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## From the **President's** Desk



Dear Friends,

CREDAI Bengal Statecon 2018 is just around the corner and I'm hoping for your full-fledged support to this event. This is the first time we are organising a pan-Bengal event, jointly with our City Chapters and our organising team has been putting in a lot of effort to mount this conference which is the first big real estate event to take place post-implementation of WBHIRA ! Anarock is collaborating with us as Knowledge Partner and we are looking at a full house event at our debut Statecon on 28th November at Hyatt Regency, Kolkata. We look forward to hearing from all the experts across Sessions and also Mr Shiv Khera, bestselling author of "You Can Win" who is all set to enthrall us with his discourse on Leadership and Positivity. We are very excited to host CREDAI Bengal STATECON 2018 supported by CREDAI Asansol, CREDAI Howrah Hooghly and CREDAI North Bengal and I hope you all will share the excitement too ! So please Register and see you all on 28th November.

Statecon Programme Schedule

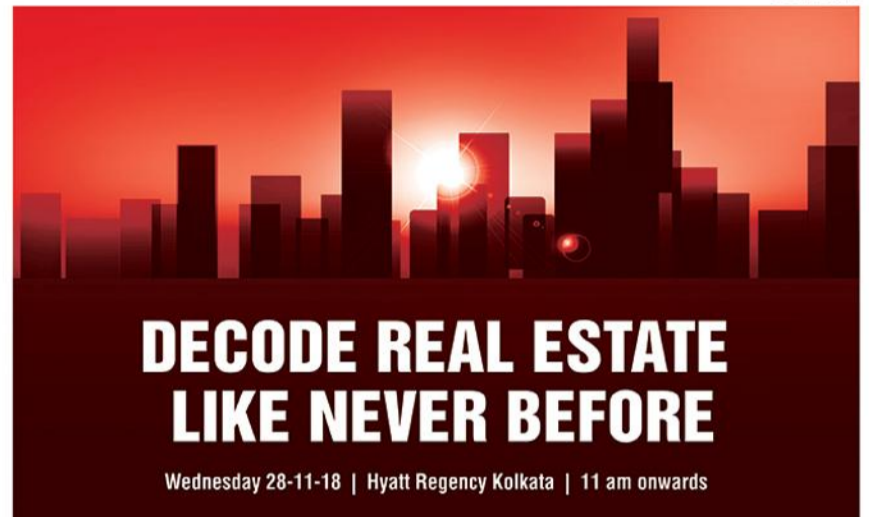
Also, we've just announced the dates for the CREDAI Bengal Realty Expo 2019. Scheduled for 22nd 23rd and 24th February 2019, the venue for the exhibition is Science City, Kolkata. We're really excited about our collaboration with Times of India for this Edition of Realty Expo. They are certain to lend a massive edge to this Exhibition, expanding its reach, adding a fresh line of positioning the fair and reaching out to our audience and buyers through their exhaustive networks. Visiting Realty Expo still remains high on every prospective home buyers' prerogative, so lets all collectively make this Expo one of the best B2C endeavours of CREDAI Bengal. I request all our members to be a part of Realty Expo 2019 and make it your chosen launchpad for all your new projects. Our Exhibition Committee is working very hard on inducting newness and novelty to the exhibition, so watch this space for more updates.

Warm Wishes,

**Nandu Belani,**  
President, CREDAI Bengal

Register for CREDAI Bengal Statecon 2018, the first big real estate conference post WBHIRA implementation !

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### Programme Schedule

10:00 AM – 11:00 AM	Registrations
<b>Inaugural Session</b>	
<b>PANEL DISCUSSION 1 - IT-ITes - An Engine of Economic Growth</b>	
<b>LUNCH BREAK</b>	
<b>PANEL DISCUSSION 2 - Entertainment and F&amp;B: Critical to Drive Footfalls</b>	
<b>PANEL DISCUSSION 3 - Life Post RERA</b>	
<b>PANEL DISCUSSION 4 - Alternatives: The Next Big Opportunity in Real Estate</b>	
Leadership Talk with Shiv Khera, Bestselling Author	
06:30 PM onwards	Musical Programme & Cocktails

Announcing CREDAI Bengal



Scroll down to Page 15

CREDAI Bengal Statecon 2018 is CREDAI Bengal's debut endeavour at organising a STATECON. With Anarock as Knowledge Partner, we have put together pertinent content on real estate issues which matter.

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# STATECON

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Experience the '**Avenues for Resurgence & New Paradigms in Real Estate**' at the day-long knowledge conference

## Key Topics

- IT/ ITeS - An Engine of Economic Growth
- Entertainment and F&B: Critical to Drive Footfalls
- Life Post-WBHIRA
- The Next Big Opportunity in Real Estate

**REGISTER NOW**

Wednesday 28-11-18  
Hyatt Regency Kolkata | 11 am onwards

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Download Registration Form of CREDAI Bengal Statecon 2018



## Shiv Khera LIVE at #CREDAIBengalStatecon2018 !

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Best Selling Author and  
Motivational Speaker  
LIVE at CREDAI BENGAL  
STATECON 2018

**REGISTER NOW**

Hear him take us through  
**'Principles of  
Success & How to  
Achieve More'**



CREDAI BENGAL  
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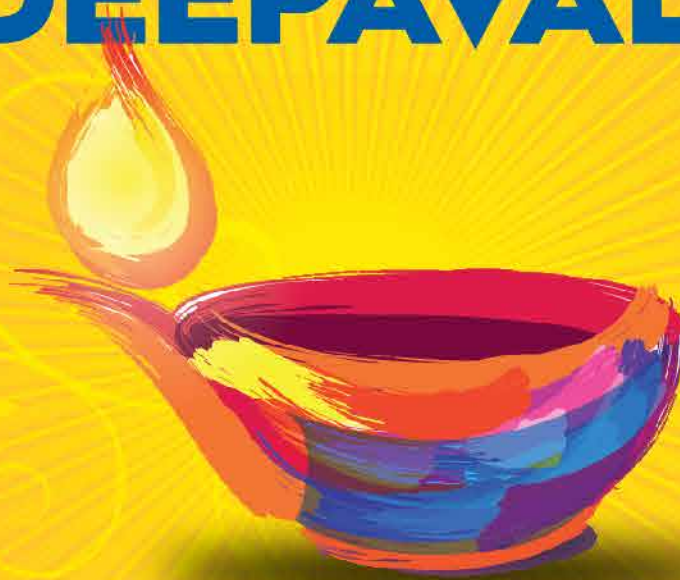


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## Government Initiatives

### Urban Development and Municipal Affairs

CREDAI Bengal has been in constant dialogue with the Urban Development and Municipal Affairs Department (UD & MA), Government of West Bengal to resolve the issue of levy of exorbitant charges for grant of additional FAR in New Town Planning Area. Accordingly we've recently written to the UD Department for the requisite notification based on the outcome of the joint meeting held under the aegis of the Joint Secretary. The matter will be brought in our forthcoming meeting with the Principal Secretary, UD and MA Department.

### Environment Department

- a. Based on our continued follow-ups with the Environment Department, we hereby inform you that the Checklist for grant of Environmental Clearance has finally been published vide notification no. 3435/ENT/T-II-1/011/2018, dated 30.10.2018.
- b. The senior members of CREDAI Bengal had also met Shri Indevar Pandey, IAS, Additional Chief Secretary (ACS), Department of Environment, and as per discussion a letter addressing the issue as to whose favor the Environmental Clearance should be issued in case of properties having multiple ownerships, was submitted along with a draft undertaking by which the developer would remain liable for all compliances. This is currently under consideration.
- c. As per the new MoEF&CC notification dated 14.11.2018 and 15.11.2018 no prior environmental clearance will be required for large housing projects with built up area >20,000 sqmt upto 50,000 sqmt. The local authorities can now grant environmental clearance to projects of above kind after ensuring that the projects comply with the stipulated environmental conditions.

### Microwave

- a. The long pending issues of obtaining clearance from Microwave was partially resolved for all non-core areas. Now, permission for height is being obtained within a very short span of time. CREDAI Bengal is currently putting an effort to resolve the issues in rest of the affected areas by Microwave.

## Update on Consumer Grievance Redressal Forum

Status of complaints addressed by CREDAI Grievance Redressal Forum (West Bengal)  
(October 2018)

**COMPLAINTS RECEIVED DURING THE MONTH -2**

**COMPLAINTS RESOLVED DURING THE MONTH -1**

**COMPLAINTS OUTSTANDING AT END OF MONTH - 8**

## CSR

## Skilling, Labour Registration

### Skilling :

CREDAI Bengal's on-site skilling is in process and we've finished five batches at Merlin 5th Avenue, Sugam Habitat and Siddha Galaxia where 134 workers got enrolled and 91 workers completed their skill training. More candidates for enrolment are being scouted for at these sites to skill them in Masonry, Bar-Bending and Carpentry trades. Currently, talks are on with DTC Group, Rungta Group and Shapoorji Pallonji to start skilling training programmes. More awareness is being created amongst the developers for the need to skill workers to meet the long term requirements of the industry.

### Labor Registration :

New features of Labor Registration under SSY 2017 :

- On-line registration
- No need for officials to visit a site
- Registration can be done from the site office or the contractor's office

### Appeal :

All contractors should enable their workers to be registered with the BOCW Welfare Board enabling them to draw relevant benefits as and when required. The CREDAI Bengal Youth Wing has now taken up worker registration as a thrust area to contact more developers and contractors to engage in worker-registration initiatives.

### Action Plan

1. We are creating awareness amongst our member developers and their contractors for registration of their workers.
2. The Secretariat is in touch with the Labour Dept. to learn about the on-line approach and training and assisting the Developers to implement the same at project sites.
3. PS Group has already taken the initiative of registering their workers and started the same at their projects 'The Reserve' and 'Aurus'.
4. CREDAI Bengal has also spoken to Unimark, Merlin, Siddha and Rishi Group to create awareness and interest. Registrations will start soon.

## CSR

## Job Fair by PBSSD, 26th and 27th November, 2018

The State Government is going to organize a Job fair on the 26th and 27th of November, 2018. In this context CREDAI Bengal has been requested by Dr. Amit Mitra, Honorable Finance Minister, Government of West Bengal, to communicate to all CREDAI Bengal members seeking their active participation in the Job Fair to be conducted by the Government of West Bengal.

The basic objective of the Job fair would be to hand over appointment letters to 10,000 candidates having vocational training qualification at Secondary and Higher Secondary level, diplomas/certificates from ITIs and Polytechnics covering different disciplines and trades such as IT & ITes, construction, mining, hospitality etc. CREDAI Bengal has been given a target for recruitment of 200 such candidates in the concerned disciplines/trades.

CREDAI Bengal Secretariat has also attended 3 meetings organized by the Department of Skill development (Govt. of West Bengal) as of now. The first meeting was held on 11th October at Nabanna, where the Honorable Finance Minister Dr. Amit Mitra and Skill Development Minister Shri. Purnendu Basu were present. We have also attended two other meetings regarding the same, chaired by the Principal Secretary, (Skill Development) Smt. Roshni Sen. CREDAI Bengal will have an active participation at the PBSSD Job fair on 26th & 27th November at Netaji Indore Stadium where we will also have our own stall to showcase how CREDAI Bengal is active across the state regarding Skill development. We would also like to project our member developers who have shown keen interest for the Job fair. So far, the following members have confirmed that they would recruit from the said job fair. We look forward to scheduling the interviews at the earliest prior to the event.

Developer	Merlin Group	Primarc Group	Shrachi Group	Sugam Homes	Team Taurus
Requirements Given	12	12	06	06	07

# CSR

## CREDAI Clean City Movement (CCCM)

- Training for implementation of CREDAI Clean City Movement (CCCM) took place at the site of Sugam Sudhir on 27th October 2018
- CCCM will cover 218 households at Sugam Sudhir



## Focus on CREDAI National



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## Focus on CREDAI National

### Statement by National President

"CREDAI welcomes the Central Government's move to delegate the decision making power to the urban local bodies/ State Governments to ensure environmental compliance for building or construction projects with built up area  $\geq$  20,000 sq. mtrs. to 50,000 sq. mtrs. This is a positive step toward enhancing 'Ease of Doing Business' in the Indian Real Estate sector, leading to better implementation of environmental laws. The resultant reduction in time consumed in procuring approvals as well as reduction of costs will also give a boost to the entire housing sector, especially the Affordable Housing segment, expediting our Prime Minister's dream of 'Housing for All' by 2022. CREDAI and its developers have always adhered to environmental laws and procedures and are particularly happy to note that there is no dilution in the same by the implementation of these guidelines." - Jaxay Shah, President, CREDAI National



Jaxay Shah  
President  
CREDAI National



Mr. Rohit Raj Modi, Secretary CREDAI and Mr. Pankaj Bajaj, President CREDAI NCR presented CREDAI's views and recommendations on the Transparency in RERA to help Developers at the RERA workshop for North India conducted by MoHUA.



## Affordable Housing Bulletins

### Affordable Housing Sunday Bulletin Issue 33

**"LOW COST HOUSING NEEDS DIGNITY"**

PRITZKER PRIZE WINNER  
AR. BALKRISHNA DOSHI

CREDAI  
AFFORDABLE HOUSING COMMITTEE PRESENTS

Affordable Housing Sunday Bulletin Issue-33, Date 14-10-18

### Affordable Housing Sunday Bulletin Issue 34

**THE INDIA INFRASTRUCTURE REPORT 2018:**  
Making Housing Affordable focuses on key supply-side constraints in the housing market in urban India.

CREDAI  
AFFORDABLE HOUSING COMMITTEE PRESENTS

Affordable Housing Sunday Bulletin Issue-34, Date 21-10-18

### Affordable Housing Sunday Bulletin Issue 35

**AFFORDABLE HOMES ALTERING MORTGAGE MARKET DYNAMICS**  
SMALLER ONES ARE SCALING UP, NEW PLAYERS ARE ALSO CLAWING IN

Report by  
**CRISIL**  
AN INFOSYS COMPANY

CREDAI  
AFFORDABLE HOUSING COMMITTEE PRESENTS

Affordable Housing Sunday Bulletin Issue-35, Date 28-10-18

### Affordable Housing Sunday Bulletin Issue 36

**AFFORDABLE HOUSING IN INDIA**  
An Inclusive Approach to Sheltering the Bottom of the Pyramid- JLI Report

Report by  
**JONES LANG LASALLE**  
Real value in a changing world

CREDAI  
AFFORDABLE HOUSING COMMITTEE PRESENTS

Affordable Housing Sunday Bulletin Issue-36, Date 04-11-18

### Affordable Housing Sunday Bulletin Issue 37

**TANGIBLE PARAMETERS FOR AFFORDABLE LOW COST HOUSING IN INDIA**

CREDAI  
AFFORDABLE HOUSING COMMITTEE PRESENTS

Affordable Housing Sunday Bulletin Issue-37, Date 11-11-18

## Beginning of a new relationship between CREDAI Bengal and The Heritage Group of Institutions



It has already been circulated that CREDAI Bengal has entered into an MOU with The Heritage Group of Institutions, declaring them as our preferred partners in meeting qualified manpower requirements of our Members, in the areas that are taught in Heritage. Over the years, The Heritage Group has matured into a centre of excellence. Established in 1998, the Group has an Engineering college, with 9 streams, both in UG & PG. Broadly, the streams include, Civil, Electrical, Mechanical, Electrical, Computer Science, Instrumentation etc. There is a Management College with 4 specialisations, in Marketing, Finance, HR & Systems, a media School with Media Courses, both at UG & PG levels. BBA, BCA & MCA programmes are also taught on the Campus. The Group has introduced a Law College with 5 years' integrated Law Degree. In addition, the campus has a degree college also providing studies in B.A., B.Com, B.Sc. with honours degree. They have plans to add more streams of programmes in the days to come, the next being a school of design.

The Group has robust system of Industry-Institute Interface in place to provide inputs to the students from the leaders of the Industry, in different fields. The Heritage Group of Institutions is now known as seat of learning, with its students

The Heritage Institute of Technology has highly qualified and dedicated faculty to guide and mentor students within its state-of-the-art classrooms. The college has been consistently rated as top Engineering College. Programmes of the college are NBA accredited. The students are placed in the Top-Notch companies in the industry and also higher learning institutions.

The Heritage Business School was established, to create young budding managers and future leaders. With 100% placement Track record, the college is rated as the Management college of the year.

Business and technology studies continue at the undergraduate level at The Heritage Academy. The undergraduate courses in BBA and BCA, duly recognized by and affiliated to WBUT. Department of Media Science run programme in Media Science, both at UG & PG level.



## Beginning of a new relationship between CREDAI Bengal and The Heritage Group of Institutions



The Heritage Law College has been set up with a view to advancing and disseminating learning and knowledge of law and legal processes. Law programme is duly recognised by Bar Council and the college is affiliated to Calcutta University. While law provides and maintains structure in society, social sciences help in molding and shaping the fabric of society itself.

The Heritage College provides general Degree courses at Heritage Campus. The college is affiliated to the University of Calcutta. The courses on offer are B.A. in English, B.Sc. in Physics, Chemistry, Mathematics and Economics and B.Com. in Accountancy & Finance.

The Heritage Group offers opportunity to the members of CREDAI Bengal, to source qualified manpower requirements. There are also opportunities for getting the students for Internship at organisations of CREDAI Bengal members. Besides, we would also facilitate visits of students at members' projects, thereby creating field visit opportunities.

This MOU is going to go a long way in establishing long lasting & mutually beneficial relationship between CREDAI Bengal & The Heritage Group of Institutions.

The Heritage Group can be reached at [ysjain@heritageit.edu](mailto:ysjain@heritageit.edu) .

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## In the Press

### 'RETAIN FACADE OF BLDGS, DEVELOP REST OF PLOT'

Subho.Niyogi@timesgroup.com

Kolkata: The West Bengal Heritage Commission is set to place a radical proposal before the Kolkata Municipal Corporation that it believes will help save the city's architectural fabric and character while allowing modern development.

"Kolkata is a city rich in character due to the diversity of its people and built heritage. When an architecturally and aesthetically significant building that has been an integral part of a neighbourhood for decades disappears, we lose a bit of the city. What we plan to propose to the municipal commissioner is that the skin of these buildings be retained and development allowed in the rest of the plot. We also suggest that the development be a glass and steel building or any other type of backdrop building that does not interfere with the architecture of the original building," state heritage commissioner member

#### SAVING HERITAGE

► Proposal to retain skin of facade of interesting buildings while allowing construction in the plot behind without reducing FAR for the section of old building that is left standing

► New building should be made of glass and steel or in a style that is in contrast to the

original building; it should preferably act as a backdrop rather than draw viewers' attention to itself

► Heritage buildings should be strengthened and made fit for adaptive reuse by putting in place provisions for cables, air-conditioning and fire-fighting system



American Institute of Architects in Washington and Hearst Corp Headquarters (L) in New York where new structures are either in contrast to original buildings or act as muted backdrops

and conservation architect Partha Ranjan Das said.

Das has, in fact, suggested such a development in a building that currently houses the Indian Medical Association on Lenin Sarani and has even offered to do a rendition of development for free to push the cause.

There have been some developments along these lines in Kolkata. On Pretoria Street, the

Aspiration group has done such a development called Vintage Pretoria where the facade of the old building has been retained and a glass building developed behind it. It is currently engaged in another such development on Shakespeare Sarani while PS Group has also done a similar project on Loudon Street-Theatre Road intersection. Even Diamond Heritage,

the steel and glass office building behind the Mackinnon Mackenzie building facade in Dalhousie is another example. The Srijan group has restored a house on Elgin Road but the development it has done behind it closely follows the original building's architectural style.

"There is no clash between conserving heritage and creating something modern. We

must not copy old features in new buildings like it has happened in Calcutta high court. That is very sad. Architects and developers need to raise the level of awareness on how to combine the old and the new," said Das.

Developer Nandu Belani, chairman of the Bengal chapter of Real Estate Developers Association of India (Credai), says heritage and environment are the twin challenges before the city that the civic authority, developers and architects need to tackle jointly. "The government and KMC has to play a positive role by making changes in the tenancy law and relax development rules so that buildings that have character but aren't identified as heritage can be retained wholly or partly. In the latter case, if the facade is retained, it should not lead to loss of FAR for the developer. On the contrary, there should be an incentive to drive developers to retain old buildings," he said.

## What's making News

### KOLKATA: E-AUCTION OF NINE NEW TOWN PLOTS TO START IN NOVEMBER

Housing Infrastructure Development Corporation (Hidco) will allot two bulk plots, measuring 13.3 acres in total, and nine plots measuring about 330 sq metres each in New Town for residential purposes through e-auction.

[Read More.....](#)

### INDIAN CITIES STRUGGLE TO ENSURE TIMELY COLLECTION AND DISPOSAL OF GARBAGE

With Indian cities facing the pressure of growing population and expansion, solid waste management is a major challenge for city authorities. Even after the nation-wide launch of Swachh Bharat Abhiyaan by the Indian government, cities are still struggling to ensure

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### TIME TAKEN AT TRIBUNALS IN INSOLVENCY CASES TO BE EXCLUDED FROM STATUTORY 270 DAYS: SC

The Supreme Court on Thursday said the time taken up by litigations during the corporate insolvency resolution process has to be excluded from the mandatory limit of 270 days in case company law tribunals uphold the plan to revive a debt-ridden company.

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### RESIDENTIAL COMPLEXES CAN NOW BE BUILT AROUND RAILWAY STATIONS

The Cabinet approval has cleared the way for the railways to commercially develop land and air space in and around stations and also provided for a longer lease tenure of up to 99 years from the previous 45 years.

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### GST MAKES JOINT DEVELOPMENT OF REALTY PROJECTS UNVIABLE: BUILDERS

There are two common types of JDAs. One is area-sharing JDA. Under which, the developer pays the land owner a deposit and hands over a certain percentage of the developed area in the project to secure development rights

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### HIDCO EXPLORES OPTIONS FOR STARTING MONORAIL SERVICES IN SALT LAKE, NEW TOWN

West Bengal Housing & Infrastructure Development Corporation (HIDCO) is exploring options for starting monorail services for easy and faster communication in areas of Salt lake and New Town that cannot be covered by

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### CAPITAL GAINS TAX RELIEF FOR MORE

The finance ministry has notified some kinds of share transactions as eligible for a lower 10 per cent long-term capital gains tax (LTCG) even if no securities transaction tax (STT) has not been paid on the transactions.

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### READY FLATS IN DEMAND... ONLY 5% HOME BUYERS INTERESTED IN NEW PROJECTS

With many real estate projects stuck across the country, prospective home buyers are shying away from investing in newly launched projects and instead looking for ready-to-move-in flats or units to be completed within next

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### OVER 30,000 REALTY PROJECTS AND 25,000 AGENTS UNDER RERA ACT: HOUSING MINISTER

More than 30,000 real estate projects and 25,000 agents across the country have come under the RERA Act since it was implemented in 2016, Union minister Hardeep Singh Puri said here on Friday.

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### KOLKATA TOPS NEW HOUSING LAUNCHES IN Q3 2018: ANAROCK

The top seven cities (NCR, MMR, Chennai, Bengaluru, Pune, Kolkata and Hyderabad) saw 52,150 new units launched in Q3 2018. This is a low single digit increase of three per cent over Q2 2018 of 50,600 units.

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### HOUSING PRICES UP 5.3% DURING APRIL-JUNE QUARTER IN 10 MAJOR CITIES: RBI

On a year-on-year basis, the all-India HPI recorded a growth of 5.3 per cent in Q1:2018-19 as against 6.7 per cent in the previous quarter and 8.7 per cent a year ago," RBI said in a statement

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### HIDCO LOOKS TO ADOPT E-INK TECH FOR LOWERING POWER CONSUMPTION

West Bengal Housing & Infrastructure Development Corporation (HIDCO) is exploring the options of using a display technology that consumes very low power as part of its Green City initiative. It has already installed such a display using e-ink technology at a bus shed near Gate 2 of Eco Park,

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# BLOCK — THE — DATES

22 23 24

February 2019

## Announcing CREDAI Bengal



**CREDAI Bengal in association with Times of India is organising the 11th edition of "Realty Expo 2019" in Kolkata.**

**Stall Bookings to commence from December 2019  
Watch out for this space**

**For more information please write to Ms Sanjucta Ghosh Dastidar, Asst. Secretary General on [sanjucta@credaibengal.in](mailto:sanjucta@credaibengal.in) or call Ms Susmita Bhattacharya on 9874231372**

