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Naman Shah

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Sejal Goradia

To,
Smt. Valsa Nair Singh (I.A.S.),
Addl. Chief Secretary,
Housing Department,
Government of Maharashtra,
Mantralaya, Mumbai – 400 032.

Purde
1/10/24
लिपिक
अ.स.स. (गृहनिर्माण) यांचे कार्यालय

Subject: Request for Immediate Attention on Key Housing Issues

Respected Madam,

On behalf of the CREDAI-MCHI We are writing to seek your attention on several pressing matters concerning housing and development that are currently impacting both developers.

We would like to highlight few issues that, if not addressed promptly, could hinder future projects and the overall quality of housing in our region. Some of the key issues we wish to bring to your attention include:

1) Digitisation of Annexure II of Slum Schemes:

Digitisation of the Annexure-II process should be implemented as SRA already has the infrastructure in place for the same and implementation needs to be started immediately which will drastically cut down on the timelines for issuance of annexure-II and also avoid multiple allotment of PAA to same slum dweller.

The SRA has already created a system to verify and cross-validate the records of every slum dweller with the electricity bill, voters ID, Aadhaar cards, assessment records. The software platform has been accorded the name of 'Auto Annexure II'. The system also maintains a GIS boundary of the slum, correlated with the geolocation of the slum structure to the larger plot along with the eligibility and records of the slum dweller on that plot. Considering the impressive scope of this platform, SRA should undertake the task of publishing entire Annexure II of the city of Mumbai, Thane and MMR region at one go. Every slum structure and its corresponding Permanent alternate accommodation (if and when provided) should be given a unique identification number and the said structure, PAA and unique identification number should be cross linked with the Aadhaar card of the principle eligible person along with the immediate family members of the eligible person (husband, wife and unmarried children), so that no person or the family can take advantage of the benefits, in multiple schemes. Once the data is collated, it should be made available to the public on its website and slum dwellers who are aggrieved by the validity of the data would be at liberty to file appeal within forty-five (45) days. As mentioned hereinabove, SRA ought to dispose of the appeal deciding the eligibility within a further period of 90 days. This will ensure an inventory of all slums and slum schemes/areas are available to the city. The same has already been done successfully in the city of Pune.

2) Revision in Development charges:

Infrastructure charges or development cess should be based on the construction cost as per the ready reckoner value, not on the land rate specified in the ready reckoner. These charges are levied in addition to the MRTDP development charges under Section 124E of the MRTDP Act. While we fully acknowledge the need for city infrastructure development, there is no logical correlation between infrastructure charges and the geographical location of a proposed construction.

Maharashtra Chamber of Housing Industry

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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

The cost of construction remains consistent throughout the city, regardless of location. Similarly, the infrastructure provided to any construction project is uniform. Therefore, the cost of such infrastructure should be aligned with the construction cost rather than the land value.

3) Stamp Duty payable in respect of Sale Agreement and Development Agreement for undertaking the MHADA /SRA Redevelopment

We wish to draw your attention to a major hurdle faced by our developer members while undertaking redevelopment of MHADA project, where in project proponent has to pay an upfront Stamp Duty for executing the development agreement.

The submission is based on the fact that in case of MHADA, MHADA is the owner of the land whereas the Society is the lessee. The developer is only acting as a contractor as the developer does not become the owner or lessee of the land and therefore charging of stamp duty based on market value price is counterproductive to the process of redevelopment. Request of MHADA was based on the fact that vide Notification date 20th June 2019, the Revenue Department has notified that in respect of MCGM land undertaken for redevelopment, nominal stamp duty of Rs.1000/- will be levied.

The primary aim of promoting redevelopment of MHADA /SRA is improving the standard of living of people, along with the safety which is currently endangered as the building and structure are dilapidated in condition. This will also give a support in meeting increasing demand for Urban living and ensures increase in capital value of the property with modern amenities and improved condition of the property.

Therefore, for overall socio-economic development we request you to instruct the relevant authorities for charging Rs.1000 Stamp duty on Development agreements and sale agreement for all MHADA /SRA projects.

Thank you for your time and consideration. We look forward to your positive response and the opportunity to collaborate with your office for the betterment of our community.

Thanking you,

Yours sincerely,
For CREDAI-MCHI

Domnic Romell
President

Dhaval Ajmera
Hon. Secretary

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