



CREDAI - MCHI™

JULY-SEPTEMBER 2024

Quarterly Report

By HUNK GOLDEN AND MEDIA



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Peter Drucker, Management Consultant and Author:

The best way to predict the future is to create it.”



MESSAGE FROM THE PRESIDENT

Greetings!

Dear Members,

As we navigate 2024, the Indian real estate sector stands at a pivotal juncture. The confluence of strong economic growth, progressive government initiatives, and robust market demand presents unprecedented opportunities for all of us. Together, we must advocate for policy reforms that enhance tax benefits, streamline approval processes, and support sustainable development.

We urge our partners in government and policy-making to continue their efforts in fostering a conducive environment for real estate. By working collaboratively, we can drive urban regeneration, create jobs, and contribute significantly to the nation's GDP.

Let's harness this momentum, ensuring our sector not only grows but thrives, building a future that is inclusive, sustainable, and prosperous for all.

Warm regards,

Mr Domnic Romell
President - CREDAI-MCHI



Meetings & Representations

JULY 2024



REPRESENTATION LIST JULY - 2024

Sr. no.	Date	To	Subject
1	01.07.2024	Smt.Sujata Saunik (I.A.S.), Chief Secretary, Home Development Department Government of Maharashtra, Mantralaya Mumbai - 400032	Heartiest Congratulations on your appointment as the Chief Secretary for Government of Maharashtra
2	02.07.2024	Dr. Bhushan Gagrani (I.A.S.) Municipal Commissioner, Brihanmumbai Municipal Corporation, Fort, Mumbai - 400 001	Request to Remove Theatre Reservations from Mumbai Development Plan 2034
3	08.07.2024	Dr. Bhushan Gagrani (I.A.S.) Municipal Commissioner, Brihanmumbai Municipal Corporation, Fort, Mumbai - 400 001	Suggestion and Recommendation in respect of One Time Premium Policy in case of Redevelopment of Estate Lease hold Plots.
4	10.07.2024	Mrs. Revathi Kulkarni Deputy Director (South) Sanjay Gandhi National Park Borivali (E), Mumbai - 400066	Request for an appointment for a meeting to discuss about tree plantation
5	11.07.2024	Dr. M. P. Kalyankar (I.A.S.), Chief Executive Officer, Slum Rehabilitation Authority, New Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai-400051.	Grant of conceptual plans for environmental clearance for S.R. Scheme as per provisions of Regulation No. 33(10) of DCPR-2034
6	12.07.2024	Smt.Sujata Saunik(I.A.S.) Additional Chief Secretary Home Department Government of Maharashtra, Mantralaya, Mumbai-400032.	Request to issue recommendation letter to Home Department for processing "Yearly Car Entry Passes for CREDAI-MCHI Members"

7	15.07.2024	Shri Ajoy Mehta [I.A.S. Retd.] Chairman, Maharashtra Real Estate Regulatory Authority (MahaRERA), Mumbai	Clarification Requested Regarding MahaRERA Order No.56 dated 28th June 2024 on Bank Account Maintenance and Operation
8	16.07.2024	Shri Sunil Rathod, Chief Engineer [Development Plan][I/C] Brihanmumbai Municipal Corporation 5th Floor, Annexe Bldg., BMC Head Office, Mahapalika Marg, Fort, Mumbai-400001	Issues of concern to real estate developers in Mumbai
9	16.07.2024	Shri Kinjarapu Rammohan Naidu, Hon'ble Minister for Civil Aviation, Ministry of Civil Aviation, Rajiv Gandhi Bhavan, Block B, Jorbagh Safdarjung Airport Area, New Delhi 110 003	Request for resolution of HF Transmitter and Receiver Issues Affecting Building Heights and Obstacle Limitation Surface Calculations
		CC To; 1) Ms. Rubina Ali, Joint Secretary, Ministry Of Civil Aviation, Rajiv Gandhi Bhavan, New Delhi	
		CC To; 2) Shri Boman Irani, President, CREDAI National	
10	17.07.2024	Shri Narendra Modi Ji, Hon'ble Prime Minister of India, Prime Minister's Office, South Block, Raisina Hill, New Delhi - 110011.	Request for Immediate Intervention for Early Resolution of the Transfer and Development of Dahisar Land
		CC To; 1) Shri Kinjarapu Rammohan Naidu, Hon'ble Minister for Civil Aviation, Ministry of Civil Aviation	
		CC To; 2) Ms. Rubina Ali, Joint Secretary, Ministry Of Civil Aviation, Rajiv Gandhi Bhavan, New Delhi	

		CC To; 3) Shri Boman Irani President CREDAI	
11	17.07.2024	Shri Kishor Gandhi, Deputy Municipal Commissioner [Garden], Brihanmumbai Municipal Corporation	Request for early resolution to Expedite Tree NOC for Projects
12	22.07.2024	Shri Devendra Fadnavis ji, Hon'ble Deputy Chief Minister & Minister for Home Affairs, Law and Judiciary, Government of Maharashtra, Mantralaya, Mumbai - 400032	Best Wishes on your Birthday
13	22.07.2024	Shri Ajit Pawar ji, Hon'ble Deputy Chief Minister & Minister for Finance & Planning Department, Government of Maharashtra, Mantralaya, Mumbai - 400032	Best Wishes on your Birthday
14	23.07.2024	Mr. Girish Chandankar, Chief Engineer, Customer Care, Best Undertaking, The Brihanmumbai Electric Supply & Transport Besr Bhavan, Colaba, Mumbai-400039	Payment of Additional Security Diposit Under Protest
15	25.07.2024	Mr. Rakesh Prajapati President CREDAI-MCHI Uran Dronagiri	Congratulations for taking over the charge as the President of CREDAI-MCHI Uran Dronagiri

16	26.07.2024	Shri Ajoy Mehta (I.A.S. Retd.) Chairman, Maharashtra Real Estate Regulatory Authority, Housefin Bhavan, Bandra Kurla Complex, Bandra (E), Mumbai.	Representation in respect of Order No.56/2024 dated 27th June 2024 ("Order")
17	26.07.2024	Mrs. Revathi Kulkarni Deputy Director (South) Sanjay Gandhi National Park Borivali (E), Mumbai - 400066	Gentle Reminder for your appointment for a meeting to discuss about the tree plantation within the SGNP areas.
		CC To; Mr. G. Mallikarjuna (IFS) Chief Conservator of Forest and Director Sanjay Gandhi National Park Borivali, Mumbai - 400066	
18	29.07.2024	Shri H. S. Sonawane (I.A.S.), Inspector General of Registration & Controller of Stamps, Ground Floor, Opposite Vidhan Bhavan (Council Hall), New Administrative Building, Pune - 411001, Maharashtra	Clarification regarding ambiguity in payment of stamp duty for the lands which are reserved for public purposes in sanctioned development plan of Mumbai City and Suburban.
19	29.07.2024	Shri Chandrakant Undage Dy. Chief Engineer, (Development Plan) II & Member Secretary, HRC Brihanmumbai Municipal Corporation Mumbai	Revision of policy regarding insisting NOC for High Rise Buildings by High Rise Committee
20	30.07.2024	Shri Atul Saveji, Hon'ble Minister of Housing, Government of Maharashtra, Mantralaya, Mumbai - 400 032.	Circular issued by MHADA about Regulation 33(5) of the DCPR - 2034, regarding the calculation of the fungible FSI.

22	30.07.2024	His Excellency Shri C. P. Radhakrishnan Governor of Maharashtra Raj Bhavan, Malabar Hill Mumbai, Maharashtra 400035	Heartiest Congratulations on being appointed as the Governor of Maharashtra
23	31.07.2024	His Excellency Shri C. P. Radhakrishnan Governor of Maharashtra Raj Bhavan Malabar Hill Mumbai, Maharashtra 400035	Request for Appointment

MANAGING COMMITTEE MEETING

13th Meeting of Managing Committee of the term 2023–2025 held on July 26, 2024

Meetings with Government Officials:

- Discussion with Smt. Sujata Saunik, Chief Secretary of Maharashtra, regarding building height permissions above 120 meters without the High Rise Committee's approval.
- Meeting with Shri Kishor Gandhi, Deputy Municipal Commissioner, on issues with Tree NOC rejections and potential tree plantations in Sanjay Gandhi National Park.
- Discussion with Shri Sunil Rathod, Chief Engineer (DP), on various real estate issues, including PCO charges, carriageway entrance charges, and the online issuance of NOCs.

Legal Updates:

- Updates on ongoing legal matters, including appeals in the Supreme Court and writ petitions challenging specific real estate-related regulations and fees.

Women's Wing Initiatives:

- Health camps conducted for construction workers in association with the Vasantha Memorial Trust.
- Interviews for student scholarships and fundraising efforts for the education scholarship fund.

Membership Approvals:

- Approval of new memberships for companies under the Patron and Enterprise categories.

Upcoming Events:

- Updates on the NATCON 2024 event scheduled in Sydney and the plans for online and offline property exhibitions.

JULY MEETING



Meeting with Smt. Sujata Saunik (IAS), Chief Secretary on July 4, 2024

The meeting was attended by Shri Nayan Shah (Past President), Shri Dominic Romell (President), Shri Dhaval Ajmera (Hon. Secretary), Shri Prashant Khandelwal (Committee Member) and Shri Vijay Lakhani (Invitee Member). The delegates congratulated her on her appointment as the new Chief Secretary. During the meeting, a long-pending issue was

discussed regarding the allowance of building heights above 120 meters without High Rise Committee's permission. It was requested that, as allowed up to 250 meters in developments under provision 33(9) of DCPR, the same principle should apply to all other developments under the provisions of 33(5), 33(7), 33(7)A, 33(7)B, 33(10), and 33(11), to avoid any kind of discrimination. Smt. Sujata Saunik kindly assured that she would look into this matter.

JULY MEETING



Meetings with Shri Kishor Gandhi on July 5, 2024 and July 18, 2024 regarding the issue of pending tree NOC

CREDAI-MCHI delegation met Shri Kishor Gandhi (DMC, Garden) regarding the issue of pending tree NOC. The delegation of CREDAI-MCHI put forward the issue of no tree NOCs being issued by the BMC for a long time. Shri Gandhi heard the matters in detail and have assured that most of the pending tree cutting NOCs will be sorted in the next 15 days and also assured that the BMC is aware of the issue of replanting of trees, particularly in smaller plots.

He assured that with guidance of the Hon. Municipal Commissioner, the BMC will be working on a new policy where in either suitable land parcels will be identified by the ULB for tree plantation or a Green Fund shall be collected in lieu of tree replantation at the said plot. He also expressed the concern of finding land parcels within the BMC limit for the same. Various options were discussed, and he assured of reverting with suitable solutions, which will help projects not being impacted due to delay in getting tree NOCs.

JULY MEETING



Driving . Bhushan Gagrani (I.A.S) Municipal Commissioner

Recommendations for One-Time Premium (OTP) Policy for Redevelopment of Estate Leasehold Plots.

Objective: The letter provides suggestions for the OTP calculation to ensure the economic viability of redevelopment projects on leasehold plots.

OTP Calculation: Modify the chargeable area formula by excluding the incentive area under the modified DCPR 33(7) reg dated 8 July 2021.

- If this is not implemented, it will prevent developers from paying OTP on rehab areas, making projects financially unfeasible.

- OTP Premium: Reduce the OTP premium from 50% to 30% of the chargeable area, ensuring the economic viability of projects beyond March 2024.
- Instalments: Propose instalment restructuring to ease project cash flows, with 30% payable for sale area at the NOC stage and 70% at OC for sale areas.

Change of User: Recommend OTP for change of use (Residential to Commercial) to be calculated using a 120% multiplier, rather than charging 100% additional OTP for commercial use.

LETTERS

**MANAGING COMMITTEE
2023-2025**

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Boman Irani
- PRESIDENT-ELECT**
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- STRATEGIC ADVISOR**
Abhishek Lodha
- SENIOR VICE PRESIDENTS**
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Jayesh Shah
Sukhraj Nahar
Sandeep Raheja
Rasesh Kanakia
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Shalish Purani
Pratik Chivukula
Amit Thacker
Jacobstian Nazareth
- SECRETARY**
Dhaval Ajmera
- TREASURER**
Nikunj Sanghavi
- JOINT SECRETARIES**
Tejas Vyas
Pratik Patel
Surny Bhillani
Rushi Mehta
- JOINT TREASURER**
Gurminder Singh Seera
- COMMITTEE MEMBERS**
Shahid Balwa
Subodh Runwal
Parag Munot
Nainesh Shah
Mukesh Patel
Munish Doshi
Rajesh Prajapati
Shalish Sanghvi
Parth Mehta
Harmohan Sahni
Jayvardhan Goenka
Umang Kuwadia
Prashant Khandelwal
Binitha Dalal
Ayushi Ashar
Samyag Shah
Ricardo Romell
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Ar. Hafeez Contractor
Adv. Parimal Shroff
Anuj Puri
- STATISTICS AND RESEARCH**
Dr. Adv. Harshul Savla
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Ramkishna Raheja
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Shradha Goradia
Sudhanshu Agarwal
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Sahil Parikh
Aditya Mirchandani
Rushi Ajmera
- YOUTHWING CONVENOR**
Naman Shah
- PROCUREMENT CONVENOR**
Nimish Ajmera
- WOMEN'S WING CHAIRPERSON**
Sejal Goradia

CREDAI - MCHI



Ref. No. MCHI/PRES/24-25/059
Date: 8/7/2024

To,
Dr. Bhushan Gagrani (I.A.S.)
Municipal Commissioner,
Brihanmumbai Municipal Corporation,
Fort, Mumbai - 400 001

Subject: Suggestion and Recommendation in respect of One Time Premium Policy in case of Redevelopment of Estate Lease hold Plots.

Respected Sir,

With reference to the above, we understand that the above policy is under review by your office. We therefore represent to you our just and fair views in interest of all concerned so as to maintain momentum of Redevelopment of lease hold plots.

Our recommendations for determining One Time Premium are as under:

Estate policy for MCGM lease hold plots			
Sr. No	Current Policy	Recommendation/ Suggestions	Justification
1	OTP calculation Chargeable area = Total BUA – Less Rehab area (inclusive of 5%/8%/15%) – 50% of rehab area – MHADA surplus area	OTP calculation Chargeable area = Total BUA – Less Rehab area (inclusive of 5%/8%/15%) – Less incentive area as per modified DCPR of 33(7) dt. 08.07.2021 which is calculated as % of permissible rehab area – Less MHADA surplus area	For providing economical viability, DCPR 33(7) regulations are amended vide TPB-4320/1071CR-72/2020(Part-I) / UID-11on 08-07-2021. Recommendations are matching with the above said notification. If this is not implemented the Developer will have to pay OTP on Rehab Area which will be to high making the project unfeasible.

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-DOBIVLI | MIRA BHAYANDAR | RAIGAD | NAVI MUMBAI | BHIWANDI | PALGHAR BOISAR | SHAHAPUR-MURBAD | URAN-DRONAGIRI | VASAI VIRAR | ALIBAG | KARJAT-KHALAPUR-KHOPOLI | YOUTH NMR

LETTERS

Sr. No	Current Policy	Recommendation/ Suggestions	Justification
2	OTP premium Chargeable Area x ASR x 50%	OTP premium Chargeable Area x ASR x 30%	The recommendations were under implementation till 31-03-2024 and same needs to be continued for maintaining the economical viability.
3	Instalments of OTP (ONE TIME PREMIUM) payment on Lease plots. Current instalment is 50% for NOC to CC and 50% at NOC to OC	Nil at NOC to non-habitable floors/ NOC to Floors Comprising of Rehab Area 30% at NOC to Further C.C./Full C.C for Floors Comprising of Sale Area 70% at NOC to O.C for Sale Area	Easing of Project cash flow for better economic viability.
4	Change of User (R to NR/ Commercial) Current policy is to Charge 100% additional OTP worked out as per Residential User	OTP to be Levied based on calculations as per Residential user enhanced with multiplication factor of 120% as already determined in recent past	It is common knowledge that there is very minimal difference in valuation of Commercial premises compared to Residential user. Hence multiplication factor of 120% already determined is more than adequate for Commercial premises.

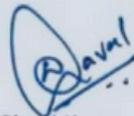
We hope and trust that you will agree with the reasonable suggestions in tune with the statutory policies framed by the Government and accordingly implement our recommendations and maintain the momentum of Redevelopment Schemes on Municipal lease hold plots by providing affordability to the ultimate beneficiaries i.e. the flat purchasers of new housing stock.

Thanking you,

Yours Sincerely,
For CREDAI-MCHI



Domnic Romell
President



Dhaval Ajmera
Hon. Secretary

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

JULY MEETING



Dr. M.P. Kalyankar (I.A.S) Chief Executive Officer, Mumbai Slum Rehabilitation Authority

Key points from the letter:

- SRA's Requirement: The Slum Rehabilitation Authority (SRA) currently requires developers to submit individual building plans for each structure within a rehabilitation project before granting environmental clearance.
- Delay: This requirement leads to significant delays in the project timeline.
- Contrasting Approach: Other planning authorities in India typically grant environmental clearance based on conceptual plans, which provide a general overview of the project.
- Request: CREDAI-MCHI, a housing industry association, is requesting the SRA to adopt a similar approach.
- Benefit: By allowing environmental clearance based on conceptual plans, the SRA can expedite the approval process and reduce delays in the implementation of slum rehabilitation projects.

SECRET

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2023-2025**

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IMMEDIATE PAST PRESIDENT
Boman Irani

PRESIDENT-ELECT
Ajay Ashar

STRATEGIC ADVISOR
Abhinshuk Lodha

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Rasesh Kanakia

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Rushi Mehta

JOINT TREASURER
Gurminder Singh Seera

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Prashant Khandeewal
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Sudhanshu Agarwal
Hussain Lalani
Sahil Parikh
Aditya Mirchandani
Rushi Ajmera

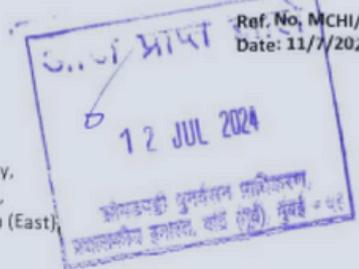
YOUTHWING CONVENOR
Naman Shah

PROCUREMENT CONVENOR
Nimish Ajmera

WOMEN'S WING CHAIRPERSON
Sejal Goradia

CREDAI - MCHI

Ref. No. MCHI/PRES/24-25/060
Date: 11/7/2024



To,
Dr. M. P. Kalyankar (I.A.S.),
Chief Executive Officer,
Slum Rehabilitation Authority,
New Administrative Building,
Anant Kanekar Marg, Bandra (East),
Mumbai-400051.

Sub.: Grant of conceptual plans for environmental clearance for S.R. Scheme as per provisions of Regulation No. 33(10) of DCPR-2034

Ref.: MOEF - OM bearing FNo. IA3-22/10/2022 dated 05.05.2022

Respected Sir,

As per the notification from Ministry of Environment and Forests dated 14/09/2006, building and construction projects having construction area 20,000 sq. mt. or more are required to obtain environmental clearance from MoEF. Further, the environment clearance is issued on plans approved by Planning Authority and process of obtaining environment clearance takes at least 90 days.

In the case of projects approved by Slum Rehabilitation Authority, initially, all the concessions required for planning of buildings proposed considering full permissible FSI of the plot along with fungible BUA, is approved by Hon'ble CEO (SRA) and on basis of approved concessions subsequently IOA plans are issued in the stages as with respect to the development of individual buildings and subject to correlation of rehab and sale BUA. However, concession plans showing conceptual plans consuming and availing of permissible FSI is not maintained by the authority, in spite of approval by your Hon'ble office.

As per the OM bearing FNo. IA3-22/10/2022 dated 05.05.2022, the environmental clearance is granted on basis of conceptual plans approved by the authority. In view of SRA not having such a facility the rehab and sale approval for buildings are delayed as after Concessions are approved by your office, IOA plans have to be approved only after which we are allowed to apply for and obtain **Environmental Compliance (EC)** from the MoEF department. This results in delays in project implementation and places a financial burden on us, as we have to pay premiums/purchase TDR and additional FSI in advance, and then wait for environmental clearance before starting construction activities. More importantly this also delays rehabilitation component approvals, as CC for Rehab buildings cannot be issued without specific Environmental Compliance approvals for Rehab Buildings as well.

In case of proposals considered by other Planning Authorities, the concessions are approved by officer of the rank of Commissioner, along with reference to conceptual plans detailing the availing of full permissible FSI. Therefore, environment clearance is granted considering full permissible FSI as proposed in the conceptual plans for which concessions are sought and accordingly approved. It is in view of this Environmental Compliance approvals from other planning authorities are fast tracked and obtained in some cases before granting the necessary IOA/IOD permissions.

Maharashtra Chamber of Housing Industry

Maker Bhavan II, 4th Floor, 1B, V. Thackersey Marg, New Marine Lines, Mumbai - 400 020.
Tel: 42121421, Fax: 4212 1411/407 Email: secretariat@mchi.net Website: www.mchi.net

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SURYAPUR | BALAJI BONGAR | CHANDRIPUR MURAD | JALANDEWAR |

LETTERS

If SRA makes available conceptual plans as proposed along with concession note sheet approved only to the Architect and Developer, showing full permissible FSI for the purpose for submission of the same for environmental clearance, it will avoid unnecessary delay, promote faster rehabilitation approvals & also reduce financial burden on us.

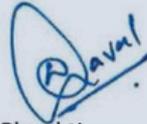
So, we request you to make available conceptual plans in order to obtain environmental clearance at once for entire project.

Thanking you,

Yours Sincerely,
for CREDAI-MCHI



Iomnic Romell
resident



Dhaval Ajmera
Hon. Secretary

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

JULY MEETING



Meeting with Shri Sunil Rathod, Chief Engineer Development Plan, BMC on July 18, 2024

Meeting with Shri Sunil Rathod was regarding Various Real Estate Issues.

The Meeting was attended by Shri Dominic Romell (President), Shri Sunny Bijlani (Jt. Secretary), Shri Hussain Lalani (Invitee Member), Shri Keval Valambhia (Chief Operations Officer)

Following Points were discussed in the meeting

- - Carriageway Entrance Charges
- - PCO Charges
- - Online NOCs
- - Incentive FSI

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**MANAGING COMMITTEE
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Aditya Mirchandani
Rushi Ajmera

YOUTHWING CONVENOR
Naman Shah

PROCUREMENT CONVENOR
Nimish Ajmera

WOMEN'S WING CHAIRPERSON
Sejal Goradia

CREDAI - MCHI

Ref. No. MCHI/PRES/24-25/062
Date: 16/7/2024

To,
Shri Sunil Rathod,
Chief Engineer [Development Plan] [I/C]
Brihanmumbai Municipal Corporation
5th Floor, Annexe Bldg., BMC Head Office
Mahapalika Marg, Fort,
Mumbai-400001



Sub: Issues of concern to real estate developers in Mumbai

Dear Sir,

We would like to thank you for giving us an opportunity to meet with you and your team on 11th June 2024 in your chamber, where we discussed certain policy decisions taken by the High Rise Committee of Greater Mumbai. We have received your letter dated 10th July 2024, responding to the queries raised by us in our letter No. MCHI/PRES/24-25/037, dated 05.06.2024, regarding the validity and effectiveness of the Part Occupancy Certificate.

CREDAI-MCHI further would like to discuss on the following points during the meeting:

1. Streamlining the charges payable for carriageway entrance.
2. Permission for PCC charges linked to the CC area in AutoDKR.
3. EODB regarding issuance of various NOCs at ward offices through the online process.
4. Request regarding the incentive FSI being offered for reserved land which is handed over to the BMC under the Accommodation Reservation (AR) Policy.
5. Pending applications for Tree cutting NOCs

The CREDAI-MCHI delegation would like to discuss the above points in the meeting and, therefore, requests you to kindly invite the concerned officers of your team for a fruitful discussion during the meeting.

We are grateful and look forward to your kind consideration of the above matters.

Thanking you,

Yours sincerely,
For CREDAI-MCHI


Domic Romell
President


Dhaval Ajmera
Hon. Secretary

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

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

JULY MEETING



Shri Narendra Modi, Hon'ble Prime Minister of India

CREDAI-MCHI congratulates the Prime Minister on winning the 2024 elections and highlights India's economic progress under his leadership. The letter requests urgent intervention regarding the transfer and development of a 58-acre plot in Dahisar, Mumbai, currently held by the Airport Authority of India (AAI).

This land was initially designated for a metro car shed, but due to project changes, it is no longer required for that purpose. The BMC now proposes developing a garden/park on the land and seeks the Prime Minister's help in expediting approvals for the transfer.

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**MANAGING COMMITTEE
2023-2025**

PRESIDENT
Domnic Romell

IMMEDIATE PAST PRESIDENT
Boman Irani

PRESIDENT-ELECT
Ajay Ashar

STRATEGIC ADVISOR
Abhishek Lodha

SENIOR VICE PRESIDENTS
Parag Shah
Jayesh Shah
Sukhray 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
Nalinsh 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 Savia

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



Ref. No. MCHI/PRES/24-25/064
Date: 17/7/2024

To,
Shri Narendra Modi Ji,
Hon'ble Prime Minister of India,
Prime Minister's Office,
South Block, Raisina Hill,
New Delhi – 110011.

**Subject: Request for Immediate Intervention for Early Resolution of the Transfer and
Development of Dahisar Land**

Respected Sir,

CREDAI-MCHI extends its heartiest congratulations to you and your party for winning the Lok Sabha elections in 2024 for the third time in a row. The pro-incumbency sentiments across the country are unprecedented and serve as a verdict in favor of the hard work done over the last 10 years. This historic moment will definitely herald a new era of economic development and growth in the world's largest democracy. We appreciate the renewed vision of this government emphasized on technological innovation, infrastructure development, and international diplomacy, further positioning India as a global powerhouse.

CREDAI-MCHI is an apex body consisting of members from the Real Estate Industry in the Mumbai Metropolitan Region (MMR). With a strong membership of over 1800 leading developers in Mumbai, CREDAI-MCHI has expanded across MMR. It is the government-recognized body for private sector developers in MMR and consistently works to make the industry more organized and progressive.

We would like to bring to your kind attention to the letter dated 12th July 2024 addressed by the Hon'ble Chief Minister of Maharashtra to the Civil Aviation Minister, requesting the relocation of the HF Transmitter and Receiver stations from Dahisar and Andheri to a new site in Gorai identified by BMC and also highlighting the necessity of this land transfer for the development of a garden/park in Dahisar and the benefits it would bring to the community.

We are writing to seek your immediate intervention in this matter of significant importance, concerning the transfer and development of land situated at Dahisar, Mumbai, which is currently under the possession of the Airport Authority of India (AAI). The details are as follows:

The land in question, approximately 58.00 acres at Dahisar, Mumbai, had been approved by the Union Cabinet, to transfer 40 acres out of 58.00 acres to MMRDA for its metro car shed, in exchange for 40 acres of State Government land at Gorai. However, due to a revised project design, MMRDA no longer requires the Dahisar plot for the metro car shed.

In response, the BMC, via DO letter no. MCP/2309 dated 22.12.2022, requested the Urban Development Department (UDD), Government of Maharashtra (GoM), to take over the AAI land at Dahisar East for developing a garden/park. Additionally, the BMC requested the AAI to hand over vacant possession of the Dahisar land by dismantling the existing transmission tower/high-frequency communication equipment.

AAI, in their letter no. NM-19049/33/2015-CNS-O&M dated 18.04.2023, informed BMC that the transfer of the Dahisar land for the metro car shed was specifically approved by the Union Government, and any change in the transfer, either in terms of the agency or the purpose, would require fresh approval from the Union Cabinet. Consequently, BMC, via letter no. ChE/DP/3870/VVS dated 22.05.2023, requested the Government in U.D. Dept., GoM to take up the matter with the Ministry of Civil Aviation for the takeover of the AAI land by BMC for developing a garden/park.

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 |
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LETTERS

The Expert Committee, chaired by Fali Major (2021-22), in its Recommendation No. 4, specifically addressed the necessity of relocating HF Tx and Rx Systems outside the main city areas to avoid height restrictions on buildings and ensure the quality of HF signals. The Commissioner of MCGM has committed to providing suitable land that meets operational requirements for this relocation. It is imperative that this recommendation is followed up by the competent authorities to resolve the issue expeditiously.

The calculation methodology for distances under the OLS guidelines dated 26th March 2015 and the aeronautical study guidelines dated 3rd July 2020 has been a point of contention. The current formula does not align with the ICAO OLS methodology, leading to non-uniformity in the transitional and conical surfaces. This contradiction is at odds with the consensus of the Appellate and Expert Committee that emphasizes a "gradual and uniform" increase in height as the distance from the Airport Runway End increases.

The DGCA's observation and recommendation report dated 18th September 2018, based on the meeting held on 7th August 2018, acknowledged the logical interpretation by CREDAI to consider the distance of obstacles from the transition surface on a radial basis from the runway center extremity. This interpretation ensures that obstacles remain below the gradually rising surface, thereby adhering to safety and operational standards.

Given the above, CREDAI-MCHI humbly request your immediate intervention to permit the previously sanctioned swapping between AAI land at Dahisar East and BMC land at Gorai for the development of a garden/park by BMC instead of a metro car shed for MMRDA, while keeping all other conditions of the transfer unaltered.

Furthermore, we would like to bring to your kind attention the restrictions imposed by the Ministry of Civil Aviation (Height Restriction for Safeguarding Aircraft Operations Amendment Rules-2020) on building heights around the transmission stations at Juhu and Dahisar. These restrictions significantly limit the development potential of scarce lands in Mumbai, one of the world's most densely populated cities facing severe land constraints.

The relocation of the transmission towers, high-frequency communication systems and the alignment of OLS distance calculation methodologies with international standards, if feasible without compromising essential operations, would greatly benefit the city's growth in the vicinity of Dahisar. This would also address the issue of thousands of old, dilapidated structures and slum buildings, which face redevelopment challenges due to height restrictions, thus aligning with your esteemed mission of "Housing for All." These projects are currently stuck, leaving residents in dangerous living conditions, and an early resolution would ensure the safety and well-being of these people.

Therefore, we request your esteemed office to consider relocating the HF communication system from Juhu and Dahisar to an alternative site, preferably at Gorai, and approve the transfer of the Dahisar land to BMC for developing a garden/park, as per the original sanction.

An early resolution to this matter is prayed for, given its significant impact on urban development, the well-being of Mumbai residents, and the advancement of the "Housing for All" mission.

Thanking you,

Yours sincerely,
For CREDAI-MCHI



Dominic Romell
President



Dhaval Ajmera
Hon. Secretary

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

Annexure: Letter from Shri Eknath Shinde, Hon'ble Chief Minister of Maharashtra Dated 12 July 2024

CC:

- 1) **Shri Kinjarapu Rammohan Naidu**, Hon'ble Minister for Civil Aviation, Ministry of Civil Aviation
- 2) **Ms. Rubina Ali** - Joint Secretary, Ministry Of Civil Aviation, Rajiv Gandhi Bhavan, New Delhi
- 3) **Shri Boman Irani**, President, CREDAI

JULY MEETING



Meeting with Mr. Ajoy Mehta, Chairman MahaRERA on July 30, 2024 To demonstrate the new registration portal, MahaCriti

MahaRERA convened an all SRO meeting to demonstrate the new registration portal, MahaCriti, which will soon be live for promoters, agents, and complainants. With this new portal, MahaRERA aims to collect information from promoters in a more systematic and structured manner. The system will eventually integrate AI to automatically send reminders for quarterly updates, project extensions, and other tasks.

The meeting was chaired by Shri Ajoy Mehta, Chairperson, along with Shri Mahesh Pathak, Member 2; Shri Ramesh Pawar, Director of Compliance; and Shri Vinod Chithore, Director of Registration. The CREDAI-MCHI team was led by Shri Dominic Romell (President) and Shri Boman Irani (Imm. Past President), Shri Dhaval Ajmera (Hon. Secretary), Shri Raajesh Prajapati (Committee Member), Shri Keval Valambhia (Chief Operations Officer).

JULY MEETING



Meeting with Shri Johny Joseph (Retd. IAS), Chairman HRC Committee on July 31, 2024

Meeting with Shri Johny Joseph (Retd. IAS), Chairman HRC Committee and Shri Chandrakant Undge, Dy. Chief Engineer, DP Dept II and HRC Committee Member Secretary on July 31, 2024

regarding Revision of policy on insisting NOC for High Rise Buildings by High Rise Committee. The meeting was attended by Shri Keval Valambhia (Chief Operations Officer).

JULY MEETING



Meeting with Shri Atul Save, Hon. Housing Minister Government of Maharashtra and Shri Sanjeev Jaiswal (IAS) - Vice President MHADA on July 30, 2024

CREDAI-MCHI was invited for a meeting on Kamathipura Redevelopment Plan under the chairmanship of Hon. Housing Minister Shri. Atul Save. CREDAI-MCHI team led by Shri Domnic Romell (President), Shri Boman Irani (Imm. Past President), Shri Amit Thacker (Vice President), Shri Parag Munot (Committee Member), Shri Rahul Sagar (Invitee Member), Shri Keval Valambhia (Chief Operations Officer)

attended the meeting MHADA shall be acting as a Special Planning Authority for this proposed redevelopment. Hon MLA Shri. Amin Patel & MHADA VP Shri. Sanjeev Jaiswal, were present at the meeting. The MHADA team and their representatives shared the presentation on the same.



WOMEN'S WING

- CREDAI -MCHI Women's Wing conducted a Health Camp in association with Vasantha Memorial Trust for Cancer Awareness Program & Oral Dental Check-up camp at Shree Naman Group - Habitat at Andheri (W) on 02 July, 2024 for 75 plus labourers.
- CREDAI -MCHI Women's Wing conducted a Health Camp in association with Vasantha Memorial Trust for Cancer Awareness Program & Oral Dental Check-up camp at Kalpataru Srishti Namaah, Mira Road on 23 July, 2024 for 175 plus labourers.

WOMEN'S



WOMEN'S WING

- EDUCATIONAL SCHOLARSHIP

Women's Wing Team conducted student interviews on Saturday, July 27, 2024 at the CREDAI-MCHI office. 65 students participated in the interview process.

Meetings & Representations

AUGUST 2024

MANAGING COMMITTEE MEETING

14th Meeting of Managing Committee of the term 2023–2025 held on August 26, 2024

Meetings with Government Officials:

- Discussions with Maharashtra Housing Minister and MHADA regarding the Kamathipura redevelopment plan.
- Meeting with MahaRERA to demonstrate the new registration portal, MahaCriti.
- Dialogue on NOC policy revision for high-rise buildings.
- Recalibration discussions for Ready Reckoner rates for 2025-26.
- Meeting with GST Commissioner to address GST issues affecting the real estate sector.

Legal Matters:

- Updates on pending cases in the Bombay High Court and Supreme Court, including SRA Act review and appeals against NGT orders.

Financial and CSR Initiatives:

- Proposal to utilize pandemic funds for student scholarships.
- Decision to place CREDAI-MCHI funds in scheduled banks for better returns.

Amnesty Scheme Extension: Update on CIDCO's amnesty scheme for Navi Mumbai developers, extended till mid-October. Proposed MOU with The Designers Class (TDC):

- Internship and design education opportunities for students.

CREDAI-MCHI Women's Wing Initiatives:

- Conducted health camps and cancer awareness programs.
- Interviewed and shortlisted students for scholarships.

Pending Legal Fund Contributions:

- Request for members to contribute to the legal fund for ongoing matters.

New Membership Approvals:

- New patron and corporate members were approved and enrolled.

Upcoming Events:

- 42nd Annual General Meeting scheduled for October 16, 2024.

AUGUST



14th CREDAI-MCHI Managing Committee Meeting Features Aviation Expert T. Mohan Chandran on Innovative Industry Solutions

The 14th Managing Committee Meeting of CREDAI-MCHI, held on August 26, 2024, featured T. Mohan Chandran, a renowned Aviation Consultant and Advisor, as the keynote speaker. With the theme "Soaring Towards New Heights of Solutions," Mr. Chandran shared his insights on innovative aviation solutions and their potential impact on various industries.

The event, hosted at the CREDAI-MCHI office, was a pivotal gathering that focused on exploring new opportunities for growth and advancement.

AUGUST MEETINGS



Meeting with Smt. Jayashreerani B. Surve, Dy. Director on Thursday, August 08, 2024

meeting was held to discuss the impact of high Ready Reckoner (RR) rates. The meeting was attended by representatives from NAREDCO and CREDAI-MCHI. Also submitted our representation mentioning about the cost of construction and GST not being included in it.

Both the points have been taken into account. The confirmation has been received from the IGR office is that the ready reckoner rates for the built units i.e. commercial and residential might get reconsidered but the land RR rates will remain the same for the next year.

AUGUST MEETINGS



Meeting with Ashish Sharma (IAS), GST Commissioner on Wednesday, August 14, 2024

Meeting was scheduled to discuss key issues related to GST in the real estate sector.

Attendees from CREDAI-MCHI included:

- Shri Dominic Romell, President
- Shri Rushi Mehta, Honorary Joint Secretary
- Shri Sunny Bijlani, Honorary Joint Secretary
- Shri Keval Valambhia, COO
- Shri Mulik Gaglani, Adani Realty
- Shri Dinesh Mutha, Ajmera Group

The meeting focused on addressing the points raised in the formal representation previously submitted by the attendees. The discussion covered various concerns and proposals aimed at improving the GST framework as it applies to the real estate industry.

AUGUST MEETINGS



The Griharmony Redevelopment Stakeholders Federation (GRSF)

GRSF held its inaugural board meeting on Tuesday, August 27, 2024. The meeting was attended by:

- Shri Dornic Romell, President
- Shri Keval Valambhia, COO
- Shri Harish Gupta, Assistant General Manager

A key outcome of the meeting was the appointment of Shri Dornic Romell as an additional director of GRSF. Shri Romell's extensive expertise and leadership are expected to be instrumental in steering the Federation towards its mission of enhancing the redevelopment process for housing societies across Maharashtra.

AUGUST MEETINGS



Meeting with Housing department appointed advisor

Meeting held on Friday, August 30, 2024, with Housing department advisor to discuss policy changes for faster property redevelopment in Maharashtra. Attendees included Shri Ricardo Romell, Shri Keval Valambhia, and Shri Harish Gupta. Mr. Rajendra Mirgane appointed as advisor to MHADA and State Government for redevelopment initiatives in Maharashtra.

CREDAI-MCHI advocated for following points :

- Schedule for payment of MHADA premium on 10:10:80 scheme
- Entire fungible compensatory FSI on rehab component not exceeding 35 Sq. Mtr. Shall be granted without charging premium.
- To allow to deduct actual rehab area and charge premium only on sale area.
- To grant NOC to developers after obtaining request from the developers, by resident executive engineer.

AUGUST MEETINGS



Meeting with Shri Johny Joseph, Chairman - High Rise Committee on Saturday, August 31, 2024

On Saturday, August 31, 2024, a key meeting was held to discuss the revision of the policy regarding the No Objection Certificate (NOC) for high-rise buildings. The meeting took place with Shri Johny Joseph, Chairman of the High Rise Committee, and members of the High Rise Committee.

The discussion focused on the current policy and potential revisions to improve the NOC process, ensuring better alignment with regulatory standards and safety requirements for high-rise constructions.

Attendees included: From CREDAI-MCHI:

- Shri Keval Valambhia (COO)
- Ms. Maidini Date (Romell Group)
- Shri Sanjay Phope (Sr. Executive - Liaison)
- Shri Sanjay Yedge (Executive - Liaison)
- From the High Rise Committee:
- Shri Johny Joseph (Chairman - High Rise Committee)
- Shri Chandrakant Undage (Chief Engineer - DP)
- Shri R. N. Ambulgekar (Chief Fire Officer - BMC)

Meetings & Representations

SEPTEMBER 2024

SEPTEMBER MEETING



CREDAI and CREDAI-MCHI Delegation Meets Shri Pramod Sawant, Hon'ble Chief Minister of Goa

On September 4, 2024, CREDAI-MCHI successfully organized a meeting with Shri Pramod Sawant, Hon'ble Chief Minister of Goa, to discuss pressing GST issues impacting the real estate sector. Shri Sunny Bijlani represented CREDAI-MCHI and presented the concerns of the industry. The Chief Minister was highly receptive to the points raised and committed to taking them forward.

Building on this initial meeting, a delegation from CREDAI and CREDAI-MCHI, led by Shri Boman Irani, President of CREDAI and Immediate Past President of CREDAI-MCHI, along with Shri Dominic Romell, President of CREDAI-MCHI, met with Shri Pramod Sawant again in Panjim on September 17, 2024.

During this follow-up discussion, the delegation addressed critical GST issues affecting the real estate sector. The dialogue was constructive, and the points raised were well received. and the points raised were well received.

SEPTEMBER MEETING



Stakeholders Roundtable Consultation on 'Enhancing Heat Resilience in Mumbai's Building Sector' Held on September 19, 2024

The Brihanmumbai Municipal Corporation (BMC) and C40 Cities hosted a roundtable consultation focused on enhancing heat resilience in Mumbai's building sector. Shri Keval Valambhia, Chief Operations Officer of CREDAI-MCHI, represented CREDAI-MCHI at the event.

Mumbai has experienced alarming temperature increases, recording its second warmest year since 1901 in 2023, with temperatures often exceeding 40°C. This situation is particularly severe for vulnerable communities in densely populated areas, highlighting the urgent need for action.

The Mumbai Climate Action Plan (MCAP) 2022 identifies urban heat as a critical risk and outlines strategies for resilience. With support from C40 Cities, BMC is implementing heat-resilient practices for both new and existing buildings. Technical assistance from Taru Leading Edge Pvt. Ltd has identified heat hotspots and developed strategies to mitigate heat impacts, including recommendations for building materials and guidelines for outdoor workers.

The roundtable aimed to gather insights from stakeholders on improving heat resilience in the building sector, addressing supply chain challenges, design practices, and opportunities for innovation. Together, we can shape a sustainable future for Mumbai in the face of rising temperatures.

PRESS CONFERENCE



CREDAI-MCHI hosts a press conference to announce landmark exhibition on 'Redeveloping Mumbai: Ease of Doing Redevelopment (EODR)

On 20th September 2024, CREDAI-MCHI, the apex body of real estate developers in the Mumbai Metropolitan Region (MMR), has announced the first-ever exhibition titled 'Ease of Doing Redevelopment' (EODR) to be held on Saturday, 28th September 2024 at the Jio Convention Centre, Jasmine Hall from 11:30 am to 7:30 pm. The EODR exhibition aims to bring together key stakeholders to simplify and expedite the redevelopment process, offering housing societies an exclusive platform to directly interact with leading developers and Project Management Consultants (PMCs).

Supported by esteemed government bodies such as the Brihanmumbai Municipal Corporation (BMC), Maharashtra Housing and Area Development Authority (MHADA), and the Slum Rehabilitation Authority (SRA), the exhibition promises to be a comprehensive solution for housing societies looking to navigate the complex landscape of redevelopment.

SEPTEMBER EVENT



CREDAI-MCHI Applauds CM Eknath Shinde on World Agriculture Prize

Mumbai - September 24, 2024...CREDAI-MCHI, the apex body for real estate in the Mumbai Metropolitan Region (MMR), congratulates Chief Minister Eknath Shinde for receiving the 2nd World Agriculture Prize from the World Agriculture Forum. The award, presented by Governor C.P. Radhakrishnan, recognizes his contributions to environmental protection and sustainable development.

CREDAI-MCHI President Dominic Romell praised Shinde's farmer-centric policies, noting their impact on sectors like real estate. Secretary Dhaval Ajmera added that Shinde's leadership enhances agricultural sustainability, aligning with CREDAI-MCHI's commitment to socio-economic growth and eco-friendly development.

EASE OF DOING REDEVELOPMENT (EODR)



CREDAI-MCHI successfully hosted the first-ever "Redeveloping Mumbai: Ease of Doing Redevelopment (EODR)"

CREDAI-MCHI successfully hosted the first-ever "Redeveloping Mumbai: Ease of Doing Redevelopment (EODR)" exhibition at the Jio Convention Centre, simplifying redevelopment processes for over 900 housing societies. The event connected societies with more than 40 top developers and experts. A key highlight was the unveiling of the "Ease of Doing Redevelopment Report," a joint research initiative by CREDAI-MCHI and Hurun India, offering insights into Mumbai's redevelopment landscape.

Dignitaries, including Gautam Chatterjee (Retd. I.A.S.) and Valsa Nair (I.A.S.), praised the initiative, emphasizing the importance of transparency, streamlined processes, and government support. The event also featured panel discussions with industry leaders, providing valuable insights on sustainable redevelopment solutions.