

PRESIDENT
Domnic Romell

IMMEDIATE PAST PRESIDENT
Boman Irani

PRESIDENT-ELECT
Ajay Ashar

STRATEGIC ADVISOR
Abhishek Lodha

SENIOR VICE PRESIDENTS
Parag Shah
Jayesh Shah
Sukhraj Nahar
Sandeep Raheja
Rasesh Kanakia

VICE PRESIDENTS
Bandish Ajmera
Shailesh Puranik
Pritam Chivukula
Amit Thacker
Jackbastian Nazareth

SECRETARY
Dhaval Ajmera

TREASURER
Nikunj Sanghavi

JOINT SECRETARIES
Tejas Vyas
Pratik Patel
Sunny Bijlani
Rushi Mehta

JOINT TREASURER
Gurminder Singh Seera

COMMITTEE MEMBERS
Shahid Balwa
Subodh Runwal
Parag Munot
Nainesh Shah
Mukesh Patel
Munish Doshi
Rajesh Prajapati
Shailesh Sanghvi
Parth Mehta
Harmohan Sahni
Jayvardhan Goenka
Umang Kuwadia
Prashant Khandelwal
Binitha Dalal
Ayushi Ashar
Samyag Shah
Ricardo Romell

SPECIAL ADVISORS
Ar. Hafeez Contractor
Adv. Parimal Shroff
Anuj Puri

STATISTICS AND RESEARCH
Dr. Adv. Harshul Savla

INVITEE MEMBERS
Rahul Sagar
Ramkrishna Raheja
Nishant Agarwal
Harsh Hiranandani
Ajay Nahar
Azim F. Tapia
Cherag Ramakrishnan
Vijay Lakhani
Jayesh Chauhan
Aditya Shah
Shraddha Goradia
Sudhanshu Agarwal
Hussain Lalani
Sahil Parikh
Aditya Mirchandani
Rushi Ajmera

YOUTHWING CONVENOR
Naman Shah

PROCUREMENT CONVENOR
Nimish Ajmera

WOMEN'S WING CHAIRPERSON
Sejal Goradia

To,
Shri Rajesh Narvekar [I.A.S.]
Municipal Commissioner,
Navi Mumbai Municipal Corporation
CBD Belapur, Navi Mumbai – 400614

Sub: Implementation of Offline approval instead of online approvals through BPMS or Auto DCR.

Respected Sir,

CREDAI-MCHI is an apex body consisting of members from the Real Estate Industry from the Mumbai Metropolitan Region (MMR). With a strong Membership of over 1800 leading Developers in MMR, CREDAI-MCHI has expanded across MMR, having its own units in the region of Thane, Kalyan-Dombivli, Mira-Virar, Raigad, Navi Mumbai, Palghar-Boisar, Bhiwandi, Uran-Dronagiri, Shahapur-Murbad and recently had announced units in Alibag, Karjat-Khalapur-Khopoli, Pen. CREDAI-MCHI is the only Government recognized body for private sector developers in MMR and consistently working to make the industry more organized and progressive. CREDAI-MCHI under the aegis of CREDAI National which is an apex body of 13000 developers from across the nation had developed into a preferred platform with regard to a regional discourse on housing and habitat through its close and deep networking with the Government.

On behalf of our unit, CREDAI-MCHI Navi Mumbai, we would like to draw your kind attention to the issues being faced by the real estate developers in Navi Mumbai and submit the same as under;

1. The Government, vide Notification dated 2nd December, 2020 has already sanctioned the Unified DCPR which came into force with effect from 3rd December, 2020. Then DCR 1994 is now replaced by Government with UDCPR 2020, which came into force with effect from 3rd December 2020. This UDCPR is applicable to entire State of Maharashtra including NMMC.
2. In this regard, there is specific provision under Regulation No. 1.2 of UDCPR, which stipulate that "this regulation shall come into force with effect from the date of publication of notification in the official Gazette. All Development Control Regulations which are in operation shall cease to operate". It means, the earlier DCR 1994 ceased automatically by replacing the current UDCPR which came into force on Dated 03/12/2020.
3. Since this Unified DCPR is applicable to entire State of Maharashtra (except MCGM, NAINA & Hills Station etc.) & to grant development permission online, as per UDCPR, Govt. vide letters 12th August, 2022 & dated 16th December, 2022 has recommended to scrutinize the development proposals by adopting software's of BPMS or Soft Tech Auto DCR. Accordingly, NMMC scrutinizing such proposals by using BPMS software. However, due to various difficulties faced by planning authorities, the Govt. had extended the deadline of offline proposal till 31st March, 2023. After 31st March, 2023, Govt. has not yet extended this dead line & therefore, NMMC is now adopting BPMS Software to scrutinize the online proposal.
4. However, NMMC is facing various problems in implementation of online process through BPMS software in accordance with sanctioned Unified DCPR. There are number of High Court Judgements, which are binding upon the NMMC, pertaining to cases related to provision of RG (In & outside action area), provision of parking space for each tenement, redevelopment of privately owned building having aged more than 30 years but not eligible for redevelopment as the same are not declared dangerous & dilapidated conditions by the NMMC.

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

CREDAI-MCHI CHAPTERS : THANE | KALYAN-DOMBIVLI | MIRA BHAYANDAR | RAIGAD | NAVI MUMBAI |
BHIWANDI | PALGHAR BOISAR | SHAHAPUR-MURBAD | URAN-DRONAGIRI |
VASAI VIRAR | ALIBAG | KARJAT-KHALAPUR-KHOPOLI | YOUTH NMR

5. Such directions of NMMC are related to old GDCR & which are already ceased due to new set of Unified DCPR applicable to NMMC. Practically, old DCR 1994 is already ceased and therefore, Hon'ble High Court orders are also deemed to be ceased. To avoid contempt of HC order & to implement it in true and lateral spirit, the NMMC is still implementing the above referred Court Orders.
6. In BPMS software, which is totally based on Unified DCPR, such above referred provisions are not there and therefore, NMMC is also facing issues in scrutinizing the proposals through online process & hence, proposals are delayed, though the builders/developers are not defaulted from their end. Under the provisions of MRTP Act, such proposal shall be scrutinized within 60 days from the date of receipt of proposal, otherwise, there is a specific provision for deemed permission.
7. The developers are not in favour of deemed permission & request for regular permissions should be granted by NMMC. However, as referred above, NMMC is facing various difficulties in online process and due to which there is indefinite delay from NMMC to get approvals. Due to delay in approvals, cost of project is also increased & even, projects also getting delayed.
8. It is requested that till all the issues gets resolved in systematic manner, such proposals shall be scrutinized offline & approval may also be granted offline instead of online.

We appreciate the online process system under ease of doing business, however till the online process system becomes fully operational, it is requested to take up this issue with the Government & seek specific directions for implementation of offline proposals till 31st December, 2023.

Looking forward your kind consideration and necessary action.

Thanking you,

For **CREDAI-MCHI**



Domnic Romell
President



Dhaval Ajmera
Hon. Secretary

PS: Contact Person Mr. Sanjay Phope - +91 9619345193

CC:

(1) Shri. Aseem Kumar Gupta (I.A.S.),
Additional Chief Secretary UD [1], Dept.,
Government of Maharashtra,
Mantralaya, Maharashtra – 400012.

(2) Town Planning Officer,
NMMC
Navi Mumbai