

26th August 2011.

PRESIDENT SPEECH ON THE EVE. OF VALEDICTORY FUNCTION OF Q. I. P.

Good Evening! Chief Guest of today's Valedictory Ceremony Hon. Municipal Commissioner Shri. Subodhkumarji, Guest of Honor respected Shri. G. L. Raheja one of the founder members, and Former President of PEATA (I), Shri. S. G. Shrotri, Director (E. S. & P.), participants of Q. I. P. now with improved quality, Engineer from Municipal Corporation of Greater Mumbai and my friends from PEATA (I).

PEATA (I) तर्फे मी आजचे प्रमुख पाहुणे, मुंबई महानगरपालिकेचे आयुक्त माननीय श्री. सुबोधकुमारजी, आणि आपणा सर्वांचे स्वागत करतो. आपण सारे आमच्या विनंतीला मान देवून आलात, धन्यवाद !

“Quality Improvement Programme” first ever of its kind “Specially conducted as creative step in process of Qualitative Improvement in the individual's knowledge and performance” organized by M. C. G. M. & PEATA (I) jointly. We can certainly say, it was a grand success. With blessings and active participation of all of you, higher authorities from M. C. G. M., our Sr. members, office bearer and the entire Executive Committee, not to forget our young brigade future face of PEATA. I treat this as a movement and I feel it's a good beginning. We wish it will be a continuous process, min. once a year. Architect Shirish Sukhatme, Hon. Secretary will explain you about futuristic view of Q. I. P. As regarding the three sessions convener Shri. Rajan

Athalye, asset to PEATA will brief you the details. You have already seen the glimpses of the same on screen.

We were lucky enough to have learned professionals, experts in their respective subject as a lecturer for Q. I. P. they have spare their valuable time. They are among us, I appreciate all of them. Shri. Manan Vasa, Productivity Consultant very special guest speaker you have ended our Q. I. P. with your valuable notes related with best productivity, efficiency and time management. As said in my inaugural speech hence forth due to improved Quality of the participant there will be heavy rush of files at head office. Higher authorities will also have to be on the toes to avoid traffic jam of proposals. Will it happen in reality? In fact we all wish for the same.

One more session, the subject for which was not appropriate on this dias was held at Delhi. Thanks and my salute to respected Shri. Anna Hajare माननीय श्री .आण्णा
आम्हां

सर्वातर्फे आपणास मानाचा मुजरा !

Our Chief Guest Hon'ble Shri. Subodh Kumarji your presence has further enhanced the value of today's Valedictory Ceremony. Participants who have attended all three sessions must be considering themselves very lucky, that they will have privilege to accept their Certificates by the hands of a person who believes in

transparency, who is keen to avoid the misuses and discrimination in granting the approvals and not to create non-level playing field among the Developers. This will certainly stop unhealthy, unscrupulous practice being on for last few years by very small group in the Building Industry of Mumbai we all had to suffer a lot. Last 8 months of the year 2011 was certainly not healthy for many of us. .

During our ABC Seminar on 26th April 2011, Hon'ble Municipal Commissioner in his speech as a Chief Guest had shown his desire to modify certain D. C. Regulations 1991. He said and he has done it. Everybody knows Govt. has issued notification under section 37 (IAA) of MRTP Act 1966. In response to that we had a "Open House Discussion" on 2nd August 2011 @ M. C. Ghiya Hall. You had shown tremendous interest and enthu. My question to my fraternity brothers, have you prepared suggestions & objections? Have you filed them? Do you know the last date? Yes it is 30th August. I once more appeal to you please do the needful on priority.

On Tuesday 23rd August Hon'ble M. C. has given us an opportunity to discuss with respect to modification in few of the D. C. Regulations 1991. He has listened to us and explained his concepts. Our suggestions - objections are now ready for submission.

During Open House Discussion, with respect to modification you have asked 'N' number of questions, today, I will put forward few of them,

- (1) Will Architect loose the freedom of designing his building with aesthetic sense?
- (2) Whether the "Revenue" generated will be utilized only for welfare and Development of Infrastructure in the interest of common man?
- (3) Whether the approving authority will activate and exclare the approval procedure?
- (4) Whether the Redevelopment of Dilapidated structure in the city and old existing building of the societies in the suburbs will be feasible and happen on priority? Our humble suggestion not to give stepmotherly treatment to Redevelopment proposals in suburb.
- (5) How common man will be benefited? Will he get affordable Housing? Will there be increase in the market rate?

And lastly - will a common Mumbaikar achieve his dream house in Mumbai with moderate rate?

You all will agree success story will begin here.

(Ar. Pravin Kanekar)
President, PEATA (I)