						Measurement surveyor should prepare plan within 3 days from measurement done on site.	No
						TILR to issue MR Plan within 2 days.	No
13	Subdivision- TILR	53	133	36	40	Payment to be done through GRAS.	Yes
						15 days notice period reduced to 5 days.	No
						Measurement surveyor should prepare plan within 3 days from measurement done on site.	No
						ULB/SPA NOC should be abolished.	No