

Press - Release

Paradigm Shift at Government level with Ease of Doing Business for real estate industry

Ease of Doing Business implemented in letter & spirit to bring in paradigm shift in the perception about the system.

MCHI CREDAI, the apex developer's body of Mumbai & MMR efficiently undertook the task of re-engineering the entire permission process owing to which a lot of positive changes have happened with the implementation of Ease of Doing business. Some revolutionary changes can be witnessed where impact of these developments and fast-track functioning, owing to digitization of approvals, would percolate down to last member of the society. Hon'ble Chief Minister of Maharashtra Shri Fadnavis lauded the efforts of MCHI – CREDAI in building affordable houses for poor and help in fulfilling the dream of housing for all.

MCHI-CREDAI made persistent efforts with MCGM & other Government agencies and closely collaborated with Hon'ble Chief Minister and Hon'ble Housing Minister of Maharashtra in creating guidelines for the manual which would provide a big boost to Real Estate Industry in Mumbai & MMR. The suggestions given by our team were almost considered in toto by the MCGM and were appreciated by Hon'ble Chief Minister and the Municipal Commissioner. It may be recollected that the Central Government had issued directives a year back to all the Municipal Corporations to take steps ensuring "Ease of Doing Business". Since then MCHI-CREDAI with the support of Central and State Government is constantly making constant efforts to ensure "Ease of Doing Business" in all the related departments.

Lauding the efforts of BMCs move of On-line acceptance of any documents related to building proposals from May 15, 2016 which have been linked with the online system with the Airports Authority of India, archaeological department and railways, **Hon'ble Urban Development Minister Shri Venkaiah Naidu** noted that BMC's move will bring revolutionary change in the perception about the system. Shri Naidu also said that the Municipal Corporation has integrated many approvals like fire and water to prevent applicants from going to the departments. However, for Mumbai, there are two special requirements --coastal regulation zone and restrictions due to the national park being located within the city and integration with these two processes is under way.

Hon'ble Chief Minister, Govt. of Maharashtra, Shri Devendra Fadnavis noted that substantial reduction in the time period for approvals will ensure that the investment on projects does not increase due to cost overruns, which ultimately impacts the common man. This is a DNA change in the thought process which would be visible at the ground level soon owing to implementation of Ease of Doing Business.

Quoting Shri Dharmesh Jain, President, MCHI – CREDAI, "Our ground work and efficient implementation by Municipal Corporation would bring in transparency and improve efficiency in the real estate sector besides substantially improving the City's index in ease of doing business. MCHI-CREDAI made persistent efforts with MCGM in creating guidelines for the manual helped in providing a big boost to Real Estate Industry in Mumbai & MMR."

Shri Ajoy Mehta, (I.A.S.) Municipal Commissioner's role has been very positive and significant in bringing out change in the working culture and his positioning of real estate industry as a client is

huge perception shift as a partner. His initiatives would cut down time for the permission and speed up the procedure of acquiring approvals with desired speed and transparency. It will also help to cut down the costs of the houses ultimately. It would also remove red tape from the process and will give impetus to creation of Affordable Housing in the city and state. Thus effectively catering to consumer demand for positivity and for a relax atmosphere for doing business and reduce stress at so many points.

The paradigm shift would come from use of latest technologies not only for facilitating construction permissions but also to keep a watch on illegal constructions. Apart from this, Mumbai will have a single DCR for all cities which is under preparation to be put on a digital platform in coming two months. Architects will have options for getting NOC/ Remarks manually or online.

MCHI – CREDAI has requested to upload all the formats of EODB in AUTO DCR so that we can directly fill the fact sheet and submit report online to avoid all the duplication which is happening today.

Currently MCHI –CREDAI is working on Environmental laws as part of DCR to be released in the next couple of months, which would be a big step forward.

It has been indeed a great start to year 2016 where positivity is seeping into the functioning of the system thus bringing in some revolutionary changes.